



**MANOR PLANNING & ZONING
COMMISSION MEETING
AGENDA
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
JANUARY 11, 2017 · 6:30 P.M.**

CALL TO ORDER AND ANNOUNCE QUORUM PRESENT

PUBLIC COMMENTS

*Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Commission, please register on the speaker sign-in sheet at least five minutes prior to the scheduled meeting time. **NO ACTION MAY BE TAKEN BY THE COMMISSION DURING PUBLIC COMMENTS.***

PRESENTATION

1. Presentation by Frank Phelan of Jay Engineering on updating Manor's Capital Improvement Program.

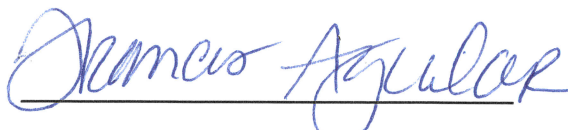
REGULAR AGENDA

1. Consideration, discussion, and possible action to appoint a Chairperson for the Manor Planning and Zoning Commission
2. Consideration, discussion, and possible action to approve the minutes for the December 14, 2016 Planning & Zoning Commission meeting.
3. Consideration, discussion, and possible action to approve a Preliminary Plat for Stonewater North Revised Phases 1 – 3, Two hundred thirty-one (231) single family lots on 69 acres more or less, located on FM 973 and Tower Rd. Manor, TX. Agent: Doucet and Associates. Owner: Continental Homes of Texas.
4. Consideration, discussion, and possible action on Preliminary Plat for Shadowglen phases 17, 18, 21A, 21B, 24A, and 24B, four hundred and thirty-two (432) single family lots on 123 acres more or less, located at Shadowglen Blvd and Shadowglen Trace. Agent: Bury, Inc. Owner: SG Land Holdings.
5. Consideration, discussion, and possible action upon a Preliminary Plan for Las Entradas – Gregg Manor Road, 1 lot on 2.65 acres more or less, located near US Hwy 290 and Gregg Manor Road.

ADJOURNMENT

POSTING CERTIFICATION

I, hereby, certify that this notice of the Manor Planning & Zoning Commission Meeting was posted on this 6th day of January, 2017 at 5:00 P.M., as required by law in accordance with Section 551.043 of the Texas Government Code.



Frances Aguilar, City Secretary

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the council chambers are wheelchair accessible and special marked parking is available. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact Frances Aguilar, City Secretary at 512-272-5555. Provide a forty-eight-hour notice when feasible.

This public notice was removed from the bulletin board at the Manor City Hall on:

_____, 2016 at _____ am/pm by _____.

City Secretary's Office
City of Manor, Texas

1

2



MANOR PLANNING & ZONING
COMMISSION MEETING
MINUTES
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
DECEMBER 14, 2016 · 6:30 P.M.

COMMISSIONERS

PRESENT:

PLACE 1: Mary Ann Parker, Chairperson

PLACE 2: Deja Hill

PLACE 4: Charles Russell, Jr.

PLACE 5: Lian Stutsman

PLACE 7: Bill Myers, Vice-Chair

ABSENT:

PLACE 3: Raul Hernandez

PLACE 6: Adriana Rojas

CITY STAFF PRESENT:

Scott Dunlop, Planning Coordinator

CALL TO ORDER AND ANNOUNCE QUORUM PRESENT

Chairperson Parker announced a quorum and called the meeting to order at 6:38 PM

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Commission, please register on the speaker sign-in sheet at least five minutes prior to the scheduled meeting time. NO ACTION MAY BE TAKEN BY THE COMMISSION DURING PUBLIC COMMENTS.

REGULAR AGENDA

1. Consideration, discussion, and possible action to approve the minutes for the October 12, 2016 Planning & Zoning Commission meeting.

Motion to approve the October 12th minutes by Commissioner Stutsman, Seconded by Vice-Chair Myers. 5 – 0 to approve

2. Consideration, discussion, and possible action to approve the minutes for the November 9, 2016 Planning & Zoning Commission meeting.

Motion to approve the November 9th minutes by Vice-Chair Myers, Seconded by Commissioner Russell. 5 – 0 to approve.

3. Consideration, discussion, and possible action to approve a Preliminary Plat for Stonewater North Revised Phases 1 – 3, Two hundred thirty-one (231) single family lots on 69 acres more or less, located on FM 973 and Tower Rd. Manor, TX. Agent: Doucet and Associates. Owner: Continental Homes of Texas.

Motion to postpone to the January 11th Commission meeting by Commissioner Stutsman, Seconded by Vice-Chair Myers. 5 – 0 to postpone.

4. Consideration, discussion, and possible action on Preliminary Plat for Shadowglen phases 17, 18, 21A, 21B, 24A, and 24B, four hundred and thirty-two (432) single family lots on 123 acres more or less, located at Shadowglen Blvd and Shadowglen Trace. Agent: Bury, Inc. Owner: SG Land Holdings.

Motion to postpone to the January 11th Commission meeting by Vice-Chair Myers, Seconded by Commissioner Stutsman. 5 – 0 to postpone.

5. Consideration, discussion, and possible action upon a rezoning request for lots 7 – 10, block 5, 101 - 107 East Brenham St, Town of Manor from Single Family Residential (R-1) district zoning to Light Commercial (C-1) district zoning.

Staff conveyed the concerns of an adjacent property owner, Paul Villalobos, who was concerned about increased property taxes pricing him out of his home and the types of uses that would be allowed in C-1 and the noise those uses could cause. Commissioner Stutsman asked if there are any city protections in place to alleviate property tax increases. Staff commented that at this time the city does not have any ordinances or programs in place to assist homeowners when their property is assessed with a higher value.

Motion to recommend approval by Commissioner Stutsman, Seconded by Commissioner Russell. 5 – 0 to approve.

6. Consideration, discussion, and possible action upon a rezoning request for 13.20 acres out of a called 55.312-acre tract conveyed to Terrell Timmermann recorded in document 2000046321 of the official public records of Travis County, located near FM 973 and Suncrest Road, from Interim Agricultural (A) district zoning to Institutional (I) district zoning.

Motion to recommend approval by Commissioner Russell, Seconded by Vice-Chair Myers. 5 – 0 to approve.

7. Consideration, discussion, and possible action upon a rezoning request for 33.00 acres out of a called 55.312-acre tract conveyed to Terrell Timmermann recorded in document 2000046321 of the official public records of Travis County, located near FM 973 and Suncrest Road, from Interim Agricultural (A) district zoning to Medium Commercial (C-2) district zoning.

Motion to recommend approval by Vice-Chair Myers, Seconded by Commissioner Hill. 5 – 0 to approve.

8. Consideration, discussion, and possible action upon a rezoning request for 9.982 acres out of Abstract 546, Survey 40, Manor J, located near US Hwy 290 and Gregg Manor Road from Light Commercial (C-1) district zoning to Multi-family (R-3) district zoning.

Commissioner Russell expressed concerns that a TIA be performed on surrounding roads, Wheeler Street and Browning Street, as those roads may not be able to handle the increase in traffic if they're the only means of access.

Motion to recommend approval by Commissioner Russell, Seconded by Commissioner Stutsman. 4 – 1 to approve with Commissioner Hill disapproving.

9. Consideration, discussion, and possible action upon a rezoning request for the south 25ft of block 1 & 2 and south 25ft of east 20ft of lot 3 and center 40ft of lot 1 & 2 and center 40ft of west 20ft of lot 3, block 31 Town of Manor, located at 201 East Parsons St., from Institutional (I) district zoning to Downtown Business (DB) district zoning.

Motion to recommend approval by Commissioner Stutsman, Seconded by Vice-Chair Myers. 5 – 0 to approve.

10. Consideration, discussion, and possible action upon a rezoning request for 149 acres at the SE corner of US Hwy 290, Greenbury Gates Survey 63, Abstract 315 and the Calvin Baker Survey 38, Abstract 58, from Single Family (R-1) district zoning to Planned Unit Development (PUD) district zoning.

Motion to recommend approval by Commissioner Russell, Seconded by Commissioner Stutsman. 5 – 0 to approve.

ADJOURNMENT

Motion to adjourn by Commissioner Hill, Seconded by Vice-Chair Myers. 5 – 0 to adjourn at 7:36 PM

Chairperson

3



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

DoucetandAssociates.com

June 25, 2014

City of Manor
Development Services Department
105 E. Eggleston St.
Manor, Texas 78653
512-272-5555

Attn: Tom Bolt, Director of Development Services

RE: Revised Stonewater North Subdivision: Preliminary Plan

Dear Mr. Bolt:

The Preliminary Plan Submittal Form and the associated documents enclosed are intended for a Preliminary Plan review of Stonewater North Subdivision. The revised Stonewater North Preliminary Plan differs from the previously approved preliminary plan in that the residential lot sizes have been increased from 40-feet to 50-feet. No significant changes have been made to the approved roadway or utility layouts.

A fee waiver of \$14,000 was approved by the City of Manor's City Council on June 3, 2015. The application fee check enclosed in this submittal package accounts for the difference between the preliminary plan submittal fee and the fee waiver.

Please find the following documents enclosed for your review:

- Preliminary Plan Application (1)
- Application Fee Check (1)
- Fee Waiver Approval E-mail (1)
- Engineering Report (1)
- Hydrologic Report (1)
- Service Availability Letters (1 set)
- Mailing List of residents within 300' (1)
- Mailing Labels of residents within 300' (1)
- Preliminary Plan – Stonewater North (1 set)

An additional copy of the submittal materials have been submitted directly to Frank Phelan at the office of the Jay Engineering Company in Leander, Texas. Should you have any questions please do not hesitate to contact me.

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016

September 11, 2015

Mr. Tom Bolt
City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Stonewater North Subdivision
Fourth Preliminary Plan Application Submittal
City of Manor

Dear Mr. Bolt:

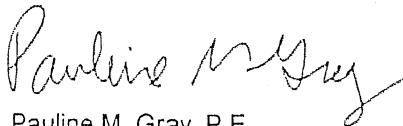
The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office September 10, 2015, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. Our previous comments dated July 7, 2015, have not been addressed with the latest submittal. The previous comments were:

1. Provide verification of no significant trees within the Limits of Construction as required by Section 22(c)(2)(iii) of Subdivision Ordinance 263 B. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.
2. An easement will be required for the fully developed 100 year flood plain, based upon the submitted memorandum. Show easement on the plan as required by Section 22(c)(4)(i) of Subdivision Ordinance 263 B. A drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

We trust that you will find this information helpful when considering approval of this Preliminary Plan. If you should have any questions, or need additional information, please let us know.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop, City of Manor
Vince Musat, Doucet Engineering
Hanna Lupico, Doucet Engineering



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucet & Associates, Inc.

April 06, 2016

Mr. Tom Bolt
Director of Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Comment Response to Frank T. Phelan, P.E. [Jay Engineering] Third Preliminary Plan Review for Stonewater North Preliminary Plan dated ~~July 7, 2015~~.

Sep 11, 2015

Dear Mr. Bolt:

The following is Doucet & Associates, Inc. response to Jay Engineering's comment letter dated 07/07/2015 regarding the project listed above:

1. Provide verification of no significant trees within the Limits of Construction as required by Section 22(c)(2)(iii) of Subdivision Ordinance 263 B. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.

Response: *There are no significant trees within the Limits of Construction based upon our most current survey of the site. Sheet 7, the Existing Drainage Plan, shows the current survey overlaid on to this plan sheet. No trees have been indicated within the extents of Stonewater North.*

2. An easement will be required for the fully developed 100 year flood plain, based upon the submitted memorandum. Show easement on the plan as required by Section 22(c)(4)(i) of Subdivision Ordinance 263 B. A drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies.

Response: *Please see the updated preliminary plat containing the 100 year fully developed floodplain. This floodplain was determined by using the drainage study performed by RPS. This study is included in this update. An updated proposed drainage study demonstrating adequate*

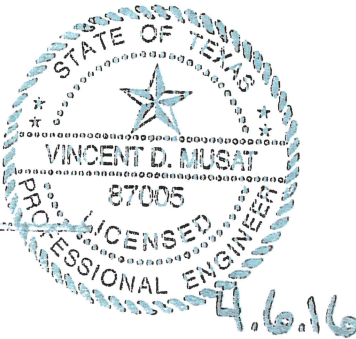


conveyance of the fully developed 100 yr. storm will be provided with construction drawings for Stonewater North Phase 1.

END OF COMMENTS

Sincerely,

A handwritten signature in blue ink, appearing to read 'Vincent D. Musat', written over a circular blue ink stamp.



Vincent D. Musat, P.E., LEED AP BD+C
Senior Project Engineer
Doucet & Associates, Inc.
TBPE Firm # 3937

Cc: Frank T. Phelan, P.E./Jay Engineering with enclosures

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016

May 5, 2016

Mr. Tom Bolt
City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Stonewater North Subdivision
Fourth Preliminary Plan Submittal Review
City of Manor

Dear Mr. Bolt:

The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office April 8, 2016, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions:

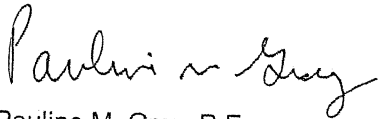
1. The proposed drainage easement should be clearly shown in order to distinguish it from the FEMA floodplain.
2. The signature blocks on the cover have 2015 for the year.
3. Arkose Road should be stubbed out to the east to the adjacent property.
4. The alignment of Skarn Road should be revised to provide for a smoother tie in at the proposed intersection with Johnson Road.
5. No information is provided for Block U Lot 1.
6. The street names shown for Stonewater Phase 8 should be labeled correctly on the sheets.
7. On Sheet 5, there appears to be a portion of the development that is not located within any of the proposed phases.
8. On Sheet 11 the 36" RCP outlet at the proposed detention pond should be labeled.
9. The proposed pipe sizes on Sheet 11 should be verified.
10. The minimum pavement width for minor streets with a 50 foot R.O.W. is 31 feet measured from curb back to curb back.

Mr. Tom Bolt
May 5, 2016
Page 2 of 2

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

We trust that you will find this information helpful when considering approval of this Preliminary Plan. If you should have any questions, or need additional information, please let us know.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop, City of Manor
Vince Musat, Doucet Engineering

PN 100-721-10





7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

May 19, 2016

Mr. Tom Bolt
Director of Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Comment Response to Pauline M. Gray, P.E.'s [Jay Engineering] Fourth Preliminary Plan Review letter dated May 5, 2016 for the Stonewater North Preliminary Plan project.

Dear Mr. Bolt:

The following is Doucet & Associates, Inc. response to Jay Engineering's comment letter dated 05/05/2016 regarding the project listed above:

1. The proposed drainage easement should be clearly shown in order to distinguish it from the FEMA floodplain.

Response: The linetype for the Drainage easement has been changed to distinguish it from the FEMA floodplain.

2. The signature blocks on the cover have 2015 for the year.

Response: The signature blocks have been updated to show 2016 for the year.

3. Arkose Road should be stubbed out to the east to the adjacent property.

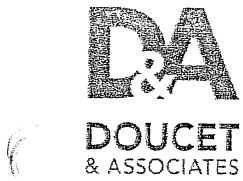
Response: The intersection of Arkose Road and Skarn Road has been changed from a tee intersection to a four way intersection in order to incorporate a street stub out to the East property.

4. The alignment of Skarn Road should be revised to provide for a smoother tie in at the proposed intersection with Johnson Road.

Response: The intersection of Skarn Road and Johnson Road has been adjusted to show a smoother transition into this existing road.

5. No information is provided for Block U Lot 1.

Response: Block U Lot 1 has been added to the summary table on the second page of the Plat.



Cc: Frank T. Phelan, P.E./Jay Engineering with enclosures

Enclosures:

- Doucet's Update #4 response dated 2016-05-19 to Jay Engineering's Comments (2 copies)
- Update #4 - Stonewater North Preliminary Plan dated 2016-05-19 (2 copies)
- Check for re-submittal to the amount of \$275.00

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

June 1, 2016

Mr. Tom Bolt
City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Stonewater North Subdivision
Fifth Preliminary Plan Submittal Review
City of Manor

Dear Mr. Bolt:

The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office May 20, 2016, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions (addressed comments stricken, new or outstanding comments in bold):

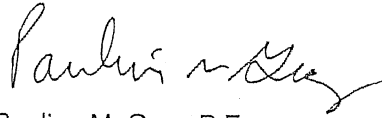
1. ~~The proposed drainage easement should be clearly shown in order to distinguish it from the FEMA floodplain.~~
2. ~~The signature blocks on the cover have 2015 for the year.~~
3. **Arkose Road should be stubbed out to the east to the adjacent property. The stubout is not shown on Sheet 2 – Stonewater North Preliminary Plat.**
4. **The alignment of Skarn Road should be revised to provide for a smoother tie in at the proposed intersection with Johnson Road. It appears the only change to the alignment was changing the R.O.W. and pavement widths.**
5. ~~No information is provided for Block U Lot 1.~~
6. ~~The street names shown for Stonewater Phase 8 should be labeled correctly on the sheets.~~
7. ~~On Sheet 5, there appears to be a portion of the development that is not located within any of the proposed phases.~~
8. ~~On Sheet 11 the 36" RCP outlet at the proposed detention pond should be labeled.~~
9. ~~The proposed pipe sizes on Sheet 11 should be verified.~~
10. ~~The minimum pavement width for minor streets with a 50 foot R.O.W. is 31 feet measured from curb back to curb back.~~

Mr. Tom Bolt
June 1, 2016
Page 2 of 2

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

We trust that you will find this information helpful when considering approval of this Preliminary Plan. If you should have any questions, or need additional information, please let us know.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop, City of Manor
Vince Musat, Doucet Engineering

PN 100-721-10



JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

June 27, 2016

Mr. Tom Bolt
City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Stonewater North Subdivision
Sixth Preliminary Plan Submittal Review
City of Manor

Dear Mr. Bolt:

The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office June 10, 2016, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions (addressed comments stricken, new or outstanding comments in bold):

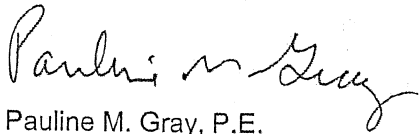
1. ~~The proposed drainage easement should be clearly shown in order to distinguish it from the FEMA floodplain.~~
2. ~~The signature blocks on the cover have 2015 for the year.~~
3. ~~Arkose Road should be stubbed out to the east to the adjacent property. The stubout is not shown on Sheet 2—Stonewater North Preliminary Plat.~~
4. ~~The alignment of Skarn Road should be revised to provide for a smoother tie in at the proposed intersection with Johnson Road. It appears the only change to the alignment was changing the R.O.W. and pavement widths.~~
5. ~~No information is provided for Block U Lot 1.~~
6. ~~The street names shown for Stonewater Phase 8 should be labeled correctly on the sheets.~~
7. ~~On Sheet 5, there appears to be a portion of the development that is not located within any of the proposed phases.~~
8. ~~On Sheet 11 the 36" RCP outlet at the proposed detention pond should be labeled.~~
9. ~~The proposed pipe sizes on Sheet 11 should be verified.~~
10. ~~The minimum pavement width for minor streets with a 50 foot R.O.W. is 31 feet measured from curb back to curb back.~~

11. Lot 87 on Block J is no longer open space due to the existing road no longer being removed with the proposed project. It should be reclassified.
12. The proposed access road to Rose Hill Cemetery has been removed from the plans. This access road was proposed to bring better access to the cemetery via Stonewater North. Written approval from the Rose Hill Cemetery Association stating that no longer providing the new access road for the cemetery is okay with the Rose Hill Cemetery Association is required.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

We trust that you will find this information helpful when considering approval of this Preliminary Plan. If you should have any questions, or need additional information, please let us know.

Sincerely,



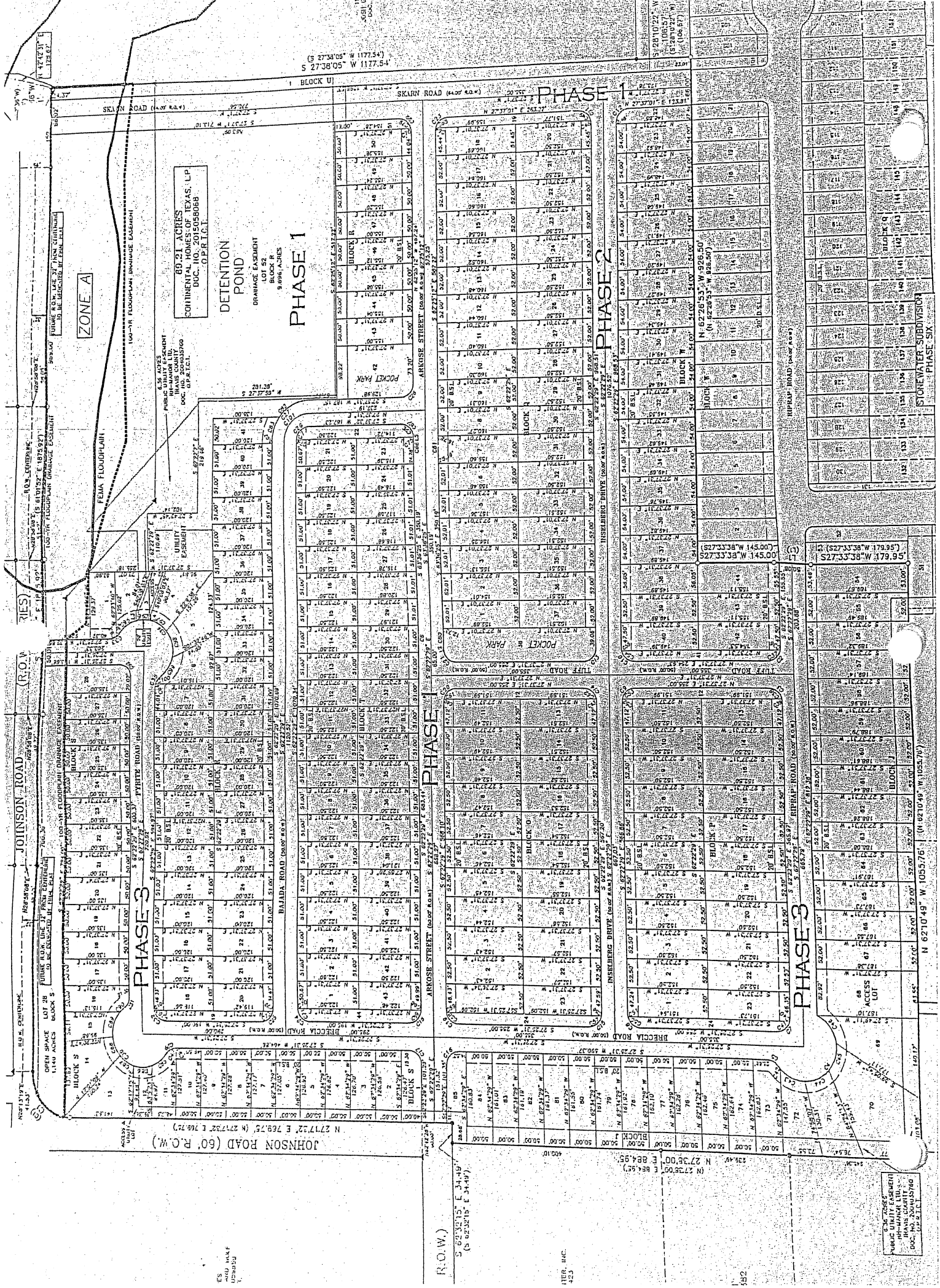
Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop, City of Manor
Vince Musat, Doucet Engineering

PN 100-721-10





4

BURY

now



Stantec

Stantec Consulting Services Inc.
221 West Sixth Street Suite 600, Austin TX 78701-3411

April 13, 2016
File: 112221-10003

Attention: Mr. Tom Bolt
City of Manor
Development Services
105 East Eggleston Street
Manor, Texas 78653

Dear Mr. Bolt,

Reference: Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B Preliminary Plan

INTRODUCTION

The proposed "Shadowglen Phase 2 - Sections 17, 18, 21A, 21B, 24A and 24B" (Project) will be developed on ± 120 acres of undeveloped land consisting of 432 single-family lots in the City of Manor Extra Territorial Jurisdictional (ETJ), Travis County, Texas. The proposed development is located on Shadowglen Trace, with Sections 17, 18, 21A and 21B being to the northwest and Sections 24A and 24B on the south side.

FEMA FLOODPLAIN

The Project is located within the Wilbarger Creek Watershed. According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM) for Travis County, Texas Community Panel Number 48453C0485 effective date August 18, 2014, no portion of the Project lies within the 100-year floodplain.

WATER

The water system will be part of the Master Travis County Municipal Utility District No. 2 Water System. The design and construction of the water distribution system will meet the requirements set forth by the City of Manor.

Water service for Sections 24A and 24B will be provided by the extension of existing 12 and 8-inch stubs branching from Shadowglen Trace and will also connect to an existing 24-inch water line south of the project. Water service for Sections 21A and 21B will be provided by an existing 12-inch stub on Misty Grove Blvd and an existing 8-inch stub branching from Shadowglen Trace. Sections 17 and 18 will tie to existing 8-inch stubs branch from Shadowglen Trace.

The water distribution system will comprise of 3,200 linear feet of 12-inch water line and 15,900 linear feet of 8-inch water line.

Design with community in mind



April 13, 2016
Mr. Tom Bolt
Page 2 of 2

Reference: Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B Preliminary Plan

WASTEWATER

The wastewater network will be served by City of Manor wastewater system. The design and construction of the wastewater system will be in accordance with the TCEQ and the City of Manor's requirements and specifications.

For the Project, the system will comprise of 11,800 linear feet of 8-inch wastewater line and 2,300 linear feet of 15-inch wastewater line.

ROADWAY

The roadway system for the Project will consist of 1,900 linear feet of collector road and 17,000 linear feet of local road. The right of way widths for the collector roads vary between 80 and 90 feet, but the local roads have a right of way width of 50 feet.

DRAINAGE, DETENTION AND WATER QUALITY

The design and construction of the proposed storm sewer system will meet the requirements of the City of Austin Drainage Criteria Manual and the Development Agreement between SG Land Holdings and the City of Manor. The design and sizing of the system is based on the rational method of estimating runoff and will convey internal and upstream developed flow.

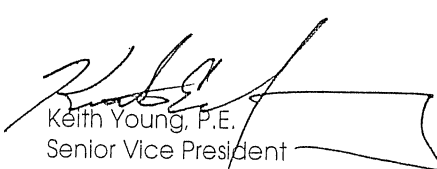
Increase storm water flow for the Project will be detained by the Southwest Pond, currently proposed by others. The drainage report appendix will verify that there will be no adverse impact to the proposed pond due to the Project.

Water Quality for the roadways will also be provided by the Southwest and Southeast Ponds.

Please do not hesitate to contact me with any questions regarding this report or submittal.

Regards,

STANTEC CONSULTING SERVICES INC.



Keith Young, P.E.
Senior Vice President
Phone: 512.328.0011
Fax: 512.328.0325
Keith.Young@stantec.com

Design with community in mind

JAY ENGINEERING COMPANY, INC.
P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016
Texas Registered Engineering Firm F-4780

April 27, 2016

Mr. Tom Bolt
City of Manor
P.O. Box 387
Manor, TX 78653

Re: First Preliminary Plat Review for
Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B
Within the ETJ of the City of Manor, Texas

Dear Mr. Bolt:

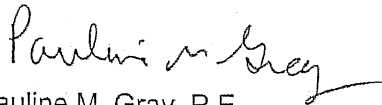
The first submittal of the Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B prepared by Bury, Inc. and received by our office on April 15, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Our office can offer the following comments:

1. The current City of Manor adequacy of plans note should be used. The revised note will be sent via separate email.
2. The submittal date on the cover reads January 2016.
3. The existing ponds should be labeled on all sheets. Also, portions of Section 18 seem to be located within the floodplain. The floodplain should be clearly shown on the plan sheets. It is hard to distinguish where the floodplain is located.
4. The note on Sheet 2 regarding who will provide water and wastewater service to the proposed sections differs from the information provided in the summary letter.
5. Elevations should be labeled on all topography shown on the plan sheets.
6. The boundary of Section 21A is unclear on Sheet 4.
7. On Sheet 6 there are two Lot #2s listed for Block E under Section 21A & 21B, one of which seems to be fairly large.
8. On Sheet Exhibit C it is unclear where drainage areas O4, O5 and O6 drain to.
9. The STM easements should be clearly shown on Exhibit C.
10. On Exhibit E the existing storm sewer outlet to the pond should be shown.
11. It is unclear where drainage areas O1, O2 and O3 are proposed to drain.
12. The C values for drainage Area A11 on Exhibit E should be verified.

13. No calculations were provided for drainage areas O1 – O7. (The drainage areas are shown on Exhibit E).
14. The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Cc: Brett Burke, P.E. - Stantec Consulting Services, Inc.
Scott Dunlop – City of Manor

PN: 100-734-10

JbeCO



Stantec Consulting Services Inc.
221 West Sixth Street Suite 600, Austin TX 78701-3411

September 7, 2016
File: 222010426

Attention: Mr. Tom Bolt
City of Manor
Development Services
105 East Eggleston Street
Manor, Texas 78653

Dear Mr. Bolt,

Reference: Comment Response
Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B Preliminary Plan

This is our response to comments received from your office on April 27, 2016. We have reviewed these comments and respond in the following manner:

1. The current City of Manor adequacy of plans note should be used. The revised note will be sent via separate email.

Note revised.

2. The submittal date on the cover reads January 2016.

Submittal date corrected.

3. The existing ponds should be labeled on all sheets. Also, portions of Section 18 seem to be located within the floodplain. The floodplain should be clearly shown on the plan sheets. It is hard to distinguish where the floodplain is located.

Existing ponds labeled. Section 18 removed from this preliminary plat.

4. The note on Sheet 2 regarding who will provide water and wastewater service to the proposed sections differs from the information provided in the summary letter.

Service providers corrected on sheet.

5. Elevations should be labeled on all topography shown on the plan sheets.

Elevations labeled on all plan sheets.



September 7, 2016

Mr. Tom Bolt

Page 2 of 3

Reference: Comment Response

6. The boundary of Section 21A is unclear on Sheet 4.

Section boundary clarified.

7. On Sheet 6 there are two Lot #2s listed for Block E under Section 21A & 21B, one of which seems to be fairly large.

Table revised to show correct lots.

8. On Sheet Exhibit C it is unclear where drainage areas O4, O5 and O6 drain to.

Area O4 drains south towards the pond outfall. Areas O5 and O6 drain west directly into the pond.

9. The STM easements should be clearly shown on Exhibit C.

Storm easements removed due to being in open space/drainage easement lots.

10. On Exhibit E the existing storm sewer outlet to the pond should be shown.

Storm sewer outlet shown.

11. It is unclear where drainage areas O1, O2 and O3 are proposed to drain.

Areas O1 and O2 drain north to Shadowglen Trace and Area O3 drains east off-site.

12. The C values for drainage Area A11 on Exhibit E should be verified.

C value verified.

13. No calculations were provided for drainage areas O1 – O7. (The drainage areas are shown on Exhibit E).

Calculations now shown on Exhibit H.

14. The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections.

We are coordinating with Owner and Alliance Transportation.

Design with community in mind



September 7, 2016

Mr. Tom Bolt

Page 3 of 3

Reference: Comment Response

Please contact our office should you have any questions or if we can be of further assistance.

Regards,

STANTEC CONSULTING SERVICES INC.

Shervin Nooshin, P.E.

Senior Project Manager

Phone: 512.328.0011

Fax: 512.328.0325

Shervin.Nooshin@stantec.com

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

Texas Registered Engineering Firm F-4780

October 5, 2016

Mr. Tom Bolt
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Second Preliminary Plat Review for
Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B
Within the ETJ of the City of Manor, Texas

Dear Mr. Bolt:

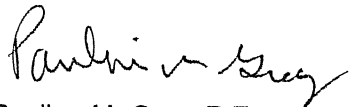
The second submittal of the Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B prepared by Stantec and received by our office on September 13, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Our office can offer the following comments (satisfied comments stricken, new or outstanding comments in bold):

1. ~~The current City of Manor adequacy of plans note should be used. The revised note will be sent via separate email.~~
2. ~~The submittal date on the cover reads January 2016.~~
3. ~~The existing ponds should be labeled on all sheets. Also, portions of Section 18 seem to be located within the floodplain. The floodplain should be clearly shown on the plan sheets. It is hard to distinguish where the floodplain is located.~~
4. ~~The note on Sheet 2 regarding who will provide water and wastewater service to the proposed sections differs from the information provided in the summary letter.~~
5. ~~Elevations should be labeled on all topography shown on the plan sheets.~~
6. ~~The boundary of Section 21A is unclear on Sheet 4.~~
7. ~~On Sheet 6 there are two Lot #2s listed for Block E under Section 21A & 21B, one of which seems to be fairly large.~~
8. ~~On Sheet Exhibit C it is unclear where drainage areas O4, O5 and O6 drain to.~~
9. ~~The STM easements should be clearly shown on Exhibit C.~~
10. ~~On Exhibit E the existing storm sewer outlet to the pond should be shown.~~
11. ~~It is unclear where drainage areas O1, O2 and O3 are proposed to drain.~~
12. ~~The C-values for drainage Area A11 on Exhibit E should be verified.~~

- ~~13. No calculations were provided for drainage areas O1—O7. (The drainage areas are shown on Exhibit E).~~
14. The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections. An updated TIA must be submitted.
15. The Sheet Index lists Section 18 as being included with the Preliminary Plan, but the review response letter states that Section 18 has been removed.
16. Section 18 should be removed from Exhibits E, N and Q in order to demonstrate that the systems proposed to be constructed with Section 17 will function without Section 18 being constructed.
17. Remove the signature blocks for Director of Development Services, City Engineer and Travis County ESD #12.
18. Exhibit E should be revised to show the proposed storm sewer lines that are proposed to be constructed with Section 17 only (See Comment 16).
19. Exhibit N should only show the sections of the water distribution system that will be constructed with Section 17 (See Comment 16).
20. Exhibit Q should only show the sections of wastewater collection system that will be constructed with Section 17 (See Comment 16).

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,



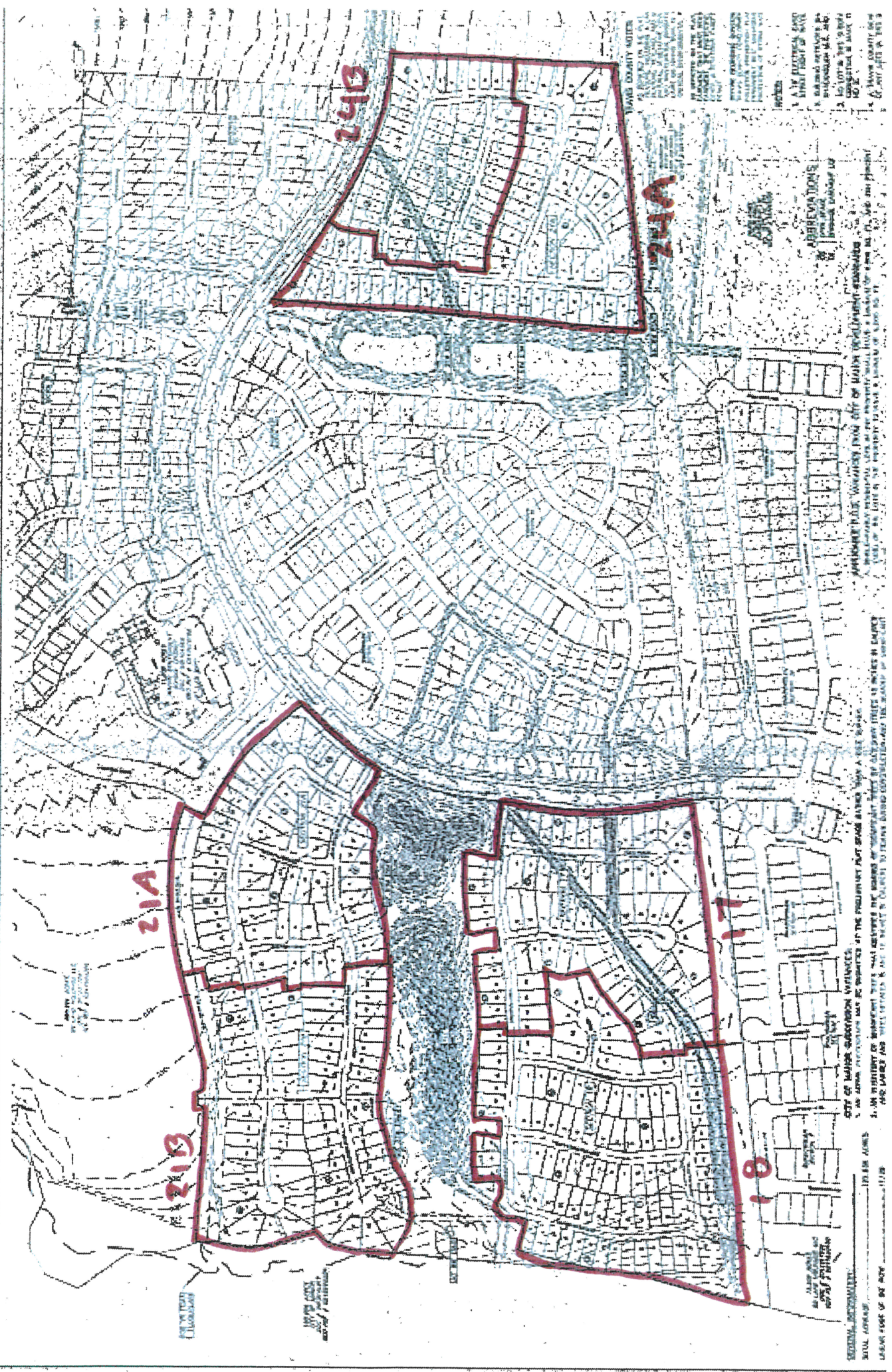
Pauline M. Gray, P.E.

PMG/s

Cc: Shervin Nooshin, P.E. - Stantec, Inc.
Scott Dunlop – City of Manor

PN: 100-734-10





5

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

Texas Registered Engineering Firm F-4780

June 2, 2016

Mr. Tom Bolt
Director of Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Re: First Preliminary Plat Review for
Las Entradas – Gregg Manor Road
City of Manor, Texas

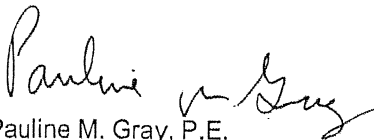
Dear Mr. Bolt:

The Las Entradas – Gregg Manor Road Preliminary Plan, submitted by Kimley-Horn and Associates and received by our office on May 20, 2016, has been reviewed for completeness and compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review:

1. A copy of an approved Concept Plan for the project needs to be submitted. A Concept Plan must be approved for the Preliminary Plan to be compliant.
2. Dimensions for the right-of ways For Tur Weg Lane is not provided as required in Section 22(c)(2)(viii) of Subdivision Ordinance 263B.
3. Elevations should be labeled on topography.
4. Replacement tree calculations and replacement trees are not shown as required in Section 22(c)(3)(viii) of Subdivision Ordinance 263B. Include replacement trees in the Plan as required.
5. No mailing labels were provided for property owner's within three hundred (300) feet of the project as is required.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,


Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop - City of Manor
Harrison Hudson, P.E. – Kimley-Horn and Associates

PN: 100-738-10



June 14, 2016

City of Manor
Planning and Development Review Dept.
105 E. Eggleston Street
Manor, TX 78653

**RE: First Preliminary Plat Review for
Las Entradas - Gregg Manor Road
City of Manor, Texas**

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by Jay Engineering Company, Inc. on June 2, 2016. The original comments have also been included below for reference.

Comment 1. A copy of an approved Concept Plan for the project needs to be submitted. A Concept Plan must be approved for the Preliminary Plan to be compliant. reports or reflected in the conclusions section or the proposed improvements listed on

Response. See attached approved Las Entradas Concept Plan.

Comment 2. Dimensions for the right-of ways For Tur Weg Lane is not provided as required in Section 22(c)(2)(viii) of Subdivision Ordinance 263B.

Response. The ROW dimension has been added to the plan sheet.

Comment 3. Elevations should be labeled on topography.

Response. Elevations have been added to all sheets.

Comment 4. Replacement tree calculations and replacement trees are not shown as required in Section 22(c)(3)(viii) of Subdivision Ordinance 263B. Include replacement trees in the Plan as required.

Response. Replacement tree calculations and replacement tree locations have been added to the plan set.

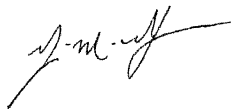
Comment 5. No mailing labels were provided for property owners within three hundred (300) feet of the project as is required.

Response. Mailing labels have been provided with this submittal.

Please contact me at 512-418-4534 if additional information is required.

Yours very truly,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'H. M. Hudson', with a stylized flourish at the end.

Harrison M. Hudson, P.E.
Associate

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

Texas Registered Engineering Firm F-4780

July 7, 2016

Mr. Tom Bolt
Director of Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Second Preliminary Plat Review for
Las Entradas – Gregg Manor Road
City of Manor, Texas

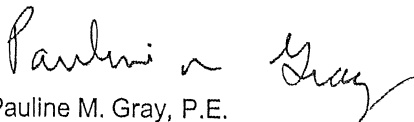
Dear Mr. Bolt:

The Las Entradas – Gregg Manor Road Preliminary Plan, submitted by Kimley-Horn and Associates and received by our office on June 16, 2016, has been reviewed for completeness and compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (addressed comments stricken, new or outstanding comments in bold):

1. ~~A copy of an approved Concept Plan for the project needs to be submitted. A Concept Plan must be approved for the Preliminary Plan to be compliant.~~
2. ~~Dimensions for the right of ways for Tur Weg Lane is not provided as required in Section 22(c)(2)(viii) of Subdivision Ordinance 263B.~~
3. ~~Elevations should be labeled on topography.~~
4. **Replacement tree calculations and replacement trees are not shown as required in Section 22(c)(3)(viii) of Subdivision Ordinance 263B. Include replacement trees in the Plan as required. Replacement trees have been shown on the plans, but the plan proposes only 92" of replacement trees, when 365" of replacement trees are required. The plan sheet references mitigating the remaining 273" of replacement trees by installing the trees during the construction of Phases 3 and 3A as shown in the concept plan for Las Entradas. The concept plan did not contain any provisions regarding replacement trees nor are there any development agreements for Las Entradas.**
5. ~~No mailing labels were provided for property owners within three hundred (300) feet of the project as is required.~~

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop - City of Manor
Harrison Hudson, P.E. – Kimley-Horn and Associates

PN: 100-738-10

Kimley»Horn

September 7, 2016

City of Manor
Planning and Development Review Dept.
105 E. Eggleston Street
Manor, TX 78653

**RE: *Third Preliminary Plat Review for
Las Entradas - Gregg Manor Road
City of Manor, Texas***

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by Jay Engineering Company, Inc. on June 2, 2016. The original comments have also been included below for reference.

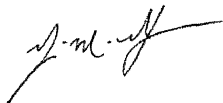
Comment 1. Replacement tree calculations and replacement trees are not shown as required in Section 22(c)(3)(viii) of Subdivision Ordinance 263B. Include replacement trees in the Plan as required. Replacement trees have been shown on the plans, but the plan proposes only 92" of replacement trees, when 365" of replacement trees are required. The plan sheet references mitigating the raining 273" of replacement trees by installing the trees during the construction of Phases 3 and 3A as shown in the concept plan for Las Entradas. The concept plan did not contain any provisions regarding replacement trees nor are there any development agreements for Las Entradas

Response: Trees were added in the Gregg Manor Road North right of way and in the Threshold Lane right of way, increasing the number of replacement trees to 92.

Please contact me at 512-418-4534 if additional information is required.

Yours very truly,

KIMLEY-HORN AND ASSOCIATES, INC.



Harrison M. Hudson, P.E.
Project Manager

JAY ENGINEERING COMPANY, INC.
P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016
Texas Registered Engineering Firm F-4780

October 3, 2016

Mr. Tom Bolt
Director of Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Third Preliminary Plat Review for
Las Entradas – Gregg Manor Road
City of Manor, Texas

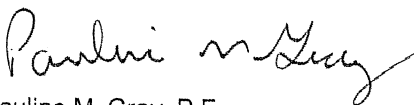
Dear Mr. Bolt:

The Las Entradas – Gregg Manor Road Preliminary Plan, submitted by Kimley-Horn and Associates and received by our office on September 7, 2016, has been reviewed for completeness and compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review:

1. A turn analysis should be provided for the intersection of Gregg Manor Road and Old Highway 20 to verify that enough R.O.W. width has been provided for roadway improvements that will be required for the intersection.
2. A 15' access/landscape easement should be added along the west side of the proposed 60' R.O.W. on Gregg Manor.
3. The eastern 90-foot wide R.O.W. line shown for Gregg Manor should be extended to the end of the property line instead of narrowing down fifteen feet as shown on the preliminary plan.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop - City of Manor
Harrison Hudson, P.E. – Kimley-Horn and Associates

Kimley»Horn

October 5, 2016

City of Manor
Planning and Development Review Dept.
105 E. Eggleston Street
Manor, TX 78653

**RE: *Third Preliminary Plat Review for
Las Entradas - Gregg Manor Road
City of Manor, Texas***

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by Jay Engineering Company, Inc. on October 3, 2016. The original comments have also been included below for reference.

Comment 1: A turn analysis should be provided for the intersection of Gregg Manor Road and Old Highway 20 to verify that enough R.O.W. width has been provided for roadway improvements that will be required for the intersection.

Response: A Turn Analysis exhibit has been attached to this comment response letter showing that adequate lane spacing will be provided with our pavement section. A dedicated left turn lane and a dedicated right turn lane will be provided with the final construction plans of Gregg Manor Road.

Comment 2: A 15' access/landscape easement should be added along the west side of the proposed 60' R.O.W. on Gregg Manor.

Response: The developer met with the Manor Lion's Club on 10.3.2016 to discuss the proposal of adding a 15' access/landscape easement along their frontage of the proposed Gregg Manor ROW. The developer has responded to the City by email documenting his conversation with the owners and their reluctance to grant the City this easement. See attached email correspondence between the developer and City Staff.

Comment 3: The eastern 90-foot wide R.O.W. line shown for Gregg Manor should be extended to the end of the property line instead of narrowing down fifteen feet as shown on the preliminary plan.

Response: A 15' ROW reserve has been added to the Preliminary Plat sheet.

Kimley»Horn

October 18, 2016

City of Manor
Planning and Development Review Dept.
105 E. Eggleston Street
Manor, TX 78653

RE: *Las Entradas – Preliminary Plans (4th Submittal Revision)*
Gregg Manor Road
City of Manor, Texas 78653

To Whom It May Concern:

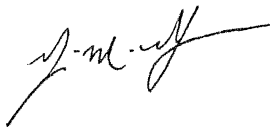
Please accept this letter for the above referenced project. This letter is to provide documentation for the revisions made to Submittal #4 of the Preliminary Plans for Las Entradas - Gregg Manor Road preliminary plans.

A 15' trail/access easement was added along the west side of the 60' ROW section where it borders the Lion's Club property. See the attached email correspondence with Pauline Gray of Jay Engineering Company, Inc. and the updated preliminary plans for reference.

Please contact me at 512-418-4534 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Harrison M. Hudson, P.E.
Project Manager

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

Texas Registered Engineering Firm F-4780

October 27, 2016

Mr. Tom Bolt
Director of Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Fourth Preliminary Plat Review for
Las Entradas – Gregg Manor Road
City of Manor, Texas

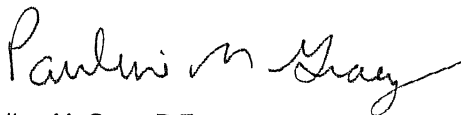
Dear Mr. Bolt:

The Las Entradas – Gregg Manor Road Preliminary Plan, submitted by Kimley-Horn and Associates and received by our office on October 5, 2016 and October 17, 2016, has been reviewed for completeness and compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (addressed comments stricken, new/outstanding comments in bold):

1. **A turn analysis should be provided for the intersection of Gregg Manor Road and Old Highway 20 to verify that enough R.O.W. width has been provided for roadway improvements that will be required for the intersection. The Level of Service of the intersection should be provided as well as calculations verifying the proposed intersection will work.**
- ~~2. A 15' access/landscape easement should be added along the west side of the proposed 60' R.O.W. on Gregg Manor.~~
3. **The eastern 90-foot wide R.O.W. line shown for Gregg Manor should be extended to the end of the property line instead of narrowing down fifteen feet as shown on the preliminary plan. The R.O.W. was not extended, instead right of way reserve was shown. Portions of the right of way reserve shown on the plan is located on a lot that is not part of the Las Entradas property. The R.O.W. line should be extended to the property boundary (see attached pdf).**

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop - City of Manor
Harrison Hudson, P.E. – Kimley-Horn and Associates

THIS SITE IS LOCATED IN THE GILLELAND CREEK WATERSHED
NO PORTION OF THIS SITE LETS WITHIN THE BOUNDARIES OF
THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD
INSURANCE RATE MAP COMMUNITY PANEL NO. 44532C04895,
EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND
INCORPORATED AREAS.


LAS. ENTRENDS - SPECIFIC MAJOR ROAD GENERAL INFORMATION

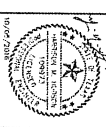
TOTAL ACREAGE.....	2.65 ACRES
ACREAGE OF PROPOSED 90' ROW.....	1.89 ACRES
ACREAGE OF PROPOSED 60' ROW.....	0.76 ACRES

GRADE	PAVING	LENGTH	CATCHED REBAR/100	CHORD	DELTA	INSTRUMENT
C1	470.00	86.00		86.60	10.3455	4.850
C2	470.00	87.25	9.1749229	87.20	10.3844	42.70
C3	470.00	96.37	56.25212	96.16	11.41492	46.35
C4	470.00	88.03	58.82476	92.95	11.48037	48.64
C5	500.00	200.00	87.742474	200.00	16.59511	105.77
C6	500.00	138.26	57.94956	137.23	17.14202	66.43
C7	470.00	82.68	57.94956	73.85	4.76611	10.45

BENCHMARKS

PRELIMINARY PLAN

KNA PROJECT 059241704	
DATE SEPTEMBER 2016	
SCALE: AS SHOWN	
DESIGNED BY: HMM	
DRAWN BY:	
CHECKED BY: PJS	



Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JELLYVILLE ROAD, AVALON, IL, SUITE 300, AVALON, IL 62526
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM #228

[illegible]

Kimley»Horn

November 7, 2016

City of Manor
Planning and Development Review Dept.
105 E. Eggleston Street
Manor, TX 78653

**RE: *Final Preliminary Plat Review for
Las Entradas - Gregg Manor Road
City of Manor, Texas***

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by Jay Engineering Company, Inc. on October 27, 2016. The original comments have also been included below for reference.

Comment 1: A turn analysis should be provided for the intersection of Gregg Manor Road and Old Highway 20 to verify that enough R.O.W. width has been provided for roadway improvements that will be required for the intersection.

Response: See attached approved Las Entradas TIA by HDR and email correspondence between Harrison Hudson and Pauline Gray for information responding to the turn analysis and intersection Level of Service.

Comment 2: The eastern 90-foot wide R.O.W. line shown for Gregg Manor should be extended to the end of the property line instead of narrowing down fifteen feet as shown on the preliminary plan. The R.O.W. was not extended, instead right of way reserve was shown. Portions of the right of way reserve shown on the plan is located on a lot that is not part of the Las Entradas property. The R.O.W. line should be extended to the property boundary (see attached pdf).

Response: The 90-foot wide R.O.W. line was extended to the end of the property line, and portions of the R.O.W. reserve are no longer shown on the lot that is not part of the Las Entradas property.

Please contact me at 512-418-4534 if additional information is required.

Yours very truly,

KIMLEY-HORN AND ASSOCIATES, INC.

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

Texas Registered Engineering Firm F-4780

November 29, 2016

Mr. Tom Bolt
Director of Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

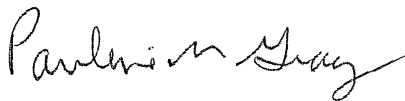
Re: Fifth Preliminary Plat Review for
Las Entradas – Gregg Manor Road
City of Manor, Texas

Dear Mr. Bolt:

The Las Entradas – Gregg Manor Road Preliminary Plan, submitted by Kimley-Horn and Associates and received by our office on November 7, 2016 and November 29, 2016, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. Our office has found that the Preliminary Plat is in substantial compliance with the City of Manor's Subdivision Ordinance 263B. We therefore take no exception to the approval of the Preliminary Plat.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop - City of Manor
Harrison Hudson, P.E. – Kimley-Horn and Associates

placement trees

JOHNSON ROBERT J &
CURT D. JOHN
DOC # 2003030623

DEMPSEY BUCHANAN LP
DOC # 2009213208

LAS ENTRADAS DEVELOPMENTS
DOC # 2007002485

TRUE VINE CHURCH
DOC # 2002185702

OLD HIGHWAY 20
(ROW VARIES)

US HWY 290

MATCH LINE STA THIS SHEET

CVS
PHARMACY INC
DOC # 2012078878

LAS ENTRADAS
DEVELOPMENTS
DOC # 2003030623

TUR WEG LANE

EXISTING 12" WATERLINE

EXISTING 24" WATERLINE

GREGG MANOR
ROAD (90' ROW)

EXISTING 12" WATERLINE

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AUTOZONE TEXAS LP
DOC # 2012148858

LIONS CLUB OF
MADISON IN.
DOC # 2012041132

CONNECT TO
EXISTING 8" WASTEWATER
LINE

CONNECT TO
EXISTING 16" WATERLINE

REYES AAAA
MA
DOC # 2012041132

JONES SAA
RA
VOL 127

CARRAUL FE
VOL

EXISTING
WATERLINE
DOC # 2012041132

VICTOR
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DOC # 2012041132

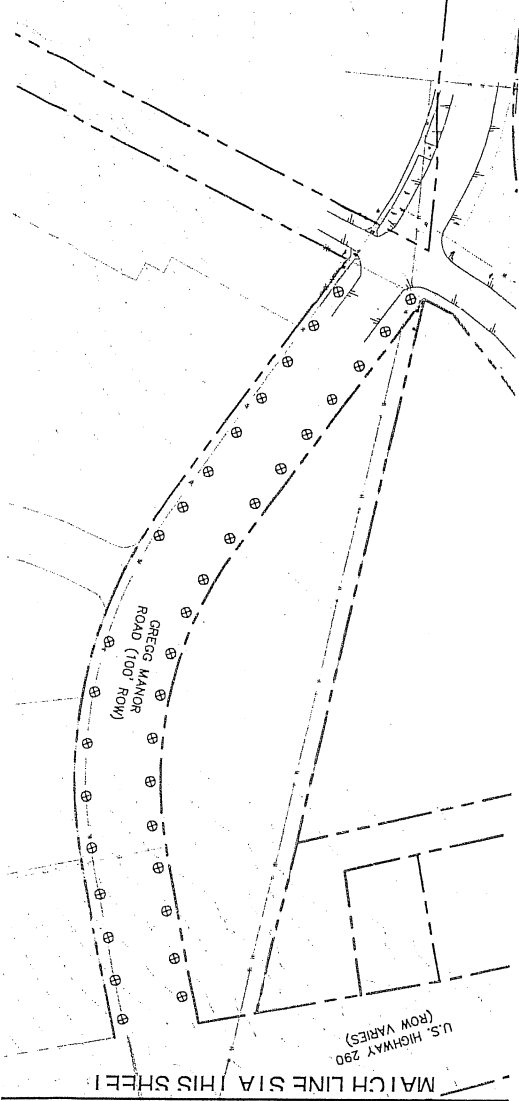
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MATCH LINE STA THIS SHEET

U.S. HIGHWAY 290
(ROW VARIES)

NORTH



Las Entradas Development Corporation
9900 US Highway 290 E
Manor, TX 78653

Lions Club of Manor INC
8819 Lone Tree Dr
Manor, TX 78653

Las Entradas Development Corporation
9900 US Highway 290 E
Manor, TX 78653

Leroy & Imogene Young
421 W Parsons St
Manor, TX 78653

Las Entradas Development Corporation
9900 US Highway 290 E
Manor, TX 78653

True Vine Church
413 W Parsons St
Manor, TX 78653

Las Entradas Development Corporation
9900 US Highway 290 E
Manor, TX 78653

Abel Mondragon
2132 Dry Tortugas Tr
Austin, TX 78747

Las Entradas Development Corporation
9900 US Highway 290 E
Manor, TX 78653

Victory Gin Holdings, LLC
113 Abacore Ave
Galveston, TX 77550

Las Entradas Development Corporation
9900 US Highway 290 E
Manor, TX 78653

Manor Independent School District
PO Drawer L
PO Box 359
Manor, TX 78653

Horton John E.
2211 W Parmer Ln.
Austin, TX 78727

Ramona A. Roundtree
6920 Thistle Hill Way
Austin, TX 78754

CVS Caremark Corp
1 CVS Drive
Woonsocket, RI 02895

Felipe H. Carbajol & Isabel Ortuno
PO Box 214
Manor, TX 78653

Curt D. Johnson
501 W Koenig Ln
Austin, TX 78751

Rachel Renee Jones
PO Box 416
Manor, TX 78653

Dempsey Buchanan LP
PO Box 17547
Austin, TX 78760

Rene Maruri Avilez
11602 Marshall St
Manor, TX 78653



Antonio Esparza
11507 Hereford St
Manor, TX 78653

Ambus & Purinea Habbit
432 W Parsons St
Manor, TX 78653