

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 LaKesha Small, Place 7

### PLANNING AND ZONING COMMISSION CALLED SPECIAL SESSION AGENDA

Wednesday, October 16, 2019	6:00 p.m.	Manor City Hall – Council Chambers 105 E. Eggleston Street

### CALL TO ORDER AND ANNOUCE 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. <u>No Action May be Taken by the Planning and Zoning Commission</u> <u>During Public Comments</u>

#### 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 September 11, 2019, Regular Meeting. Lluvia T. Almaraz, City Secretary

### **PUBLIC HEARINGS**

2.Public Hearing: Consideration, discussion, and possible action upon a Concept<br/>Plan for the Manor Commons SE Commercial, nineteen (19) lots on 73 acres<br/>more or less, located near US Hwy 290 E and FM 973 N, Manor, TX.Scott Dunlop,<br/>Asst. Dev. Services<br/>Director

Planning & Zoning Commission Called Special Session Agenda October 16, 2019

- <u>Public Hearing:</u> 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.
- 4. <u>Public Hearing:</u> 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

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 <u>Texas Government Code</u> 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: <u>Friday, October 11, 2019, by 5:00 p.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Lluvia T. Almaraz 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



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 LaKesha Small, Place 7

### PLANNING AND ZONING COMMISSION CALLED SPECIAL SESSION ADDENDUM TO THE AGENDA

Wednesday, October 16, 20196:30 p.m.Manor City Han – Council Chambers105 E. Eggleston Street
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In addition to the previously posted agenda for October 16, 2019, Called Special Session, the following item

is hereby added, and the time of meeting was changed.

#### PUBLIC HEARING

<u>Public Hearing</u>: Consideration, discussion and possible action on a rezoning request for 30.86 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located at 13119 US Hwy 290 East, Manor, TX, from ETJ/Interim Agricultural to Medium Commercial (C-2). **Applicant:** Kimley-Horn & Associates. **Owner:** Gordon Weir.

Scott Dunlop, Asst. Dev. Services Director

#### 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: <u>Friday, October 11, 2019, by 5:00 p.m.</u> 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

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### AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 16, 2019

PREPARED BY: Lluvia T. Almaraz, City Secretary

DEPARTMENT: Administration

#### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the September 11, 2019, Regular Meeting.

BACKGROUND/SUMMARY:

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

September 11, 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 September 11, 2019, Regular Meeting.

PLANNING & ZONING COMMISSION: RECOMMENDED APPROVAL DISAPPROVAL NONE



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 SESSION MINUTES

Wednesday, September 11, 2019	6:30 p.m.	Manor City Hall – Council Chambers 105 E. Eggleston Street
COMMISSIONERS		
PRESENT:		ABSENT:
Place 1: Julie Leonard		$\sim$
Place 2: Jacob Hammersmith		
Place 3: Philip Tryon		
Place 4: Isaac Rowe		
Place 5: Lian Stutsman, Vice-Chairperso	n	
Place 7: Bill Myers, Chairperson		Place 6: Keith Miller
	• •	
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, September 11, 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.

Planning & Zoning Commission Regular Session Minutes September 11, 2019

#### CONSENT AGENDA

- 1. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the August 14, 2019, Regular 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 approve the Consent Agenda. The motion carried unanimously.

#### **PUBLIC HEARINGS**

2. <u>Public Hearing:</u> 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

Chairperson Myers opened the public hearing.

The City staff's recommendation was that the P&Z 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).

**MOTION:** Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Rowe 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.

- **MOTION:** Upon a motion made by Commissioner Leonard and seconded by Vice-Chair Stutsman the P&Z Commission voted six (6) For and none (0) Against to 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). The motion carried unanimously.
- 3. <u>Public Hearing</u>: 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

Chairperson Myers opened the public hearing.

The City staff's recommendation was that the P&Z 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).

**MOTION:** Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Rowe 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 14704 US Highway 290 East and reasons for denial.

- **MOTION:** Upon a motion made by Commissioner Leonard and seconded by Commissioner Hammersmith the P&Z Commission voted six (6) For and none (0) Against to 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). The motion carried unanimously.
- 4. <u>Public Hearing:</u> 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

Chairperson Myers opened the public hearing.

The City staff's recommendation was that the P&Z 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).

**MOTION:** Upon a motion made by Commissioner Tyron and seconded by Vice-Chair Stutsman 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, 12400 Gregg Manor Road.

The discussion was held regarding the different Commercial Categories uses for General Office (GO).

**MOTION:** Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Tryon the P&Z Commission voted six (6) For and none (0) Against to 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). The motion carried unanimously. At the request of Assistant Development Director Dunlop Public Hearing No. 5 and Public Hearing No. 6 were open and close with one motion.

5. <u>Public Hearing:</u> 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 this item to the October 9, 2019, P&Z Commission Meeting.

6. <u>Public Hearing:</u> 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.

Chairperson Myers opened the public hearing.

The City staff's recommendation was that the P&Z Commission postpone this item to the October 9, 2019, P&Z Commission Meeting.

**MOTION:** Upon a motion made by Commissioner Rowe and seconded by Commissioner Hammersmith the P&Z Commission voted six (6) For and none (0) Against to close Public Hearings, Item 5 and Item 6. The motion carried unanimously.

Assistant Development Director Dunlop discussed the Preliminary Plats for Manor Heights Subdivision Phase 2 and Phase 3 and reasons for postponement.

- **MOTION:** Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Leonard the P&Z Commission voted six (6) For and none (0) Against to postpone Item 5 and Item 6 to the October 9, 2019, P&Z Commission Meeting. The motion carried unanimously.
- 7. <u>Public Hearing:</u> 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

Chairperson Myers opened the public hearing.

The City staff's recommendation was 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.

Kayla Bryson, with Vincent Gerard & Associates, Inc., 1715 S. Capital of Texas Highway, Austin, Texas, spoke before City Council in support of this item.

Ms. Bryson discussed the attached PowerPoint presentation regarding the request for a Conditional Use Permit at 901 <sup>1</sup>/<sub>2</sub> North Burnet Street.

Assistant Development Director Dunlop discussed the Conditional Use Permit request for 901 ½ North Burnet Street, to allow for wireless telecommunication facilities.

The discussion was held regarding revenue to the City.

The discussion was held regarding the use of the water tower for other wireless carriers.

- **MOTION:** Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Tryon the P&Z Commission voted six (6) For and none (0) Against to close the Public Hearing. The motion carried unanimously.
- **MOTION:** Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Hammersmith the P&Z Commission voted six (6) For and none (0) Against to approve a Conditional Use Permit request for Block 11, Lot 1, Town of Manor and locally known as 901 <sup>1</sup>/<sub>2</sub> North Burnet Street, Manor, TX, to allow for wireless telecommunication facilities. The motion carried unanimously.

#### **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.

The City staff's recommendation was that the P&Z Commission deny 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.

Assistant Development Director Dunlop discussed the amended Plat for 109 S. Lexington Street and reasons for denial.

**MOTION:** Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Rowe the P&Z Commission voted six (6) For and none (0) Against to deny 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. The motion carried unanimously. Planning & Zoning Commission Regular Session Minutes September 11, 2019

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

The City staff's recommendation was that the P&Z Commission deny 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.

Assistant Development Director Dunlop discussed the final plat for Shadowglen Subdivision, Phase 2 and reasons for denial.

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

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

The City staff's recommendation was that the P&Z Commission approve a 2019-2020 Subdivision Submission Schedule Calendar.

Assistant Development Director Dunlop discussed the new legislation rules for Subdivision Submissions and the 2019-2020 Subdivision Submission Schedule Calendar.

**MOTION:** Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Leonard the P&Z Commission voted six (6) For and none (0) Against to approve a 2019-2020 Subdivision Submission Schedule Calendar. The motion carried unanimously.

### ADJOURNMENT

**MOTION:** Upon a motion made by Commissioner Tryon and seconded by Commissioner Rowe the P&Z Commission voted six (6) For and none (0) Against to adjourn the regular session of the Manor P&Z Commission at 7:10 p.m. on Wednesday, September 11, 2019. The motion carried unanimously.

These minutes approved by the Manor P&Z Commission on the 16<sup>th</sup> day of October 2019.

Planning & Zoning Commission Regular Session Minutes September 11, 2019

### **APPROVED:**

Lian Stutsman Vice-Chairperson

ATTEST:

Lluvia T. Almaraz, TRMC City Secretary



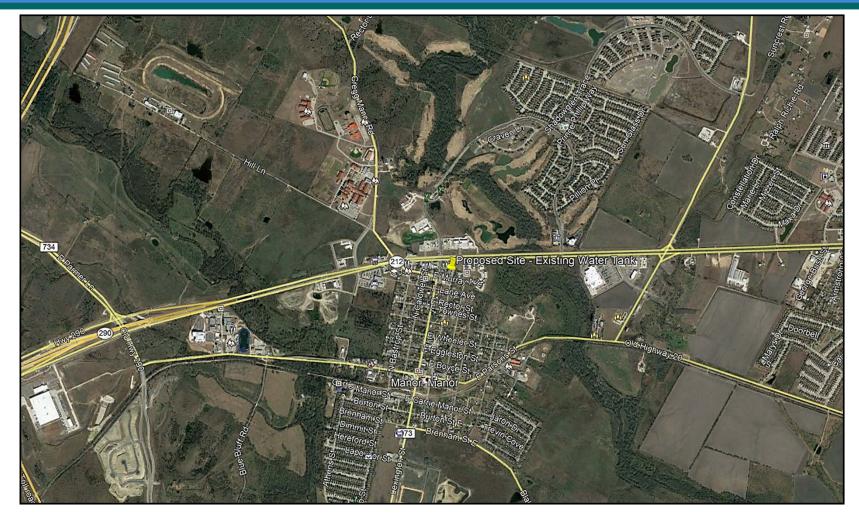
# City of Manor, Texas

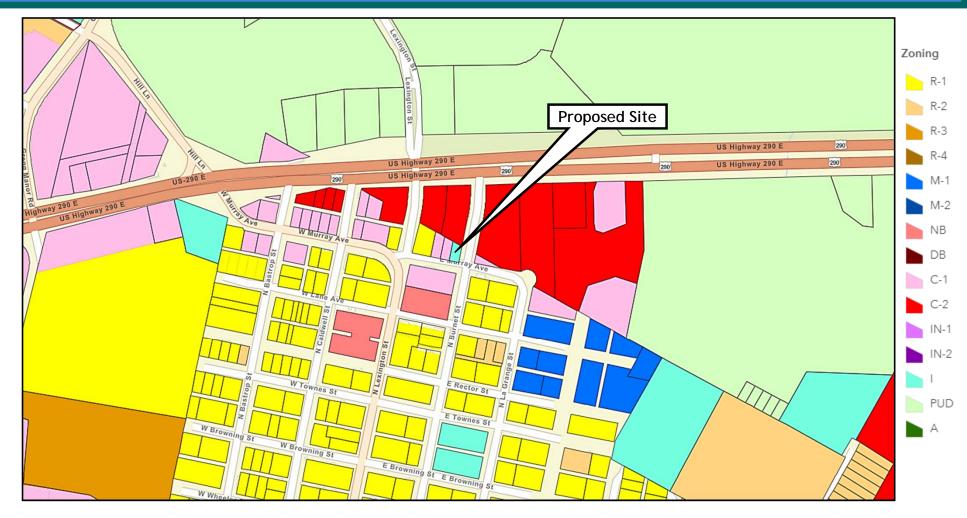
Request for Conditional Use Permit at 901 ½ North Burnet Street





By Vincent Gerard & Associates, Inc. Land Planning, Development & Zoning Consultants 1715 South Capital Of Texas Highway, Suite 207 Austin, Texas 78746 Vincentgerard.com | (512) 328-2693





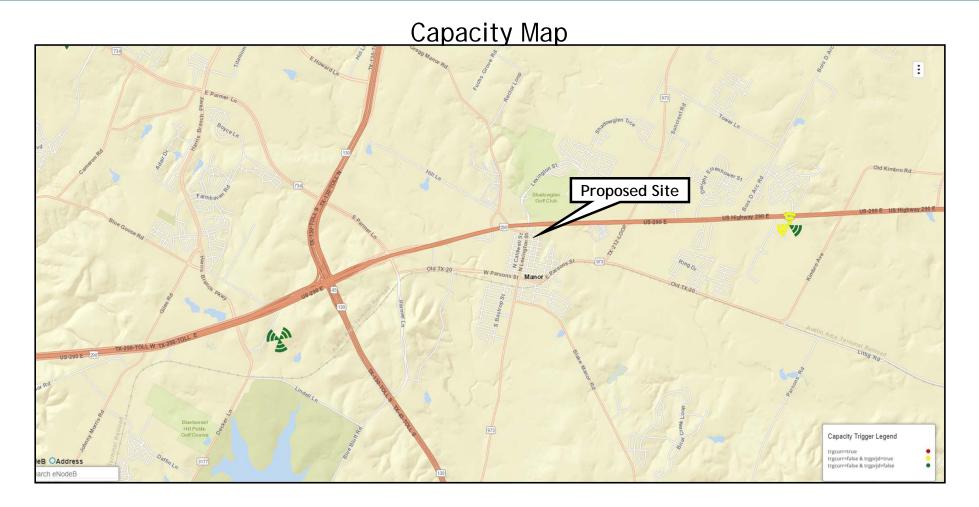




# Manor DT

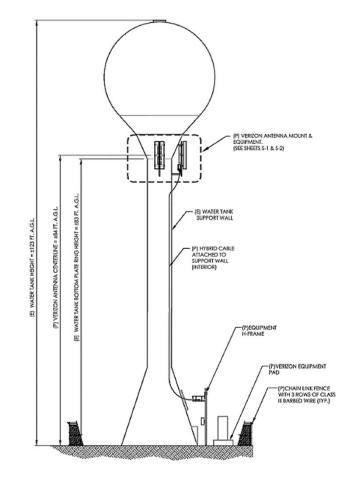
### New Site seeks to improve cellular coverage in Downtown Manor





# RSRQ Map : Old TX-20 Did TX-20 Geobin RF Legend Colored by RSRQ <=-20 db -15 db - -20 db -10 db - -15 db -5 db - -10 db >= -5 db Walter E Long Municipal Park • Walter E Long Lake •







# Thank you



Vincent Gerard & Associates, Inc. Vincentgerard.com | (512) 328-2693



### AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 16, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

#### AGENDA ITEM DESCRIPTION:

Public Hearing: Consideration, discussion, and possible action upon a Concept Plan for the Manor Commons SE Commercial, nineteen (19) lots on 73 acres more or less, located near US Hwy 290 E and FM 973 N, Manor, TX

#### BACKGROUND/SUMMARY:

This plat has not been approved by our engineer and should be denied as submitted and engineer comments provided to the applicant.

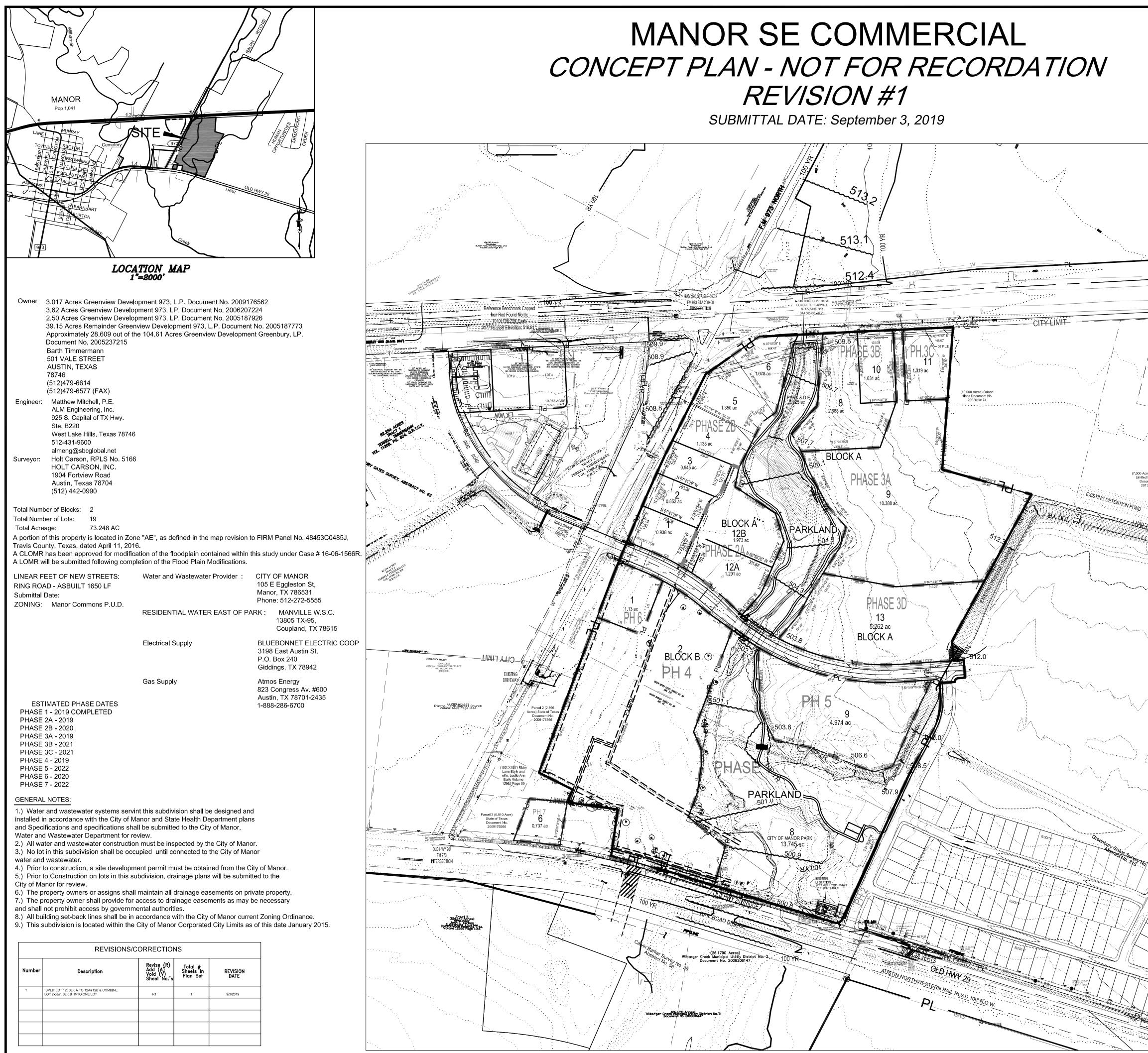
### PRESENTATION: YES NO ATTACHMENTS: YES, LIST IN ORDER TO BE PRESENTED) NO

Plat Notice Letter Mailing Labels \*Engineer Comments to be provided at meeting

#### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission deny a Concept Plan for the Manor Commons SE Commercial, nineteen (19) lots on 73 acres more or less, located near US Hwy 290 E and FM 973 N, Manor, TX

PLANNING & ZONING COMMISSION: RECOMMENDED APPROVAL DISAPPROVAL NONE



LINE L1	DISTANCE 219.41'	BEARING S21°05'35"W	NUMBER C1	CHORD DIRECTION N74°36′57″W	RADIUS 2635.35'	ARC LENGTH 165.47'	CHORD LENGTH 165.44'	ATE	Τ		Π	
L2 L3 L4	236.54' 76.46' 72.27'	S20°27'25"W S23°49'58"E S00°45'14"E	C2 C3 C4	N20°31'18"E S54°46'36"E N64°45'57"W	9910.00' 955.00' 955.00'	9.08' 235.60' 97.40'	9.08' 235.00' 97.35'	DA	+		$\square$	
L5 L6	113.36' 108.42'	S08°12'04"W S20°32'02"W	C5 C6	S66°55'07"W N21°11'53"E	25.00' 9910.00'	39.35' 224.83'	35.42' 224.82'					
L7 L8	197.23' 145.21'	S51°55'18"E S15°36'22"W	C7 C8	N22°15'14"E S55°49'56"E	9910.00'	140.49' 431.72'	140.49' 428.66'					
L9 L10	26.59'	S15°36'22"W N72°52'09"W	C10	S 50°28'11" E	958.00	31.47	31.47					
L11	3.13'	S23°37'27"W	C11 C12	S 56°52'24" E S 78°04'13" E	958.00 958.00	182.67 526.16	182.39 519.57					
L12 L13	30.75' 195.93'	N72°59'19"W N08°16'32"E	C13 C14	N 76°44'05" W N 83°23'14" W	1032.00 2635.35	614.91 195.23	605.86 195.18	REVISION				
L14 L15	214.34' 57.17'	N81°40'04"W N24°46'02"E	C15 C17	N 70°45'31" W S 26°38'58" W	1000.00 332.00	804.45 20.92	782.94 20.91	2				
L16 L17	158.70' 684.96'	N63°10'06"W N20°29'43"E	C18 C21	S 65°59'13" W S 47°45'50" E	15.00 15.00	21.54 23.49	19.74 21.16	Ц			Ц	
L18 L19	199.71' 240.86'	S68°54'03"E N21°20'10"E	C27 C28	S 22°28'40" E S 63°44'44" E	25.00 1045.00	39.46 143.93	35.49 143.82	*				
L20 L21	121.63' 50.76'	S54°32'45"E S54°32'45"E	C29 C30	S 51°53'54" E S 42°15'34" W	1045.00 15.00	288.22 23.65	287.31 21.27					
BLOCK A 1 2 3 4 12A 12B BLOCK B 1 2 6 WW LUES BLOCK A 5 6 4 8	0.939 0.852 0.945 1.138 1.330 3.286 80 units 1.406 13.211 306 unit 0.742 23.850 290 GRAVITY N AC 1500 C 1.350 1.078 200 UNITS 0.7 LU 1.043 2.671 WW WATER LUE NOR	SPD/AC         LUE'S           1408         5.2           1278         4.7           1418         5.3           1708         6.3           1995         7.4           5 @ 0.5         40.0           2110         7.8           8ts @ 0.5         153.0           1113         4.1           SPD/AC         LUE'S           2025         7.5           1618         6.0           2653         9.8           JE/UNIT         140.0           1564         5.8           4006         14.8           LUES         183.9				EXISTING C 100 YR FL PROPER ADJOINE EXISTING EXISTING	LOOD PLAIN RY LINE WATER MAIN WASTEWATER I ED C.O.M. WW LII AIL	SCALE: 1"	CONSULTING ENGINEERS F-3565 DATE: 9/	apital of TX Hwy, Ste. B220,	West Lake Hills, Texas 78746	(512) 431-9000 "almeng@spcglobal.net
			THIS CONCEPT THE PLANNIN TEXAS, AND IS COUNCIL ON T APPROVED: WILLIAM MYN ACCEPTED AN OF MANOR, TH APPROVED: HONORABLE I	OR ACKNOWLEDG T PLAN HAS BEEN S G AND ZONING CO S HEREBY RECOMN THIS THEO ERS, CHAIRPERSON VD APPROVED FOR EXAS, ON THIS THE MAYOR RITA G. JON IE CITY OF MANOR MANOR S CON	SUBMITTED TO MMISSION OF MENDED FOR A FATTI RECORD BY T CITY RECORD BY T ATTI NSE CITY , TEXAS	THE CITY OF APPROVAL BY , 20 A.D. EST: SECRETARY THE CITY COU 	MANOR, Y THE CITY NCIL, CITY O A.D.	PROFIL		3335 ASE 3-2		WWO FR
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1"	'=200'		ALM	1705 S.	TEXAS GINEERII ISULTING ENGINE Capital of TX Hwy, 1 Austin, Texas, 7874	Ste. 150	-3565	CO				MA



#### **DEVELOPMENT SERVICES DEPARTMENT**

September 23, 2019

RE: Notification for a Concept Plan – Revised Manor Commons SE Commercial

Dear Property Owner,

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

Consideration, discussion, and possible action upon a Concept Plan for the Manor Commons SE Commercial, nineteen (19) lots on 73 acres more or less, located near US Hwy 290 E and FM 973 N, Manor, TX.

The Planning and Zoning Commission will meet at 6:30PM on October 16, 2019 at 105 East Eggleston in the City Hall Council Chambers.

The City Council will meet at 7:00PM on October 16, 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 concept plan 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

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653 (T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG PACESETTER HOMES, LLC 14400 THE LAKES BLVD. BLD C, STE 200 PFLUGERVILLE, TX 78660

GREENVIEW DEVELOPMENT 157 L P 501 VALE ST AUSTIN , TX 78746

WILBARGER CREEK MUD NO 2 % ARMBURST & BROWN LLP 100 CONGRESS AVE STE 1300 AUSTIN , TX 78701-2744

GREENVIEW DEVELOPMENT 973 L P % BARTH TIMMERMANN 501 VALE ST AUSTIN , TX 78746

ETERNAL FAITH BAPTIST CHURCH 12720 FM 973 MANOR , TX 78653-5151

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

TIMMERMANN TERRELL PO BOX 4784 AUSTIN, TX 78765-4784

GREENVIEW DEVELOPMENT 973 L P % BARTH TIMMERMANN 501 VALE ST AUSTIN , TX 78746 CUBE HHF LP 5 OLD LANCASTER RD MALVERN, PA 19355

GREENVIEW DEVELOPMENT 157 LP % BARTH TIMMERMAN 501 VALE ST AUSTIN , TX 78746

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

EARLY RICKY LANE & LESLIE ANN 101 OAK BREEZE CV GEORGETOWN , TX 78633-5608

TIMMERMANN GERALDINE PO BOX 4784 AUSTIN, TX 78765

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

TIMMERMANN TERRELL PO BOX 4784 AUSTIN, TX 78765-4784 HIBBS ODEEN PO BOX 14332 AUSTIN , TX 78761-4332

WILBARGER CREEK MUD NO 2 % ARMBURST & BROWN LLP 100 CONGRESS AVE STE 1300 AUSTIN , TX 78701-2744

PARKER JODIE M & JOYCE F 12211 OLD HIGHWAY 20 MANOR , TX 78653-4506

EARLY RICKY LANE & LESLIE ANN 101 OAK BREEZE CV GEORGETOWN , TX 78633-5608

GREENVIEW DEVELOPMENT 973 L P % BARTH TIMMERMANN 501 VALE ST AUSTIN , TX 78746

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

GREENVIEW DEVELOPMENT 973 L P % BARTH TIMMERMANN 501 VALE ST AUSTIN , TX 78746



### AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 16, 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: $\Box$ YES $\Box$ NO ATTACHMENTS: $\Box$ YES (IF YES, LIST IN ORDER TO BE PRESENTED) $\Box$ 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

### Kimley »Horn

November 16, 2018

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

#### 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.

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

# PRELIMINARY PLANS FOR MANOR HEIGHTS PHASE 2 SECTION 1 & PHASE 2 SECTION 2 CITY OF MANOR, TRAVIS COUNTY, TEXAS

# **ENGINEER / SURVEYOR Kimley**»Ho

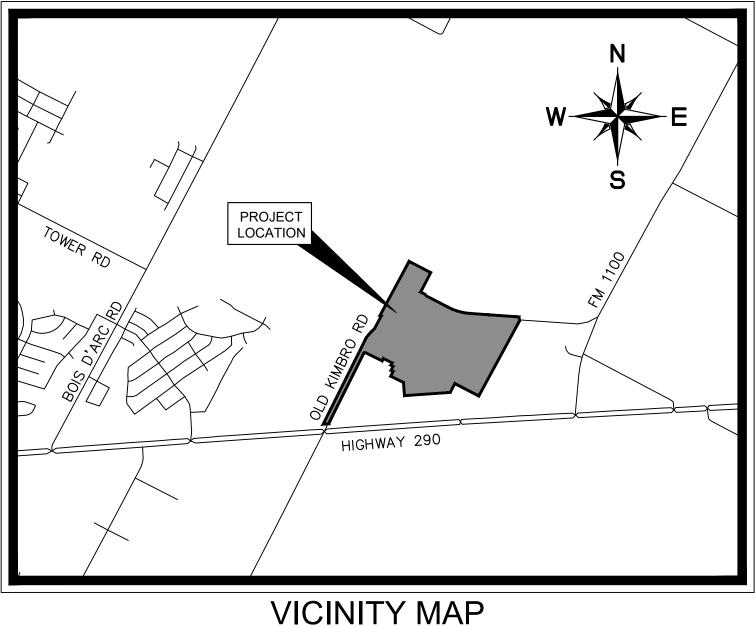
10814 JOLLYVILLE ROAD STATE OF TEXAS AVALLON IV, SUITE 300 REGISTRATION NO. F-928 AUSTIN, TEXAS 78759 PH. (512) 418-1771

CONTACT: ALEX E. GRANADOS, P.E.

## **OWNER/DEVELOPER**

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





SCALE: 1" = 2,000'

# February 2018

### Sheet List Table

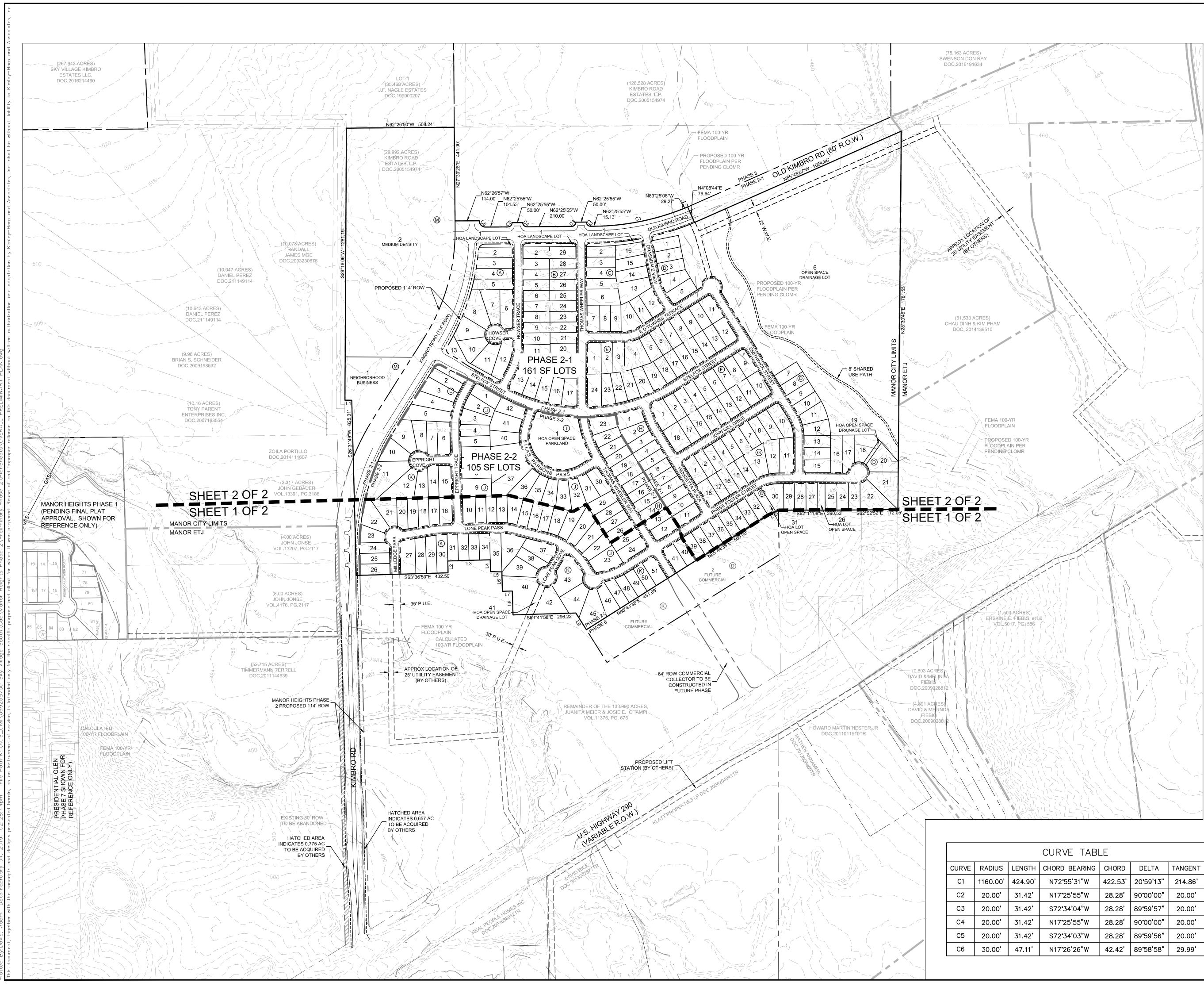
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	TREE DATA
4	OVERALL PRELIMINARY PLAN
5	PRELIMINARY PLAN (SHEET 1 OF 3)
6	PRELIMINARY PLAN (SHEET 2 OF 3)
7	PRELIMINARY PLAN (SHEET 3 OF 3)
8	UTILITY PLAN (SHEET 1 OF 2)
9	UTILITY PLAN (SHEET 2 OF 2)
10	OVERALL DRAINAGE AREA MAP
11	INLET DRAINAGE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

### LEGAL DESCRIPTION:

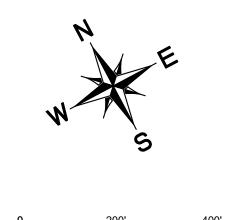
BEING 16.139 ACRES OUT OF THE 157.9603 ACRES OUT OF THE A.C. CALDWELL SURVEY NO.52, ABSTRACT 154 AND THE LEMUEL KIMBRO SURVEY NO.64, ABSTRACT 456, AND BEING THE TRACTS OF LAND CONVEYED TO KIMBRO ROAD ESTATES, LP PER DEED RECORDED AS DOCUMENT NO.2017180865 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, 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\_\_ 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

<u> </u>	,						
DATE							
REVISIONS							
<ul> <li>Construction</li> <li>Const</li></ul>							
01/24/2018 STATE OF SAAS ALEJANDRO (CRANADOS RICO 130084 CENSE							
KHA PROJECT 069255703 DATE DATE February 2018 scale: AS SHOWN Scale: AS SHOWN DESIGNED BY: AFG CHECKED BY: AFG							
COVER SHEET							
PRELIMINARY PLANS FOR MANOR HEIGHTS CITY OF MANOR TRAVIS COUNTY, TEXAS							
SHEET NUMBER							



CURVE TABLE								
LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT				
424.90'	N72 <b>*</b> 55'31"W	422.53'	20 <b>•</b> 59'13"	214.86'				
31.42'	N17 <b>°</b> 25'55"W	28.28'	90 <b>°</b> 00'00"	20.00'				
31.42'	S72 <b>*</b> 34'04"W	28.28'	89 <b>*</b> 59'57"	20.00'				
31.42'	N17 <b>°</b> 25'55"W	28.28'	90°00'00"	20.00'				
31.42'	S72 <b>°</b> 34'03"W	28.28'	89 <b>*</b> 59'56"	20.00'				
47.11'	N17 <b>°</b> 26'26"W	42.42'	89 <b>•</b> 58'58"	29.99'				
	424.90' 31.42' 31.42' 31.42' 31.42'	LENGTH         CHORD BEARING           424.90'         N72*55'31"W           31.42'         N17*25'55"W           31.42'         S72*34'04"W           31.42'         N17*25'55"W           31.42'         S72*34'04"W           31.42'         S72*34'04"W	LENGTHCHORD BEARINGCHORD424.90'N72*55'31"W422.53'31.42'N17*25'55"W28.28'31.42'S72*34'04"W28.28'31.42'N17*25'55"W28.28'31.42'S72*34'03"W28.28'	LENGTH       CHORD BEARING       CHORD       DELTA         424.90'       N72*55'31"W       422.53'       20*59'13"         31.42'       N17*25'55"W       28.28'       90*00'00"         31.42'       S72*34'04"W       28.28'       89*59'57"         31.42'       N17*25'55"W       28.28'       90*00'00"         31.42'       S72*34'04"W       28.28'       89*59'57"         31.42'       N17*25'55"W       28.28'       89*59'56"				



GRAPHIC SCALE 20

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 | S26 19'22.84"W

L9 92.84 S4**\***15'57.60"E

L10 54.58 S86•32'12.87"E



Jay Engineering Company, Inc. P.0. Box 1220 Leander, Texas 78646-1220 Tel. (512) 259-3882 Fax. (512) 259-8016 TEXAS REGISTERED ENGINEERING FIRM F-4780

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

12/18/2018 2:35:07 PM Manor Heights Phase 2 Preliminary Plan 2018-P-1156-PP Page 2

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

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

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

Pauline M Gray

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

## Kimley »Horn

February 04, 2019

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

vie E-Mail

RE: 2018-P-1156-PP Manor Heights Phase 2 Preliminary Plan (1<sup>st</sup> 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 <u>pgray@jaeco.net</u>.

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.

 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.

512 418 1771

## Kimley *Whorn*

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.

 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.

Alejent E. Grade Rac

Sincerely.

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

KIMLEY-HORN AND ASSOCIATES, INC.



Jay Engineering Company, Inc. P.O. Box 1220 Leander, Texas 78646-1220 Tel. (512) 259-3882 Fax. (512) 259-8016

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 plainmap 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. 3/1/2019 3:12:23 PM Manor Heights Phase 2 Preliminary Plan 2018-P-1156-PP Page 2

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 M Gray

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

## Kimley »Horn

March 8th, 2019

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

vie E-Mail

RE: 2018-P-1156-PP Manor Heights Phase 2 Preliminary Plan (2<sup>nd</sup> 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 100year 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,

Alejandro E. Granda Rico

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

KIMLEY-HORN AND ASSOCIATES, INC.

512 418 1771



Jay Engineering Company, Inc. P.O. Box 1220 Leander, Texas 78646-1220 Tel. (512) 259-3882 Fax. (512) 259-8016

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 plainmap 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. 4/12/2019 11:09:58 AM Manor Heights Phase 2 Preliminary Plan 2018-P-1156-PP Page 2

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

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

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

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

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

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

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

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

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

Pauline M Gray

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 <a href="mailto:brad.pickering@kimley-horn.com">brad.pickering@kimley-horn.com</a> if you have any questions.

Sincerely,

Brul H .-

Brad Pickering, P.E., CFM

Attachments: *Major Roadway ROW Exhibit* 

## Major Roadway ROW Exhibit

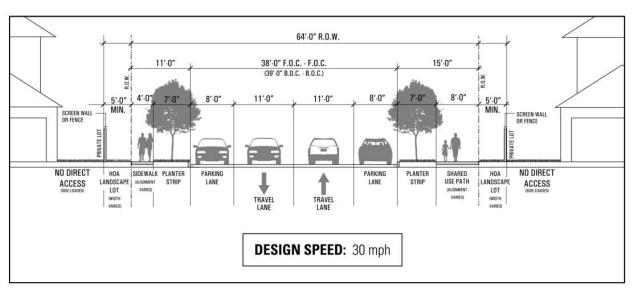
Major Roadway ROW Basin A-1 Summary					
ROW Type	Area (ac)	CN			
Primary Collector (64' ROW)	0.96	94.1			
MAD 43 Design (114' ROW)	5.05	89.9			
Composite		90.6			

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			

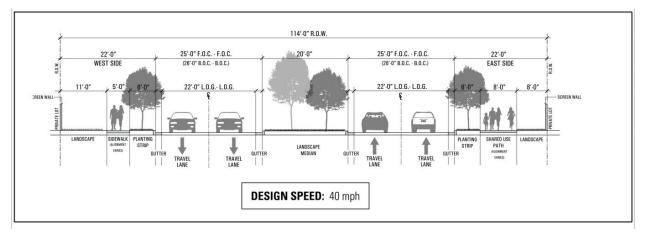
Primary Collector (64' ROW)					
Land Use	Area (%)	CN			
Roadway	59%	98			
Planter Strip / Landscape Median	22%	80			
Shared Use Path / Sidewalk	19%	98			
Landscape	0%	80			
Composite		94.1			

MAD 4 Design (114' ROW)					
Land Use Area (%)					
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





Jay Engineering Company, Inc. P.O. Box 1220 Leander, Texas 78646-1220 Tel. (512) 259-3882 Fax. (512) 259-8016

Date: Tuesday, May 14, 2019

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

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

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 2 Preliminary Plan submitted by Kimley-Horn and received on July 18, 2019, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### **Engineer Review**

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

1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(vii) the locations, sizes and descriptions of all existing utilities should be shown on the preliminary plat.

2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(ii), the developer shall include a copy of the complete application for flood plainmap 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. 5/14/2019 4:47:43 PM Manor Heights Phase 2 Preliminary Plan 2018-P-1156-PP Page 2

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

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

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

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

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

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

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

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

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

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

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Thank you,

5/14/2019 4:47:43 PM Manor Heights Phase 2 Preliminary Plan 2018-P-1156-PP Page 3

Pauline M. Gray

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

vie E-Mail

RE: 2018-P-1156-PP Manor Heights Phase 2 Preliminary Plan (6<sup>th</sup> 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,

Alejandro E. Grandon Rico

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

KIMLEY-HORN AND ASSOCIATES, INC.

512 418 1771



Jay Engineering Company, Inc. P.O. Box 1220 Leander, Texas 78646-1220 Tel. (512) 259-3882 Fax. (512) 259-8016

Date: Monday, June 10, 2019

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

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

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 2 Preliminary Plan submitted by Kimley-Horn and received on July 18, 2019, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

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

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6/10/2019 9:55:04 AM Manor Heights Phase 2 Preliminary Plan 2018-P-1156-PP Page 3

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Thank you,

Pauline M 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

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653 (T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG Manor Independent School District P.O. Box 359 Manor, Texas 78653-0359

COTTONWOOD HOLDINGS LTD

% DWYER REALTY COMPANIES 9900 US HIGHWAY 290 E MANOR , TX 78653-9720 Scott Baylor & White Health MS-20-D642 2401 S 31<sup>st</sup> Street Temple, Texas 76508-0001

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

#### LAS ENTRADAS DEVELOPMENT

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



#### AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 16, 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, 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

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

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

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.

Alejandro E. Granda Rico

Alex Granados, P.E.

# PRELIMINARY PLANS FOR MANOR HEIGHTS PHASE 3 SECTION 1 & PHASE 3 SECTION 2 CITY OF MANOR, TRAVIS COUNTY, TEXAS

## PLAN SUBMITTAL/REVIEW LOG

04/30/2019 08/15/2019

## **ENGINEER / SURVEYOR** Kimlev

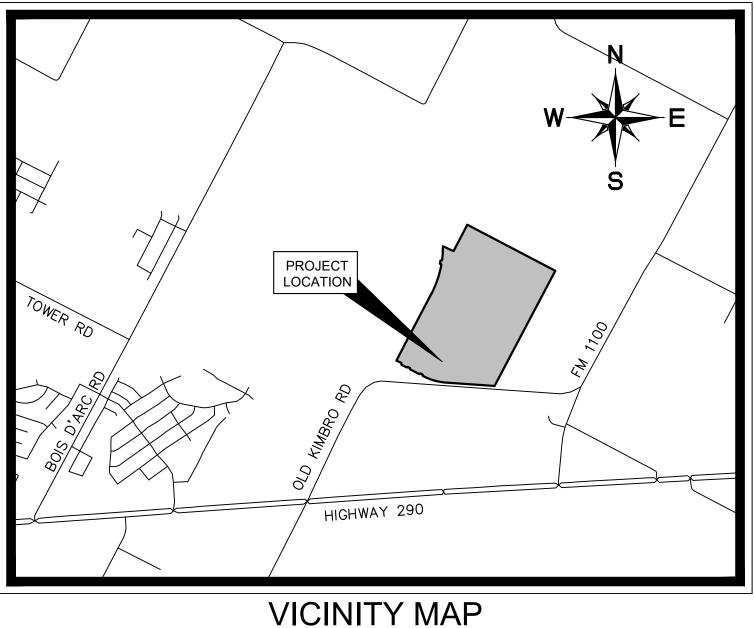
10814 JOLLYVILLE ROAD STATE OF TEXAS AVALLON IV. SUITE 300 REGISTRATION NO. F-928 AUSTIN, TEXAS 78759 PH. (512) 418-1771

CONTACT: ALEX E. GRANADOS, P.E.

## **OWNER/DEVELOPER**

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





SCALE: 1" = 2,000'

## **AUGUST 2019**

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

#### LEGAL DESCRIPTION

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

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

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

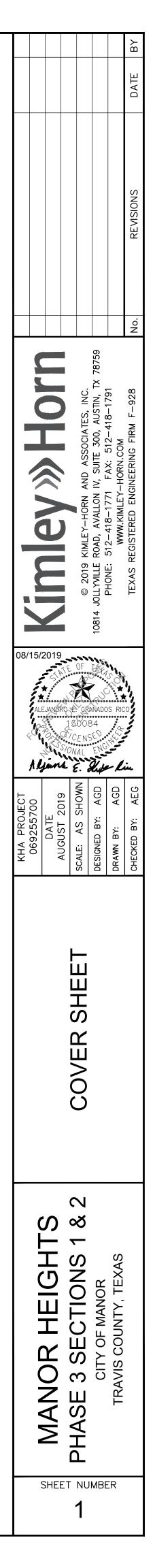
APPROVAL AN	D AUTHORIZEI	FOR RECORD BY THE CITY COUNCIL FOR THE
CITY OF MANC	R, TEXAS.	
DATED THIS	DAY OF	20

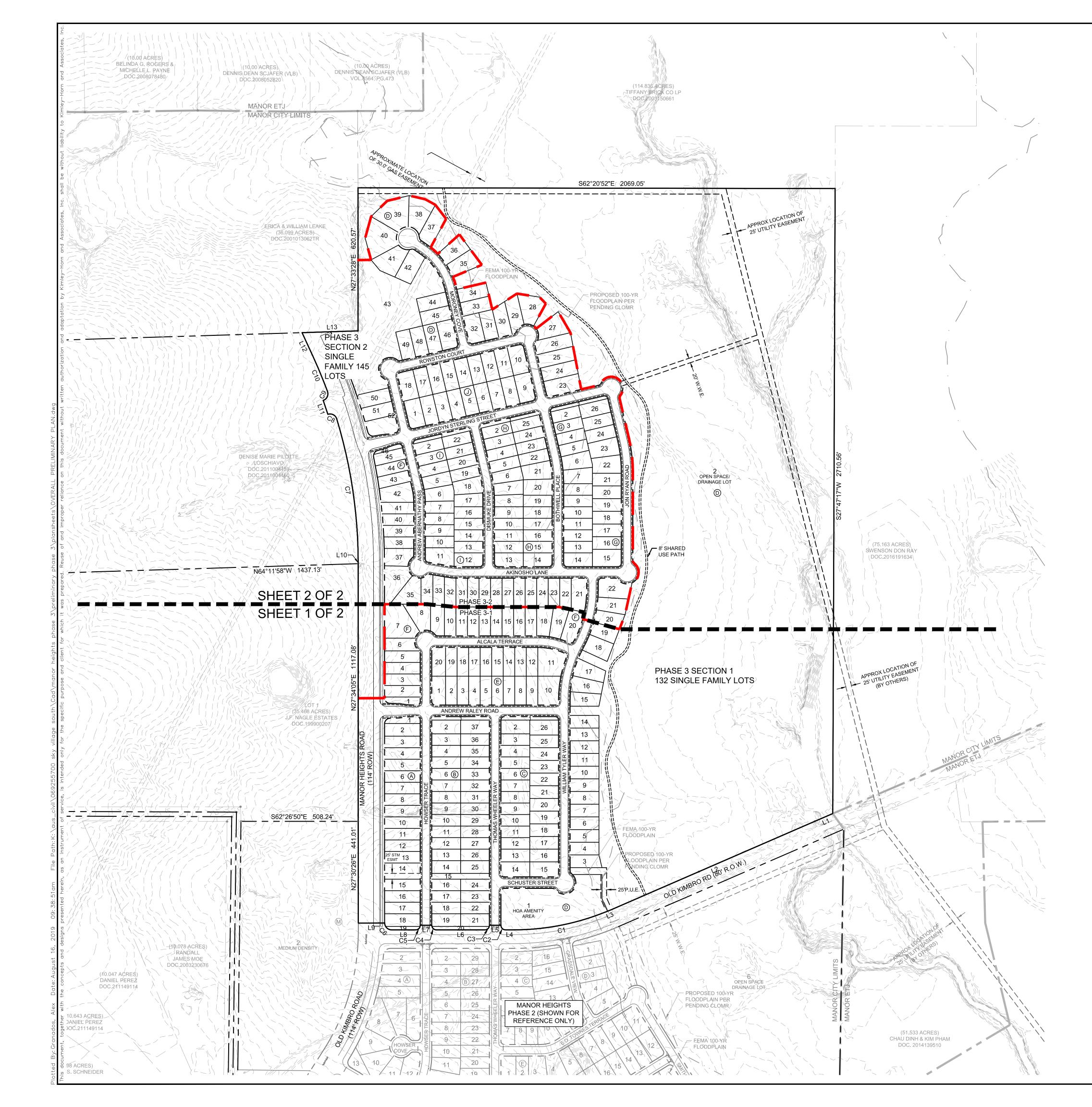
HONORABLE MAYOR RITA G. JONSE MAYOR OF THE CITY OF MANOR, TEXAS

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\_\_

WILLIAM MYERS, CHAIRPERSON





COUNTY, TEXAS

Manor Heights Lot Data           Manor Heights Lot Data           Phase 2         Phase 3         Overall						
Lot Width			Lot Count	Lot Mix	Lot Count	
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	

LAND PUD-SF-1

CURVE	
C1	
C2	
C3	
C4	
C5	
C6	
C7	
C8	
C9	
C10	

MANOR HEIGHTS PHASE 3 - GENERAL INFORMAT	ION:
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 INFORMA	TION:
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 ... ACREAGE OF PARKLAND LOTS ... ...3.07 NUMBER OF LANDSCAPE LOTS ....5 ACREAGE OF LANDSCAPE LOTS... ...0.39 ...12.31 ACREAGE OF ROW ..... TOTAL NUMBER OF LOTS.... ...151

LEGAL DESCRIPTION

BEING 141.87 ACRES OUT OF THE 157.9603 ACRES OUT OF THE A.C. CALDWELL SURVEY NO.52, ABSTRACT 154 AND THE LEMUEL KIMBRO SURVEY NO.64, ABSTRACT 456, AND BEING THE TRACTS OF LAND CONVEYED TO KIMBRO ROAD ESTATES, LP PER DEED RECORDED AS DOCUMENT NO.2017180865 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THE ENTIRE 3.469 ACRES OF LAND LOCATED IN THE

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

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

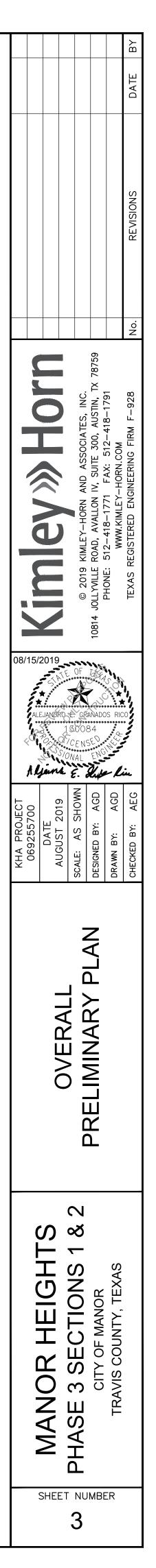
BEING THE SAME 35.626 ACRES CONVYED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

#### OVERALL LOT SUMMARY

ID USE	FRONT YARD SETBACK (FT)		STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)		MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
	20	5	15	10	6,250	50	35

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

LINE TABLE					
LINE	LENGTH	BEARING			
L1	84.38	N85°38'46.43"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			





Jay Engineering Company, Inc. P.0. Box 1220 Leander, Texas 78646-1220 Tel. (512) 259-3882 Fax. (512) 259-8016 TEXAS REGISTERED ENGINEERING FIRM F-4780

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 M Shary

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

## Kimley *Whorn*

April 29, 2019

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

vie E-Mail

RE: 2018-P-1169-PP Manor Heights Phase 3 Preliminary Plan (1<sup>st</sup> 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 <u>pgray@jaeco.net</u>.

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.

## Kimley *Whorn*

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.

## Kimley *Whorn*

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.

 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-ofway 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,

Alejandro E. Granda Rico

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

KIMLEY-HORN AND ASSOCIATES, INC.

512 418 1771



Jay Engineering Company, Inc. P.O. Box 1220 Leander, Texas 78646-1220 Tel. (512) 259-3882 Fax. (512) 259-8016

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 beupdated 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.

5/28/2019 11:38:06 AM Manor Heights Phase 3 Preliminary 2018-P-1169-PP Page 2

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 M Gray

5/28/2019 11:38:06 AM Manor Heights Phase 3 Preliminary 2018-P-1169-PP Page 3

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

vie E-Mail

RE: 2018-P-1169-PP Manor Heights Phase 3 Preliminary Plan (2<sup>nd</sup> 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 May28, 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 <u>pgray@jaeco.net</u>.

- 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.
- 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.

- 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.
- 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.
- 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-ofway 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,

Alejandro E. Granda Rico

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

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653 (T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG 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 SUMMARY FORM

PROPOSED MEETING DATE: October 16, 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 30.86 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located at 13119 US Hwy 290 East, Manor, TX, from ETJ/Interim Agricultural to Medium Commercial (C-2). Applicant: Kimley-Horn & Associates. Owner: Gordon Weir.

#### BACKGROUND/SUMMARY:

This property has submitted a petition for annexation and they are seeking to have the property rezoned concurrently with the annexation. Their proposed use as an RV park does not fall under any current zoning category the use could fit into C-2 Medium Commercial so that is what they have requested. Since this property is not currently in the city, their proposed use has been grandfathered so it may continue after annexation but they are seeking a zoning and development agreement so once the property is within the city limits the use would be allowed and they would not be a legal nonconforming property.

#### PRESENTATION: YES NO ATTACHMENTS: YES, LIST IN ORDER TO BE PRESENTED)

Letter of Intent Zoning Map Notice Letter Mailing Labels

#### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a rezoning request for 30.86 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located at 13119 US Hwy 290 East, Manor, TX, from ETJ/Interim Agricultural to Medium Commercial (C-2).

PLANNING & ZONING COMMISSION: RECOMMENDED APPROVAL DISAPPROVAL NONE

August 2, 2019

City of Manor 105 E. Eggleston St. Manor, TX 78653

#### RE: Letter of Intent for Zoning and Annexation Subject to a Development Agreement

To Whom It May Concern:

Please accept this Letter of Intent for the annexation and zoning of the tract described as 31.02 Acres out of the Greenbury Gates Survey 63, Patent No. 194, Volume 4, Abstract No. 315. The tract is locally known as 13119 East Highway 290, Manor, TX 78653. The subject tract is currently located within the City of Manor's ETJ and will be voluntarily annexed to connect to City of Manor wastewater services. The tract is being proposed to be used as an RV park (approx. 94% site usage) with 2 commercial lots (approx. 6% site usage) located along the US 290 frontage. As the tract is located within the ETJ, there is currently no zoning on the site. With the annexation of the property, we request M-2 zoning. This voluntary request for zoning and annexation is conditioned on the City Council approval of a mutually agreeable Development Agreement signed by all parties.

Please contact me at 512-646-2239 if additional information is required.

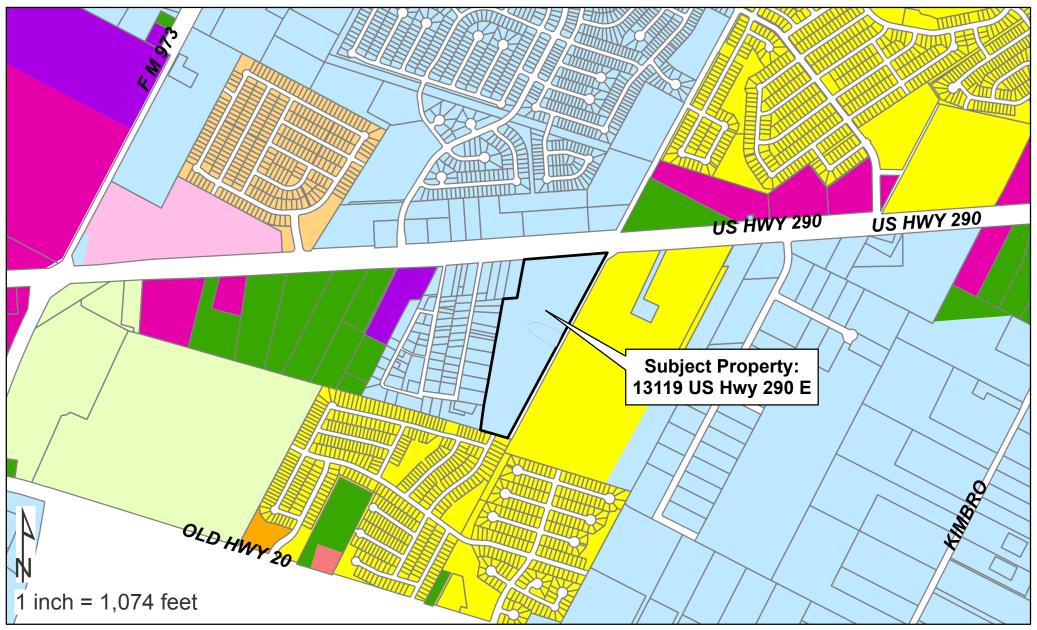
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Mons

Andrew S. Evans, P.E. Project Manager

512 646 2237





## Proposed Zoning: Medium Commercial (C-2)

Current Zoning District: ETJ (Annexation Pending)





September 23, 2019

RE: 13119 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 13119 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:

<u>Public Hearing:</u> Consideration, discussion and possible action on a rezoning request for 30.86 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located at 13119 US Hwy 290 East, Manor, TX, from ETJ/Interim Agricultural to Medium Commercial (C-2).

The Planning and Zoning Commission will convene at 6:30PM on October 16, 2019 at 105 E. Eggleston St. in the City Council Chambers.

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

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

Sincerely,

Scott Dunlop Assistant Development Director 512-272-5555 ext. 5 Gordon Wier 13119 US Hwy 290 E Manor, TX 78653

Lucille Spears 106 Billingsley Hts Cedar Creek, TX 78612

Susie Spears 5337 Westminster Dr Austin, TX 78723

Guadalupe Hernandez 12907 Cedar St Manor, TX 78653

> Balbino Serrato 12908 Cedar St Manor, TX 78653

> Jaimes Cruz 12826 Cedar St Manor, TX 78653

Timothy Walker Sr. 3006 Royster Ave Del Valle, TX 78617

Faustino Cardero 12932 Wedding Dr Manor, TX 78653

Christian Munn 12956 Wedding Dr Manor, TX 78653

Michelle Schreiber 12933 Snow Lane Manor, TX 78653 Sammie Hutchinson 12801 Cedar St Manor, TX 78653

Pablo Mijares 17005 John Michael Dr Manor, TX 78653

> Frank Muniz PO Box 238 Manor, TX 78653

> Fernando Olague 12921 US 290 E Manor, TX 78653

Alberto Fernandez 6311 Capriola Dr Austin, TX 78745

Dionne Upshur 13020 Wedding Dr Manor, TX 78653

Juan Vazquez 13012 Wedding Dr Manor, TX 78653

Lorena Gomez 13004 Wedding Dr Manor, TX 78653

Linda Williams 12952 Wedding Dr Manor, TX 78653

Marietta Russell 13009 Wedding Dr Manor, TX 78653 Aguster Powell 709 Delmar Ave Austin, TX 78752

Anselma Castro 12901 Cedar St Manor, TX 78653

Hilaria Reyes PO Box 169 Manor, TX 78653

Daniel Perez 12200 Johnson Rd Manor, TX 78653

Greystone Holdings, LLC 10016 37<sup>th</sup> Ave, Apt 1-B Corona, NY 11368

> Steven Albarracin 13016 Wedding Dr Manor, TX 78653

> Jose Sifuentes 13008 Wedding Dr Manor, TX 78653

> Rene Arellano 13000 Wedding Dr Manor, TX 78653

Luna Renato 12929 Snow Lane Manor, TX 78653

Sheryl Mcglory 13013 Wedding Dr Manor, TX 78653 Geoffrey Beverly 13017 Wedding Dr Manor, TX 78653

Brandon Parry 12929 Carillon Way Manor, TX 78653

Kelly Baker PO Box 10933 Austin, TX 78766

IBC Partners LTD 9900 US 290 E Manor, TX 78653

Cain Espinosa 13212 Pine Needle St Manor, TX 78653

Carriage Hills Homeowner Assoc. PO Box 700128 Dallas, TX 75370 Alfredo Uriegas 12921 Carillon Way Manor, TX 78653

Joe Aros 12933 Carillon Way Manor, TX 78653

David Gonzales-Valencia 13005 Carillon Way Manor, TX 78653

> Amy Deleon 12915 Cedar St Manor, TX 78653

Moise Reed 13208 Pine Needle St Manor, TX 78653

Rita Reyes 13201 Pine Needle St Manor, TX 78653 Johnny Castro 12925 Carillon Way Manor, TX 78653

Justin Powell 12937 Carillon Way Manor, TX 78653

Ginsel Family LTD 7111 Creighton Ln Austin, TX 78723

Jorge Morales 13216 Pine Needle St Manor, TX 78653

Rita Lopez 13204 Pine Needle St Manor, TX 78653

Mamdou Diallo 13205 Pine Needle St Manor, TX 78653