



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, February 13, 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 14870 Bois D'Arc Road Subdivision, fourteen (14) lots on 20 acres, more or less, located near 14870 Bois D'Arc Road, Manor, TX. Applicant: Southwest Engineers, Inc. Owner: L4S, LLC. | Scott Dunlop,
Assistant
Development
Director |
|---|---|

- | | |
|--|---|
| 2. Consideration, discussion, and possible action on denying a Short Form Final Plat for Grace Covenant Christian Center of Austin Subdivision, one (1) lot on 4.9 acres, more or less, located near 14518 US Hwy 290 E, Manor, TX. Applicant: Marco Castaneda, P.E. Owner: Grace Covenant Church. | Scott Dunlop,
Assistant
Development
Director |
| 3. Consideration, discussion, and possible action on denying a Final Plat for Stonewater North Subdivision Phase 2, one hundred sixty-seven (167) lots on 31.27 acres, more or less, located near N. FM 973 and Johnson Road, Manor, TX. Applicant: Kitchen Table Civil Solutions. Owner: Continental Homes of Texas, L.P. | Scott Dunlop,
Assistant
Development
Director |
| 4. Consideration, discussion, and possible action on denying a Final Plat for Shadowglen Subdivision Phase 2 Section 27A & 27B, eighty-five (85) lots on 20 acres, more or less, located near Silent Falls Way and Kira Lane, Manor, TX. Applicant: Kimley-Horn & Associates, Inc. Owner: SG Land Holdings, LLC. | Scott Dunlop,
Assistant
Development
Director |
| 5. Consideration, discussion, and possible action on denying a Preliminary Plat for Lagos Subdivision Phase 5, forty-four (44) lots on 28.62 acres, more or less, located near N. FM 973 and Murchison Street, Manor, TX. Applicant: Kimley-Horn & Associates, Inc. Owner: 706 Investment Partnership, LTD. | Scott Dunlop,
Assistant
Development
Director |

PUBLIC HEARINGS

- | | |
|--|---|
| 6. <u>Public Hearing and First Reading:</u> Consideration, discussion, and possible action on a Short Form Final Plat for Mustang Kimbro Estates, three (3) lots on 23.8 acres, more or less, being a resubdivision of Lots 4 & 5 Kimbro Road Estates, and being located at 12542 Kimbro Road, Manor, TX. Applicant: ATX Permit and Consulting, LLC. Owner: Mustang Kimbro Estates, LLC. | Scott Dunlop,
Assistant
Development
Director |
|--|---|

REGULAR AGENDA

- | | |
|---|---|
| 7. Consideration, discussion, and possible action on the Planning and Zoning Commission Minutes of the January 9, 2019 Regular Meeting. | Scott Dunlop,
Assistant
Development
Director |
| 8. Consideration, discussion, and possible action on a Setback Waiver to allow for a 20-foot front setback and a 10-foot rear setback on Lot 2, Block 45, Town of Manor, locally known as 307 West Boyce, Manor, TX. Applicant: Lenora Easley. Owner: Lenora Easley | 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, February 8, 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: February 13, 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 14870 Bois D'Arc Road Subdivision, fourteen (14) lots on 20 acres, more or less, located near 14870 Bois D'Arc Road, Manor, TX. Applicant: Southwest Engineers, Inc. Owner: L4S, LLC.

BACKGROUND/SUMMARY:

This item has not been approved by our engineers and should be denied as submitted.

PRESENTATION: ☐ YES ☒ NO

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

Plat

Engineer Comments

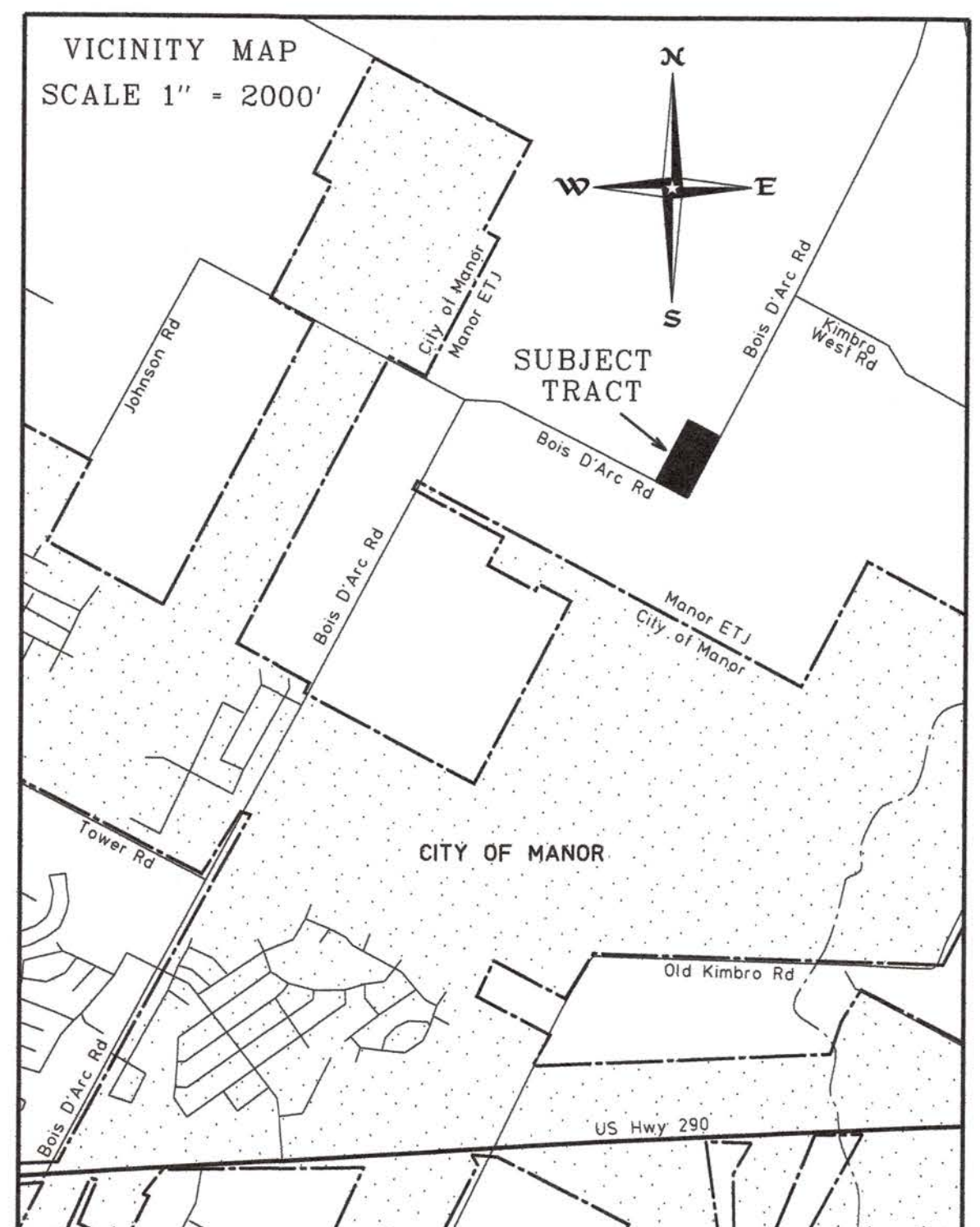
STAFF RECOMMENDATION:

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

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

TRAVIS COUNTY CONSUMER PROTECTION NOTICE
FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. 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. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

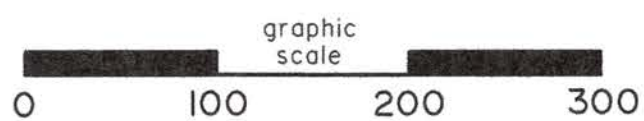


PREPARED: DECEMBER 5, 2018

Orientation for this survey is based upon the State Plane Coordinate System
(4203 - Texas Central Zone) Combined Scale Factor 0.99992108)
All distances shown hereon are surface values

LEMUEL KIMBRO SURVEY NO. 34 ABSTRACT NO. 456

SCALE: 1" = 100'



Legend

- * Calculated Point
 ⊗ ½" Iron Rod Found
 ⊕ Capped Iron Rod Found Imprinted "Dodd"
 ○ ½" Iron Rod Set with plastic cap
 imprinted with "Holt Carson, Inc."
 □ Concrete Monument Set
 ----- Proposed Sidewalk
 ———— Drainage Easement Line
 (Record Bearing and Distance)

DRAINAGE EASEMENT NUMBERED COURSES	
1	N 28°02'00" E - 188.42'
2	N 62°03'09" W - 114.77'
3	N 28°02'05" E - 125.04'
4	S 62°03'09" E - 114.77'
5	N 28°02'00" E - 774.86'
6	N 62°03'09" W - 116.10'
7	N 27°56'51" E - 109.10'
8	S 62°03'09" E - 116.26'
9	N 28°02'00" E - 219.83'
10	N 44°56'07" W - 107.30'
11	S 62°24'24" E - 127.60'

LOT AREA SUMMARY

Total Area = 20.00 Acres
Total Number of Lots = 14
Additional Right-Of-Way = 1.498 Acres
Lots 1 and 2 = 1.331 Acres
Lot 3 = 1.344 Acres
Lots 4 thru 13 = 1.316 Acres
Lot 14 = 1.335 Acres

PROPOSED LOT USES

Lots 1 thru 14 = Residential

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

That, L4S, LLC acting by and through its Members Sean L. Murphy and Paul J. Kudrle, owner of 20.00 acres of land out of the Lemuel Kimbro Survey No. 64, Abstract No. 456, in Travis County, Texas, as conveyed to it by virtue of deed recorded in Document No. 2017083077 of the Official Public Records of Travis County, Texas, do subdivide said property pursuant to Texas Local Government Code Chapter 232 in accordance with the attached map or plat to be known as

14870 BOIS D'ARC SUBDIVISION

and do hereby dedicate to the public the use of all streets and easements shown hereon subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the _____ day of _____, A.D. 20____.

Sean L. Murphy, Member
L4S, LLC a Texas limited liability company
P.O. Box 27791
Austin, Texas 78755

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D., 20____, did personally appear Sean L. Murphy, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

WITNESS MY HAND this the _____ day of _____, A.D. 20____.

Paul J. Kudrle, Member
L4S, LLC a Texas limited liability company
P.O. Box 27791
Austin, Texas 78755

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D., 20____, did personally appear Paul J. Kudrle, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

**BOIS D'ARC ROAD
(RIGHT-OF-WAY VARIES)**

(11.425 ACRES)
JOSE RUIZ ESPARZA, ET UX
DOCUMENT NO. 2018204320

LOT 1
THE DAVID L. AND MARY M.
PATRICK SUBDIVISION
DOCUMENT NO. 200000331

LOT 2	(2)
LOT 3	(2)
LOT 4	(2)
LOT 5	(2)

(7.987 ACRE REMAINDER)
DAVID LEE PATRICK
DOCUMENT NO. 2014125104

(10.00 ACRES)
ERNEST LEE RODRIGUEZ
VOLUME 7231 PAGE 923

(20.000 ACRES)
ANDRES PADILLA
AND
MARIA E. PADILLA
DOCUMENT NO. 2017134242



Date: Monday, February 4, 2019

Gabriel Hovdey
Southwest Engineers, Inc.
205 Cimarron Park Loop, Suite B
Buda 78610
gabe.hovdey@swengineers.com

Permit Number 2019-P-1172-FP
Job Address: 14870 Bois D'Arc, Manor, TX. 78653

Dear Gabriel Hovdey,

The first submittal of the 14870 Bois D'Arc Final Plat (*Final Plat*) submitted by Southwest Engineers, Inc. and received on January 11, 2019, 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. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(a)(2), the Final Plat shall conform to the approved Preliminary Plat. The preliminary plat has not been approved for the project.
2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(1)(ii), the date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract shall be shown on the plat.
3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(1)(iv), identification and location of proposed uses and reservations for all lots within the subdivision shall be shown on the final plat.
4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(1)(viii) of Subdivision Ordinance 263B requires if septic systems are proposed, a letter of certification that the plat has been submitted for review to Travis County (applicable to all projects proposing septic systems).
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(3)(ii), the description and location of all permanent monuments or benchmarks, standard monuments, survey control points and lot pins shall be shown on the final plat.

7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(d)(2)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid. This should be a current tax certificate for 2018 taxes.

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 fluid and cursive, with the first name "Pauline" and last name "Gray" clearly legible, and "M." as a middle initial.

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



AGENDA ITEM NO. ²_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 13, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on denying a Short Form Final Plat for Grace Covenant Christian Center of Austin Subdivision, one (1) lot on 4.9 acres, more or less, located near 14518 US Hwy 290 E, Manor, TX. Applicant: Marco Castaneda, P.E. Owner: Grace Covenant Church.

BACKGROUND/SUMMARY:

This item has not been approved by our engineers and should be denied as submitted.

PRESENTATION: ☐ YES ☒ NO

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

Plat

Engineer Comments

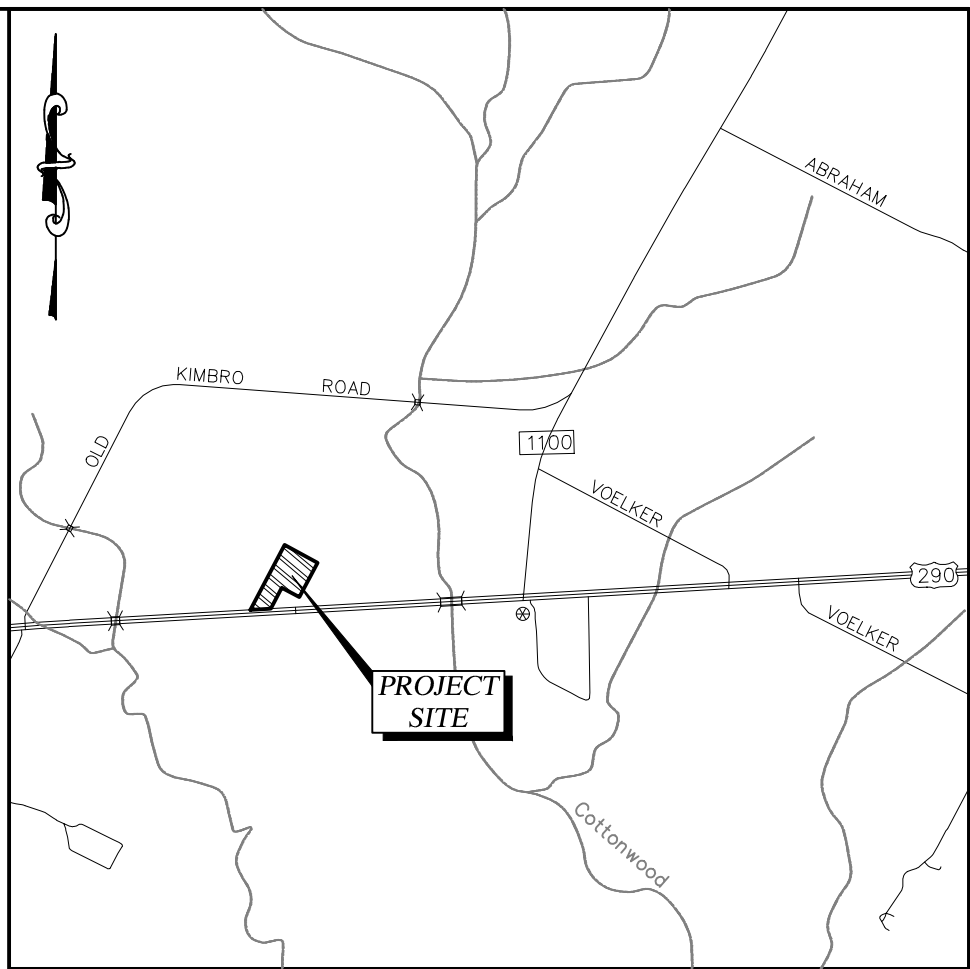
STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission deny as submitted a Short Form Final Plat for Grace Covenant Christian Center of Austin Subdivision, one (1) lot on 4.9 acres, more or less, located near 14518 US Hwy 290 E, Manor, TX.

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

FINAL PLAT OF
GRACE COVENANT CHRISTIAN
CENTER OF AUSTIN SUBDIVISION

BEING A 4.897 ACRES OF LAND, OUT OF THE A.C. CALDWELL SURVEY No. 52,
ABSTRACT No. 154, TRAVIS COUNTY, TEXAS.



LOCATION MAP
SCALE: 1" = 2000'

RHOF, LLC A TEXAS LIMITED LIABILITY COMPANY
CALLED 90.0886 ACRES
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NO. 2017194263
OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

PREPARATION DATE DECEMBER 27, 2018
SUBMITTAL DATE JANUARY 8, 2019

- LEGEND
- IRON ROD FOUND
 - POB POINT OF BEGINNING
 - BOUNDARY LINE
 - IRON ROD SET
 - R.O.W. RIGHT-OF-WAY
 - CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET

OWNERS:

GRACE COVENANT CHRISTIAN
CENTER OF AUSTIN, INC.
ALAN E. YOUNG
6012 MANOR ROAD
AUSTIN, TEXAS 78723

SURVEYOR:

CARRIZALES LAND SURVEYING, LLC
4807 GONDOLA AVENUE
EDINBURG, TEXAS 78542
956-567-2167

ENGINEER:

MARCO E. CASTANEDA, PE
5524 BEE CAVES ROAD, SUITE B-2
AUSTIN, TX 78746
512-785-8446

LOT SUMMARY:

TOTAL NUMBER OF LOTS: 1

LOT 1 = 2.154 ACRES (93,832 SQFT)

NO NEW ROADS

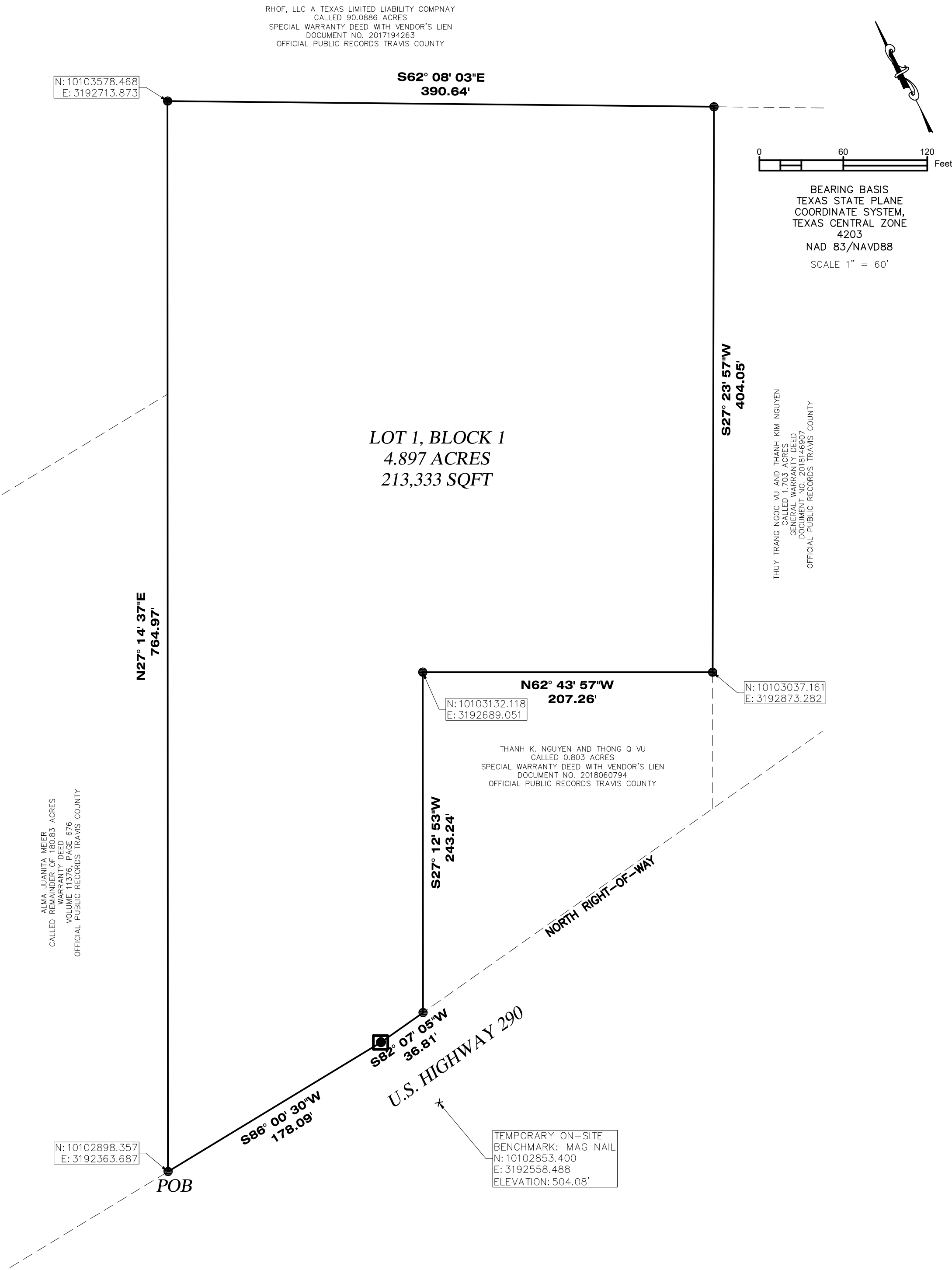
LAND USE: NON-RESIDENTIAL

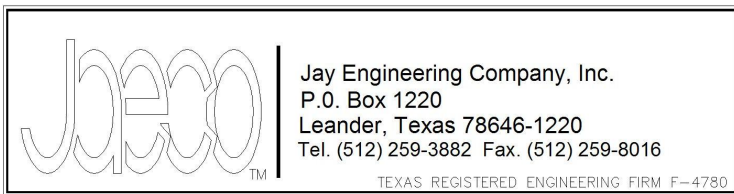
FLOOD PLAIN NOTE:

ZONE "X" — AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN.
(FLOOD INSURANCE RATE MAP) FIRM COMMUNITY
PANEL NO. 48453C0505H,
DATED SEPTEMBER 26, 2008

TEMPORARY BENCHMARK:

TBM: MAG NAIL IN ASPHALT
NORTHING: 1012853.400
EASTING: 3192558.488
ELEVATION: 504.08'





Date: Monday, February 4, 2019

Marco Castaneda
Marco Castaneda, PE
5524 Bee Caves Road, Ste B-2
Austin TX
marco@sectexas.com

Permit Number 2019-P-1173-SF
Job Address: 14518 E US Hwy 290, Manor, TX. 78653

Dear Marco Castaneda,

The first submittal of the 14518 E US Hwy 290 Short Form Final Plat (*Short Form Final Plat*) submitted by Marco Castaneda, PE and received on January 10, 2019, 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 final plat is not required to go before Travis County Commissioner's Court.
2. Plat notes should be updated to say City of Manor, not Travis County.
3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section28(c)(3), the City shall require the following note on the Final Plat:

This subdivision is subject to all general notes and restrictions appearing on the plat of , Lot(s) __ , recorded at Cabinet____ , Slide____ of Plat Records of Travis County, Texas.

4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section24(c)(1)(viii), certification from the County that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved.
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section24(c)(2)(iii), the existing right-of-way width of any boundary street to the proposed subdivision should be shown on the final plat.
6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions and descriptions of all required easements within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries shall be shown on the final plat.

7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(ii), if a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property.

8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(v), certification from all applicable taxing authorities that all TAXES DUE on the property have been PAID.

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".

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



AGENDA ITEM NO. ³_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 13, 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 Stonewater North Subdivision Phase 2, one hundred sixty-seven (167) lots on 31.27 acres, more or less, located near N. FM 973 and Johnson Road, Manor, TX. Applicant: Kitchen Table Civil Solutions. Owner: Continental Homes of Texas, L.P.

BACKGROUND/SUMMARY:

This item has not been approved by our engineers and should be denied as submitted.

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 Final Plat for Stonewater North Subdivision Phase 2, one hundred sixty-seven (167) lots on 31.27 acres, more or less, located near N. FM 973 and Johnson Road, Manor, TX.

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



January 18th, 2019

Mr. Scott Dunlop
City of Manor
Development Services
105 E. Eggleston St.
Manor, TX 78653

RE: ENGINEER'S SUMMARY LETTER
STONEWATER NORTH SUBDIVISION PHASE 2 FINAL PLAT

Dear Mr. Dunlop,

We are submitting the Stonewater North Phase 2 Final Plat and the accompanying supplemental information including a current tax certificate showing all taxes paid for 2017 and 911 addressing approval for street names on behalf of Continental Homes of Texas, LP. The project consists of approximately 31.3 acres, being the third and final plat out of the 69-acre Stonewater North Preliminary Plan. This subdivision is subject to the Development Agreement for the Stonewater Subdivision, f.k.a. Hawk Creek Subdivision, and its Addendum Number 4, between the City of Manor and Continental Homes of Texas, LP.

The Stonewater North Preliminary Plan was approved by the City of Manor Planning & Zoning Commission on August 8, 2018. The construction documents for Stonewater North Phase 2 are currently under review.

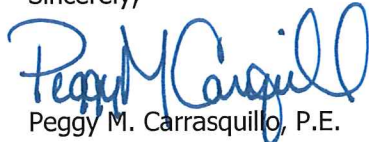
The Stonewater North Subdivision – Phase 2 final plat includes approximately 4,067 lf of right-of-way, 164 single family lots, and 3 open space lots. Most roadways will be designed as standard minor streets, having a 50' r.o.w. with 31' of pavement BOC-BOC with a standard Primary Collector street having a r.o.w. of 64' and pavement width of 45' BOC-BOC.

Retail water and wastewater service for the property will be provided through the City of Manor. Public water distribution lines and wastewater collection lines will be designed and constructed to meet City of Manor requirements. Additionally, electric service for residents and for the existing lift station will be provided by Oncor Electric, and telecommunication service will be provided by AT&T.

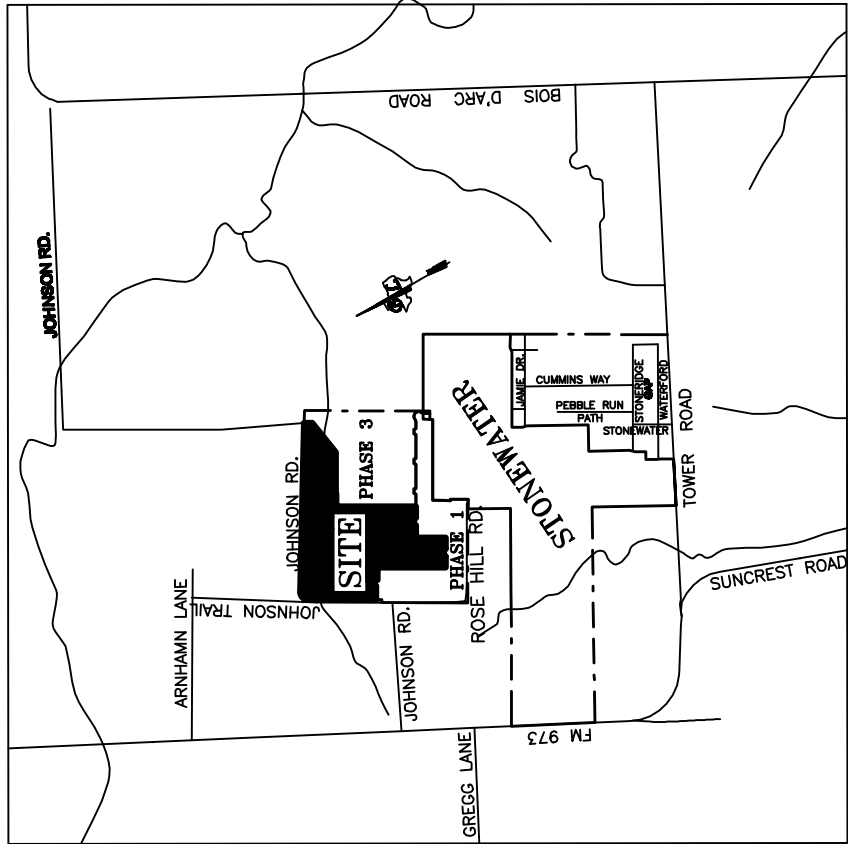
Please feel free to contact me should you have any questions or concerns or if you need any additional information. You may contact me at (512) 758-7474 or by e-mail at peggy.carrasquillo@ktcivil.com.

Thank you for your consideration of this final plat application.

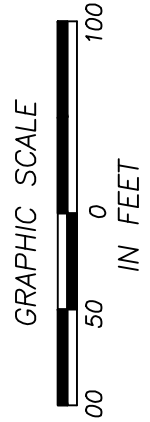
Sincerely,


Peggy M. Carrasquillo, P.E.





VICINITY MAP
(1" = 2000')



LEGEND

- 1/2" REBAR FOUND, UNLESS OTHERWISE NOTED
- 1/2" REBAR SET WITH PLASTIC CAP
- ▲ WHICH READS "BASELINE INC"
- ▲ CALCULATED POINT
- RIGHT OF WAY
- DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- W.W.E. WASTEWATER EASEMENT
- PROPOSED SIDEWALK
- () RECORD INFO. PER DOC. NO. 2012129440, O.P.R.T.C.T.
- (D.R.T.C.T.) DEED RECORDS OF TRAVIS COUNTY, TEXAS
- (P.R.T.C.T.) PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- (O.P.R.T.C.T.) OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

50.36 ACRES
GERALDINE & EDWARD WOLF
DOC. NO. 2007059859
O.P.R.T.C.T.

REMAINDER OF 6.36 ACRES
PUBLIC UTILITY EASEMENT
RH-MANOR LTD.
TRAVIS COUNTY
DOC. NO. 2004035760
O.P.R.T.C.T.

MANOR CITY LIMITS
MANOR ETJ
JOHNSON ROAD (60' R.O.W.)
MANOR CITY LIMITS

8.60 ACRES
HUE LAM BUDDHIST CENTER, INC.
DOC. NO. 2006144423
O.P.R.T.C.T.

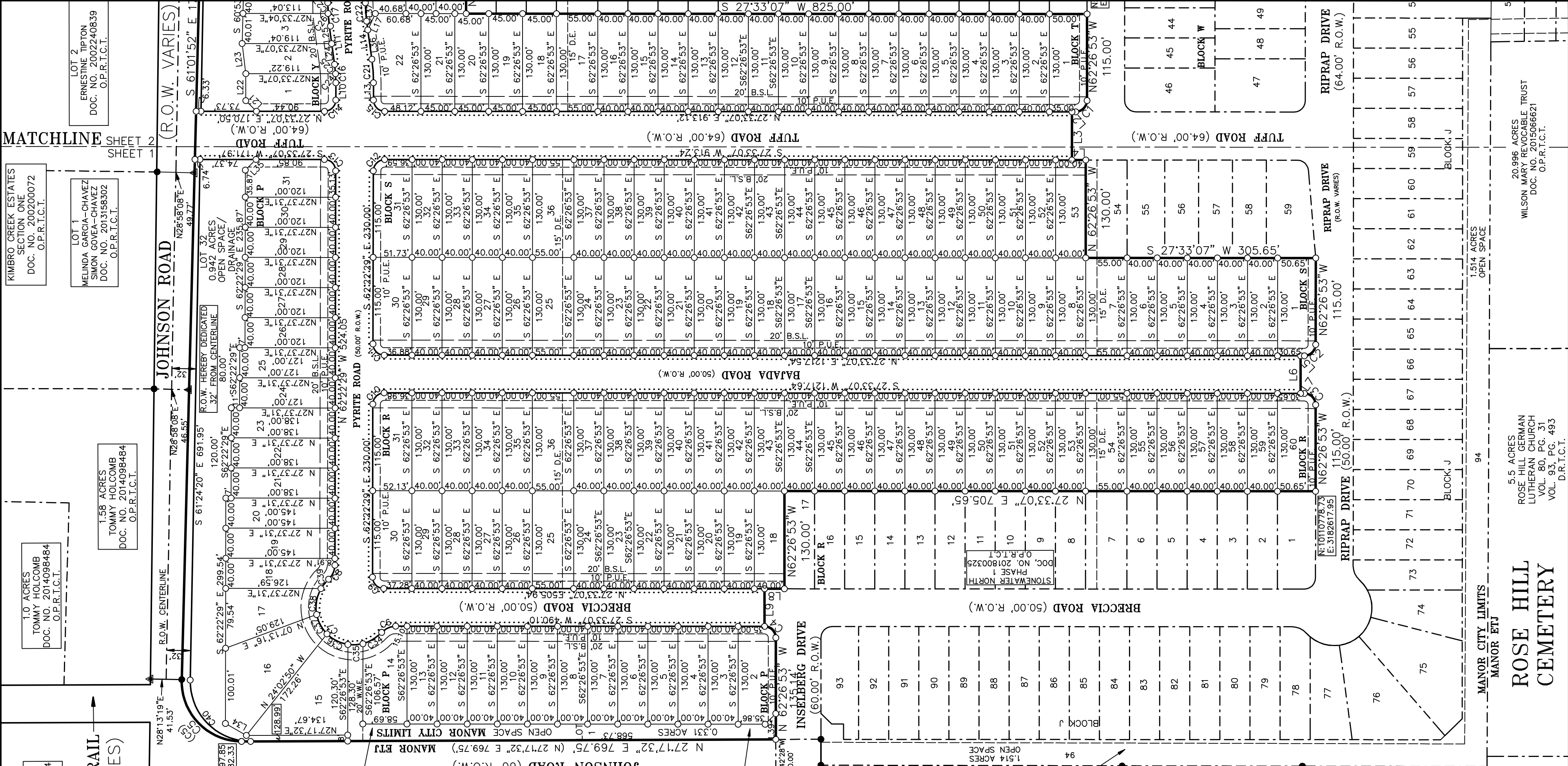
TOTAL ACRES: 31,270	
SINGLE FAMILY LOTS: 164 LOTS	
OPEN SPACE/DRAINAGE LOTS: 3 LOTS	
TOTAL: 167 LOTS	
LINEAR FEET OF NEW STREETS R.O.W. WIDTH	
PYRITE ROAD:	945 L.F.
BRECCIA ROAD:	546 L.F.
BAJADA ROAD:	1,258 L.F.
TUFF ROAD:	1,164 L.F.
TALUS ROAD:	154 L.F.
TOTAL:	4,067 L.F.

8.20 ACRES
ROBERT BURATTI
VOL. 12338, PG. 1382
R.P.R.T.C.T.

20.996 ACRES
MARY WILSON REVOCABLE TRUST
DOC. NO. 2015066621
O.P.R.T.C.T.

OWNERS: CONTINENTAL HOMES OF TEXAS, L.P. (A TEXAS LIMITED PARTNERSHIP)
ACREAGE: 31,270 ACRES
SURVEY: GREENBURY GATES SURVEY NO. 63
DATE: DECEMBER 06, 2018
SURVEYOR: BASELINE LAND SURVEYORS, INC.
ENGINEER: KITCHEN TABLE CIVIL SOLUTIONS
LINEAR FEET OF STREET: 4,067 LINEAR FEET
ACREAGE BY LOT TYPE: OPEN SPACE/DRAINAGE: 5.072 AC.; RESIDENTIAL: 21,116 AC.
BENCHMARK INFORMATION: BM#51: "X" set in concrete curb on the north side of Riprap Drive, Block W, Stonewater, Phase Eight. Elevation: 585.18'
BM#53: "X" set in concrete curb at the eastern terminus of Riprap Drive, 8.7' southwest of the common front lot corner of Lots 106 & 107, Block Q, Stonewater, Phase Eight. Elevation: 564.47'
An onsite permanent benchmark will be established during the construction phase.

File: S:\proj\Stonewater North\Draw\Phase 2 Final Plat.dwg	
Scale (hor.): 1"=100'	
Date: 01/09/19	
Drawn By: JSL	
Checked By: RLW	
Revision 1:	
Revision 2:	
Revision 3:	



5.5 ACRES
ROSE HILL GERMAN
LUTHERAN CHURCH
VOL. 80, PG. 31
VOL. 93, PG. 493
D.R.T.C.T.

20.996 ACRES
WILSON MARION REVOCABLE TRUST
DOC. NO. 2015066621
O.P.R.T.C.T.

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE ROAD
SUITE 101
AUSTIN TEXAS 78757
OFFICE: 512.374.9722
scott@baselinelandsurveyors.net



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 13, 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 Shadowglen Subdivision Phase 2 Section 27A & 27B, eighty-five (85) lots on 20 acres, more or less, located near Silent Falls Way and Kira Lane, Manor, TX. Applicant: Kimley-Horn & Associates, Inc. Owner: SG Land Holdings, LLC.

BACKGROUND/SUMMARY:

This item has not been approved by our engineers and should be denied as submitted.

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 Shadowglen Subdivision Phase 2 Section 27A & 27B, eighty-five (85) lots on 20 acres, more or less, located near Silent Falls Way and Kira Lane, Manor, TX.

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

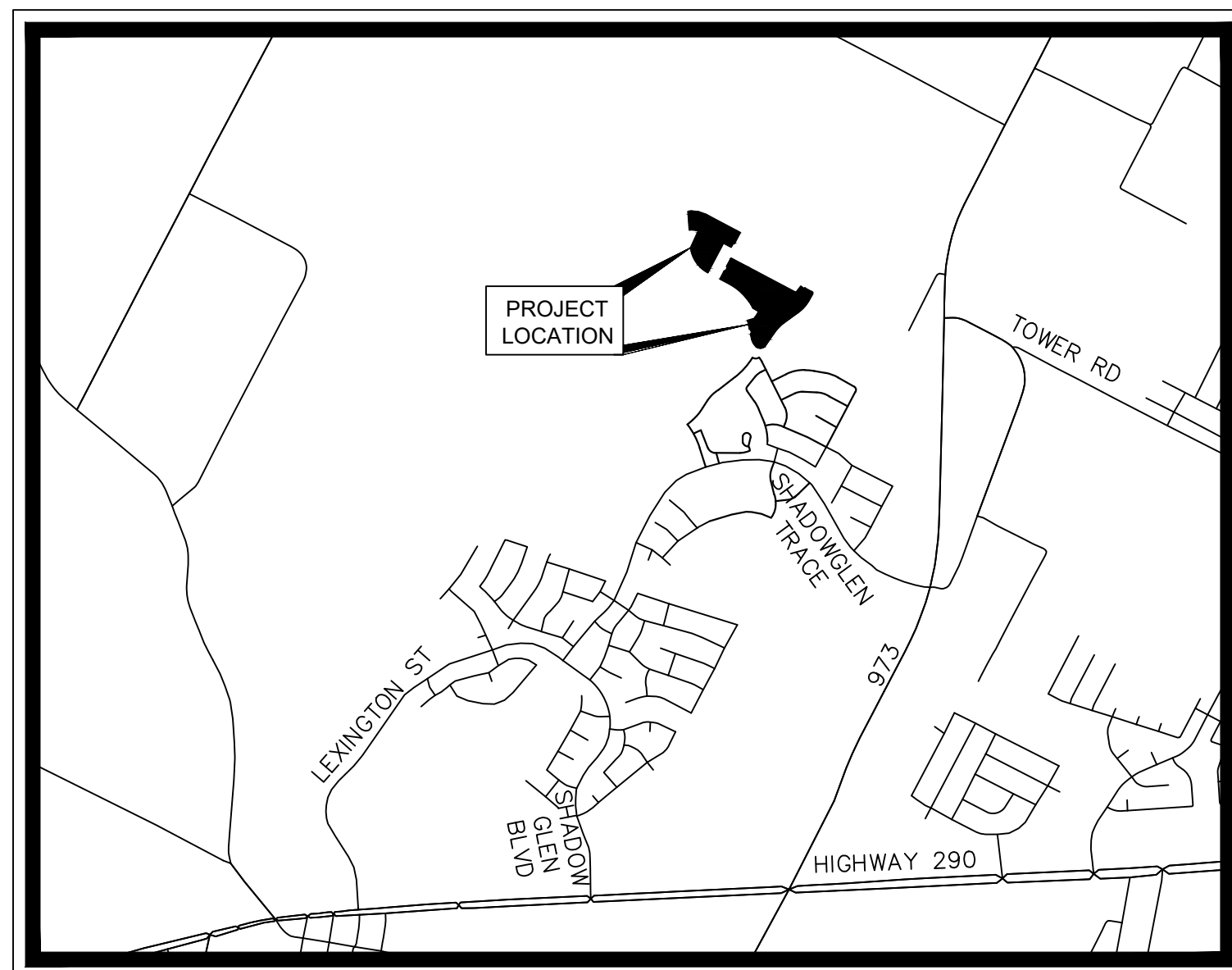
TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

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.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



VICINITY MAP

SCALE: 1" = 2,000'

SHADOWGLEN PHASE 2 SECTIONS 27A-27B 20.017 ACRES

OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO
SG LAND HOLDINGS LLC
DOC. NO. 2012217281, OPRTC
WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743
SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63
CITY OF MANOR, TRAVIS COUNTY, TEXAS

OWNER/DEVELOPER:
SG LAND HOLDINGS, LLC
2392 MORSE AVENUE
IRVINE, CALIFORNIA 93614
PH: (949) 241-8414
CONTACT: RUSS ALLISON

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: GREG MOSIER, R.P.L.S.

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: PATRICK HUDSON, P.E.

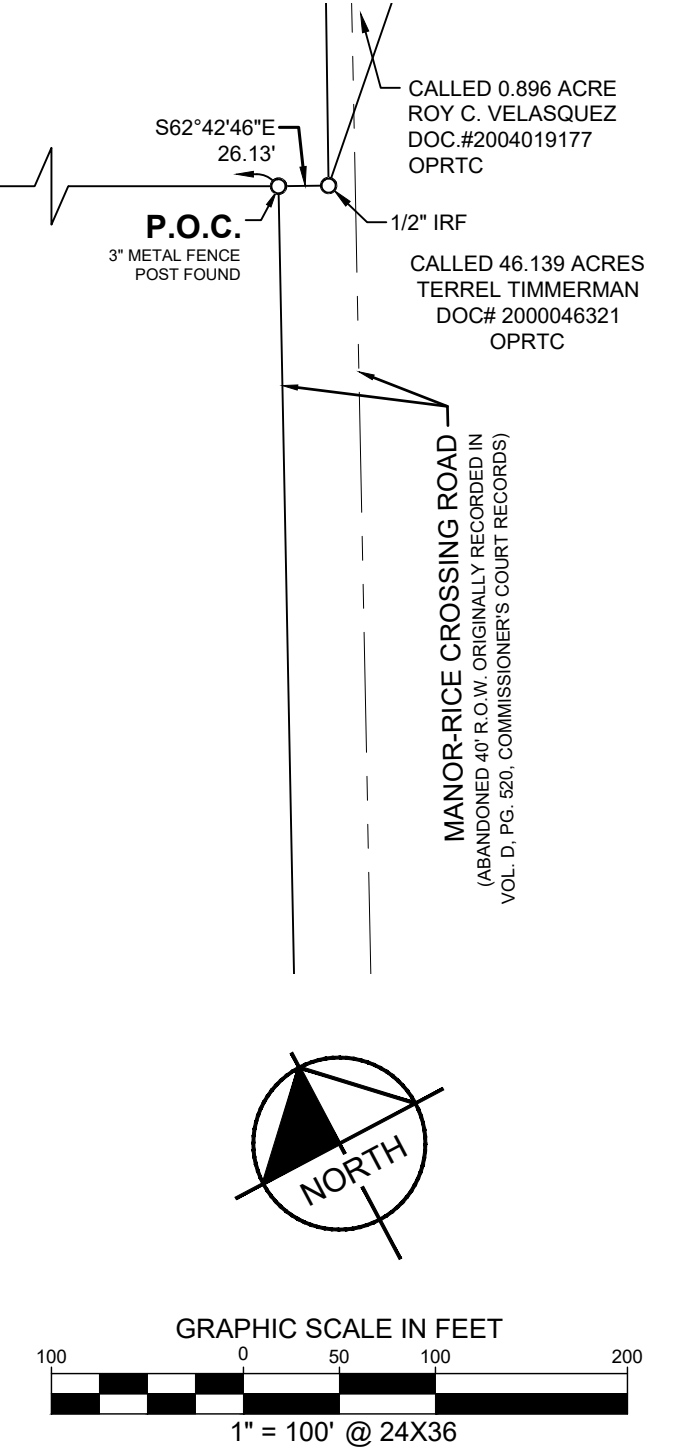
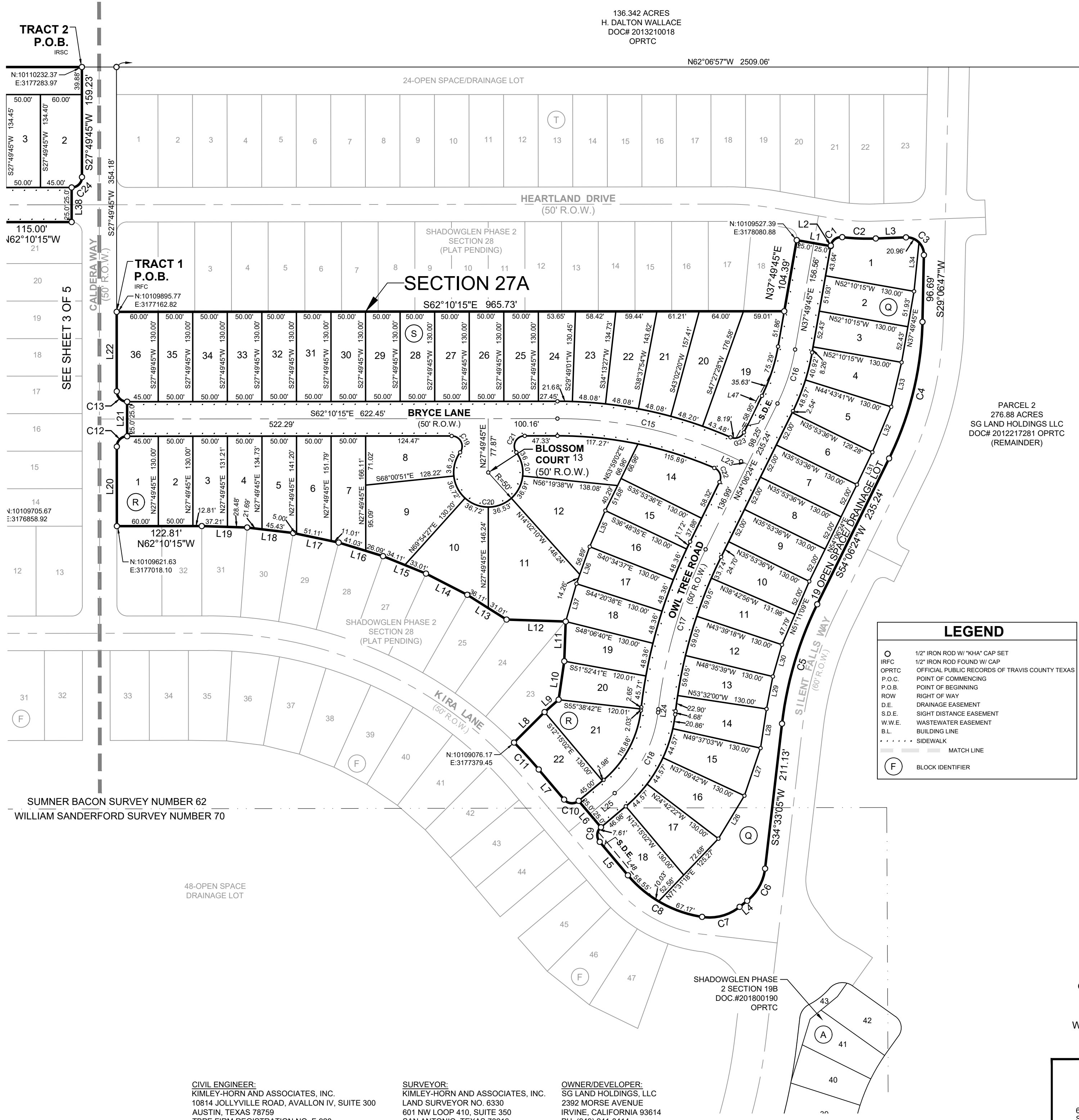
Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 2000'	APS	JGM	1/10/2019	069254502	1 OF 5



LEGEND	
O	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
ROW	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
.....	SIDEWALK
---	MATCH LINE
(F)	BLOCK IDENTIFIER

NOTES:
See Sheet 4 of 5 for typical Setback Detail
See Sheet 3 of 5 for Line and Curve Data

GENERAL INFORMATION:

TOTAL ACREAGE.....	20.017 ACRES
TOTAL LINEAR FEET OF 50' ROW.....	2,722'
ACREAGE OF ROW.....	3.372 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	83
ACREAGE OF SINGLE FAMILY LOTS.....	15.271 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	2
ACREAGE OF NON-RESIDENTIAL LOTS.....	1.374 ACRES
TOTAL NUMBER OF LOTS.....	85

SHADOWGLEN PHASE 2 SECTIONS 27A-27B 20.017 ACRES

OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO
SG LAND HOLDINGS LLC
DOC. NO. 2012217281, OPRTC
WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743
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601 NW Loop 410, Suite 350
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	1/10/2019	069254502	2 OF 5

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: PATRICK HUDSON, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: GREG MOSIER, R.P.L.S.

OWNER/DEVELOPER:
SG LAND HOLDINGS, LLC
2392 MORSE AVENUE
IRVINE, CALIFORNIA 93614
PH: (949) 241-8414
CONTACT: RUSS ALLISON

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	86°33'40"	15.00'	22.66'	N81°06'35"E	20.57'
C2	8°34'02"	325.00'	48.60'	S59°53'35"E	48.55'
C3	93°17'23"	25.00'	40.71'	S17°31'55"E	36.36'
C4	24°59'38"	470.00'	205.03'	S41°36'36"W	203.40'
C5	19°33'19"	530.00'	180.89'	S44°19'45"W	180.01'
C6	44°44'38"	70.00'	54.67'	S56°55'24"W	53.29'
C7	47°17'33"	70.00'	57.78'	N77°03'30"W	56.15'
C8	41°09'42"	175.00'	125.72'	N32°49'53"W	123.03'
C9	90°00'00"	15.00'	23.56'	N32°44'58"E	21.21'
C10	90°00'00"	15.00'	23.56'	N57°15'02"W	21.21'
C11	4°50'25"	625.00'	52.80'	N14°40'14"W	52.78'
C12	90°00'00"	15.00'	23.56'	N72°49'45"E	21.21'
C13	90°00'00"	15.00'	23.56'	N17°10'15"W	21.21'
C14	295°25'44"	60.00'	309.37'	S46°48'29"E	64.10'
C15	26°16'39"	600.00'	275.18'	S49°01'55"E	272.77'
C16	16°16'39"	290.00'	82.39'	N45°58'05"E	82.11'
C17	19°33'19"	710.00'	242.33'	N44°19'45"E	241.15'
C18	43°11'53"	180.00'	135.71'	N56°09'02"E	132.52'
C19	125°38'04"	15.00'	32.89'	N00°39'01"E	26.69'
C20	251°16'35"	50.00'	219.28'	S62°10'15"E	81.27'
C21	125°38'10"	15.00'	32.89'	S55°00'33"W	26.69'
C22	93°02'39"	15.00'	24.36'	N07°35'05"E	21.77'
C23	87°20'12"	15.00'	22.86'	S82°13'30"E	20.71'
C24	90°00'00"	15.00'	23.56'	S72°49'45"W	21.21'
C25	55°19'21"	429.32'	414.53'	N34°36'27"W	398.62'
C26	17°54'07"	375.00'	117.17'	N85°10'05"W	116.69'
C27	31°56'54"	400.00'	223.04'	N78°08'41"W	220.16'
C28	16°48'58"	500.00'	146.75'	N36°14'15"E	146.22'
C29	90°00'00"	15.00'	23.56'	S72°49'45"W	21.21'
C30	89°24'30"	15.00'	23.41'	N17°27'59"W	21.10'
C31	61°07'26"	15.00'	16.00'	N70°20'40"E	15.25'
C32	54°48'38"	15.00'	14.35'	S12°52'58"W	13.81'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S52°10'15"E	50.00'	L26	N59°03'58"E	72.68'
L2	N37°49'45"E	0.61'	L27	N46°36'37"E	72.68'
L3	S64°10'36"E	43.75'	L28	N36°35'43"E	57.30'
L4	S79°17'44"W	14.04'	L29	N38°56'10"E	47.83'
L5	N12°15'02"W	63.24'	L30	N43°52'32"E	47.83'
L6	N12°15'02"W	50.00'	L31	N53°18'31"E	52.01'
L7	N12°15'02"W	57.00'	L32	N50°25'47"E	71.03'
L8	N72°54'33"E	62.45'	L33	N41°05'06"E	66.01'
L9	N76°28'51"E	27.12'	L34	N33°42'34"E	70.80'
L10	N36°14'18"E	56.24'	L35	N51°18'24"E	56.89'
L11	N29°59'06"E	57.44'	L36	N47°32'23"E	56.89'
L12	N60°12'46"W	85.72'	L37	N43°46'21"E	56.89'
L13	N29°49'45"W	67.12'	L38	S27°49'45"W	50.00'
L14	N34°55'29"W	67.12'	L39	N62°05'54"W	0.23'
L15	N40°01'12"W	67.12'	L40	S85°52'52"W	2.87'
L16	N45°06'56"W	67.12'	L41	N80°55'25"E	41.98'
L17	N50°12'39"W	67.12'	L42	S82°58'51"E	103.60'
L18	N55°18'22"W	67.12'	L43	S70°07'41"E	95.56'
L19	N60°18'09"W	65.70'	L44	S85°52'52"W	2.87'
L20	N27°49'45"E	115.00'	L45	N27°49'45"E	44.75'
L21	N27°49'45"E	50.00'	L46	N44°38'44"E	23.37'
L22	N27°49'45"E	115.00'	L47	N56°22'24"E	106.99'
L23	S35°53'36"E	10.26'	L48	S11°46'28"E	124.25'
L24	N34°33'05"E	4.68'	L49	N57°17'58"W	57.64'
L25	N77°44'58"E	46.98'			

LEGEND	
○	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
ROW	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
.....	SIDEWALK
---	MATCH LINE
(F)	BLOCK IDENTIFIER

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: PATRICK HUDSON, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
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PH: (210) 541-9166
CONTACT: GREG MOSIER, R.P.L.S.

OWNER/DEVELOPER:
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2392 MORSE AVENUE
IRVINE, CALIFORNIA 93614
PH: (949) 241-8414
CONTACT: RUSS ALLISON

SHADOWGLEN PHASE 2 SECTIONS 27A-27B 20.017 ACRES

OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO
SG LAND HOLDINGS LLC
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Kimley»Horn

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FIRM # 10193973
Tel. No. (210) 541-9166
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	1/10/2019	069254502	3 OF 5



AGENDA ITEM NO. 5

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 13, 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 Lagos Subdivision Phase 5, forty-four (44) lots on 28.62 acres, more or less, located near N. FM 973 and Murchison Street, Manor, TX. Applicant: Kimley-Horn & Associates, Inc. Owner: 706 Investment Partnership, LTD.

BACKGROUND/SUMMARY:

This item has not been approved by our engineers and should be denied as submitted.

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 Lagos Subdivision Phase 5, forty-four (44) lots on 28.62 acres, more or less, located near N. FM 973 and Murchison Street, Manor, TX.

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

December 4th, 2018

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

**Re: *Summary Letter – Lagos Phase 5
Preliminary Plat Application
Southeast Corner of Lexington Street and Blake Manor Road
Manor, Texas 78653***

To Whom It May Concern:

The proposed Lagos Phase 5 development is located near the southeast corner of Lexington Street and Blake Manor Road in Manor, Texas. The proposed preliminary plat is approximately 29 acres. The site is currently undeveloped.

The proposed development includes the construction of approximately 40 single-family residential units, 7.7 acres of village clusters with a density of approximately 5 units/acre, approximately 5 acres of commercial development, approximately 1,800 linear feet of roadway, sidewalks, landscaping, stormwater management infrastructure, water, and wastewater improvements. Water and wastewater service for the development will be provided by existing adjacent City of Manor water and wastewater lines. This property is a part of the Lagos PUD established on June 15, 2016 under ordinance number 441. As such, this development is bound to the development standards outlined in the PUD and the City of Manor code at the time of its implementation.

This project is located within the Gilleland Creek Watershed, classified as a Suburban Watershed within the City of Austin Desired Development Zone. No portion of the site is located in the Federal Emergency Management Agency's 100-year floodplain according to Flood Insurance Rate Map #48453C0485J, Travis County, Texas and incorporated areas, dated August 18, 2014.

Runoff from the proposed development is intended to be detained in the Phase 1 detention pond to the west of the property. The detention pond has been sized to capture and detain the proposed impervious cover for all phases of the Lagos Manor PUD. Runoff will be released from the pond so that the peak flow at the point of analysis "A" to an existing tributary of Gilleland Creek does not exceed existing conditions. Additional details regarding these facilities are provided in the Engineer's Report submitted with this package.

If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.
Associate

Plotted By: Walker, Jordan (Austin) Date: February 06, 2019 11:32:55am File Path: K:\AUS_Civil\069241722 LAGOS Manor\Draw\ Preliminary Plat\PHASE 5\Cad\PlanSheets\C-Cover Sheet.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PRELIMINARY PLAT

FOR

LAGOS

PHASE 5

CITY OF MANOR, TRAVIS COUNTY COUNTY, TEXAS

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR, FULL PURPOSE ANNEXATION, AND IS DESIGNATED AS A PLANNED UNIT DEVELOPMENT (PUD) SIGNED BY THE MANOR CITY COUNCIL ON OCTOBER 17TH, 2018.
2. THE DETENTION POND AND ASSOCIATED DRAINAGE DESIGN HAS BEEN SIZED TO MITIGATE DEVELOPED RUNOFF FOR ALL LAND USES INCLUDED WITHIN THE BOUNDARIES OF THE LAGOS PLANNED UNIT DEVELOPMENT AS APPROVED ON OCTOBER 17TH, 2018.
3. NO PORTION OF THIS DEVELOPMENT LIES WITHIN THE 100-YEAR FLOODPLAIN, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP # 48453C0485J, DATED AUGUST 18, 2014.
4. PARKLAND DEDICATION REQUIREMENTS WERE SATISFIED BY EARLIER PHASES OF THE SUBDIVISION.

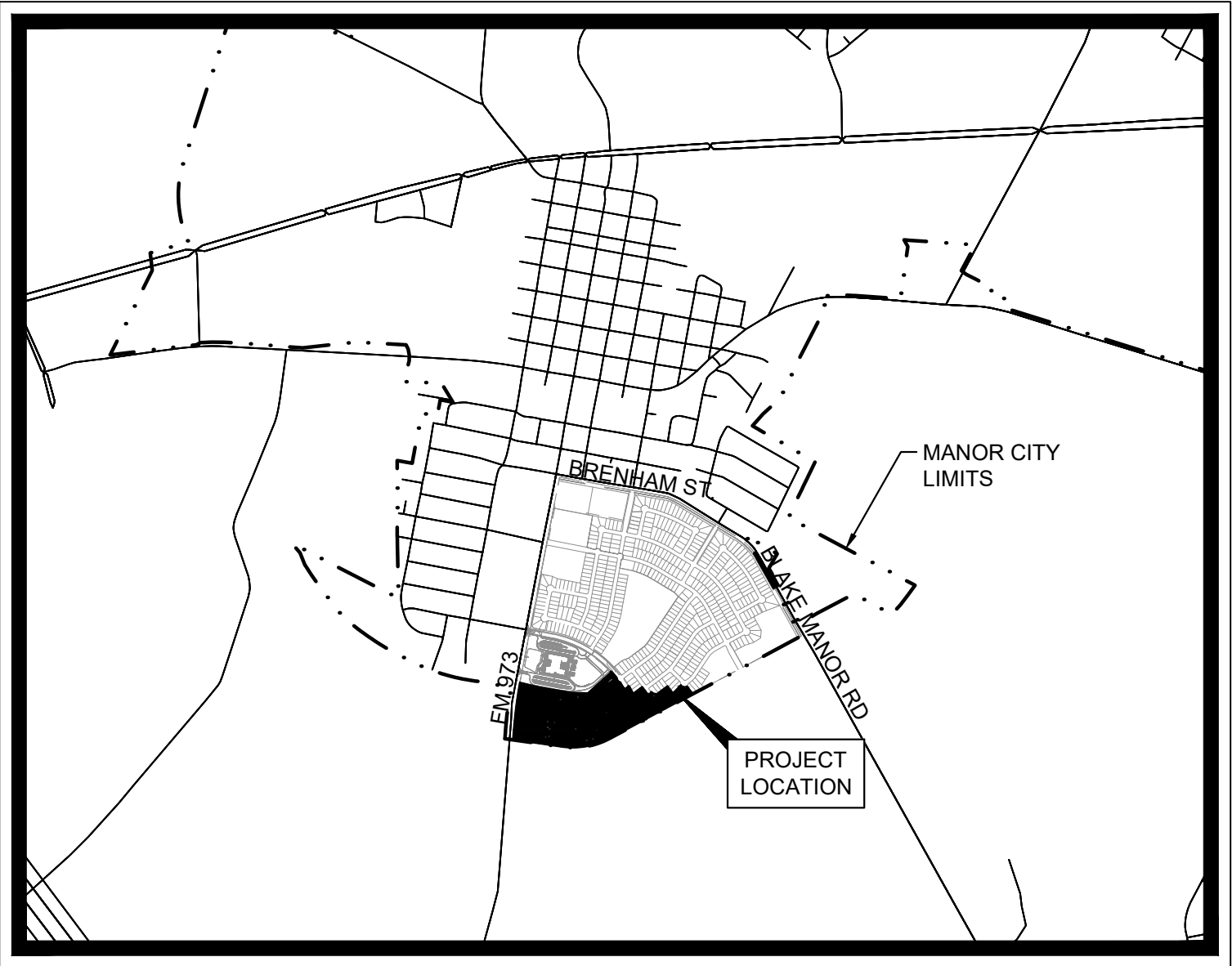
ENGINEER / SURVEYOR

Kimley»Horn

10814 JOLLYVILLE ROAD STATE OF TEXAS
AVALLON IV, SUITE 300 REGISTRATION NO. F-928
AUSTIN, TEXAS 78759
PH. (512) 418-1771
CONTACT: ROBERT J. SMITH, P.E.

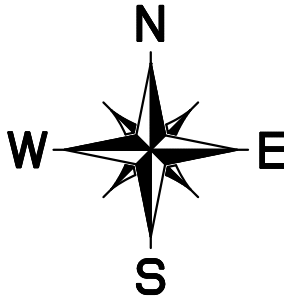
OWNER/DEVELOPER

706 INVESTMENT PARTNERSHIP, LTD.
9900 HIGHWAY 290 EAST
MANOR, TEXAS 78653
TEL: 512.327.7415
CONTACT: DANNY BURNETT



VICINITY MAP

SCALE: 1" = 2,000'



SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN
3	UTILITY AND TREE PLAN
4	APPROVED OVERALL EXISTING DRAINAGE LAYOUT
5	OVERALL PROPOSED DRAINAGE LAYOUT-PHASE 5
6	PROPOSED DRAINAGE LAYOUT

LEGAL DESCRIPTION

28.62 ACRES OF LAND LOCATED IN THE JAMES MANOR SURVEY NO. 39, ABSTRACT NO. 528, JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 566, AND CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58, CITY OF MANOR, TRAVIS COUNTY, TEXAS.

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

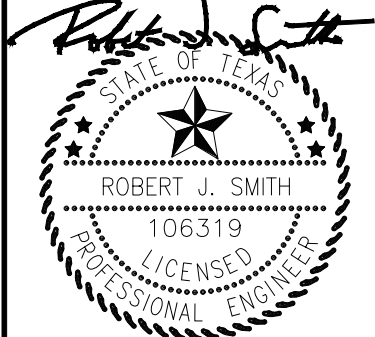
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.

DATED THIS ____ DAY OF _____, 20__

BY: _____
WILLIAM MEYERS, CHAIRPERSON

Kimley»Horn

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



02/06/2019

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
069241722	FEBRUARY 2019	AS SHOWN	KJB	JMW	RJS

COVER SHEET

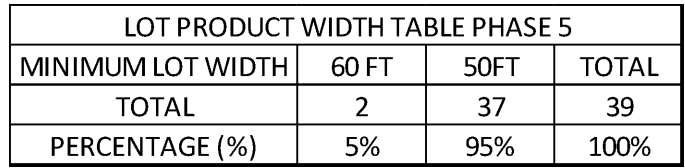
LAGOS
PHASE 5
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
1

PRELIMINARY PLAN

KHA PROJECT NO. 069241722

LAGOS - PHASE 5

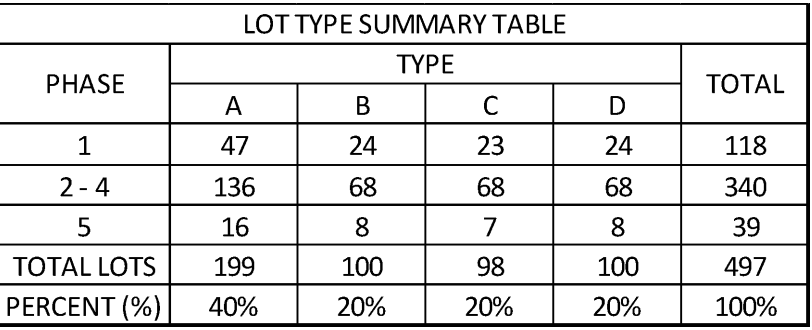


*PARKLAND PROVIDED IN PHASE 1 IS INTENDED TO SERVE ALL PHASES OF THIS DEVELOPMENT

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

TOTAL ACREAGE.....	28.62 ACRES
LINEAR FOOT OF 50' ROW.....	1,352.32'
LINEAR FOOT OF 70' ROW.....	468.89'
ACREAGE OF ROW.....	2.64 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	39
ACREAGE OF SINGLE FAMILY LOTS.....	7.80 ACRES
NUMBER OF COMMERCIAL LOTS.....	1
ACREAGE OF COMMERCIAL LOTS.....	4.97 ACRES
NUMBER OF LIFT STATION LOTS.....	1
ACREAGE OF LIFT STATION LOTS.....	0.17 ACRES
NUMBER OF LANDSCAPE/OPEN SPACE LOTS.....	3
ACREAGE OF LANDSCAPE/OPEN SPACE LOTS.....	13.04 ACRES
TOTAL NUMBER OF LOTS.....	44

1. ALL SINGLE-FAMILY LOTS EXCEED 6,000 SQUARE FEET MINIMUM LOT AREA REQUIRED PER DEVELOPMENT AGREEMENT.
2. ALL PAVEMENT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.



1. AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
2. AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER OR LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE PERMITTED WITH CONSTRUCTION PLANS.
3. THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
4. SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
5. THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORIES), HEIGHT AND SETBACK REQUIREMENTS, LOT COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PLAT VARIANCES FOR LOTS WITHIN THE PLAT AND THE CORPORATE BOUNDARIES OF THE CITY.
6. LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
7. SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
8. THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE A BOND FOR 10% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FINALLY FALLING TO THE CITY IF SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.
9. LOT FRONTAGE WIDTHS OF SINGLE-FAMILY LOTS SHALL BE AS FOLLOWS:
 - A) NOT MORE THAN 45% OF SUCH LOTS, NOT INCLUDING CUL-DE-SAC LOTS, MAY HAVE A LOT FRONTAGE WIDTH OF NOT LESS THAN 40 FEET.
 - B) 55% OR MORE OF SUCH LOTS, NOT INCLUDING CUL-DE-SAC LOTS, SHALL HAVE A LOT FRONTAGE WIDTH OF 50 FEET OR GREATER.
 - C) ANY CUL-DE-SAC LOT SHALL HAVE A LOT FRONTAGE WIDTH OF NO LESS THAN 30 FEET.
10. THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,000 FEET.
11. FRONT SETBACKS FOR SINGLE-FAMILY RESIDENTIAL LOTS SHALL BE STAGGERED AS FOLLOWS:
 - A) 40% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SET BACK OF 20 FEET FROM THE FRONT PROPERTY LINE.
 - B) 25% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SET BACK OF 22.5 FEET FROM THE FRONT PROPERTY LINE.
 - C) 20% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SET BACK OF 24 FEET FROM THE FRONT PROPERTY LINE.
 - D) 20% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SET BACK OF 27.5 FEET FROM THE FRONT PROPERTY LINE.

KHA PROJECT 069241722	DATE FEBRUARY 2019	SCALE: AS SHOWN	DESIGNED BY: KJB	DRAWN BY: JMW	CHECKED BY: RJS
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**LAGOS
PHASE 5**
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
2



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 13, 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 Short Form Final Plat for Mustang Kimbro Estates, three (3) lots on 23.8 acres, more or less, being a resubdivision of Lots 4 & 5 Kimbro Road Estates, and being located at 12542 Kimbro Road, Manor, TX. Applicant: ATX Permit and Consulting, LLC. Owner: Mustang Kimbro Estates, LLC.

BACKGROUND/SUMMARY:

This subdivision has been approved by our engineers. The property is in Manor's ETJ so in conjunction with the County we review and approve subdivision plats. We do not regulate the land uses. The County will issue all development permits except sign permits.

PRESENTATION: ☐ YES ☒ NO

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

Plat

Engineer Comments

Approval Letter

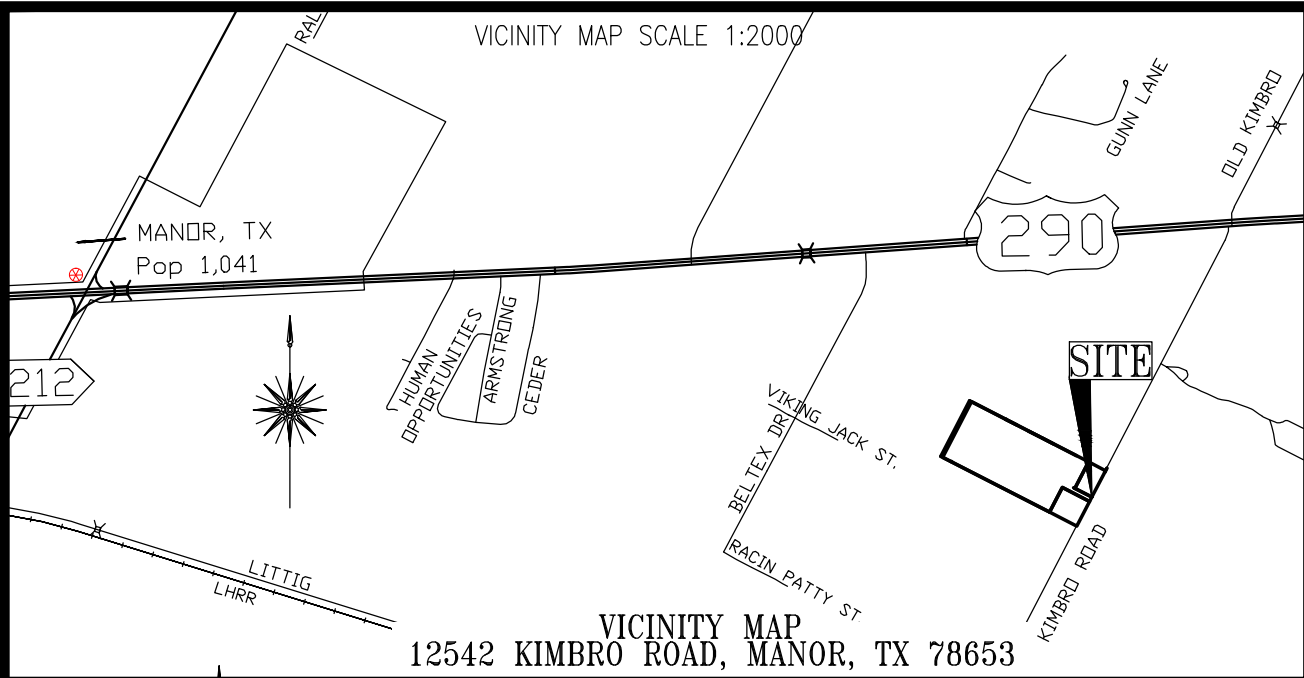
Notice Letter

Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a Short Form Final Plat for Mustang Kimbro Estates, three (3) lots on 23.8 acres, more or less, being a resubdivision of Lots 4 & 5 Kimbro Road Estates, and being located at 12542 Kimbro Road, Manor, TX.

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



MUSTANG KIMBRO ESTATES

KIMBRO ROAD ESTATES, RESUBDIVISION OF LOTS 4 & 5
ESTABLISHING MUSTANG KIMBRO ESTATES, KIMBRO ROAD ESTATES, VOLUME 79, PAGES 12-13
P.R.T.C.T., AS CONVEYED TO MUSTANG KIMBRO ESTATES LLC., IN DOC. NO. #2017105568,
12542 KIMBRO ROAD, MANOR, TX 78653.

ZALARAM LLC,
CALLED 55.90 ACRES,
CALDWELL SURVEY, A-154,
DOC. NO. #2015078185, O.P.R.T.C.T.

ZALARAM LLC,
CALLED 55.90 ACRES,
CALDWELL SURVEY, A-154,
DOC. NO. #2015078185, O.P.R.T.C.T.

N 27°16'05" E 1591.10'
(TO SUBDIVISION CORNER)

PL N 27°16'05" E 651.63'

N10100426.16
E3187022.18

LOT 3
19.9589 ACRES
(869,408 SQ. FEET)

ZALARAM LLC,
LOT 3, KIMBRO ROAD ESTATES,
VOL. 79, PG. 12-13, DOC. NO.
#2008011604, O.P.R.T.C.T.

DONOHUE BRENNER,
LOT 6, KIMBRO ROAD ESTATES,
VOL. 79, PG. 12-13,
DOC. NO. #2010139735,
O.P.R.T.C.T.

ZALARAM LLC,
LOT 3, KIMBRO ROAD ESTATES,
VOL. 79, PG. 12-13,
DOC. NO. #2008011604, O.P.R.T.C.T.

NATALINO CAMILLERI,
LOT 2, KIMBRO ROAD ESTATES,
VOL. 79, PG. 12-13,
VOL. 6940, PG. 619, O.P.R.T.C.T.

LOT 3
19.9589 ACRES
(869,408 SQ. FEET)

DONOHUE BRENNER,
LOT 6, KIMBRO ROAD ESTATES,
VOL. 79, PG. 12-13, DOC. NO. #2010139735,
O.P.R.T.C.T.

DARREL HARPER,
LOT 7, KIMBRO ROAD ESTATES,
VOL. 79, PG. 12-13, M.R.T.C.T.,
VOL. 7004, PG. 404, D.R.T.C.T.

LOT 1
2.2707 ACRES
(98,910 SQ. FEET)

LOT 2
1.5657 ACRES
(68,203 SQ. FEET)

NGS MONUMENT PID: BM0547
30'20" 0178356' (NO)
BEARS S 84°13'41" W
26'945' FEET
51 MILES

NGS MONUMENT
PID: BM0538
LOCATED CORNER
OF KIMBRO ROAD
& LITTIG ROAD.

R.O.W. TIE:
N10099120.13
E3188140.07

R.O.W. TIE:
N10099698.27
E3188438.12

CURRENT 70' R.O.W.

CURRENT 70' R.O.W.

XDS
SURVEYING & MAPPING

XDS SURVEYING & MAPPING PC.
PHONE: 210.718.7189
xaviersandoval@gmail.com
FIRM REGISTRATION 10194170

CENTERLINE R.O.W.

OLD HIGHWAY 20, (70' R.O.W.),
VOL. 79, PG. 12-13, M.R.T.C.T.

MUSTANG KIMBRO ESTATES,
OUT OF LOT 4 & 5,
KIMBRO ROAD ESTATES,
VOLUME 79, PAGES 12-13 P.R.T.C.T.
SHEET NO. 1 OF 2



Date: Friday, July 20, 2018

Lila Nelson
ATX Permit and Consulting, LLC
4408 Spicewood Springs Rd., Ste 400
Austin
lila@atxpermits.com

Permit Number 2018-P-1129-SF
Job Address: 12542 Kimbro Rd, Manor, TX. 78653

Dear Lila Nelson,

The first submittal of the 12542 Kimbro Rd Short Form Final Plat (*Short Form Final Plat*) submitted by ATX Permit and Consulting, LLC and received on January 08, 2019, 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 plat has a note stating that the proposed development is located within the Manor City Limits, however the engineer's letter states that it is in the ETJ.
2. Travis County On-Site Wastewater Program signature block should be added to the plat.
3. Commissioner's Court certification block should be added to the plat.
4. Certification from the County Health District is not provided as required by Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(viii). Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(ii), the date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract.
6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii) the location map should be to a scale of 1" = 2000'.
7. Clarification should be made regarding wastewater service to the proposed lots.
8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iv), Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.

9. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(iii), Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (I) corner of the subdivision shall be located with respect to a corner of the original survey of which it is a part.

10. Projects located within the City of Manor's ETJ are required to be approved by Travis County.

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".

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



August 13, 2018

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

12542 Kimbro Road Short Form Final Plat Comment Response:

Dear Ms. Gray:

Binkley & Barfield, Inc. (BBI) is pleased to resubmit and has prepared this letter in response to the final plat comments to the Mustang Kimbro Estates project. Each comment has a written response:

Pauline Gray, P.E. – pgray@jaeco.net - (512) 259-3882

1. The plat has a note stating that the proposed development is located within the Manor City Limits, however the engineer's letter states that it is in the ETJ.

-The note on sheet two of the plat relating to the project in Manor's City Limits has been removed. The engineer's letter is correct that it is in Manor's ETJ.

2. Travis County On-Site Wastewater Program signature block should be added to the plat.

-The Travis Co. On-Site Wastewater Program signature block has been added to the plat.

3. Commissioner's Court certification block should be added to the plat.

-The commissioner's court certification block is shown on sheet 2 of the plat.

4. Certification from the County Health District is not provided as required by Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(viii). Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.

-Noted. Certification from the County Health District will be provided, and it is currently being reviewed for OSSF.

5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(ii), the date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract.

-The date and addresses of the owner have been added to sheet 2 of the plat.

6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii) the location map should be to a scale of 1" = 2000'.

-The location map is now shown at a scale of 1"=2000' on sheet 1.

7. Clarification should be made regarding wastewater service to the proposed lots.

-Wastewater will be provided to lots 1, 2, and 3 by on-site septic systems. The suitability letter for OSSF is included with the resubmittal.

8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iv), Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.

-The City Limits and ETJ boundary are not near the site. The three lots are fully within Manor's ETJ.

9. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(iii), Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision shall be located with respect to a corner of the original survey of which it is a part.

-The corner of the subdivision is now located and called out on sheet 1 of the plat.

10. Projects located within the City of Manor's ETJ are required to be approved by Travis County.

-Noted. The Plat is currently being reviewed by Travis County for their approval.

If you require any additional information, please contact me at (512) 658-8095 or gjones@binkleybarfield.com

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Eli Jones", with a stylized flourish at the end.

Gary Eli Jones, P.E.
Binkley & Barfield, Inc.



Date: Friday, September 14, 2018

Lila Nelson
ATX Permit and Consulting, LLC
4408 Spicewood Springs Rd., Ste 400
Austin
lila@atxpermits.com

Permit Number 2018-P-1129-SF
Job Address: 12542 Kimbro Rd, Manor 78653

Dear Lila Nelson,

The subsequent submittal of the 12542 Kimbro Rd Short Form Final Plat submitted by ATX Permit and Consulting, LLC and received on January 08, 2019, 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 plat has a note stating that the proposed development is located within the Manor City Limits, however the engineer's letter states that it is in the ETJ.~~
- ~~2. Travis County On-Site Wastewater Program signature block should be added to the plat.~~
- 3. Commissioner's Court certification block should be added to the plat. The note was added, but the certification block is still missing. Please see attached pdf for block.**
- 4. Certification from the County Health District is not provided as required by Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(viii). Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.**
- ~~5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(ii), the date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract.~~
- ~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii) the location map should be to a scale of 1" = 2000'.~~
- 7. Clarification should be made regarding wastewater service to the proposed lots. The comment response letter stated that a sustainability letter for the OSSF was included with the resubmittal. The letter was not included.**

~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iv), Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.~~

~~9. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(iii), Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision shall be located with respect to a corner of the original survey of which it is a part.~~

~~10. Projects located within the City of Manor's ETJ are required to be approved by Travis County.~~

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: Friday, September 14, 2018

Lila Nelson
ATX Permit and Consulting, LLC
4408 Spicewood Springs Rd., Ste 400
Austin
lila@atxpermits.com

Permit Number 2018-P-1129-SF
Job Address: 12542 Kimbro Rd, Manor 78653

Dear Lila Nelson,

The subsequent submittal of the 12542 Kimbro Rd Short Form Final Plat submitted by ATX Permit and Consulting, LLC and received on August 22, 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 plat has a note stating that the proposed development is located within the Manor City Limits, however the engineer's letter states that it is in the ETJ.

2. Travis County On-Site Wastewater Program signature block should be added to the plat.

3. **Commissioner's Court certification block should be added to the plat. The note was added, but the certification block is still missing. Please see attached pdf for block.**

See Rev 10 plat of plat w/ certification block.
4. **Certification from the County Health District is not provided as required by Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(viii). Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.** *Deemed to be N/A*

5. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(ii), the date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract.~~

6. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii) the location map should be to a scale of 1" = 2000'.~~

7. Clarification should be made regarding wastewater service to the proposed lots. The comment response letter stated that a sustainability letter for the OSSF was included with the resubmittal. The letter was not included.

please see email approval from Brandon Couch, OSSF.

~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iv), Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.~~

~~9. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(iii), Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision shall be located with respect to a corner of the original survey of which it is a part.~~

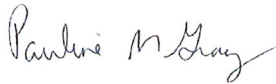
~~10. Projects located within the City of Manor's ETJ are required to be approved by Travis County.~~

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.

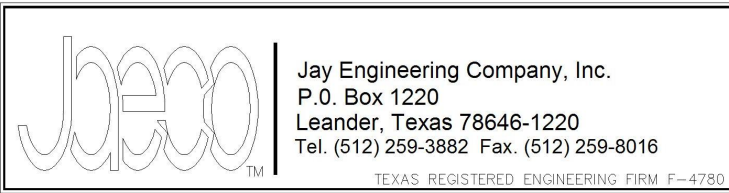
Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached 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, January 8, 2019

Lila Nelson
ATX Permit and Consulting, LLC
4408 Spicewood Springs Rd., Ste 400
Austin
lila@atxpermits.com

Permit Number 2018-P-1129-SF
Job Address: 12542 Kimbro Rd, Manor 78653

Dear Lila Nelson,

We have conducted a review of the final plat for the above-referenced project, submitted by Lila Nelson and received by our office on January 08, 2019, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

January 22, 2019

RE: Mustang Kimbro Estates Short Form Final Plat

Dear Property Owner:

The City of Manor Planning Commission will be conducting a public hearing to consider a Short Form Final Plat for Mustang Kimbro Estates Subdivision located at 12542 Kimbro 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:

Public Hearing: Consideration, discussion and possible action on a Short Form Final Plat for Mustang Kimbro Estates, three (3) lots on 23.8 acres more or less being a resubdivision of Lots 4 & 5 Kimbro Road Estates, locally known as 12542 Kimbro Road, Manor, TX.

The Planning Commission will convene at 6:30PM on February 13, 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 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

DONOHUE BRENNER NORTON
12512 KIMBRO RD
MANOR , TX 78653

HARPER DARREL R VLB
107 VISTA AVE
ROUND ROCK , TX 78664-4357

MOYE ROCK D & JANEL K12503
KIMBRO RD
MANOR , TX 78653

H G GREEN RIVER PROPERTY LP
PO BOX 9952
AUSTIN , TX 78766-0952

GCH BLUE RIVER PROPERTY LP
PO BOX 9952
AUSTIN , TX 78766-0952

COONS STEVEN
STE C1
9603 BROWN LN
AUSTIN , TX 78754-4031

PACE GLENN T
12545 KIMBRO RD
MANOR , TX 78653

CHAVEZ MARCOS A
12555 KIMBRO RD
MANOR , TX 78653

NGUYEN HIEP HUU & TIFFANY TRANG
MAI
228 APACHE PASS
HUTTO , TX 78634-5666

CAMILLERI NATALINO
10812 WILKINSON AVE
CUPERTINO , CA 95014-4732

ZALARAM LLC
30 CHADWICK DR
DOVER , DE 19901-5827



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

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

Wednesday, January 09, 2019

6:30 P.M.

Manor City Hall – Council Chambers
105 E. Eggleston Street

COMMISSIONERS

PRESENT:

Place 1: Julie Leonard
Place 2: Jacob Hammersmith
Place 3: Gil Burrell
Place 5: Lian Stutsman, Vice-Chair
Place 6: Keith Miller
Place 7: Bill Myers, Chairperson

ABSENT:

Place 4: Mike Burke

CITY STAFF PRESENT:

Scott Dunlop – Assistant Development Director

REGULAR SESSION – 6:35 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 6:35 p.m. on Wednesday, January 09, 2019, 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 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.**
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.**
3. **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.**
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, was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by P&Z Commissioner Miller and seconded by P&Z Vice-Chair Stutsman, the Planning and Zoning Commission voted six (6) For and none (0) Against and to approve denial as submitted for consent agenda items 1, 2, 3 and 4. The motion carried unanimously.

PUBLIC HEARINGS

5. **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**

P&Z Chairperson Myers opened the public hearing.

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

There were no public comments.

MOTION: Upon a motion made by P&Z Vice-Chair Stutsman and seconded by P&Z Commissioner Leonard, the Planning and Zoning Commission voted six (6) For and none (0) Against and to close the public hearing. The motion carried unanimously.

MOTION: Upon a motion made by P&Z Commissioner Leonard and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted six (6) For and none (0) Against and to 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). The motion carried unanimously.

6. 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

P&Z Chairperson Myers opened the public hearing.

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

There were no public comments.

Kim Perry, 13812 Bois D’Arc Road, Manor, Texas submitted a card in support of this item; however, she did not wish to speak

Diane Bernal, PSCE, Inc. 12710 Research Blvd, Austin, Texas submitted a card in support of this item; however, she not wish to speak.

MOTION: Upon a motion made by P&Z Vice-Chair Stutsman and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted six (6) For and none (0) Against and to close the public hearing. The motion carried unanimously.

MOTION: Upon a motion made by P&Z Commissioner Hammersmith and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted six (6) For and none (0) Against and to approve a Conditional Use Application to allow for a Service Station located at 13812 Bois D’Arc Road, Manor, TX. with the condition the Conditional Use Permit only apply to the approximately 3 acres shown on the Preliminary Dimensional Site Plan. The motion carried unanimously.

REGULAR AGENDA

7. Consideration, discussion, and possible action on appointing a Chairperson for the Manor Planning and Zoning Commission.

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

MOTION: The Planning and Zoning Commission voted six (6) For and none (0) Against to appoint Bill Myers as Manor Planning and Zoning Commission Chairperson. The motion carried unanimously.

8. Consideration, discussion, and possible action on appointing a Vice-Chair for the Manor Planning and Zoning Commission.

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

MOTION: The Planning and Zoning Commission voted six (6) For and none (0) Against to appoint Lian Stutsman as Manor Planning and Zoning Commission Chairperson. The motion carried unanimously.

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, 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 P&Z Commissioner Leonard, the Planning and Zoning Commission voted six (6) For and none (0) Against to approve the Planning and Zoning Commission Minutes of the December 12, 2018 Regular Meeting. The motion carried unanimously.

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**

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 Vice-Chair Stutsman and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted six (6) For and none (0) Against to approve a Preliminary Plat for Arnhamn Lane Subdivision, eight (8) lots on 20 acres, more or less, located at 11811 Arnhamn Lane, Manor, TX. The motion carried unanimously.

ADJOURNMENT

The Regular Session of the Manor Planning and Zoning Commission adjourned at 6:55 PM on Wednesday, January 09, 2019.

These minutes approved by the Planning and Zoning Commission on the 13th day of February 2019.

APPROVED:

ATTEST:

Bill Myers,
Chairperson

Scott Dunlop,
Assistant Development Director



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 13, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Setback Waiver to allow for a 20-foot front setback and a 10-foot rear setback on Lot 2, Block 45, Town of Manor, locally known as 307 West Boyce, Manor, TX. Applicant: Lenora Easley. Owner: Lenora Easley

BACKGROUND/SUMMARY:

The property has applied to construct a new single family home on the lot but are requesting reduced setbacks to fit the required 1,500 sf minimum size home.

PRESENTATION: ☐ YES ☒ NO

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

Waiver

Area Image

Plot Plan

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a Setback Waiver to allow for a 20-foot front setback and a 10-foot rear setback on Lot 2, Block 45, Town of Manor, locally known as 307 West Boyce, Manor, TX.

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



SETBACK WAIVER REQUEST

On approval by the Planning Commission, lots platted prior to 1980 having approximately 5,750 square feet of lot area may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The Commission shall consider the adjoining lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than 5 foot side yard, 10 foot rear yard and 15 foot street side yard setback and 20 foot front yard setback. Lots owned by the same person may be combined into one building site.

City of Manor Code of Ordinance, Chapter 14, Exhibit A, Article II, Section 20(j)(2)

Applicant Contact Information

Name: Genora Easley
Address: P.O. Box 734 Manor TX 309 W Boyle
Phone Number: 512-363-2944 Email: BROWNSKIN 1944 @GMAIL.COM

Property Information

Address: 307 W Boyle
Lot: 2 Block: 45
Zoning District: R1
Requested Front Setback: 20 ft.
Requested Rear Setback: 10 ft.
Requested Side Setback: _____

Genora Easley
Applicant Signature

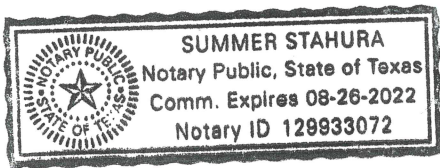
1-7-19
Date

Setback Waiver Request

STATE OF TEXAS §
COUNTY OF Travis §

BEFORE ME the undersigned authority on this day personally appeared Lenora Easley, Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing document and that s/he executed such document for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7th day of January, 2019



Summer Stahura
Notary Public - State of Texas

PASSED AND APPROVED on this the ____ day of _____ 2019.

THE CITY OF MANOR, TEXAS

William Myers,
Chairperson

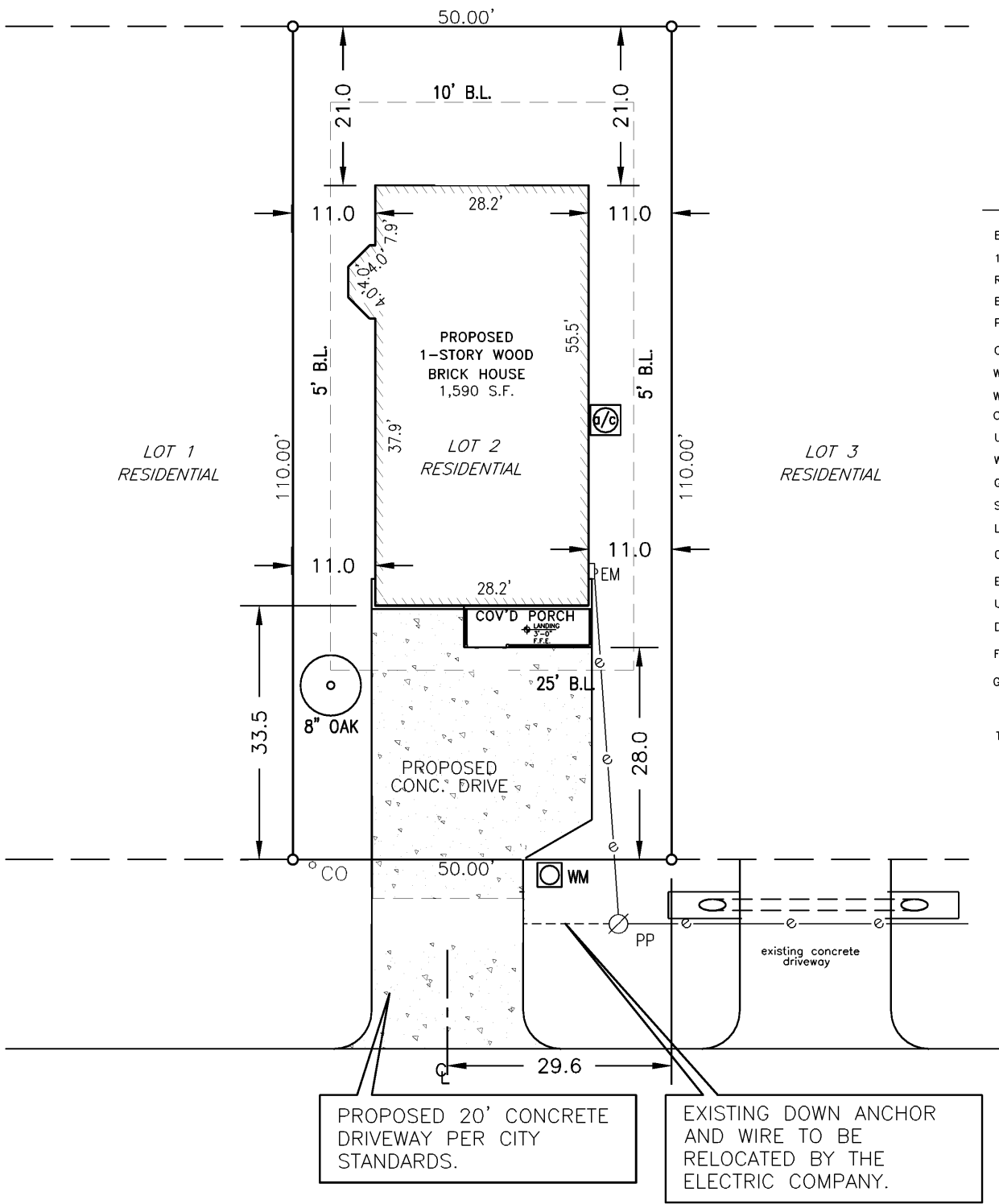
ATTEST:

Scott Dunlop
Assistant Development Director

After recording return to:
Development Services Dept.
City of Manor
105 East Eggleston St.
Manor, TX 78653



W Boy



N
SCALE: 1"=20'-0"

LEGEND	
BOUNDARY LINE	— — — — —
1/2" REBAR SET	○
RECORDED ON PLAT	()
BUILDING SETBACK	B.S.
PUBLIC UTILITY EASEMENT	P.U.E.
OVERHEAD ELECTRIC	— e —
WOOD FENCE	— // — // —
WROUGHT IRON FENCE	— M — M —
CHAIN LINK FENCE	— — — — —
UTILITY POLE	⊙ PP
WATER METER	WM
GAS METER	⊙
SEWER MANHOLE	⊙
LIGHT POLE	⊙
CLEAN OUT	CO
ELECTRIC METER	EM
UNDERGROUND ELECTRIC	— e —
DISCONNECT	D
FIRE HYDRANT	FH
GUY ANCHOR	GA
TREE	○
	DRIP EDGE

CONTRACTOR VERIFICATION RESPONSIBILITIES	
CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO THE ENGINEER FOR VERIFICATION BEFORE STARTING CONSTRUCTION. OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR ANY ERRORS IN CONSTRUCTION WHERE SUCH DISCREPANCIES, OMISSIONS OR INCONSISTENCIES HAVE NOT BEEN PROPERLY REPORTED IN A TIMELY MANNER. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF EXISTING UTILITIES. CONTACT CITY OF MANOR FOR EXISTING UTILITY LOCATIONS. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF ALL ONSITE EXISTING UTILITIES.	

BUILDING AND SITE COVERAGE			
AREA DESCRIPTION	EXISTING S.F.	NEW/DEMO S.F.	TOTAL S.F.
A) 1ST FLR. CONDITIONED AREA:	0 S.F.	1,590 S.F.	1,590 S.F.
B) 2ND FLR. CONDITIONED AREA:	0 S.F.	0 S.F.	0 S.F.
C) 3RD FLR. CONDITIONED AREA:	0 S.F.	0 S.F.	0 S.F.
D) BASEMENT:	0 S.F.	0 S.F.	0 S.F.
E) COVERED PARKING (GARAGE):	0 S.F.	0 S.F.	0 S.F.
F) COVERED PATIO:	0 S.F.	93 S.F.	93 S.F.
G) BALCONY:	0 S.F.	0 S.F.	0 S.F.
H) OTHER: (ACCESSORY BUILDING)	0 S.F.	0 S.F.	0 S.F.
TOTAL BLDG COVG. (EXCLUDE B,C&D):	0 S.F.	1,683 S.F.	1,683 S.F.
I) DRIVEWAY:	0 S.F.	622 S.F.	622 S.F.
J) SIDEWALKS:	0 S.F.	0 S.F.	0 S.F.
K) UNCOVERED PATIO: (DEMO)	0 S.F.	0 S.F.	0 S.F.
L) UNCOVD WOOD DECK:	0 S.F.	0 S.F.	0 S.F.
M) A/C PAD:	0 S.F.	0 S.F.	16 S.F.
N) OTHER (POOL COPING, RET. WALLS):	0 S.F.	0 S.F.	0 S.F.
TOTAL SITE COVERAGE:	0 S.F.	2,305 S.F.	2,321 S.F.
O) POOL:	0 S.F.	0 S.F.	0 S.F.
P) SPA:	0 S.F.	0 S.F.	0 S.F.

SITE DEVELOPMENT INFORMATION	
NET SITE AREA: 5,750 S.F. (0.1320 ACRES) FLOOR TO AREA RATIO: 1:0.292 ZONING: R-1, SINGLE FAMILY RESIDENCE	
EXISTING COVERAGE INFORMATION	
EXISTING BUILDING COVERAGE (S.F.)	0 S.F. % OF LOT SIZE: 0%
PROPOSED BUILDING COVERAGE (S.F.)	1,683 S.F. % OF LOT SIZE: 29.2%
IMPERVIOUS COVER INFORMATION	
EXISTING IMPERVIOUS COVER (S.F.)	0 S.F. % OF LOT SIZE: 0%
PROPOSED IMPERVIOUS COVER (S.F.)	2,321 S.F. % OF LOT SIZE: 40.3%

ELECTRIC NOTES	
ALL ELECTRICAL SHALL COMPLY WITH: THE 2014 NATIONAL ELECTRIC CODE (NEC), AND CITY OF MANOR ELECTRIC CODES.	

OWNER INFORMATION	
LENORA EASLEY 309 W. BOYCE ST. MANOR, TEXAS 78653 TEL. (512)	

LEGAL DESCRIPTION	
LOT 2, BLOCK 45, CITY OF MANOR, DEED NUMBER 2008090778TR DEED RECORDS OF TRAVIS COUNTY, TEXAS.	

INDEX OF DRAWINGS:

ARCHITECTURE	
A0	SITE PLAN
A1	FLOOR PLAN
A2	ROOF PLAN
A3	EXTERIOR ELEVATIONS
A4	EXTERIOR ELEVATIONS
A5	WALL SECTIONS/ DETAILS

MECHANICAL	
M1	MECHANICAL PLAN

ELECTRICAL	
E1	ELECTRICAL PLAN

PLUMBING	
P1	PLUMBING PLAN

STRUCTURAL	
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN
S3	FRAMING DETAILS

REVISIONS

CUSTOM HOME FOR
THE LEE RESIDENCE
307 W. Boyce St.
Manor, Texas 78653
Site Plan

1301 S. IH 35 #216
Austin, Texas 78741
Mobile: 512.384.0211
e-mail: rdurand@rdurand.com

design
construction
inspections
building permits

DATE: 1/11/2019

SCALE: 1"=20'

DRAWN: RD/SR

FILE: C:\DWG\STATE RES LEE RES-SP.DWG

SHEET 1

A0
OF 6 SHEETS