



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

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA**

Wednesday, September 11, 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 August 14, 2019, Regular Meeting. Scott Dunlop,
Asst. Dev. Services
Director

PUBLIC HEARINGS

2. Public Hearing: Consideration, discussion and possible action on a rezoning request for Las Entradas North being 7.915 acres of land more or less out of the James Manor Survey No. 40, Abstract No. 546, and being located near Gregg Manor Road and Hill Lane, Manor, TX, from Single Family (R-2) to 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 rezoning request for 34.29 acres of land more or less out of the A.C. Caldwell Survey No. 52 and L. Kimbro Survey No. 64, and being located at 14704 US Hwy 290 East, Manor, TX, from Single Family (R-1) to Light Industrial (IN-1). **Applicant:** Doucet Engineers **Owner:** Chau Dinh
Scott Dunlop,
Asst. Dev. Services
Director
4. Public Hearing: Consideration, discussion and possible action on a rezoning request for Las Entradas North, Section 1, Block A, Lot 1, 0.9274 acres of land, locally known as 12400 Gregg Manor Road, Manor, TX, from Light Commercial (C-1) to General Office (GO). **Applicant:** Frontier Bank **Owner:** Frontier Bank
Scott Dunlop,
Asst. Dev. Services
Director
5. 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
6. Public Hearing: Consideration, discussion, and possible action upon a Preliminary Plat for the Manor Heights Subdivision Phase 3, two hundred ninety-one (291) lots on 147 acres more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX. **Applicant:** Kimley-Horn & Associates. **Owner:** Sky Village Kimbro Estates, LLC.
Scott Dunlop,
Asst. Dev. Services
Director
7. Public Hearing: Consideration, discussion and possible action on a Conditional Use Permit request for Block 11, Lot 1, Town of Manor and locally known as 901 ½ North Burnet Street, Manor, TX, to allow for wireless telecommunication facilities. **Applicant:** Vincent Gerard & Associates, Inc. **Owner:** City of Manor
Scott Dunlop,
Asst. Dev. Services
Director

REGULAR AGENDA

8. Consideration, discussion, and possible action on an Amended Plat of Lots 8, 9, and 10, Block 24, Town of Manor, creating 1 lot with 0.198 acres, and being located at 109 South Lexington Street, Manor, TX. **Applicant:** Perales Land Development, LLC. **Owner:** CKBK, LLC.
Scott Dunlop,
Asst. Dev. Services
Director
9. Consideration, discussion, and possible action on a Final Plat for Shadowglen Subdivision, Phase 2, Section 18A, sixty-seven (67) lots on 17.953 acres, more or less, and being located near Shadowglen Trace and Arbor Hill Cove, Manor, TX. **Applicant:** Kimley-Horn & Assoc. **Owner:** SG Land Holdings
Scott Dunlop,
Asst. Dev. Services
Director
10. Consideration, discussion, and possible action on approving a 2019-2020 Subdivision Submission Schedule Calendar.
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, September 6, 2019, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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: September 11, 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 August 14, 2019, Regular Meeting.

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

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

August 14, 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 August 14, 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, Vice-Chair, Place 5
Keith Miller, Place 6
Bill Myers, Chairperson, Place 7

PLANNING AND ZONING COMMISSION REGULAR SESSION MINUTES

Wednesday, August 14, 2019

6:30 p.m.

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

COMMISSIONERS

PRESENT:

Place 2: Jacob Hammersmith
Place 3: Philip Tryon
Place 4: Isaac Rowe
Place 5: Lian Stutsman, Vice-Chair
Place 6: Keith Miller
Place 7: Bill Myers, Chairperson

ABSENT:

Place 1: Julie Leonard

CITY STAFF PRESENT:

Scott Dunlop, Assistant Development Services Director
Lluvia T. Almaraz, City Secretary

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 6:30 p.m. on Wednesday, August 14, 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.

CONSENT AGENDA

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

MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Miller the P&Z Commission voted six (6) For and none (0) Against to approve the Consent Agenda. The motion carried unanimously.

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**

Chairperson Myers opened the public hearing.

The City staff's recommendation was 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).

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

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

The discussion was held regarding the access to Highway 290 from the development location.

Danny Burnett with Dwyer Realty discussed the C-1 Development and residential possibilities in the area.

Pete Dwyer with Dwyer Realty, 9900 Highway 290 E. Manor, Texas, submitted a card in support of this item; however, he did not wish to speak but was available to address any questions posed by the City Council.

David Strauss with CLX Ventures LLC, 127 Pinnacle Torns, New Braunfels, Texas, submitted a card in support of this item; however, he did not wish to speak but was available to address any questions posed by the City Council.

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

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

Chairperson Myers opened the public hearing.

The City staff's recommendation was 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.

MOTION: Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Miller the P&Z Commission voted six (6) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

Assistant Development Director Dunlop discussed the Short Form Final Plat for the Grace Covenant Christian Center of Austin Subdivision.

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

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.

Chairperson Myers opened the public hearing.

The City staff's recommendation was that the P&Z Commission postpone the Public Hearing 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. to the September 11, 2019, P&Z Commission Meeting.

MOTION: Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Hammersmith the P&Z Commission voted six (6) For and none (0) Against to postpone the Public Hearing 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. to the September 11 ,2019, P&Z Commission Meeting. The motion carried unanimously.

REGULAR AGENDA

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

The City staff's recommendation was that the Planning Commission cancel the October 9, 2019, P&Z Commission Regular Meeting and set a Special Called Meeting for Wednesday, October 16, 2019 at 6:00 p.m.

MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Tryon the P&Z Commission voted six (6) For and none (0) Against to cancel the October 9, 2019, P&Z Commission Regular Meeting and set a Special Called Meeting for Wednesday, October 16, 2019 at 6:00 p.m. The motion carried unanimously.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Miller and seconded by Commissioner Hammersmith the P&Z Commission voted six (6) For and none (0) Against to adjourn the regular session of the Manor P&Z Commission at 6:44 p.m. on Wednesday, August 14, 2019. The motion carried unanimously.

These minutes approved by the Manor P&Z Commission on the 11th day of September 2019.

APPROVED:

Bill Myers
Chairperson

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary



AGENDA ITEM NO. 2

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 11, 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 Las Entradas North being 7.915 acres of land more or less out of the James Manor Survey No. 40, Abstract No. 546, and being located near Gregg Manor Road and Hill Lane, Manor, TX, from Single Family (R-2) to Light Commercial (C-1). Applicant: Kimley-Horn & Assoc. Owner: Las Entradas Development Corporation

BACKGROUND/SUMMARY:

This rezoning was made in response to city comments on the recent larger rezoning of Las Entradas North. Staff had recommended the remaining R-2 area be rezoned to office or commercial. This will replace the remaining single family lots with light commercial.

PRESENTATION: ☐ YES ☐ NO

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

Letter of Intent
Rezoning Map
Allowable C-1 Uses
Notice Letter
Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve a rezoning request for Las Entradas North being 7.915 acres of land more or less out of the James Manor Survey No. 40, Abstract No. 546, and being located near Gregg Manor Road and Hill Lane, Manor, TX, from Single Family (R-2) to Light Commercial (C-1).

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

August 1, 2019

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

**Re: Las Entradas North
7.915-Acre Tract – 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, commercial uses are now being considered for 7.915 acres of land within the existing single family residential use. Therefore, the Owner intends to submit an application to rezone this tract of land from R-2 (Single Family Residential) to C-1 (Light Commercial).

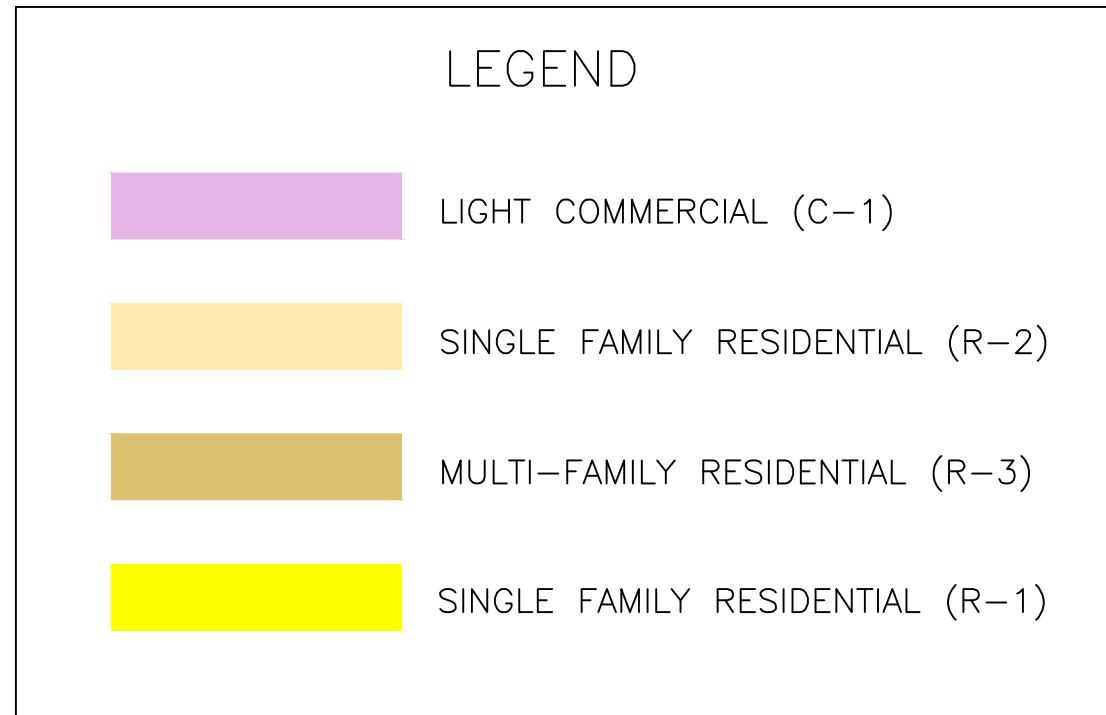
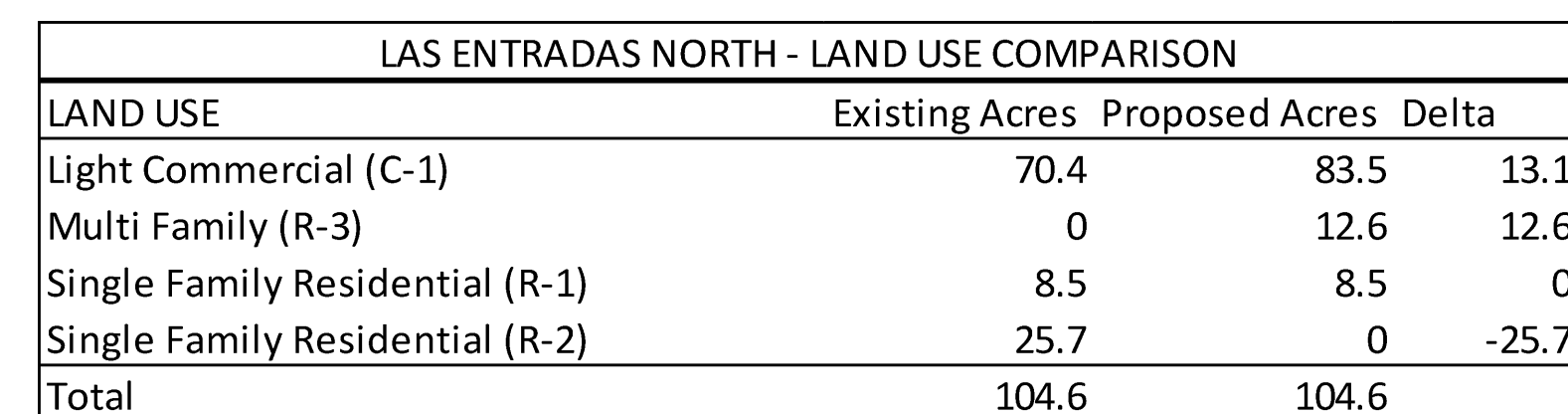
If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brandon Hammann, P.E.
Project Manager



COMMERCIAL DISTRICTS

C-1 Light Commercial

This District allows a mix of commercial uses including retail, office, light commercial, and similar uses excluding residential and multifamily. Allows the retail of goods and products to which value is added on-site, including sales of goods and services outside of the primary structure.

Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Maximum FAR	1.8
Maximum Building Coverage	60%	Minimum Setbacks:	
Maximum Building Coverage		Front Yard	25 ft
with Accessory Buildings	70%	Street Side Yard	15 ft
Landscape Requirement	15%	Side Yard	25 ft*
		Rear Yard	25 ft^

* 0 or 10 ft side yard to all C, I, IN

^ 10 ft rear yard to all C, I, IN

Permitted and Conditional Uses

Civic	
College or University	Cultural Services
Communication Service Facilities	Postal Facilities
Community Events	Religious Assembly
Community Recreation	Safety Services
Private Primary and Secondary	Transportation Terminal
Education Facilities	All Other Civic Uses
Public Primary and Secondary	
Education Facilities	

C-1

Light Commercial

Commercial

Art Gallery	Game Rooms (c)
Art Workshop	General Retail Sales
Bed and Breakfast	Hotel and Motel
Business and Trade Schools	Indoor Entertainment
Club or Lodge	Indoor Sports and Recreation
Cocktail Lounge	Laundry Services
Commercial Off-Street Parking	Liquor Sales
Consumer Convenience Stores	Monument Retail Sales
Consumer Repair Services	Off-Site Accessory Parking
Counseling Services	Personal Improvement Services
Day Care Services	Personal Services
Financial Services	Pet Services
Florist - no greenhouse	Printing and Publishing
Food Court Establishment (c)	Restaurant
Food Preparation less than 2,500 sq. ft. GFA	Restaurant Drive-Through
Food Sales	Service Station (c)
Funeral Services Not Including Crematory	Theater



August 20, 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 Las Entradas North being 7.915 acres of land more or less out of the James Manor Survey No. 40, Abstract No. 546, and being located near Gregg Manor Road and Hill Lane, Manor, TX, from Single Family (R-2) to Light Commercial (C-1).

The Planning and Zoning Commission will convene at 6:30PM on September 11, 2019 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on September 18, 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

MANOR INDEPENDENT SCHOOL DISTRICT
PO BOX 359
MANOR, TX 78653-0359

MANOR INDEPENDENT SCHOOL DISTRICT
PO BOX 359
MANOR, TX 78653-0359

BUTLER FAMILY PARTNERSHIP LTD
PO BOX 9190
AUSTIN, TX 78766-9190

BUTLER FAMILY PARTNERSHIP LTD
PO BOX 9190
AUSTIN, TX 78766-9190

9 SUNNY PARTNERS LP
2207 LAKE AUSTIN BLVD
AUSTIN, TX 78703-4547

9 SUNNY PARTNERS LP
2207 LAKE AUSTIN BLVD
AUSTIN, TX 78703-4547

ROMAN CATHOLIC DIOCESE
OF AUSTIN TEXAS
6225 HWY 290 E
AUSTIN, TX 78723-1025



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 11, 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 34.29 acres of land more or less out of the A.C. Caldwell Survey No. 52 and L. Kimbro Survey No. 64, and being located at 14704 US Hwy 290 East, Manor, TX, from Single Family (R-1) to Light Industrial (IN-1). Applicant: Doucet Engineers Owner: Chau Dinh

BACKGROUND/SUMMARY:

This property is located near US Hwy 290 and FM 1100. The total acreage of the property is about 51.5 acres but only 34.29 are within the city limits and under our ability to zone. The area is zoned Single Family R-1 because at the time it was annexed that was the default zoning category. This request is to zone the 34.29 acres of the tract that is within the city to Light Industrial IN-1. Existing industrial uses do exist nearby but those uses were established prior to the being within the city limits and therefore were not regulated by the city. If those uses were proposed today they would not be supported. The purpose of the city's 2017 annexations of areas along 290 was for future sales tax and commercial growth. Properties fronting along 290 should be designated for commercial, sale tax generating uses.

PRESENTATION: ☐ YES ☐ NO

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

Letter of Intent
Rezoning Map
Allowable IN-1 Uses
Notice Letter
Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission deny a rezoning request for 34.29 acres of land more or less out of the A.C. Caldwell Survey No. 52 and L. Kimbro Survey No. 64, and being located at 14704 US Hwy 290 East, Manor, TX, from Single Family (R-1) to Light Industrial (IN-1).

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



DOUCET
& ASSOCIATES

TBPE Firm #3937

State of Texas Surveying Firm Certification #10105800

7401 B Hwy 71 West, Suite 160

Austin, TX 78735

Office: 512.583-2600

Fax: 512.583-2601

Doucetengineers.co

August 8, 2019
City of Manor
Development Services

Re: 14704 US HWY 290 E Rezoning Request

Tract 1: TCAD property ID 845560, about 51.533 acres and the northwestern part of this tract is located in City of Manor ETJ with the rest of the tract located in City of Manor and zoned R-1 (single family).

Tract 2: TCAD property ID 236957, about 0.449 acres and is located in City of Manor and zoned R-1 (single family).

Dear Sir or Madam:

On behalf of the Mr. Chau Dinh (OWNER), Doucet & Associates (DOUCET) is submitting this rezoning request on the referenced properties.

OWNER desires to use the two above mentioned properties as an aggregate processing facility and also having stockpiling of concrete washout materials on site. Both tracts are currently zoned R-1 (residential). After consulting with City Engineer, the OWNER was informed that for the proposed usage of the site, a zoning change from R-1 to IN-1 (light industrial) would be needed.

The two properties are off US HWY 290. The adjacent land is undeveloped, and it is also zoned R-1. The properties across 290 to the south is zoned A (agricultural). Along this portion of HWY 290, there are many commercial use /industrial use properties (trailer supply, warehouses, boat sales, etc.).

The Owner has previously met with City Engineer and it is our understanding that it is desirable to have commercial/industrial uses for the properties along 290 in this area.

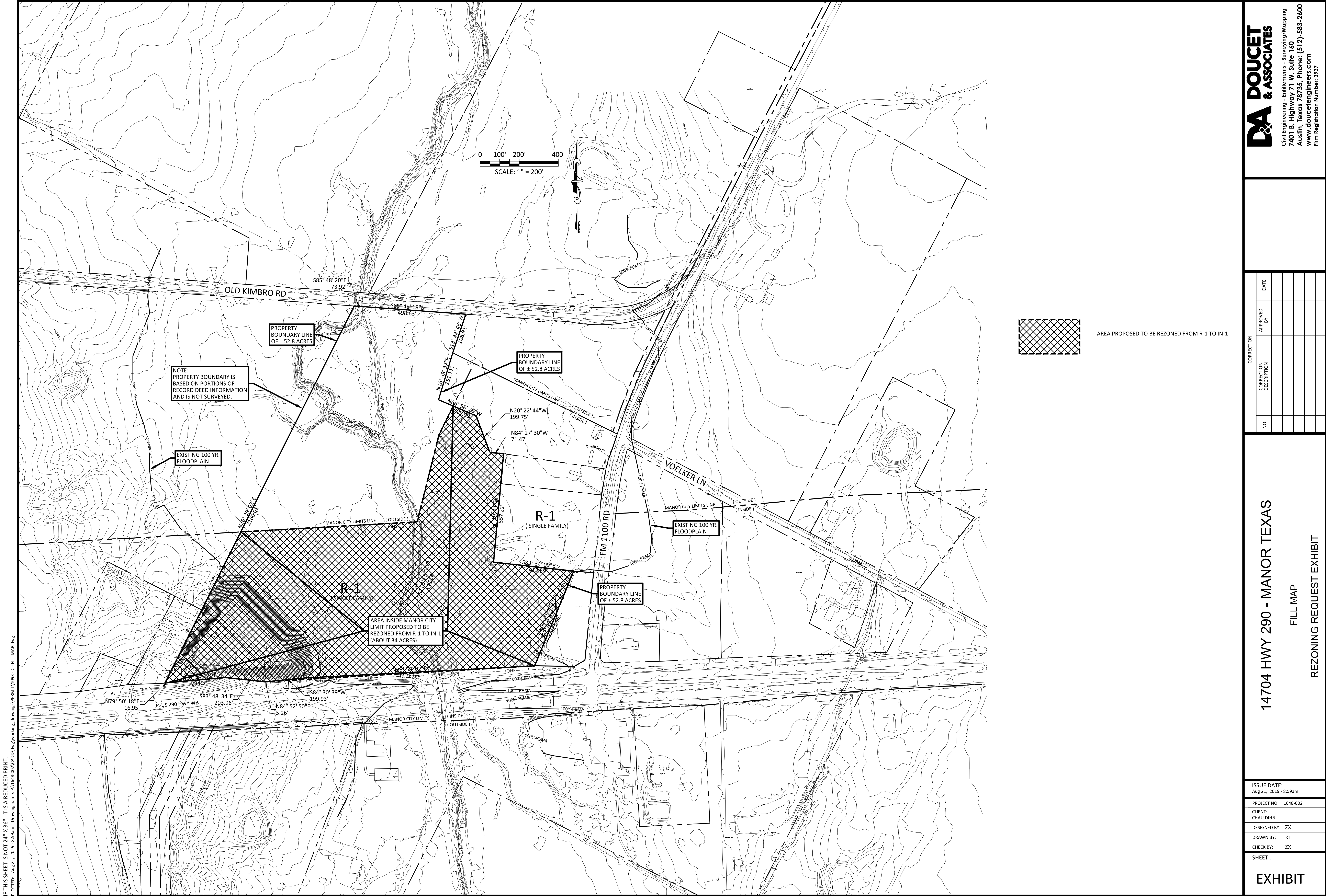
With all the above considerations, the proposed zoning change will not change the character of this area, but fits in with the City's plan to have a commercial/industrial area along this portion of 290. With that in mind, we are requesting a zoning change for the two listed properties above.

Please let us know if you have any questions or require additional information. We appreciate your time and consideration.

Sincerely,
DOUCET + ASSOCIATES, INC.

Zhipeng Xing, P.E.

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



DA DOUCET & ASSOCIATES
Civil Engineering - Easements - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
Firm Registration Number: 3937

CORRECTION		APPROVED BY	DATE
NO.	CORRECTION DESCRIPTION		

14704 HWY 290 - MANOR TEXAS

FILL MAP

REZONING REQUEST EXHIBIT

ISSUE DATE:
Aug 21, 2019 - 8:59am

PROJECT NO: 1648-002

CLIENT:
CHAU DIHN

DESIGNED BY: ZX

DRAWN BY: RT

CHECK BY: ZX

SHEET :

EXHIBIT

INDUSTRIAL DISTRICTS

I-1 Light Industrial

This District is designed to provide locations for outlets offering goods and services to a targeted segment of the general public as well as industrial users. Allows assembly, packaging, and manufacture of non-hazardous, non-volatile products.

Site Development Standards

Lot		Massing	
Minimum Lot Size	43,560 sq ft (1 acre)	Maximum Height	60 ft
Minimum Lot Width	50 ft	Maximum FAR	1.5
Maximum Building Coverage	50%	Minimum Setbacks:	
Maximum Building Coverage		Front Yard	25 ft
with Accessory Buildings	60%	Street Side Yard	25 ft
Landscape	10%	Side Yard	50 ft*
		Rear Yard	50 ft^

* 20 ft side yard to all C, I, IN

^ 20 ft rear yard to all C, I, IN

Permitted and Conditional Uses

Civic

College or University	Military Installations
Communication Service Facilities	Postal Facilities
Convention Center	Railroad Facilities
Cultural Services	Religious Assembly
Detention Facilities	Safety Services
Local Utility Services	Transportation Services
Major Public Facilities	Transportation Terminal
Major Utility Facilities	

Commercial/Industrial

Administrative Services	Laundry Services
Agricultural Sales and Services	Light Manufacturing
Art Workshop	Limited Warehousing and Dist
Automotive Repair Services	Maintenance and Service Facilities
Automotive Sales	Marina

I-1

Light Industrial

Commercial/Industrial

Automotive Washing	Monument Retail Sales
Aviation Services	Off-Site Accessory Parking
Building Maintenance Services	Outdoor Entertainment
Business and Trade Schools	Outdoor Sports and Entertainment
Carriage Stable	Pawnshop Services
Commercial Blood Plasma Center	Pet Services
Commercial Off-Street Parking	Plant Nursery
Communication Services	Printing and Publishing
Construction Sales and Services	Recreational Equipment Maint. & Storage
Convenience Storage	Recreational Equipment Sales
Custom Manufacturing	Recycling Center
Drop-Off Recycling Collection Facility	Research Assembly Services (general)
Electronic Prototype Assembly	Research Services (general)
Electronic Testing	Research Testing Services (general)
Equipment Repair Services	Research Warehouse Services (general)
Equipment Sales	Resource Extraction
Exterminating Services	Scrap and Salvage
Florist	Service Station
Food Court Establishment (c)	Sexually Oriented Business (c)
Food Preparation	Software Development
Funeral Services	Stables
General Warehouse and Dist	Telecommunication Tower
Hospital Services	Urban Farm
Indoor Entertainment	Vehicle Storage
Indoor Sports and Recreation	Veterinary Services
Kennels	

Open Space

Camp	Park and Recreation Services
Campground	



August 20, 2019

RE: 14704 US Hwy 290 E 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 14704 US Hwy 290 East. 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 34.29 acres of land more or less out of the A.C. Caldwell Survey No. 52 and L. Kimbro Survey No. 64, and being located at 14704 US Hwy 290 East, Manor, TX, from Single Family (R-1) to Light Industrial (IN-1).

The Planning and Zoning Commission will convene at 6:30PM on September 11, 2019 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on September 18, 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

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

Grace Covenant Christian Center of Austin, Inc.
PO Box 1068
Manor, TX 78653-1068

Ynacio & Rosa Tabarez
1221 Meadgreen Dr
Austin, TX 78758-4712

Thanh K Nguyen & Thong Q Vu
14520 E US Hy 290
Manor, TX 78653-4747

Timmerman Properties Inc
PO Box 4784
Austin, TX 78765-4784

Herbert Guy Purtle
13105 FM 1100
Manor, TX 78653-4528

MB & MS Enterprises Inc.
PO Box 82653
Austin, TX 78708-2653

Juby Frederick Eugene Real Estate Testamentary
PO Box 529
Manor, TX 78653

Krantz Properties LLC
14807 US Highway 290 E
Manor, TX 78653-4513

Laurie Pickerill & Daryl Swenson
244 Cambridge Dr
New Braunfels, TX 78132-5228

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

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

Orlando Valdez Aguilar & Rosaura Fernandna
Chavez
1121 W Rundberg Ln Unit 13
Austin, TX 78758-6361

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

Lee J Marsalise
110 Raymond Dr
Deridder, LA 70634-5806

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 11, 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 Las Entradas North, Section 1, Block A, Lot 1, 0.9274 acres of land, locally known as 12400 Gregg Manor Road, Manor, TX, from Light Commercial (C-1) to General Office (GO). Applicant: Frontier Bank Owner: Frontier Bank

BACKGROUND/SUMMARY:

This property is the Frontier Bank at the corner of US Hwy 290 E and Gregg Manor. The subdivision, Las Entradas North, is zoned C-1 Light Commercial. At the time of permitting, C-1 allowed office type uses. During the construction the zoning ordinance was changed to remove office type uses from C-1. The 2 tenant lease spaces Frontier Bank constructed where built specifically for office type users (real estate, loan company) to compliment their services. Upon completion the bank could no longer lease these areas as the parking is undersized for retail users and the spaces weren't designed to accommodate restaurant users. They are seeking to rezone to General Office to allow for their planned uses.

PRESENTATION: ☐ YES ☐ NO

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

Letter of Intent

Rezoning Map

Allowable IN-1 Uses

Notice Letter, Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve a rezoning request for Las Entradas North, Section 1, Block A, Lot 1, 0.9274 acres of land, locally known as 12400 Gregg Manor Road, Manor, TX, from Light Commercial (C-1) to General Office (GO).

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

August 15, 2019

City of Manor
105 E Eggleston St
Manor, Tx 78653

Re: Letter of Intent - Re-Zoning Application

To whom it may concern,

Frontier Bank of Texas is seeking to re-zone the property located at 12400 Gregg Manor Road in Manor, Texas.

Re-zoning this property is being requested because leasing the building has proved to be difficult due to the current zoning restrictions. After construction was completed, there were changes made to the current zoning of the property that prevented the bank from being to lease the property to the very types of businesses we were constructing the building to attract. The bank has also secured two leases that are being reconsidered now due to the change that occurred with the current zoning. These potential leases began to be negotiated before knowledge of the restrictions.

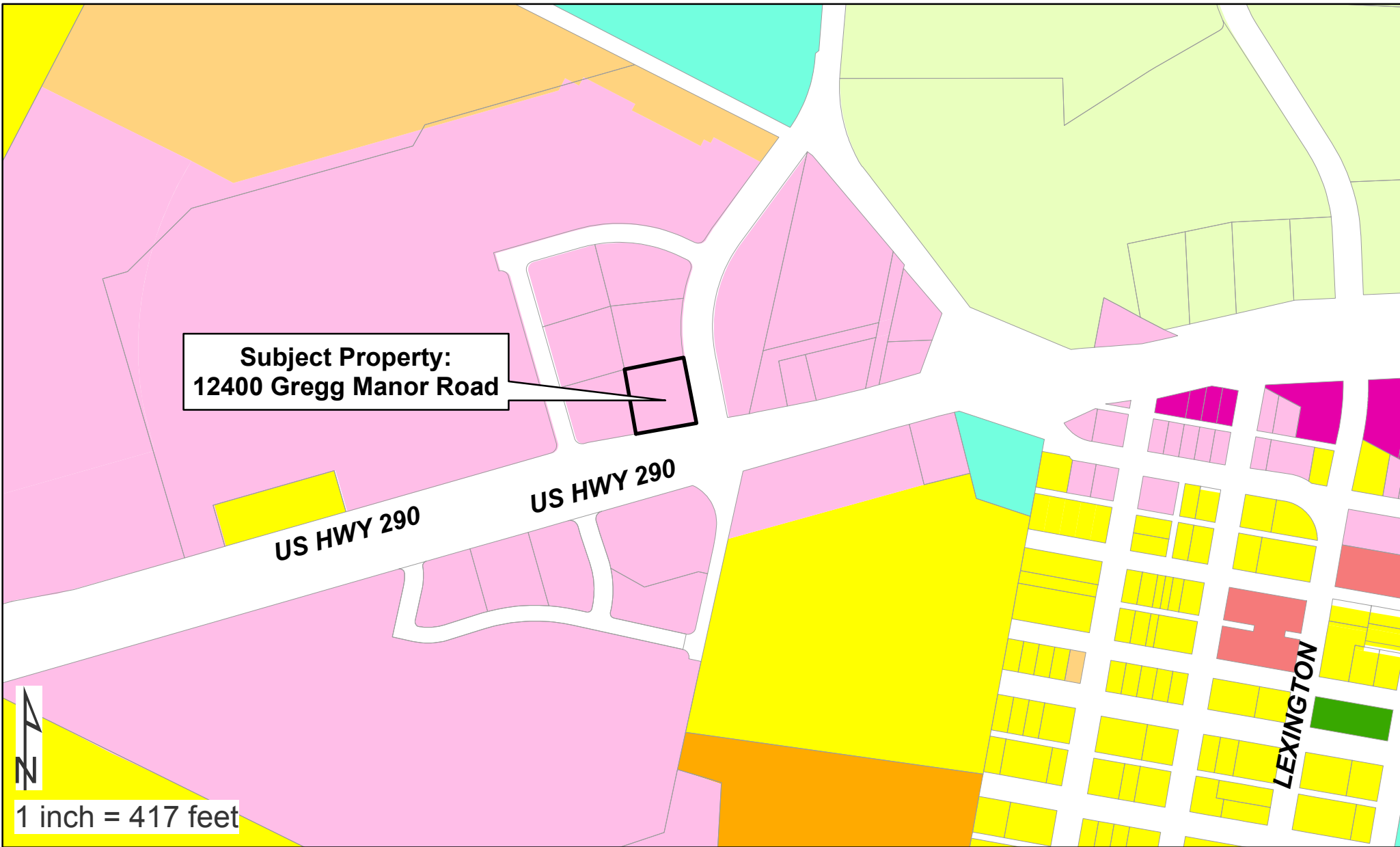
Frontier Bank is also looking to bring businesses to Manor that either do not currently exist here or there are very few of. The goal is to bring more services to our community and have a place to create more jobs in professional fields.

Frontier Bank greatly appreciates your consideration in our request in changing the zoning.

If you have questions, please reach out to Sean Donnelly at 512-270-4785.

Sincerely,

Sean Donnelly, VP Frontier Bank of Texas



Proposed Zoning: **General Office (GO)**

Current Zoning District:
Light Commercial (C-1)

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

GO

General Office

Established to provide for office buildings and businesses that support large office complexes. This district permits uses that serve the community as a whole and provides regional employment opportunities. This district should be located along arterial roadways; it can also provide for transitional uses between neighborhoods and more intensive commercial and regional activities.

Site Development Standards

Lot		Massing	
Minimum Lot Size	15,000 sq ft	Maximum Height	60 ft
Minimum Lot Width	100 ft	Maximum FAR	1.8
Maximum Building Coverage	60%	Minimum Setbacks:	
Maximum Building Coverage		Front Yard	25 ft
with Accessory Buildings	70%	Street Side Yard	15 ft
Landscape Requirement	15%^	Side Yard	25 ft*
		Rear Yard	25 ft**

* 0 or 10 ft side yard to all C, I, IN

** 10 ft rear yard to all C, I, IN

^ Reduced required plantings. See 3.09.002(6)

Permitted and Conditional Uses

Civic

College or University	Public Primary and Secondary
Communication Service Facilities	Education Facilities
Cultural Services	Religious Assembly
Local Utility Services	Safety Services
Postal Facilities	All Other Civic Uses
Private Primary and Secondary	
Education Facilities	

Commercial

Administrative Offices	Hospital Services
Administrative Services	Medical Offices
Business and Trade Schools	Personal Improvement Services
Communication Services	Personal Services
Counseling Services	Printing and Publishing
Day-care Services	Produce Development Services (general)
Employee Recreation	Professional Office
Financial Services	Research Services (general)
Funeral Services	Restaurant



August 20, 2019

RE: 12400 Gregg Manor Road 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 12400 Gregg Manor Road. You are being notified because you own property within 300 feet of the property for which this request is being made. The request will be posted on the agenda as follows:

Public Hearing: Consideration, discussion and possible action on a rezoning request for Las Entradas North, Section 1, Block A, Lot 1, 0.9274 acres of land, locally known as 12400 Gregg Manor Road, Manor, TX, from Light Commercial (C-1) to General Office (GO).

The Planning and Zoning Commission will convene at 6:30PM on September 11, 2019 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on September 18, 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

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

HORTON JOHN E
5201 RAIN CREEK PKWY
AUSTIN, TX 78759-5641

SCOTT BAYLOR & WHITE HEALTH
MS-20-D642
2401 S 31ST ST
TEMPLE, TX 76508-0001

CVS PHARMACY INC
% CVS CAREMARK CORP
1 CVS DR # 10029-01
WOONSOCKET, RI 02895-6146

GABS INC
407 TALKEETNA LN
CEDAR PARK, TX 78613-2532

JOHNSON ROBERT J & CURT D JOHN
CURT D JOHNSON &
501 W KOENIG LN
AUSTIN, TX 78751



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 11, 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 Planning and Zoning 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 **MANOR HEIGHTS**

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

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.2017180865 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING 85.810 ACRES OUT OF THE 90.089 ACRES OUT OF THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING THE TRACTS OF LAND CONVEYED TO RHOF LLC, 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

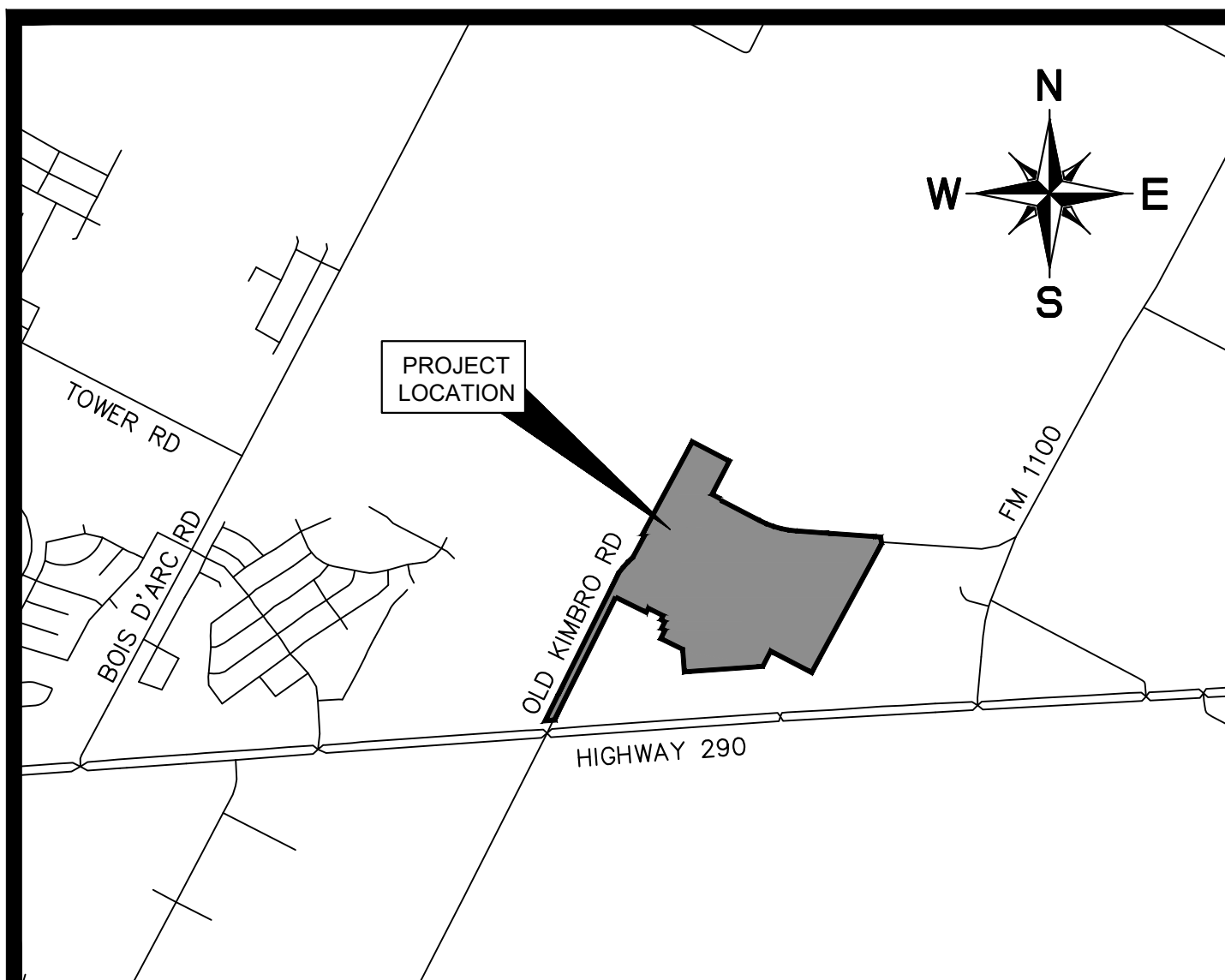
DATED THIS DAY OF , 20

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



VICINITY MAP

February 2018

ENGINEER / SURVEYOR

Kimley»»Horn

10814 JOLLYVILLE ROAD STATE OF TEXAS
AVALLON IV, SUITE 300 REGISTRATION NO. F-9
AUSTIN, TEXAS 78759
PH. (512) 418-1771
CONTACT: ALEX E. GRANADOS, D.E.

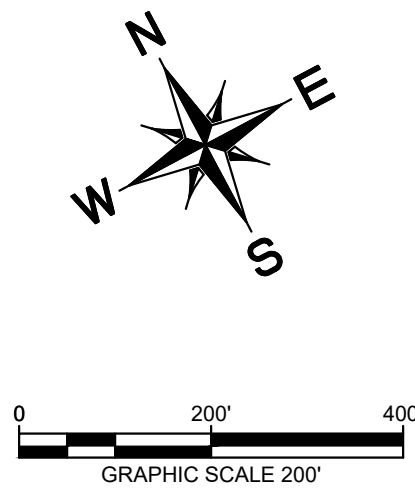
OWNER/DEVELOPER

SKY VILLAGE KIMBRO ESTATES LLC,
2730 TRANSIT ROAD
WEST SENECA, NEW YORK 14224-2511
CONTACT: GORDON REGER



Know what's below.
Call before you dig.

[illegible]



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,

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.



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.

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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

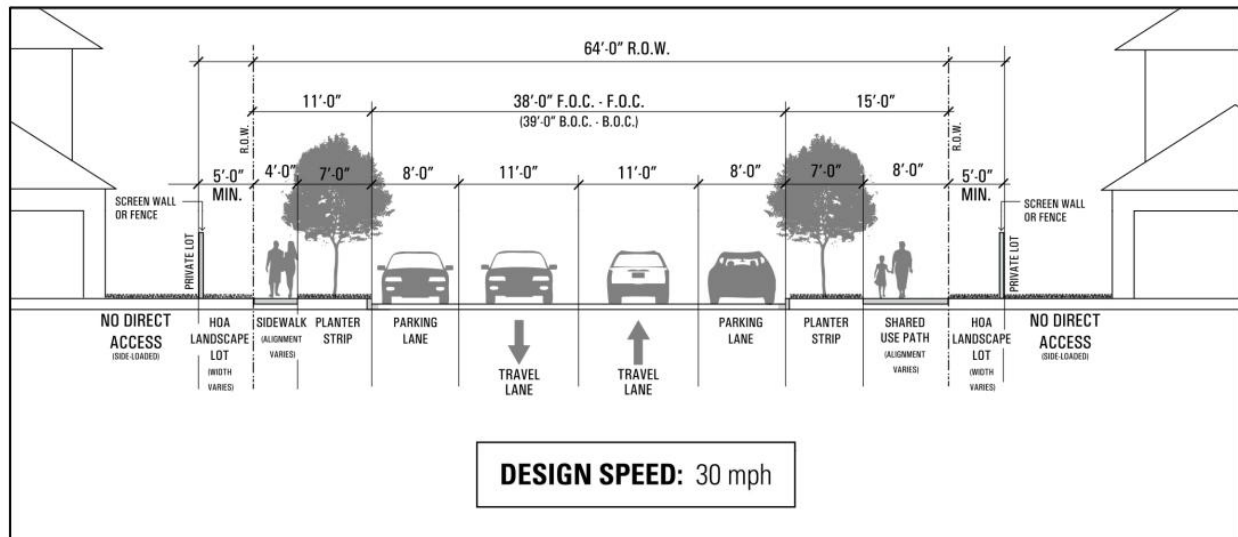
Major Roadway ROW Basin B-1 Summary		
ROW Type	Area (ac)	CN
Primary Collector (64' ROW)	3.80	94.1
MAD 43 Design (114' ROW)	6.72	89.9
Composite		91.4

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

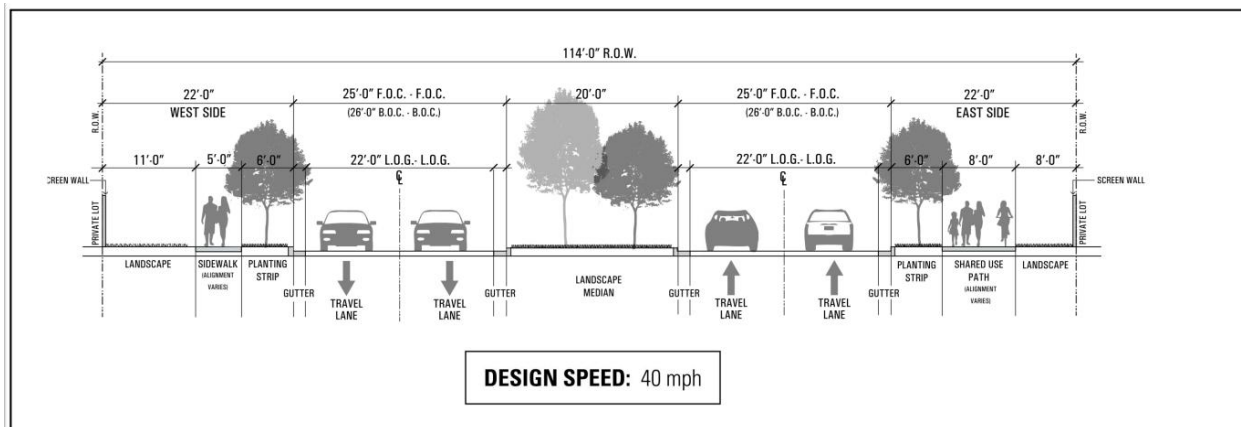
Primary Collector (64' ROW)		
Land Use	Area (%)	CN
Roadway	59%	98
Planter Strip / Landscape Median	22%	80
Shared Use Path / Sidewalk	19%	98
Landscape	0%	80
Composite		94.1

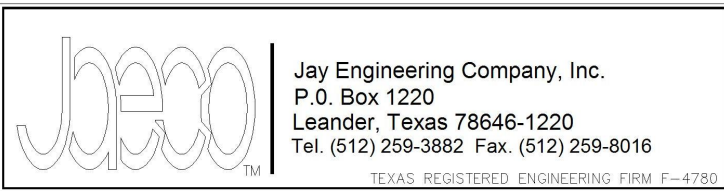
MAD 4 Design (114' ROW)		
Land Use	Area (%)	CN
Roadway	44%	98
Planter Strip / Landscape Median	28%	80
Shared Use Path / Sidewalk	11%	98
Landscape	17%	80
Composite		89.9

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

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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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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.~~

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~~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.

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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,

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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 SUMMARY FORM

PROPOSED MEETING DATE: September 11, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Consideration, discussion, and possible action upon a Preliminary Plat for the Manor Heights Subdivision Phase 3, two hundred ninety-one (291) lots on 147 acres more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: Sky Village Kimbro Estates, LLC.

BACKGROUND/SUMMARY:

This is Phase 3 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 3, two hundred ninety-one (291) lots on 147 acres more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX.

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



December 18, 2018

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

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

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

To Whom It May Concern:

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

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

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

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

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

Sincerely,

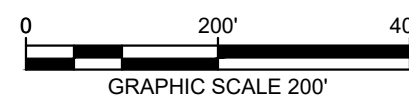
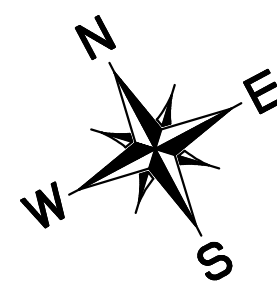
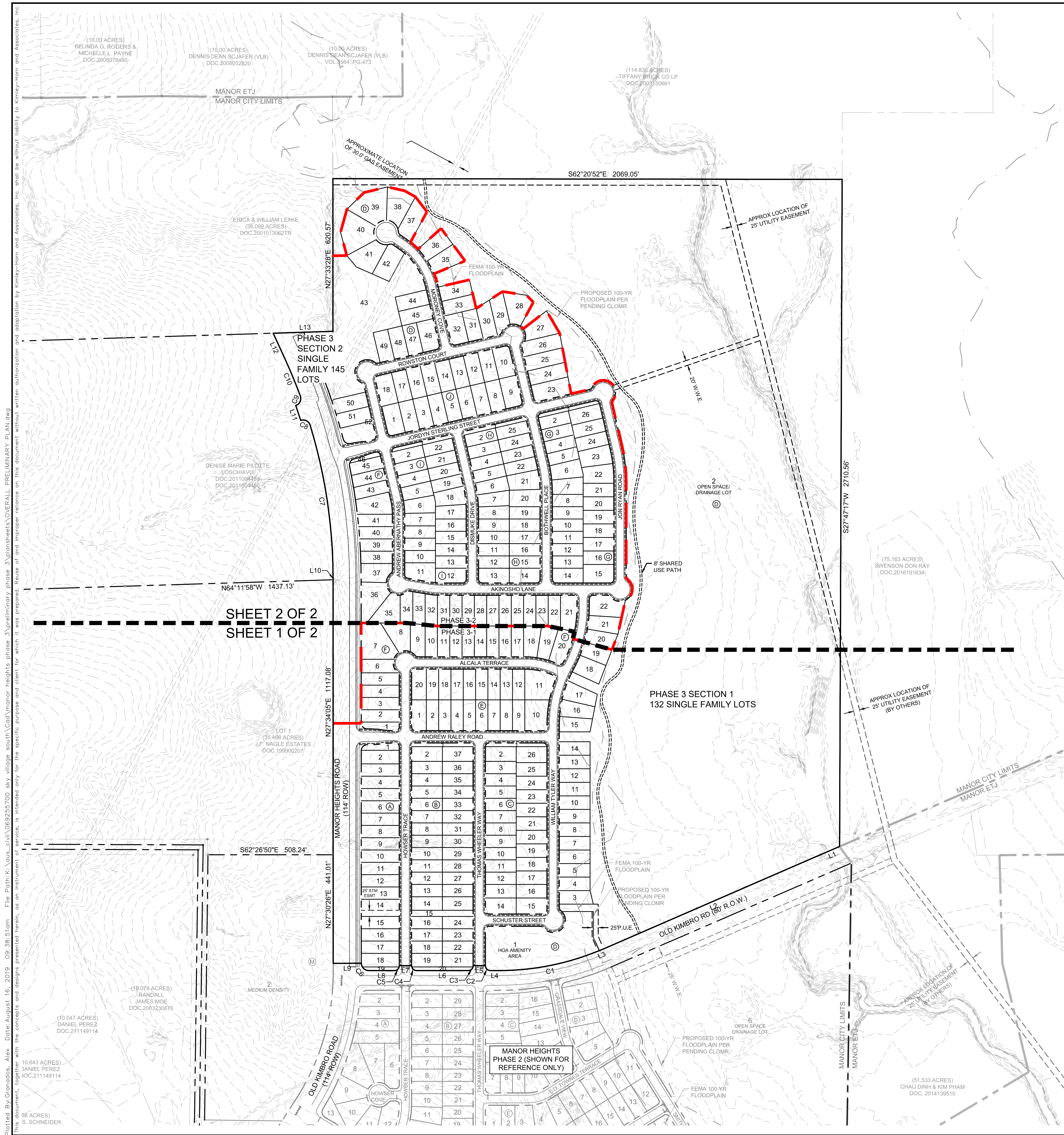
KIMLEY-HORN AND ASSOCIATES, INC.

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

Alex Granados, P.E.

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

1



MANOR HEIGHTS PHASE 3 - GENERAL INFORMATION:

TOTAL ACREAGE.....	147.24
LINEAR FOOT OF 50' ROW.....	11,941
LINEAR FOOT OF 114' ROW.....	2576
NUMBER OF SINGLE FAMILY LOTS.....	277
ACREAGE OF SINGLE FAMILY LOTS.....	48.65
NUMBER OF HOA AMENITY LOTS.....	1
ACREAGE OF HOA AMENITY LOTS.....	1.74
NUMBER OF PARKLAND LOTS.....	1
ACREAGE OF PARKLAND LOTS.....	3.07
NUMBER OF OPEN SPACE FLOODPLAIN LOTS.....	1
ACREAGE OF OPEN SPACE LOTS.....	74.02
NUMBER OF LANDSCAPE LOTS.....	11
ACREAGE OF LANDSCAPE LOTS.....	0.83
ACREAGE OF ROW.....	20.67
TOTAL NUMBER OF LOTS.....	291

MANOR HEIGHTS - PHASE 3 SECTION 1 INFORMATION

TOTAL ACREAGE.....	106.24
LINEAR FOOT OF 50' ROW.....	5138'
LINEAR FOOT OF 114' ROW.....	975
NUMBER OF SINGLE FAMILY LOTS.....	132
ACREAGE OF SINGLE FAMILY LOTS.....	21.63
NUMBER OF HOA AMENITY LOTS.....	1
ACREAGE OF HOA AMENITY LOTS.....	1.74
NUMBER OF OPEN SPACE/FLOODPLAIN LOTS.....	1
ACREAGE OF OPEN SPACE LOTS.....	74.02
NUMBER OF LANDSCAPE LOTS.....	6
ACREAGE OF LANDSCAPE LOTS.....	0.49
ACREAGE OF ROW.....	8.36
TOTAL NUMBER OF LOTS.....	141

MANOR HEIGHTS - PHASE 3 SECTION 2 INFORMATION

TOTAL ACREAGE.....	41.03
LINEAR FOOT OF 50' ROW.....	6803'
LINEAR FOOT OF 114' ROW.....	975'
NUMBER OF SINGLE FAMILY LOTS.....	145
ACREAGE OF SINGLE FAMILY LOTS.....	24.95
NUMBER OF PARKLAND LOTS.....	1
ACREAGE OF PARKLAND LOTS.....	3.07
NUMBER OF LANDSCAPE LOTS.....	5
ACREAGE OF LANDSCAPE LOTS.....	0.39
ACREAGE OF ROW.....	12.31
TOTAL NUMBER OF LOTS.....	151

OVERALL LOT SUMMARY

Manor Heights Lot Data						
Lot Width	Phase 2		Phase 3		Overall	
	Lot Count	Lot Mix	Lot Count	Lot Mix	Lot Count	Lot Mix
50'	191	72%	186	67%	377	69%
55'	75	28%	44	16%	119	22%
60'	0	0%	47	17%	47	9%
Total	266		277		543	

MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS

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

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1060.00'	406.80'	N73°25'34"W	404.31'	21°59'19"	205.93'
C2	20.00'	31.42'	N17°25'55"W	28.28'	90°00'00"	20.00'
C3	20.00'	31.42'	S72°34'05"W	28.28'	90°00'00"	20.00'
C4	20.00'	31.42'	N17°25'55"W	28.28'	90°00'00"	20.00'
C5	20.00'	31.42'	S72°34'05"W	28.28'	90°00'00"	20.00'
C6	30.00'	47.11'	N17°26'26"W	42.42'	89°58'58"	29.99'
C7	2143.00'	628.71'	N19°01'50"E	626.45'	16°48'33"	316.63'
C8	30.00'	48.00'	N35°12'53"W	43.04'	91°40'53"	30.89'
C9	30.00'	48.00'	N53°06'14"E	43.04'	91°40'53"	30.89'
C10	2143.00'	165.34'	N5°03'10"E	165.30'	4°25'14"	82.71'

LINE TABLE		
LINE	LENGTH	BEARING
L1	84.38	N85°39'46.43"W
L2	963.04	N85°54'35.05"W
L3	27.61	N84°25'13.89"W
L4	35.45	N62°25'54.78"W
L5	50.00	N62°25'54.79"W
L6	210.00	N62°25'54.79"W
L7	50.00	N62°25'54.79"W
L8	104.53	N62°25'54.79"W
L9	114.00	N62°26'56.88"W
L11	64.00	N8°56'40.33"E
L12	112.50	N2°50'33.40"E
L13	242.92	S64°11'52.29"E

Kimley»»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

08/15/2019



KHA PROJECT 069255700
DATE AUGUST 2019
SCALE: AS SHOWN
DESIGNED BY: AGD
DRAWN BY: AGD
CHECKED BY: AFG

OVERALL PRELIMINARY PLAN

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

SHEET NUMBER

3



Date: Friday, January 11, 2019

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

Permit Number 2018-P-1169-PP
Job Address: Manor Heights Phase 3 Preliminary, Manor, TX. 78653

Dear Alex Granados,

The first submittal of the Manor Heights Phase 3 Preliminary (*Preliminary Plan*) submitted by Kimley-Horn and received on August 16, 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 Engineer's Report should be updated the creek name is Cottonwood Creek not Cottonmouth. The name should be updated in all submittal documents.
2. The Engineer's Report stated that a technical memorandum entitled Manor Heights Detention Waiver Request and Floodplain Study was submitted separately for review. A copy was not provided. A separate copy should be uploaded for the project.
3. The technical memorandum for the detention waiver request included in the Engineer's Report should be updated the creek name is Cottonwood Creek not Cottonmouth.
4. Provide calculations to show how the Composite Curve Numbers were calculated for all of the basins.
5. Clarify which section of the City of Austin Drainage Criteria Manual you are requesting the Waiver Request for. Show how early release rather than detention is beneficial for the site.
6. 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.
7. 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.
8. On Sheet 3 there is a 25' wide STM easement shown on Lot 14 Block A whereas on Block B there is Lot 15 that appears to be for drainage. Why wouldn't Block A have the same set up?

9. 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.
10. Per the Development Agreement a public trail is to be constructed in Phase 3. The proposed trail location should be shown on the preliminary plat.
11. The total acreage of proposed floodplain/open space should be listed on the preliminary plat for verification that it meets the Development Agreement requirements.
12. Per Section 5.6.0 of the City of Austin Drainage Criteria Manual, a maintenance path within the storm drain that has no more than one horizontal bend, with that bend having a deflection of no more than forty-five (45) degrees *in* the direction of the maintenance path, and no vertical bend with a deflection of greater than five (5) degrees.
13. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(ii), the location of existing water courses, dry creek beds, wells, sinkholes and other similar topographic features should be shown on the preliminary plat.
14. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(viii), The location, dimensions, names and descriptions of all existing or recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown.

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.



April 29, 2019

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

via E-Mail

RE: 2018-P-1169-PP
Manor Heights Phase 3 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 January 11, 2019. 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. The Engineer's Report should be updated the creek name is Cottonwood Creek not Cottonmouth. The name should be updated in all submittal documents.

Response: The engineers report and all submittal documents refer to the adjacent creek as Cottonwood Creek.

2. The Engineer's Report stated that a technical memorandum entitled Manor Heights Detention Waiver Request and Floodplain Study was submitted separately for review. A copy was not provided. A separate copy should be uploaded for the project.

Response: A copy of the Manor Heights Detention Waiver Request and Floodplain Study has been included in this submittal.

3. The technical memorandum for the detention waiver request included in the Engineer's Report should be updated the creek name is Cottonwood Creek not Cottonmouth.

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

4. 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.

5. Clarify which section of the City of Austin Drainage Criteria Manual you are requesting the Waiver Request for. Show how early release rather than detention is beneficial for the site.

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.

6. 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

7. 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: No increase in peak flows for the 2,10,25, and 100 year storm frequencies is proposed, detention waiver has been updated to reflect this.

8. On Sheet 3 there is a 25' wide STM easement shown on Lot 14 Block A whereas on Block B there is Lot 15 that appears to be for drainage. Why wouldn't Block A have the same set up?

Response: Block A is more constrained than Block B due the right-of-way transition at the intersection of the 114' MAD4 and Andrew Raley Road. If Block A had a drainage lot, the extra 5' setback would prevent Lot 1 Block A from being large enough to serve its purpose as a landscape lot.

9. 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, and approved by the City of Manor on 03/20/2019.

10. Per the Development Agreement a public trail is to be constructed in Phase 3. The proposed trail location should be shown on the preliminary plat.

Response: 8' Shared Used Path is now shown on Preliminary Plat.

11. The total acreage of proposed floodplain/open space should be listed on the preliminary plat for verification that it meets the Development Agreement requirements.

Response: Total Acreage of Open Space/Floodplain (73.61 AC) is now shown on the Sheet 3.

12. Per Section 5.6.0 of the City of Austin Drainage Criteria Manual, a maintenance path within the storm drain that has no more than one horizontal bend, with that bend having a deflection of no more than forty-five (45) degrees in the direction of the maintenance path, and no vertical bend with a deflection of greater than five (5) degrees.

Response: Understood, this will be verified during the construction plan submittal process.

13. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(ii), the location of existing water courses, dry creek beds, wells, sinkholes and other similar topographic features should be shown on the preliminary plat.

Response: Understood, all known items are shown on the preliminary plan.

14. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(viii), The location, dimensions, names and descriptions of all existing or recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown.

Response: All existing right-of-way and street names are now shown on the preliminary plat.

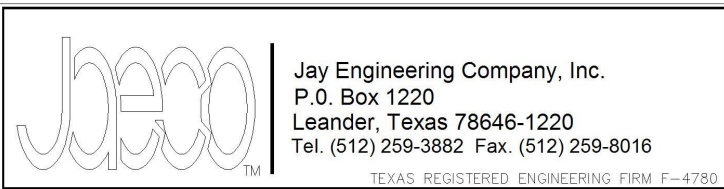
Please contact me at 512.782.0602 if additional information is required.

Sincerely,



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

KIMLEY-HORN AND ASSOCIATES, INC.



Date: Tuesday, May 28, 2019

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

Permit Number 2018-P-1169-PP
Job Address: Manor Heights Phase 3 Preliminary, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 3 Preliminary submitted by Kimley-Horn and received on August 16, 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 Engineer's Report should be updated the creek name is Cottonwood Creek not Cottonmouth. The name should be updated in all submittal documents.
- 2. The Engineer's Report stated that a technical memorandum entitled Manor Heights Detention Waiver Request and Floodplain Study was submitted separately for review. A copy was not provided. A separate copy should be uploaded for the project. An updated copy of the Detention Waiver Request and Floodplain Study should be submitted.**
3. The technical memorandum for the detention waiver request included in the Engineer's Report should be updated the creek name is Cottonwood Creek not Cottonmouth.
- 4. Provide calculations to show how the Composite Curve Numbers were calculated for all of the basins. The exhibits were not provided.**
- 5. Clarify which section of the City of Austin Drainage Criteria Manual you are requesting the Waiver Request for. Show how early release rather than detention is beneficial for the site.**
6. 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.
7. 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.

8. On Sheet 3 there is a 25' wide STM easement shown on Lot 14 Block A whereas on Block B there is Lot 15 that appears to be for drainage. Why wouldn't Block A have the same set up?

9. 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. A copy of the approved CLOMR needs to be updated for the project.

10. Per the Development Agreement a public trail is to be constructed in Phase 3. The proposed trail location should be shown on the preliminary plat.

11. The total acreage of proposed floodplain/open space should be listed on the preliminary plat for verification that it meets the Development Agreement requirements. Also, the acreages should be shown separately for floodplain, open space and parkland in order to verify that Development Agreement requirements are being met for this phase.

12. Per Section 5.6.0 of the City of Austin Drainage Criteria Manual, a maintenance path within the storm drain that has no more than one horizontal bend, with that bend having a deflection of no more than forty five (45) degrees ~~in~~ the direction of the maintenance path, and no vertical bend with a deflection of greater than five (5) degrees.

13. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(ii), the location of existing water courses, dry creek beds, wells, sinkholes and other similar topographic features should be shown on the preliminary plat.

14. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(viii), The location, dimensions, names and descriptions of all existing or recorded streets, alleys, reservations, railroads, easements or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing deed and plat records. The existing right of way width of any boundary street to the proposed subdivision shall also be shown.

15. Per the Development Agreement, there is to be 2.8 acres of Parkland in Phase 3. The location and area of the parkland should be clearly shown on the preliminary plan.

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.



August 16, 2019

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

via E-Mail

RE: 2018-P-1169-PP
Manor Heights Phase 3 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 May 28, 2019. 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. ~~The Engineer's Report should be updated the creek name is Cottonwood Creek not Cottonmouth. The name should be updated in all submittal documents.~~
2. The Engineer's Report stated that a technical memorandum entitled Manor Heights Detention Waiver Request and Floodplain Study was submitted separately for review. ~~A copy was not provided. A separate copy should be uploaded for the project.~~ An update copy of the Detention Waiver Request and Floodplain Study should be submitted.

Response: The detention waiver was approved by city council on 7/17/2019, a copy of that report has been provided for reference.

3. ~~The technical memorandum for the detention waiver request included in the Engineer's Report should be updated the creek name is Cottonwood Creek not Cottonmouth.~~
4. Provide calculations to show how the Composite Curve Numbers were calculated for all of the basins.

Response: The detention waiver was approved by city council on 7/17/2019, a copy of that report has been provided for reference.

5. Clarify which section of the City of Austin Drainage Criteria Manual you are requesting the Waiver Request for. Show how early release rather than detention is beneficial for the site.

Response: Response: The detention waiver was approved by city council on 7/17/2019, a copy of that report has been provided for reference.

6. ~~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.~~
7. ~~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.~~
8. ~~On Sheet 3 there is a 25' wide STM easement shown on Lot 14 Block A whereas on Block B there is Lot 15 that appears to be for drainage. Why wouldn't Block A have the same set up?~~
9. 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, and approved by the City of Manor on 03/20/2019, a copy of the submitted CLOMR has been included with this resubmittal.

10. ~~Per the Development Agreement a public trail is to be constructed in Phase 3. The proposed trail location should be shown on the preliminary plat.~~
11. The total acreage of proposed floodplain/open space should be listed on the preliminary plat for verification that it meets the Development Agreement requirements. Also, the acreages should be shown separately for the floodplain, open space, and parkland in order to verify that the Development Agreement requirements are being met for this phase.

Response: Total Acreage of Open Space/Floodplain (74.02 AC) is now shown on the Sheet 3 which exceeds what was shown (73.05 AC) on the development agreement Exhibit F, and proposed parkland is also shown on Sheet 3 (3.05 AC) which exceeds the acreage shown on the development agreement Exhibit F (2.8 AC).

12. ~~Per Section 5.6.0 of the City of Austin Drainage Criteria Manual, a maintenance path within the storm drain that has no more than one horizontal bend, with that bend having a deflection of no more than forty five (45) degrees in the direction of the maintenance path, and no vertical bend with a deflection of greater than five (5) degrees.~~
13. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(ii), the location of existing water courses, dry creek beds, wells, sinkholes and other similar topographic features should be shown on the preliminary plat.~~
14. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(viii), The location, dimensions, names and descriptions of all existing or recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming~~

~~such boundaries, as determined from existing deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown.~~

15. Per the Development Agreement, there is to be 2.8 acres of Parkland in Phase 3. The location and area of the parkland should be clearly shown on the preliminary plan.

Proposed parkland acreage is noted on sheet 3 and is also shown on Sheet 6 (3.05 AC) Lot 43 Block D which exceeds the acreage shown on the development agreement Exhibit F (2.8 AC).

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.



DEVELOPMENT SERVICES DEPARTMENT

August 20, 2019

RE: Notification for a Preliminary Plat – Manor Heights Subdivision Phase 3

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 3, two hundred ninety-one (291) lots on 147 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 September 11, 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

DINH CHAU QUANG & ANH KIM PHAM
1201 PORTERFIELD DRIVE
AUSTIN, TX 78753-1617

TIFFANY BRICK CO L P
300 E JOHN CARPENTER FWY STE 1645
MANOR, TX 78653-0021

SWENSON DON RAY
8400 HIGH OAK DRIVE
AUSTIN, TX 78759-8135

LEAK WILLIAM R & ERICA S
7401 NEZ PERCE TRCE
MANOR, TX 78653-9634

MINISTRY OF CHALLENGE
PO BOX 1139
MANOR, TX 78653-1139



AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 11, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Consideration, discussion and possible action on a Conditional Use Permit request for Block 11, Lot 1, Town of Manor and locally known as 901 ½ North Burnet Street, Manor, TX, to allow for wireless telecommunication facilities. Applicant: Vincent Gerard & Associates, Inc. Owner: City of Manor

BACKGROUND/SUMMARY:

This conditional use request will permit wireless telecommunication facilities on the unused water tower behind Sonic. Verizon wants to increase signal strength in the old manor and 290/Lexington area and had originally proposed a 150' tower on adjacent property. Staff did not support that proposal and suggest collocating facilities on the water tower. The city rezoned the property from R-1 Single Family to Institutional as well as granted a setback waiver to allow for ground equipment and Right of Entry Agreement so Verizon could test various aspects of the property to ensure it met their requirements. If approved, a lease agreement between the City and Verizon would also need to be approved.

PRESENTATION: ☐ YES ☒ NO

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

Letter of Intent
Plan
Photo Simulation
Notice Letter
Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the P&Z Commission approve a Conditional Use Permit request for Block 11, Lot 1, Town of Manor and locally known as 901 ½ North Burnet Street, Manor, TX, to allow for wireless telecommunication facilities.

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



VINCENT GERARD & ASSOCIATES, INC.

August 14, 2019

City of Manor - City Hall
105 E. Eggleston Street
Manor, Texas 78653

RE: Request for Conditional Use Permit for Verizon Wireless at 901 ½ N. Burnet Street

Dear Commissioners and Council Members,

We are respectfully requesting a Conditional Use Permit on behalf of our client, Verizon Wireless. Verizon is proposing to collocate antenna and ground equipment within a 12' x 26' lease area at the City water tank property located at the northwest corner of N. Burnet Street and E. Murray Avenue. Attached to this application are preliminary construction drawings and a Conditional Use site plan for your review.

This site is zoned Institutional and is surrounded by commercial zoning districts, with the exception of residential properties to the southeast. Coupland State Bank is to the east, Sonic Drive-in is adjacent to the north, and Bluebonnet Electric Cooperative is south of the site. The commercially zoned property west of the site is currently vacant.

The appearance, size, and operating characteristics of the proposed wireless telecommunication facility are compatible with the surrounding neighborhood and uses. The water tank is existing; adding antennas to upgrade cellular coverage in the community will not change the existing use of the site. The proposed addition will not have an adverse effect on the value of surrounding properties. This development will benefit surrounding properties by providing better coverage for Verizon customers, especially in emergency situations. Studies show that the top five questions asked by potential home buyers include, "is there cellular coverage in-house?"

The proposed wireless telecommunication facility will not create a nuisance or interfere with a neighbor's enjoyment of their property or operation of their business. Traffic that the proposed use will generate is approximately one maintenance vehicle per month. This land use will not create congestion, a safety hazard, or a parking problem in the area, nor will it disturb the peace and quiet of the neighborhood. This site is the only existing vertical option for collocation in Downtown Manor and was discussed with staff in lieu of a new wireless structure.

The proposed use is not listed in Section 42 of the City of Manor's zoning ordinance as either a permitted or conditional use. We are requesting a Conditional Use Permit in order to obtain authority to make improvements at this property. Please contact our office with any questions or concerns.

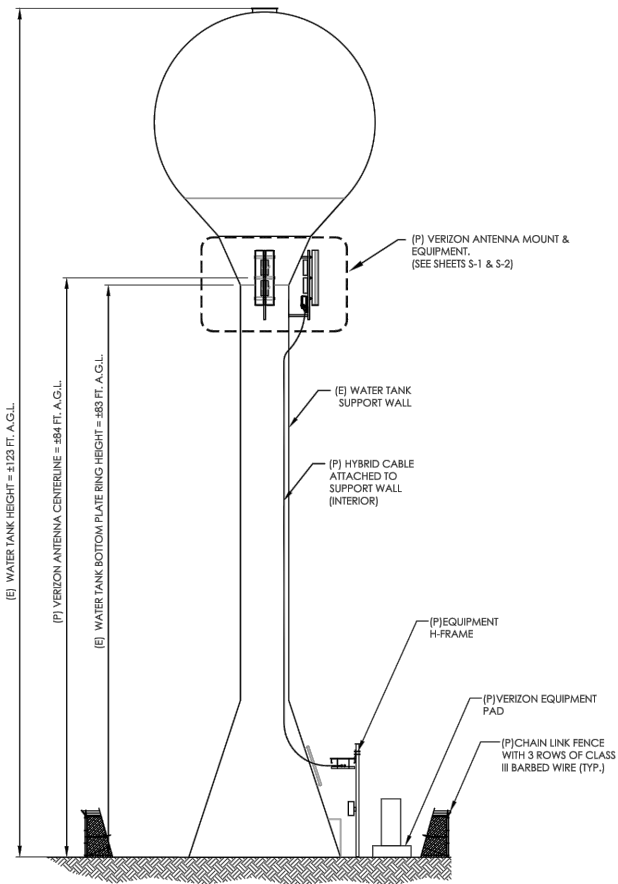
Respectfully,

Vincent G. Huebinger



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

TOWER - TYPICAL



NOTE: TYPICAL LEASE AREA, ACTUAL EQUIPMENT LOCATIONS MAY VARY.

SITE INFORMATION

JURISDICTION: CITY OF MANOR, TEXAS 78653
TRAVIS COUNTY
Latitude 30°20'51.576"N (NAD 83)
Longitude -97°33'18.899"W (NAD 83)
ELEVATION: 552.2' (NAVD 88)
OCCUPANCY: UNMANNED
USE: TELECOMMUNICATIONS FACILITY
ZONING: I - INSTITUTIONAL

CONTACT INFORMATION

VINCENT GERARD & ASSOCIATES
1715 S. CAPITAL OF TEXAS HWY
SUITE 207
AUSTIN, TEXAS 78746
PHONE: (512) 328-2693
CONTACT: VINCE HUEBINGER

UTILITIES

POWER COMPANY: BLUEBONNET ELECTRIC COOP.
PHONE: 1-800-842-7708
TELEPHONE COMPANY: AT&T
PHONE: 1-800-340-1934

ZONING SITE PLAN

PROJECT TYPE

EXISTING 123' PEDESHERE
ELEVATED STORAGE TANK

DATE

AUGUST 13, 2019

SITE ADDRESS

901 1/2 N BURNET ST.
CITY OF MANOR, TEXAS 78653

LEGAL DESCRIPTION

LOT 1 BLK 11 LANE A E ADDN
MANOR, TEXAS

SITE NAME

VERIZON / MANOR DT
- SITE LOCATED IN 'C-2' ZONING
C2 COMMERCIAL

DEVELOPER

VERIZON WIRELESS
6696 TRI COUNTY PARKWAY
SUITE 100
SCHERTZ, TEXAS 78154
CONTACT: TIM CALETKA
PHONE: (210) 834-1664

LANDLORD

CONTACT: SCOTT DUNLOP
(CITY OF MANOR PLANNING)
105 E. EGGLESTON ST.
MANOR, TEXAS 78653
PHONE: (512) 272-5555
SDUNLOP@CITYOFMANOR.COM

SITE PLAN

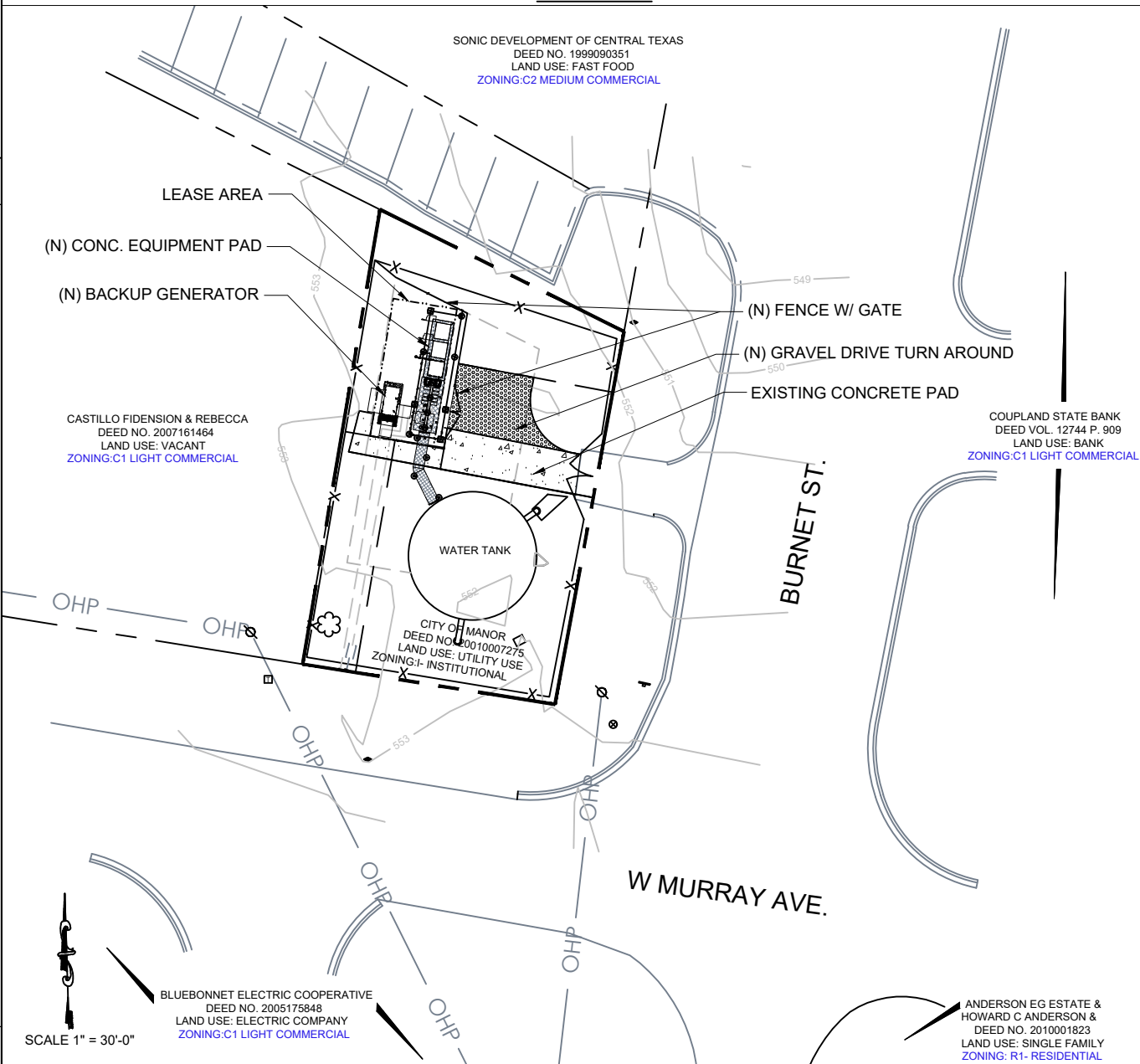
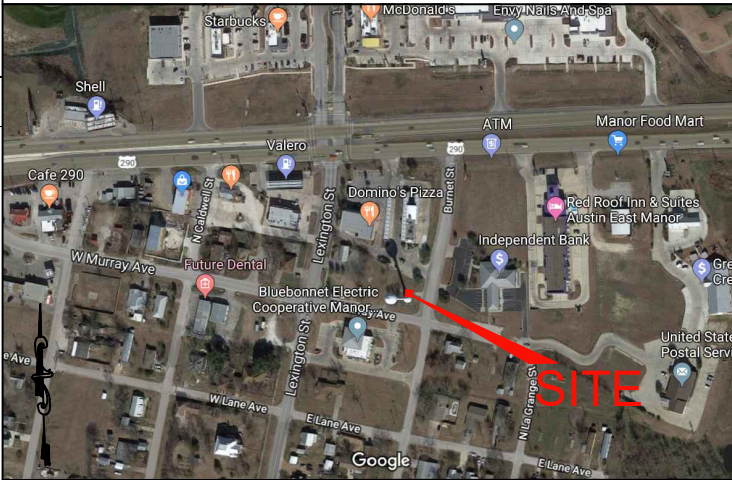


PHOTO SIMULATION

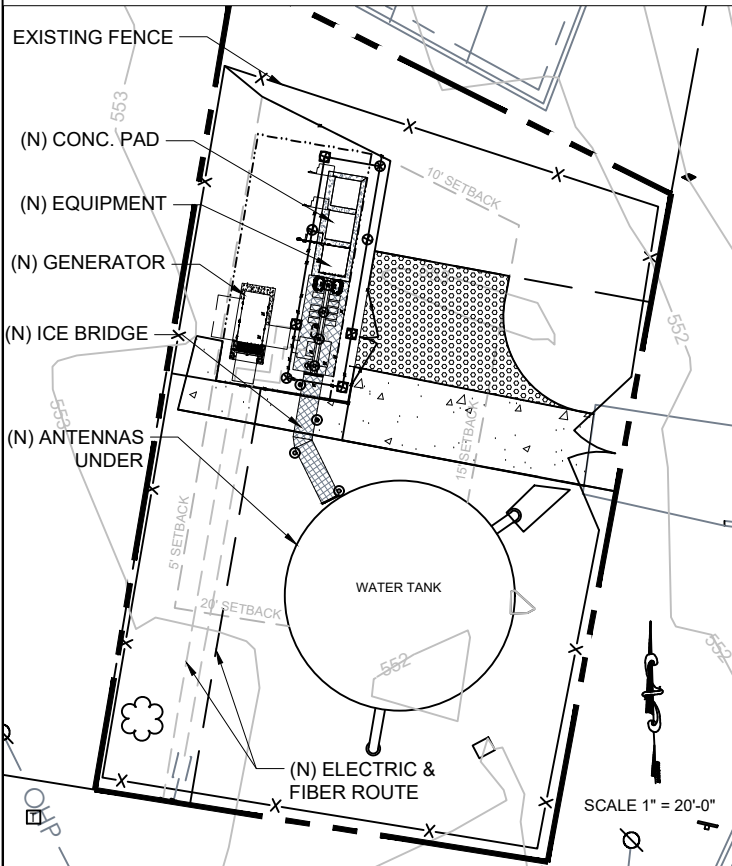


(N) ANTENNAS

AERIAL IMAGERY



DETAIL SITE PLAN



verizon

ZONING SITE PLAN
MANOR DT
VERIZON
MURRAY AVE. & LEXINGTON ST.
CITY OF DONNA, TEXAS 78537



VINCENT GERARD & ASSOCIATES
LAND PLANNING & ZONING CONSULTANTS
1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207
AUSTIN, TEXAS 78746
(512) 328-2693 - vince@vincentgerard.com

PHOTO SIMULATION





August 20, 2019

RE: 901 ½ North Burnet Street Conditional Use Permit

Dear Property Owner:

The City of Manor Planning and Zoning Commission and City Council will be conducting public hearings to consider a Conditional Use Permit request for 901 ½ North Burnet. 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 Conditional Use Permit request for Block 11, Lot 1, Town of Manor and locally known as 901 ½ North Burnet Street, Manor, TX, to allow for wireless telecommunication facilities.

The Planning and Zoning Commission will convene at 6:30PM on September 11, 2019 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on September 18, 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

SONIC DEVELOPMENT OF CENTRAL TEXAS
PO BOX 17788
AUSTIN, TX 78760-7788

GARY M WILLIAMS
P O BOX 480
MANOR, TX 78653

MKR PROPERTIES LLC
SERIES 11211 US HWY 290
5905 YORK BRIDGE CIR
AUSTIN, TX 78749-2211

BLUEBONNET ELECTRIC COOPERATIVE
P O BOX 729
BASTROP, TX 78602-0729

SMA RETAIL COMPANY INC
PARK PLACE FOODS
11209 US HIGHWAY 290 E
MANOR, TX 78653-9703

BOBBY & SHELDON GOSEY
7300 GILBERT RD
MANOR, TX 78653-5083

PATRICIA SALMELA
101 W MURRAY ST
MANOR, TX 78653-4141

GLASS RETHANN
17500B GLASS RD
MANOR, TX 78653-5049

FIDENSIO & REBECCA RAMOS CASTILLO
16508 FM 973 N
MANOR, TX 78653-3592

COUPLAND STATE BANK
PO BOX 616
MCKINNEY, TX 75070-8141

ANDERSON E G ESTATE &
HOWARD C ANDERSON
5702 KILLINGSWORTH LN
PFLUGERVILLE, TX 78660-8700

MAURICE & HOWARD ANDERSON
14406 FM 1100
MANOR, TX 78653-3715

RANDALL & FRANCES TUMLINSON
PO BOX 414
MANOR, TX 78653-0414



AGENDA ITEM NO. ⁸_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 11, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an Amended Plat of Lots 8, 9, and 10, Block 24, Town of Manor, creating 1 lot with 0.198 acres, and being located at 109 South Lexington Street, Manor, TX. Applicant: Perales Land Development, LLC. Owner: CKBK, LLC.

BACKGROUND/SUMMARY:

This plat has not been approved by our engineers so should be denied as submitted.

PRESENTATION: ☐ YES ☒ NO

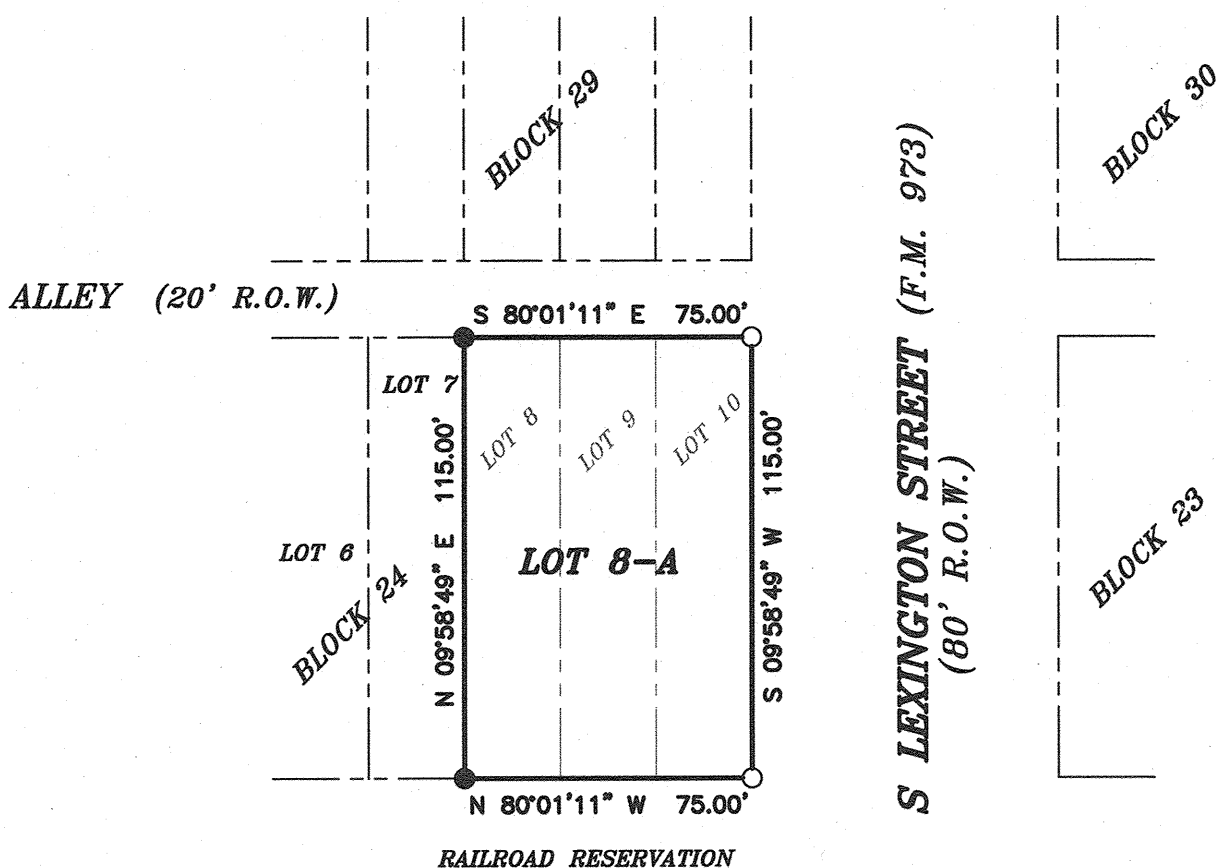
ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Plat

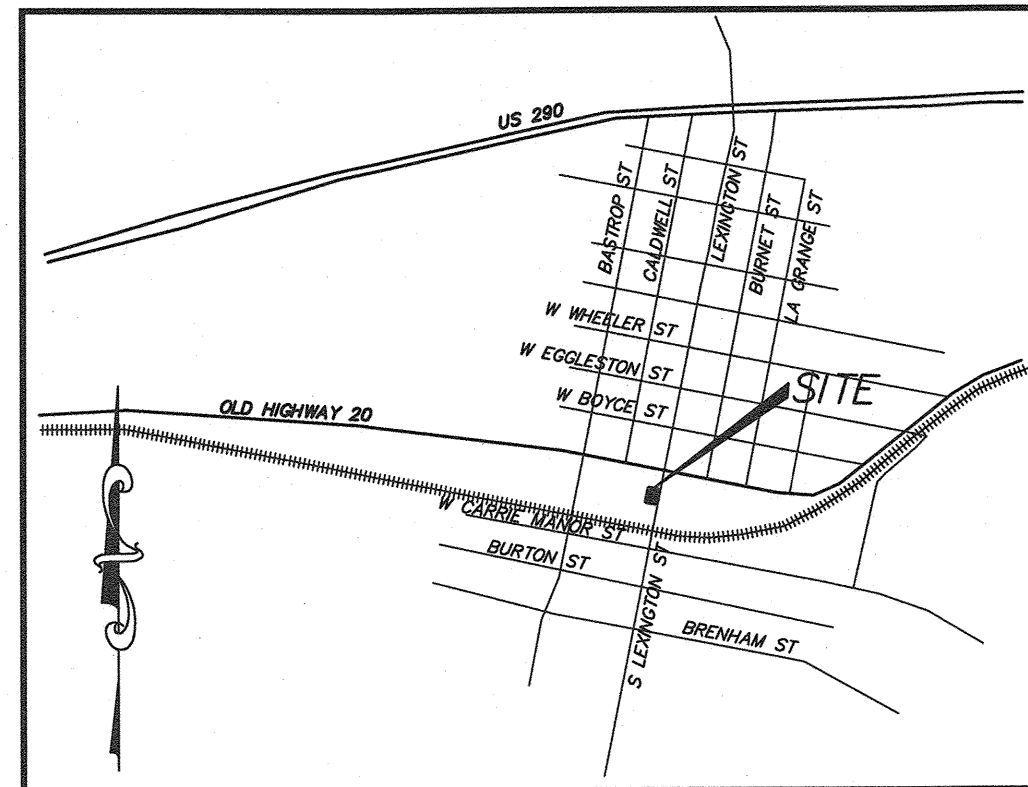
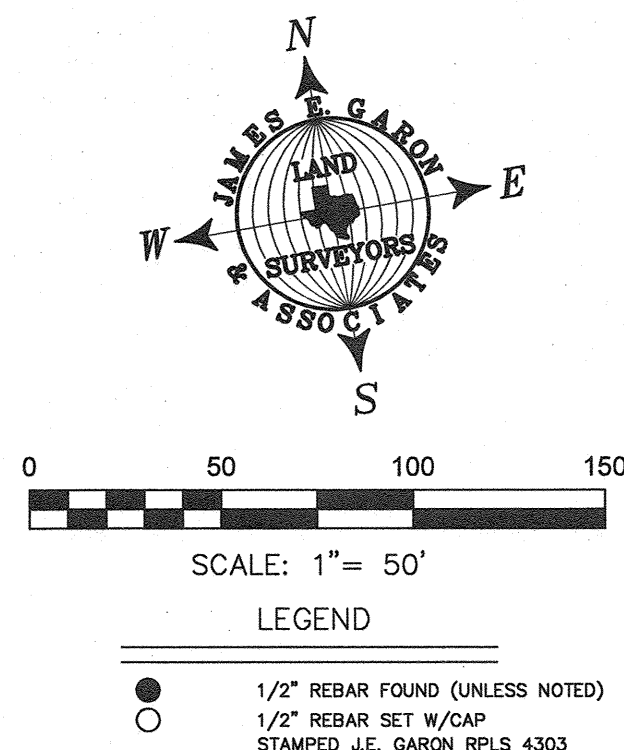
STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission deny as submitted an Amended Plat of Lots 8, 9, and 10, Block 24, Town of Manor, creating 1 lot with 0.198 acres, and being located at 109 South Lexington Street, Manor, TX.

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



**LOT 8-A, AMENDING PLAT OF
LOTS 8, 9 AND 10, BLOCK 24,
TOWN OF MANOR**



VICINITY MAP - NOT TO SCALE

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT, AUS-TEX PROPERTIES, LLC, ACTING BY AND THROUGH WILLIAM C. KEMP, MANAGING MEMBER, BEING THE OWNERS OF LOTS 8, 9 AND 10, BLOCK 24, TOWN OF MANOR, RECORDED IN VOLUME V, PAGE 796, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 2008019787 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, THE UNDERSIGNED OWNERS DO HEREBY AMEND SAID LOTS IN ACCORDANCE WITH THIS PLAT TEXAS LOCAL GOVERNMENT CODE CHAPTER 232 AND THE MAP OR PLAT SHOWN HEREON, TO BE KNOWN AS:

LOT 8-A, AMENDING PLAT OF LOTS 8, 9 AND 10, BLOCK 24, TOWN OF MANOR

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2019, A.D.

WILLIAM C. KEMP, MANAGING MEMBER
AUS-TEX PROPERTIES, LLC
7309 BURLESON MANOR ROAD
MANOR, TEXAS 78653

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM C. KEMP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2019, A.D.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINTED NAME OF NOTARY / EXPIRES

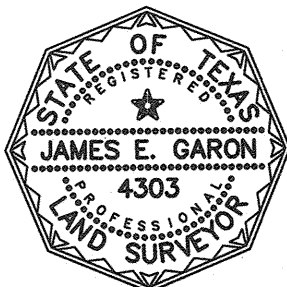
SURVEYOR CERTIFICATION:

THAT JAMES E. GARON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

AS SURVEYED BY:

JAMES E. GARON, R.P.L.S. No. 4303
JAMES E. GARON & ASSOCIATES, INC.
185 MCALLISTER ROAD
BASTROP, TEXAS 78602

3-17-2016
DATED



ENGINEER CERTIFICATION:

I, JEROME PERALES, 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 RELATED PORTIONS OF TITLE 30, AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), PANEL NO. 48453C0485J, EFFECTIVE AUGUST 18, 2014.

JEROME PERALES, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 94676
PERALES LAND DEVELOPMENT LLC - T.S.P.E. FIRM #F-20933
3102 BEE CAVES ROAD, SUITE #201
AUSTIN, TEXAS 78746 512-297-5019



UTILITY SERVICE PROVIDERS:

WATER SERVICE IS PROVIDED BY: THE CITY OF MANOR
WASTEWATER SERVICE IS PROVIDED BY: THE CITY OF MANOR
ELECTRIC SERVICE IS PROVIDED BY: BLUEBONNET ELECTRIC COOPERATIVE

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 LLUVIA 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 LLUVIA TIJERINA, CITY SECRETARY

PLAT NOTES:

1. BLUEBONNET ELECTRIC COOPERATIVE HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. _____ DAY OF _____, 2019.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2019, A.D. AT _____ O'CLOCK _____ M., DULY RECORDED ON THE _____ DAY OF _____, 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 _____, 2019, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

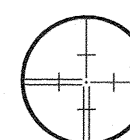
DEPUTY

**LOT 8-A, AMENDING PLAT OF
LOTS 8, 9 AND 10, BLOCK 24, TOWN OF MANOR**

ADDRESS: 109 S LEXINGTON STREET
FIELD BOOK: B-505/54-57
FILE: Server\Co\Travis\Town of Manor\71119-Plat.dwg JULY 22, 2019

PERALES LAND DEVELOPMENT LLC

Land Development and
Environmental Consulting Services
T.S.P.E. # F-20933



JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS
Firm Reg. #10058400
185 McAllister Road
Bastrop, Texas 78602
(512) 303-4185
jgaron@austin.rr.com
www.jamesegarson.com



AGENDA ITEM NO. 9

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 11, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Shadowglen Subdivision, Phase 2, Section 18A, sixty-seven (67) lots on 17.953 acres, more or less, and being located near Shadowglen Trace and Arbor Hill Cove, Manor, TX. Applicant: Kimley-Horn & Assoc. Owner: SG Land Holdings

BACKGROUND/SUMMARY:

This plat has not been approved by our engineers so should be denied as submitted.

PRESENTATION: ☐ YES ☒ NO

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

Plat

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission deny as submitted a Final Plat for Shadowglen Subdivision, Phase 2, Section 18A, sixty-seven (67) lots on 17.953 acres, more or less, and being located near Shadowglen Trace and Arbor Hill Cove, Manor, TX.

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

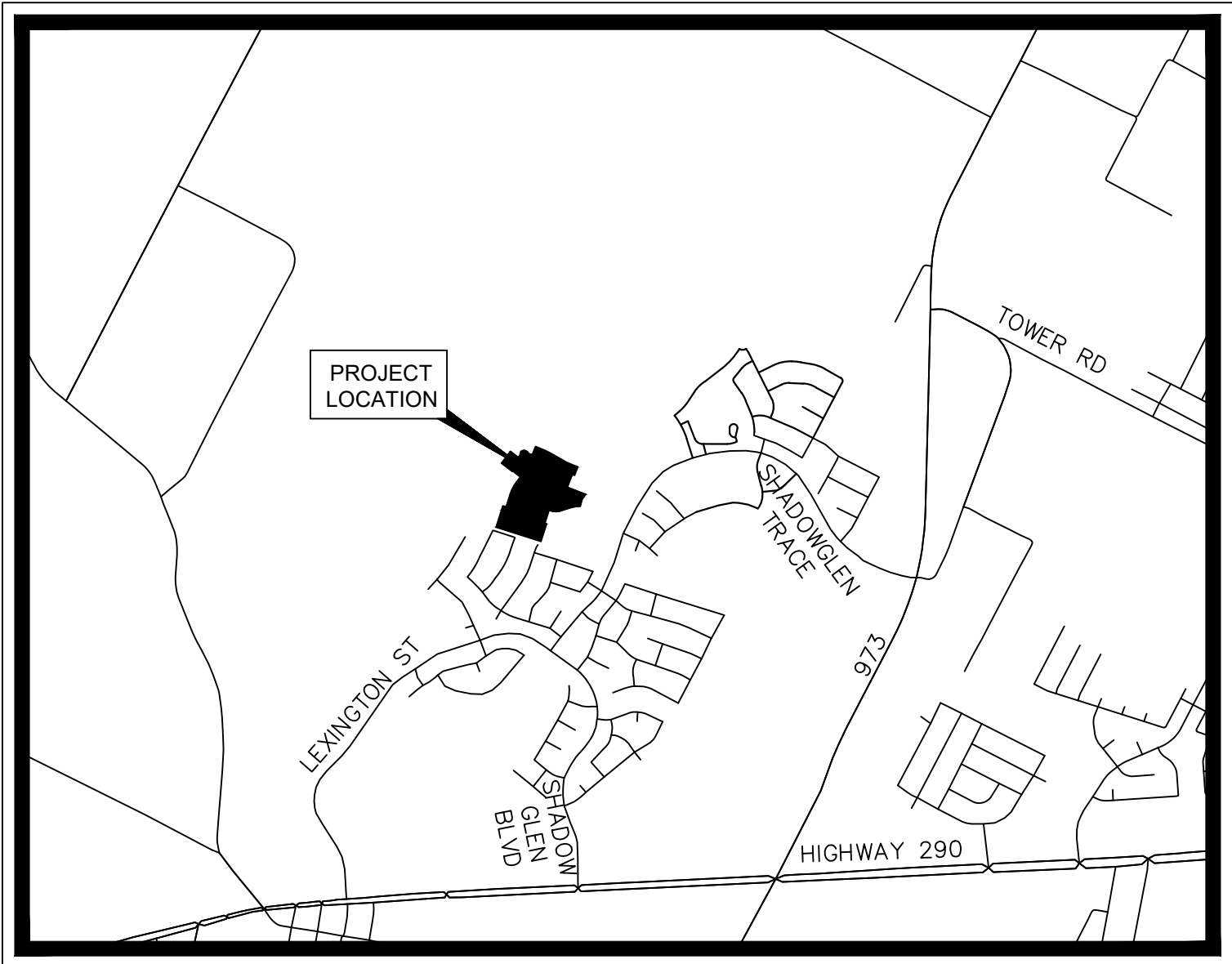
TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

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

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

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

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



VICINITY MAP
SCALE: 1" = 2,000'

SHADOWGLEN PHASE 2 SECTION 18A

17.953 ACRES

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

DOC. NO. 2012217281, OPRTC

WILLIAM SANDERFORD SURVEY NO. 69, ABSTRACT NO. 742

WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743

CITY OF MANOR, TRAVIS COUNTY, TEXAS

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

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

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

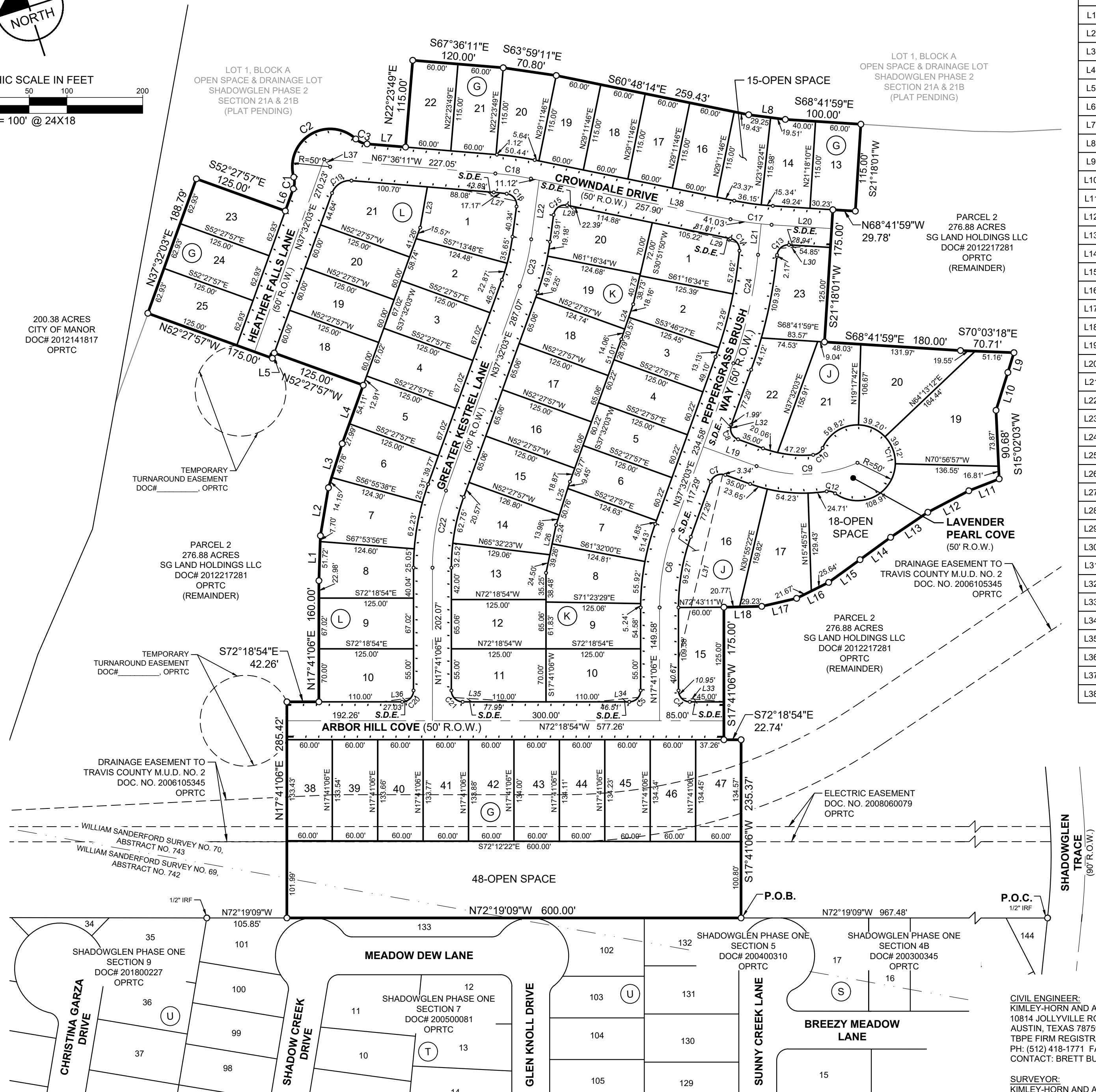
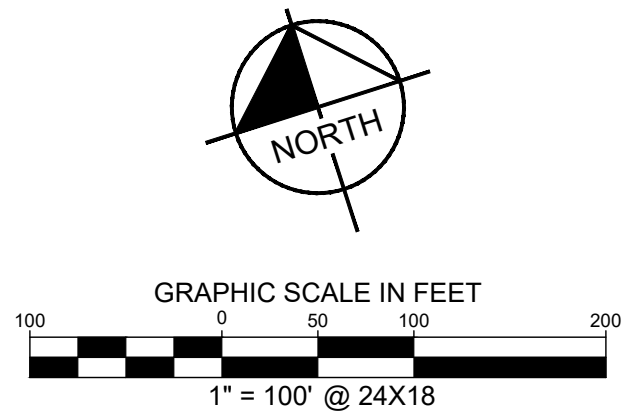
Kimley»Horn

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

FIRM # 10193973

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 2000'	APS	JGM	6/21/2019	069254501	1 OF 5



LINE TABLE		
NO.	BEARING	LENGTH
L1	N19°36'29"E	59.41'
L2	N27°10'35"E	64.29'
L3	N35°00'30"E	60.92'
L4	N37°32'03"E	82.10'
L5	S37°32'03"W	7.32'
L6	N37°32'03"E	31.13'
L7	S67°36'11"E	50.99'
L8	S65°03'12"E	48.76'
L9	S34°52'53"W	27.30'
L10	S34°59'32"W	52.44'
L11	S86°22'11"W	43.09'
L12	S80°00'01"W	61.11'
L13	S73°47'03"W	59.30'
L14	S71°29'14"W	50.00'
L15	S71°46'42"W	51.14'
L16	S81°12'02"W	47.31'
L17	N85°12'49"W	47.31'
L18	N73°36'54"W	50.01'
L19	S52°27'57"E	75.00'
L20	N68°41'59"W	79.52'
L21	N23°27'43"E	40.98'
L22	N25°20'33"E	78.69'
L23	S27°42'08"W	54.61'
L24	S36°28'40"W	34.68'
L25	S35°18'03"W	46.23'
L26	S29°38'22"W	39.99'
L27	N60°42'58"W	74.44'
L28	N69°00'57"W	33.75'
L29	S58°35'18"E	91.56'
L30	N76°03'41"W	40.64'
L31	S31°08'08"W	251.67'
L32	N24°28'26"E	10.26'
L33	N67°35'18"W	56.37'
L34	S78°05'47"E	58.75'
L35	N68°40'02"W	89.96'
L36	S79°58'07"E	38.69'
L37	S21°33'35"E	12.70'
L38	N60°48'14"W	269.02'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	35°42'47"	25.00'	15.58'	N19°40'39"E	15.33'
C2	148°31'28"	50.00'	129.61'	N76°05'00"E	96.25'
C3	37°56'56"	25.00'	16.56'	S48°37'44"E	16.26'
C4	90°00'00"	15.00'	23.56'	S27°18'54"E	21.21'
C5	90°00'00"	15.00'	23.56'	N62°41'06"E	21.21'
C6	19°50'57"	300.00'	103.93'	S27°36'34"W	103.41'
C7	90°00'00"	15.00'	23.56'	S82°32'03"W	21.21'
C8	90°00'00"	15.00'	23.56'	S07°27'57"E	21.21'
C9	43°28'04"	180.00'	136.56'	S74°11'59"E	133.31'
C10	61°53'27"	15.00'	16.20'	N71°41'39"E	15.43'
C11	283°06'19"	50.00'	247.06'	N02°18'05"E	62.18'
C12	44°59'42"	15.00'	11.78'	N58°38'36"W	11.48'
C13	87°50'18"	15.00'	23.00'	S67°22'52"W	20.81'
C14	83°59'07"	15.00'	21.99'	N18°48'40"W	20.07'
C15	93°51'14"	15.00'	24.57'	S72°16'10"W	21.91'
C16	90°19'22"	15.00'	23.65'	N19°49'08"W	21.27'
C17	7°39'19"	410.72'	54.88'	S64°38'05"E	54.83'
C18	6°47'58"	400.00'	47.47'	N64°12'13"W	47.44'
C19	74°51'46"	25.00'	32.67'	S74°57'56"W	30.39'
C20	90°00'00"	15.00'	23.56'	N62°41'06"E	21.21'
C21	90°00'00"	15.00'	23.56'	S27°18'54"E	21.21'
C22	19°50'57"	300.00'	103.93'	S27°36'34"W	103.41'
C23	12°11'30"	300.00'	63.84'	N31°26'18"E	63.71'
C24	14°04'20"	600.00'	147.36'	N30°29'53"E	146.99'

GENERAL INFORMATION:	
TOTAL ACREAGE.....	17.953 ACRES
TOTAL LINEAR FEET OF 50' ROW.....	3,149'
ACREAGE OF ROW.....	3.643 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	64
ACREAGE OF SINGLE FAMILY LOTS.....	12.368 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	3
ACREAGE OF NON-RESIDENTIAL LOTS.....	1.942 ACRES
TOTAL NUMBER OF LOTS.....	67

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

SHADOWGLEN PHASE 2 SECTION 18A

17.953 ACRES
OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO SG LAND HOLDINGS LLC
DOC. NO. 2012217281, OPRTC
WILLIAM SANDERFORD SURVEY NO. 69, ABSTRACT NO. 742
WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743
CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	6/21/2019	069254501	2 OF 5

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

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

OWNER/DEVELOPER:
SG LAND HOLDINGS, LLC
2392 MORSE AVENUE
IRVINE, CALIFORNIA 92614
PH: (949) 241-8414
CONTACT: RUSS ALLISON



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 11, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on approving a 2019-2020 Subdivision Submission Schedule Calendar.

BACKGROUND/SUMMARY:

Effective Sept. 1st the State set new requirements for how cities process subdivision plats and plans. We have specific time lines on when plans have to be reviewed and comments delivered to the applicant; 30 days for the first submittal and 15 days for each re-submittal. Because of the strict requirements for when comments have to be delivered, we had to create a calendar of specific days that applicants can apply. This calendar sets the dates through December 2020. In addition to setting submittal dates, completeness check dates, and comment dates, it will also set the P&Z meetings each month through 2020. The second Wednesday of November 2020 is Veterans' Day so the city will be closed. P&Z has been scheduled the following day, Thursday November 12th, 2020 at 6:30 PM so acceptance of the calendar as submitted will shift that P&Z date.

PRESENTATION: ☐ YES ☒ NO

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

Calendar

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a 2019-2020 Subdivision Submission Schedule Calendar and setting the November 2020 Planning Commission meeting on Thursday November 12th, 2020 at 6:30 PM.

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

Calendar of Events

September 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 All Day City Offices Closed	3	4 8:00a 1st Application Submittals	5	6	7
8	9	10	11 6:30p Planning Commission	12	13	14
15	16	17 8:00a 1st Application Submittals Completeness Check	18	19 8:00a Re-submittal Application	20	21
22	23	24 8:00a Pre-Development Meeting	25	26	27	28
29	30					

COLOR KEY: Planning Commission Meeting, Pre-Development Meetings, 1st Application Submittal Day, Re-submittal Application Day, 1st Application Completeness Checks, Re-submittal Application Completeness Checks, City Offices Closed, General events

Calendar of Events

October 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 8:00a 1st Application Submittals	2 8:00a Re-submittal Completeness Check	3	4	5
6	7	8	9	10	11	12
13	14	15 8:00a 1st Application Submittals Completeness Check	16 6:30p Planning Commission	17 8:00a Re-submittal Application	18	19
20	21	22 8:00a Pre-Development Meeting	23	24	25	26
27	28	29 8:00a 1st Application Submittals	30 8:00a Re-submittal Completeness Check	31		

COLOR KEY: Planning Commission Meeting, Pre-Development Meetings, 1st Application Submittal Day, Re-submittal Application Day, 1st Application Completeness Checks, Re-submittal Application Completeness Checks, City Offices Closed, General events

Calendar of Events

November 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10	11 All Day City Offices Closed	12 8:00a 1st Application Submittals Completeness Check	13 6:30p Planning Commission	14 8:00a Re-submittal Application	15	16
17	18 8:00a Pre-Development Meeting	19	20	21	22	23
24	25 8:00a 1st Application Submittals	26	27 8:00a Re-submittal Completeness Check	28 All Day City Offices Closed	29 All Day City Offices Closed	30

COLOR KEY: Planning Commission Meeting, Pre-Development Meetings, 1st Application Submittal Day, Re-submittal Application Day, 1st Application Completeness Checks, Re-submittal Application Completeness Checks, City Offices Closed, General events

Calendar of Events

December 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10 8:00a 1st Application Submittals Completeness Check	11 8:00a Re-submittal Application 6:30p Planning Commission	12	13	14
15	16	17	18	19 8:00a Pre-Development Meeting	20	21
22	23	24 All Day City Offices Closed	25 All Day City Offices Closed	26 8:00a Re-submittal Completeness Check	27	28
29	30	31				

COLOR KEY: Planning Commission Meeting, Pre-Development Meetings, 1st Application Submittal Day, Re-submittal Application Day, 1st Application Completeness Checks, Re-submittal Application Completeness Checks, City Offices Closed, General events

Calendar of Events

January 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 All Day City Offices Closed	2 8:00a 1st Application Submittals	3	4
5	6	7	8 6:30p Planning Commission	9	10	11
12	13	14 8:00a 1st Application Submittals Completeness Check	15 8:00a Re-submittal Application	16	17	18
19	20 All Day City Offices Closed	21	22 8:00a Pre-Development Meeting	23	24	25
26	27	28	29 8:00a 1st Application Submittals 8:00a Re-submittal Completeness Check	30	31	

COLOR KEY: Planning Commission Meeting, Pre-Development Meetings, 1st Application Submittal Day, Re-submittal Application Day, 1st Application Completeness Checks, Re-submittal Application Completeness Checks, City Offices Closed, General events

Calendar of Events

February 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10	11 8:00a 1st Application Submittals Completeness Check	12 8:00a Re-submittal Application 6:30p Planning Commission	13	14	15
16	17 All Day City Offices Closed	18 8:00a Pre-Development Meeting	19	20	21	22
23	24	25 8:00a 1st Application Submittals	26 8:00a Re-submittal Completeness Check	27	28	29

COLOR KEY: Planning Commission Meeting, Pre-Development Meetings, 1st Application Submittal Day, Re-submittal Application Day, 1st Application Completeness Checks, Re-submittal Application Completeness Checks, City Offices Closed, General events

Calendar of Events

March 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 8:00a City Offices Closed	3	4	5	6	7
8	9	10 8:00a 1st Application Submittals Completeness Check	11 6:30p Planning Commission	12 8:00a Re-submittal Application	13	14
15	16	17	18	19	20	21
22	23	24 8:00a Pre-Development Meeting	25 8:00a Re-submittal Completeness Check	26	27	28
29	30	31 8:00a 1st Application Submittals				

COLOR KEY: Planning Commission Meeting, Pre-Development Meetings, 1st Application Submittal Day, Re-submittal Application Day, 1st Application Completeness Checks, Re-submittal Application Completeness Checks, City Offices Closed, General events

Calendar of Events

April 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8 6:30p Planning Commission	9	10 All Day City Offices Closed	11
12	13	14 8:00a 1st Application Submittals Completeness Check	15	16 8:00a Re-submittal Application	17	18
19	20	21	22 8:00a Pre-Development Meeting	23	24	25
26	27	28	29 8:00a 1st Application Submittals 8:00a Re-submittal Completeness Check	30		

COLOR KEY: Planning Commission Meeting, Pre-Development Meetings, 1st Application Submittal Day, Re-submittal Application Day, 1st Application Completeness Checks, Re-submittal Application Completeness Checks, City Offices Closed, General events

Calendar of Events

May 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10	11	12 8:00a 1st Application Submittals Completeness Check	13 8:00a Re-submittal Application 6:30p Planning Commission	14	15	16
17	18	19	20 8:00a Pre-Development Meeting	21	22	23
24	25 All Day City Offices Closed	26	27 8:00a 1st Application Submittals 8:00a Re-submittal Completeness Check	28	29	30
31						

COLOR KEY: Planning Commission Meeting, Pre-Development Meetings, 1st Application Submittal Day, Re-submittal Application Day, 1st Application Completeness Checks, Re-submittal Application Completeness Checks, City Offices Closed, General events

Calendar of Events

June 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9 8:00a 1st Application Submittals Completeness Check	10 6:30p Planning Commission	11 8:00a Re-submittal Application	12	13
14	15	16	17	18	19	20
21	22	23 8:00a Pre-Development Meeting	24 8:00a Re-submittal Completeness Check	25	26	27
28	29	30 8:00a 1st Application Submittals				

COLOR KEY: Planning Commission Meeting, Pre-Development Meetings, 1st Application Submittal Day, Re-submittal Application Day, 1st Application Completeness Checks, Re-submittal Application Completeness Checks, City Offices Closed, General events

Calendar of Events

July 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3 All Day City Offices Closed	4
5	6	7	8 6:30p Planning Commission	9	10	11
12	13	14 8:00a 1st Application Submittals Completeness Check	15	16 8:00a Re-submittal Application	17	18
19	20	21	22 8:00a Pre-Development Meeting	23	24	25
26	27	28	29 8:00a 1st Application Submittals 8:00a Re-submittal Completeness Check	30	31	

COLOR KEY: Planning Commission Meeting, Pre-Development Meetings, 1st Application Submittal Day, Re-submittal Application Day, 1st Application Completeness Checks, Re-submittal Application Completeness Checks, City Offices Closed, General events

Calendar of Events

August 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10	11 8:00a 1st Application Submittals Completeness Check	12 6:30p Planning Commission	13 8:00a Re-submittal Application	14	15
16	17	18	19	20	21	22
23	24	25 8:00a Pre-Development Meeting	26 8:00a Re-submittal Completeness Check	27	28	29
30	31					

COLOR KEY: Planning Commission Meeting, Pre-Development Meetings, 1st Application Submittal Day, Re-submittal Application Day, 1st Application Completeness Checks, Re-submittal Application Completeness Checks, City Offices Closed, General events

Calendar of Events

September 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 8:00a 1st Application Submittals	2	3	4	5
6	7 All Day City Offices Closed	8	9 6:30p Planning Commission	10	11	12
13	14	15 8:00a 1st Application Submittals Completeness Check	16	17 8:00a Re-submittal Application	18	19
20	21	22	23 8:00a Pre-Development Meeting	24	25	26
27	28	29	30 8:00a 1st Application Submittals 8:00a Re-submittal Completeness Check			

COLOR KEY: Planning Commission Meeting, Pre-Development Meetings, 1st Application Submittal Day, Re-submittal Application Day, 1st Application Completeness Checks, Re-submittal Application Completeness Checks, City Offices Closed, General events

Calendar of Events

October 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11	12 All Day City Offices Closed	13	14 8:00a 1st Application Submittals Completeness Check 6:30p Planning Commission	15	16 8:00a Re-submittal Application	17
18	19	20	21 8:00a Pre-Development Meeting	22	23	24
25	26	27	28 8:00a 1st Application Submittals	29 8:00a Re-submittal Completeness Check	30	31

COLOR KEY: Planning Commission Meeting, Pre-Development Meetings, 1st Application Submittal Day, Re-submittal Application Day, 1st Application Completeness Checks, Re-submittal Application Completeness Checks, City Offices Closed, General events

Calendar of Events

November 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10 8:00a 1st Application Submittals Completeness Check	11 All Day City Offices Closed	12 8:00a Re-submittal Application 6:30p Planning Commission	13	14
15	16	17	18	19	20	21
22	23	24	25 8:00a Pre-Development Meeting 8:00a Re-submittal Completeness Check	26 All Day City Offices Closed	27 All Day City Offices Closed	28
29	30					

COLOR KEY: Planning Commission Meeting, Pre-Development Meetings, 1st Application Submittal Day, Re-submittal Application Day, 1st Application Completeness Checks, Re-submittal Application Completeness Checks, City Offices Closed, General events

Calendar of Events

December 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 8:00a 1st Application Submittals	3	4	5
6	7	8	9 6:30p Planning Commission	10	11	12
13	14	15 8:00a 1st Application Submittals Completeness Check 8:00a Re-submittal Application	16	17	18	19
20	21	22 8:00a Pre-Development Meeting	23	24 All Day City Offices Closed	25 All Day City Offices Closed	26
27	28	29 8:00a 1st Application Submittals	30 8:00a Re-submittal Completeness Check	31		

COLOR KEY: Planning Commission Meeting, Pre-Development Meetings, 1st Application Submittal Day, Re-submittal Application Day, 1st Application Completeness Checks, Re-submittal Application Completeness Checks, City Offices Closed, General events