



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

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Wednesday, April 10, 2019

6:30 p.m.

Manor City Hall – Council Chambers  
105 E. Eggleston Street

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### 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**

#### REGULAR AGENDA

1. Consideration, discussion, and possible action on the Planning and Zoning Commission Minutes of the March 13, 2019 Regular Meeting.
2. Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 2, Section 17, seventy eight (78) lots on 20 acres, more or less, located near Shadowglen Trace and Arbor Hill Cove, Manor, TX. **Applicant:** Stantec.  
**Owner:** SG Land Holdings.

Scott Dunlop,  
Assistant  
Development  
Director

Scott Dunlop,  
Assistant  
Development  
Director

- |  |   |
|--|---|
| 3. Consideration, discussion, and possible action on a Preliminary Plan for Bois D’Arc Road Subdivision, fourteen (14) lots on 20 acres, more or less, located at 14870 Bois D’Arc Road, Manor, TX. <b>Applicant:</b> Southwest Engineers, Inc. <b>Owner:</b> L4S, LLC | Scott Dunlop,<br>Assistant<br>Development<br>Director |
| 4. Consideration, discussion, and possible action on a Final Plat for Bois D’Arc Road Subdivision, fourteen (14) lots on 20 acres, more or less, located at 14870 Bois D’Arc Road, Manor, TX. <b>Applicant:</b> Southwest Engineers, Inc. <b>Owner:</b> L4S, LLC       | Scott Dunlop,<br>Assistant<br>Development<br>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, April 5, 2019, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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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](mailto:ltijerina@cityofmanor.org)*



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**

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Wednesday, March 13, 2019

6:30 P.M.

Manor City Hall – Council Chambers  
105 E. Eggleston Street

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### **COMMISSIONERS**

#### **PRESENT:**

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

#### **ABSENT:**

Place 3: Gil Burrell  
Place 6: Keith Miller

### **CITY STAFF PRESENT:**

Scott Dunlop – Assistant Development Director

### **REGULAR SESSION – 6:31 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 6:31 p.m. on Wednesday, March 13, 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.

### **REGULAR AGENDA**

- 1. Consideration, discussion, and possible action on the Planning and Zoning Commission Minutes of the February 13, 2019 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 Burke, and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted five (5) For and none (0) Against and to approve the February 13, 2019 Planning and Zoning Commission meeting minutes. The motion carried unanimously.

- 2. Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 2, Section 11, fifty-nine (59) lots on 12.57 acres, more or less, located near Lexington Street and Christina Garza Drive, 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 Vice-Chair Stutsman, and seconded by P&Z Commissioner Burke, the Planning and Zoning Commission voted five (5) For and none (0) Against and to approve a Final Plat for Shadowglen Phase 2, Section 11, fifty-nine (59) lots on 12.57 acres, more or less, located near Lexington Street and Christina Garza Drive, Manor, TX. The motion carried unanimously.

- 3. Consideration, discussion, and possible action on a Final Plat for Stonewater North Phase 3, one hundred four (104) lots on 20.6 acres, more or less, located near N. FM 973 and Johnson Road, Manor, TX. Applicant: Kitchen Table Civil Solutions. Owner: Continental Homes of Texas, LP**

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 five (5) For and none (0) Against and to approve a Final Plat for Stonewater North Phase 3, one hundred four (104) lots on 20.6 acres, more or less, located near N. FM 973 and Johnson Road, Manor, TX. The motion carried unanimously.

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|--|
| <ol style="list-style-type: none"><li><b>4. Consideration, discussion, and possible action on 1-year extension request for the Shadowview Commercial Section 3 Final Plat. Applicant: Kimley-Horn &amp; Associates. Owner: Cottonwood Holdings LTD</b></li></ol> |
|--|

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 Leonard, and seconded by P&Z Commissioner Burke, the Planning and Zoning Commission voted five (5) For and none (0) Against and to approve a 1-year extension request for the Shadowview Commercial Section 3 Final Plat effective March 8, 2019. The motion carried unanimously.

<p><b>5. Consideration, discussion, and possible action on 1-year extension request for the Las Entradas-Gregg Manor Road Final Plat. Applicant: Kimley-Horn &amp; Associates. Owner: Cottonwood Holdings LTD</b></p>
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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 Hammersmith, the Planning and Zoning Commission voted five (5) For and none (0) Against and to approve a 1-year extension request for the Las Entradas-Gregg Manor Road Final Plat effective September 13, 2019. The motion carried unanimously.

**ADJOURNMENT**

The Regular Session of the Manor Planning and Zoning Commission adjourned at 6:44 PM on Wednesday, March 13, 2019.

These minutes approved by the Planning and Zoning Commission on the 10<sup>th</sup> day of April 2019.

**APPROVED:**

**ATTEST:**

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Bill Myers,  
Chairperson

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Scott Dunlop,  
Assistant Development Director



AGENDA ITEM NO. <sup>2</sup>\_\_\_\_\_

### AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 10, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 2, Section 17, seventy eight (78) lots on 20 acres, more or less, located near Shadowglen Trace and Arbor Hill Cove, Manor, TX. Applicant: Stantec. Owner: SG Land Holdings.

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**BACKGROUND/SUMMARY:**

This plat has been approved by engineers.

PRESENTATION: ☐YES ☐NO

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

Plat

Engineer Comments

Approval Letter

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**STAFF RECOMMENDATION:**

It is City staff's recommendation that the Planning Commission approve a Final Plat for Shadowglen Phase 2, Section 17, seventy eight (78) lots on 20 acres, more or less, located near Shadowglen Trace and Arbor Hill Cove, Manor, TX.

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

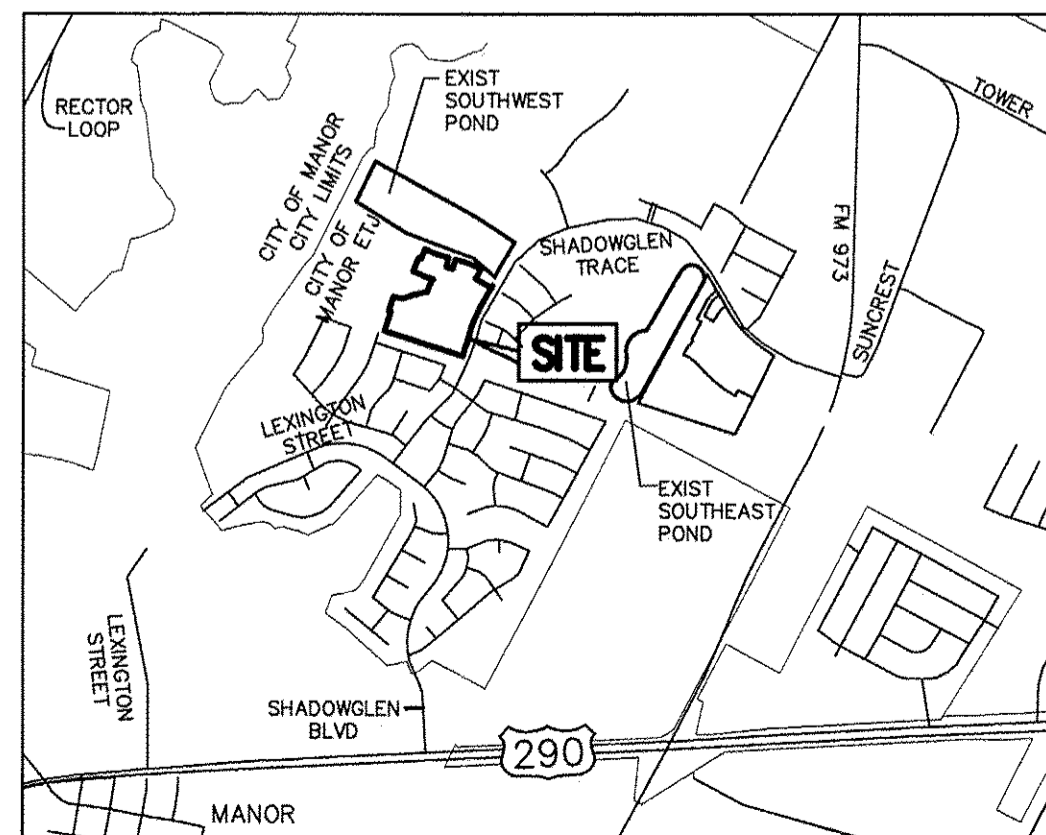
## SHADOWGLEN PHASE 2, SECTION 17 FINAL PLAT

**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.**

OWNER:  
M/I HOMES OF AUSTIN, LLC  
6801 N. CAPITAL OF TEXAS HIGHWAY  
LAKEWOOD BUILDING II, SUITE 100  
AUSTIN, TEXAS 78731  
PHONE (512) 770-8503

ENGINEER:  
STANTEC CONSULTING  
SERVICE, INC.  
1905 ALDRICH STREET, SUITE 300  
AUSTIN, TEXAS 78723  
PHONE (512) 328-0011  
FAX (512) 328-0325

SURVEYOR:  
STANTEC CONSULTING  
SERVICES, INC.  
1905 ALDRICH STREET, SUITE 300  
AUSTIN, TEXAS 78723  
PHONE (512) 328-0011  
FAX (512) 328-0325



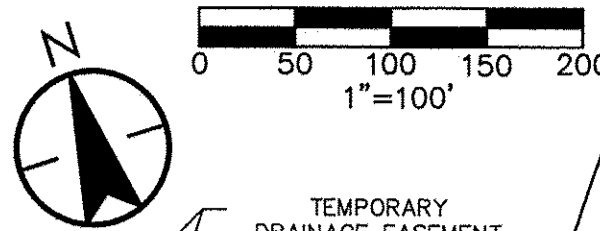
VICINITY MAP  
1"=2000'

**SHADOWGLEN PHASE 2,  
SECTION 17 FINAL PLAT**  
*A 78 LOT SUBDIVISION  
CONSISTING OF 19.990 ACRES*  
DATE: DECEMBER, 2018  
PREPARED BY:

 **Stantec**  
1905 Aldrich Street, Suite 300  
Austin, Texas 78723  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-6324 TBPLS # 10194230  
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SHEET  
**1**  
OF 5

# SHADOWGLEN PHASE 2, SECTION 17 FINAL PLAT



## ADJOINING OWNER NAMES:

SHADOWGLEN PHASE ONE, SECTION 5  
BLOCK U  
LOT 130 - KYSA CANE, LLC  
LOT 131 - DAVID & EMILY WYLIE  
LOT 132 - THOMAS & LEALA MANN  
BLOCK S  
LOT 17 - RAY & ROSE ROSS

SHADOWGLEN PHASE ONE, SECTION 4B  
BLOCK S  
LOT 2 - EMILY & CARLOS KLIER  
LOT 3 - MICHAEL & JENNIFER ORONA  
LOT 4 - DAVID A STAHL  
LOT 5 - COPPER TOWER, LLC  
LOT 6 - HOPETON HOMES, LLC  
LOT 7 - MARY K HAND  
LOT 8 - DONALD & AMY KING  
LOT 9 - ALBERT B HORN  
LOT 10 - KYLE & CLARE JONES  
LOT 11 - WILLIE & JANICE MURRY  
LOT 12 - RUTH HENNIG  
LOT 13 - MARIO A DE LA GARZA  
LOT 14 - TEXAS STATE AFFORDABLE  
HOUSING CORPORATION  
LOT 15 - SCOTTA KENDALL  
LOT 16 - ANDREW SMITH  
LOT 144 OS - SG LAND HOLDINGS, LLC

SHADOWGLEN PHASE ONE, SECTION 3B  
BLOCK A  
LOT 135 - LIZETTE DAYWOOD  
LOT 136 - MICHAEL P HERNANDEZ  
LOT 137 - MITCHELL W ALBERTS  
LOT 138 - WILLIE J MADISON  
LOT 141 OS - SG LAND HOLDINGS, LLC

SHADOWGLEN PHASE 2, SECTION 14A  
BLOCK A  
LOT 1 - PHUONG & MARK JENKINS  
LOT 2 - ZACHARY & KAREN RUDING  
LOT 3 - P-A-M & FATIMA ABUSALI  
LOT 4 - JOANNE M STRYCHALSKI  
LOT 10 OS - SG LAND HOLDINGS, LLC  
BLOCK B  
LOT 1 - MATTHEW R PRADIA  
LOT 11 - NOT AVAILABLE  
LOT 12 - JASON R JOKERST  
LOT 26 - JAMES MORTENSON  
LOT 111 OS - SG LAND HOLDINGS, LLC

## GENERAL NOTES:

- COORDINATES SHOWN ARE GRID COORDINATES.
- LOT SETBACK REQUIREMENTS - AS SHOWN**  
FRONT YARD SETBACK 20 FT. FOR IRREGULARLY SHAPED LOTS  
25 FT. FOR ALL OTHER LOTS  
SIDE YARD SETBACK 5 FT.  
STREET SIDE YARD SETBACK 15 FT.  
REAR YARD SETBACK 15 FT.

## ACREAGE OF OPEN SPACE LOTS:

BLOCK G  
LOT 78 OS = 2.337 ACRES  
  
BLOCK H  
LOT 8 OS = 0.203 ACRES  
  
TOTAL = 2.540 ACRES

## LEGEND

- 1/2" IRON ROD WITH "STANTEC" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- <sub>CAP</sub> 1/2" IRON ROD WITH "SURVCON" CAP FOUND (UNLESS NOTED)
- OS OPEN SPACE
- P.O.B. POINT OF BEGINNING
- Ⓚ BLOCK
- ..... SIDEWALK
- <sub>116</sub> ELEVATION BENCHMARK
- D/E DRAINAGE EASEMENT
- O/S OPEN SPACE

## BENCHMARK INFORMATION:

ELEVATIONS HEREON ARE REFERENCED TO THE SHADOWGLEN PROJECT VERTICAL DATUM (NGVD29). BENCHMARKS THAT WERE USED ARE NOTED ON THE PLAT OF SHADOWGLEN PHASE ONE SECTION 7 AS PREPARED BY CHAPARRAL PROFESSIONAL LAND SURVEYING INC AND AS LISTED BELOW:

BM 14: SQUARE FOUND CUT IN THE WEST SIDE OF THE CONCRETE BASE OF LCRA TRANSMISSION LINE STEEL POLE STRUCTURE NO. 68, LOCATED IN THE CENTERLINE OF AN EXISTING LCRA 100 FOOT WIDE EASEMENT AND BEING APPROXIMATELY ±227 FEET WEST OF THE CENTERLINE OF SHADOWGLEN TRACE BOULEVARD.  
ELEVATION = 526.16 (FOUND 526.09)(AS SHOWN)

BM 25: TRIANGLE FOUND CUT IN THE SOUTHEAST SIDE OF A CONCRETE APRON OF LCRA POWER POLE NO. 66, ±4200 FEET EAST OF REFLECTOR LOOP AND ±105 FEET NORTHEAST OF THE NORTHWEST CORNER OF LOT 100, BLOCK "U" SHADOWGLEN PHASE ONE SECTION 7.  
ELEVATION = 523.34 (NOT SHOWN)

TBM 104: PK WITH "BURY" WASHER SET NEAR THE WEST EDGE OF SIDEWALK, WEST SIDE OF SHADOWGLEN TRACE, ±525 FEET NORTHEAST OF THE CENTERLINE OF ARBOR HILL COVE.  
ELEVATION = 532.82 (AS SHOWN)

## ACREAGE AND USAGE

NUMBER OF SINGLE FAMILY LOTS .....	76
NUMBER OF OPEN SPACE .....	1
NUMBER OF OPEN SPACE AND DRAINAGE LOTS .....	1
TOTAL NUMBER OF LOTS .....	78
ACREAGE OF SINGLE FAMILY LOTS .....	13.630 ACRES
ACREAGE OF OPEN SPACE LOTS .....	0.203 ACRES
ACREAGE OF OPEN SPACE & DRAINAGE LOTS .....	2.337 ACRES
ACREAGE OF PUBLIC RIGHT-OF-WAY .....	3.820 ACRES
TOTAL ACREAGE .....	19.990 ACRES

SHEET  
**2**  
OF 5

SHADOWGLEN PHASE ONE, SECTION 5, FINAL PLAT DOCUMENT NO. 200400310

SHADOWGLEN PHASE ONE, SECTION 4(B), FINAL PLAT DOCUMENT NO. 200300345

SHADOWGLEN PHASE 2, SECTION 14A, FINAL PLAT DOCUMENT NO. 200600331

SHADOWGLEN PHASE ONE, SECTION 3B, FINAL PLAT DOCUMENT NO. 200300346

## STREET SUMMARY

RIGHT-OF-WAY	WIDTH	LENGTH
ARBOR HILL COVE	50'	1036'
CROWDALE DRIVE	50'	898'
SUGAR BUSH PATH	50'	655'
BULLHORN ACACIA PASS	50'	618'
TOTAL LENGTH		3,207'

## BEARING BASIS NOTE:

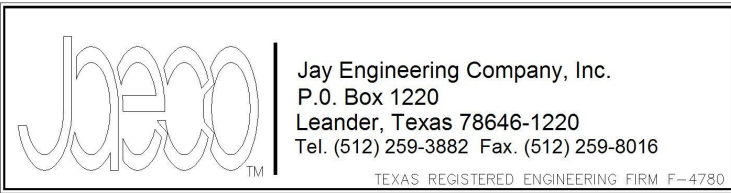
THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

## SHADOWGLEN PHASE 2, SECTION 17 FINAL PLAT

A 78 LOT SUBDIVISION  
CONSISTING OF 19.990 ACRES  
DATE: DECEMBER, 2018  
PREPARED BY:



1905 Aldrich Street, Suite 300  
Austin, Texas 78723  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-6324 TBPLS # 10194230  
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Date: Thursday, July 19, 2018

shervin nooshin  
Stantec  
1905 Aldrich Street, Suite 300  
Austin 78723  
shervin.nooshin@stantec.com

Permit Number 2018-P-1126-FP  
Job Address: Shadowglen Trace, Manor, TX. 78653

Dear shervin nooshin,

The first submittal of the Shadowglen Section 17 Final Plat (*Final Plat*) submitted by Stantec and received on March 27, 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 Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1) (xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.
2. Per Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d) (2)(v) requires that certification from all applicable taxing authorities that all taxes due on the property have been paid be submitted prior to final plat approval.
3. Note that per Per Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Ordinance.
4. Per Per Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24 (a)(2), the final plat cannot be approved until the construction plans are approved. Construction Plans for Shadowglen Phase 2 Section 17 have not been approved.
5. The project is located within the City of Manor ETJ. Travis County must review and approve the final plat.
6. Per the Development Agreement Section 1.10(d), the developer is required to pay a \$250 parkland fee per residential lot that is final platted after the Effective Date of the agreement in order to partially secure the installation of Parkland Improvements. This parkland fee will need to be paid prior to recordation of the final plat for Shadowglen Phase 2 Section 17.

7. A note should be added to the final plat in reference to who will own and maintain the open space lots.
8. General Note 6 should reference the Development Agreement.

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](http://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.

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



**Stantec**

**Stantec Consulting Services Inc.**

1905 Aldrich Street, Suite 300, Austin, Texas 78723-3544

October 11, 2018

File: 222010426

**Attention: Ms. Pauline Gray, P.E.**  
Staff Engineer, Jay Engineering Company, Inc.  
PO Box 1220  
Leander, Texas 78646-1220

Dear Ms. Gray,

**Reference: Comment Response**  
**Shadowglen Section 17**  
**Manor, Travis County, Texas**  
**Permit No. 2018-P-1116-CO**

This is our response to comments received from your office on July 19, 2018. We have reviewed these comments and respond in the following manner:

**Engineer Review**

**Pauline Gray, P.E.**

**512.259.3882**

1. Per Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1) (xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.

***Plat was sent to 911 Addressing for verification. Email approval is provided.***

2. Per Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d) (2)(v) requires that certification from all applicable taxing authorities that all taxes due on the property have been paid be submitted prior to final plat approval.

***Tax Certificate will be provided prior to recordation.***

3. Note that per Per Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Ordinance.

***Alt-Fiscal will be paid to start construction and record the plat prior to final acceptance of the project. Additional Fiscal amount to be paid of any improvements not completed prior to plat recordation.***

4. Per Per Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24 (a)(2), the final plat cannot be approved until the construction plans are approved. Construction Plans for Shadowglen Phase 2 Section 17 have not been approved.

Page 2 of 2

Ms. Pauline Gray, P.E.

October 2, 2018

Reference: Comment Response

***Noted***

5. The project is located within the City of Manor ETJ. Travis County must review and approve the final plat.

***Noted***

6. Per the Development Agreement Section 1.10(d), the developer is required to pay a \$250 parkland fee per residential lot that is final platted after the Effective Date of the agreement in order to partially secure the installation of Parkland Improvements. This parkland fee will need to be paid prior to recordation of the final plat for Shadowglen Phase 2 Section 17.

***Noted. Fee will be paid prior to recordation.***

7. A note should be added to the final plat in reference to who will own and maintain the open space lots.

***Note has been added.***

8. General Note 6 should reference the Development Agreement.

***Updated note.***

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

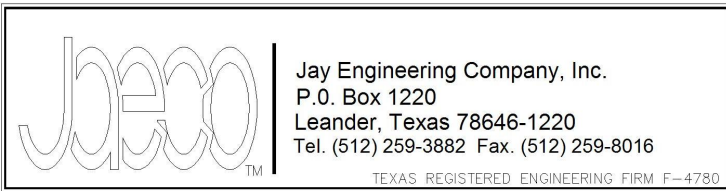
Regards,

**STANTEC CONSULTING SERVICES INC.**



Shervin Nooshin, P.E., CFM  
Senior Project Manager  
Phone: (512) 328-0011  
Fax: (512) 328-0325  
Shervin.Nooshin@stantec.com

TBPE No. 6324  
TBPLS No. 10194230



Date: Wednesday, October 31, 2018

shervin nooshin  
Stantec  
1905 Aldrich Street, Suite 300  
Austin 78723  
shervin.nooshin@stantec.com

Permit Number 2018-P-1126-FP  
Job Address: Shadowglen Trace, Manor 78653

Dear shervin nooshin,

The subsequent submittal of the Shadowglen Section 17 Final Plat submitted by Stantec and received on March 27, 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. ~~Per Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c) (1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.~~
2. **Per Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(v) requires that certification from all applicable taxing authorities that all taxes due on the property have been paid be submitted prior to final plat approval.**
3. ~~Note that per Per Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Ordinance.~~
4. **Per Per Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2), the final plat cannot be approved until the construction plans are approved. Construction Plans for Shadowglen Phase 2 Section 17 have not been approved.**
5. ~~The project is located within the City of Manor ETJ. Travis County must review and approve the final plat.~~
6. **Per the Development Agreement Section 1.10(d), the developer is required to pay a \$250 parkland fee per residential lot that is final platted after the Effective Date of the agreement in order to partially secure the installation of Parkland Improvements. This parkland fee will need to be paid prior to recordation of the final plat for Shadowglen Phase 2 Section 17.**
7. ~~A note should be added to the final plat in reference to who will own and maintain the open space lots.~~
8. ~~General Note 6 should reference the Development Agreement.~~

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](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

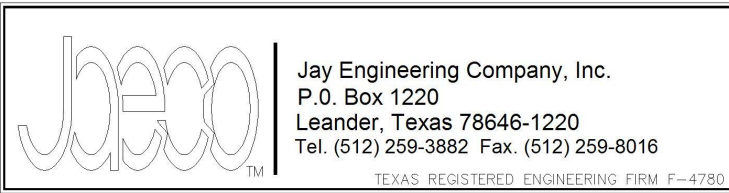
Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at [pgray@jaeco.net](mailto: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: Monday, April 1, 2019

shervin nooshin  
Stantec  
1905 Aldrich Street, Suite 300  
Austin 78723  
shervin.nooshin@stantec.com

Permit Number 2018-P-1126-FP  
Job Address: Shadowglen Trace, Manor 78653

Dear shervin nooshin,

We have conducted a review of the final plat for the above-referenced project, submitted by shervin nooshin and received by our office on March 27, 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,

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



## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 10, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plan for 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, Inc. Owner: L4S, LLC

---

### BACKGROUND/SUMMARY:

This plat has been approved by engineers.

PRESENTATION: ☐YES ☐NO

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

Plat

Engineer Comments

Approval Letter

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a Preliminary Plan for 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



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

February 14, 2019

Ms. Pauline Gray, P.E. – Staff Engineer  
Jay Engineering Company, Inc.  
P.O. Box 1220  
Leander, TX 78646-1220

Re: Engineer's Summary Letter – 20 Acre Tract, Bois D'Arc, Manor, TX  
14870 Bois D'Arc Lane  
Manor, TX 78653  
2018-P-1171-PP  
0641-003-17

Dear Ms. Gray:

Below is a brief summary of the drainage, water, and wastewater improvements being proposed for the ±20 acre tract of land located at 14870 Bois D'Arc Lane, Manor, TX 78653.

A drainage area map, depicting the drainage boundary areas and runoff flow patterns, was created using City of Austin 2012 GIS Topography. The site mainly consists of slopes equal to 0-15% with approximately half of the site draining southeast and the other half draining northeast. Two detention ponds are proposed to attenuate the increased runoff from the proposed development. The detention ponds and runoff were calculated using the SCS method with the PondPack V8i Bentley software for the 2-yr., 10-yr., 25-yr., and 100-yr. storm frequencies. The proposed Detention Pond A outfall structure has an 18" HDPE pipe for the outlet, a 4 ft. and 8 ft. overflow weir, which drains into the existing 2-24" concrete pipes that are located ±337 linear feet north from the existing property's southeast corner. Proposed Detention Pond B outfall structure has an 18" HDPE pipe with a 5 ft. overflow weir. This outfall drains into the existing channel adjacent and west of Bois D'Arc Road. Drainage analysis shows all release flow rates for proposed conditions to be less than flows in existing conditions.

Per the soil data generated from the United States Department of Agriculture (USDA) and the Natural Resources Conservation Service (NRCS) website, the hydrologic soil group type is D. The Curve Number (CN) and Time of Concentration (TC) calculations were calculated using the Technical Release 55 (TR-55). Good pasture/grassland with CN value of 80 was used for pervious cover and for impervious cover area a CN value of 98 was used. For analysis purposes, the impervious cover (I.C.) assumptions for each proposed lot is 10,000 square feet maximum per lot. The Hydrologic Summary Detention Pond and Storage tables are shown on the attached Drainage Area Map. Please refer to the attached Drainage Area Map, and PondPack report for reference.

Water service will be provided by Aqua Water Supply Corporation (AWSC) through an existing 4" water line that is located along the frontage within the Bois D'Arc Road right-of-way (approximately 4 ft. from the south and southeast property lines). Each lot will tap into this line with a 1" service line, as shown on the preliminary plan.

It is anticipated to utilize fourteen (14) 5/8-inch water meters for domestic services. Wastewater service will be provided by on-site septic systems (OSSF) on each lot. Please refer to the attached Preliminary Plan.

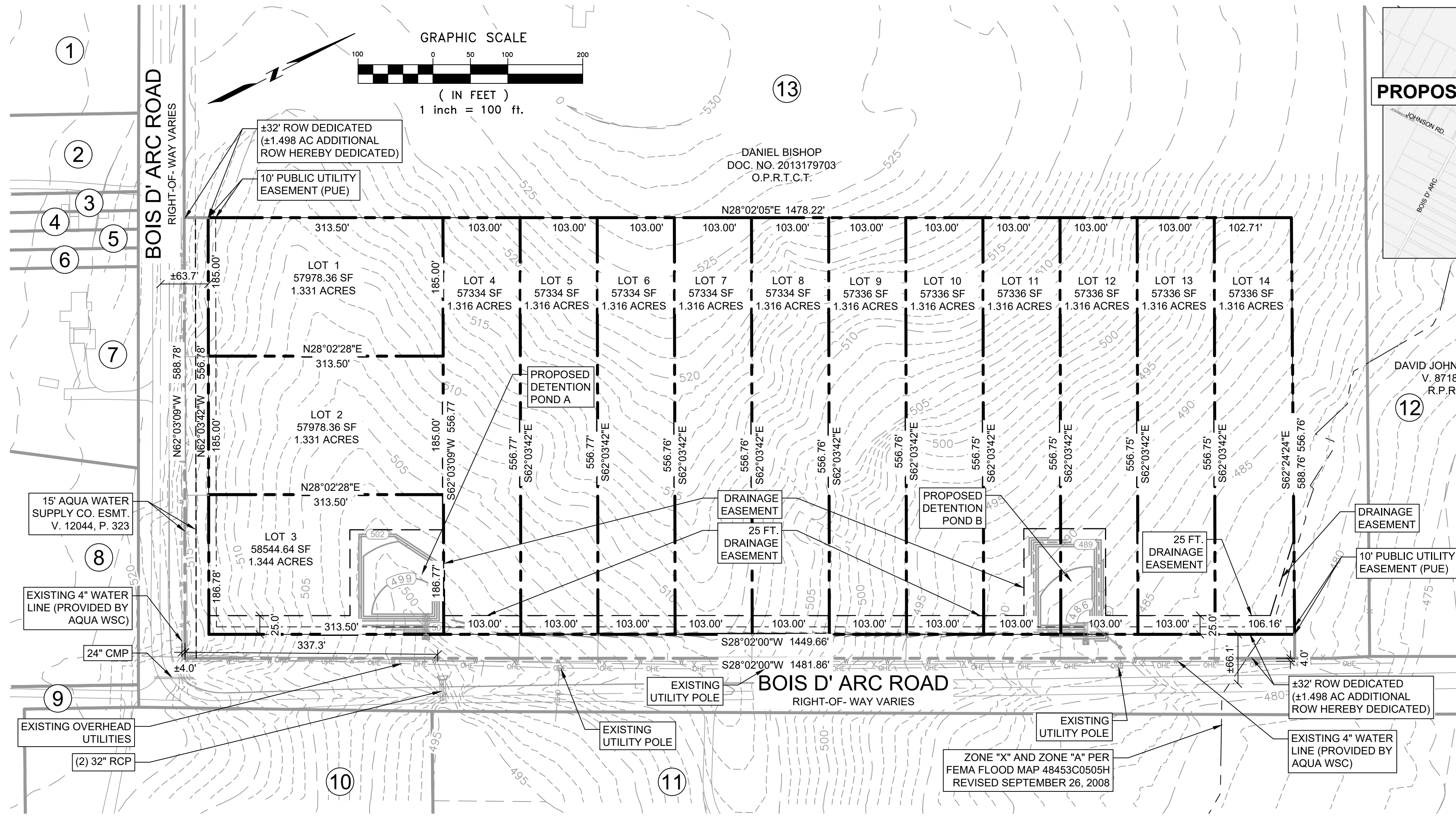
If you have any questions or need any additional information, please contact me or Gabriel Hovdey at (512) 312-4336.

Respectfully Submitted,

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



C:\CompanyData\Clients\0641-003-17\_Final\_Plot\_20-Acre Tract\_Bois D' Arc\CAD\Sheets\0641-003\_Preliminary Plan.dwg Thu, Feb 14, 2019, 2:20pm



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 48453C0505H 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



**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

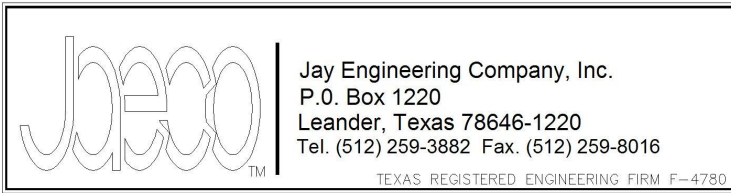
**CENTRAL TEXAS**  
205 Cimarron Park Loop, Ste. B, Buda TX 78610  
P: 512.312.4336

PROJECT NO. 0641-003-17

DRAWN BY: AG DATE: 11/19/18

CHECKED BY: AG/GH DATE: 02/12/19

SHEET 1 OF 1



Date: Wednesday, January 23, 2019

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

Permit Number 2018-P-1171-PP  
Job Address: 14870 Bois D'Arc Lane, Manor, TX. 78653

Dear Gabriel Hovdey,

The first submittal of the 14870 Bois D'Arc Lane Preliminary (*Preliminary Plan*) submitted by Southwest Engineers, Inc. and received on February 15, 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 22(c)(2)(vii), the locations, sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, waterlines, water storage tanks, and wells within the subdivision, and/or adjacent thereto should be shown on the final plat.
2. If septic systems are proposed, Section 22(c)(4)(iii) of Subdivision Ordinance 263B requires that a letter of certification that the preliminary plat has been submitted to the TCEQ for review (applicable to all projects proposing septic systems).
3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 22(c)(3)(i), 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 this Ordinance.
4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 22(c)(4)(i), a drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with the Subdivision Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies.
5. A summary letter stating briefly the type of drainage, water and wastewater facilities proposed should be provided.
6. Dimensions (width) should be shown for all easements.
7. Label the width of the right-of-way that is to be dedicated.

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](http://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.



February 14, 2019

Pauline Gray, P.E. - Staff Engineer

Jay Engineering company, Inc.

P.O. Box 1220

Leander, Texas 78646-1220

RE: Preliminary Plan 20-Acre Tract, Bois D Arc, Manor, TX  
14870 Bois D'Arc Lane  
Manor, TX 78653  
2018-P-1171-PP  
SWE Project No.: 0641-003-17

Dear Ms. Gray:

Below please find our responses to the comments dated December 31, 2018.

1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 22(c)(2)(vii), the locations, sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, waterlines, water storage tanks, and wells within the subdivision, and/or adjacent thereto should be shown on the final plat.

**Comment Response:** Aqua Water Supply Corporation has physically located the existing 4" water line on Tuesday January 29<sup>th</sup> 2019 (now shown in the attached Preliminary Plan). The existing water line is located approximately 4 ft. offset from the existing property boundary (south and east) lines adjacent to Bois D'Arc Road. Callout/dimensions have been provided for comment compliance and approval.

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

**Comment Response:** Comment noted. This will be provided in the next update.

3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 22(c)(3)(i), 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 this Ordinance.

**Comment Response:** The items listed above have been provided on the attached revised Preliminary Plan as suggested for comment compliance and approval.

4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 22(c)(4)(i), a drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing

and proposed drainage features, and calculations in accordance with the Subdivision Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies.

**Comment Response:** Please refer to the attached revised Drainage Area Map, which now includes Storage Volume tables for both ponds, for comment compliance and approval.

5. A summary letter stating briefly the type of drainage, water and wastewater facilities proposed should be provided.

**Comment Response:** Comment noted. Please refer to the attached Engineer's Summary letter along with the revised Preliminary Plan and Drainage Area Map for comment compliance and approval.

6. Dimensions (width) should be shown for all easements.

**Comment Response:** The width of the drainage easement is now shown in the Preliminary Plan and callouts.

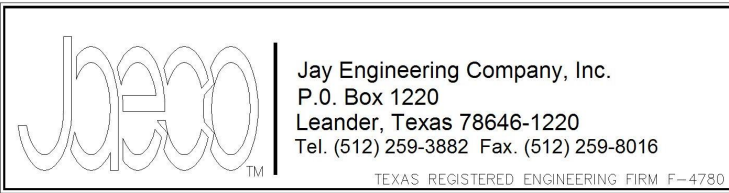
7. Label the width of the right-of-way that is to be dedicated.

**Comment Response:** An additional 32' of right-of-way is to be dedicated in addition to the varying width of the Bois D'Arc Road right-of-way. This 32' of dedicated right-of-way is now labelled for comment compliance and approval.

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,

Alberto Gutierrez  
Project Engineer



Date: Friday, March 8, 2019

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

Permit Number 2018-P-1171-PP  
Job Address: 14870 Bois D'Arc 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 February 15, 2019, 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,

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





## DEVELOPMENT SERVICES DEPARTMENT

March 19, 2019

RE: Application for a Preliminary Plan – Bois D’Arc Road 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 Bois D’Arc Road Subdivision, fourteen (14) lots on 20 acres more or less, located at 14780 Bois D’Arc Road, Manor, TX.**

The Planning and Zoning Commission will meet at 6:30PM on April 10, 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

Attn: Guadalupe J. Ruiz  
14775 Bois D' Arc  
Manor, TX 78653

Attn: David L. Patrick  
14805 Bois D' Arc  
Manor, TX 78654

Attn: David L. Patrick  
14805 Bois D' Arc  
Manor, TX 78655

Attn: Casey Rose Patrick  
148109 Bois D' Arc  
Manor, TX 78656

Attn: Joshua David Patrick  
14809 Bois D' Arc  
Manor, TX 78657

Attn: Joshua David Patrick  
14809 Bois D' Arc  
Manor, TX 78658

Attn: David Lee Patrick  
14805 Bois D' Arc  
Manor, TX 78659

Attn: Ernest Lee Rodriguez  
2104 Rosemary Ln.  
Round Rock, TX 78664

Attn: JP Morgan Chase Bank  
3415 Vision Dr.  
Columbus, OH 43219

Attn: Jose Gonzalez &  
Maribella Cortez &  
Dianna Gonzalez Jaimies  
9000 Hunters Trace  
Austin, TX 78758

Attn: Charles D. Oman Trust  
P.O. Box 972  
Elgin, TX 78621

Attn: David Johnson  
Apt 100  
11512 Tin Cup Dr.  
Austin, TX 78750

Attn: Daniel Bishop  
12700 Hupa Cir.  
Austin, TX 78729



## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 10, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for 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, Inc. Owner: L4S, LLC

---

### BACKGROUND/SUMMARY:

This plat has been approved by engineers.

PRESENTATION: ☐YES ☐NO

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

Plat

Engineer Comments

Approval Letter

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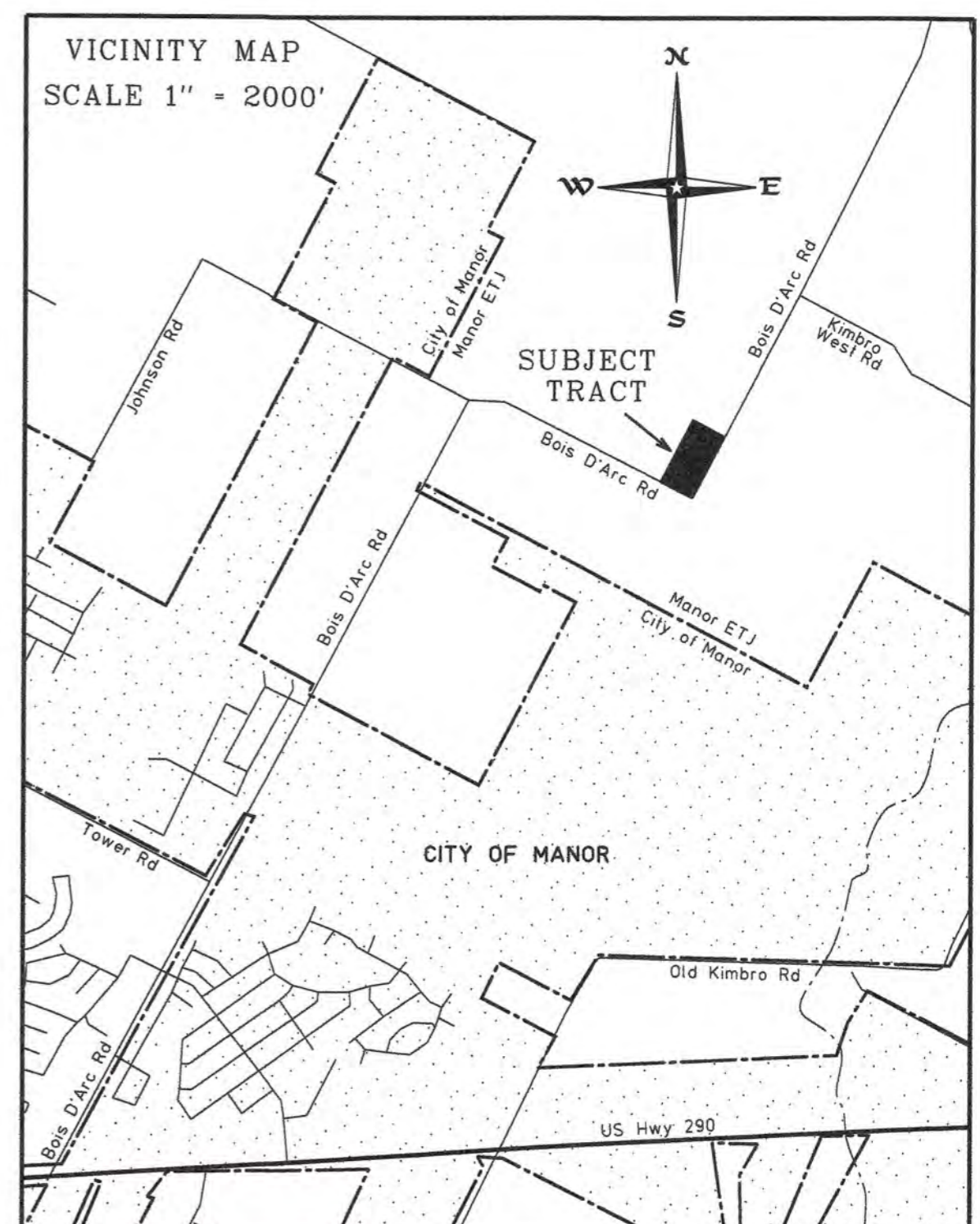
### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a Final Plat for 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

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.



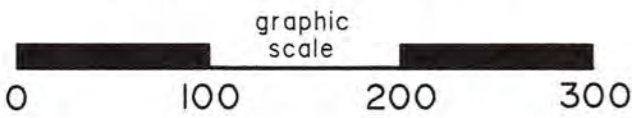
14870 BOIS D'ARC SUBDIVISION

PREPARED: FEBRUARY 15, 2019

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. 64 ABSTRACT NO. 456

SCALE: 1" = 100'



Legend

- Calculated Point
- 1/2" Iron Rod Found
- Capped Iron Rod Found Imprinted "Dodd"
- 1/2" 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

ELEVATION BENCHMARKS

BENCHMARK NO. 1  
5/8" iron rod with 2" aluminum cap imprinted  
"Holt Carson, Incorporated"  
set in concrete at Northeast corner of Lot 3  
North: 10,111,226.58' East: 3,192,503.57'  
NAVD 1988 Elevation: 501.13'

BENCHMARK NO. 2  
5/8" iron rod with 2" aluminum cap imprinted  
"Holt Carson, Incorporated"  
set in concrete at Northeast corner of Lot 14  
North: 10,112,229.44' East: 3,193,037.55'  
NAVD 1988 Elevation: 480.27'

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 \_\_\_\_\_

OWNER/DEVELOPER:

L4S, LLC a Texas limited liability company  
P.O. Box 27791  
Austin, Texas 78755

SURVEYOR:

Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990

ENGINEER:

Miguel Gonzales Jr. P.E. No. 95681  
SOUTHWEST ENGINEERS, INC. TBPE No. 1909  
205 Cimarron Park Loop, Suite B  
Buda, Texas 78610  
(512) 773-2766

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

60D nail  
S61°43'09"E 157.06'  
(157.01')

(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

LOT 3

LOT 4

LOT 5

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

(10.00 ACRES)  
ERNEST LEE RODRIGUEZ  
VOLUME 7231 PAGE 923

(9.987 ACRES)  
JOSE SOTO GONZALEZ, ET AL  
DOCUMENT NO. 2015090012  
(described by metes and bounds in Document No. 2010167896)

(18.922 ACRES)  
JOSE SOTO GONZALEZ, ET AL  
DOCUMENT NO. 2015090012  
(described by metes and bounds in Document No. 2010167896)

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

14870 BOIS D'ARC SUBDIVISION

PREPARED: FEBRUARY 15, 2019

NOTES:

- 1.) THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF MANOR AS OF THIS DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.
- 2.) A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAY DEDICATED BY THIS PLAT.
- 3.) WATER SERVICE TO THESE LOTS IS PROVIDED BY AQUA WATER SUPPLY CORPORATION. ELECTRIC SERVICE TO THESE LOTS IS PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE. THIS SUBDIVISION WILL BE SERVICED BY ONSITE SEWAGE FACILITY.
- 4.) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO AN APPROVED WATER SUPPLY AND AN APPROVED ON-SITE SEWAGE SYSTEM.
- 5.) PUBLIC SIDEWALKS BUILT TO TRAVIS COUNTY STANDARDS ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: (BOIS D'ARC ROAD). THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 6.) NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- 7.) AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- 8.) AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
- 9.) TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- 10.) THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
- 11.) AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.
- 12.) NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF MANOR.
- 13.) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- 14.) PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- 15.) THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 16.) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY BONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- 17.) A DRIVEWAY PERMIT FROM TRAVIS COUNTY IS REQUIRED PRIOR TO CONSTRUCTION OF ANY DRIVEWAY CONNECTION TO BOIS D'ARC ROAD.
- 18.) AS APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- 19.) THE OWNER OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR THE PLANS FOR THE CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 20.) EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 21.) BY APPROVING THIS PLAT TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. THE INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO TRAVIS COUNTY STANDARDS MAY BE JUST THE CAUSE FOR THE COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED:

ATTEST:

WILLIAM MYERS, CHAIRPERSON

LLUVIA TIJERINA, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED:

ATTEST:

RITA JONSE, MAYOR

LLUVIA TIJERINA, CITY SECRETARY

Travis County On-Site Wastewater Program Notes

1. No structure in this subdivision shall be occupied until connected to a public sewer system or a private on-site wastewater (septic) system that has been approved and licensed for operation by the Travis County On-Site Wastewater Program.
2. This subdivision is subject to all the terms and conditions of Chapter 48, Travis County Code, Rules of Travis County, Texas for On-Site Sewage Facilities. These rules require, among other things, that a construction permit be obtained from Travis County before an on-site sewage facility can be constructed, altered, modified, or repaired in the subdivision and that a license to operate be obtained from Travis County before an on-site sewage facility can be operated in the subdivision.
3. No water well in this subdivision may be located within 150 feet of the subdivision boundary without the consent of the adjoining land owner(s).
4. These restrictions are enforceable by the Travis County On-Site Wastewater Program.

Stacey Scheffel, D.R. No. 050011143  
Program Manager On-Site Wastewater Program  
Travis County TNR

Date

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with the land surveying portions of Travis County Chapter 82 Development Regulations and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC. 1904 Fortview Road Austin, Texas 78704  
(512)-442-0990

2-15-2019



THE STATE OF TEXAS \*  
THE COUNTY OF TRAVIS \*

I, Miguel Gonzales Jr., am authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering portions of the City of Manor, Texas Subdivision Ordinance and Chapter 82 of the Travis County Code and is true and correct to the best of my knowledge.

The 100 Year Flood Plain is contained within the drainage easements shown hereon. A portion of this tract is within the boundaries of the 100 ywar flood of a waterway (FEMA Zone A) that is within the Federal Emergency Management Agency (FEMA), National Flood Insurance Program, as shown on Flood Insurance Rate Map (FIRM) Panel Nos. 48453C0505H and 48453C0315H, Community No. 481026 for Travis County, Texas, dated: September 26, 2008.

Miguel Gonzales Jr., P.E. No. 95681  
SOUTHWEST ENGINEERS, INC. TPBE No. 1909  
205 Cimarron Park Loop, Suite B  
Buda, Texas 78610  
(512) 773-2766

Date

IN APPROVING THIS PLAT, 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 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 OWNERS 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.

THE STATE OF TEXAS \*  
THE COUNTY OF TRAVIS \* I, Dana Debeauvoir, Clerk of the County Court, of Travis County, Texas, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, the Commissioners' Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order was duly entered in the minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE of the County Court of said County, this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

DANA DEBEAUVOIR, CLERK, COUNTY COURT TRAVIS COUNTY

Deputy

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in the Official Public Records of said County and State in Document No. \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
Deputy



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 March 06, 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](http://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.



March 6, 2019

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

RE: 14870 Bois D'Arc Final Plat  
14870 Bois D'Arc, Manor, TX 78653  
Permit Number: 2019-P-1172-FP  
SWE Project Number: 0641-003-17  
Comment Response Letter

Dear Pauline Gray:

Below please find our responses to the comments dated February 4, 2019.

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.

**Comment Response: Comment noted.**

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.

**Comment Response: All of the above information is provided on the Final Plat. The addresses for the owner/developer, registered public surveyor, and registered professional engineer are shown on the bottom left corner of page 2.**

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.

**Comment Response: A Lot Area Summary table, which shows that the proposed use for Lots 1-14 is shown to be residential. Please refer to the attached revised Final Plat for comment compliance and approval.**

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).

**Comment Response:** Please see attached memo from Rodney Sherrill, Travis County On-Site Wastewater Program and OSSF reviewer, certifying delivery of OSSF application package to Travis County. Also please see attached to this submittal the OSSF fee receipt for comment compliance and approval.

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.

**Comment Response:** The revised final plat shows the true bearings and distances, official monuments and all four property corners are now identified. Please refer to the attached updated Final Plat for comment compliance.

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.

**Comment Response:** Please refer to the attached revised final plat which shows all permanent monuments/benchmark (see summary table), along with the survey control points and lot pins.

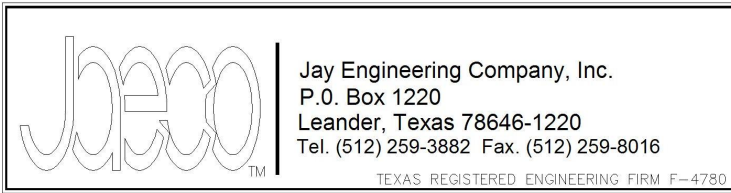
7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(d)(2)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid. This should be a current tax certificate for 2018 taxes.

**Comment Response:** Please see most current tax certificates included with this submittal showing all taxes have been paid.

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,

Alberto Gutierrez  
Project Engineer  
gg



Date: Tuesday, March 26, 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 78653

Dear Gabriel Hovdey,

We have conducted a review of the final plat for the above-referenced project, submitted by Gabriel Hovdey and received by our office on March 06, 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.