



Julie Leonard, Place 1
Jacob Hammersmith, Place 2
Philip Tryon, Place 3
Isaac Rowe, Place 4
Lian Stutsman, Place 5
Keith Miller, Place 6
Bill Myers, Place 7

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA**

Wednesday, August 14, 2019

6:30 p.m.

**Manor City Hall – Council Chambers
105 E. Eggleston Street**

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

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 City staff 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 Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Chairperson or a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

- | | | |
|----|---|--|
| 1. | Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the July 10, 2019, Regular Meeting. | Scott Dunlop,
Asst. Dev. Services
Director |
|----|---|--|

PUBLIC HEARINGS

- | | | |
|----|---|--|
| 2. | Public Hearing: Consideration, discussion and possible action on a rezoning request for 24.15 acres of land out of the James Manor Survey No. 40, Abstract 546, near Gregg Manor Road and Hill Lane and known as Las Entradas North, from Single Family (R-2) and Light Commercial (C-1) to Multi-Family (R-3) and Light Commercial (C-1). Applicant: Kimley-Horn & Assoc. Owner: Las Entradas Development Corporation | Scott Dunlop,
Asst. Dev. Services
Director |
|----|---|--|

3. **Public Hearing:** Consideration, discussion, and possible action on a Short Form Final Plat for the Grace Covenant Christian Center of Austin Subdivision, one (1) lot on 2.15 acre more or less, located at 14518 US Hwy 290 E, Manor, TX. **Applicant:** Marco E. Castaneda, PE. **Owner:** Grace Covenant Christian Center of Austin, Inc Scott Dunlop,
Asst. Dev. Services
Director
4. **Public Hearing:** Consideration, discussion, and possible action on a Preliminary Plat for the Manor Heights Subdivision Phase 2, two hundred seventy-eight (278) lots on 111 acres more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX. **Applicant:** Kimley-Horn & Associates. **Owner:** Sky Village Kimbro Estates, LLC. Scott Dunlop,
Asst. Dev. Services
Director

REGULAR AGENDA

5. Consideration, discussion, and possible action on canceling the October 9, 2019, Regular Meeting and setting a Special Called Meeting. Scott Dunlop,
Asst. Dev. Services
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, August 9, 2019, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Lluvia T. Almaraz, TRMC
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 lalmaraz@cityofmanor.org



AGENDA ITEM NO. ¹_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 14, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the July 10, 2019, Regular Meeting.

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

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

July 10, 2019, P&Z Commission Minutes

STAFF RECOMMENDATION:

It is City staff's recommendation that the P&Z Commission approve the Planning and Zoning Commission Minutes of the July 10, 2019, Regular Meeting.

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



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 SESSION MINUTES

Wednesday, July 10, 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 5: Lian Stutsman, Vice-Chair (arrived at 6:42 p.m.)
Place 6: Keith Miller
Place 7: Bill Myers, Chairperson

ABSENT:

Place 3: Gil Burrell
Place 4: Mike Burke

CITY STAFF PRESENT:

Scott Dunlop – Assistant Development Services Director

REGULAR SESSION – 6:30 P.M.

With a quorum of the Planning and Zoning (P&Z) Commission present, the regular session of the Manor P&Z Commission was called to order by Chairperson Myers at 6:31 p.m. on Wednesday, July 10, 2019, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PUBLIC COMMENTS

No one appeared to speak at this time.

PUBLIC HEARINGS

1. **Public Hearing and First Reading:** Consideration, discussion and possible action on a rezoning request for 0.56 acres of land out of the James Manor Survey No. 40, Abstract 546, locally known as 430 West Parsons Street, from Single Family (R-1) to Light Commercial (C-1). Applicant: Rene Maruri Avilez Owner: Rene Maruri Avilez

Chairperson Myers opened the public hearing.

The City staff's recommendation was that the P&Z Commission approve a rezoning request for 0.56 acres of land out of the James Manor Survey No. 40, Abstract 546, locally known as 430 West Parsons Street, from Single Family (R-1) to Light Commercial (C-1).

Maricela Ponce, 430 W. Parsons St., Manor, Texas, spoke before P&Z Commission in support of this item. Ms. Ponce discussed her views regarding the potential for Light Commercial (C-1) development on the property.

Commissioner Leonard expressed her concerns regarding the rezoning on the property.

The discussion was held regarding Light Commercial (C-1) categories for the property and traffic issues.

Ms. Ponce stated the property was currently listed on the market and due to the current Single Family (R-1) zoning, potential buyers have not been interested. She stated this was one of the reasons they are requesting the zone change request.

The discussion was held regarding the commercial zoning process for individual lots.

Assistant Development Director Dunlop discussed the current commercial lots in the area. He discussed the Light Commercial (C-1) developments that would qualify currently on the property.

MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Miller the P&Z Commission voted five (5) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Miller the P&Z Commission voted four (4) For and one (1) Against to approve a rezoning request for 0.56 acres of land out of the James Manor Survey No. 40, Abstract 546, locally known as 430 West Parsons Street, from Single Family (R-1) to Light Commercial (C-1). Commissioner Leonard voted against. The motion carried.

2. **Public Hearing and First Reading:** Consideration, discussion and possible action on an amendment to the Manor Commons East Planned Unit Development to change 14.64 acres from Commercial-PUD to Commercial PUD/Multi-Family and being located near the intersection of N. FM 973 and Old Hwy 20. Applicant: ALM Engineering, Inc. Owner: Greenview Development 973, LP.

Chairperson Myers opened the public hearing.

The City staff's recommendation was that the P&Z Commission approve an amendment to the Manor Commons East Planned Unit Development to change 14.64 acres from Commercial-PUD to Commercial PUD/Multi-Family and being located near the intersection of N. FM 973 and Old Hwy 20.

Cristal Almaguer, 12760 Saint Mary Dr., Manor, Texas, spoke before P&Z Commission in opposition of this item. Ms. Almaguer discussed her concerns regarding the property value of the homes in the area after development.

Matt Mitchell with ALM Engineering, 925 S. Capital of TX Highway, Suite B220, Austin, Texas, spoke before P&Z Commission in support of this item. He discussed the PUD/Multi-Family development for the area. Mr. Mitchell discussed the expansion on the development and main entrance to the property.

The discussion was held regarding the traffic issues on Old Highway 20.

Mr. Mitchell discussed the plans for the new road developments in that location and the projected number of units that would be developed.

The discussion was held regarding the new commercial and residential development for the area.

MOTION: Upon a motion made by Commissioner Miller and seconded by Vice-Chair Stutsman the P&Z Commission voted five (5) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

MOTION: Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Miller the P&Z Commission voted five (5) For and none (0) Against to approve an amendment to the Manor Commons East Planned Unit Development to change 14.64 acres from Commercial-PUD to Commercial PUD/Multi-Family and being located near the intersection of N. FM 973 and Old Hwy 20. The motion carried unanimously.

3. Public Hearing and First Reading: Consideration, discussion and possible action on a rezoning request for 24.15 acres of land out of the James Manor Survey No. 40, Abstract 546, near Gregg Manor Road and Hill Lane and known as Las Entradas North, from Single Family (R-2) and Light Commercial (C-1) to Multi-Family (R-3) and Light Commercial (C-1). Applicant: Kimley-Horn & Assoc. Owner: Las Entradas Development Corporation

Chairperson Myers opened the public hearing.

Assistant Development Director Dunlop discussed the rezoning request for Las Entradas North.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Stutsman the P&Z Commission voted five (5) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

MOTION: Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Hammersmith the P&Z Commission voted five (5) For and none (0) Against to postpone a rezoning request for 24.15 acres of land out of the James Manor Survey No. 40, Abstract 546, near Gregg Manor Road and Hill Lane and known as Las Entradas North, from Single Family (R-2) and Light Commercial (C-1) to Multi-Family (R-3) and Light Commercial (C-1) to the August 14, 2019, P&Z Commission, Regular Meeting. The motion carried unanimously.

REGULAR AGENDA

4. Consideration, discussion, and possible action on the Planning and Zoning Commission Minutes of the June 12, 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 Vice-Chair Stutsman and seconded by Commissioner Hammersmith the P&Z Commission voted five (5) For and none (0) Against to approve the P&Z Commission Minutes for the June 12, 2019, Regular Meeting. The motion carried unanimously.

5. Consideration, discussion, and possible action on a Setback Waiver for Lot 13, Block 13, Town of Manor, locally known as 215 East Burton Street, Manor, TX to allow for a 20-foot front setback and a 10-foot rear setback. Applicant: Calida Reyes Owner: Calida Reyes.

The City staff's recommendation was that the P&Z Commission approve a Setback Waiver for Lot 13, Block 13, Town of Manor, locally known as 215 East Burton Street, Manor, TX to allow for a 20-foot front setback and a 10-foot rear setback.

Assistant Development Director Dunlop discussed the setback waiver request for 215 E. Burton Street.

MOTION: Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Miller the P&Z Commission voted five (5) For and none (0) Against to approve a Setback Waiver for Lot 13, Block 13, Town of Manor, locally known as 215 East Burton Street, Manor, TX to allow for a 20-foot front setback and a 10-foot rear setback. The motion carried unanimously.

6. Consideration, discussion, and possible action on a Coordinated Sign Plan for Lot 2, Manor Storage Subd., locally known as 12421 US Hwy 290 East. Applicant: Jason Straseske Owner: Manor Plaza, LLC

The City staff's recommendation was that the P&Z Commission approve a Coordinated Sign Plan for Lot 2, Manor Storage Subd., locally known as 12421 US Hwy 290 East.

Assistant Development Director Dunlop discussed the Sign Plan for 12421 US Hwy 290 East.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Hammersmith the P&Z Commission voted five (5) For and none (0) Against to approve a Coordinated Sign Plan for Lot 2, Manor Storage Subd., locally known as 12421 US Hwy 290 East. The motion carried unanimously.

7. Consideration, discussion, and possible action on the resignation of Planning and Zoning Commissioner Place 3 Gil Burrell.

The City staff's recommendation was that the Planning and Zoning Commission approve the resignation of Planning and Zoning Commissioner Place 3 Gil Burrell.

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

MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Leonard the P&Z Commission voted five (5) For and none (0) Against to accept the resignation of Planning and Zoning Commissioner Place 3 Gil Burrell and declare a vacancy. The motion carried unanimously.

8. Consideration, discussion, and possible action on the resignation of Planning and Zoning Commissioner Place 4 Mike Burke.

The City staff's recommendation was that the Planning and Zoning Commission approve the resignation of Planning and Zoning Commissioner Place 4 Mike Burke.

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

MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Miller the P&Z Commission voted five (5) For and none (0) Against to accept the resignation of Planning and Zoning Commissioner Place 4 Mike Burke and declare a vacancy. The motion carried unanimously.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Leonard and seconded by Vice-Chair Stutsman the P&Z Commission voted five (5) For and none (0) Against to adjourn the regular session of the Manor P&Z Commission at 7:11 p.m. on Wednesday, July 10, 2019. The motion carried unanimously.

These minutes approved by the Manor P&Z Commission on the 14th day of August 2019.

APPROVED:

Bill Myers
Chairperson

ATTEST:

Scott Dunlop
Assistant Development Services Director

Draft Minutes



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 14, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Consideration, discussion and possible action on a rezoning request for 24.15 acres of land out of the James Manor Survey No. 40, Abstract 546, near Gregg Manor Road and Hill Lane and known as Las Entradas North, from Single Family (R-2) and Light Commercial (C-1) to Multi-Family (R-3) and Light Commercial (C-1).
Applicant: Kimley-Horn & Assoc. Owner: Las Entradas Development Corporation

BACKGROUND/SUMMARY:

This item was postponed from the July 10th meeting. The proposed land use plan as part of the Entradaglen Public Improvement District (PID) was reviewed by the Council and comments made to the developer as they relate to this rezoning request were addressed through a second forthcoming rezoning request, allowing this request to proceed. In this request the R-2 Single Family is reduced and the areas of C-1 Light Commercial are expanded and R-3 Multi-family is added. R-2 is reduced by 17.9 acres to be 7.8 acres (it's eliminated with the forthcoming rezoning request), C-1 is expanded 5.3 acres to be 75.7 acres and 12.6 acres of R-3 is added.

PRESENTATION: ☐ YES ☒ NO

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

Letter of Intent
Rezoning Map
Notice Letter
Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the P&Z Commission approve a rezoning request for 24.15 acres of land out of the James Manor Survey No. 40, Abstract 546, near Gregg Manor Road and Hill Lane and known as Las Entradas North, from Single Family (R-2) and Light Commercial (C-1) to Multi-Family (R-3) and Light Commercial (C-1).

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

April 25, 2019

City of Manor
Attn: Scott Dunlop
105 E. Eggleston St.
Manor, Texas 78653

**Re: Las Entradas North
12.6-Acre Multi-Family, 1.69/9.86-Acre Tracts – Letter of Intent
Northwest of the Intersection of US Highway 290 and Gregg Manor Road
Manor, Texas 78653**

Dear Staff:

Please accept this Summary Letter for the above referenced project. The proposed Las Entradas North development is located along the westbound frontage of US Highway 290 in Manor, Texas. The existing property consists of a 12.3-acre developed tract, and approximately 92 acres of undeveloped land.

A concept plan for the parent tract was previously approved on 08/14/2013, which had originally designated the subject tracts as single-family residential use. Due to market demand, multi-family and commercial uses are now being considered for 12.6 acres and 11.55 acres of land within the existing single family residential use, respectively. Therefore, the Owner intends to submit an application to rezone these tracts of land from R-2 (Single Family Residential) to R-3 (Multi-Family Residential) and C-1 (Light Commercial).

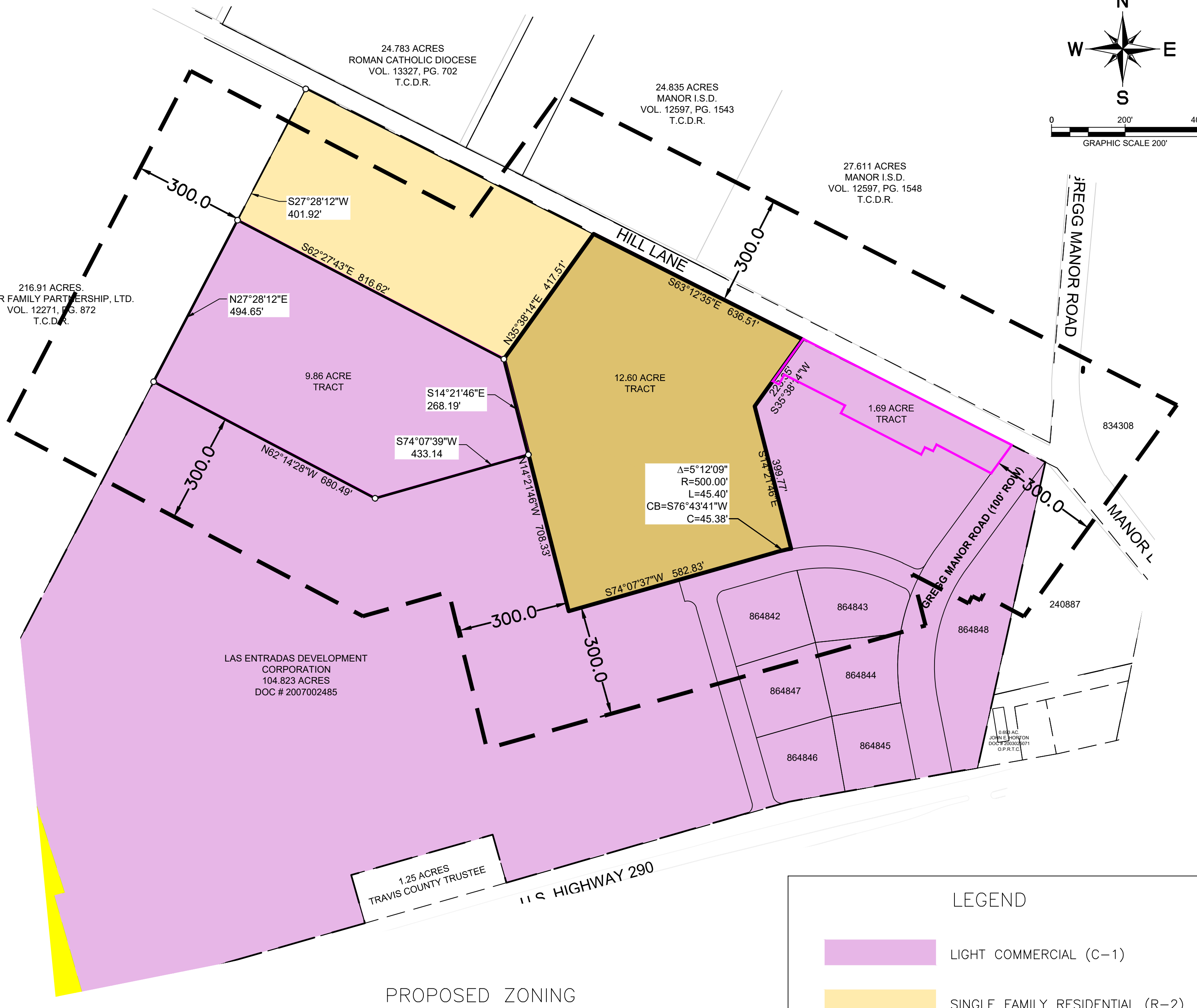
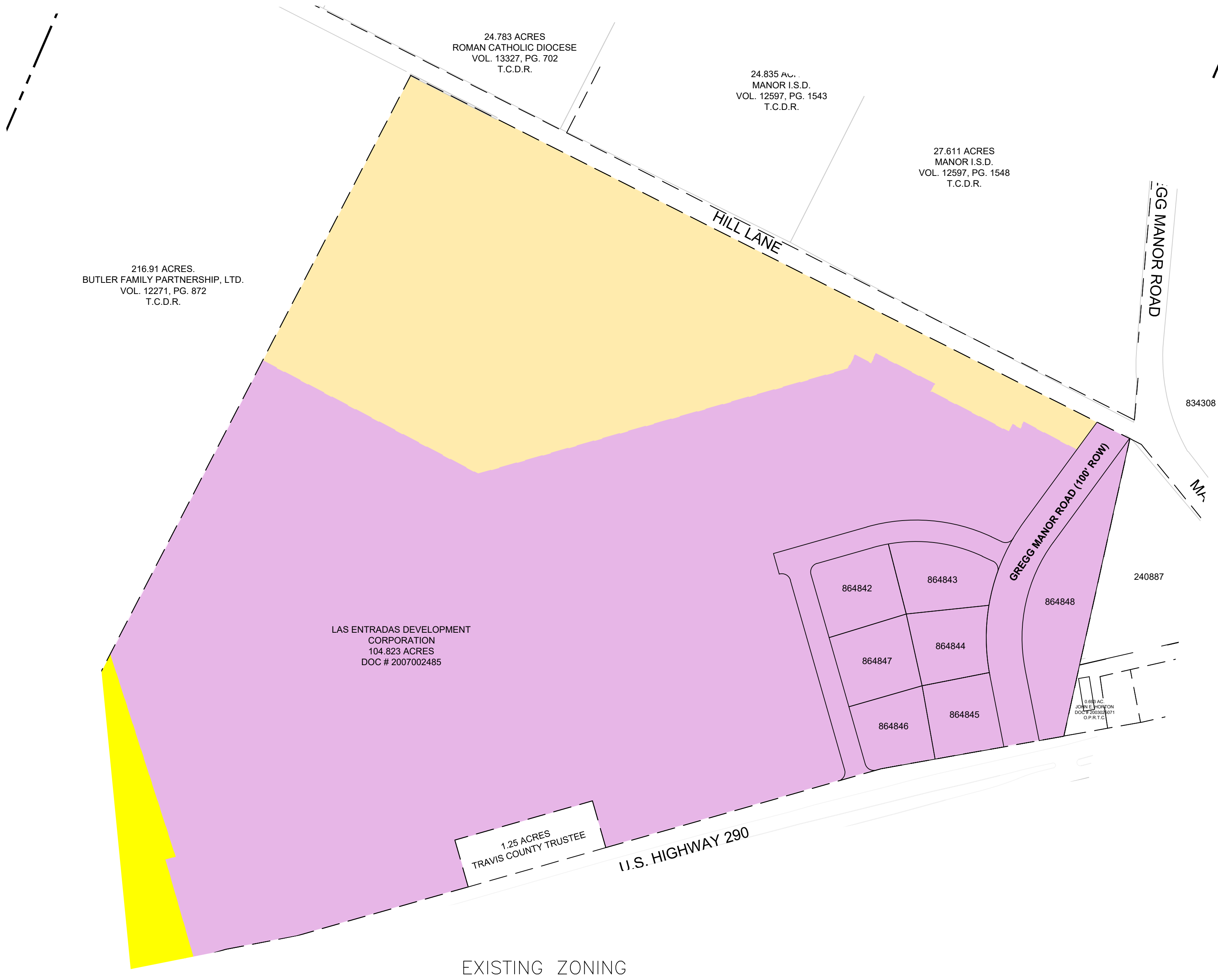
If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brett Burke
Project Manager



LAS ENTRADAS NORTH - LAND USE COMPARISON				
LAND USE	Existing Acres	Proposed Acres	Delta	
Light Commercial (C-1)	70.4	75.7	5.3	
Multi Family (R-3)	0	12.6	12.6	
Single Family Residential (R-1)	8.5	8.5	0	
Single Family Residential (R-2)	25.7	7.8	-17.9	
Total	104.6	104.6		

LEGEND

LIGHT COMMERCIAL (C-1)

SINGLE FAMILY RESIDENTIAL (R-2)

MULTI-FAMILY RESIDENTIAL (R-3)

SINGLE FAMILY RESIDENTIAL (R-1)

LAS ENTRADAS NORTH - ZONING COMPARISON

Manor, Texas
April 19

INSET DETAIL – 1.69-ACRE TRACT



May 28, 2019

RE: Las Entradas North Rezoning

Dear Property Owner:

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

Public Hearing: Consideration, discussion and possible action on a rezoning request for 24.15 acres of land out of the James Manor Survey No. 40, Abstract 546, near Gregg Manor Road and Hill Lane and known as Las Entradas North, from Single Family (R-2) and Light Commercial (C-1) to Multi-Family (R-3) and Light Commercial (C-1).

The Planning and Zoning Commission will convene at 6:30PM on June 12, 2019 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on June 19, 2019 at 105 E. Eggleston St. in the City Council Chambers.

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

Sincerely,

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



DEVELOPMENT SERVICES DEPARTMENT

July 24, 2019

RE: Notification for a Short Form Final Plat – Grace Covenant Christian Center of Austin Subdivision

Dear Property Owner,

The City of Manor Planning and Zoning Commission will be conducting a regularly scheduled meeting for the purpose of considering and acting upon on a short form final plat. The request will be posted on the agenda as follows:

Consideration, discussion, and possible action upon a Short Form Final Plat for the Grace Covenant Christian Center of Austin Subdivision, one (1) lot on 2.15 acres more or less, located at 14518 US Hwy 290 E, Manor, TX.

The Planning and Zoning Commission will meet at 6:30PM on August 14, 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 short form final plat has been filed.

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

Juanita Meier & William Meier
321 Post Oak
Liberty Hill, TX 78642
#0234800201

Thuy Trang, Ngoc Vu & Thanh
Kim Nguyen
12609 Dessau Rd, Apt #195
Austin, TX 78754-1820
#0234800203

Howard Martin Hester Jr
18965 Kuykendahl
Spring, TX 77379-3459
#0234800541

RHOF LLC
2730 Transit Rd
West Seneca, NY 14224-2523
#0242800801

Chau Quang Dinh & Anh Kim
Pham
1201 Porterfield Dr
Austin, TX 78753-1617
#0234800211

Hester Real Estate Inv. #5 LLC
20217 Cameron Road
Manor, TX 78653
#0234800502

Thanh K Nguyen & Thong Q Vu
14520 East US Hwy 290
Manor, TX 78653-4747
#0234800208

Dutch Clean Storage Inc
14601 Hwy 290 E
Manor, TX 78653-4567
#0234800535

Klatt Properties LP
2001 Picadilly Dr
Round Rock, TX 78664-9511
#0234800509



AGENDA ITEM NO. ³_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 14, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Consideration, discussion, and possible action on a Short Form Final Plat for the Grace Covenant Christian Center of Austin Subdivision, one (1) lot on 2.15 acre more or less, located at 14518 US Hwy 290 E, Manor, TX. Applicant: Marco E. Castaneda, PE. Owner: Grace Covenant Christian Center of Austin, Inc

BACKGROUND/SUMMARY:

This was an unplatted lot and as part of a future development they are creating a legal lot. It has been approved by our engineers to be in conformance with our codes.

PRESENTATION: ☐ YES ☒ NO

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

Plat
Engineer Comments
Acceptance Letter
Notice Letter
Mailing Labels

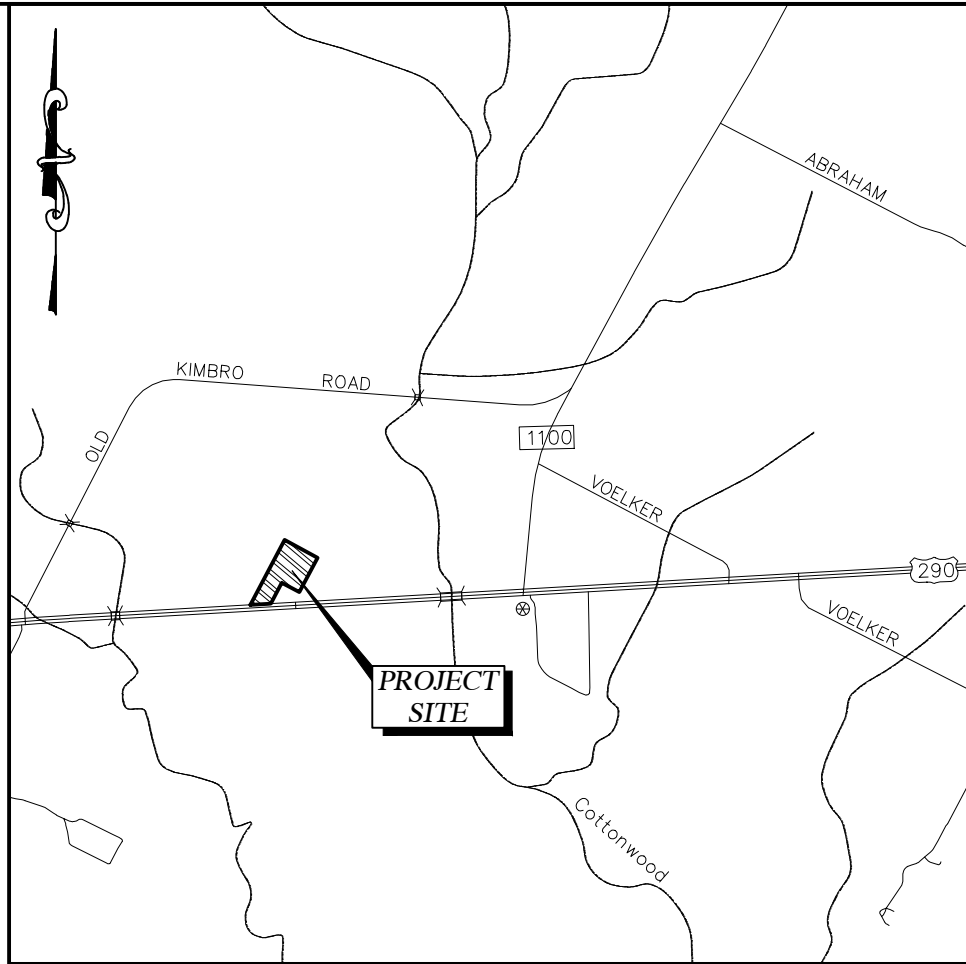
STAFF RECOMMENDATION:

It is City staff's recommendation that the P&Z Commission approve a Short Form Final Plat for the Grace Covenant Christian Center of Austin Subdivision, one (1) lot on 2.15 acre more or less, located at 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

N: 10103578.468
E: 3192713.873

S62° 08' 03"E
390.64'

0 60 120
Feet

BEARING BASIS
TEXAS STATE PLANE
COORDINATE SYSTEM,
TEXAS CENTRAL ZONE
4203
NAD 83/NAVD88
SCALE 1" = 60'

- 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'

LOT 1, BLOCK 1
4.897 ACRES
213,333 SQFT

N: 10103132.118
E: 3192689.051

THANH K. NGUYEN AND THONG Q VU
CALLED 0.803 ACRES
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NO. 2018060794
OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

N: 10103037.161
E: 3192873.282

S27° 12' 53"W
243.24'

NORTH RIGHT-OF-WAY

S82° 07' 05"W
36.81'

U.S. HIGHWAY 290 (R.O.W. VARIES)

TEMPORARY ON-SITE
BENCHMARK: MAG NAIL
N: 10102853.400
E: 3192558.488
ELEVATION: 504.08'

N: 10102898.357
E: 3192363.687

POB

S86° 00' 30"W
178.09'

ALMA, JUANITA MEIER
CALLED REMAINDER OF 180.83 ACRES
WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NO. 2017194263
OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:
THAT, GRACE COVENANT CHRISTIAN CENTER OF AUSTIN, INC. OWNERS OF 4.897 ACRES OF LAND, OUT OF THE A.C. CALDWELL SURVEY No. 52, ABSTRACT No. 154, TRAVIS COUNTY, TEXAS, BEING THE SAME LAND DESCRIBES AS EXHIBIT 2, DESCRIBED IN GENERAL WARRANTY DEED CONVEYED TO GRACE COVENANT CHRISTIAN CENTER OF AUSTIN, INC., RECORDED IN DOCUMENT No. 2018034144, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS., DOES HEREBY SUBDIVIDE PURSUANT TO CHAPTER 232, OF THE LOCAL GOVERNMENT CODE, TO BE KNOWN AS: SHADY CANYON SUBDIVISION.

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

WITNESS OUR HANDS, THIS THE____DAY
OF_____, 2019, A.D.

ALAN E. YOUNG
6012 MANOR ROAD
AUSTIN, TEXAS 78723

DATE

STATE OF TEXAS §
COUNTY OF TRAVIS §
BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS THE ____ DAY OF _____, 2019, A.D. PERSONALLY APPEARED ALAN E. YOUNG, KNOW TO ME THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGES BEFORE ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS ____DAY OF _____, 2019, A.D.

NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY, TEXAS

MY COMMISSION EXPIRES:_____

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 2019.

APPROVED: _____ ATTEST: _____
WILLIAM MYERS, CHAIRPERSON LUVINA TIJERINA, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 2019.

APPROVED: _____ ATTEST: _____
RITA JONSE, MAYOR LUVINA TIJERINA, CITY SECRETARY

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.

GENERAL NOTES:

1. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY CITY OF MANOR (AND OTHER APPROPRIATE JURISDICTION).
2. THE PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENT AS MA BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF MANOR FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
4. THIS SUBDIVISION IS FOR NON-RESIDENTIAL USE ONLY.
5. A CITY OF MANOR DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
6. WATER SERVICE TO THIS SUBDIVISION SHALL BE PROVIDED BY MANVILLE WATER SUPPLY.
7. TELEPHONE SERVICE TO THIS SUBDIVISION SHALL BE PROVIDED BY SBC.
8. ELECTRICAL SERVICE TO THIS SUBDIVISION SHALL BE PROVIDED BY BLUEBONNET ELECTRICAL COOPERATIVE.
9. WASTEWATER SERVICE TO THIS SUBDIVISION SHALL BE PROVIDED BY ON-SITE WASTEWATER FACILITY APPROVED BY TRAVIS COUNTY, TEXAS. REFER TO THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES ON THIS SHEET.
10. A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.
11. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. _____ DAY OF _____, 2019.
- 12.. 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.

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT 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. EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

STACEY SCHEFFEL D.R. #0S0011143
PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE

ENGINEER'S CERTIFICATION:

I, MARCO E. CASTANEDA, AM REGISTERED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING PORTIONS OF CHAPTER 82 OF THE TRAVIS COUNTY REGULATIONS AND THAT SAID PLAT IS ACCURATE AND CORRECT WITH REGARDS TO ENGINEERING PRACTICES. I FURTHER CERIFY THAT NO PORTION OF THE SUBJECT PROPERTY IS IN ANY FLOOD HAZARD AREA SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) FLOOD INSURANCE MAP, COMMUNITY PANEL NUMBER 4845300505H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY TEXAS.

MARCO E. CASTANEDA, PE
REGISTERED PROFESSIONAL ENGINEER
NO. 126967 STATE OF TEXAS
5524 BEE CAVES ROAD, SUITE B-2
AUSTIN, TX 78746
512-785-8446



STATE OF TEXAS:
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., DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D. AT _____ O'Clock _____.M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 20____, A.D.
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

I, MANUEL CARRIZALES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TRAVIS COUNTY CHAPTER 82 DEVELOPMENT REGULATIONS OF AS CURRENTLY AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

SURVEYED BY:

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

MANUEL CARRIZALES, RPLS # 6388





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 July 18, 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,



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

Civil Engineering
512-785-8446
marco@sectexas.com

5524 Bee Cave Road, Suite B-2
Austin, Texas 78746

ENGINEER'S COMMENT RESPONSE LETTER

June 19, 2019

City of Manor
c/o Jay Engineering Company, Inc.
PO Box 1220
Leander, Texas 78646
512-259-3882
pgray@jaeco.net

Re: Grace Covenant Christian Center of
Austin Subdivision
14518 E US Hwy 290
Manor, TX. 78653
Permit No. 2019-P-1173-SF

To Pauline Gray,

The purpose of this letter is to provide response to the latest set of comments provided to us on February 4, 2019, for the above referenced project. The comments were addressed as follows:

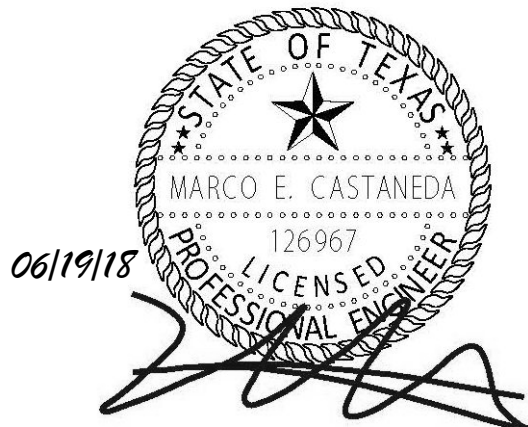
Engineer Review – Pauline Grey

1. Travis County Commissioners Court resolution removed.
2. Plat notes updated to "City of Manor".
3. Note has been added to notes. See note 12 on plat.
4. A copy of the subdivision septic report and application fee receipt to Travis County is included with this update. Formal approval from Travis County will be provided once available.
5. Width of existing ROW has been added. See Sheet 1 of plat.
6. The building setback lines and existing easements have been added to the plat. There are no proposed easements at this time.
7. A water service letter from Manville WSC is included with this update. A feasibility study request has also been submitted to Manville for determining any water system improvements, easements, etc. Any new easements requested by Manville WSC will be added to this plat or dedicated by separate instrument as part of the site development process and should not hold up this subdivision review and approval.
8. A current tax certificate is included with this update.

Should you have any questions or comments, feel free to contact Marco Castaneda, PE at (512) 785-8446.

Sincerely,

Marco Castaneda, PE





Date: Friday, July 12, 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 78653

Dear Marco Castaneda,

The subsequent submittal of the 14518 E US Hwy 290 Short Form Final Plat submitted by Marco Castaneda, PE and received on July 18, 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 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 Section 28(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 Section 24(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 Section 24(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 Section 24(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. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

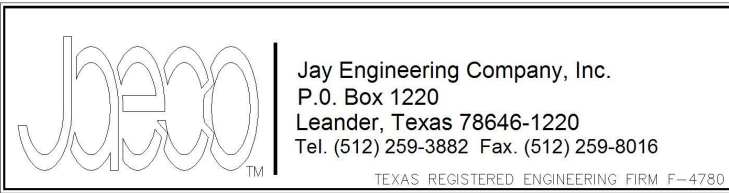
Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached 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: Thursday, July 18, 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 78653

Dear Marco Castaneda,

We have conducted a review of the final plat for the above-referenced project, submitted by Marco Castaneda and received by our office on July 18, 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.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 14, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Consideration, discussion, and possible action on a Preliminary Plat for the Manor Heights Subdivision Phase 2, two hundred seventy-eight (278) lots on 111 acres more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: Sky Village Kimbro Estates, LLC.

BACKGROUND/SUMMARY:

This is Phase 2 of the Manor Heights subdivision. This phase includes the realignment of Old Kimbro Road.

PRESENTATION: ☐ YES ☒ NO

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

Letter of Intent

Plat

Engineer Comments

Notice Letter

Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the P&Z Commission approve a Preliminary Plat for the Manor Heights Subdivision Phase 2, two hundred seventy-eight (278) lots on 111 acres more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX.

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



November 16, 2018

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

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

***Re: Summary Letter – Manor Heights Phase 2
Preliminary Plan Application
Northeast intersection of Old Kimbro Rd and Highway 290.
Manor, Texas 78653***

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. Manor Heights is a proposed residential subdivision located north of Highway 290 at the northeast intersection of Old Kimbro Road and Highway 290 in the City of Manor, Travis County. This Preliminary Plan Application is proposed for Phase 2 Section 1 and Phase 2 Section 2. The existing property is approximately 248 acres of mostly undeveloped land. Phases 1 and 2 encompass approximately 111 acres of this property.

The proposed improvements include 266 residential lots, sidewalk, storm sewer, water, wastewater and other associated site improvements. This project is located within the Cottonwood Creek watershed of the Colorado River basin.

A portion of the site is in the Federal Emergency Management Agency's 100-year floodplain per Flood Insurance Rate Map 48453C0485J dated August 18, 2014 and within the boundaries of the 100 year floodplain as shown on the Flood Insurance Rate Map community panel no. 484533C0505H, effective 09/26/2008, Travis County, Texas and incorporated areas. Proposed development will impact the FEMA floodplain. A CLOMR is being submitted to reduce the area located within the floodplain. All lots adjacent to the FEMA floodplain will have minimum floor elevations per City of Manor requirements.

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

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

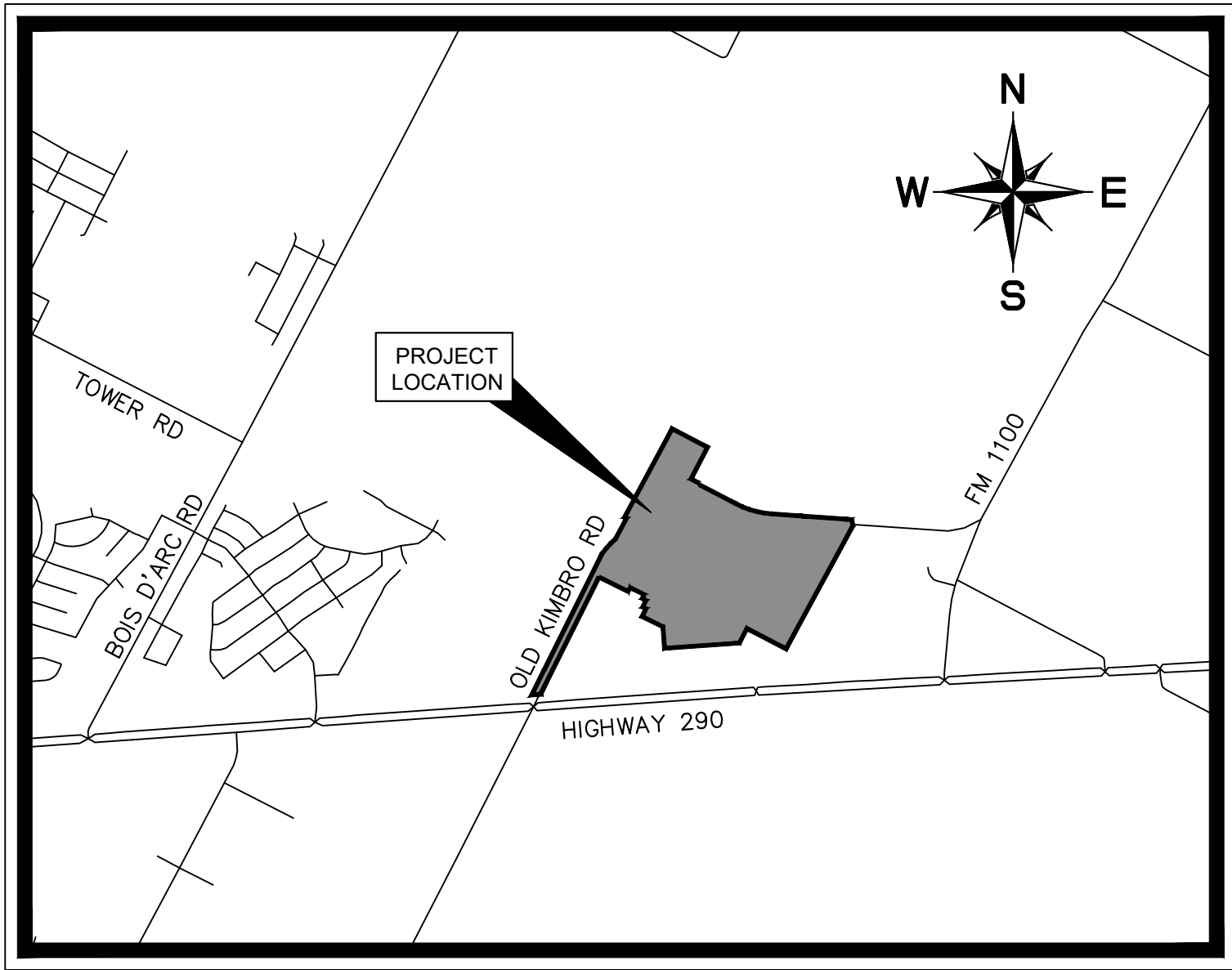
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.

PRELIMINARY PLANS

FOR



VICINITY MAP

SCALE: 1" = 2,000'

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: ALEX E. GRANADOS, P.E.

OWNER/DEVELOPER

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



Know what's **below**.
Call before you dig.

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

LEGAL DESCRIPTION:

BEING 16.139 ACRES OUT OF THE 157.9603 ACRES OUT OF THE A.C. CALDWELL SURVEY NO.52, ABSTRACT 154 AND THE LEMUEL KIMBRO SURVEY NO.64, ABSTRACT 456, AND BEING THE TRACTS OF LAND CONVEYED TO KIMBRO ROAD ESTATES, LP PER DEED RECORDED AS DOCUMENT NO.2017180985 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING 85.5 ACRES OUT OF THE 30.089 ACRES OUT OF THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING THE TRACTS OF LAND CONVEYED TO RHOF, L.L.C, A TEXAS LIMITED LIABILITY COMPANY, PER DEED RECORDED AS DOCUMENT NO.2017194263 OF THE OFFICIAL PUBLIC RECORDS OF 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.

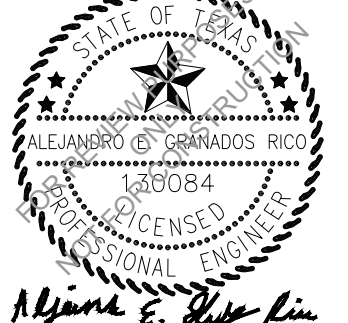
DATED THIS ____ DAY OF _____, 20__

BY: _____
WILLIAM MYERS, CHAIRPERSON

Kimley»»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300, AUSTIN, TX 78755
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

1/24/2018



069255703

DATE
February 2018

SCALE: AS SHOWN

DESIGNED BY: BJE

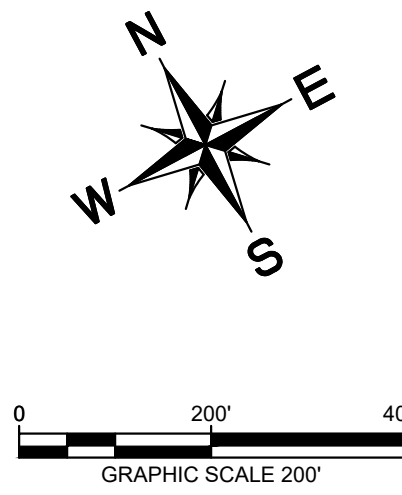
CHECKED BY: AEC

COVER SHEET

PRELIMINARY PLANS FOR
MANOR HEIGHTS
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER

1



LINE TABLE		
LINE	LENGTH	BEARING
L1	32.15	S61°41'54.05"E
L2	55.85	N26°50'58.95"E
L3	200.00	S63°34'50.27"E
L4	55.53	S26°43'42.08"W
L5	53.72	S60°21'11.45"E
L6	91.45	S26°39'00.06"W
L7	46.90	S63°36'46.30"E
L8	112.46	S24°19'22.84"E
L9	92.84	S41°15'57.60"E
L10	54.58	S86°32'12.87"E



Date: Tuesday, December 18, 2018

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

Permit Number 2018-P-1156-PP
Job Address: , Manor, TX. 78653

Dear Alex Granados,

The first submittal of the Manor Heights Phase 2 Preliminary Plan (*Preliminary Plan*) submitted by Kimley-Horn and received on July 18, 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 263B Section 22(c)(2)(vii) the locations, sizes and descriptions of all existing utilities should be shown on the preliminary plat.
2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(ii), the developer shall include a copy of the complete application for flood plain map amendment or revision as required by FEMA. A CLOMR is mentioned in the engineer's report, summary letter and on the preliminary plat, but nothing was submitted.
3. On Sheets 6 & 7 some of the pavement width labels are hard to read.
4. The blocks should be labeled on Sheets 6 & 7 so the block lengths can be reviewed.
5. The technical memorandum for the detention waiver request should be updated the creek name is Cottonwood Creek not Cottonmouth. The name should be updated in all submittal documents.
6. Provide calculations to show how the Composite Curve Numbers were calculated for all of the basins.
7. Clarify which section of the City of Austin Drainage Criteria Manual you are requesting the Waiver Request for. .
8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 41(b)(1), all drainage improvements within the City's jurisdiction shall be designed in accordance with the City of Austin's Drainage Criteria Manual.
9. Per the City of Austin Drainage Criteria Manual Section 1.2.2(D), stormwater runoff peak flow rates shall

not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events.

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,



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



February 04, 2019

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

via E-Mail

RE: 2018-P-1156-PP
Manor Heights Phase 2 Preliminary Plan (1st Review)
Job Address: , Manor, TX. 78653

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated November 21, 2018. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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 263B Section 22(c)(2)(vii) the locations, sizes and descriptions of all existing utilities should be shown on the preliminary plat.

Response: Understood, all known existing utilities within project boundaries have been shown.

2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(ii), the developer shall include a copy of the complete application for flood plain map amendment or revision as required by FEMA. A CLOMR is mentioned in the engineer's report, summary letter and on the preliminary plat, but nothing was submitted.

Response: The CLOMR was submitted online on 12/11/2018.

3. On Sheets 6 & 7 some of the pavement width labels are hard to read.

Response: Pavement Labels have been updated to show clearly.

4. The blocks should be labeled on Sheets 6 & 7 so the block lengths can be reviewed.

Response: Blocks are now labeled on sheets 6 and 7.

5. The technical memorandum for the detention waiver request should be updated the creek name is Cottonwood Creek not Cottonmouth. The name should be updated in all submittal documents.

Response: The technical memorandum and exhibits have been updated with the creek name shown as Cottonwood Creek.

6. Provide calculations to show how the Composite Curve Numbers were calculated for all of the basins.

Response: Composite curve numbers have been added to the exhibits.

7. Clarify which section of the City of Austin Drainage Criteria Manual you are requesting the Waiver

Response: We are requesting a waiver for the City of Austin Drainage Criteria Manual Section 1.2.2(D) because the proposed development complies with Section 1.2.2(A), which states that "Stormwater runoff peak flow rates for the two (2), ten (10), 25 and 100-year frequency storms shall not cause increased inundation of any building or roadway surface or create any additional adverse flooding impacts.

8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 41(b)(1), all drainage improvements within the City's jurisdiction shall be designed in accordance with the City of Austin's Drainage Criteria Manual.

Response: Understood

9. Per the City of Austin Drainage Criteria Manual Section 1.2.2(D), stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events.

Response: We are requesting a waiver for this requirements because the stormwater runoff peak flow increase of up to 0.06% in the 2-, 10-, and 25-year frequency events does not cause any increased inundation of any building or roadway surface or create any additional adverse flooding impacts (1.2.2(A)).

10.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,



Alex Granados, P.E.
Alex.Granados@kimley-horn.com

KIMLEY-HORN AND ASSOCIATES, INC.



Date: Friday, March 1, 2019

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

Permit Number 2018-P-1156-PP
Job Address: , Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 2 Preliminary Plan submitted by Kimley-Horn and received on July 18, 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 City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(vii) the locations, sizes and descriptions of all existing utilities should be shown on the preliminary plat.~~
- ~~2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(ii), the developer shall include a copy of the complete application for flood plain map amendment or revision as required by FEMA. A CLOMR is mentioned in the engineer's report, summary letter and on the preliminary plat, but nothing was submitted.~~
- ~~3. On Sheets 6 & 7 some of the pavement width labels are hard to read.~~
- ~~4. The blocks should be labeled on Sheets 6 & 7 so the block lengths can be reviewed.~~
- 5. The technical memorandum for the detention waiver request should be updated the creek name is Cottonwood Creek not Cottonmouth. The name should be updated in all submittal documents.**
- 6. Provide calculations to show how the Composite Curve Numbers were calculated for all of the basins.**
- ~~7. Clarify which section of the City of Austin Drainage Criteria Manual you are requesting the Waiver Request for.~~

~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance-263B Section 41(b)(1), all drainage improvements within the City's jurisdiction shall be designed in accordance with the City of Austin's Drainage Criteria Manual.~~

~~9. Per the City of Austin Drainage Criteria Manual Section 1.2.2(D), stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events.~~

10. The engineer's report states that the proposed development will decrease peak flows for the 100-year and interim 100-year events and increase peak flows by less than 0.06% in the 2-, 10- and 25-year events. This does not match the calculations provided in the waiver request.

11. The waiver request states that minor changes in velocity occur within Cottonwood Creek and that the changes are minor as the 2-, 10-, 25- and 100-year events have no increase in velocity that exceeds 1% which is considered insignificant. It also states that for the Interim 100-year event, velocity increases by less than 2% in two locations, but changes in erosive conditions within Cottonwood Creek are not anticipated due to these changes in velocity. Please provide calculations showing that the increased velocities will not affect erosion.

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.



March 8th, 2019

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

via E-Mail

RE: 2018-P-1156-PP
Manor Heights Phase 2 Preliminary Plan (2nd Review)
Job Address: Manor, TX. 78653

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated March 01, 2019. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

- 1) ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(vii) the locations, sizes and descriptions of all existing utilities should be shown on the preliminary plat.~~
- 2) ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(ii), the developer shall include a copy of the complete application for flood plain map amendment or revision as required by FEMA. A CLOMR is mentioned in the engineer's report, summary letter and on the preliminary plat, but nothing was submitted.~~
- 3) ~~On Sheets 6 & 7 some of the pavement width labels are hard to read.~~
- 4) ~~The blocks should be labeled on Sheets 6 & 7 so the block lengths can be reviewed.~~
- 5) The technical memorandum for the detention waiver request should be updated the creek name is Cottonwood Creek not Cottonmouth. The name should be updated in all submittal documents.

Response: Understood, engineers report has been updated.

- 6) Provide calculations to show how the Composite Curve Numbers were calculated for all of the basins.

Response: Composite Curve Numbers calculations are provided at the end of the Technical Memorandum.

- 7) ~~Clarify which section of the City of Austin Drainage Criteria Manual you are requesting the Waiver Request for.~~
- 8) ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 41(b)(1), all drainage improvements within the City's jurisdiction shall be designed in accordance with the City of Austin's Drainage Criteria Manual.~~

9) ~~Per the City of Austin Drainage Criteria Manual Section 1.2.2(D), stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events.~~

10) The engineer's report states that the proposed development will decrease peak flows for the 100 -year and interim 100-year events and increase peak flows by less than 0.06% in the 2-, 10- and 25 -year events. This does not match the calculations provided in the waiver request.

Response: Engineers report has been updated to match the information provided in the waiver request.

11) The waiver request states that minor changes in velocity occur within Cottonwood Creek and that the changes are minor as the 2-, 10-, 25- and 100-year events have no increase in velocity that exceeds 1% which is considered insignificant. It also states that for the Interim 100-year event, velocity increases by less than 2% in two locations, but changes in erosive conditions within Cottonwood Creek are not anticipated due to these changes in velocity. Please provide calculations showing that the increased velocities will not affect erosion.

Response: The locations where there is a proposed increase in velocity in the interim 100-year event shows velocities under 6 ft/sec. The City of Austin Drainage Criteria Manual states that the maximum permissible velocity for the one-hundred-year storm is 6 ft/sec (6.4.1.A). Therefore, Kimley-Horn does not anticipate changes in erosive conditions.

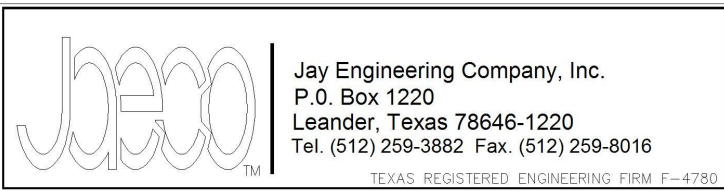
Please contact me at 512.782.0602 if additional information is required.

Sincerely,



Alex Granados, P.E.
Alex.Granados@kimley-horn.com

KIMLEY-HORN AND ASSOCIATES, INC.



Date: Friday, April 12, 2019

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

Permit Number 2018-P-1156-PP
Job Address: , Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 2 Preliminary Plan submitted by Kimley-Horn and received on July 18, 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 City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(vii) the locations, sizes and descriptions of all existing utilities should be shown on the preliminary plat.~~
- ~~2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(ii), the developer shall include a copy of the complete application for flood plain map amendment or revision as required by FEMA. A CLOMR is mentioned in the engineer's report, summary letter and on the preliminary plat, but nothing was submitted.~~
- ~~3. On Sheets 6 & 7 some of the pavement width labels are hard to read.~~
- ~~4. The blocks should be labeled on Sheets 6 & 7 so the block lengths can be reviewed.~~
- 5. The technical memorandum for the detention waiver request should be updated the creek name is Cottonwood Creek not Cottonmouth. The name should be updated in all submittal documents.**
- 6. Provide calculations to show how the Composite Curve Numbers were calculated for all of the basins.**
- ~~7. Clarify which section of the City of Austin Drainage Criteria Manual you are requesting the Waiver Request for.~~

~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 41(b)(1), all drainage improvements within the City's jurisdiction shall be designed in accordance with the City of Austin's Drainage Criteria Manual.~~

~~9. Per the City of Austin Drainage Criteria Manual Section 1.2.2(D), stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events.~~

~~10. The engineer's report states that the proposed development will decrease peak flows for the 100-year and interim 100-year events and increase peak flows by less than 0.06% in the 2-, 10- and 25-year events. This does not match the calculations provided in the waiver request.~~

~~11. The waiver request states that minor changes in velocity occur within Cottonwood Creek and that the changes are minor as the 2-, 10-, 25- and 100-year events have no increase in velocity that exceeds 1% which is considered insignificant. It also states that for the Interim 100-year event, velocity increases by less than 2% in two locations, but changes in erosive conditions within Cottonwood Creek are not anticipated due to these changes in velocity. Please provide calculations showing that the increased velocities will not affect erosion.~~

12. The waiver request has not been approved by City Council.

13. Our office has reviewed the revised waiver request submitted on March 18, 2019 and subsequent submittals made on April 10-11, 2019. Calculations submitted as part of the request included a proposed curve number value of 93 for major roadway areas. The established USDA Natural Resources Conservation Service NRCS curve number for paved street areas with curb and gutter section is 98. Provide updated calculations using the established curve number of 98 for major roadway areas. Use of an alternative curve number for major roadways is not permitted unless supporting calculations for a less conservative CN value are reviewed and approved.

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.



April 15, 2019

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

RE: *Comment Response*
Permit Number: 2018-P-1156-PP
Identifier: Manor Heights Phase 2 Preliminary Plan

Dear Ms Gray:

Kimley-Horn is in receipt of your comments, dated April 12, 2019 for the above referenced project. Kimley-Horn has revised the submittal per these comments and offers the following in response. For reference, City comments are provided in *italics* before each response.

12. The waiver requires has not been approved by City Council.

Response: Noted.

13. Our office has reviewed the revised waiver request submitted on March 18, 2019 and subsequent submittals made on April 10-11, 2019. Calculations submitted as part of the request included a proposed curve number value of 93 for major roadway areas. The established USDA Natural Resources Conservation Service NRCS curve number for paved street areas with curb or gutter section is 98. Provide updated calculations using the established curve number of 98 for major roadway areas. Use of an alternative curve number for major roadways is not permitted unless supporting calculations for a less conservative CN value are reviewed and approved.

Response: Please see the attached Major Roadway ROW Exhibit. This exhibit includes curve number calculations for the major roadway ROW for each Basin. The calculations were performed based on major roadway typical cross sections also included in the exhibit. The maximum CN value calculated is 92.8; therefore, the CN value used for Major Roadway ROW of 93 is conservative.

I trust the above responses and revised submittal is sufficient to address the comments regarding this case. Please feel free to contact me at 281.475.2831 or brad.pickering@kimley-horn.com if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brad Pickering".

Brad Pickering, P.E., CFM

Attachments:
Major Roadway ROW Exhibit

Major Roadway ROW Exhibit

Major Roadway ROW Basin A-1 Summary		
ROW Type	Area (ac)	CN
Primary Collector (64' ROW)	0.96	94.1
MAD 43 Design (114' ROW)	5.05	89.9
Composite		90.6

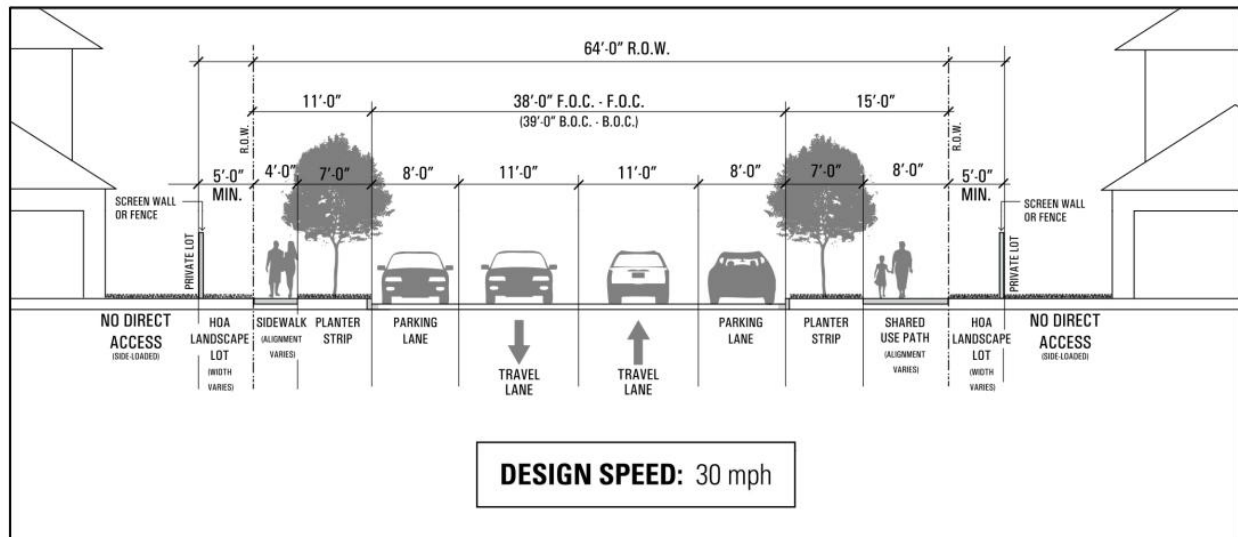
Major Roadway ROW Basin B-1 Summary		
ROW Type	Area (ac)	CN
Primary Collector (64' ROW)	3.80	94.1
MAD 43 Design (114' ROW)	6.72	89.9
Composite		91.4

Major Roadway ROW Basin B-2 Summary		
ROW Type	Area (ac)	CN
Primary Collector (64' ROW)	4.75	94.1
MAD 43 Design (114' ROW)	2.22	89.9
Composite		92.8

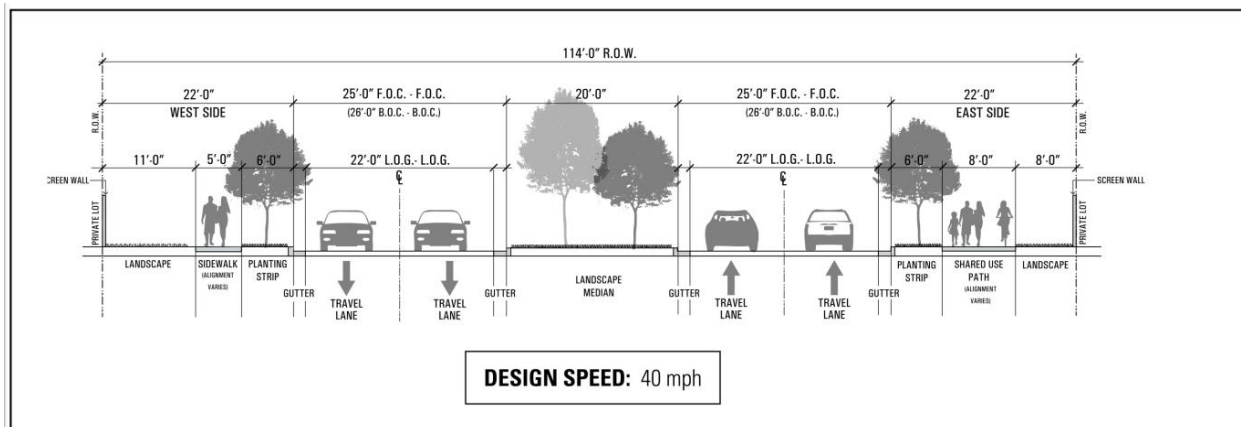
Primary Collector (64' ROW)		
Land Use	Area (%)	CN
Roadway	59%	98
Planter Strip / Landscape Median	22%	80
Shared Use Path / Sidewalk	19%	98
Landscape	0%	80
Composite		94.1

MAD 4 Design (114' ROW)		
Land Use	Area (%)	CN
Roadway	44%	98
Planter Strip / Landscape Median	28%	80
Shared Use Path / Sidewalk	11%	98
Landscape	17%	80
Composite		89.9

Primary Collector (64' ROW) Typical Cross Section



MAD 4 Design (114' ROW) Typical Cross Section





Date: Tuesday, May 14, 2019

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

Permit Number 2018-P-1156-PP
Job Address: , Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 2 Preliminary Plan submitted by Kimley-Horn and received on July 18, 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 City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(vii) the locations, sizes and descriptions of all existing utilities should be shown on the preliminary plat.~~
- ~~2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(ii), the developer shall include a copy of the complete application for flood plain map amendment or revision as required by FEMA. A CLOMR is mentioned in the engineer's report, summary letter and on the preliminary plat, but nothing was submitted.~~
- ~~3. On Sheets 6 & 7 some of the pavement width labels are hard to read.~~
- ~~4. The blocks should be labeled on Sheets 6 & 7 so the block lengths can be reviewed.~~
- 5. The technical memorandum for the detention waiver request should be updated the creek name is Cottonwood Creek not Cottonmouth. The name should be updated in all submittal documents.**
- 6. Provide calculations to show how the Composite Curve Numbers were calculated for all of the basins.**
- ~~7. Clarify which section of the City of Austin Drainage Criteria Manual you are requesting the Waiver Request for.~~

~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 41(b)(1), all drainage improvements within the City's jurisdiction shall be designed in accordance with the City of Austin's Drainage Criteria Manual.~~

~~9. Per the City of Austin Drainage Criteria Manual Section 1.2.2(D), stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events.~~

~~10. The engineer's report states that the proposed development will decrease peak flows for the 100-year and interim 100-year events and increase peak flows by less than 0.06% in the 2-, 10- and 25-year events. This does not match the calculations provided in the waiver request.~~

~~11. The waiver request states that minor changes in velocity occur within Cottonwood Creek and that the changes are minor as the 2-, 10-, 25- and 100-year events have no increase in velocity that exceeds 1% which is considered insignificant. It also states that for the Interim 100-year event, velocity increases by less than 2% in two locations, but changes in erosive conditions within Cottonwood Creek are not anticipated due to these changes in velocity. Please provide calculations showing that the increased velocities will not affect erosion.~~

~~12. The waiver request has not been approved by City Council.~~

~~13. Our office has reviewed the revised waiver request submitted on March 18, 2019 and subsequent submittals made on April 10-11, 2019. Calculations submitted as part of the request included a proposed curve number value of 93 for major roadway areas. The established USDA-Natural Resources Conservation Service NRCS curve number for paved street areas with curb and gutter section is 98. Provide updated calculations using the established curve number of 98 for major roadway areas. Use of an alternative curve number for major roadways is not permitted unless supporting calculations for a less conservative CN value are reviewed and approved.~~

~~14. As a result of our review of the submittal dated April 15, 2019, we take no exception to the CN values for the primary collector and MAD-4 roadway areas. The engineering report for the project must be updated to accurately reflect the results of the analysis and any previous modifications to the drainage calculations.~~

~~15. If compliance with all aspects of the City of Manor Ordinance requirements (including applicable sections of the Austin Drainage Criteria Manual) are met, the technical memorandum and engineer's report must include a statement of compliance and any references to waiver requests should be removed. The engineer's report must be updated to include the revised technical memorandum.~~

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.



June 11th, 2019

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

via E-Mail

RE: 2018-P-1156-PP
Manor Heights Phase 2 Preliminary Plan (6th Review)
Job Address: Manor, TX. 78653

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated June 10, 2019. Only outstanding comments are included below for reference. All Kimley-Horn responses are written in red.

14. As a result of our review of the submittal dated April 15, 2019, we take no exception to the CN values for the primary collector and MAD-4 roadway areas. The engineering report for the project must be updated to accurately reflect the results of the analysis and any previous modifications to the drainage calculations. The technical memorandum for the waiver request was dated April 11, 2019

Response: Understood, the Detention Waiver Request/Floodplain Study have been combined and the exhibit supporting the proposed CN values is now shown within the report.

16. Junction B0 should be shown on the drainage area map with detention.

Response: Junction B0 has been added to the drainage area maps.

17. The two technical memorandums should be combined into one memorandum for the waiver request. The memorandum should be sealed.

Response: The memorandums have been combined into one, "Detention Waiver Request and Flood Study" report and it has been sealed.

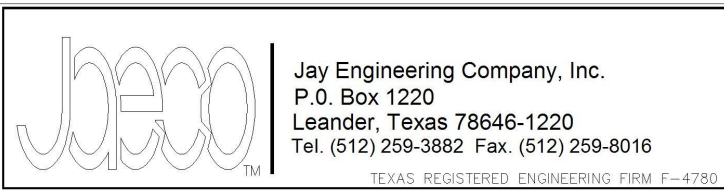
Please contact me at 512.782.0602 if additional information is required.

Sincerely,

A handwritten signature in blue ink that reads "Alejandro E. Granados-Rivera".

Alex Granados, P.E.
Alex.Granados@kimley-horn.com

KIMLEY-HORN AND ASSOCIATES, INC.



Date: Monday, June 10, 2019

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

Permit Number 2018-P-1156-PP
Job Address: , Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 2 Preliminary Plan submitted by Kimley-Horn and received on July 18, 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 City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(vii) the locations, sizes and descriptions of all existing utilities should be shown on the preliminary plat.~~
2. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(ii), the developer shall include a copy of the complete application for flood plain map amendment or revision as required by FEMA. A CLOMR is mentioned in the engineer's report, summary letter and on the preliminary plat, but nothing was submitted.~~
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4. ~~The blocks should be labeled on Sheets 6 & 7 so the block lengths can be reviewed.~~
5. ~~The technical memorandum for the detention waiver request should be updated the creek name is Cottonwood Creek not Cottonmouth. The name should be updated in all submittal documents.~~
6. ~~Provide calculations to show how the Composite Curve Numbers were calculated for all of the basins.~~
7. ~~Clarify which section of the City of Austin Drainage Criteria Manual you are requesting the Waiver Request for.~~

~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 41(b)(1), all drainage improvements within the City's jurisdiction shall be designed in accordance with the City of Austin's Drainage Criteria Manual.~~

~~9. Per the City of Austin Drainage Criteria Manual Section 1.2.2(D), stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events.~~

~~10. The engineer's report states that the proposed development will decrease peak flows for the 100-year and interim 100-year events and increase peak flows by less than 0.06% in the 2-, 10- and 25-year events. This does not match the calculations provided in the waiver request.~~

~~11. The waiver request states that minor changes in velocity occur within Cottonwood Creek and that the changes are minor as the 2-, 10-, 25- and 100-year events have no increase in velocity that exceeds 1% which is considered insignificant. It also states that for the Interim 100-year event, velocity increases by less than 2% in two locations, but changes in erosive conditions within Cottonwood Creek are not anticipated due to these changes in velocity. Please provide calculations showing that the increased velocities will not affect erosion.~~

~~12. The waiver request has not been approved by City Council.~~

~~13. Our office has reviewed the revised waiver request submitted on March 18, 2019 and subsequent submittals made on April 10-11, 2019. Calculations submitted as part of the request included a proposed curve number value of 93 for major roadway areas. The established USDA-Natural Resources Conservation Service NRCS curve number for paved street areas with curb and gutter section is 98. Provide updated calculations using the established curve number of 98 for major roadway areas. Use of an alternative curve number for major roadways is not permitted unless supporting calculations for a less conservative CN value are reviewed and approved.~~

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~~15. If compliance with all aspects of the City of Manor Ordinance requirements (including applicable sections of the Austin Drainage Criteria Manual) are met, the technical memorandum and engineer's report must include a statement of compliance and any references to waiver requests should be removed. The engineer's report must be updated to include the revised technical memorandum.~~

~~16. Junction B0 should be shown on the drainage area map with detention.~~

~~17. The two technical memorandums should be combined into one memorandum for the waiver request. The memorandum should be sealed.~~

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,

A handwritten signature in blue ink, reading "Pauline M. Gray". The signature is fluid and cursive, with the first name "Pauline" being more prominent than the last name "Gray".

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



DEVELOPMENT SERVICES DEPARTMENT

July 24, 2019

RE: Notification for a Preliminary Plat – Manor Heights Subdivision Phase 2

Dear Property Owner,

The City of Manor Planning and Zoning Commission will be conducting a regularly scheduled meeting for the purpose of considering and acting upon on a preliminary plat. The request will be posted on the agenda as follows:

Consideration, discussion, and possible action upon a Preliminary Plat for the Manor Heights Subdivision Phase 2, two hundred seventy-eight (278) lots on 111 acres more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX.

The Planning and Zoning Commission will meet at 6:30PM on August 14, 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 preliminary plat has been filed.

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

Manor Independent School District
P.O. Box 359
Manor, Texas 78653-0359

Scott Baylor & White Health
MS-20-D642
2401 S 31st Street
Temple, Texas 76508-0001

Butler Family Partnership Ltd.
P.O. Box 9190
Austin, Texas 78766-9190

COTTONWOOD HOLDINGS LTD
% DWYER REALTY COMPANIES
9900 US HIGHWAY 290 E
MANOR , TX 78653-9720

LAS ENTRADAS DEVELOPMENT
CORPORATION
9900 US HIGHWAY 290 E
MANOR , TX 78653-9720



AGENDA ITEM NO. 5

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 14, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on canceling the October 9, 2019, Regular Meeting and setting a Special Called Meeting.

BACKGROUND/SUMMARY:

The annual TML Conference in San Antonio this year takes place October 9th - 11th. The city won a Municipal Excellence Award from TML for Management Innovations related to our online permitting and code enforcement and how those have helped increase efficiencies across various city departments. The awards recognition takes place on the 9th and my attendance there would prevent me from conducting our regularly scheduled meeting so we are requesting to move to a special called meeting a week later on Wednesday the 16th at 6:30pm, which would be prior to city council at 7pm.

PRESENTATION: ☐ YES ☒ NO

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

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve canceling the October 9, 2019, Regular Meeting and set a Special Called Meeting for Wednesday, October 16, 2019 at 6:00 p.m.

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