



Julie Leonard, Place 1
Jacob Hammersmith, Place 2
Gil Burrell, Place 3
Mike Burke, Place 4
Lian Stutsman, Place 5
Keith Miller, Place 6
Bill Myers, Place 7

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

Wednesday, January 9, 2019

6:30 p.m.

Manor City Hall – Council Chambers
105 E. Eggleston Street

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

REGULAR SESSION – 6:30 P.M.

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning and Zoning Commission, please complete the white card and present it to the Planning Coordinator prior to the meeting. **No Action May be Taken by the Planning and Zoning Commission During Public Comments**

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Commission and action will be taken in one motion. There will be no separate discussion of these items unless requested by a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

- | | |
|--|---|
| 1. Consideration, discussion, and possible action on denying a Final Plat for Manor Commons SE Commercial, two (2) lots on 3.3 acres, more or less, located near US Hwy 290 E and N FM 973, Manor, TX. Applicant: ALM Engineering, Inc.
Owner: Greenview Development 973, LP. | Scott Dunlop,
Assistant
Development
Director |
|--|---|

- | | |
|--|---|
| 2. Consideration, discussion, and possible action on denying a Preliminary Plat for Manor Heights Phase 3, two hundred ninety (290) lots on 147 acres, more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: Sky Village Kimbro Estates. | Scott Dunlop,
Assistant
Development
Director |
| 3. Consideration, discussion, and possible action on denying a Final Plat for Arnham Lane Subdivision, eight (8) lots on 20 acres, more or less, located at 11811 Arnham Lane, Manor, TX. Applicant: Southwest Engineers. Owner: L4S, LLC. | Scott Dunlop,
Assistant
Development
Director |
| 4. Consideration, discussion, and possible action on denying a Preliminary Plat for 14870 Bois D'Arc Road Subdivision, fourteen (14) lots on 20 acres, more or less, located at 14870 Bois D'Arc Road, Manor, TX. Applicant: Southwest Engineers. Owner: L4S, LLC | Scott Dunlop,
Assistant
Development
Director |

PUBLIC HEARINGS

- | | |
|---|---|
| 5. <u>Public Hearing and First Reading:</u> Consideration, discussion, and possible action on a rezoning request for 1.0 acres of land out of Abstract 456, Survey 64 Kimbro L, locally known as 15108 Voelker Lane, Manor, TX, from Interim Single Family (R-1) to Agricultural (A). Applicant: Lena Ging Owner: Lena Ging | Scott Dunlop,
Assistant
Development
Director |
| 6. <u>Public Hearing and First Reading:</u> Consideration, discussion, and possible action on a Conditional Use Application to allow for a Service Station located at 13812 Bois D'Arc Road, Manor, TX. Applicant: Professional StruCIVIL Engineers. Owner: Dessau Road, LLC | Scott Dunlop,
Assistant
Development
Director |

REGULAR AGENDA

- | | |
|---|---|
| 7. Consideration, discussion, and possible action on appointing a Chairperson for the Manor Planning and Zoning Commission. | Scott Dunlop,
Assistant
Development
Director |
| 8. Consideration, discussion, and possible action on appointing a Vice-Chair for the Manor Planning and Zoning Commission. | Scott Dunlop,
Assistant
Development
Director |
| 9. Consideration, discussion, and possible action on the Planning and Zoning Commission Minutes of the December 12, 2018 Regular Meeting. | Scott Dunlop,
Assistant
Development
Director |

10. Consideration, discussion, and possible action on a Preliminary Plat for Arnhamn Lane Subdivision, eight (8) lots on 20 acres, more or less, located at 11811 Arnhamn Lane, Manor, TX. **Applicant:** Southwest Engineers. **Owner:** L4S, LLC

Scott Dunlop,
Assistant
Development
Director

ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, January 4, 2019, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Lluvia Tijerina
City Secretary for the City of Manor, Texas

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 accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail ltijerina@cityofmanor.org



AGENDA ITEM NO. 1

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 9, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on denying a Final Plat for Manor Commons SE Commercial, two (2) lots on 3.3 acres, more or less, located near US Hwy 290 E and N FM 973, Manor, TX. Applicant: ALM Engineering, Inc. Owner: Greenview Development 973, LP.

BACKGROUND/SUMMARY:

This item has not been approved by our engineers and is not in substantial compliance with our ordinances.

PRESENTATION: ☐ YES ☐ NO

ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Plat

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission deny as submitted a Final Plat for Manor Commons SE Commercial, two (2) lots on 3.3 acres, more or less, located near US Hwy 290 E and N FM 973, Manor, TX.

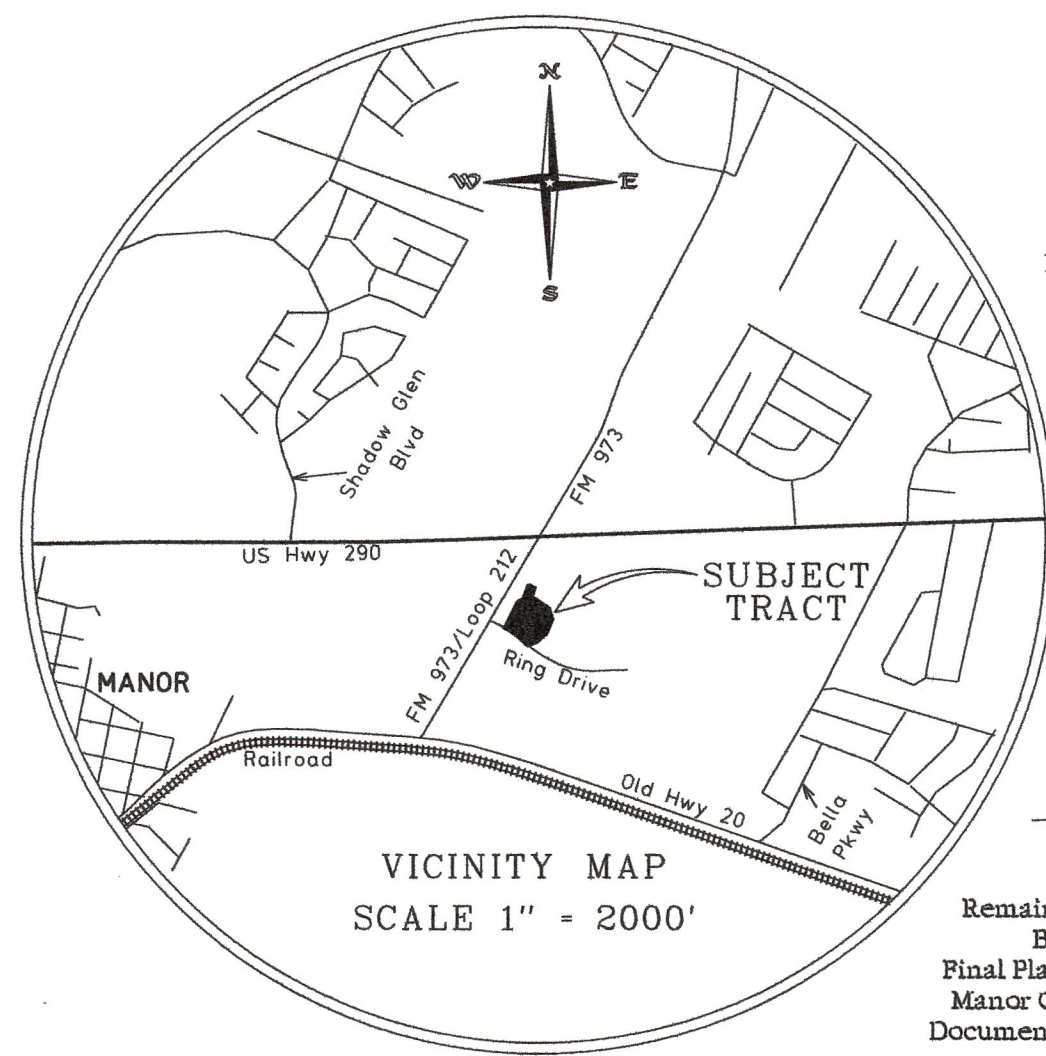
PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

FINAL PLAT ESTABLISHING LOT 12A AND LOT 12B MANOR COMMONS SE COMMERCIAL

PREPARED: DECEMBER 4, 2018

(32.869 Acres)
Terrell Timmermann
Volume 7335 Page 455

(26.136 Acres)
Remainder
Butler Family Partnership, Ltd.
Volume 12271 Page 872



VICINITY MAP
SCALE 1" = 2000'

LOT SUMMARY

Total Number of Lots = 2
Lot 12A = 1.2907 Acres = 56,222 Square Feet
Lot 12B = 1.9733 Acres = 85,957 Square Feet
Total Area = 142,179 Square Feet = 3.264 Acres
Lot 12A and Lot 12B Commercial

BEARING BASIS:
Orientation for this survey is based upon the State Plane Coordinate System (4203 - Texas Central Zone) Combined Scale Factor 0.99992587. All distances shown hereon are surface values.

NAVD1988 Elevations shown hereon are based upon post processed static GPS observations.

Site Benchmark (BM#1) Cut triangle on top of concrete curb in Northerly right-of-way of Ring Drive, near the Southwest corner of subject lot:

North: 10,100,770.9'
East: 3,177,823.9'
NAVD 1988 Elevation: 506.60 ft.

OWNER/SUBDIVIDER: Greenview Development 973, LP
501 Vale Street
Austin, Texas 78746

ENGINEER: ALM ENGINEERING, INC.
2525 Wallingwood Dr., Ste. 600
Austin, Texas 78746

SURVEYOR: HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704

(82.254 Acres)
Remainder
Terrell Timmermann
Volume 11208 Page 824

LOOP 212 A.K.A. F.M. HIGHWAY 973
(R.O.W. VARIES)

RING DRIVE (R.O.W. VARIES)

U.S. HIGHWAY 290 (204' R.O.W.)

Remainder of Tract D
(0.76 Acre)
Atmos Gas Line Easement
Document No. 2017023573

10' Landscape Easement
per Document No. _____

15' Wastewater Easement
per Document No. _____

(Remainder of 39.15 Acres)
Greenview Development 973, L.P.
Document No. 2005187773

N23°47'49"E
C=366.47' A=366.49'
(R=9910.00')

15' Wastewater Easement
per Document No. _____

North: 10,101,204.43'
East: 3,178,052.88'

STA 23+12.22
90.00' LT

LOT 12B
BLOCK A
1.9733 ACRES

North: 10,100,893.91'
East: 3,177,942.73'

LOT 12A
BLOCK A
1.2907 ACRES

North: 10,100,753.18'
East: 3,177,882.87'

LOT 7
BLOCK A
MANOR COMMONS SE COMMERCIAL
DOCUMENT NO. _____
Parkland,
Public Utility and Drainage Easement

Approximate Limits of
100 Year Flood Plain

PLACE OF BEGINNING
North: 10,100,577.62'
East: 3,178,094.04'

(Remainder of 39.15 Acres)
Greenview Development 973, L.P.
Document No. 2005187773

(Remainder of 3.017 Acres)
Greenview Development 973, L.P.
Document No. 2009176562

(Remainder of 3.62 Acres)
Greenview Development 973, L.P.
Document No. 2006207224

(Remainder of 3.62 Acres)
Greenview Development 973, L.P.
Document No. 2006207224

(Remainder of 2.50 Acres)
Greenview Development 973, L.P.
Document No. 2005187926

(10,000 Acres)
Odeen Hibbs
Document No. 2002010174

GREENBURY GATES
SURVEY NO. 83
ABSTRACT NO. 315

LOT 9
LDG COMMONS AT MANOR VILLAGE
DOCUMENT NO. 201800236

(Remainder of 104.61 Acres)
Greenview Development Greenbury, L.P.
Document No. 2005237215

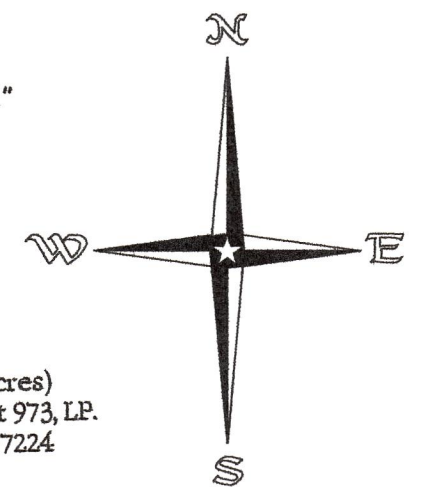
HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

email: hci@austin.rr.com
Texas Licensed Surveying Firm Registration No. 10050700

A 919002 (12B) PAGE 1 OF 2

GRAPHIC SCALE
0 100 200 300
10 100 200 300

SCALE: 1" = 100'



- Legend
- ◆ 1/2" Capped Iron Rod Found imprinted "Holt Carson, Inc."
 - ⊗ Capped Iron Rod Found as noted
 - Concrete Highway Monument Found
 - * 1/2" Capped Iron Rod Set imprinted "Holt Carson, Inc."
 - Existing 6' Concrete Sidewalk
 - (Record Bearing and Distance)



AGENDA ITEM NO. ²_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 9, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on denying a Preliminary Plat for Manor Heights Phase 3, two hundred ninety (290) lots on 147 acres, more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: Sky Village Kimbro Estates.

BACKGROUND/SUMMARY:

This item has not been approved by our engineers and is not in substantial compliance with our ordinances.

PRESENTATION: ☐YES ☐NO

ATTACHMENTS: ☐YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐NO

Summary Letter

Plat

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission deny as submitted a Preliminary Plat for Manor Heights Phase 3, two hundred ninety (290) lots on 147 acres, more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX.

PLANNING & ZONING COMMISSION: ☐RECOMMENDED APPROVAL ☐DISAPPROVAL ☐NONE

December 18, 2018

City of Manor
Planning and Development Review Department
105 E. Eggleston Street
Manor, Texas 78653

■
10814 Jollyville Road
Building IV, Suite 300
Austin, Texas
78759

**Re: *Summary Letter – Manor Heights Phase 3
Preliminary Plan Application
Northeast intersection of Old Kimbro Rd and Highway 290.
Manor, Texas 78653***

To Whom It May Concern:

The Manor Heights community is located north of Highway 290, northeast of the intersection of Old Kimbro Road and Highway 290. The site is located in the City of Manor, Travis County. The existing property is undeveloped and totals approximately +/-248 acres. Manor Heights Phase 3 encompasses +/-147.24 acres of the total property.

The proposed improvements include 276 residential lots, streets, sidewalk, storm sewer, water, wastewater, and other associated site improvements. This project is located within the Cottonwood Creek watershed of the Colorado River basin.

A portion of the site is in the Federal Emergency Management Agency's 100-year floodplain per Flood Insurance Rate Map 484533C0505H, effective 09/26/2008, Travis County, Texas and incorporated areas. A CLOMR is being submitted to reduce land in floodplain shown to be developed.

A detention waiver has been prepared by Kimley-Horn. After analyzing the overall area contributing to the floodplain on site, it has been determined that detention should not be required as proposed flows do not have a negative impact on flows downstream. The Detention Waiver has been attached as a part of this submittal with additional supporting information.

If you have any questions or comments regarding this request, please contact me at 512-782-0614.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



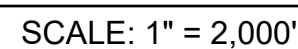
Alex Granados, P.E.

PHASE 3 SECTION 1 & PHASE 3 SECTION 2
CITY OF MANOR, TRAVIS COUNTY, TEXAS

1ST SUBMITTAL TO CITY 12/18/2018

10814 JOLLYVILLE ROAD
AVALON IV, SUITE 300
AUSTIN, TEXAS 78759
PH. (512) 418-1771
CONTACT: ALEX E. GRANADOS, P.E.

SKY VILLAGE KIMBRO ESTATES LLC,
2730 TRANSIT ROAD
WEST SENECA, NEW YORK 14224-2523
CONTACT: GORDON REGER



Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	OVERALL PRELIMINARY PLAN
4	PRELIMINARY PLAN (SHEET 1 OF 3)
5	PRELIMINARY PLAN (SHEET 2 OF 3)
6	PRELIMINARY PLAN (SHEET 3 OF 3)
7	UTILITY PLAN (SHEET 1 OF 2)
8	UTILITY PLAN (SHEET 2 OF 2)
9	OVERALL DRAINAGE MAP
10	INLET DRAINAGE AREA MAP (SHEET 1 OF 2)
11	INLET DRAINAGE AREA MAP (SHEET 2 OF 2)
12	DRAINAGE CALCULATIONS

BEING 141.87 ACRES OUT OF THE 157.9603 ACRES OUT OF THE A.C. CALDWELL SURVEY NO.52, ABSTRACT 154 AND THE LEMUEL KIMBRO SURVEY NO.64, ABSTRACT 456, AND BEING THE TRACTS OF LAND CONVEYED TO KIMBRO ROAD ESTATES, LP PER DEED RECORDED AS DOCUMENT NO.2017180865 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

AND BEING THE ENTIRE 3.469 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, AS RECORDED IN 2017157471 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS

AND BEING 1.905 ACRES OF 35.626 ACRES LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME 35.626 ACRES CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

DATED THIS ____ DAY OF _____, 20__

BY: _____
HONORABLE MAYOR RITA G. JONSE
MAYOR OF THE CITY OF MANOR, TEXAS

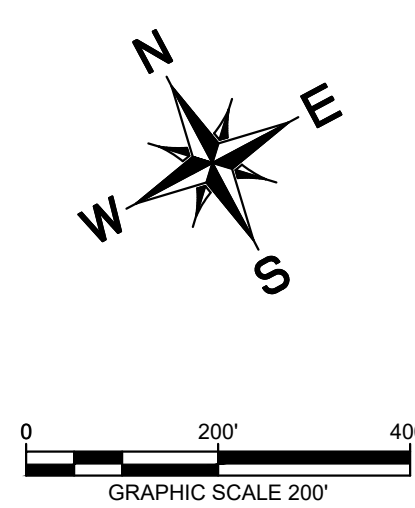
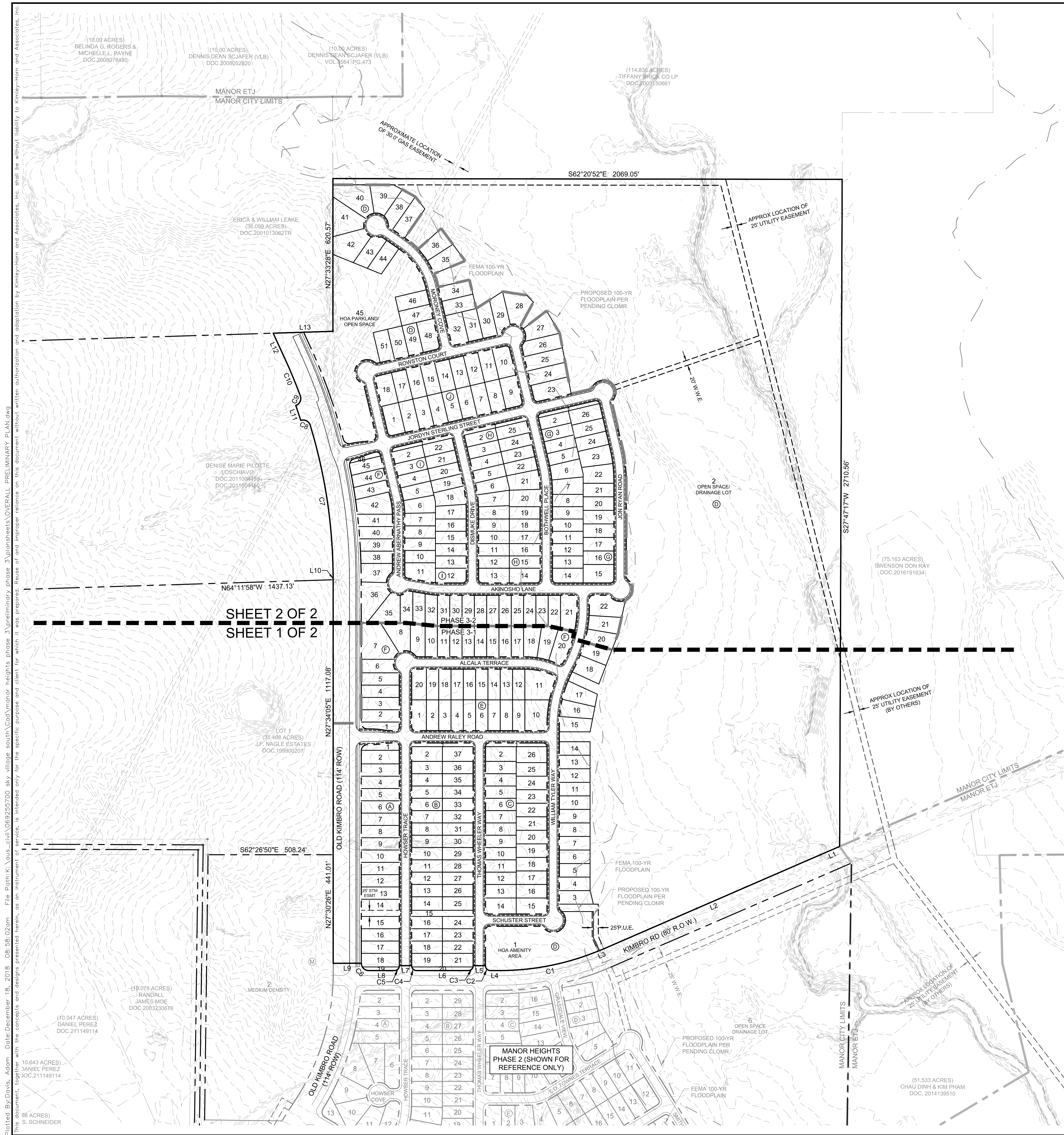
DATED THIS ____ DAY OF _____, 20__

BY: _____
WILLIAM MYERS, CHAIRPERSON

069255700	DATE
	DECEMBER 2018
	SCALE: AS SHOWN
	DESIGNED BY: AGD
	DRAWN BY: AGD
	CHECKED BY: AEG

SHEET NUMBER

1



<u>MANOR HEIGHTS PHASE 3 - GENERAL INFORMATION:</u>	
TOTAL ACREAGE.....	147.2
LINEAR FOOT OF 50' ROW.....	11992
LINEAR FOOT OF 114' ROW.....	2576
NUMBER OF SINGLE FAMILY LOTS.....	276
ACREAGE OF SINGLE FAMILY LOTS.....	46.22
NUMBER OF HOA AMENITY LOTS.....	1
ACREAGE OF HOA AMENITY LOTS.....	1.74
NUMBER OF PARKLAND LOTS.....	1
ACREAGE OF PARKLAND LOTS.....	3.80
NUMBER OF OPEN SPACE LOTS.....	12
ACREAGE OF OPEN SPACE LOTS.....	74.75
ACREAGE OF ROW.....	20.73
TOTAL NUMBER OF LOTS.....	290

<u>MANOR HEIGHTS - PHASE 3 SECTION 1 INFORMATION:</u>	
TOTAL ACREAGE.....	105.8
LINEAR FOOT OF 50' ROW.....	5138'
LINEAR FOOT OF 114' ROW.....	975'
NUMBER OF SINGLE FAMILY LOTS.....	132
ACREAGE OF SINGLE FAMILY LOTS.....	21.27
NUMBER OF HOA AMENITY LOTS.....	1
ACREAGE OF HOA AMENITY LOTS.....	1.74
NUMBER OF OPEN SPACE LOTS.....	8
ACREAGE OF OPEN SPACE LOTS.....	74.45
ACREAGE OF ROW.....	8.36
TOTAL NUMBER OF LOTS.....	141

<u>MANOR HEIGHTS - PHASE 3 SECTION 2 INFORMATION:</u>	
TOTAL ACREAGE.....	41.42
LINEAR FOOT OF 50' ROW.....	5138'
LINEAR FOOT OF 114' ROW.....	975'
NUMBER OF SINGLE FAMILY LOTS.....	144
ACREAGE OF SINGLE FAMILY LOTS.....	24.95
NUMBER OF PARKLAND LOTS.....	1
ACREAGE OF PARKLAND LOTS.....	3.80
NUMBER OF OPEN SPACE LOTS.....	4
ACREAGE OF OPEN SPACE LOTS.....	0.30
ACREAGE OF ROW.....	12.37
TOTAL NUMBER OF LOTS.....	149

OVERALL LOT SUMMARY						
Manor Heights Lot Data						
Lot Width	Phase 2		Phase 3		Overall	
	Lot Count	Lot Mix	Lot Count	Lot Mix	Lot Count	Lot Mix
50'	191	72%	186	67%	377	70%
55'	75	28%	44	16%	119	22%
60'	0	0%	46	17%	46	8%
Total	266		276		542	

MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS							
LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
PUD-SF-1	20	5	15	10	6,250	50	35

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1060.00'	406.80'	N73°25'34"W	404.31'	21°59'19"	205.93'
C2	20.00'	31.42'	N17°25'55"W	28.28'	90°00'00"	20.00'
C3	20.00'	31.42'	S72°34'05"W	28.28'	90°00'00"	20.00'
C4	20.00'	31.42'	N17°25'55"W	28.28'	90°00'00"	20.00'
C5	20.00'	31.42'	S72°34'05"W	28.28'	90°00'00"	20.00'
C6	30.00'	47.11'	N17°26'26"W	42.42'	89°58'58"	29.95'
C7	2143.00'	628.71'	N19°01'50"E	626.45'	16°48'33"	316.63'
C8	30.00'	48.00'	N35°12'53"W	43.04'	91°40'53"	30.89'
C9	30.00'	48.00'	N53°03'14"E	43.04'	91°40'53"	30.89'
C10	2143.00'	165.34'	N5°03'10"E	165.30'	4°25'14"	82.71'

LINE TABLE		
LINE	LENGTH	BEARING
L1	84.38	N85°30'46.43"W
L2	963.04	N85°54'35.05"W
L3	27.61	N84°25'13.89"W
L4	35.45	N62°22'55.78"W
L5	50.00	N62°22'55.79"W
L6	210.00	N62°25'54.79"W
L7	50.00	N62°22'55.79"W
L8	104.53	N62°22'55.79"W
L9	114.00	N62°22'56.88"W
L11	64.00	N8°56'40.33"E
L12	112.50	N2°50'33.40"E
L13	242.92	S64°11'52.29"E

[illegible]

Kimley»»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JULYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

12/18/2018

Alejandro E. Granados Rico

OVERALL PRELIMINARY PLAN

MANOR HEIGHTS
PHASE 3 SECTIONS 1 & 2
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
3



AGENDA ITEM NO. 3

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 9, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on denying a Final Plat for Arnhamn Lane Subdivision, eight (8) lots on 20 acres, more or less, located at 11811 Arnhamn Lane, Manor, TX. Applicant: Southwest Engineers. Owner: L4S, LLC.

BACKGROUND/SUMMARY:

This item has not been approved by our engineers and is not in substantial compliance with our ordinances.

PRESENTATION: ☐ YES ☐ NO

ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Plat

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission deny as submitted a Final Plat for Arnhamn Lane Subdivision, eight (8) lots on 20 acres, more or less, located at 11811 Arnhamn Lane, Manor, TX.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

11811 ARNHAMN SUBDIVISION

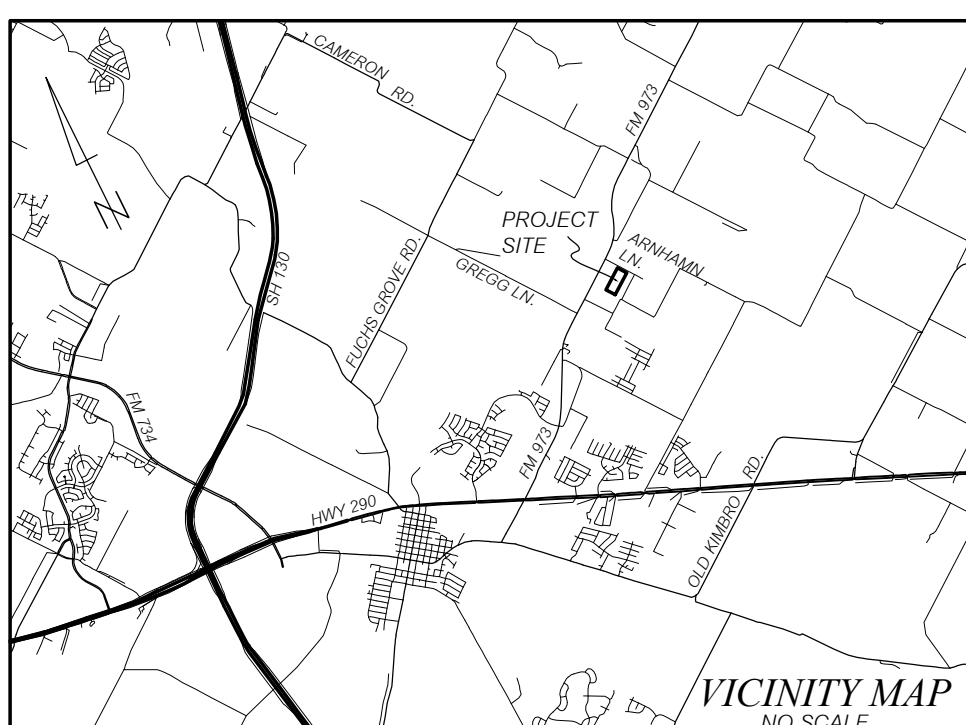
CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

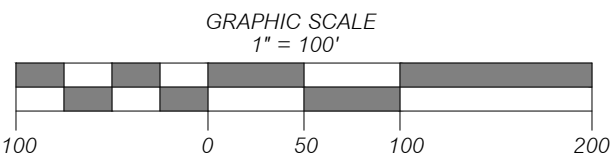
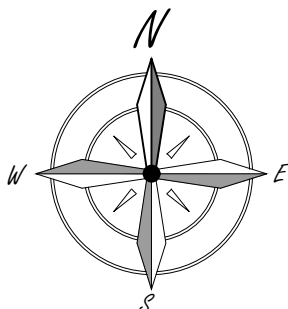
DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.



11811 ARNHAMN SUBDIVISION

SHEET 2 OF 3 SHEET(S)
CASE NO.:

LINE TABLE		
L #	BEARING	LENGTH
L1	S60° 54' 45"E	305.10'
L2	S60° 53' 09"E	170.65'
L3	S62° 06' 33"E	134.40'
L4	S60° 54' 46"E	102.54'
L5	S60° 54' 44"E	102.52'
L6	S60° 54' 44"E	50.02'
L7	S60° 54' 44"E	50.02'
L8	S60° 53' 09"E	50.02'
L9	S60° 53' 09"E	50.02'
L10	S60° 53' 09"E	70.61'
L11	S62° 06' 33"E	31.91'
L12	S62° 06' 33"E	102.49'
L13	N19° 54' 51"W	67.80'
L14	N28° 46' 15"E	46.29'
L15	S62° 56' 58"E	50.95'
L16	N27° 53' 27"E	55.41'
L17	N28° 46' 15"E	23.15'
L18	N28° 46' 15"E	23.15'
L19	N27° 53' 27"E	27.70'
L20	N27° 53' 27"E	27.70'



REFERENCE LEGEND:

(R1) = INST. NO. 2016092978, O.P.R.T.C.TX.
(R2) = INST. NO. 2016092970, O.P.R.T.C.TX.
(R3) = VOL. 6449, PG. 1104, D.R.T.C.TX.
(R4) = VOL. 8677, PG. 49, D.R.T.C.TX.
(R5) = INST. NO. 2007059859, O.P.R.T.C.TX.
(R6) = INST. NO. 2005081012, O.P.R.T.C.TX.
(R7) = VOLUME 10007, PG. 724, R.P.R.T.C.TX.
(R8) = VOL. 11696, PG. 111, R.P.R.T.C.TX.
(R9) = INST. NO. 2014122054, O.P.R.T.C.TX.
(R10) = INST. NO. 2014180543, O.P.R.T.C.TX.
(R11) = VOL. 13197, PG. 211, R.P.R.T.C.TX.
(R12) = INST. NO. 2016033365, O.P.R.T.C.TX.
(R13) = INST. NO. 2014098483, O.P.R.T.C.TX.
(R14) = VOL. 7820, PG. 564, D.R.T.C.TX.
D.R.T.C.TX. = DEED RECORDS, TRAVIS COUNTY, TEXAS.
O.P.R.T.C.TX. = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
R.P.R.T.C.TX. = REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

LINETYPE LEGEND:

———— = BOUNDARY AND LOT LINES
----- = ADJOINING LOT LINES
----- = EASEMENT LINE
——— = R.O.W.
——— = CENTERLINE

AREA:

TOTAL AREA = 871,807.1 SQ. FT. - 20.01 ACRES

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN
HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83,
CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND
CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

MONUMENT LEGEND / NOTE:

○ = FOUND MONUMENT AS DESCRIBED
● = MONUMENT STAMPED "SPOT ON SURVEYING"
TO BE SET UPON APPROVAL AND RECORDING.
△ = CALCULATED POINT.
[A] = FOUND 5/8" IRON ROD.
[B] = FOUND IRON ROD W/ CAP STAMPED "PREMIER SURVEYING".
[C] = FOUND 1/2" IRON ROD, DAMAGED, "SOS" MONUMENT TO BE SET.
[D] = FOUND TxDOT BRASS CAPPED R.O.W. MONUMENT.
[E] = FOUND IRON ROD WITH CAP STAMPED "WATSON SURVEYING".

11811 ARNHAMN SUBDIVISION

SHEET 3 OF 3 SHEET(S)
CASE NO.:

GENERAL NOTES:

1. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
3. ACCESS TO ARNHAMN ROAD FROM LOTS 3-6 IN THIS SUBDIVISION IS RESTRICTED TO ONE POINT WITHIN THE JOINT USE ACCESS EASEMENT AS DEDICATED AND SHOWN HEREON.
4. A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG THE RIGHTS OF WAYS DEDICATED BY THIS PLAT.
5. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY.
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
7. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8. THE DEVELOPER MUST ERECT SIGNS INDICATING "PRIVATE DRIVEWAY" AT THE DRIVEWAY ENTRANCE.
9. MAINTENANCE OF THE JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY.
10. ALL VEHICLES SHALL BE PARKED OFF OF THE JOINT USE DRIVEWAY SURFACE AND PUBLIC UTILITY EASEMENT, EXCEPT FOR INDIVIDUAL LOT DRIVEWAYS.

TRAVIS COUNTY ON-SITE SEWAGE FACILITY PROGRAM NOTES:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTE WATER DISPOSAL SYSTEM WHICH HAS BEEN APPROVED BY TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM.
3. NO ON-SITE WASTEWATER DISPOSAL SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WATER WELL.
4. NO CONSTRUCTION MAY BEGIN IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM ARE SUBMITTED TO AND APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
5. ALL DEVELOPMENT IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF CHAPTER 48-TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES.
6. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTE WATER PROGRAM, AND/OR LOT OWNERS.
7. THE ON-SITE SEWAGE FACILITIES SERVING THE LOTS IN THIS SUBDIVISION MUST BE PROFESSIONALLY DESIGNED.

DATE

TRAVIS COUNTY HEALTH DEPARTMENT

ENGINEER'S CERTIFICATION:

I, MIGUEL GONZALES JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE DEVELOPMENT ORDINANCES AND DRAINAGE POLICIES ADOPTED BY THE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS IN EFFECT ON THIS DATE.

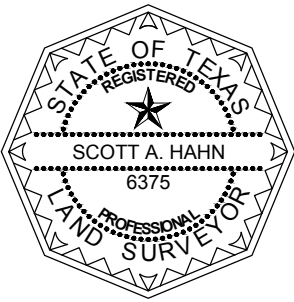
DATE: _____
MIGUEL GONZALES JR. - P.E. 95681
SOUTHWEST ENGINEERS, INC.
142 CIMARRON PARK LOOP, SUITE A
BUDA, TX. 78610
TEXAS FIRM NO.: F-1909



SURVEYOR'S CERTIFICATION:

I, SCOTT A. HAHN, AM REGISTERED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A PHYSICAL SURVEY OF THE PROPERTY UNDER MY DIRECT SUPERVISION.

DATE: AUGUST 21, 2017
SCOTT A. HAHN - RPLS NO. 6375
SPOT ON SURVEYING
614 JERRYS LANE
BUDA, TX. 78610
TEXAS FIRM NO.: 10193894



STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOWN ALL MEN BY THESE PRESENTS:

THAT L4S, LLC BEING THE OWNER(S) OF THAT CERTAIN 10.037 AND 9.894 ACRE TRACTS OF LAND OUT OF THE GREENBURY GATES SURVEY, ABSTRACT NO. 315, A-20, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEEDS AS RECORDED AS DOCUMENTS NO'S. 2016092970 AND 2016092978, OF OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 19.931 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS :

(11811 ARNHAMN SUBDIVISION)

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

DATE

P.O. BOX 27791
AUSTIN, TEXAS 78755

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOWN ALL MEN BY THESE PRESENTS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____ BY _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____, A.D.

DATE

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I DANA DEBEAUVIOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE THE ____ DAY OF _____, 20____ A.D. AT ____ O'CLOCK __M. DULY RECORDED ON THE DAY OF _____ 20____ AT ____ O'CLOCK __M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 201____, A.D.

DANA DEBEAUVIOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE ____ DAY OF _____, 201____.

BY: _____
DEPUTY

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNER(S) AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS' COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

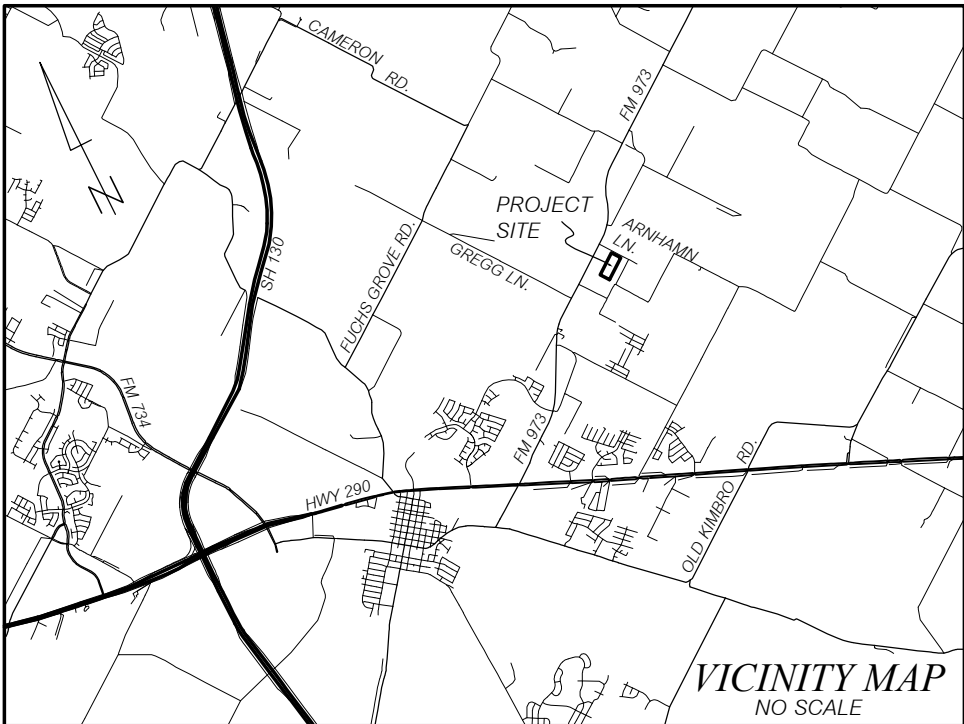
SIGNATURE BLOCKS:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 201____.

APPROVED: _____ ATTEST: _____
MARY ANN PARKER, CHAIRPERSON FRANCES AGUILAR, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 201____.

APPROVED: _____ ATTEST: _____
RITA JONSE, MAYOR FRANCES AGUILAR, CITY SECRETARY





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 9, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on denying a Preliminary Plat for 14870 Bois D'Arc Road Subdivision, fourteen (14) lots on 20 acres, more or less, located at 14870 Bois D'Arc Road, Manor, TX. Applicant: Southwest Engineers. Owner: L4S, LLC

BACKGROUND/SUMMARY:

This item has not been approved by our engineers and is not in substantial compliance with our ordinances.

PRESENTATION: ☐YES ☐NO

ATTACHMENTS: ☐YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐NO

Summary Letter

Plat

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission deny as submitted a Preliminary Plat for 14870 Bois D'Arc Road Subdivision, fourteen (14) lots on 20 acres, more or less, located at 14870 Bois D'Arc Road, Manor, TX.

PLANNING & ZONING COMMISSION: ☐RECOMMENDED APPROVAL ☐DISAPPROVAL ☐NONE



**Southwest
Engineers**

www.swengineers.com | TBPE No. F-1909

Civil | Environmental | Land Development

HEADQUARTERS

307 St. Lawrence St.
Gonzales, TX 78629
Phone: 830.672.7546

CENTRAL TEXAS OFFICE

205 Cimarron Park Loop, Ste B
Buda, TX 78610
Phone: 512.312.4336

December 04, 2018

City of Manor – Development/Planning Depart.
Attention: Scott Dunlop
Assistant Development Director
105 E. Eggleston Street
Manor, TX 78653

RE: 14870 Bois D'Arc Subdivision – Preliminary Plan
Engineering Summary Letter
SWE Project No. 0641-003-17

Dear Mr. Dunlop,

This Engineering Summary Report is submitted in support of the Preliminary Plan application for the 14870 Bois D'Arc Subdivision residential project. Please refer to the attached preliminary plan submittal package for additional information and detailed calculations.

The property is located at 14870 Bois D'Arc Road in the Extra Territorial Jurisdiction (ETJ) of City of Manor, Travis County, Texas. The property is a ± 20.002 acre in size and better described as Tract 1 and Tract 2 of the Lemuel Kimbro Survey No. 64, Abstract No. 456, in the recorded deed as Doc. 2017083077 of Official Public Records of Travis County, Texas. The site's existing condition is undeveloped. The proposed development consists of fourteen (14) residential lots, two detention ponds and associated drainage and utility easements.

A portion of the site lies within the mapped 100-year FEMA Floodplain boundaries according to FEMA Map Panel, No. 48453C0315H effective September 26, 2008.

The proposed detention ponds have been designed to attenuate the increased flow rate from the proposed improvements (please refer to attached Drainage Engineering Report for details and calculations). Wastewater service is to be provided by On Site Septic Facilities (OSSF) and water service is to be provided by Aqua Water Supply Corporation.

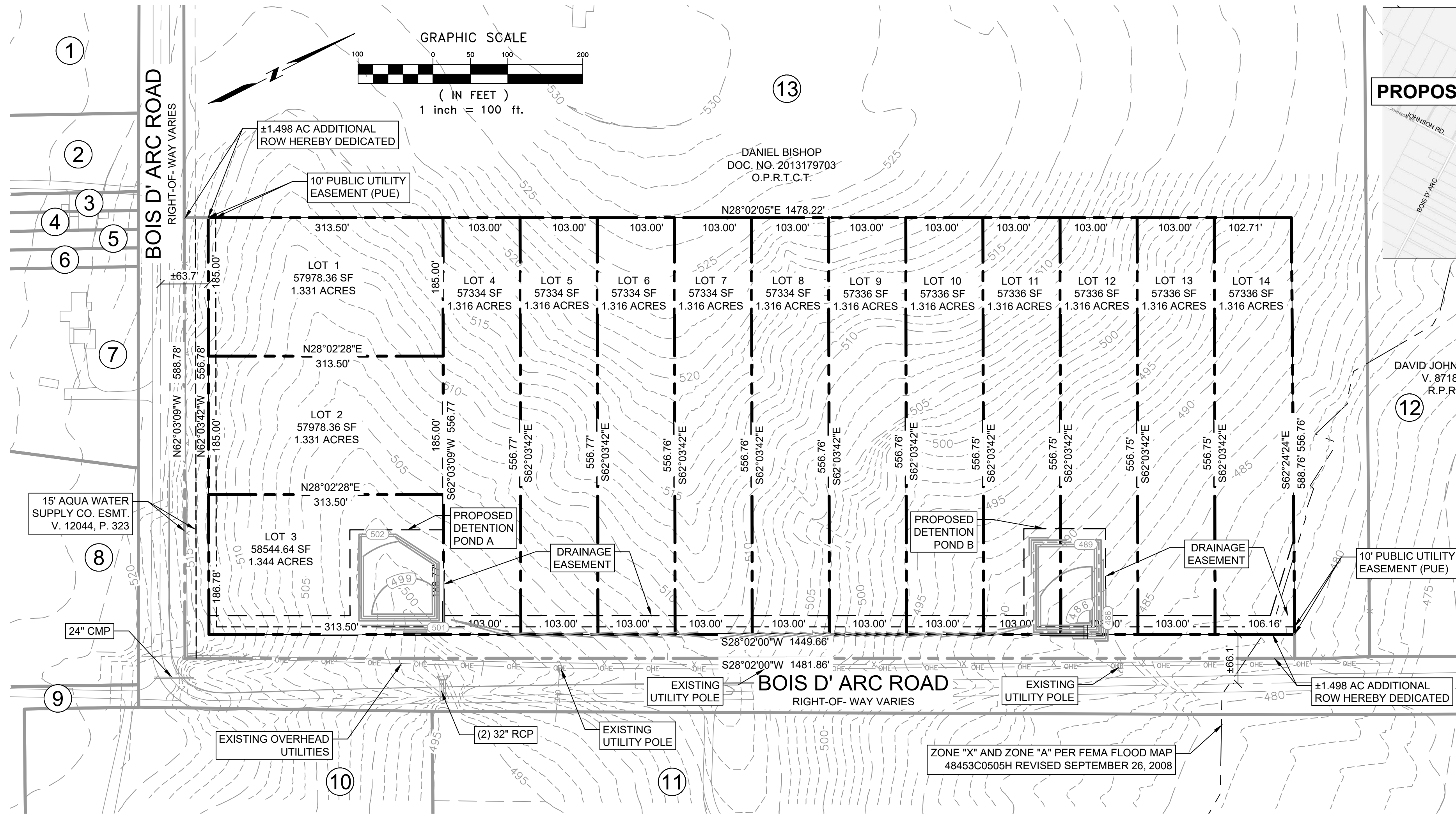
If you have any questions or require additional information, please feel free to contact me or Gabriel Hovdey at (512) 312-4336.

Respectfully submitted,

Miguel Gonzales, Jr., P.E.
Engineering Manager
ag



C:\CompanyData\Clients\0641 - L4S\0641-003-17_Final Plot 20-Acre Tract_Bois D' Arc\CAD\Sheets\0641-003_Preliminary Plan.dwg Mon, Dec 03, 2018, 11:44am



LOCATION MAP
SCALE: 1" = 2000'

ADJOINING PROPERTY OWNERS		
1	GUADALUPE J. RUIZ 14775 BOIS D' ARC MANOR, TX 78653	DOC. # 2002084495
2	DAVID L. PATRICK 14805 BOIS D' ARC MANOR, TX 78654	DOC. # 2003220408
3	DAVID L. PATRICK 14805 BOIS D' ARC MANOR, TX 78655	DOC. # 2009190436
4	CASEY ROSEPATRICK 14809 BOIS D' ARC MANOR, TX 78656	DOC. # 2010080492
5	JOSHUA DAVID PATRICK 14809 BOIS D' ARC MANOR, TX 78657	DOC. # 2010161083
6	JOSHUA DAVID PATRICK 14809 BOIS D' ARC MANOR, TX 78658	DOC. # 2008098035
7	DAVID LEE PATRICK 14805 BOIS D' ARC MANOR, TX 78659	DOC. # 2014125104
8	ERNEST LEE RODRIGUEZ 2104 ROSEMARY LN ROUND ROCK, TX 78664	VOL. 7231 PG. 01044
9	JP MORGAN CHASE BANK 3415 VISION DR. COLUMBUS, OH 43219	DOC. # 2016036126
10	JOSE GONZALEZ & MARIBELLA CORTZ & DIANNA GONZALEZ JAIMES 9000 HUNTERS TRACE AUSTIN, TX 78758	DOC. # 2015090012
11	CHARLES D. OMAN TRUST P.O. BOX 972 ELGIN, TX 78621	DOC. # 2004067428
12	DAVID JOHNSON APT 100 11512 TIN CUP DR. AUSTIN, TX 78750	VOL. 8718 PG. 347
13	DANIEL BISHOP 12700 HUPA CIR. AUSTIN, TX 78729	DOC. # 2013179703

OWNER/DEVELOPER:
L4S, LLC.
1101 W. 34TH STREET #308
AUSTIN, TX 78705
CONTACT: SEAN MURPHY
PH: (512) 698-7326

ENGINEER:
SOUTHWEST ENGINEERS, INC.
205 CIMARRON PARK LOOP, SUITE B
BUDA, TX 78610
CONTACT: GABRIEL HOVDEY
PH: (512) 312-4336

SURVEYOR:
HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
CONTACT: HOLT CARSON
PH: (512) 442-0990

LAND USE TABLE		
LAND USE	ACRES	NO. OF LOTS
SINGLE FAMILY	20.002	14

- NOTE:
1. THE PROPERTY REFERENCED ON THIS PRELIMINARY PLAN IS CONSIDERED CITY OF MANOR EXTRATERRITORIAL JURISDICTION (ETJ).
 2. THERE ARE NO PARKS, SCHOOLS, PUBLIC FACILITIES OR COMMONLY OWNED AREAS ASSOCIATED WITH THIS CONCEPT PLAN.
 3. FOURTEEN (14) LOTS = FOURTEEN (14) LUE'S (ASSUMING 1 LUE PER SINGLE FAMILY RESIDENTIAL LOT).
 4. PROJECT IS LOCATED WITHIN THE COTTONWOOD WATERSHED AND A PORTION OF LAND IS LOCATED WITHIN THE 100 YEAR FEMA FLOODPLAIN ACCORDING TO THE FEMA MAP PANEL NO. 48453C0315H AND 48453C050H FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.
 5. LOTS 1-14 (±20.00 AC) ARE PROPOSED TO BE A RESIDENTIAL SINGLE FAMILY DEVELOPMENT.
 6. WATER SERVICE WILL BE PROVIDED BY AQUA WATER SERVICE CORPORATION.

DATE PREPARED: NOVEMBER 19, 2018

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL THE CITY OF COUNCIL

DATED: THIS ____ DAY OF ____, 20__

BY: _____
WILLIAM MYERS, CHAIRPERSON

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.

DATED: THIS ____ DAY OF ____, 20__

BY: _____
HONORABLE MAYOR RITA G. JONSE
MAYOR OF THE CITY OF MANOR, TEXAS

PROJECT NO. 0641-003-17

DRAWN BY: AG DATE: 11/19/18

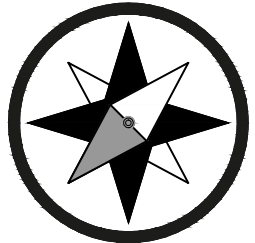
CHECKED BY: AG/GH DATE: 12/03/18

SHEET 1 OF 1



BOIS D' ARC SUBDIVISION PRELIMINARY PLAN

14870 BOIS D' ARC LANE
MANOR, TRAVIS COUNTY, TEXAS 78653



Southwest Engineers

TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F: 830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336



AGENDA ITEM NO. 5

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 9, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing and First Reading: Consideration, discussion, and possible action on a rezoning request for 1.0 acres of land out of Abstract 456, Survey 64 Kimbro L, locally known as 15108 Voelker Lane, Manor, TX, from Interim Single Family (R-1) to Agricultural (A). Applicant: Lena Ging Owner: Lena Ging

BACKGROUND/SUMMARY:

This property was annexed in 2008. The current use of the applicant's property surrounding their home as well as properties in the area is agricultural. The applicant is seeking to rezone the property to agricultural to replace their current home with a new home that will be moved in and that would not meet the requirements of a home built under R-1 standards.

PRESENTATION: ☐ YES ☐ NO

ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Rezoning Map

Area Image

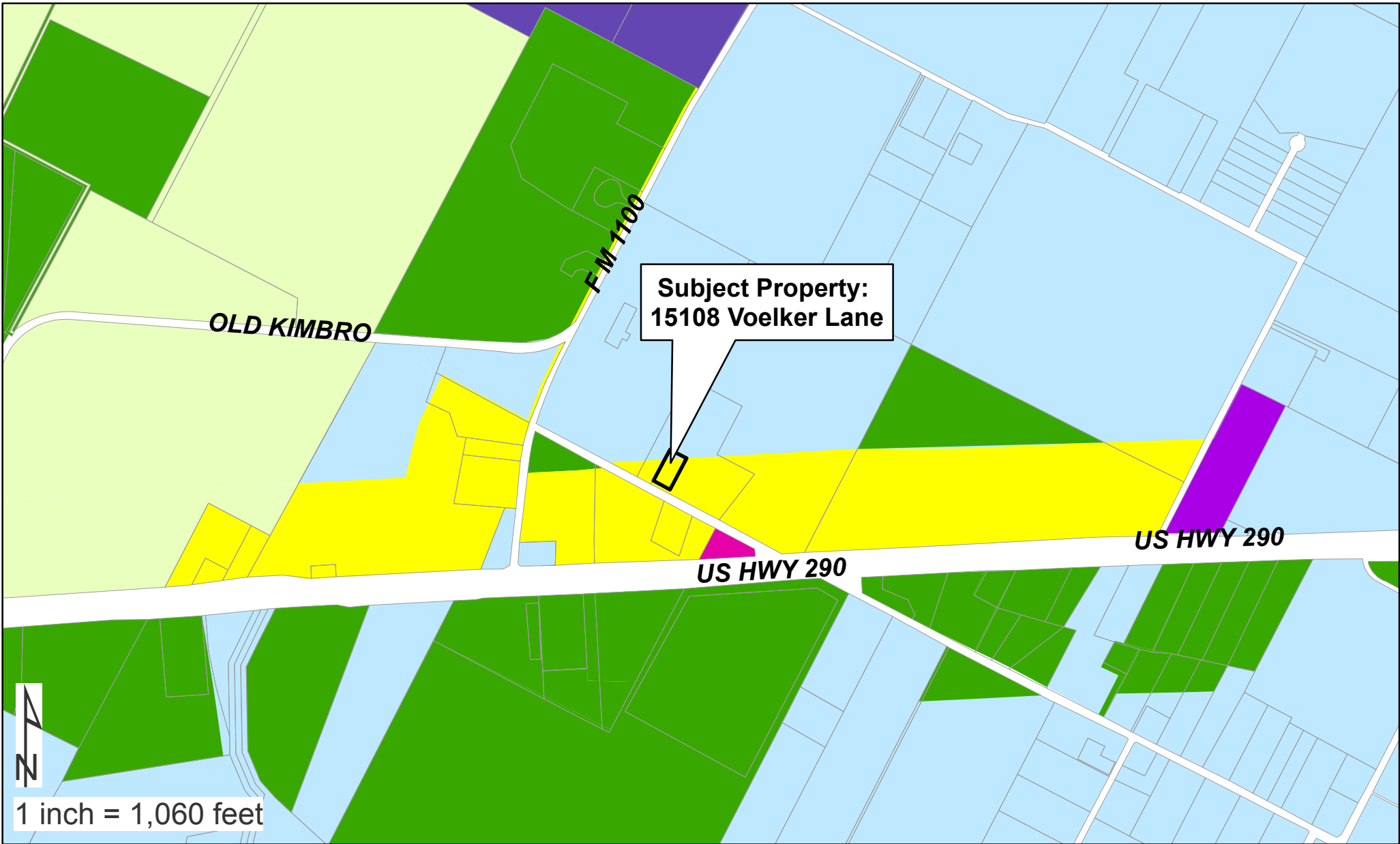
Notice Letter

Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a rezoning request for 1.0 acres of land out of Abstract 456, Survey 64 Kimbro L, locally known as 15108 Voelker Lane, Manor, TX, from Interim Single Family (R-1) to Agricultural (A).

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE



Proposed Zoning: Agricultural

*Current Zoning District:
Single Family (R-1)*

Zone		DB - Downtown Business District
R-1 - Single Family		NB - Neighborhood Business
R-2 - Single Family		IN-1 - Light Industrial
R-3 - Multi Family		IN-2 - Heavy Industrial
R-4 - Multi Family Special		I - Institutional
M-1 - Manufactured Housing		PUD - Planned Unit Development
M-2 - Manufactured Housing Park		A - Agricultural
C-1 - Light Commercial		Manor ETJ
C-2 - Medium Commercial		





December 18, 2018

RE: 15108 Voelker Lane Rezoning

Dear Property Owner:

The City of Manor Planning and Zoning Commission and City Council will be conducting public hearings to consider a rezoning request for 15108 Voelker Lane. You are being notified because you own property within 300 feet of the property for which this request is being made. The request will be posted on the agenda as follows:

Public Hearing: Consideration, discussion and possible action on a rezoning request for 1.0 acre of land out of Abstract 456, Survey 64 Kimbro L, locally known as 15108 Voelker Lane, from Single Family (R-1) to Agricultural (A).

The Planning and Zoning Commission will convene at 6:30PM on January 9, 2019 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on January 16, 2019 at 105 E. Eggleston St. in the City Council Chambers.

If you have no interest in the case there is no need for you to attend. You may address any comments to me at the address or phone number listed below. Any communications I receive will be made available to Commission and Council members during the discussion of this item. For your convenience, my email address is sdunlop@cityofmanor.org

Sincerely,

Scott Dunlop
Planning Coordinator
512-272-5555 ext. 5

LUNDGREN HOWARD & WILLELLA
13405 FM 1100
MANOR, TX 78653-4516

SCHULTZ TERRY LEE
15201 VOELKER LN
MANOR, TX 78653-4521



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 9, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing and First Reading: Consideration, discussion, and possible action on a Conditional Use Application to allow for a Service Station located at 13812 Bois D'Arc Road, Manor, TX. Applicant: Professional StruCIVIL Engineers. Owner: Dessau Road, LLC

BACKGROUND/SUMMARY:

This property was annexed in November 2017 and zoned Neighborhood Business in September 2018. NB allows for service stations as a conditional use. The service station occupies approximately 1.38 acres of a 2.75 tract that is part of a larger 15 acre tract. The service station is at the corner of Tower Road and Bois D'Arc Road.

PRESENTATION: ☐ YES ☐ NO

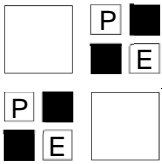
ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Letter of Intent
Preliminary Site Plan
Area Image
Notice Letter
Mailing Labels

STAFF RECOMMENDATION:

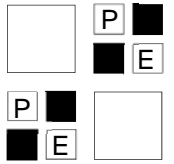
It is City staff's recommendation that the Planning Commission approve a Conditional Use Application to allow for a Service Station located at 13812 Bois D'Arc Road, Manor, TX.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE



PROFESSIONAL STRUCIVIL ENGINEERS, INC.

STRUCTURAL CIVIL TRANSPORTATION
12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759
512.238.6422 PSCE@PSCEINC.COM REGISTERED FIRM F-4951



LETTER OF INTENT

November 30, 2018

Development Services
City of Manor
105 E. Eggleston
Manor, Texas 78634

Dear Development Services:

The attached application and supplemental information is presented to the City of Manor for a conditional use permit and is hereby submitted by Professional StruCIVIL Engineers, Inc. so that the property owner of the site locally known as Tower Road at Bois D'Arc may proceed with designs for a retail center with a gas station. Because the site has recently been zoned as NB, the project will require a conditional use permit in order to proceed with the portion identified with a gas station.

Please allow the submittal and process for the conditional use permit of the Bois D'Arc Retail Center to begin.

If you have any questions, please contact our office at 512-238-6422 or by email at psce@psceinc.com.

Sincerely,

Diane Bernal
Office/Project Manager
Professional StruCIVIL Engineers, Inc.

GENERAL LEGEND

PROPERTY LINE

LIMITS OF CONSTRUCTION

SILT FENCE

SILT FENCE LOC

PUE PUBLIC UTILITY EASEMENT

DE DRAINAGE EASEMENT

EE ELECTRICAL EASEMENT

SSE SANITARY SEWER EASEMENT

WSEL WATER SURFACE ELEVATION

CMP CORRUGATED METAL PIPE

ELEV. EXISTING CONTOURS

ELEV. PROPOSED GRADING CONTOURS

UTILITY LEGEND

FIRE HYDRANT

GATE VALVE

PLUG OR CAP

STORM SEWER MANHOLE

WATER MANHOLE

CLEAN OUT

WATER LINE

WATER LINE

STORM SEWER LINE

FLOOD INDICATOR: SHOW TO RIGHT

PROPOSED SERVICE TAP

WATER METER

IRRIGATION METER

STORM SEWER INLET

WATER SERVICE (SINGLE)

WATER SERVICE (DOUBLE)

UTILITY POLE

LIGHT POLE

OVERHEAD ELECTRIC

WIRE FENCE

EROSION CONTROL LEGEND

TREE (EXISTING)

TREE (TO BE REMOVED) (R)

TREE PROTECTION

TOWER ROAD
(ROW VARIES)

BOIS D'ARC LANE
(ROW VARIES)

15.11 ACRES
JOHN PERRY,JR. AND KIM R. PERRY
REMAINDER OF 184.018 ACRES VOL. 11862, PG. 270

15.11
JOHN PERRY,JR.
REMAINDER OF 184.018 ACRES

ACCESSIBLE SITE PLAN NOTE:

- 1) ACCESSIBLE ROUTES WITHIN THE BOUNDARY OF THE SITE MUST BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. [B01104.1]
- 2) ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
- 3) OUTDOOR RAMPS AND THEIR APPROACHES MUST BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. [ANSI 405.10]
- 4) CHANGES IN LEVEL GREATER THAN 1/2 INCH MUST BE ACCOMPLISHED BY MEANS OF A CURB RAMP, RAMP, ELEVATOR, OR PLATFORM LIFT. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. [ANSI 405.9]
- 5) GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [ANSI 302.1] SURFACE TEXTURE SHALL BE PROVIDED.
- 6) PARKING ACCESS AISLES MUST BE PART OF THE ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND MUST HAVE A RUNNING SLOPE NO GREATER THAN 1:20 AND A CROSS SLOPE NO GREATER THAN 1:50. [ANSI 502.5]
- 7) PARKED VEHICLE OVERHANGS MUST NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE CIRCULATION ROUTE TO LESS THAN 36". WIDTH OF THE SIDEWALK TO A MINIMUM OF 5 FEET OR PROVIDE WHEEL STOPS 1.5 FEET FROM THE CURB. [ANSI 403.5, TABLE 403.5]
- 8) CURB RAMPS MUST BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB. [ANSI 406.1]
- 9) IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, IT MUST HAVE FLARED SIDES. IF THE LEVEL LANDING AT THE TOP OF THE RAMP IS LESS THAN 48" WIDE, THE SLOPE OF THE FLARE MAY NOT EXCEED 1:12; OTHERWISE, THE MAXIMUM SLOPE OF THE FLARE IS 1:10. CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. [ANSI 406.3, FIG. 406.3, TCM FIG. 4-1, 4-5]
- 10) CURB RAMPS AT MARKED CROSSINGS MUST BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.[ANSI 406.6]
- 11) EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
- 12) APPROVAL OF THESE PLANS BY THE CITY OF DRIPPING SPRINGS INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- 13) ALL SIDEWALK AND ACCESSIBLE ROUTE SHALL BE CONCRETE FINISH.

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December 18, 2018

RE: 13812 Bois D'Arc Road Conditional Use

Dear Property Owner:

The City of Manor Planning and Zoning Commission and City Council will be conducting public hearings to consider a conditional use request for 13812 Bois D'Arc Road. You are being notified because you own property within 300 feet of the property for which this request is being made. The request will be posted on the agenda as follows:

Consideration, discussion and possible action on a conditional use request for 3 acres out of Abstract 315 Survey 63 Gates G, locally known as 13812 Bois D'Arc Road, to allow for a service station.

The Planning and Zoning Commission will convene at 6:30PM on January 9, 2019 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on January 16, 2019 at 105 E. Eggleston St. in the City Council Chambers.

If you have no interest in the case there is no need for you to attend. You may address any comments to me at the address or phone number listed below. Any communications I receive will be made available to Commission and Council members during the discussion of this item. For your convenience, my email address is sdunlop@cityofmanor.org

Sincerely,

Scott Dunlop
Assistant Development Director
512-272-5555 ext. 5

TCAD PID: 248046
J L Perry Jr
13812 Bois D'Arc Ln
Manor TX 78653

TCAD PID: 248072
Sky Village Kimbro Estates LLC
2730 Transit Road
Seneca NY 14224-2523

TCAD PID: 897492
Starlight Homes Texas LLC
10721 Research Blvd., Ste B210
Austin TX 78759-5694

TCAD PID: 897489
Starlight Homes Texas LLC
10721 Research Blvd., Ste B210
Austin TX 78759-5694

TCAD PID: 897486
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Starlight Homes Texas LLC
10721 Research Blvd., Ste B210
Austin TX 78759-5706

TCAD PID: 706089
Kevin Coleman ETAL
901 Westlake Dr
West Lake Hills TX 78746-4509

TCAD PID: 897498
West Elgin Development CORP
ATTN Pete Dwyer
9900 US HWY 290 E
Manor TX 78653-9720

TCAD PID: 897491
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TCAD PID: 547088
Presidential Meadows L P
c/o W2 Real Estate Partners
1221 S MOPAC EXPWY Ste. 355
Austin TX 78746

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TCAD PID: 897456
West Elgin Development CORP
ATTN Pete Dwyer
9900 US HWY 290 E
Manor TX 78653-9720

Manor Independent School District
PO Box 359
Manor TX 78653

Atmos Energy Corporation
PO Box 650205
Dallas TX 75265

AT&T Texas
909 Colorado Street, Floor 8, Room 810
Austin TX 78701

Time Warner Cable - Austin Division
12012 N Mopac Expressway
Austin Tx 78758

Bluebonnet Electric Cooperative
3198 Austin Street
Giddings TX 78942

Manville Water Corporation
PO Box 248
Coupland TX 78615

Repulic Services ofA ustin
2900 N FM 973
Austin TX 78725

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Austin TX 78725



Julie Leonard, Place 1
Jacob Hammersmith, Place 2
Raul Hernandez, Vice-Chair, Place 3
Mike Burke, Place 4
Lian Stutsman, Place 5
Keith Miller, Place 6
Bill Myers, Chairperson, Place 7

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

Wednesday, December 12, 2018

6:30 P.M.

Manor City Hall – Council Chambers
105 E. Eggleston Street

COMMISSIONERS

PRESENT:

Place 1: Julie Leonard
Place 2: Jacob Hammersmith
Place 4: Mike Burke
Place 5: Lian Stutsman
Place 7: Bill Myers, Chairperson

ABSENT:

Place 3: Raul Hernandez, Vice-Chair
Place 6: Keith Miller

CITY STAFF PRESENT:

Scott Dunlop – Assistant Development Director

REGULAR SESSION – 6:30 P.M.

With a quorum of the Planning and Zoning Commissioners present, the regular session of the Manor Planning and Zoning Commission was called to order by Chairperson Myers at 6:30 p.m. on Wednesday, December 12, 2018, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

No one appeared to speak at this time.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Commission and action will be taken in one motion. There will be no separate discussion of these items unless requested

by a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

- | | |
|--|---|
| 1. Consideration, discussion, and possible action on denying a Preliminary Plat for Manor Heights Section 2, two hundred seventy-eight (278) lots on 111 acres, more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: Sky Village Kimbro Estates, LLC. | Scott Dunlop,
Assistant
Development
Director |
| 2. Consideration, discussion, and possible action on denying a Final Plat for Shadowglen Phase 2 Sections 25 & 26, one hundred sixty-six (166) lots on 32 acres, more or less, located near Shadowglen Trace and Stonebridge Meadow Drive, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings. | Scott Dunlop,
Assistant
Development
Director |
| 3. Consideration, discussion, and possible action on denying a Final Plat for Shadowglen Phase 2 Section 28, one hundred eight (108) lots on 41 acres, more or less, located near Misty Grove Blvd. and Silent Falls Way, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings. | Scott Dunlop,
Assistant
Development
Director |

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by P&Z Commissioner Stutsman and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted five (5) For and none (0) Against and to approve denial as submitted for consent agenda items 1, 2, and 3. The motion carried unanimously.

REGULAR AGENDA

- 4. Consideration, discussion, and possible action on the Planning and Zoning Commission Minutes of the November 14, 2018 Regular Meeting.**

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by P&Z Commissioner Hammersmith and seconded by Commissioner Leonard, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve the Planning and Zoning Commission Minutes of the November 14, 2018 Regular Meeting. The motion carried unanimously.

5. **Consideration, discussion, and possible action on a Preliminary Plat for Shadowglen Phase 2, Section 18A, 22, 23A, 25, 26, 27A, 27B, and 28, five hundred seventy-nine (579) single family homes on 147 acres, more or less, located near Shadowglen Trace and Misty Grove Blvd., Manor, TX. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings.**

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by P&Z Commissioner Burke and seconded by P&Z Commissioner Stutsman, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve a Preliminary Plat for Shadowglen Phase 2, Section 18A, 22, 23A, 25, 26, 27A, 27B, and 28, five hundred seventy-nine (579) single family homes on 147 acres, more or less, located near Shadowglen Trace and Misty Grove Blvd., Manor, TX. The motion carried unanimously.

6. **Consideration, discussion, and possible action on a Uniform Sign Plan for the Studios at Shadowglen Trace located at 13700 N. FM 973, Manor, TX Applicant: Dwyer Realty Companies Owner: Dwyer Realty Companies**

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by P&Z Commissioner Stutsman and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve a Uniform Sign Plan for the Studios at Shadowglen Trace located at 13700 N. FM 973, Manor, TX. The motion carried unanimously.

7. **Consideration, discussion, and possible action on a Uniform Sign Plan for 203 West Murray, Manor, TX. Applicant: Rolando Elizando. Owner: Rolando Elizando**

Scott Dunlop,
Assistant
Development
Director

MOTION: Upon a motion made by P&Z Commissioner Hammersmith and seconded by P&Z Commissioner Stutsman, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve a Uniform Sign Plan for 203 West Murray, Manor, TX. The motion carried unanimously.

8. **Consideration, discussion, and possible action on a Setback Waiver for Block 35, Lot 1, Town of Manor, locally known as 600 Samaripa Street, Manor, TX, to reduce the front setback to 20 feet and the rear setback to 10 feet. Applicant: Brenda Perez. Owner: Brenda Perez.**

Scott Dunlop,
Assistant
Development
Director

MOTION: Upon a motion made by P&Z Commissioner Leonard and seconded by P&Z Commissioner Burke, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve a Setback Waiver for Block 35, Lot 1, Town of Manor, locally known as 600 Samaripa Street, Manor, TX, to reduce the front setback to 20 feet and the rear setback to 10 feet. The motion carried unanimously.

- 9. Consideration, discussion, and possible action on a Setback Waiver for Block 11, Lot 1, Town of Manor, locally know as 901 ½ N. Burnet Street, Manor, TX to reduce the front setback to 20 feet, the rear setback to 10 feet, and the side setback to 5 feet. Applicant: Jeff Martella, CMI Acquisitions. Owner: City of Manor.**
- Scott Dunlop,
Assistant
Development
Director

MOTION: Upon a motion made by P&Z Commissioner Burke and seconded by P&Z Commissioner Stutsman, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve a Setback Waiver for Block 11, Lot 1, Town of Manor, locally know as 901 ½ N. Burnet Street, Manor, TX to reduce the front setback to 20 feet, the rear setback to 10 feet, and the side setback to 5 feet. The motion carried unanimously.

ADJOURNMENT

The Regular Session of the Manor Planning and Zoning Commission adjourned at 6:48 PM on Wednesday, December 12, 2018.

These minutes approved by the Planning and Zoning Commission on the 9th day of January 2019.

APPROVED:

ATTEST:

Bill Myers,
Chairperson

Scott Dunlop,
Assistant Development Director



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 9, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plat for Arnhamn Lane Subdivision, eight (8) lots on 20 acres, more or less, located at 11811 Arnhamn Lane, Manor, TX. Applicant: Southwest Engineers. Owner: L4S, LLC

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. The properties are zoned R-1 single family and the plat consists of 4 1-acre lots, 2 3.5-acre lots, and 2 4.5-acre lots.

PRESENTATION: ☐ YES ☐ NO

ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Plat

Engineer Comments

Acceptance Letter

Notice Letter

Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a Preliminary Plat for Arnhamn Lane Subdivision, eight (8) lots on 20 acres, more or less, located at 11811 Arnhamn Lane, Manor, TX.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

LINETYPE LEGEND:

---	= BOUNDARY AND LOT LINE
---	= ADJOINING LOT LINES
---	= EASEMENT LINE
---	= R.O.W.

LINE TABLE

L #	BEARING	LENGTH
L1	S60° 54' 45"E	305.10'
L2	S60° 53' 09"E	170.65'
L3	S62° 06' 33"E	134.40'
L4	S60° 54' 46"E	102.54'
L5	S60° 54' 44"E	102.52'
L6	S60° 54' 44"E	50.02'
L7	S60° 54' 44"E	50.02'
L8	S60° 53' 09"E	50.02'
L9	S60° 53' 09"E	50.02'
L10	S60° 53' 09"E	70.61'
L11	S62° 06' 33"E	31.91'
L12	S62° 06' 33"E	102.49'
L13	N19° 54' 51"W	67.80'

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL THE CITY OF COUNCIL

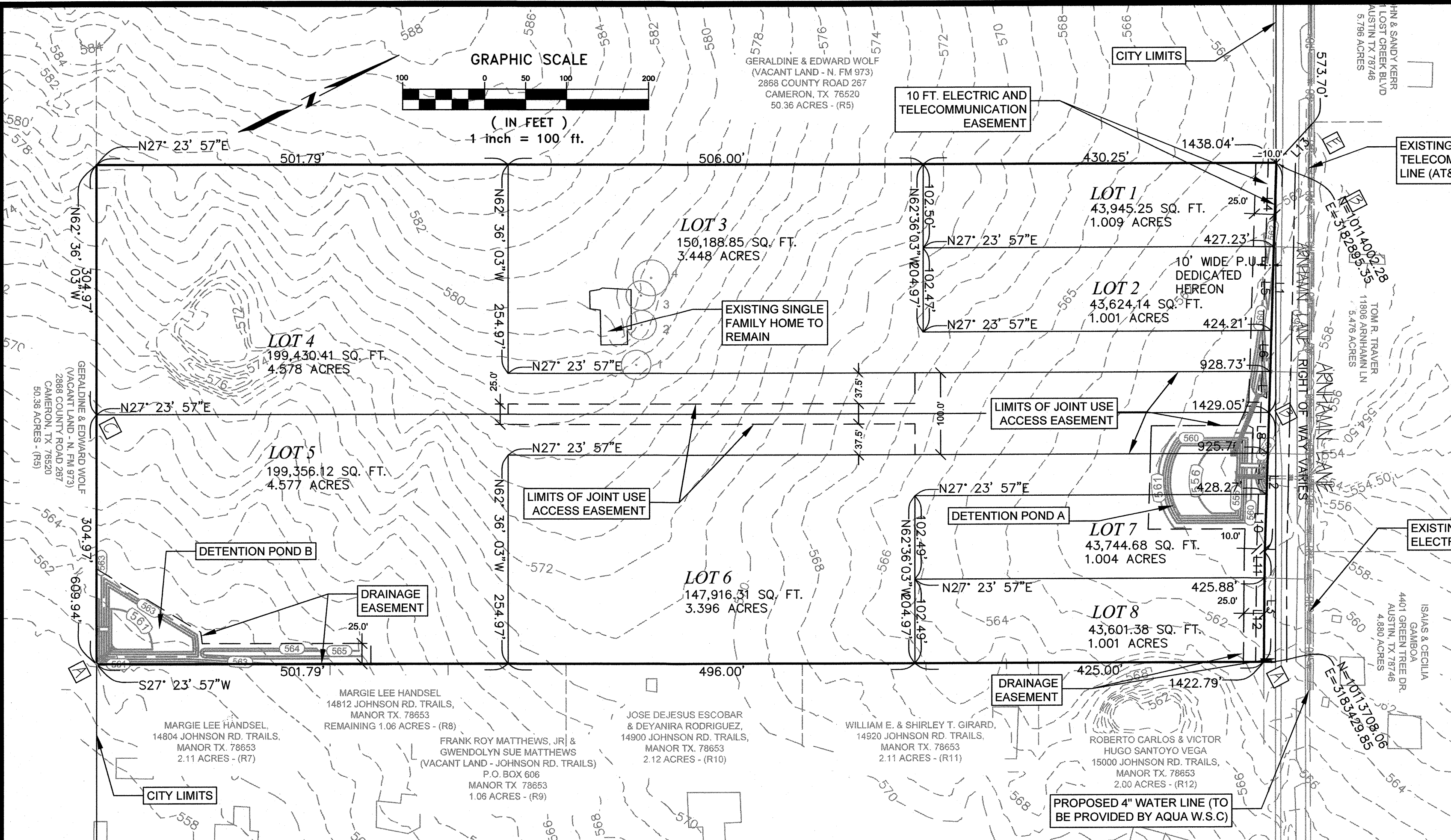
DATED: THIS ____ DAY OF ____, 20__

BY:
WILLIAM MYERS, CHAIRPERSON

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.

DATED: THIS ____ DAY OF ____, 20__

BY:
HONORABLE MAYOR RITA G. JONSE
MAYOR OF THE CITY OF MANOR, TEXAS



OWNER/DEVELOPER:

L4S, LLC.
1101 W. 34TH STREET #308
AUSTIN, TX 78705
CONTACT: SEAN MURPHY
PH: (512) 698-7326

ENGINEER:

SOUTHWEST ENGINEERS, INC.
205 CIMARRON PARK LOOP, SUITE B
BUDA, TX 78610
CONTACT: GABRIEL HOVDEY
PH: (512) 312-4336

SURVEYOR:

SPOT ON SURVEYING
614 JERRYS LANE
BUDA, TX 78610
CONTACT: SCOTT A. HAHN
PH: (512) 523-8092

LAND USE	ACRES	NO. OF LOTS
Single Family*	20.014	8

MONUMENT LEGEND / NOTE:

- = FOUND MONUMENT AS DESCRIBED
- = MONUMENT STAMPED "SPOT ON SURVEYING" TO BE SET UPON APPROVAL AND RECORDING.
- A = FOUND 5/8" IRON ROD.
- B = FOUND IRON ROD W/ CAP STAMPED "PREMIER SURVEYING".
- C = FOUND 1/2" IRON ROD, DAMAGED, "SOS" MONUMENT TO BE
- D = FOUND TxDOT BRASS CAPPED R.O.W. MONUMENT.
- E = FOUND IRON ROD WITH CAP STAMPED "WATSON SURVEYING"

NOTE:

- THE PROPERTY REFERENCED ON THIS PRELIMINARY PLAN IS CONSIDERED TO BE PART OF CITY OF MANOR.
- THERE ARE NO PARKS, SCHOOLS, PUBLIC FACILITIES OR COMMONLY OWNED AREAS ASSOCIATED WITH THIS CONCEPT PLAN.
- EIGHT (8) LOTS = EIGHT (8) LUE'S (ASSUMING 1 LUE PER SINGLE FAMILY RESIDENTIAL LOT).
- PROJECT IS LOCATED WITHIN THE COTTONWOOD WATERSHED AND DOES NOT CONTAIN ANY PORTION OF LAND LOCATED WITHIN THE 100 YEAR FEMA FLOODPLAIN ACCORDING TO THE FEMA MAP PANEL NO. 48453C0295H FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.
- LOTS 1-8 (420.01 AC) ARE PROPOSED TO BE A RESIDENTIAL SINGLE FAMILY DEVELOPMENT (R1 ZONING).
- WATER SERVICE WILL BE PROVIDED BY AQUA WATER SERVICE CORPORATION.

DATE PREPARED: OCTOBER 15, 2018



LOCATION MAP
SCALE: 1" = 2000'

REFERENCE LEGEND:

(R1) = INST. NO. 2016092978, O.P.R.T.C.TX.
(R2) = INST. NO. 2016092970, O.P.R.T.C.TX.
(R3) = VOL. 6449, PG. 1104, D.R.T.C.TX.
(R4) = VOL. 8677, PG. 49, D.R.T.C.TX.
(R5) = INST. NO. 2007059859, O.P.R.T.C.TX.
(R6) = INST. NO. 2005081012, O.P.R.T.C.TX.
(R7) = VOLUME 10007, PG. 724, R.P.R.T.C.TX.
(R8) = VOL. 11696, PG. 111, R.P.R.T.C.TX.
(R9) = INST. NO. 2014122054, O.P.R.T.C.TX.
(R10) = INST. NO. 2014180543, O.P.R.T.C.TX.
(R11) = VOL. 13197, PG. 211, R.P.R.T.C.TX.
(R12) = INST. NO. 2016033365, O.P.R.T.C.TX.
(R13) = INST. NO. 2014098483, O.P.R.T.C.TX.
(R14) = VOL. 7820, PG. 564, D.R.T.C.TX.
D.R.T.C.TX. = DEED RECORDS, TRAVIS COUNTY, TEXAS.
O.P.R.T.C.TX. = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
R.P.R.T.C.TX. = REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

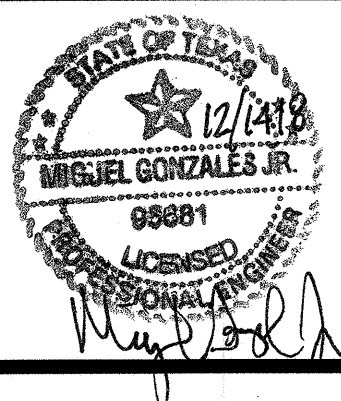
TAG #	TRUNK DIA.	TYPE
1	18"	PECAN
2	18"	FRUITLESS MULLBERRY
3	18"	LIVE OAK
4	22"	ARIZONA ASH

PROJECT NO. 0641-002-16

DRAWN BY: AG DATE: 05/18

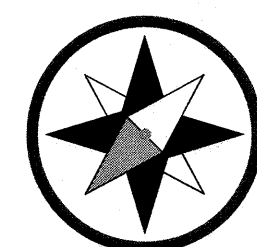
CHECKED BY: GH/AG DATE: 12/12

SHEET 1 OF 1



**11811 ARNHAMN SUBDIVISION
PRELIMINARY PLAN**

11811 ARNHAMN LANE
MANOR, TRAVIS COUNTY, TEXAS 78653



**Southwest
Engineers**

TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS

307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F: 830.672.2034

CENTRAL TEXAS

205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336



Date: Tuesday, March 14, 2017

Gabriel Hovdey
Southwest Engineers, Inc.
112 Cimarron Park Loop, Suite A
Buda TX 78610
gabe.hovdey@swengineers.com

Permit Number 2017-P-1034-PP
Job Address: 11811 Arnham Lane, Manor, TX. 78653

Dear Gabriel Hovdey,

The first submittal of the Arnham Lane Subdivision Preliminary (*Preliminary Plan*) submitted by Southwest Engineers, Inc. and received on December 18, 2018, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@jaeco.net.

1. The signature block for the preliminary plan should be updated to reflect the current Planning and Zoning Chairperson, William Myers.
2. The font for adjacent properties is difficult to read.
3. There are trees shown on proposed Lot 3. Due to their size, these trees are considered significant trees. Per Section 22(c)(3)(vii) of Subdivision Ordinance 263B, significant trees to remain during construction should be showed by solid circles for the Critical Root Zones and significant trees to be removed should show the critical root zones as dashed circles. It appears that the trees shown on the preliminary plat will be removed. This should be clarified.
4. If significant trees are to be removed, replacement trees are to be shown on the Preliminary Plat per Section 22(c)(3)(viii) of Subdivision Ordinance 263B.
5. Section 22(c)(4)(i) of Subdivision Ordinance 263B requires a drainage study for the proposed subdivision be submitted.
6. No information was provided regarding water and wastewater service for the subdivision. Information for who will provide water and wastewater service to the lots should be provided.
7. If septic systems are proposed, Section 22(c)(4)(iii) of Subdivision Ordinance 263B requires a letter of certification that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems).

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. 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.

Thank you,

A handwritten signature in blue ink, reading "Pauline M. Gray". The signature is cursive and fluid.

Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.

May 9, 2018

Pauline Gray
Jay Engineering Company, Inc.
P.O. Box 1220
Leander, Texas 78646

RE: 11811 Arnhamn Subdivision
11811 Arnhamn Lane, Manor, TX 78653
Permit Number: **2017-P-1034**

Dear Ms. Gray,

Please find below our responses to the previous comment report.

Engineering Review

1. The signature block for the preliminary plan should be updated to reflect the current Planning and Zoning Chairperson, William Myers.

Comment Response: The Planning and Zoning signature block has been updated. Please refer to updated attached plan for comment compliance.

2. The font for adjacent properties is difficult to read.

Comment Response: The font for the adjacent properties have been modified for clarification purposes. Please refer to the attached updated preliminary plan for comment compliance.

3. There are trees shown on proposed Lot 3. Due to their size, these trees are considered significant trees. Per Section 22(c)(3)(vii) of Subdivision Ordinance 263B, significant trees to remain during construction should be showed by solid circles for the Critical Root Zones and significant trees to be removed should show the critical root zones as dashed circles. It appears that the trees shown on the preliminary plat will be removed. This should be clarified.

Comment Response: All trees on site are to remain and will not be removed / demolished. Please refer to updated attached preliminary plan where it shows all trees to remain on site with the respective tree table.

4. If significant trees are to be removed, replacement trees are to be shown on the Preliminary Plat per Section 22(c)(3)(viii) of Subdivision Ordinance 263B.

Comment Response: All trees on site are to remain and will not be removed / demolished. Please refer to comment response number 3.

5. Section 22(c)(4)(i) of Subdivision Ordinance 2638 requires a drainage study for the proposed subdivision be submitted.

Comment Response: Comment noted, please refer to the attached 11811 Arnhamn Lane Subdivision Drainage Area Map for comment compliance.

6. No information was provided regarding water and wastewater service for the subdivision. Information for who will provide water and wastewater service to the lots should be provided.

Comment Response: Water service will be provided by Aqua Water Supply Corporation (AWSC). Please see attached drainage report, Exhibit D for AWSC Serviceability Letter and Feasibility Study. Wastewater service will be provided by individual, lot specific, onsite septic system.

7. If septic systems are proposed, Section 22(c)(4)(iii) of Subdivision Ordinance 263B requires a letter of certification that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems).

Comment Response: The septic system Letter of Certification will be provided in the next revision.

If you have any questions or require additional information, please do not hesitate to contact me at any time at 512-312-4336.

Respectfully submitted,

Gabriel Hovdey
Project Manager
ag



Date: Friday, June 8, 2018

Gabriel Hovdey
Southwest Engineers, Inc.
112 Cimarron Park Loop, Suite A
Buda TX 78610
gabe.hovdey@swengineers.com

Permit Number 2017-P-1034-PP
Job Address: 11811 Arnham Lane, Manor 78653

Dear Gabriel Hovdey,

The subsequent submittal of the Arnham Lane Subdivision Preliminary submitted by Southwest Engineers, Inc. and received on December 18, 2018, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@jaeco.net.

- ~~1. The signature block for the preliminary plan should be updated to reflect the current Planning and Zoning Chairperson, William Myers.~~
- ~~2. The font for adjacent properties is difficult to read.~~
- ~~3. There are trees shown on proposed Lot 3. Due to their size, these trees are considered significant trees. Per Section 22(c)(3)(vii) of Subdivision Ordinance 263B, significant trees to remain during construction should be showed by solid circles for the Critical Root Zones and significant trees to be removed should show the critical root zones as dashed circles. It appears that the trees shown on the preliminary plat will be removed. This should be clarified.~~
- ~~4. If significant trees are to be removed, replacement trees are to be shown on the Preliminary Plat per Section 22(c)(3)(viii) of Subdivision Ordinance 263B.~~
- ~~5. Section 22(c)(4)(i) of Subdivision Ordinance 263B requires a drainage study for the proposed subdivision be submitted.~~
- 6. No information was provided regarding water and wastewater service for the subdivision. Information for who will provide water and wastewater service to the lots should be provided. The comment response said a serviceability letter was included with the update, but nothing was submitted.**
- 7. If septic systems are proposed, Section 22(c)(4)(iii) of Subdivision Ordinance 263B requires a letter of certification that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems).**

8. The following comments apply to the drainage study sheet that was submitted:

- a. The calculations show an increase in the runoff from the site. This is not allowed. A detention pond will be required.**
- b. Conveyance of the water along the access drive to the flag lots will need to be designed to show how the water will reach the detention pond.**
- c. Asphalt is listed in the existing conditions but not proposed. Is the asphalt to be removed from the site?**
- d. Verify if water quality will be required by Travis County since the project is located in the City of Manor's ETJ.**
- e. Per Section 22(c)(3)(i) of Subdivision Ordinance 263B, the location, size and description of any proposed drainage appurtenances, including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site, and designed in accordance with the requirements of the Subdivision Ordinance should be shown on the preliminary plat.**

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@jaeco.net.

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.

Thank you,



Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



**Southwest
Engineers**

www.swengineers.com | TBPE No. F-1909

Civil | Environmental | Land Development

HEADQUARTERS

307 St. Lawrence St.
Gonzales, TX 78629
Phone: 830.672.7546

CENTRAL TEXAS OFFICE

205 Cimarron Park Loop, Ste B
Buda, TX 78610
Phone: 512.312.4336

October 19, 2018

Pauline Gray
Jay Engineering Company, Inc.
P.O. Box 1220
Leander, Texas 78646

RE: 11811 Arnhamn Subdivision
11811 Arnhamn Lane, Manor, TX 78653
Permit Number: **2017-P-1034**

Dear Ms. Gray,

Please find below our responses to the previous comment report.

Engineering Review

6. No information was provided regarding water and wastewater service for the subdivision. Information for who will provide water and wastewater service to the lots should be provided. The comment response said a serviceability letter was included with the update, but nothing was submitted.

Comment Response: Water service will be provided by Aqua Water Supply Corporation (AWSC). Please see attached AWSC Serviceability Letter and Feasibility Study. Wastewater service will be provided by individual, lot specific, onsite septic system.

7. If septic systems are proposed, Section 22(c)(4)(iii) of Subdivision Ordinance 263B requires a letter of certification that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems).

Comment Response: Per communication with Pauline Gray, the Texas Commission of Environmental Quality (TCEQ) will be reviewing this site's septic system; however, currently coordination is taking place with Christopher Bost, TCEQ OSSF reviewer and Southwest Engineers. Currently waiting on feedback from TCEQ on the reviewing process, application to use and any fees associated with the review.

8. The following comments apply to the drainage study sheet that was submitted:

- a. The calculations show an increase in the runoff from the site. This is not allowed. A detention pond will be required.

Comment Response: The construction of two detention ponds, A & B, have been proposed for this project. Proposed detention Pond A is located on the west of the property to treat runoff from drainage area PR-A and proposed detention Pond B will be located on the east of the property to treat runoff from drainage area PR-B. Calculations have been revised, as well, which show proposed condition runoff to be less than existing condition runoff. Please refer to the revised Drainage Area Map and Preliminary Plan included with this update submittal for comment compliance.

- b. Conveyance of the water along the access drive to the flag lots will need to be designed to show how the water will reach the detention pond.

Comment Response: A 25-foot easement has been provided in the site frontage and in front of lots 1-4 and a channel has been proposed to convey runoff of these lots to the pond. At the end of the channel, there are two proposed 18-inch RCP pipes that will help convey the runoff to Detention pond A. Please refer to the revised Drainage Area Map included with this update submittal for comment compliance.

- c. Asphalt is listed in the existing conditions but not proposed. Is the asphalt to be removed from the site?

Comment Response: This impervious cover area will not be removed, as it will be reutilized for accessibility to the lots within the proposed Joint Use Access Easement. Ingress and Egress will be provided to Lots 3-6 from this proposed easement.

- d. Verify if water quality will be required by Travis County since the project is located in the City of Manor's ETJ.

Comment Response: This site is currently in the full jurisdiction of City of Manor and no longer in the Travis County Jurisdiction. Water quality controls are not required by the city at this time.

- e. Per Section 22(c)(3)(i) of Subdivision Ordinance 263B, the location, size and description of any proposed drainage appurtenances, including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site, and designed in accordance with the requirements of the Subdivision Ordinance should be shown on the preliminary plat.

Comment Response: The items listed above have been shown on the Preliminary Plat as suggested. A copy of the revised Preliminary Plat has been included with this update submittal for comment compliance.

If you have any questions or require additional information, please do not hesitate to contact Albert Gutierrez or me at any time at 512-312-4336.

Respectfully submitted,



Gabriel Hovdey
Project Manager
ag



Date: Thursday, November 8, 2018

Gabriel Hovdey
Southwest Engineers, Inc.
112 Cimarron Park Loop, Suite A
Buda TX 78610
gabe.hovdey@swengineers.com

Permit Number 2017-P-1034-PP
Job Address: 11811 Arnham Lane, Manor 78653

Dear Gabriel Hovdey,

The subsequent submittal of the Arnham Lane Subdivision Preliminary submitted by Southwest Engineers, Inc. and received on December 18, 2018, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@jaeco.net.

- ~~1. The signature block for the preliminary plan should be updated to reflect the current Planning and Zoning Chairperson, William Myers.~~
- ~~2. The font for adjacent properties is difficult to read.~~
- ~~3. There are trees shown on proposed Lot 3. Due to their size, these trees are considered significant trees. Per Section 22(c)(3)(vii) of Subdivision Ordinance 263B, significant trees to remain during construction should be showed by solid circles for the Critical Root Zones and significant trees to be removed should show the critical root zones as dashed circles. It appears that the trees shown on the preliminary plat will be removed. This should be clarified.~~
- ~~4. If significant trees are to be removed, replacement trees are to be shown on the Preliminary Plat per Section 22(c)(3)(viii) of Subdivision Ordinance 263B.~~
- ~~5. Section 22(c)(4)(i) of Subdivision Ordinance 263B requires a drainage study for the proposed subdivision be submitted.~~
- 6. No information was provided regarding water and wastewater service for the subdivision. Information for who will provide water and wastewater service to the lots should be provided. The comment response said a serviceability letter was included with the update, but nothing was submitted.**
- 7. If septic systems are proposed, Section 22(c)(4)(iii) of Subdivision Ordinance 263B requires a letter of certification that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems).**

~~8. The following comments apply to the drainage study sheet that was submitted:~~

~~a. The calculations show an increase in the runoff from the site. This is not allowed. A detention pond will be required.~~

~~b. Conveyance of the water along the access drive to the flag lots will need to be designed to show how the water will reach the detention pond.~~

~~c. Asphalt is listed in the existing conditions but not proposed. Is the asphalt to be removed from the site?~~

~~d. Verify if water quality will be required by Travis County since the project is located in the City of Manor's ETJ.~~

~~e. Per Section 22(c)(3)(i) of Subdivision Ordinance 263B, the location, size and description of any proposed drainage appurtenances, including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site, and designed in accordance with the requirements of the Subdivision Ordinance should be shown on the preliminary plat.~~

9. The water feasibility study submitted from Aqua WSC requires a new 4" waterline to be installed. The location of the waterline should be shown on the preliminary plat. Depending on the location of the waterline, Travis County permits may be required.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@jaeco.net.

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.

Thank you,



Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



Date: Tuesday, December 18, 2018

Gabriel Hovdey
Southwest Engineers, Inc.
112 Cimarron Park Loop, Suite A
Buda TX 78610
gabe.hovdey@swengineers.com

Permit Number 2017-P-1034-PP
Job Address: 11811 Arnham Lane, Manor 78653

Dear Gabriel Hovdey,

We have conducted a review of the preliminary plan for the above-referenced project, submitted by Gabriel Hovdey and received by our office on December 18, 2018, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

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,

A handwritten signature in blue ink that reads "Pauline M. Gray".

Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



DEVELOPMENT SERVICES DEPARTMENT

December 18, 2018

RE: Application for a Preliminary Plan – Arnhamn Lane Subdivision

Dear Property Owner,

The City of Manor Planning and Zoning Commission will be conducting a public hearing for the purpose of consideration and action on a preliminary plan. The request will be posted on the agenda as follows:

Public Hearing: Consideration, discussion, and possible action upon a Preliminary Plan for the Arnhamn Lane Subdivision, eight (8) single-family lots on 20 acres more or less, located at 11811 Arnhamn Lane, Manor, TX.

The Planning and Zoning Commission will meet at 6:30PM on January 9, 2019 at 105 East Eggleston in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this application is made.

If you have no interest in the case there is no need for you to attend. You may address any comments to me at the address or phone number below. Any communications I receive will be made available to the Commissioners during the discussion of this item.

Sincerely,

Scott Dunlop,
Assistant Development Director

sdunlop@cityofmanor.org
512-272-5555 ext. 5

Property ID: 259159
Address: 11712 ARNHAMN LN, TX 78653

Owner:

JOHN & SANDY KERR
1301 LOST CREEK BLVD
AUSTIN , TX 78746-6316

Property ID: 259147
Address: 11806 ARNHAMN LN, TX 78653

Owner :

TOM R TRAVER
11806 ARNHAMN LN
MANOR , TX 78653-3542

Property ID: 259155
Address: ARNHAMN LN, TX 78653

Owner:

JOHNNY E SHELTON & SIDNEY P SHELTON JR
2020 STUART RD
ADKINS, TX 78101

Property ID: 259170
Address: 15000 JOHNSON ROAD TRAILS, TX 78653

Owner:

VANESSA NEIL
15000 JOHNSON ROAD TRAIL
MANOR, TX 78653

Property ID: 259149
Address: 14920 JOHNSON ROAD TRAILS, TX 78653

Owner:

WILLIAM E & SHIRLEY T GIRARD
% WINN PROPERTY MANAGEMENT
PO BOX 1056
PFLUGERVILLE , TX 78691-1056

Property ID: 259169
Address: 14900 JOHNSON ROAD TRAILS, TX 78653

Owner:

JOSE DEJESUS ESCOBAR & DEYANIRA RODRIGUEZ
14900 JOHNSON ROAD TRL
MANOR, TX 78653

Property ID: 855795
Address: JOHNSON RD, TX 78617

Owner:

FRANK ROY JR & GWENDOLYN SUE MATTHEWS
PO BOX 606
MANOR, TX 78653

Property ID: 259168
Address: 14804 JOHNSON ROAD TRAILS, TX 78653

Owner:

MARGIE LEE HANDSEL
PO BOX 852
MANOR , TX 78653-0852

Property ID: 259152
Address: N F M RD 973, TX

Owner:

GERALDINE & EDWARD WOLF
2868 COUNTY ROAD 267
CAMERON , TX 76520-4936