



Julie Leonard, Vice-Chair, Place 1
Jacob Hammersmith, Place 2
Philip Tryon, Chairperson, Place 3
Isaac Rowe, Place 4
Lian Stutsman, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA**

Wednesday, February 12, 2020

6:30 p.m.

Manor City Hall – Council Chambers
105 E. Eggleston Street

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning and Zoning Commission, please complete the white card and present it to the City staff prior to the meeting. **No Action May be Taken by the Planning and Zoning Commission During Public Comments**

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Chairperson or a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

- | | | |
|----|--|--|
| 1. | Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the January 8, 2020 Regular Meeting. | Scott Dunlop,
Asst. Dev. Services
Director |
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PUBLIC HEARINGS

- | | | |
|----|---|--|
| 2. | Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Victor Garcia Subdivision, three (3) lots on 4.55 acres, more or less, located at 15506 Schmidt Loop, Manor, TX. | Scott Dunlop,
Asst. Dev. Services
Director |
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| 3. <u>Public Hearing</u> : Conduct a public hearing on a Concept Plan for the Catholic Diocese of Austin Saint Joseph Parish, one (1) lot on 24.76 acres, more or less, located near Hill Lane and Gregg Manor Road, Manor, TX. | Scott Dunlop,
Asst. Dev. Services
Director |
|---|--|

REGULAR AGENDA

- | | |
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| 4. Consideration, discussion, and possible action on a Short Form Final Plat for the Victor Garcia Subdivision, three (3) lots on 4.55 acres, more or less, located at 15506 Schmidt Loop, Manor, TX. Applicant: M&S Engineering Owner: Victor Garcia | Scott Dunlop,
Asst. Dev. Services
Director |
| 5. Consideration, discussion, and possible action on a Concept Plan for the Catholic Diocese of Austin Saint Joseph Parish, one (1) lot on 24.76 acres, more or less, located near Hill Lane and Gregg Manor Road, Manor, TX. Applicant: Migl Engineering and Consulting Owner: Catholic Diocese of Austin | Scott Dunlop,
Asst. Dev. Services
Director |
| 6. Consideration, discussion, and possible action on a Rezoning Application from Light Commercial (C-1) to Medium Commercial (C-2) on 0.675 acres, more or less, located at 10814 US Hwy 290 East, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: Cottonwood Holdings, LTD. | Scott Dunlop,
Asst. Dev. Services
Director |
| 7. Consideration, discussion, and possible action on Short Form Final Plat for the Las Entradas North Section 2 Subdivision, one (1) lot on 12.60 acres, more or less, located near Gregg Manor Road and Hill Lane, Manor, TX. Applicant: Kimley-Horn & Associates Owner: CLX Ventures, LLC | Scott Dunlop,
Asst. Dev. Services
Director |
| 8. Consideration, discussion, and possible action on a variance request from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 41(b)(1) with specific reference to City of Austin, Drainage Criteria Manual, Section 4.1.0 General, D for Shadowglen Phase 2, Section 17, and being located in various locations on Sugar Bush Path and Arbor Hill Cove, Manor, TX, to reduce curb inlet transitions from 9' 8" to 5'. Applicant: Stantec Owner: M/I Homes | Scott Dunlop,
Asst. Dev. Services
Director |
| 9. Consideration, discussion, and possible action on a variance from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 42(e) Sidewalks to defer construction of sidewalks on US Hwy 290 East across Lots 1, 2, and 3 Grassdale Subdivision located at 12601 US Hwy 290 East, Manor, TX, until such time as Lots 1 and 2 Grassdale Subdivision are developed. Applicant: Development Engineering Consultants, LLC Owner: The Grassdale at Manor, LLC | Scott Dunlop,
Asst. Dev. Services
Director |
| 10. Consideration, discussion, and possible action on the removal of seven (7) trees 18 inches or larger on Lot 3 Grassdale Subdivision and being located at 12601 US Hwy 290 East, Manor, TX. Applicant: Development Engineering Consultants, LLC Owner: The Grassdale at Manor, LLC | Scott Dunlop,
Asst. Dev. Services
Director |

ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, February 7, 2020, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Lluvia T. Almaraz, TRMC
City Secretary for the City of Manor, Texas

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail lalmaraz@cityofmanor.org



AGENDA ITEM NO. ¹_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 12, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the January 8, 2020, Regular Meeting.

BACKGROUND/SUMMARY:

PRESENTATION: ☐YES ☐NO

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

January 8, 2020, P&Z Minutes

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve the January 8, 2020, Regular Meeting Minutes.

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
Cecil Meyer, Place 6
LaKesha Small, Place 7

PLANNING AND ZONING COMMISSION REGULAR SESSION MINUTES

Wednesday, January 8, 2020

6:30 p.m.

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

COMMISSIONERS

PRESENT:

Place 1: Julie Leonard
Place 2: Jacob Hammersmith
Place 3: Philip Tryon
Place 4: Isaac Rowe (Arrived at 6:32 p.m.)
Place 5: Lian Stutsman, Vice-Chairperson
Place 6: Cecil Meyer
Place 7: Lakesha Small

ABSENT:

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 Vice-Chair Stutsman at 6:30 p.m. on Wednesday, January 8, 2020, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PUBLIC COMMENTS

No one appeared to speak at this time.

CONSENT AGENDA

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

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

Commissioner Rowe arrived at 6:32 p.m. and took his seat at the Dais.

PUBLIC HEARINGS

2. **Public Hearing: Conduct a public hearing upon a Short Form Final Plat for the Manor Independent School District Subdivision, three (3) lots on 38.45 acres more or less, located at 10323 and 10355 US Hwy 290 East, Manor, TX.**

Vice-Chair Stutsman opened the public hearing.

The City staff recommended that the P&Z Commission conduct the Public Hearing.

MOTION: Upon a motion made by Commissioner Rowe and seconded by Commissioner Leonard the P&Z Commission voted seven (7) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

3. **Public Hearing: Conduct a public hearing upon a Short Form Final Plat for the Residences at Grassdale Subdivision, three (3) lots on 18.69 acres more or less, located at 12601 US Hwy 290 East, Manor, TX.**

Vice-Chair Stutsman opened the public hearing.

The City staff recommended that the P&Z Commission conduct the Public Hearing.

Daniel Stewart with Development Engineering Consultants 2591 Dallas Parkway, Suite 300, Frisco, Texas, spoke before P&Z Commission in support of this item.

The discussion was held regarding development.

MOTION: Upon a motion made by Commissioner Stutsman and seconded by Commissioner Rowe the P&Z Commission voted seven (7) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

4. **Public Hearing: Conduct a public hearing upon a Short Form Final Plat for the Las Entradas North Section 2 Subdivision, one (1) lot on 12.60 acres more or less, located at Gregg Manor Road and Hill Lane, Manor, TX.**

Vice-Chair Stutsman opened the public hearing.

The City staff recommended that the P&Z Commission conduct the Public Hearing.

MOTION: Upon a motion made by Commissioner Small and seconded by Commissioner Rowe the P&Z Commission voted seven (7) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

5. **Public Hearing: Conduct a public hearing upon a Short Form Final Plat for the Manor East Subdivision, one (1) lot on 4.38 acres more or less, located at 14101 US Hwy 290 East, Manor, TX.**

Vice-Chair Stutsman opened the public hearing.

The City staff recommended that the P&Z Commission conduct the Public Hearing.

Phil Moncada with Moncada Enterprises, 1301 S. IH35, Suite 204, Austin, Texas spoke before P&Z Commission in support of this item.

Terry Irion with Sprouse Shrader Smith PLLC, 805 Las Cimas, Austin, Texas, spoke before P&Z Commission in support of this item.

MOTION: Upon a motion made by Commissioner Rowe and seconded by Commissioner Hammersmith the P&Z Commission voted seven (7) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

6. **Public Hearing: Conduct a public hearing upon a Rezoning Application from Light Commercial (C-1) to Medium Commercial (C-2) on 0.675 acres more or less, located at 10814 US Hwy 290 East, Manor, TX.**

Vice-Chair Stutsman opened the public hearing.

The City staff recommended that the P&Z Commission conduct the Public Hearing.

MOTION: Upon a motion made by Commissioner Tryon and seconded by Commissioner Rowe the P&Z Commission voted seven (7) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

REGULAR AGENDA

7. Consideration, discussion, and possible action on the appointment of Chairperson to the Planning and Zoning Commission to serve a one-year term.

The City staff recommended that the P&Z Commission appoint a member to serve as Chairperson for a one-year term.

Vice-Chair Stutsman open the floor for nominations.

MOTION: Upon a motion made by Commissioner Tryon and seconded by Commissioner Hammersmith the P&Z Commission voted seven (7) For and none (0) Against to appoint Commissioner Tryon to Chairperson. The motion carried unanimously.

Vice-Chair Stutsman turned over the meeting to Chairperson Tryon to continue.

8. Consideration, discussion, and possible action on the appointment of Vice-Chair to the Planning and Zoning Commission to serve a one-year term.

The City staff recommended that the P&Z Commission appoint a member to serve as Vice-Chair for a one-year term.

Chairman Tryon open the floor for nominations.

MOTION: Upon a motion made by Commissioner Stutsman and seconded by Commissioner Hammersmith the P&Z Commission voted seven (7) For and none (0) Against to appoint Commissioner Leonard to Vice-Chair. The motion carried unanimously.

9. Consideration, discussion, and possible action on a 2020 Planning and Zoning Commission meeting calendar.

The City staff recommended that the P&Z Commission approve a 2020 Planning and Zoning Commission meeting calendar.

MOTION: Upon a motion made by Commissioner Small and seconded by Commissioner Stutsman the P&Z Commission voted seven (7) For and none (0) Against to approve a 2020 Planning and Zoning Commission meeting calendar. The motion carried unanimously.

10. Consideration, discussion, and possible action upon a Short Form Final Plat for the Manor Independent School District Subdivision, three (3) lots on 38.45 acres more or less, located at 10323 and 10355 US Hwy 290 East, Manor, TX. Applicant: Gil Engineering. Owner: Manor ISD

The City staff recommended that the P&Z Commission deny this item due to the plat that has not been approved by City Engineers.

MOTION: Upon a motion made by Vice-Chair Leonard and seconded by Commissioner Rowe the P&Z Commission voted seven (7) For and none (0) Against to deny a Short Form Final Plat for the Manor Independent School District Subdivision, three (3) lots on 38.45 acres more or less, located at 10323 and 10355 US Hwy 290 East, Manor, TX due to the plat that has not been approved by City Engineers. The motion carried unanimously.

11. Consideration, discussion, and possible action upon a Short Form Final Plat for the Residences at Grassdale Subdivision, three (3) lots on 18.69 acres more or less, located at 12601 US Hwy 290 East, Manor, TX. Applicant: Development Engineering Consultants. Owner: Pilot Legacy Opportunity Fund, LLC

The City staff recommended that the P&Z Commission approve a Short Form Final Plat for the Residences at Grassdale Subdivision, three (3) lots on 18.69 acres more or less, located at 12601 US Hwy 290 East, Manor, TX.

MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Stutsman the P&Z Commission voted seven (7) For and none (0) Against to approve a Short Form Final Plat for the Residences at Grassdale Subdivision, three (3) lots on 18.69 acres more or less, located at 12601 US Hwy 290 East, Manor, TX. The motion carried unanimously.

12. Consideration, discussion, and possible action upon a Short Form Final Plat for the Las Entradas North Section 2 Subdivision, one (1) lot on 12.60 acres more or less, located at Gregg Manor Road and Hill Lane, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: CLX Ventures, LLC

The City staff recommended that the P&Z Commission deny this item due to the plat that has not been approved by City Engineers.

MOTION: Upon a motion made by Commissioner Rowe and seconded by Commissioner Hammersmith the P&Z Commission voted seven (7) For and none (0) Against to deny a Short Form Final Plat for the Las Entradas North Section 2 Subdivision, one (1) lot on 12.60 acres more or less, located at Gregg Manor Road and Hill Lane, Manor, TX due to the plat that has not been approved by City Engineers. The motion carried unanimously.

13. Consideration, discussion, and possible action upon a Short Form Final Plat for the Manor East Subdivision, one (1) lot on 4.38 acres more or less, located at 14101 US Hwy 290 East, Manor, TX. Applicant: Moncada Enterprises, LLC. Owner: Auspro Enterprises

The City staff recommended that the P&Z Commission deny this item due to the plat that has not been approved by City Engineers.

Phil Moncada with Moncada Enterprises, 1301 S. IH35, Suite 204, Austin, Texas spoke before P&Z Commission in support of this item.

Terry Irion with Sprouse Shrader Smith PLLC, 805 Las Cimas, Austin, Texas, spoke before P&Z Commission in support of this item.

MOTION: Upon a motion made by Commissioner Stutsman and seconded by Vice-Chair Leonard the P&Z Commission voted seven (7) For and none (0) Against to deny Short Form Final Plat for the Manor East Subdivision, one (1) lot on 4.38 acres more or less, located at 14101 US Hwy 290 East, Manor, TX due to the plat that has not been approved by City Engineers. The motion carried unanimously.

14. Consideration, discussion, and possible action on a Rezoning Application from Light Commercial (C-1) to Medium Commercial (C-2) on 0.675 acres more or less, located at 10814 US Hwy 290 East, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: Cottonwood Holdings, LTD

The City staff recommended that the P&Z Commission deny a rezoning application from Light Commercial (C-1) to Medium Commercial (C-2) on 0.675 acres more or less, located at 10814 US Hwy 290 East, Manor, TX.

Asst. Development Services Director Dunlop stated that the applicant had submitted a request to postpone item to the next P&Z Commission regular meeting.

MOTION: Upon a motion made by Vice-Chair Leonard and seconded by Commissioner Hammersmith the P&Z Commission voted seven (7) For and none (0) Against to postpone a rezoning application from Light Commercial (C-1) to Medium Commercial (C-2) on 0.675 acres more or less, located at 10814 US Hwy 290 East, Manor, TX. to the February 12, 2020, P&Z Commission, regular meeting. The motion carried unanimously.

15. Consideration, discussion, and possible action upon a Concept Plan for IDEA- Manor, one (1) lot on 13.19 acres more or less, located near N. FM 973 and Suncrest Road, Manor, TX. Applicant: Pape-Dawson Engineers. Owner: IDEA Public Schools.

The City staff recommended that the P&Z Commission approve a Concept Plan for IDEA- Manor, one (1) lot on 13.19 acres more or less, located near N. FM 973 and Suncrest Road, Manor, TX.

MOTION: Upon a motion made by Commissioner Rowe and seconded by Commissioner Small the P&Z Commission voted seven (7) For and none (0) Against to approve a Concept Plan for IDEA- Manor, one (1) lot on 13.19 acres more or less, located near N. FM 973 and Suncrest Road, Manor, TX. The motion carried unanimously.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Stutsman and seconded by Commissioner Meyer the P&Z Commission voted seven (7) For and none (0) Against to adjourn the regular session of the Manor P&Z Commission at 7:13 p.m. on Wednesday, January 8, 2020. The motion carried unanimously.

These minutes approved by the Manor P&Z Commission on the 12th day of February 2020.

APPROVED:

Philip Tryon
Chairperson

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

Draft Minutes



AGENDA ITEM NO. ²_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 12, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Victor Garcia Subdivision, three (3) lots on 4.55 acres, more or less, located at 15506 Schmidt Loop, Manor, TX.

BACKGROUND/SUMMARY:

This is a public hearing related to Agenda Item 4 for a 3 lot subdivision in Manor's ETJ.

PRESENTATION: ☐YES ☐NO

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

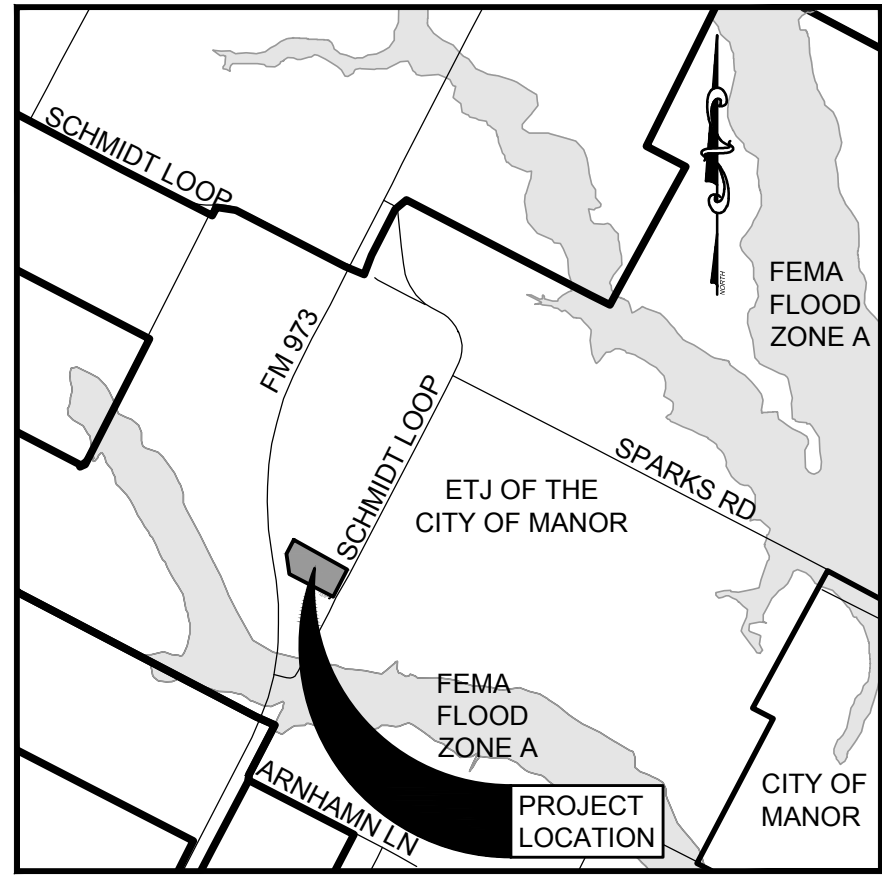
Plat

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission conduct the public hearing.

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

FINAL PLAT OF
VICTOR GARCIA SUBDIVISION



VICINITY MAP
SCALE: 1"=2,000'

LEGEND

- IRON ROD SET, MARKED "FOREST 1847"
- IRON ROD FOUND
- TxDOT TYPE 1 CONCRETE MONUMENT
- TxDOT TYPE 2 BRONZE DISK
- TxDOT TYPE 3 ALUMINUM CAP

OWNER: VICTOR GARCIA
15506 SCHMIDT LOOP
MANOR, TEXAS 78653
PHONE 512.761.0504
EMAIL VICTOR.GARCIA@TRUETEAM.COM

SURVEYOR: WILLIAM F. FOREST, JR., RPLS
FOREST SURVEYING
1002 ASH ST.
GEORGETOWN, TX 78626
PHONE 512.930.5927
EMAIL BETHANN@FORESTSURVEYING.COM

ENGINEER: JEN HENDERSON, PE
M&S ENGINEERING
FIRM F-1394
102 W. MORROW ST.
GEORGETOWN, TEXAS 78626
PHONE 830.228.5446
EMAIL JHENDERSON@MSENGR.COM

SUBMITTAL DATE: DECEMBER 20, 2019

REVISION DATE: 10/04/19

ORIGINAL SURVEY: SUMNER BACON SURVEY ABSTRACT NO. 63

FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR FLOOD
PLAIN AS SHOWN ON FIRM PANEL 48453C0295H, DATED
09/26/2008

NEW STREETS: NO NEW STREETS ARE PLANNED

LAND USE: RESIDENTIAL

TOTAL LOTS: 3

TOTAL BLOCKS: 1

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES

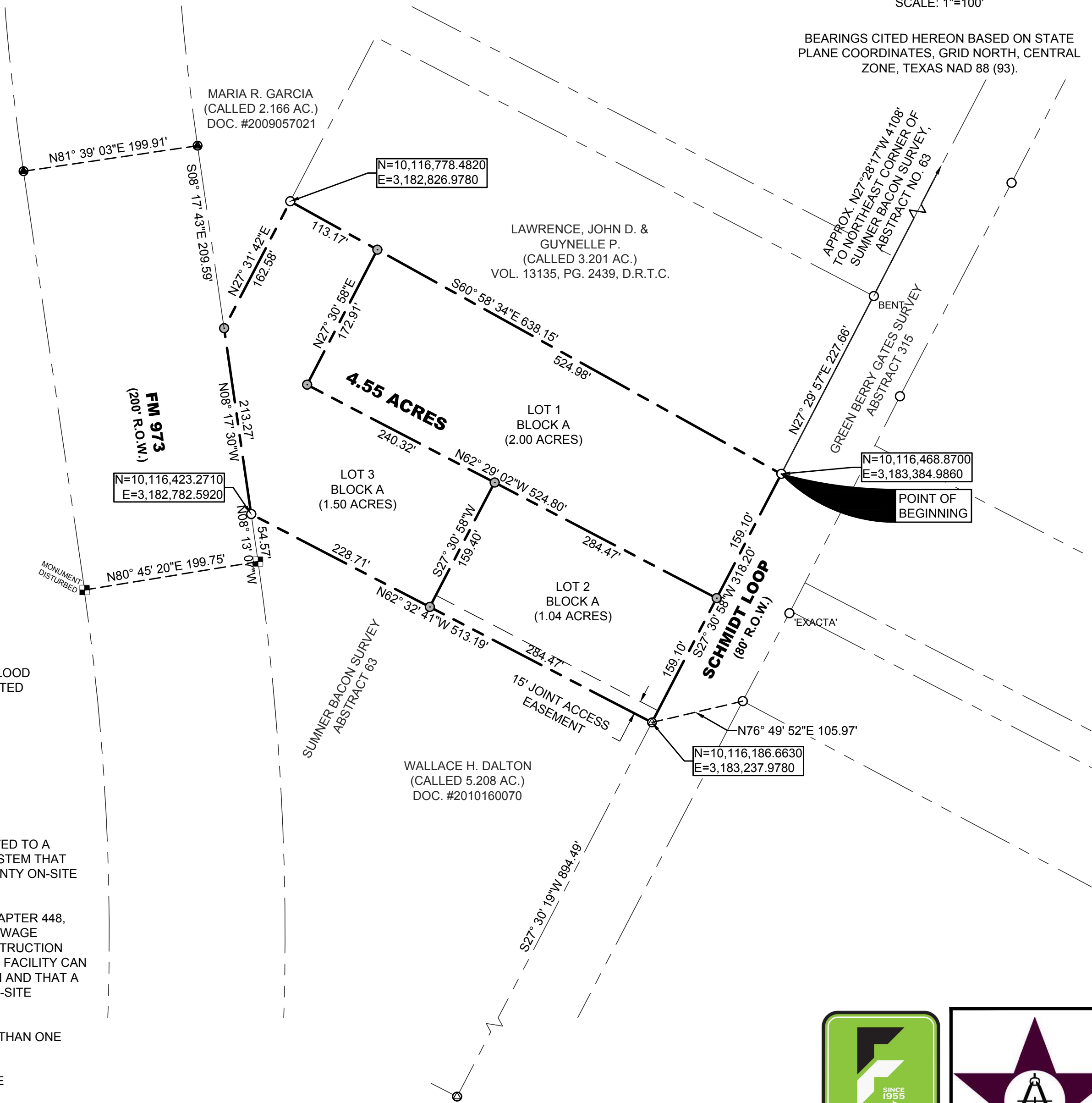
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 448, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.
- EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
- THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

STACEY SCHEFFEL D.R. #OS0011143
PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE

BEARINGS CITED HEREON BASED ON STATE
PLANE COORDINATES, GRID NORTH, CENTRAL
ZONE, TEXAS NAD 88 (93).

0 100 200
SCALE: 1"=100'



PERIMETER FIELD NOTES:

BEING 4.55 ACRES OF LAND, SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NO. 326, IN TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A DEED FROM MARIA T. GARCIA TO VICTOR GARCIA, OF RECORD IN DOCUMENT NO. 2019080238, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS. THIS TRACT WAS SURVEYED ON THE GROUND IN NOVEMBER OF 2019 UNDER THE DIRECTION OF WILLIAM F. FOREST, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847. SURVEY NOTE: THE BEARING BASIS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2" IRON PIN FOUND (STEEL PIN), AT THE NORTHEAST CORNER OF SAID 4.55 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 3.201 ACRE TRACT, DESCRIBED IN A DEED TO JOHN D. LAWRENCE AND GUYNELLE P. LAWRENCE, RECORDED IN VOLUME 13135, PAGE 02439, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF AND THE POINT OF BEGINNING, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF SCHMIDT LOOP, FROM WHICH A 1/2" IRON PIN FOUND, AT THE NORTHEAST CORNER OF SAID 3.201 ACRE TRACT BEARS: N 27°29'57" E, 227.66 FEET,

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF SCHMIDT LOOP AND THE EAST LINE OF SAID 4.55 ACRE TRACT, ALONG OR NEAR A FENCE, S 27°30'58" W, 318.20 FEET, TO A TxDOT TYPE 1 CONCRETE MONUMENT FOUND, FOR THE SOUTHEAST CORNER HEREOF, SAME BEING THE SOUTHEAST CORNER OF SAID 4.55 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A 4.55 ACRE TRACT, OF RECORD TO H. DALTON WALLACE, DOCUMENT NO. 2010160070, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, FROM WHICH A TxDOT TYPE 1 CONCRETE MONUMENT FOUND, BEARS: S 27°30'19" W, 894.49 FEET,

THENCE, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID SCHMIDT LOOP, WITH THE COMMON LINE OF SAID GARCIA 4.55 ACRE TRACT, AND SAID WALLACE 4.55 ACRE TRACT, N 62°32'41" W, 513.19 FEET, TO A 1/2" IRON PIN FOUND, FOR THE SOUTHWEST CORNER HEREOF, SAME BEING THE SOUTHWEST CORNER OF SAID GARCIA 4.55 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID WALLACE 4.55 ACRE TRACT, SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 973 (FM 973), FROM WHICH A 1/2" CAPPED IRON PIN FOUND, MARKER NOT LEGIBLE, BEARS: S 08°13'07" E, 54.57 FEET,

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF FM 973, AND THE WEST LINE OF SAID GARCIA 4.55 ACRE TRACT, N 08°17'30" W, 213.27 FEET, TO A 1/2" CAPPED IRON PIN SET, MARKED "FOREST RPLS 1847", FOR AN ANGLE POINT HEREOF, SAME BEING SOUTH CORNER OF A 2.166 ACRE TRACT, OF RECORD TO MARIA R. GARCIA, DOCUMENT NO. 2009057021, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, FROM WHICH A TxDOT TYPE 2 MONUMENT (BRONZE DISK) FOUND, BEARS: N 08°17'43" W, 209.59 FEET,

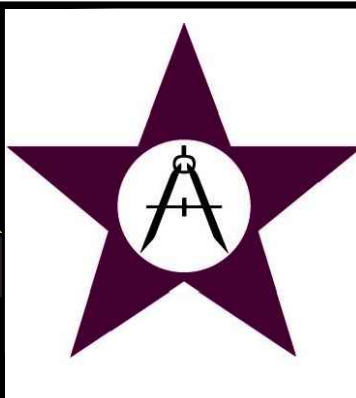
THENCE, DEPARTING THE EAST RIGHT-OF-WAY LINE OF FM 973, WITH THE COMMON LINE OF SAID GARCIA 4.55 ACRE TRACT, AND SAID 2.166 ACRE TRACT, N 27°31'42" E, 162.58 FEET, TO A 1/2 INCH IRON PIN FOUND, FOR THE NORTHWEST CORNER HEREOF, SAME BEING THE NORTHWEST CORNER OF SAID GARCIA 4.55 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 3.201 ACRE TRACT,

THENCE, WITH THE COMMON LINE OF SAID GARCIA 4.55 ACRE TRACT, AND SAID 3.201 ACRE TRACT, S 60°58'34" E, 638.15 FEET, TO THE POINT OF BEGINNING.

PLAT NOTES:

- A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.
- THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF MANOR AS OF 20TH DAY OF SEPTEMBER, 2006.

SHEET
01 OF 02



M&S ENGINEERING
CIVIL | ELECTRICAL | STRUCTURAL | MEP

TEXAS PROFESSIONAL ENGINEERING FIRM # F-1394
WWW.MSENGR.COM | (830) 228-5446



AGENDA ITEM NO. ³_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 12, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Concept Plan for the Catholic Diocese of Austin Saint Joseph Parish, one (1) lot on 24.76 acres, more or less, located near Hill Lane and Gregg Manor Road, Manor, TX.

BACKGROUND/SUMMARY:

This is a public hearing related to Agenda Item 5. It is a 1 lot subdivision on Hill Lane near the High School and Manor Downs.

PRESENTATION: ☐YES ☐NO

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

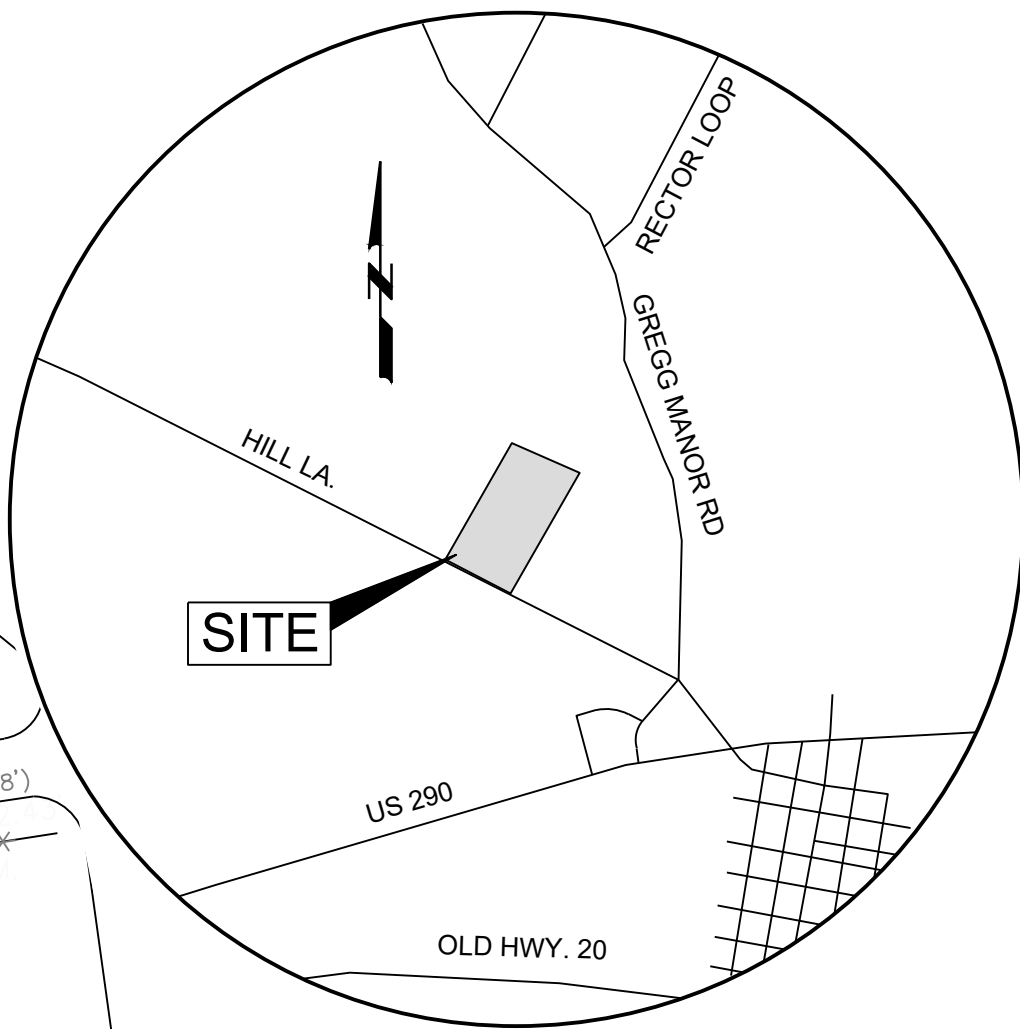
Plan

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission conduct the public hearing.

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

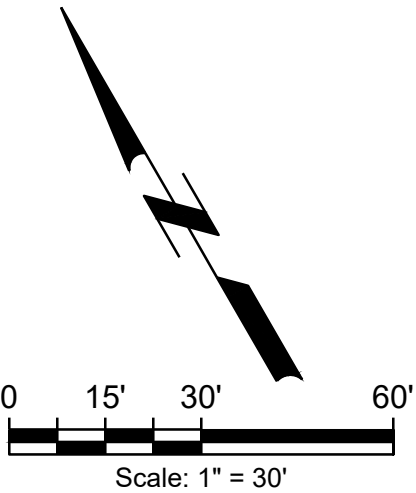
MANOR INDEPENDENT
SCHOOL DISTRICT
2001144922
65.0 AC.



LOCATION MAP
SCALE: 1"=2000'

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 60D NAIL FOUND
- 60D NAIL SET
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- CITY LIMITS
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OH OVERHEAD UTILITY LINE
- PP POWER POLE
- AC AIR CONDITIONER



TRACT 4
CATHOLIC DIOCESE
OF AUSTIN, TEXAS
13327/702
(24.78 AC.)
24.76 AC.

9 SUNNY PARTNERS, LP
2006189066
24.811 AC.

MANOR INDEPENDENT
SCHOOL DISTRICT
12597/1543
24.8354 AC.

OWNER/DEVELOPER:

CATHOLIC DIOCESE OF AUSTIN
6225 E US 290 HWY SVRD. EB,
AUSTIN, TX 78723

PH: 512.949.2400

ENGINEER:

TAMMI MIGL
MIGL ENGINEERING AND CONSULTING
9600 ESCARPMENT BLVD., STE 745-174
AUSTIN, TX 78749

PH: 512.750.0440

SURVEYOR:

VICTOR M GARZA
B&G SURVEYING, LLC.
1404 WEST NORTH LOOP BLVD.
AUSTIN, TX 78756

PH: 512.458.6969

LANDUSE:

24.76 AC. RELIGIOUS ASSEMBLY

SUMNER BACON SURVEY NO. 62

PETROL PIPELINE MARKER

SURVEY LINE

GAS METER

GAS METER

PIPELINE PERMANENT
ESMT. PER 11071/1011,
2011042154 & 2011147986

HILL LANE

DETENTION POND

P.O.B.

TEMPORARY BENCHMARK:
SPINDLE SET IN PAVEMENT
NAVE88 ELEVATION=537.55'

BUTLER FAMILY
PARTNERSHIP LTD.

100 AC.

LAS ENTRADAS
DEVELOPMENT CORP.
2007002485TR
122.2926 AC.

CLIENT
CATHOLIC DIOCESE OF AUSTIN
6225 E US 290 HWY SVRD EB,
AUSTIN, TX 78723

PROJECT
SAINT JOSEPH PARISH
HILL LA,
MANOR, TX. 78653

SHEET TITLE
CONCEPTUAL PLAN

PROJECT NO.
0128.007.02

DATE:
01/13/2020

SHEET NO.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 12, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for the Victor Garcia Subdivision, three (3) lots on 4.55 acres, more or less, located at 15506 Schmidt Loop, Manor, TX. Applicant: M&S Engineering Owner: Victor Garcia

BACKGROUND/SUMMARY:

This is a 3 lot subdivision in Manor's ETJ. At time of posting, this plat has not been approved by our engineers.

PRESENTATION: ☐YES ☐NO

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

Plat

Notice Letter

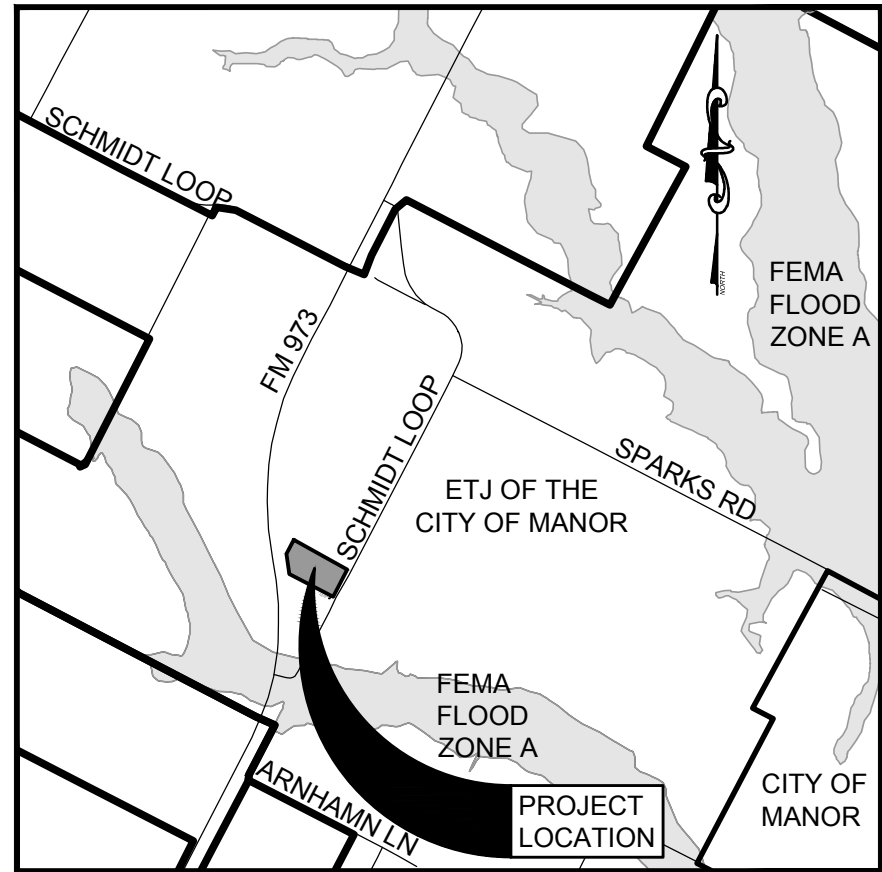
Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission deny per engineer comments a Short Form Final Plat for the Victor Garcia Subdivision, three (3) lots on 4.55 acres, more or less, located at 15506 Schmidt Loop, Manor, TX.

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

FINAL PLAT OF
VICTOR GARCIA SUBDIVISION



VICINITY MAP
SCALE: 1"=2,000'

LEGEND

- IRON ROD SET, MARKED "FOREST 1847"
- IRON ROD FOUND
- TxDOT TYPE 1 CONCRETE MONUMENT
- TxDOT TYPE 2 BRONZE DISK
- TxDOT TYPE 3 ALUMINUM CAP

OWNER: VICTOR GARCIA
15506 SCHMIDT LOOP
MANOR, TEXAS 78653
PHONE 512.761.0504
EMAIL VICTOR.GARCIA@TRUETEAM.COM

SURVEYOR: WILLIAM F. FOREST, JR., RPLS
FOREST SURVEYING
1002 ASH ST.
GEORGETOWN, TX 78626
PHONE 512.930.5927
EMAIL BETHANN@FORESTSURVEYING.COM

ENGINEER: JEN HENDERSON, PE
M&S ENGINEERING
FIRM F-1394
102 W. MORROW ST.
GEORGETOWN, TEXAS 78626
PHONE 830.228.5446
EMAIL JHENDERSON@MSENGR.COM

SUBMITTAL DATE: DECEMBER 20, 2019

REVISION DATE: 10/04/19

ORIGINAL SURVEY: SUMNER BACON SURVEY ABSTRACT NO. 63

FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR FLOOD
PLAIN AS SHOWN ON FIRM PANEL 48453C0295H, DATED
09/26/2008

NEW STREETS: NO NEW STREETS ARE PLANNED

LAND USE: RESIDENTIAL

TOTAL LOTS: 3

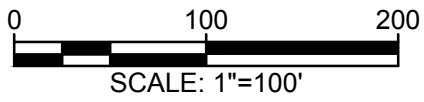
TOTAL BLOCKS: 1

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES

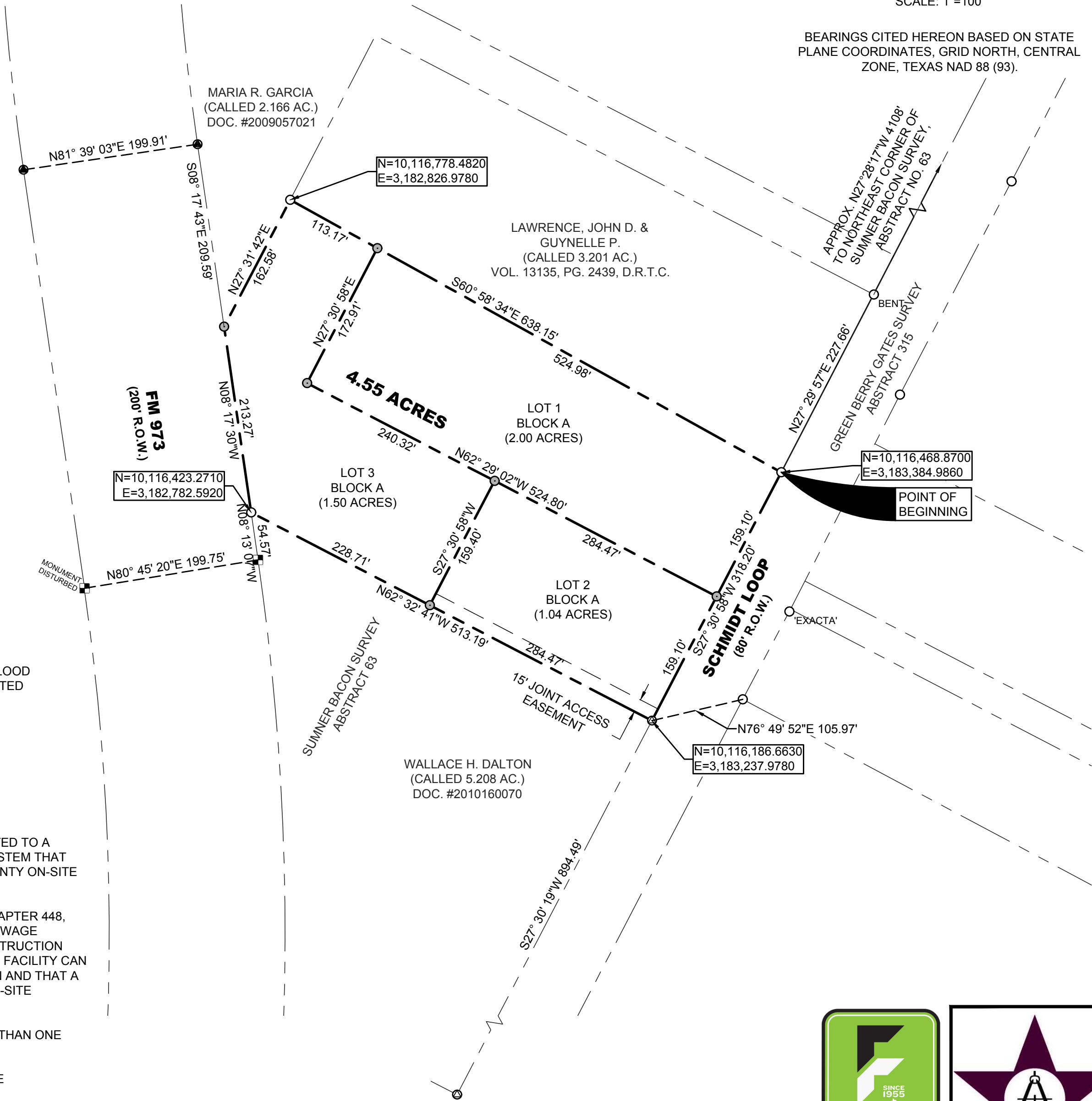
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 448, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.
- EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
- THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

STACEY SCHEFFEL D.R. #OS0011143
PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE



BEARINGS CITED HEREON BASED ON STATE
PLANE COORDINATES, GRID NORTH, CENTRAL
ZONE, TEXAS NAD 88 (93).



PERIMETER FIELD NOTES:

BEING 4.55 ACRES OF LAND, SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NO. 326, IN TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A DEED FROM MARIA T. GARCIA TO VICTOR GARCIA, OF RECORD IN DOCUMENT NO. 2019080238, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS. THIS TRACT WAS SURVEYED ON THE GROUND IN NOVEMBER OF 2019 UNDER THE DIRECTION OF WILLIAM F. FOREST, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847. SURVEY NOTE: THE BEARING BASIS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2" IRON PIN FOUND (STEEL PIN), AT THE NORTHEAST CORNER OF SAID 4.55 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 3.201 ACRE TRACT, DESCRIBED IN A DEED TO JOHN D. LAWRENCE AND GUYNELLE P. LAWRENCE, RECORDED IN VOLUME 13135, PAGE 02439, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF AND THE POINT OF BEGINNING, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF SCHMIDT LOOP, FROM WHICH A 1/2" IRON PIN FOUND, AT THE NORTHEAST CORNER OF SAID 3.201 ACRE TRACT BEARS: N 27°29'57" E, 227.66 FEET,

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF SCHMIDT LOOP AND THE EAST LINE OF SAID 4.55 ACRE TRACT, ALONG OR NEAR A FENCE, S 27°30'58" W, 318.20 FEET, TO A TxDOT TYPE 1 CONCRETE MONUMENT FOUND, FOR THE SOUTHEAST CORNER HEREOF, SAME BEING THE SOUTHEAST CORNER OF SAID 4.55 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A 4.55 ACRE TRACT, OF RECORD TO H. DALTON WALLACE, DOCUMENT NO. 2010160070, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, FROM WHICH A TxDOT TYPE 1 CONCRETE MONUMENT FOUND, BEARS: S 27°30'19" W, 894.49 FEET,

THENCE, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID SCHMIDT LOOP, WITH THE COMMON LINE OF SAID GARCIA 4.55 ACRE TRACT, AND SAID WALLACE 4.55 ACRE TRACT, N 62°32'41" W, 513.19 FEET, TO A 1/2" IRON PIN FOUND, FOR THE SOUTHWEST CORNER HEREOF, SAME BEING THE SOUTHWEST CORNER OF SAID GARCIA 4.55 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID WALLACE 4.55 ACRE TRACT, SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 973 (FM 973), FROM WHICH A 1/2" CAPPED IRON PIN FOUND, MARKER NOT LEGIBLE, BEARS: S 08°13'07" E, 54.57 FEET,

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF FM 973, AND THE WEST LINE OF SAID GARCIA 4.55 ACRE TRACT, N 08°17'30" W, 213.27 FEET, TO A 1/2" CAPPED IRON PIN SET, MARKED "FOREST RPLS 1847", FOR AN ANGLE POINT HEREOF, SAME BEING SOUTH CORNER OF A 2.166 ACRE TRACT, OF RECORD TO MARIA R. GARCIA, DOCUMENT NO. 2009057021, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, FROM WHICH A TxDOT TYPE 2 MONUMENT (BRONZE DISK) FOUND, BEARS: N 08°17'43" W, 209.59 FEET,

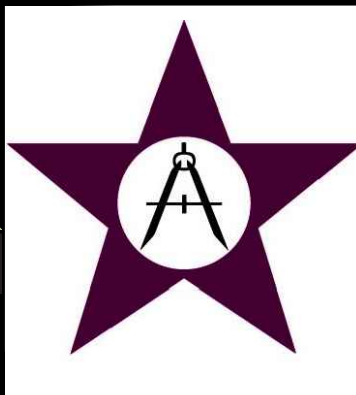
THENCE, DEPARTING THE EAST RIGHT-OF-WAY LINE OF FM 973, WITH THE COMMON LINE OF SAID GARCIA 4.55 ACRE TRACT, AND SAID 2.166 ACRE TRACT, N 27°31'42" E, 162.58 FEET, TO A 1/2 INCH IRON PIN FOUND, FOR THE NORTHWEST CORNER HEREOF, SAME BEING THE NORTHWEST CORNER OF SAID GARCIA 4.55 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 3.201 ACRE TRACT,

THENCE, WITH THE COMMON LINE OF SAID GARCIA 4.55 ACRE TRACT, AND SAID 3.201 ACRE TRACT, S 60°58'34" E, 638.15 FEET, TO THE POINT OF BEGINNING.

PLAT NOTES:

- A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.
- THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF MANOR AS OF 20TH DAY OF SEPTEMBER, 2006.

SHEET
01 OF 02



M&S ENGINEERING
CIVIL | ELECTRICAL | STRUCTURAL | MEP

TEXAS PROFESSIONAL ENGINEERING FIRM # F-1394
WWW.MSENGR.COM | (830) 228-5446



DEVELOPMENT SERVICES DEPARTMENT

January 24, 2020

RE: Notification for a Short Form Final Plat – Victor Garcia Subdivision

Dear Property Owner,

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

Public Hearing: Conduct a public hearing upon a Short Form Final Plat for the Victor Garcia Subdivision, three (3) lots on 4.55 acres more or less, located at 15506 Schmidt Loop, Manor, TX.

The Planning and Zoning Commission will meet at 6:30PM on February 12, 2020 at 105 East Eggleston in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this short form final plat has been filed.

If you have no interest in the case there is no need for you to attend. You may address any comments to me at the address or phone number below. Any communications I receive will be made available to the Commissioners during the discussion of this item.

Sincerely,

Scott Dunlop,
Assistant Development Director

sdunlop@cityofmanor.org
512-272-5555 ext. 5

VICTOR GARCIA

DOC# 2007013629
15506 SCHMIDT LOOP
MANOR, TX 78653

**LAWRENCE, JOHN D.
GUYNELLE P.**

VOL. 13135, PG. 2439
PO BOX 1157
MANOR, TX 78653-1157

GARCIA, MARIA R.

DOC# 2009057021
ROCKY'S DIRTS
16440 AVENTURA AVE
PFLUGERVILLE, TX 78660-2579

WALLACE H. DALTON

DOC# 2010160070TR
9505 JOHNNY MORRIS RD
AUSTIN, TX 78724-1527

FORSYTHE, BILL

P.O. BOX 116
MANOR, TX 78653-0116

**ALMANZA BULMARO &
ESPERANCA ALONSO-RESENDIZ**

DOC# 2014036870TR
15501 SCHMIDT LOOP
MANOR, TX 78653-3905

BOECKER, AURTHUR DANIEL

DOC# 2014036869TR
DOC# 2013051690TR
DOC# 2012083432TR
525 SALT CREEK LN
GEORGETOWN, TX 78633-5408

BOECKER, DUSTY

DOC# 2011142983TR
15521 SCHMIDT LOOP
MANOR, TX 78653-3905

**RESENDIZ DIANA ALONSO &
SANTOS VILLEGAS VAZQUES**

DOC# 2015141383
DOC# 2015138559
249 PRIVATE RD
TALYOR, TX 76574

BAYER, DON & JIMMY

DOC# 2009122122TR
1334 COUNTY ROAD 405
LEXINGTON, TX 78947-5030

HAVIAR, VLADIMIR M.

DOC# 2009019842TR
15420 N FM 973
MANOR, TX 78653-4014

KELLEY, DAVID W. & ANDREA

DOC# 2012071903TR
DOC# 2013137358TR
TRULI J. KELLY (C/S)
150 N ESKEW LN
CEDAR CREEK, TX 78612-3237



AGENDA ITEM NO. ⁵_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 12, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Concept Plan for the Catholic Diocese of Austin Saint Joseph Parish, one (1) lot on 24.76 acres, more or less, located near Hill Lane and Gregg Manor Road, Manor, TX.

Applicant: Migl Engineering and Consulting Owner: Catholic Diocese of Austin

BACKGROUND/SUMMARY:

This is a 1 lot subdivision to plat the property where the new Saint Joseph church is proposed to locate on Hill Lane near the High School and Manor Downs. At the time of posting, this plan has not been approved by our engineers.

PRESENTATION: ☐YES ☐NO

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

Plan

Notice Letter

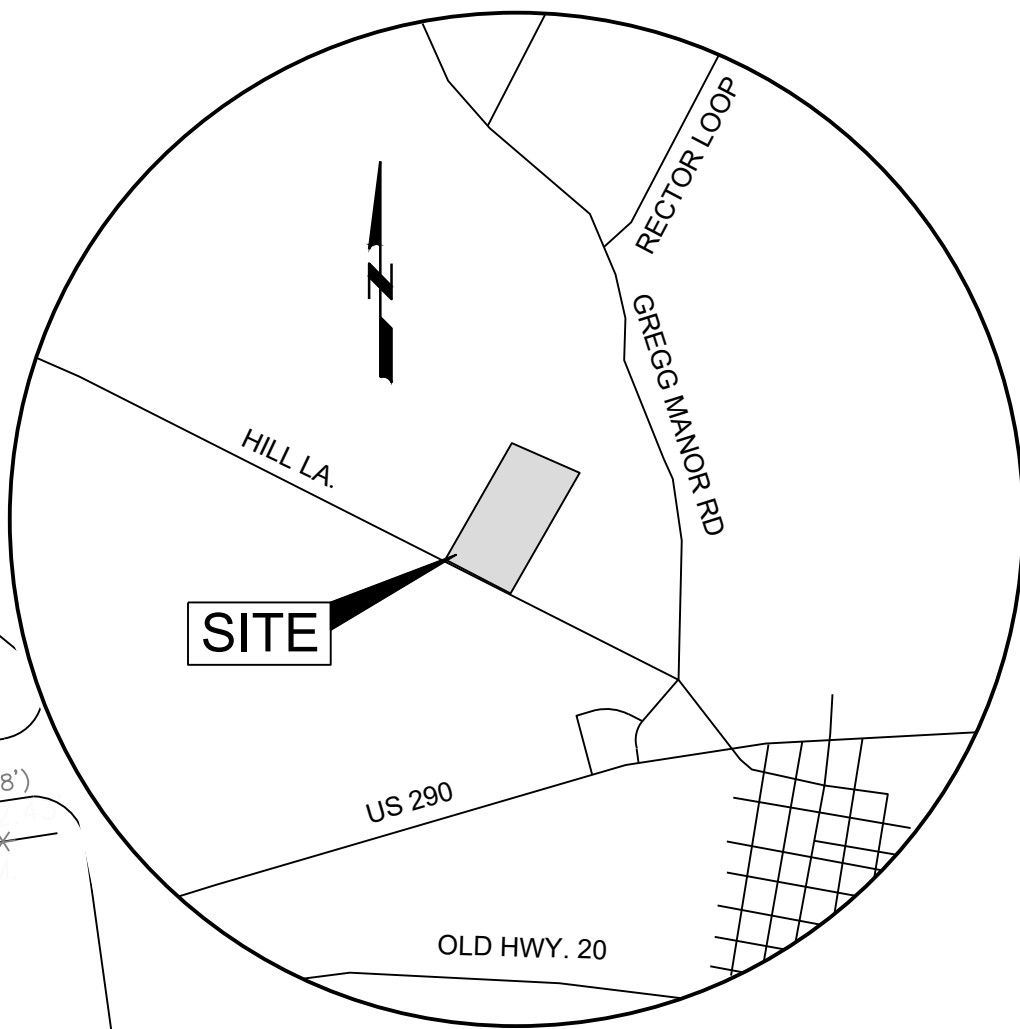
Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission deny per engineer comments a Concept Plan for the Catholic Diocese of Austin Saint Joseph Parish, one (1) lot on 24.76 acres, more or less, located near Hill Lane and Gregg Manor Road, Manor, TX.

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

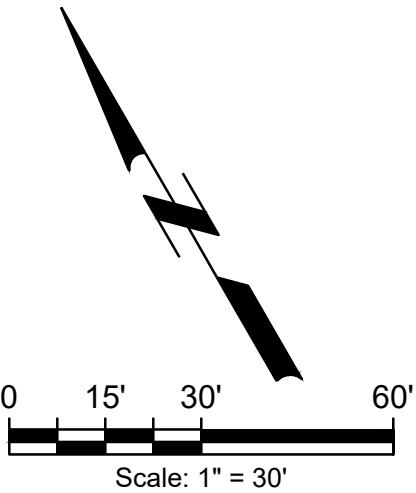
MANOR INDEPENDENT
SCHOOL DISTRICT
2001144922
65.0 AC.



LOCATION MAP
SCALE: 1"=2000'

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 60D NAIL FOUND
- 60D NAIL SET
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- CITY LIMITS
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OH OVERHEAD UTILITY LINE
- PP POWER POLE
- AC AIR CONDITIONER



TRACT 4
CATHOLIC DIOCESE
OF AUSTIN, TEXAS
13327/702
(24.78 AC.)
24.76 AC.

9 SUNNY PARTNERS, LP
2006189066
24.811 AC.

MANOR INDEPENDENT
SCHOOL DISTRICT
12597/1543
24.8354 AC.

OWNER/DEVELOPER:

CATHOLIC DIOCESE OF AUSTIN
6225 E US 290 HWY SVRD. EB,
AUSTIN, TX 78723

PH: 512.949.2400

ENGINEER:

TAMMI MIGL
MIGL ENGINEERING AND CONSULTING
9600 ESCARPMENT BLVD., STE 745-174
AUSTIN, TX 78749

PH: 512.750.0440

SURVEYOR:

VICTOR M GARZA
B&G SURVEYING, LLC.
1404 WEST NORTH LOOP BLVD.
AUSTIN, TX 78756

PH: 512.458.6969

LANDUSE:

24.76 AC. RELIGIOUS ASSEMBLY

SUMNER BACON SURVEY NO. 62

PETROL PIPELINE MARKER

SURVEY LINE

GAS METER

GAS METER

PIPELINE PERMANENT ESMT. PER 11071/1011, 2011042154 & 2011147986

HILL LANE

DETENTION POND

P.O.B.

TEMPORARY BENCHMARK: SPINDLE SET IN PAVEMENT NAVE88 ELEVATION=537.55'

BUTLER FAMILY
PARTNERSHIP LTD.

100 AC.

LAS ENTRADAS
DEVELOPMENT CORP.
2007002485TR
122.2926 AC.

CLIENT
CATHOLIC DIOCESE OF AUSTIN
6225 E US 290 HWY SVRD EB,
AUSTIN, TX 78723

PROJECT
SAINT JOSEPH PARISH
HILL LA,
MANOR, TX. 78653

SHEET TITLE
CONCEPTUAL PLAN

PROJECT NO.
0128.007.02

DATE:
01/13/2020

SHEET NO.



DEVELOPMENT SERVICES DEPARTMENT

January 24, 2020

RE: Notification for a Concept Plan – Saint Joseph Parish

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 concept plan. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing upon a Concept Plan for the Catholic Diocese of Austin Saint Joseph Parish, one (1) lot on 24.76 acres more or less, located near Hill Lane and Gregg Manor Road, Manor, TX.

The Planning and Zoning Commission will meet at 6:30PM on February 12, 2020 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

PROP ID 236803
MANOR INDEPENDENT SCHOOL DISTRICT
PO BOX 359
MANOR, TX 78653-0359

PROP ID 236763
9 SUNNY PARTNERS LP
2207 LAKE AUSTIN BLVD
AUSTIN, TX 78703-4547

PROP ID 236851
LAS ENTRADAS DEVELOPMENT
9900 US HWY 290 E
MANOR, TX 78653-9720

PROP ID 500910
MANOR INDEPENDENT SCHOOL DISTRICT
PO BOX 359
MANOR, TX 78653-0359

PROP ID 912584
BUTLER FAMILY PARTNERSHIP LTD
PO BOX 9190
AUSTIN, TX 78766-9190



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 12, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application from Light Commercial (C-1) to Medium Commercial (C-2) on 0.675 acres more or less, located at 10814 US Hwy 290 East, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: Cottonwood Holdings, LTD

BACKGROUND/SUMMARY:

This is the property where Top Liquor is currently located. The owner would like to rezone from Light Commercial (C-1) to Medium Commercial (C-2) because the development standards in C-1 are not conducive to the Medium Commercial uses they want.

Staff had recommended denial at the January 8th meeting and the applicant requested a postponement to the February 12th meeting to discuss with staff the recommendation. After meeting with staff, the applicant is requesting to pull the rezoning request.

PRESENTATION: ☐ YES ☐ NO

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

Letter of Intent
Rezoning Map
Notice Letter
Mailing Labels
Request to pull item

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission acknowledge the applicant's request and take no action.

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

December 4, 2019

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

**Re: Manor Food Store Lot Rezoning
0.675-Acre Tract – Letter of Intent
Northeast of the Intersection of US Highway 290 and Gregg Manor Road
Manor, Texas 78653**

Dear Staff:

Please accept this Summary Letter for the above referenced project. The proposed Manor Food Store development is located along the westbound frontage of US Highway 290 in Manor, Texas. The existing property consists of a 0.675 acre developed tract.

The Owner intends to submit an application to rezone this tract of land from C-1 (Light Commercial) to C-2 (Medium Commercial).

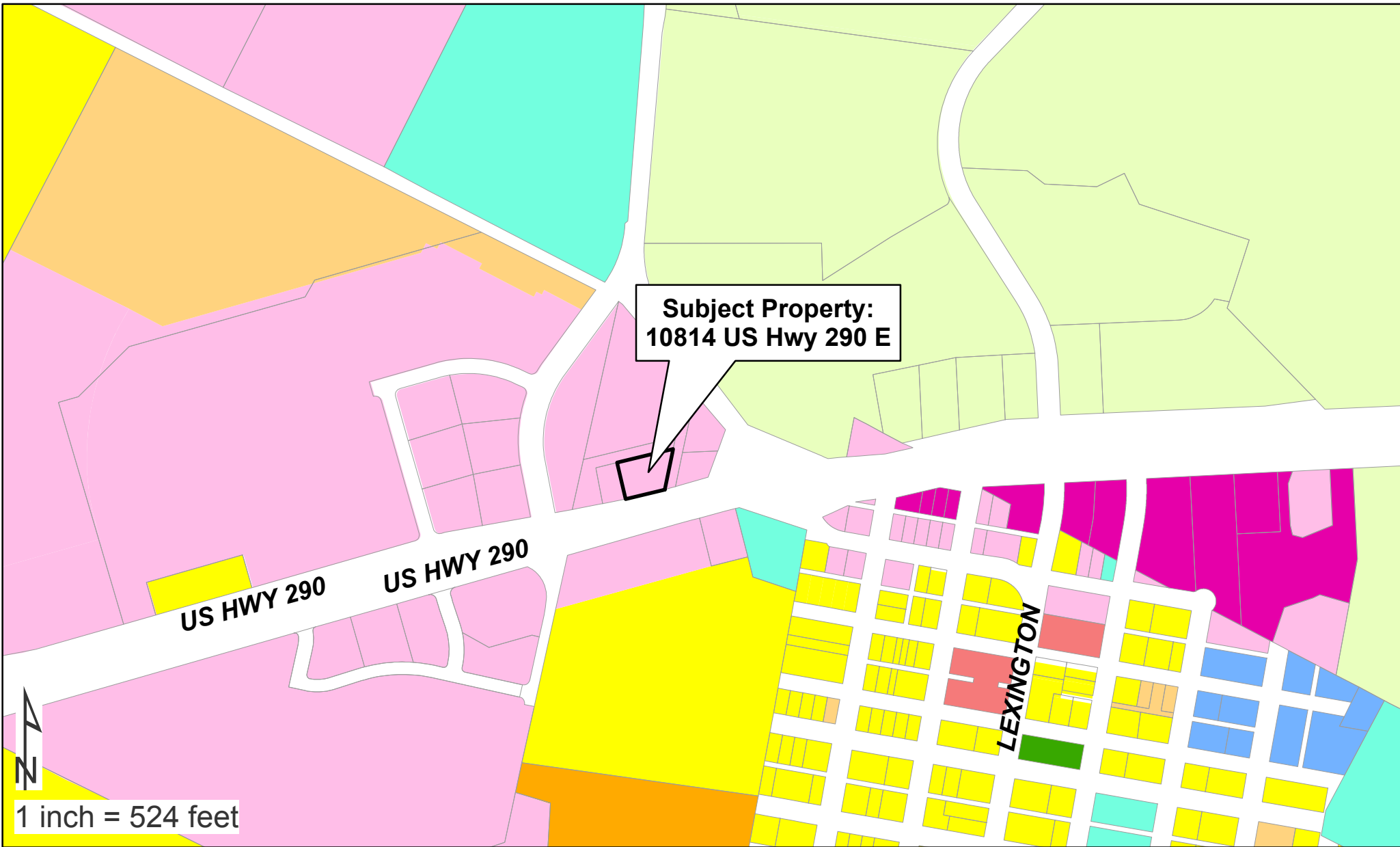
If you have any questions or comments regarding this request, please contact me at 512-350-5703.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.
Project Manager



Proposed Rezoning: Medium Commercial (C-2)

*Current Zoning District:
Light Commercial (C-1)*

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



DEVELOPMENT SERVICES DEPARTMENT

December 18, 2019

RE: Notification for a Rezoning Application – 10814 US Hwy 290 East

Dear Property Owner,

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

Public Hearing: Conduct a public hearing upon a Rezoning Application from Light Commercial (C-1) to Medium Commercial (C-2) on 0.675 acres more or less, located at 10814 US Hwy 290 East, Manor, TX.

The Planning and Zoning Commission will meet at 6:30PM on January 8, 2020 at 105 East Eggleston in the City Hall Council Chambers.

The City Council will meet at 7:00PM on January 15, 2020 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this short form final plat has been filed.

If you have no interest in the case there is no need for you to attend. You may address any comments to me at the address or phone number below. Any communications I receive will be made available to the Commissioners during the discussion of this item.

Sincerely,

Scott Dunlop,
Assistant Development Director

sdunlop@cityofmanor.org
512-272-5555 ext. 5

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

K-N CORPORATION
1717 W 6TH ST, STE 330
AUSTIN, TX 78703-4791

K-N CORPORATION
1717 W 6TH ST, STE 330
AUSTIN, TX 78703-4791

DOAN XUAN ETAL
1411 DEXFORD DR
AUSTIN, TX 78753-1607

DOAN XUAN ETAL
1411 DEXFORD DR
AUSTIN, TX 78753-1607

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

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

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

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

COTTONWOOD HOLDINGS LTD
9900 HWY 290E
MANOR, TX 78653-9720

COTTONWOOD HOLDINGS LTD
9900 HWY 290E
MANOR, TX 78653-9720

MANOR QUICK STOP INC
ATTN: DONNIE R URBANOVSKY
PO BOX 1232
MANOR, TX 78653-1232

MANOR QUICK STOP INC
ATTN: DONNIE R URBANOVSKY
PO BOX 1232
MANOR, TX 78653-1232

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

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

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

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

From: [Burke, Brett](#)
To: [Danny Burnett](#); [Scott Dunlop](#)
Subject: RE: CHL 0.625 C2 Rezoning
Date: Wednesday, January 29, 2020 11:28:33 AM

Scott, we just sat down with everyone on this. We're good with you pulling the application. No need to go to the commission.

Concerning the Las Entradas Final Plat, what is the deadline to have comments cleared and get approval at this month's P&Z. thanks,

----- ***We Are Moving!*** -----

**As of November 25th, 2019, we will be in our new location:
10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759**

Brett Burke | Project Manager

Kimley-Horn | 10814 Jollyville Road Building 4 Suite 300 Austin, TX 78759

Direct: 512 782 0587 | Mobile: 512 689 0094

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [YouTube](#)

Celebrating nine years as one of FORTUNE's 100 Best Companies

-----Original Appointment-----

From: Burke, Brett

Sent: Wednesday, January 15, 2020 10:47 AM

To: Burke, Brett; Danny Burnett; Scott Dunlop

Subject: CHL 0.625 C2 Rezoning

When: Tuesday, January 21, 2020 10:00 AM-10:30 AM (UTC-06:00) Central Time (US & Canada).

Where: City of Manor

Hey Scott, Danny read the minutes from last P&Z and ready to sit down on this. Let me know if this works for you. Thanks,

----- ***We Are Moving!*** -----

**As of November 25th, 2019, we will be in our new location:
10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759**

Brett Burke | Project Manager

Kimley-Horn | 10814 Jollyville Road Building 4 Suite 300 Austin, TX 78759

Direct: 512 782 0587 | Mobile: 512 689 0094

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [YouTube](#)

Celebrating nine years as one of FORTUNE's 100 Best Companies



AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 12, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action upon a Short Form Final Plat for the Las Entradas North Section 2 Subdivision, one (1) lot on 12.60 acres more or less, located at Gregg Manor Road and Hill Lane, Manor, TX.

Applicant: Kimley-Horn and Associates. Owner: CLX Ventures, LLC

BACKGROUND/SUMMARY:

This plat is create 1 lot in Las Entradas North which was zoned Multi-Family (R-3). This lot was approved as part of the larger Las Entradas Concept Plan Amendment.

This plat has been approved by our engineers.

PRESENTATION: ☐ YES ☐ NO

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

Plat

Engineer Comments

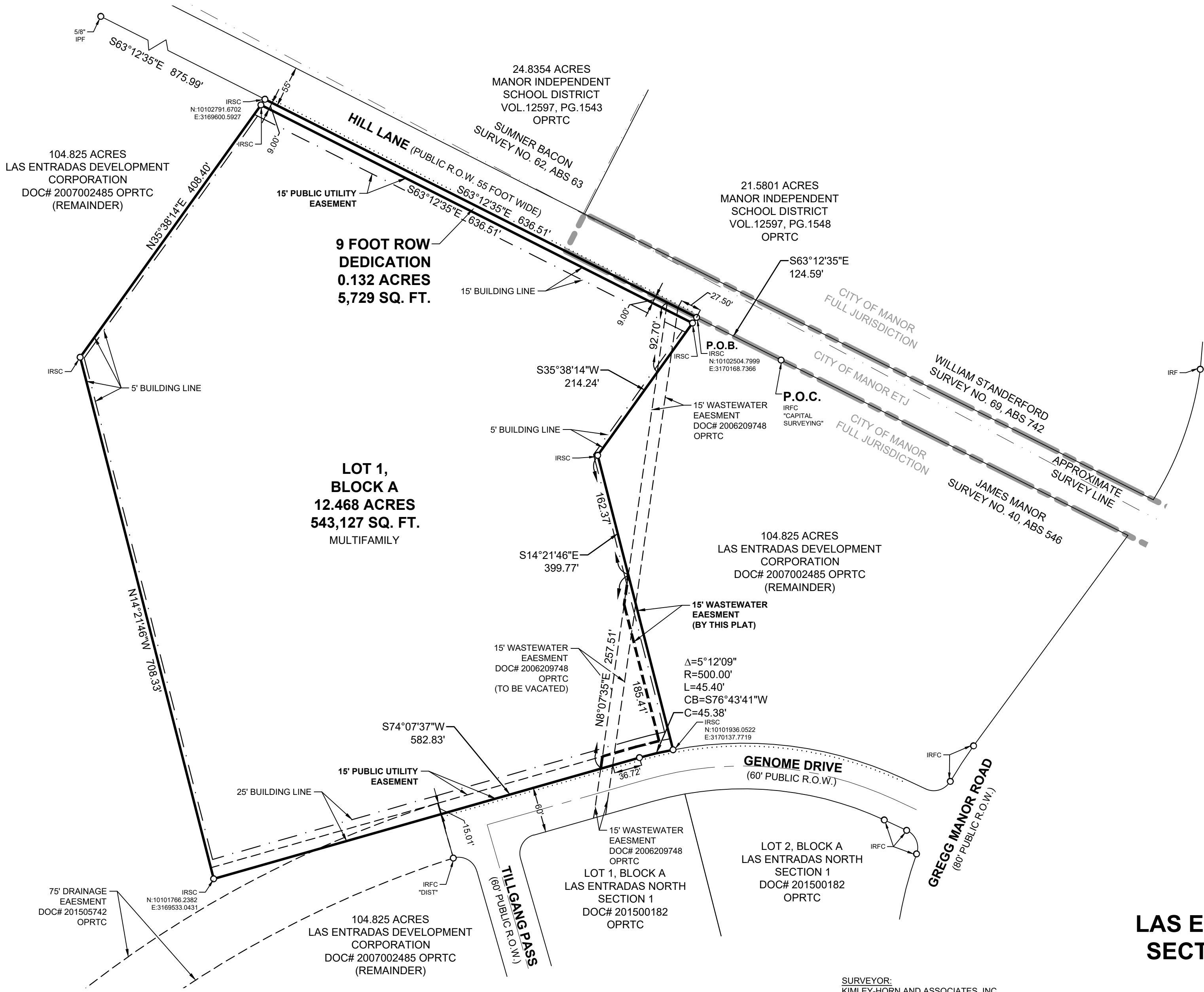
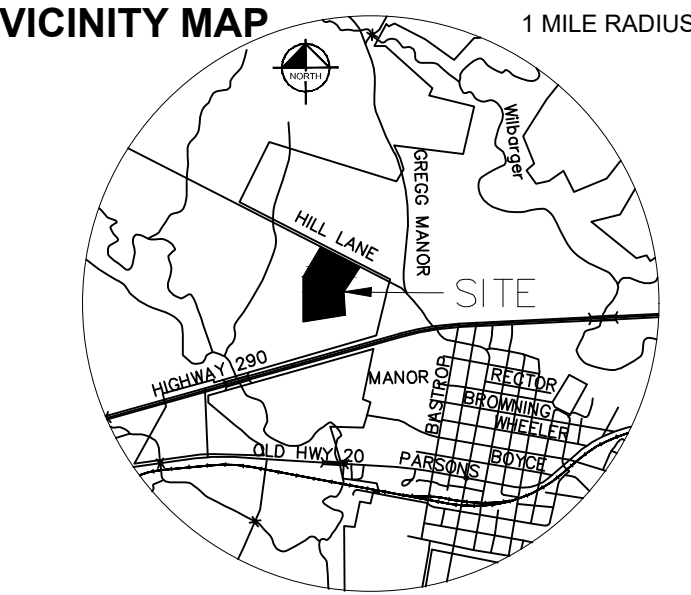
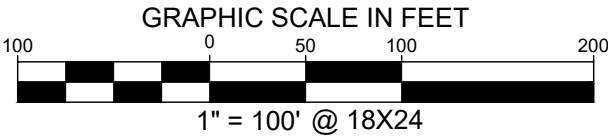
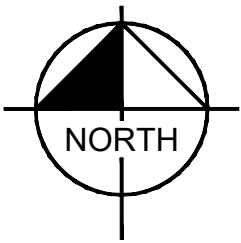
Conformance Letter

Notice Letter, Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve a Short Form Final Plat for the Las Entradas North Section 2 Subdivision, one (1) lot on 12.60 acres more or less, located at Gregg Manor Road and Hill Lane, Manor, TX.

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



LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	SIDEWALK AREA
	CITY LIMITS LINE
	IRON ROD SET WITH "KHA" CAP
	IRON ROD FOUND WITH CAP
	IRON PIPE FOUND
	OPRTC
	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

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

OWNER/DEVELOPER:
CLX VENTURES, LLC,
1919 MCKINNEY AVE #200,
DALLAS, TX, 78201
PH: (214) 335-4455
CONTACT: ELI ELLIS

**LAS ENTRADAS NORTH -
SECTION 2 FINAL PLAT**
12.600 ACRES
BEING PORTION OF A CALLED 104.825 ACRE TRACT
RECORDED IN DOC# 2007002485, OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, JAMES MANOR SURVEY
NO. 40, ABSTRACT NO. 546 CITY OF MANOR, TRAVIS
COUNTY, TEXAS

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JAB	JGM	11/25/2019	069278400	1 OF 2



DEVELOPMENT SERVICES DEPARTMENT

December 18, 2019

RE: Notification for a Short Form Final Plat – Las Entradas North Section 2 Subdivision

Dear Property Owner,

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

Public Hearing: Conduct a public hearing upon a Short Form Final Plat for the Las Entradas North Section 2 Subdivision, one (1) lot on 12.60 acres, more or less, located at Gregg Manor Road and Hill Lane, Manor, TX.

The Planning and Zoning Commission will meet at 6:30PM on January 8, 2020 at 105 East Eggleston in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this short form final plat has been filed.

If you have no interest in the case there is no need for you to attend. You may address any comments to me at the address or phone number below. Any communications I receive will be made available to the Commissioners during the discussion of this item.

Sincerely,

Scott Dunlop,
Assistant Development Director

sdunlop@cityofmanor.org
512-272-5555 ext. 5

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

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

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

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

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

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

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

COTTONWOOD HOLDINGS LTD
9900 HWY 290E
MANOR, TX 78653-9720

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

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

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

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

FRONTIER BANK OF TEXAS
PO BOX 551
ELGIN , TX 78621-0551



Date: Tuesday, January 7, 2020

Brandon Hammann
Kimley-Horn and Associates, Inc.
10814 Jollyville Road, Campus IV, Suite 300
Austin TX 78759
brandon.hammann@kimley-horn.com

Permit Number 2019-P-1230-SF
Job Address: Las Entradas North Section 2 Final Plat - CLX Ventures, Manor , TX. 78653

Dear Brandon Hammann,

The first submittal of the Las Entradas North Section 2 Final Plat - CLX Ventures (*Short Form Final Plat*) submitted by Kimley-Horn and Associates, Inc. and received on January 23, 2020, 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 previous discussions between City Staff, the developer and the developer's engineer, a submittal showing that no offsite drainage is required for the project should be submitted in order to verify that the final plat meets short form final plat submittal requirements.
2. The Mayor's name should be added to the signature block. It is Dr. Larry Wallace, Jr.
3. Note that content requirements for Short Form Final Plats shall correspond with the required content of Final Plats.
4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(d)(2)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid is required to be submitted. This should be a current tax certificate.
5. The vicinity map should be to a scale of 1" = 2000' as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii).
6. Provide information regarding what entity will provide water and wastewater to the proposed lot.
7. Clearly show where the existing 75' drainage easement is located on the proposed property.
8. Clarify if the existing wastewater easement is proposed to be totally vacated or partially vacated.
9. A release of easement (or partial release of easement vacating the easement will need to be submitted for review. Field notes and a sketch will need to be provided as part of the release. The vacation of the easement will need to be approved by City Council.

10. The wastewater easement vacation document will need to be recorded prior to recordation of the final plat.
11. The City Secretary is Lluvia Almaraz.
12. The Notary's Signature Block lists the year as 2019.
13. Remove references to underground stormwater drainage facilities in General Note 1. The drainage facilities will be private and will not be maintained by the City.
14. General Note 3 should say approved by the City of Manor.
15. Remove references to underground stormwater drainage facilities in General Note 5. The drainage facilities will be private and will not be maintained by the City.
16. Modify General Note 7 to reference the multifamily project not single family.
17. Delete General Note 8 as no streets will be constructed.
18. Delete General Note 9 as sidewalks are to be installed with the project.
19. The description of the wastewater easement should be:

15' Wastewater

Easement

Doc# 2006209748

OPRTC

Vacated

Doc# _____

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

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

Thank you,



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

1/7/2020 3:22:05 PM

Las Entradas North Section 2 Final Plat - CLX

Ventures

2019-P-1230-SF

Page 3

January 15, 2020

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

**RE: Permit Number 2019-P-1230-SF
Las Entradas North Section 2 Final Plat – CLX Ventures
Review Comments**

Dear Pauline Gray, P.E.:

Please accept this **Comment Response Letter** in reply to Jay Engineering Company's review, dated January 7, 2020. Original comments have been included for reference. Kimley-Horn responses are listed in **maroon**.

1. Per previous discussions between City Staff, the developer and the developer's engineer, a submittal showing that no offsite drainage is required for the project should be submitted in order to verify that the final plat meets short form final plat submittal requirements.

Response: Drainage sheets from submitted site plan are attached.

2. The Mayor's name should be added to the signature block. It is Dr. Larry Wallace, Jr.

Response: The Mayor's name has been added.

3. Note that content requirements for Short Form Final Plats shall correspond with the required content of Final Plats.

Response: Noted.

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

Response: A receipt showing payment of outstanding taxes has been attached. Final tax certification will be provided prior to final plat recordation.

5. The vicinity map should be to a scale of 1" = 2000' as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii).

Response: Vicinity map has been updated to show 1" = 2000' scale.

6. Provide information regarding what entity will provide water and wastewater to the proposed lot.

Response: Note 4 has been added to the plat stating water and wastewater service.

7. Clearly show where the existing 75' drainage easement is located on the proposed property.

Response: Dimensions have been added to the drainage easement.

8. Clarify if the existing wastewater easement is proposed to be totally vacated or partially vacated.

Response: Partially vacated. Description of vacated easement has been attached with this submittal.

9. A release of easement (or partial release of easement vacating the easement) will need to be submitted for review. Field notes and a sketch will need to be provided as part of the release. The vacation of the easement will need to be approved by City Council.

Response: Noted. Description of vacated easement has been attached with this submittal.

10. The wastewater easement vacation document will need to be recorded prior to recordation of the final plat.

Response: Noted.

11. The City Secretary is Lluvia Almaraz.

Response: City secretary's name has been revised.

12. The Notary's Signature Block lists the year as 2019.

Response: The date on the notary's signature block has been updated.

13. Remove references to underground stormwater drainage facilities in General Note 1. The drainage facilities will be private and will not be maintained by the City.

Response: This note has been revised.

14. General Note 3 should say approved by the City of Manor

Response: This note has been revised.

15. Remove references to underground stormwater drainage facilities in General Note 5. The drainage facilities will be private and will not be maintained by the City.

Response: References have been removed.

16. Modify General Note 7 to reference the multifamily project not single family.

Response: General Note 7 has been edited.

17. Delete General Note 8 as no streets will be constructed.

Response: General Note 8 has been deleted.

18. Delete General Note 9 as sidewalks are to be installed with the project.

Response: General Note 9 has been removed.

19. The description of the wastewater easement should be:

15' Wastewater

Easement

Doc# 2006209748

OPRTC

Vacated

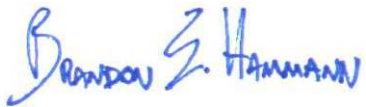
Doc# _____

Response: The easement description has been updated.

Should you have any questions or require additional information, please feel free to contact me directly.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brandon Hammann, P.E.

(512) 271-6314

brandon.hammann@kimley-horn.com



Date: Wednesday, January 29, 2020

Brandon Hammann
Kimley-Horn and Associates, Inc.
10814 Jollyville Road, Campus IV, Suite 300
Austin TX 78759
brandon.hammann@kimley-horn.com

Permit Number 2019-P-1230-SF

Job Address: Las Entradas North Section 2 Final Plat - CLX Ventures, Manor 78653

Dear Brandon Hammann,

We have conducted a review of the final plat for the above-referenced project, submitted by Brandon Hammann and received by our office on January 23, 2020, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

A handwritten signature in blue ink that reads "Pauline M. Gray".

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 12, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a variance request from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 41(b)(1) with specific reference to City of Austin, Drainage Criteria Manual, Section 4.1.0 General, D for Shadowglen Phase 2, Section 17, and being located in various locations on Sugar Bush Path and Arbor Hill Cove, Manor, TX, to reduce curb inlet transitions from 9' 8" to 5'. Applicant: Stantec Owner: M/I Homes

BACKGROUND/SUMMARY:

There are 5 stormwater inlet transitions in Section 17 of Shadowglen that as currently built at 9' 8" conflict with proposed driveways for new homes. The applicant is requesting to shorten one side of the curb inlet transitions to 5'. The County, who will maintain the streets, has approved the request and Manor's engineers take no exception. As reference, the same request was approved in Stonewater North through a development agreement approved by Council. It's contemplated in a future amendment to the city's subdivision ordinance to allow 5' inlet transitions on an case-by-case basis and approved administratively when no adverse affects can be demonstrated and best engineering practices are followed. Also, on construction plans the location of driveways would need to be shown to reduce the number of inlet-driveway conflicts before the facilities are constructed.

PRESENTATION: ☐ YES ☐ NO

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

Letter of Intent
Inlet Locations
County Approval
Notice Letter
Mailing Labels

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve a variance request from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 41(b)(1) with specific reference to City of Austin, Drainage Criteria Manual, Section 4.1.0 General, D for Shadowglen Phase 2, Section 17 to reduce curb inlet transitions from 9' 8" to 5' at the five locations shown on the Exhibits.

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



Stantec Consulting Services Inc.
1905 Aldrich Street, Suite 300, Austin TX 78723

January 15, 2020
File: 222011579

Attention: Mr. Scott Dunlop
City of Manor
Development Services Assistant Director
105 E. Eggleston Street,
Manor, Texas 78653

Dear Mr. Dunlop,

Reference: 10 feet inlet transition variance request
Shadowglen Section 17 (2018-P-1116-CO)
Shadowglen Trace, Manor, TX, 78653

Stantec Consulting Services, Inc., on behalf of M/I Homes of Austin, LLC, hereby requests a variance from the Section 4.1.0 General, D of the City of Austin Drainage Criteria Manual. We are requesting a variance to use a 5 feet inlet transition instead of the typical 10 ft inlet transitions in 5 different locations, in order to provide dry intersections and allow the lots in front of the affected inlets to have a driveway that complies with the City of Manor ordinances. The 5 proposed inlets with 5 feet transitions are the inlets B4-A, B5-A, B7, B9 and B10 based on the construction plans.

In addition, the 5 feet inlet transitions have been already approved by the Travis County reviewer, who reviewed the drainage and roads of the Shadowglen Section 17 construction plans.

If you have any questions or comments, please do not hesitate to contact our office.

Regards,

STANTEC CONSULTING SERVICES INC.

A handwritten signature in blue ink, appearing to read "Diego Rojas Sigala", with a large, stylized flourish at the end.

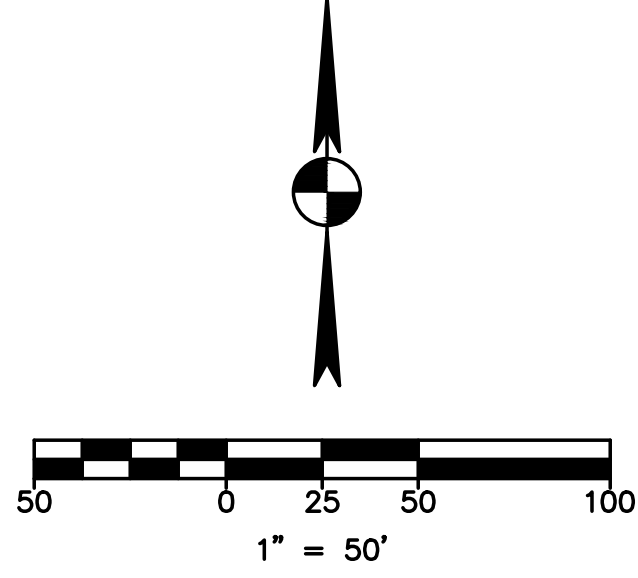
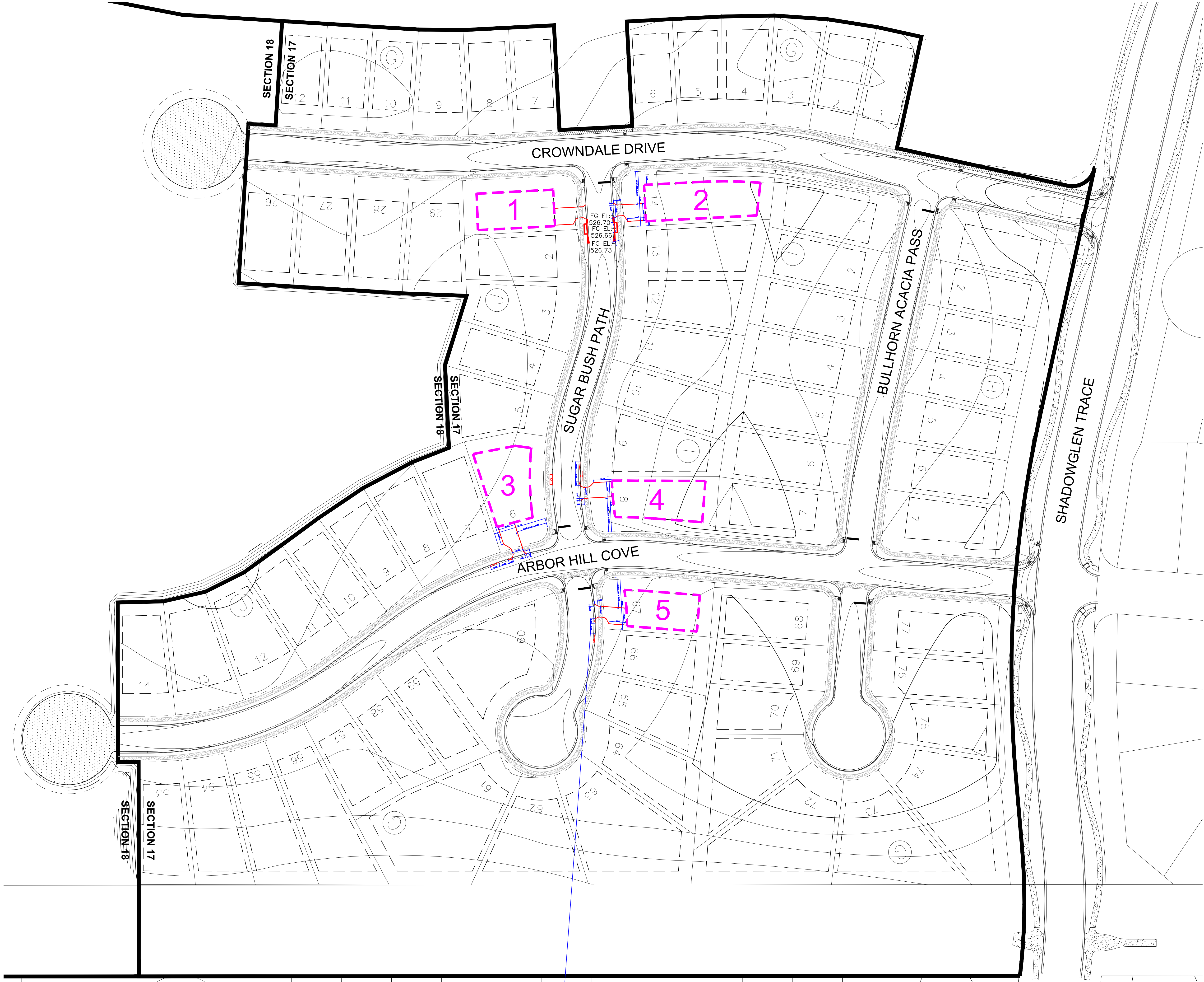
Diego Rojas Sigala, PE, CFM

Civil Designer

Phone: 512.328.0011

Fax: 512.328.0325

Diego.Rojas@stantec.com



DATE	NO.	REVISION	APPROVAL

INLET - DRIVEWAY ENCROACHMENT

SHADOWGLEN PHASE 2, SECTION 17
SHADOWGLEN TRACE, MANOR TX.

SG LAND HOLDINGS, LLC.

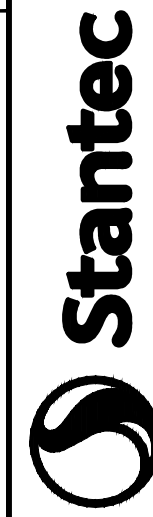
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DESIGNED BY: ML

QA / QC:

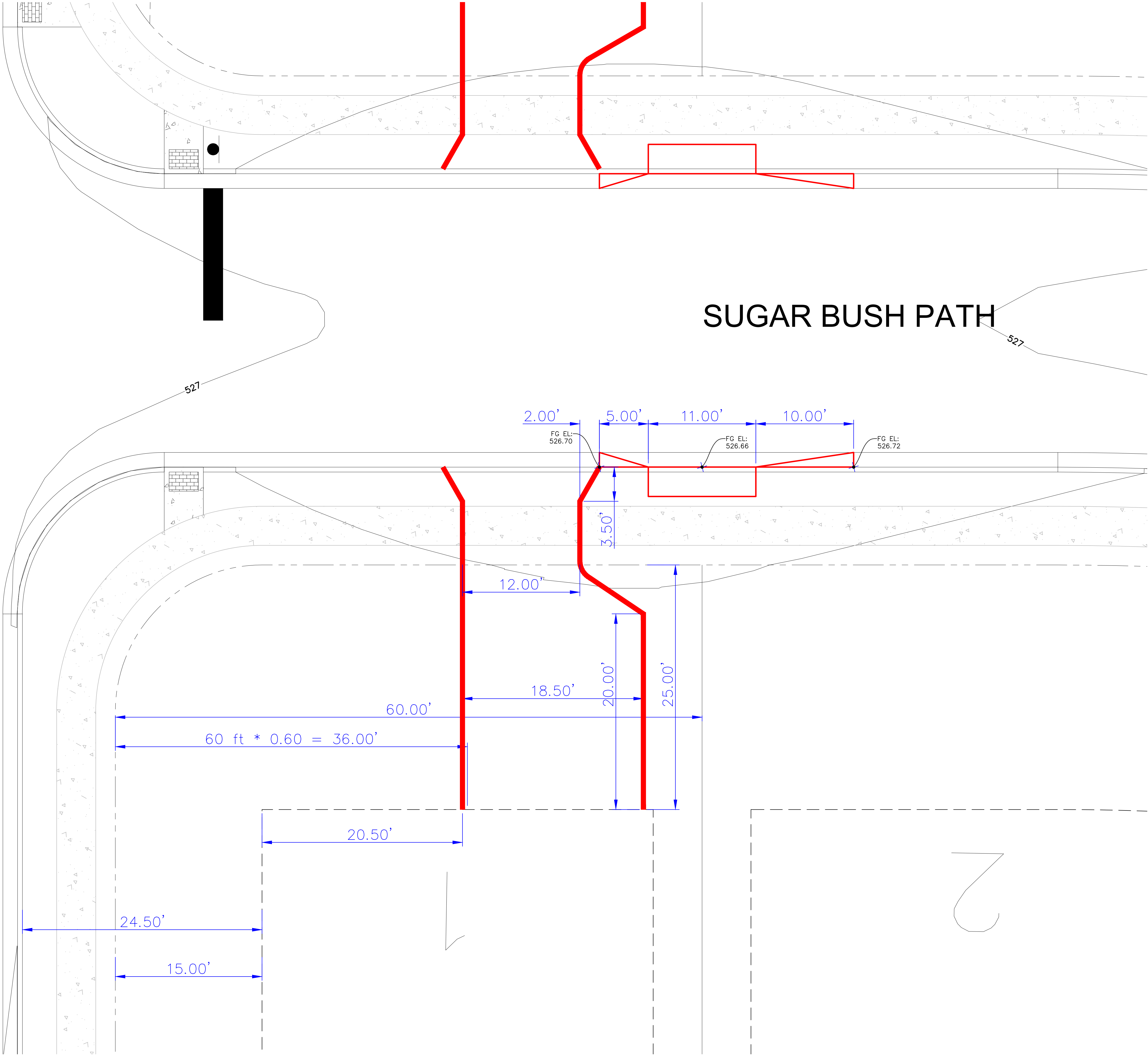
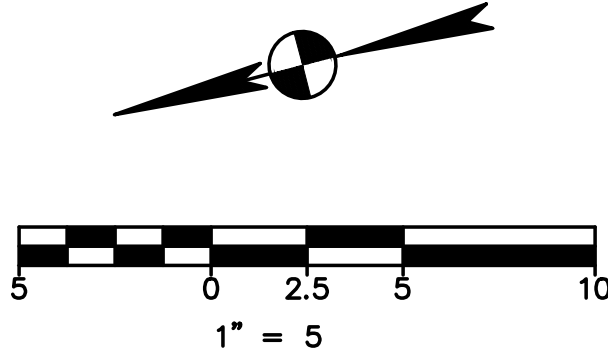
PROJECT NO.: 222010426

SHEET
1
OF 6

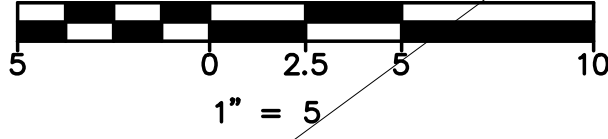


1905 Aldrich Street, Suite 300
Austin, Texas 78701
Tel: (512) 328-0011 Fax: (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
Copyright © 2019

CROWDALE DRIVE



OF 2 SHEET		DRAWN BY: ML DESIGNED BY: ML QA / QC: PROJECT NO.: 222010426		SHADOWGLEN PHASE 2, SECTION 17 SHADOWGLEN TRACE, MANOR TX. SG LAND HOLDINGS, LLC.		DRIVEWAY CONSTRUCTION VARIANCE 1		 stantec 1905 Aldrich Street, Suite 300 Austin, Texas 78701 Tel: (512) 328-0011 Fax: (512) 328-0325 TBPE # F-6324 TBPLS # F-10194230 Copyright © 2019		REVISION		APPROVAL									



ARBOR HILL COVE

SUGAR BUSH PATH

FG EL:
526.54

[illegible]

DRIVEWAY CONSTRUCTION VARIANCE 3

SHADOWGLEN PHASE 2, SECTION 17
SHADOWGLEN TRACE, MANOR TX.

SG LAND HOLDINGS, LLC.

DRAWN BY:	ML
DESIGNED BY:	ML
QA / QC:	
PROJECT NO.:	22

4

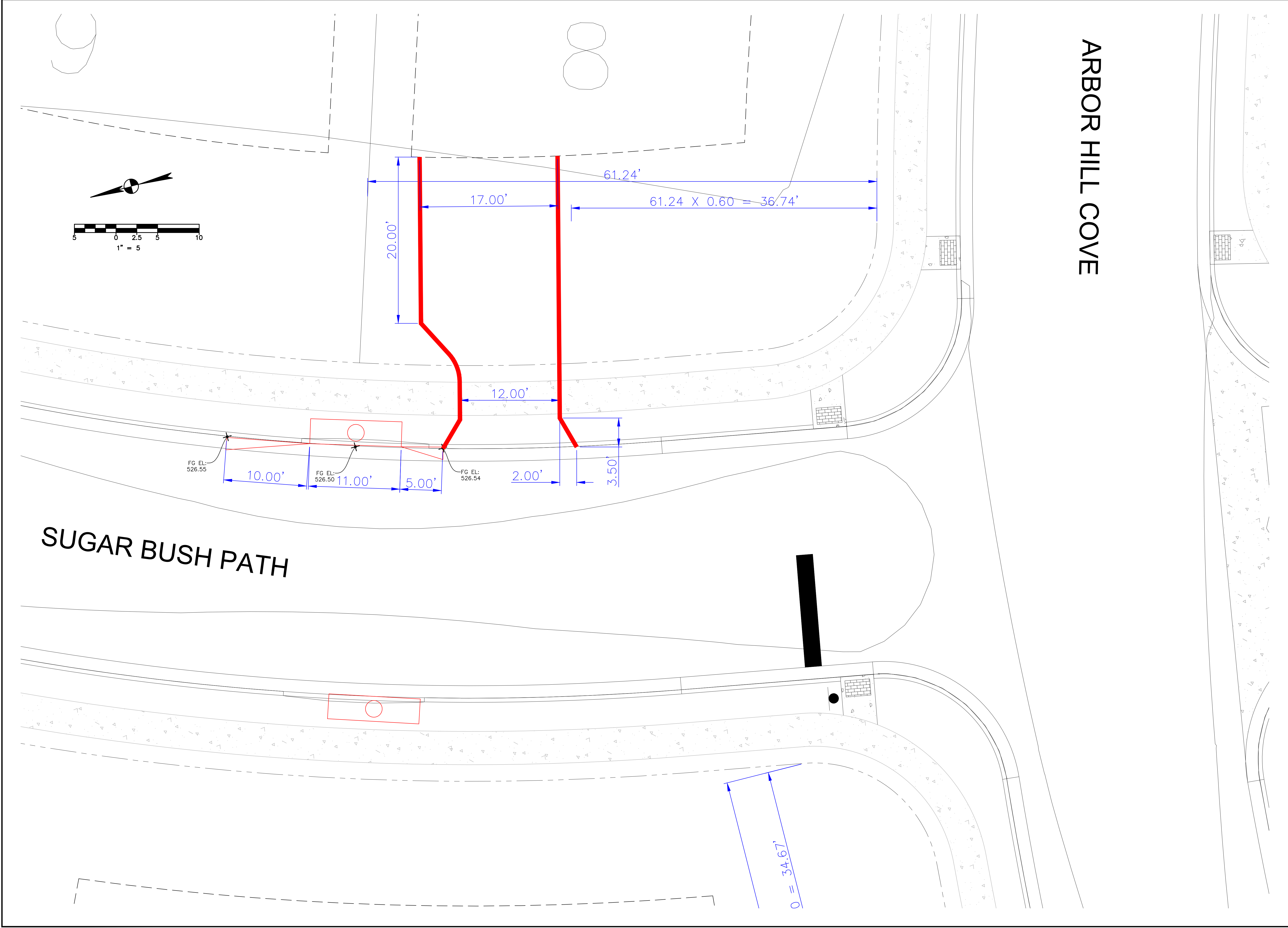
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6



Stantec

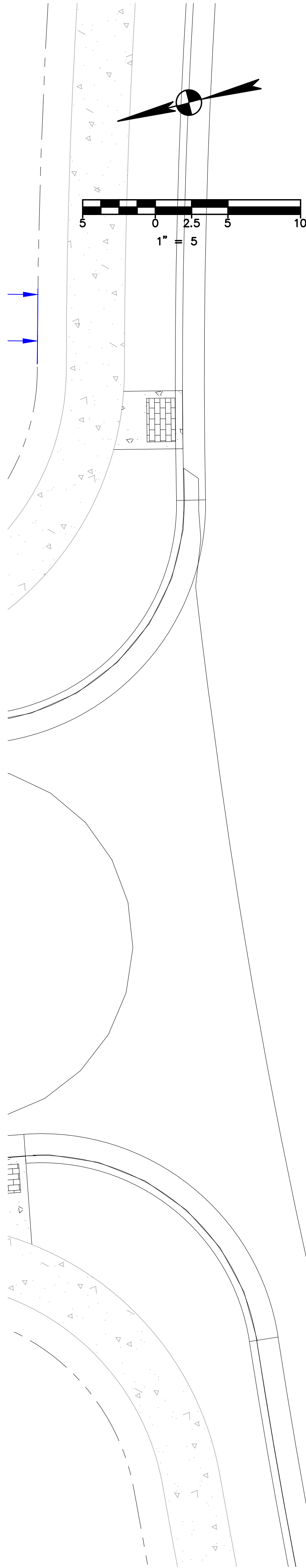
1905 Aldrich Street, Suite 300
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
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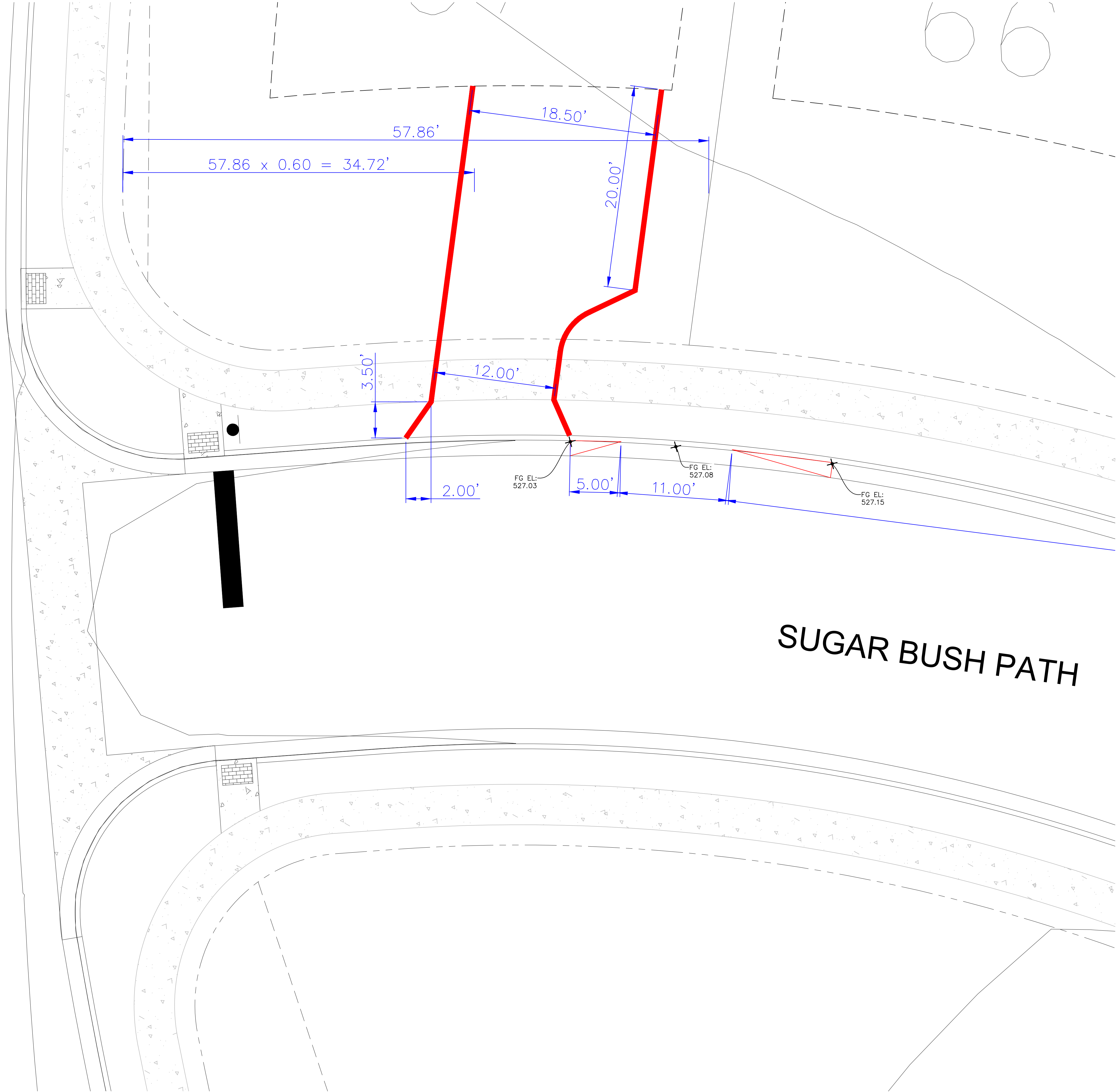
ARBOR HILL COVE

DRAWN BY: ML		SHEET	
DESIGNED BY: ML		5	
QA / QC:		OF	
PROJECT NO.: 222010426		6	
SHADOWGLEN PHASE 2, SECTION 17 SHADOWGLEN TRACE, MANOR TX.		DRIVEWAY CONSTRUCTION VARIANCE	
SG LAND HOLDINGS, LLC.		4	
DATE		NO	
REVISION		APPROVAL	

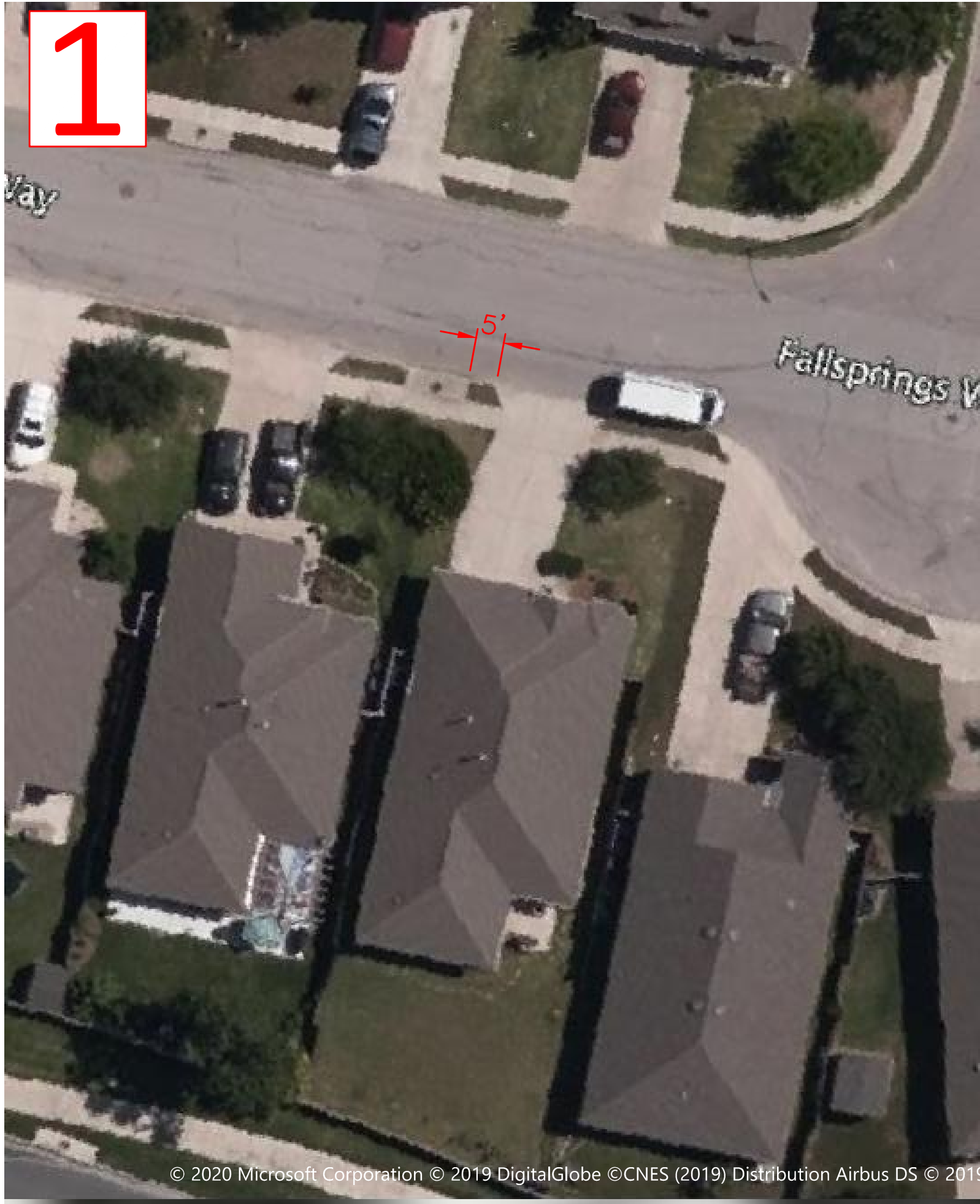
Stantec
1905 Aldrich Street, Suite 300
Austin, Texas 78701
Tel: (512) 328-0011 Fax: (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
Copyright © 2019



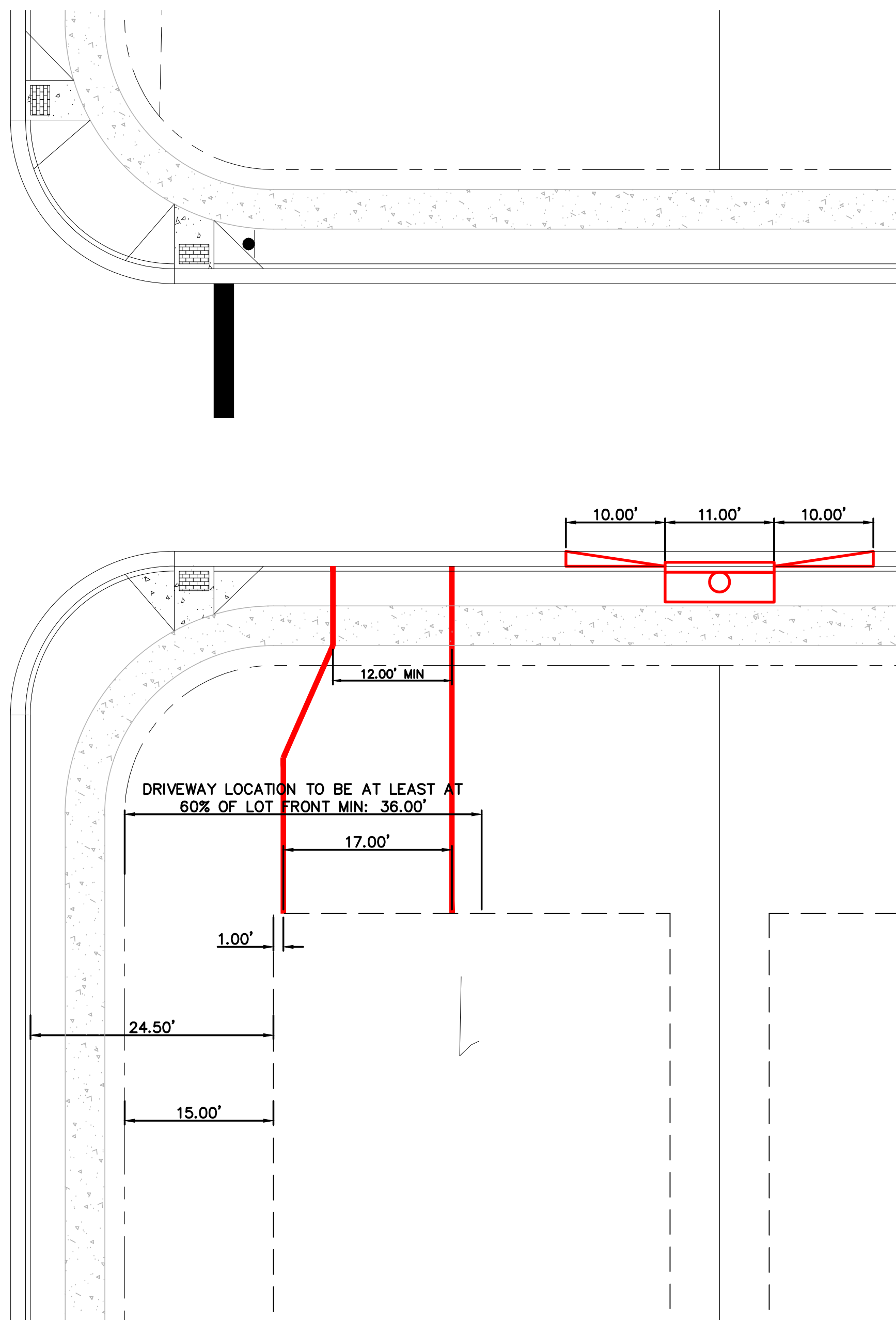
ARBOR HILL COVE



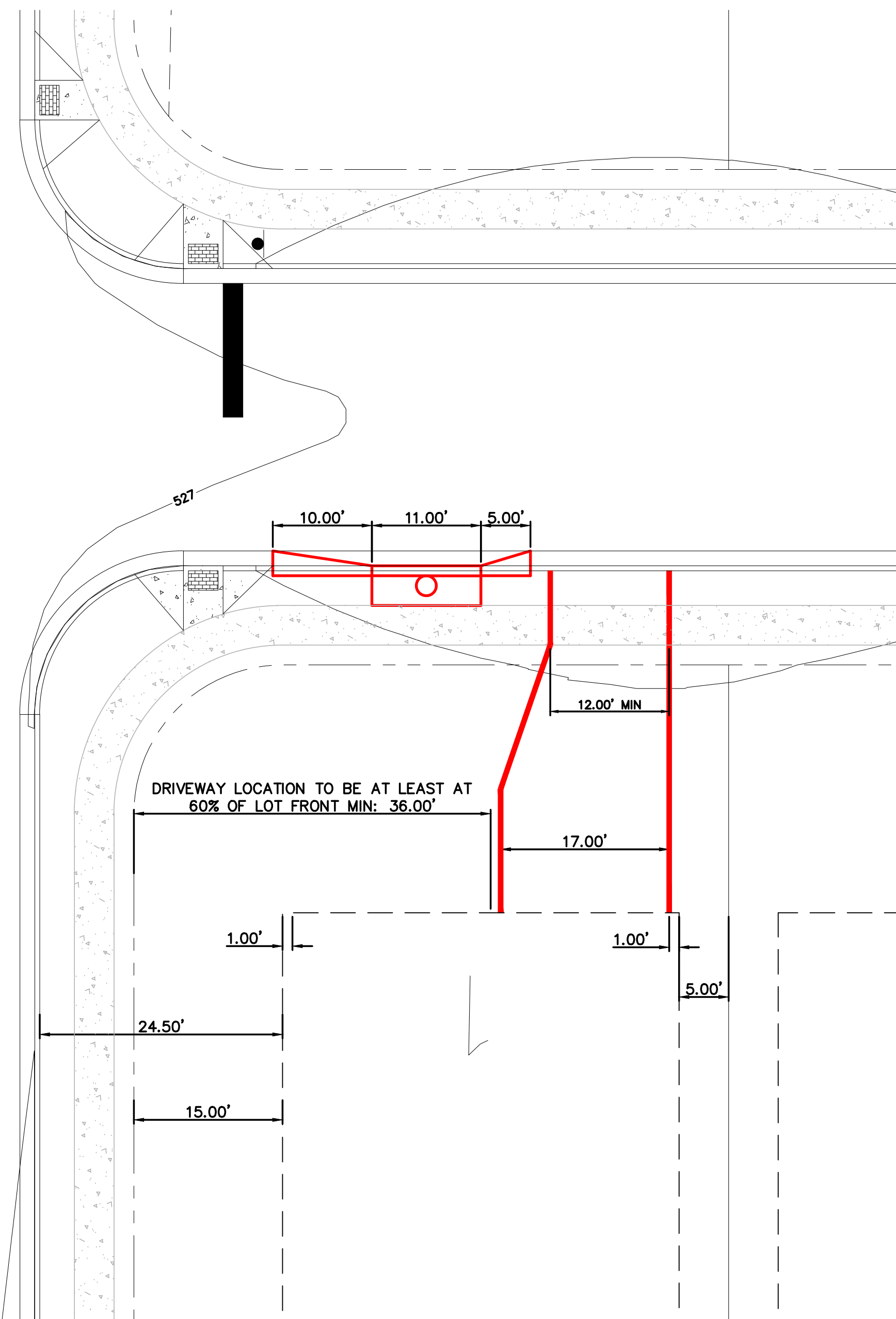
OF		SHEET 6		DRAWN BY: ML		SHADOWGLEN PHASE 2, SECTION 17 SHADOWGLEN TRACE, MANOR TX.		DRIVEWAY CONSTRUCTION VARIANCE 3		 stantec 1905 Aldrich Street, Suite 300 Austin, Texas 78701 Tel. (512) 328-0011 Fax (512) 328-0325 TBPE # F-6324 TBPLS # F-10194230 Copyright © 2019	
				DESIGNED BY: ML							
				QA / QC:							
				PROJECT NO.: 222010426							
6						SG LAND HOLDINGS, LLC.					



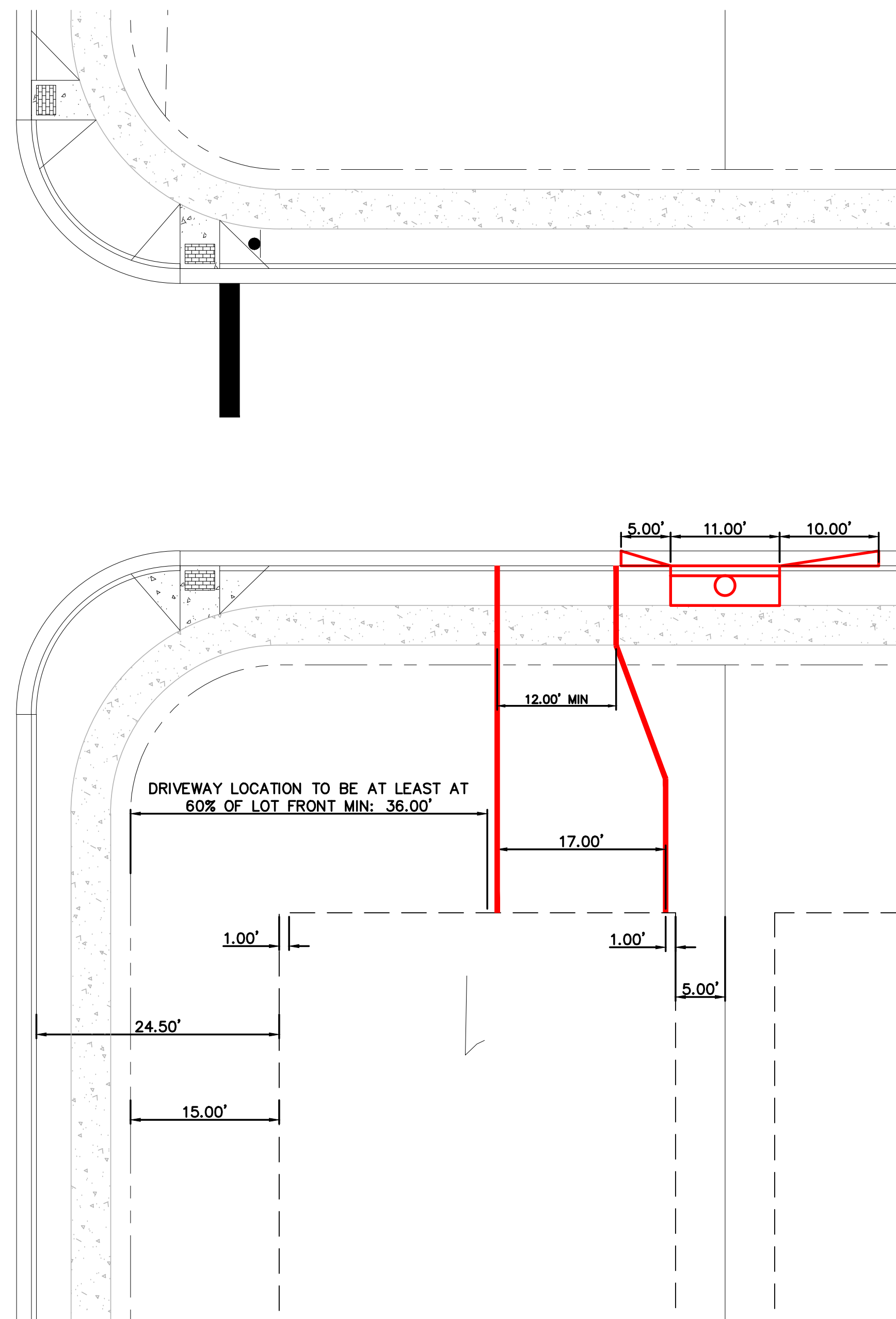
OF	1	SHEET	DRAWN BY: ML	SHADOWGLEN PHASE 2, SECTION 17 SHADOWGLEN TRACE, MANOR TX.	EXISTING 5 FT INLET TRANSITIONS	DATE	NO	REVISION	APPROVAL
			DESIGNED BY: ML						
			QA / QC:						
			PROJECT NO.: 222010426						
			SG LAND HOLDINGS, LLC.						
			 stantec 1935 Aldrich Street, Suite 300 Austin, Texas 78701 Tel: (512) 338-0011 Fax: (512) 328-0255 TBEPS # F-4324 TBEPS # F-10194230 Copyright © 2020						



OPTION - 1



OPTION - 2



OPTION - 3



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DATE	NO	REVISION	APPROVAL

INLET - DRIVEWAY ENCROACHMENT

SHADOWGLEN PHASE 2, SECTION 17
SHADOWGLEN TRACE, MANOR TX.

SG LAND HOLDINGS, LLC.

DRAWN BY: ML	SHEET
DESIGNED BY: ML	1
QA / QC:	OF
PROJECT NO.: 222010426	1



Rojas, Diego

From: John Ellis <John.Ellis@traviscountytexas.gov>
Sent: Monday, December 9, 2019 11:06 AM
To: Rojas, Diego
Cc: aevetts@MIHOMES.com
Subject: Re: Shadowglen Section 17 - Inlet - Driveway

Thank you for the update. The driveways proposed address our concerns. Please make sure you sign and seal these sheets. You should also revise the Section 17 construction plans to note the 5 foot transitions on the appropriate inlets so that there is not an issue when Travis County accepts the streets.

John

John P. Ellis, P.E.
Engineer
Travis County Transportation and Natural Resources
Development Services Department
700 Lavaca Street
Austin, Texas 78767-1748
(512) 854-9805

From: Rojas, Diego <Diego.Rojas@stantec.com>
Sent: Friday, December 6, 2019 5:16:47 PM
To: John Ellis
Cc: aevetts@MIHOMES.com
Subject: [CAUTION EXTERNAL] RE: Shadowglen Section 17 - Inlet - Driveway

Good afternoon John,

Attached are the exhibits with the 12 ft of minimum width. The "wings" on the driveway apron were taken from the detail of City of Manor and on measurements of the existing driveways.

Please let me know if you need anything else.

Thank you.

Diego Rojas, P.E., CFM
Civil Designer

Direct: 512-469-5446
Diego.Rojas@stantec.com

Stantec
1905 Aldrich Street Suite 300
Austin TX 78723-3544



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January 24, 2020

RE: Shadowglen Phase 2, Section 17 Inlet Transition Variance

Dear Property Owner:

The City of Manor Planning and Zoning Commission will be conducting a public hearing to consider a variance request for Shadowglen Phase 2, Section 17 to reduce certain curb inlet transitions from 9' 8" feet to 5 feet. You are being notified because you own property within 300 feet of the property for which this request is being made. The request will be posted on the agenda as follows:

Public Hearing: Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 41(b)(1) with specific reference to City of Austin, Drainage Criteria Manual, Section 4.1.0 General, D for Shadowglen Phase 2, Section 17, and being located in various locations on Sugar Bush Path and Arbor Hill Cove, Manor, TX, to reduce curb inlet transitions from 9' 8" feet to 5 feet.

The Planning and Zoning Commission will convene at 6:30PM on February 12, 2020 at 105 E. Eggleston St. in the City Council Chambers.

Ordinance Requirements:

Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, 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.

City of Austin, Drainage Criteria Manual, Section 4.1.0 General, D – The standard curb inlet transition length is 9' 8" as shown in the standard details.

Requested Variance:

5' curb inlet transitions

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 the Commission members during the discussion of this item. For your convenience, my email address is sdunlop@cityofmanor.org

Sincerely,

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

Property 804541 and 755246

SG Lnd Holdings LLC
2392 Morse Avenue
Irvine, California, 92614

All lots within Shadowglen Section 17

M/I Homes of Austin
6801 N. Capital of Texas Highway, Lakewood Building II, Suite 100
Austin, Texas, 78731



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 12, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a variance from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 42(e) Sidewalks to defer construction of sidewalks on US Hwy 290 East across Lots 1, 2, and 3 Grassdale Subdivision located at 12601 US Hwy 290 East, Manor, TX, until such time as Lots 1 and 2 Grassdale Subdivision are developed. Applicant: Development Engineering Consultants, LLC Owner: The Grassdale at Manor, LLC

BACKGROUND/SUMMARY:

The Grassdale apartment developer at the request of the city zoned and platted 2 commercial tracts along 290 in front of their complex. These tracts are not going to be developed at the same time as the apartments but sidewalks are a subdivision requirement so they should be installed regardless of development timing or a bond should be posted that the city can draw from if the sidewalks aren't constructed in 2 years. Other development have, through plat notes, deferred sidewalk construction until the parcel develops. We take no exception to that here, except that the portions on the apartment lot, Lot 3, should be constructed now as the city lacks a mechanism to compel future owners of Lots 1 and 2 to construct sidewalks across Lot 3.

PRESENTATION: ☐ YES ☐ NO

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

Sidewalk deferral request letter

Site Plan

TxDOT Plan

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve deferral of sidewalks across the frontages of Lots 1 and 2 Grassdale Subdivision until a site development plan is filed upon them and require sidewalks across the frontages of Lot 3 Grassdale Subdivision.

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



February 3, 2020

Mr. Scott Dunlop, AICP
City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Request for Sidewalk Deferral
The Grassdale at Manor
Manor, Texas
DEC No. 0032

Dear Scott:

We have submitted plans for review and approval of a multi-family development at US Highway 290 and Greenbury Drive (The Grassdale at Manor). The project consists of a total of three lots with Lots 1 and 2 being commercial and Lot 3 being multi-family residential. You may recall a recent rezoning case that was approved to make Lots 1 and 2 zoned C2 and Lot 3 as R3.

As part of our review, we understand there is a standard requirement for sidewalks to be built along all street frontages. I am requesting a deferral of the construction of a sidewalk along US 290 until a time when Lots 1 and 2 develop. We understand the desire for the frontage sidewalk and promote pedestrian connectivity; however, there are some unique characteristics of this site which are the basis of this request:

- 1) There is an existing culvert that runs under US 290 and discharges just south of the southern edge of pavement. Constructing a sidewalk immediately adjacent to the highway pavement is a safety concern due to the lack of a curb and the posted speed limit of 60 miles per hour.
- 2) An existing 3-5'x3' box culvert runs underneath the US 290 pavement and discharges at the site's northern boundary. Any sidewalk not adjacent to the pavement would have to be within the runoff conveyance area and pedestrians would be subject to high flows and/or debris left on the sidewalk. We have spoken to the Texas Department of Transportation, and they have directed us to avoid making any modifications to the existing drainage structures.
- 3) There is no sidewalk along the southern right-of-way line east of the project site for at least one mile.
- 4) Other than the HT Fitness development immediately west of the project site, there is no sidewalk along the southern right-of-way line for approximately one-half mile.

This request is not to remove the sidewalk requirement along US 290, but to defer construction of that sidewalk until Lots 1 and 2 develop. Upon development of those lots, alternative sidewalk locations can be studied and a solution presented to the City. The proposed driveways to be built with the current, Lot 3, development have been designed to accommodate a pedestrian crossing and no modifications are expected when sidewalks are constructed at a future date.

February 3, 2020
Request for Sidewalk Deferral
DEC Job No. 0032



Please let me know at your earliest convenience if you have any questions or concerns with this request.

Sincerely,



Daniel Stewart, P.E.
President
Development Engineering Consultants, LLC

2019.08.20

MANOR TX, 78653

THE GRASSDALE AT MANOR

12601 E US 290 HWY EB

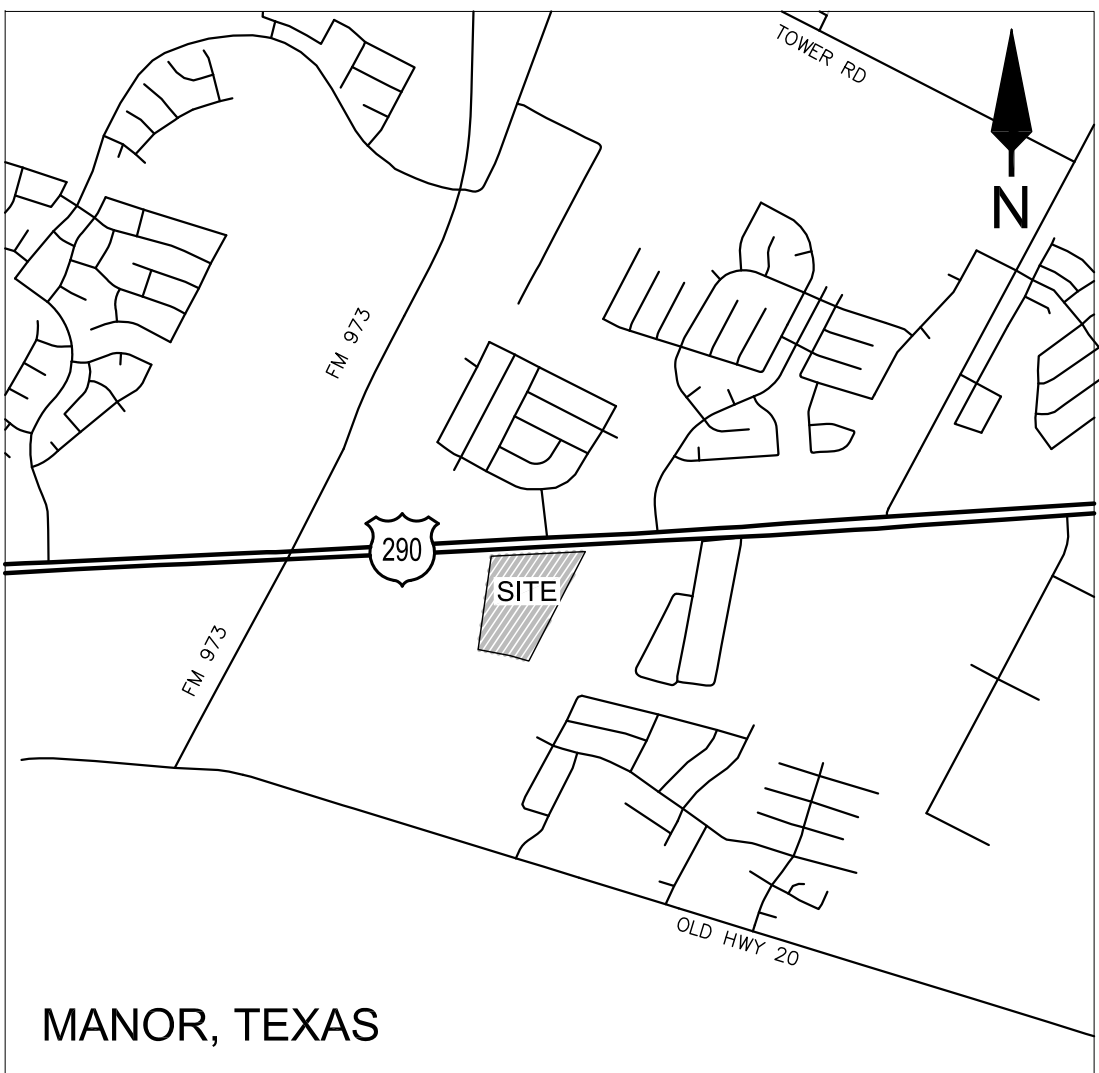
DRAWING ISSUES:

HUD REVIEW 2019.08.20
PERMIT 2019.08.06

SITE PLAN

C3.1

SITE DATA - LOT 3		
LOT AREA:	REQUIRED/ALLOWED	PROVIDED
PREVIOUS ZONING:	7,000 SF	14.22 AC (619,263 SF)
PROPOSED ZONING:		AGRICULTURE
PROPOSED USE:		R3
MAX BUILDING HEIGHT:	40 FT / 4 STORY	3 STORY
BUILDING AREA COVERAGE:	40%	
DENSITY:	23 UNITS/ACRE	22.5 UNITS/ACRE
PARKING COUNT:	576	579 (90 GAR, 79 COV)
ACCESSIBLE SPACES:	12	17
PARKING RATIO:	1.8 / UNIT	1.8 / UNIT



VICINITY MAP

GREENBURY DRIVE

US HIGHWAY 290

LOT 1
2.71 AC
ZONING: C2

LOT 3
14.22 AC
ZONING: R3

LOT 2
1.76 AC
ZONING: C2

BUILDING DATA		BUILDINGS												TOTAL
		A	B	C	D	E	F	G	H	J	K			
1 BEDROOM APARTMENT	630 - 743 SF	0	0	12	48	12	12	18	12	18	24			156
2 BEDROOM APARTMENT	879 - 938 SF	12	12	12	0	12	24	6	12	6	12			108
3 BEDROOM APARTMENT	1,054 - 1,119 SF	12	10	10	0	0	12	0	12	0	0			56
CLUB	6,233 SF													
MAINTENANCE / LAUNDRY	700 SF	24	22	34	48	24	48	24	36	24	36			320
TOTAL UNITS		23,735	22,243	30,130	33,454	19,498	42,438	17,623	32,403	17,641	27,149			266,314
TOTAL ENCLOSED FLOOR AREA (SF)														

CALLED 10.000 ACRES
VOL. 13151, PG. 1616
ZONING: A

DESIGN	DEC
2891 DALLAS PARKWAY, SUITE 300 FRIEDRICH, TEXAS 75064 77273-4354 TYPE FIRM NO. F-20205	

CITY FILE NO.	PLAN DATE	DEC FILE NO.
-	12/30/19	0032

CA JOB NO: 19003.02

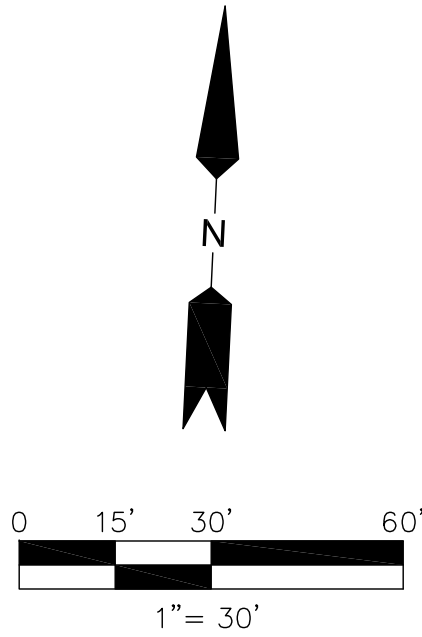
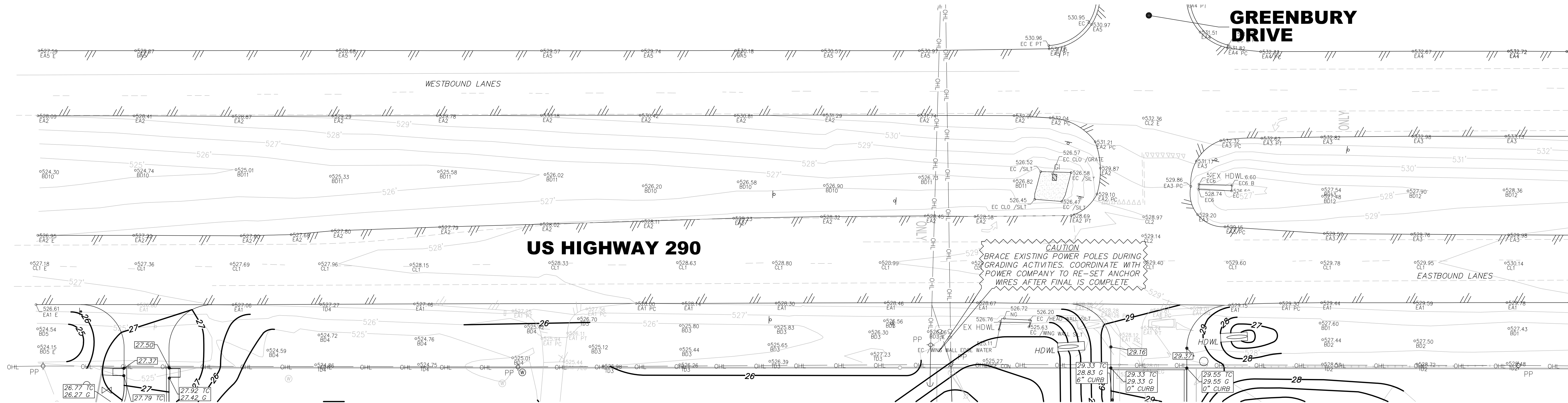
BENCHMARKS

- TOP OF 3/4" IRON ROD AT NORTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION: 529.68'
- TOP OF 5/8" IRON ROD AT SOUTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION: 518.97'

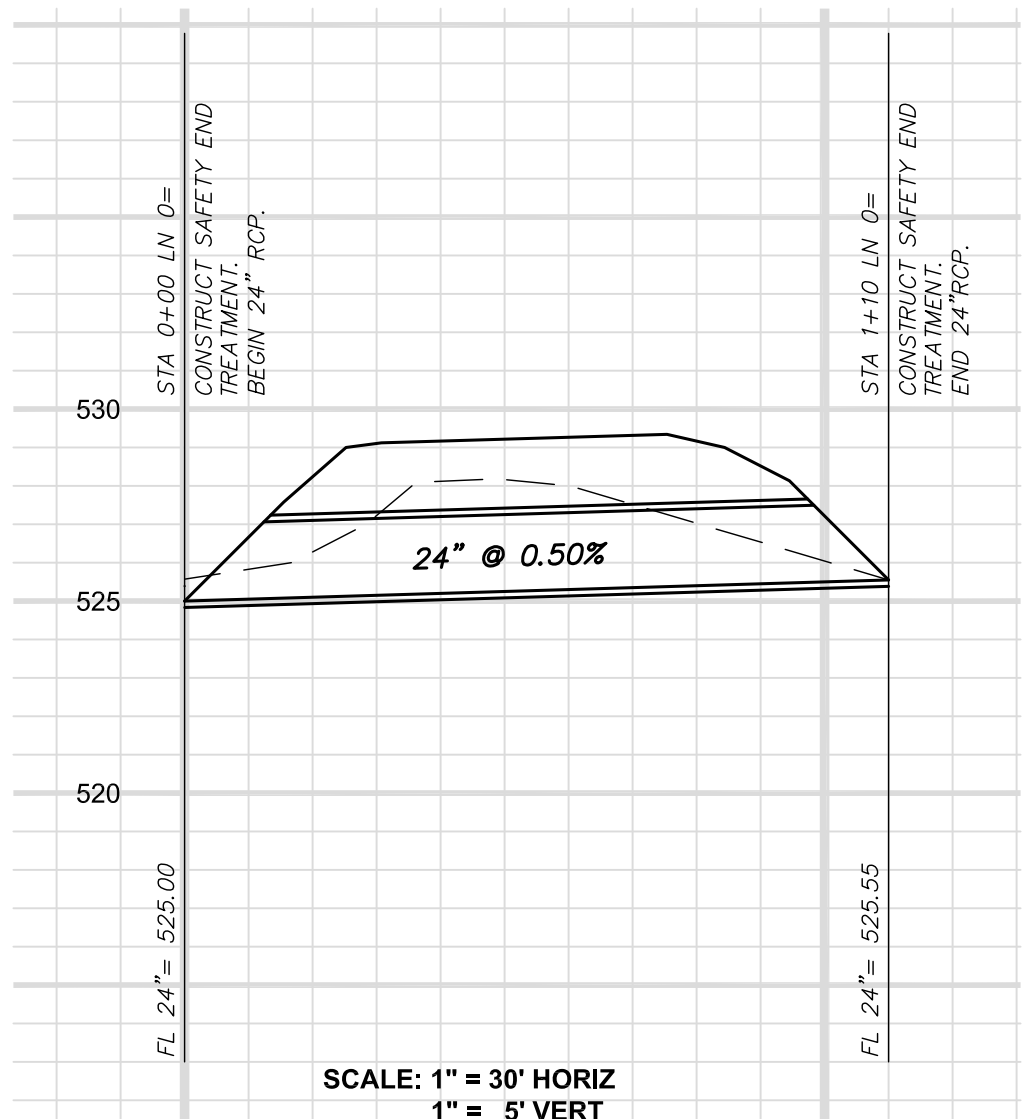
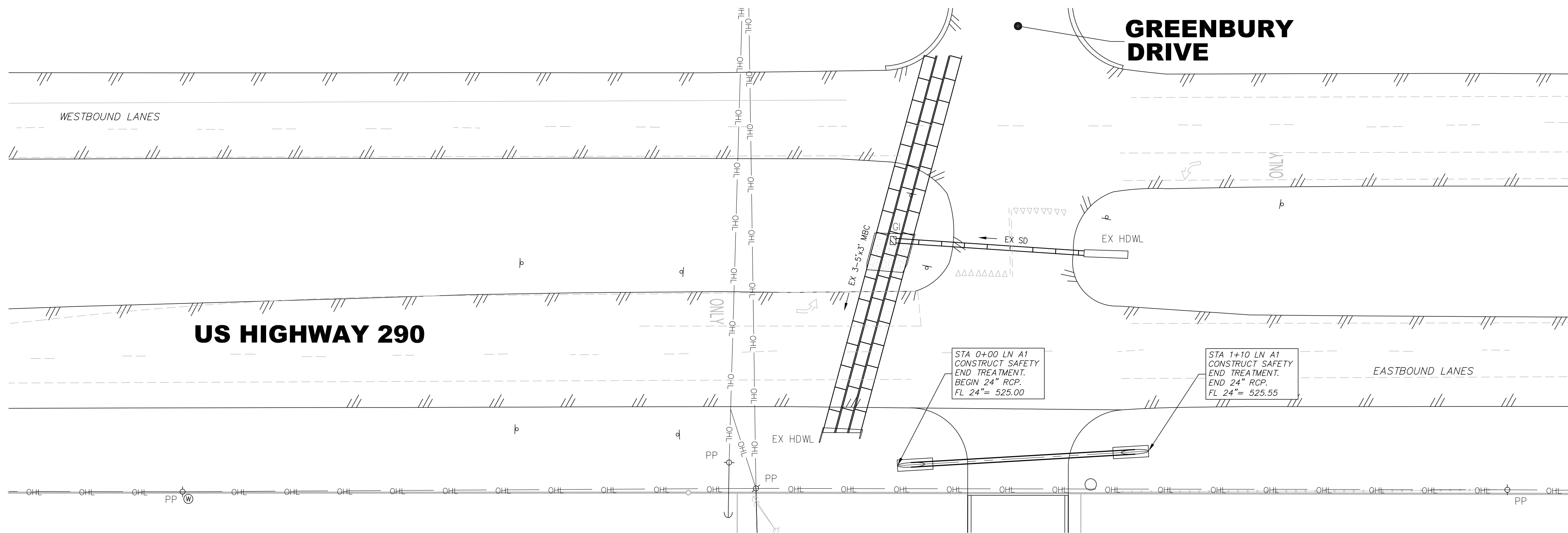
PRELIMINARY
FOR REVIEW ONLY
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PERMITTING. THEY HAVE BEEN
PREPARED BY OR UNDER THE
SUPERVISION OF DANIEL B.
STEWART, P.E.

P.E. NO.: 107767
DATE: 12/30/19

D:\DEC Dropbox\PRODUCTION\JOB FILES\0032\0032 - Walker Holder Apartments\DWG\0032 GRADING.dwg, 9/2/2019 3:15:21 PM, dsew, 1:1



NOTE: ALL DISTURBED AREAS
WITHIN THE US HIGHWAY 290
RIGHT-OF-WAY SHALL BE
STABILIZED WITH SOLID SOD UPON
COMPLETION OF GRADING ACTIVITIES



GRADING & DRAINAGE PLAN

THE GRASSDALE AT MANOR

12601 E US HIGHWAY 290

CITY OF MANOR, TRAVIS COUNTY, TEXAS

BENCHMARKS

- TOP OF 3/4" IRON ROD AT NORTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION: 529.68'
- TOP OF 3/4" IRON ROD AT SOUTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION: 518.97'

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SUPERVISION OF DANIEL B.
STEWART, P.E.

P.E. NO.: 107767
DATE: 08/19/19



ISSUE DATE 08/19/19	DEC FILE NO. 0032
CITY FILE NO. -	SHEET NO. C6.1



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 12, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the removal of seven (7) trees 18 inches or larger on Lot 3 Grassdale Subdivision and being located at 12601 US Hwy 290 East, Manor, TX. Applicant: Development Engineering Consultants, LLC Owner: The Grassdale at Manor, LLC

BACKGROUND/SUMMARY:

Pursuant to our Landscaping Ordinance, applicants have to request from P&Z the ability to remove trees 18" or larger. There are 7 existing trees on the Grassdale property totaling 176 caliper inches. The replacement ratio for trees 18" or larger is for each 1" removed 2" is required to be added, meaning 352 caliper inches is required to be replaced. The landscaping plan shows they intend to plant 220 trees. The minimum caliper inch for newly planted trees is 2", meaning 440 caliper inches added. They also intend to remove 9 trees below 18" but exceeding 8" for which they have to replace equally. These total 105.5 inches, bringing the total required caliper inches to 457.5. Preserved existing trees greater than 8" are credited towards this, and they intend to preserve 105 caliper inches resulting in 352.5 caliper inches required on the property and they're adding 440 caliper inches.

PRESENTATION: ☐ YES ☐ NO

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

Tree removal request

Tree removal exhibit

Landscaping plan

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve the removal of seven (7) trees 18 inches or larger on Lot 3 Grassdale Subdivision and being located at 12601 US Hwy 290 East, Manor, TX.

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



February 3, 2020

Mr. Scott Dunlop, AICP
City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Request for Removal of 18" and Larger Trees
The Grassdale at Manor
Manor, Texas
DEC No. 0032

Dear Scott:

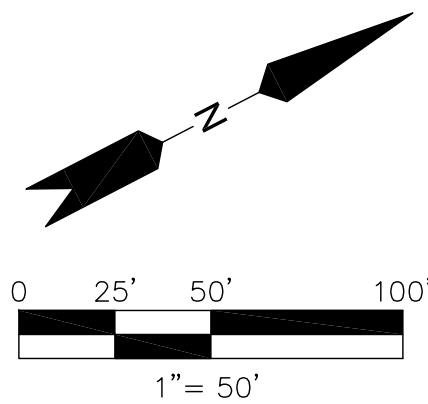
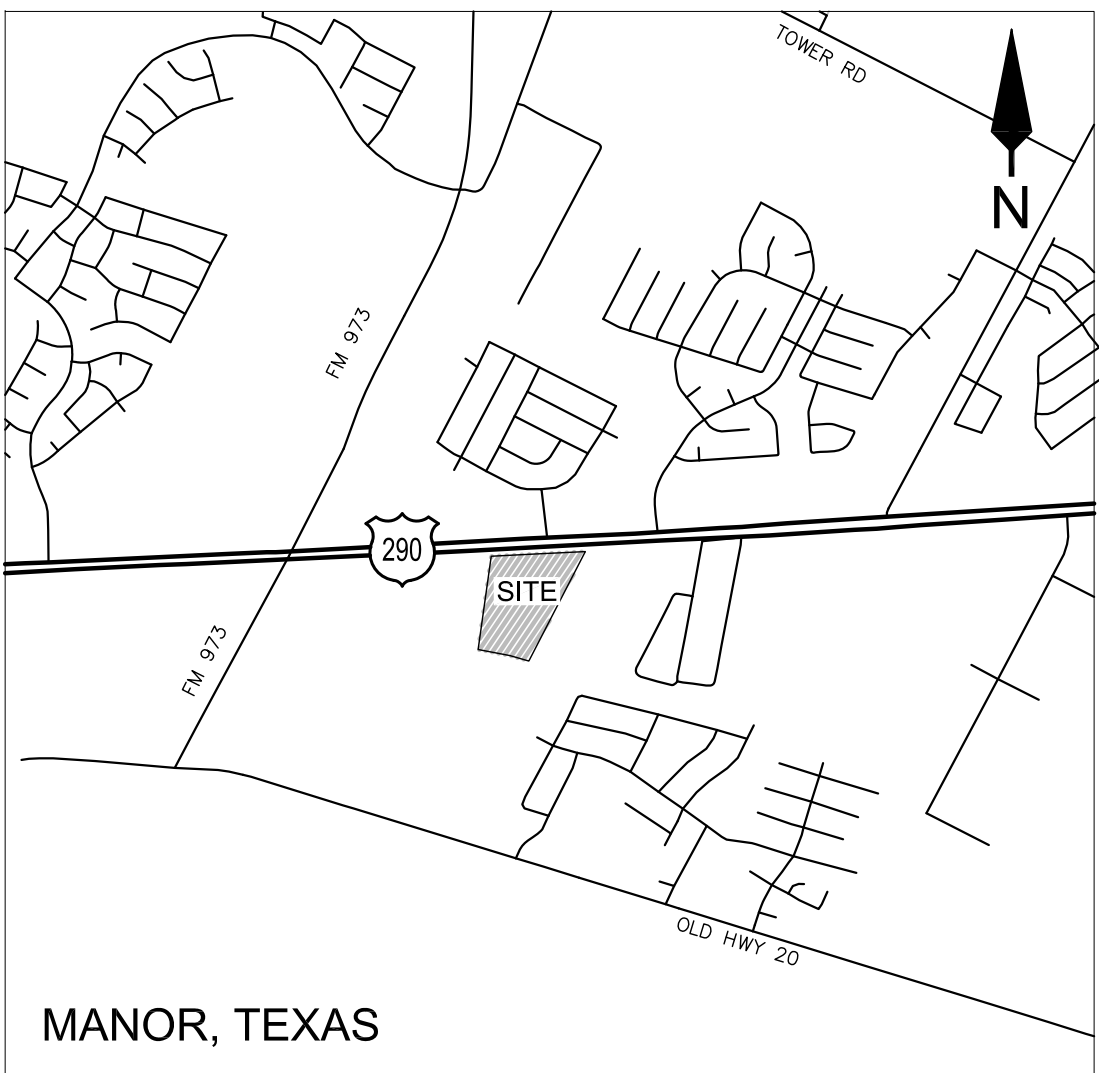
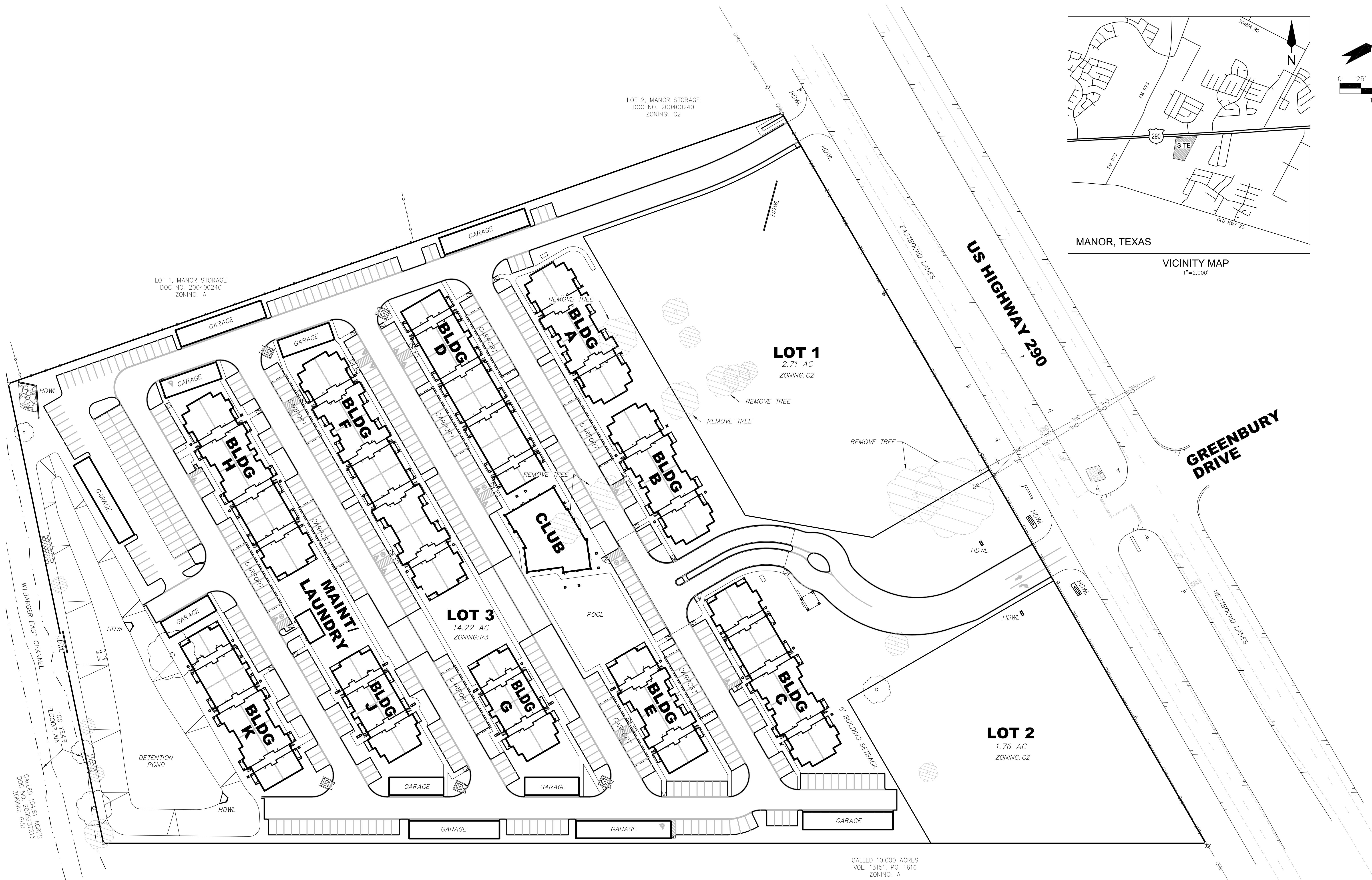
I am requesting approval for the removal of seven trees that are eighteen-inch caliper or larger. The trees are being removed due to their location within building pads, main entry drives, or detention pond embankments. Two of the largest trees are being removed due to their proximity to the main drive approach from US Highway 290, which is not able to be relocated due to the existing median opening/crossover. Other site restraints that affected the layout were a 100' right-of-way reservation required by the City of Manor, the aerial apparatus requirement by the Fire Marshal which specifies required distances from the fire lane and building walls, and the existing floodplain immediately south of the property's southern boundary line.

The trees being removed are classified by the City's ordinance as Class 4 trees or are undefined. Most are generally considered undesirable species and some are beginning to die. All seven trees are being mitigated with two new trees planted for every tree that is being removed.

Please let me know at your earliest convenience if you have any questions or concerns with this request.

Sincerely,

Daniel Stewart, P.E.
President
Development Engineering Consultants, LLC



2019.08.20

MANOR TX, 76653

A NEW PROJECT:
THE GRASSDALE AT MANOR

12601 E US 290 HWY EB

DRAWING ISSUES:

HUD REVIEW PERMIT	2019.08.20 2019.08.06
-------------------	--------------------------

DESIGN



2891 DALLAS PARKWAY, SUITE 300
FRIEDRICH, TEXAS 75064
972.731.4354
TYPE FIRM NO. F-52025

CITY FILE NO. -	PLAN DATE 12/30/19	DEC FILE NO. 0032	CA JOB NO: 19003.02
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- BENCHMARKS**
- TOP OF 3/4" IRON ROD AT NORTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION: 529.68'
 - TOP OF 5/8" IRON ROD AT SOUTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION: 518.97'

PRELIMINARY FOR REVIEW ONLY
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P.E. NO.: 107767
DATE: 12/30/19

SITE PLAN

C3.1

	RIVER ROCK
	STEEL EDGE
	REMOVABLE BOLLARD
	RETAINING WALLS
	DRAIN LINE
	CONC. WALK
	BENCH
	DECOMPOSED GRANITE (AROUND ALL AC UNITS)

	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
PRAIRIE MIX	51,998.5F	NATIVE PRAIRIE MIX BY: NATIVE AMERICAN SEED COMPANY	NATIVE GRASSES / NATIVE WILDOFLOWER	SEED	HYDRO MULCH INTO PLACE. USE APPLICATION RATE 1 LB/1000 SF. W/ TACKIFIER. INSTALL PER VENDORS RECOMMENDATIONS.
(WINTER MIX)	51,998.5F	MIXT USE CEREAL RYE GRASS BY: NATIVE AMERICAN SEED COMPANY	WINTER NATIVE GRASSES	SEED	*IF INSTALLED AFTER SEP. 15 OR BEFORE MARCH 15) MIX WITH NATIVE GRASS AND NATIVE WILDOFLOWER MIX. HYDRO MULCH INTO PLACE. USE APP. CATION RATE: 50 LBS / AC. USE TACKIFIER INSTALL PER VENDOR RECOMMENDATIONS.

NATIVE AMERICAN SEED COMPANY
3791 N. US HWY 377
JUNCTION, TX 76849
800-728-4043
www.seedsource.com

NOTE:

1. PREPARE BACK AREA TO RECEIVE HYDRO MULCH & SEED MIX PLANTING ACCORDING TO SOURCE SPECIFICATIONS. SEED MIX SHALL BE: SOFT CONTACT, UNIFORM SEED DISTRIBUTION, REFERENCE INDUSTRY STANDARDS FOR INSTALLATION.
2. TEMPORARY IRRIGATION OR A PROPER WATERING METHOD MUST BE IN PLACE AND MAINTAINED TO INSURE 100% ESTABLISHMENT. IRRIGATION APPLICATION ESTIMATE 14-20 MONTHS REQUIRED.
3. DESIGN INTENT OF TO STABILIZE SLOPES, ESTABLISH A HEALTHY STAND OF PRAIRIE & NATIVE TURF. UTILIZE TEMPORARY IRRIGATION TO ESTABLISH A LOW TO LOW/MEDIUM WATER USING WATER SCENARIO. CREATING A NATURAL AND COLORFUL SETTING TO BE VIEWED.
4. ON ALL SLOPES, USE A WOOD FIBER EROSION CONTROL BLANKET. AS PROVIDED BY CURLEX BRAND OR APPROVED EQUAL. NO NYLON MESH ALTERNATIVES WILL BE ACCEPTABLE.

LO	LIVE OAK	ES	EVERGREEN SUMAC		MEXICAN FEATHER GRASS
M	BIG TOOTH MAPLE	AG	AGARITA		GULF MUHLY
CE	CEDAR ELM	TS	TEXAS SAGE		SILVER DRAGON LIRIOPE
RO	RED OAK	EW	DWARF WAX MYRTLE		GIANT LIRIOPE
BC	BALD CYPRESS	ES	DWARF TEXAS SAGE		TRAILING ROSEMARY
TRB	TEXAS REDBUD	+	TURKS CAP		PURPLE LEAF WINTERCREEPER
POB	PRIDE OF BARBADOS		PRICKLY PEAR		INDIAN SEA OATS
RLD	ROUGH LEAF DOGWOOD	⊗	DWARF PALMETO		HORSETAIL REED
ERC	EASTERN RED CEDAR	⊗	DWARF ABELIA		NATIVE PRAIRIE MIX
YH	YAUPON HOLLY	⊗	GREY COTONEASTER		TURF
DEW	DESERT WILLOW	○	BUSH ROSEMARY		
VT	VITEX	⊗	COMPACT NANDINA		
WM	WAX MYRTLE	⊗	DWARF YAUPON HOLLY		
CL	CHERRY LAUREL	○	GREGGI SALVIA		

(M) MULTI-TRUNK TREE

Tree ID#	Botanic Name	Description
T3000	CEDAR ELM	15IN
T3001	CEDAR ELM	12IN
T3002	PALM	18IN
T3003	PALM	16IN
T3004	CEDAR	11IN (M)
T3005	C WOOD	32.5IN (M)
T3006	C WOOD	43.5IN (M)
T3007	C WOOD	20IN
T3008	C WOOD	19IN
T3009	UNKNOWN	21IN
T3010	CEDAR ELM	22IN
T3012	CEDAR ELM	11IN
T3013	HACKBERRY	9IN
T3014	HACKBERRY	13.5IN (M)
T3015	HACKBERRY	9IN
T3016	HACKBERRY	20.5IN (M)
T3017	HACKBERRY	17IN (M)
T3018	HACKBERRY	9IN
T3019	HACKBERRY	11IN
T3020	HACKBERRY	15.5IN (M)
T3021	UNKNOWN	13.5IN (M)

INDICATES EXISTING TREES BEING REMOVED

16,491.00 SF = (1.75 AC)

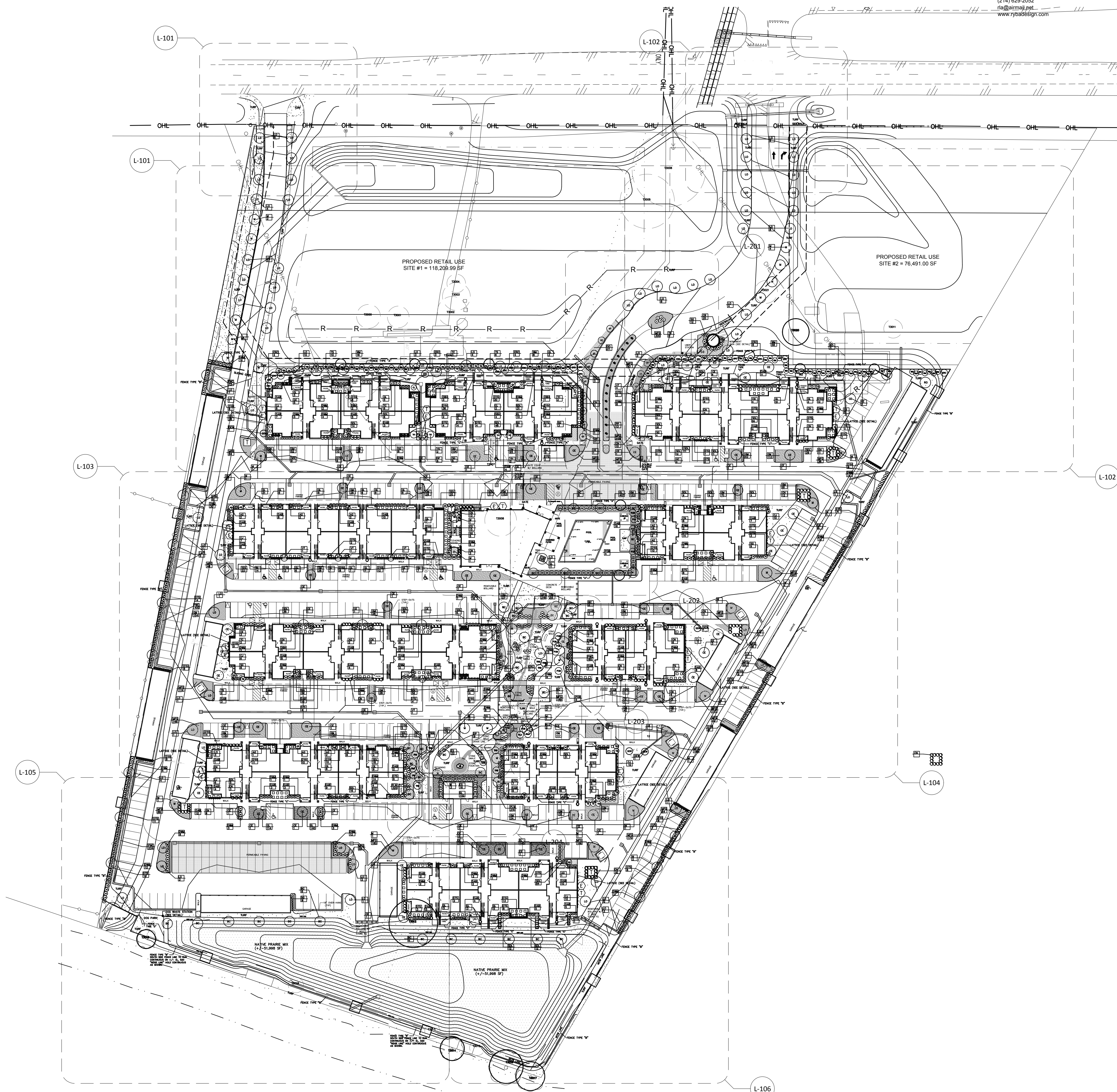
LOT #3 R-3 MULTI-FAMILY RESIDENTIAL
619,858.80 = (14.23 AC)

TOTAL LOT AREA BEING DEVELOPED - LOT #3
LANDSCAPE REQUIREMENTS - LOT #3:
LOT #3 R-3 MULTI-FAMILY RESIDENTIAL
619,858.80 = (14.23 AC)

20% REQUIRED = 123,971.76 SF

EXISTING TREE TO BE REMOVED ON PLAN

EXISTING TREES TO BE PRESERVED ON PLAN



callaway
architecture

1207 HAMPSHIRE LN., ST.#105, RICHARDSON, TX 75080
PHONE: 214.368.2525



2019.10.01

MANOR TX

A NEW PROJECT:

THE GRASSDALE AT MANOR

US HWY 290

DRAWING ISSUES:

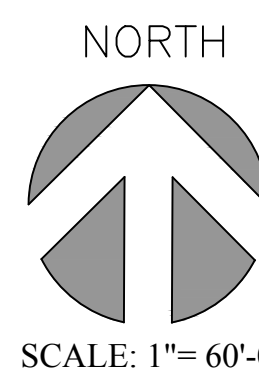
①	HUD REVISION	2019.09.24
	PERMIT	2019.10.01
②	HUD REVISION	2019.10.04

JOB NO: 19003.02

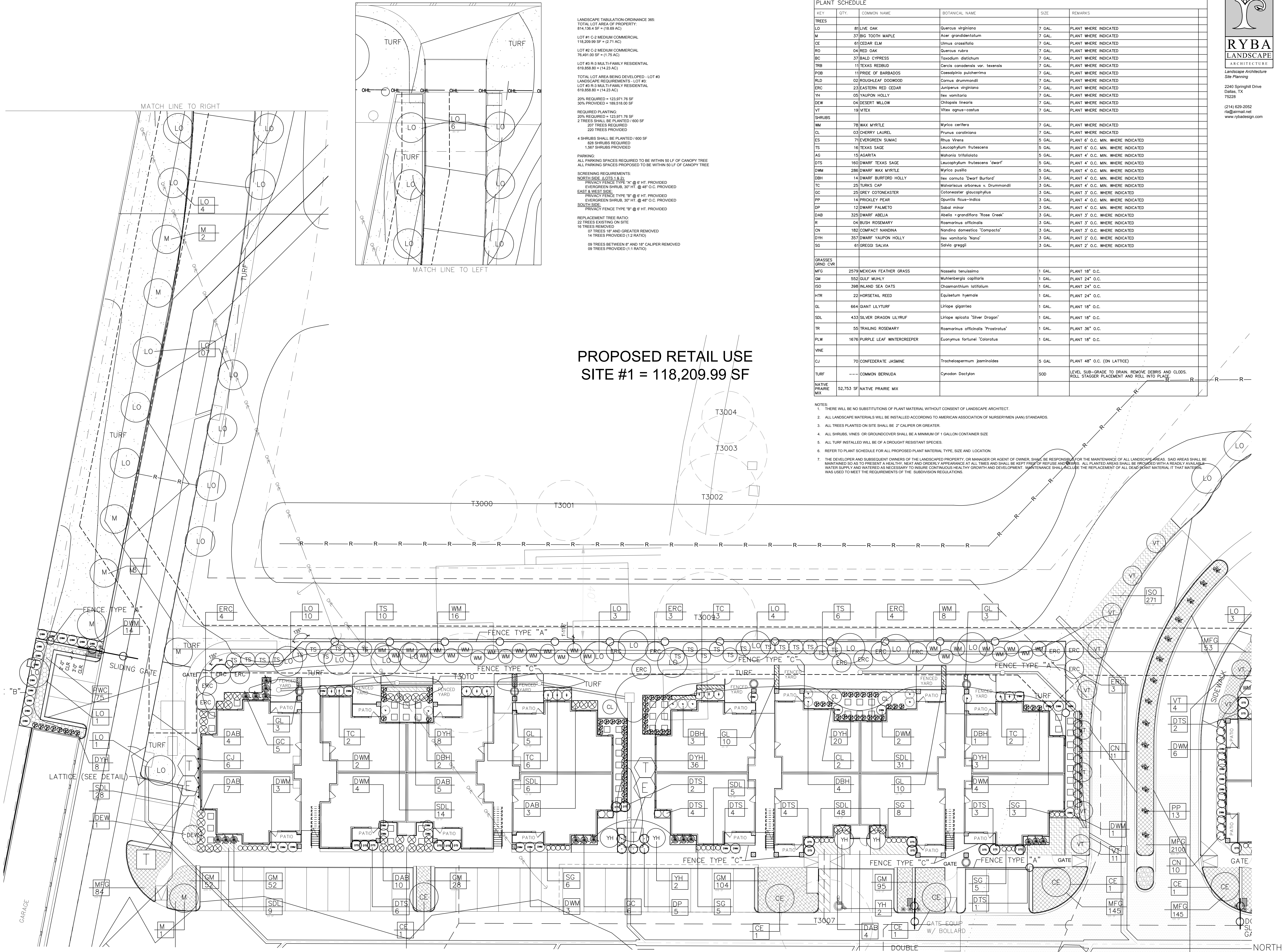
SHEET TITLE
OVERALL
LANDSCAPE
PLAN

SHEET

L-100



This electronic drawing file is released under the authority of Steven R. Rytz, registration #1724 on 07-23-07, who maintains the original file. This electronic drawing file may be used as a background drawing. Pursuant to Rule 3.103(f) of the Rules and Regulations of the Texas Board of Architectural Examiners, the use of the electronic drawing file agree to assume all responsibility for any modification to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. No person may make any modification to this electronic drawing file without the Landscape Architecture author's permission.



LANDSCAPE TABULATION-ORDINANCE 366:
TOTAL LOT AREA OF PROPERTY:
814,136.4 SF = (18.66 AC)
LOT #1 C-2 MEDIUM COMMERCIAL
118,209.99 SF = (2.71 AC)
LOT #2 C-2 MEDIUM COMMERCIAL
78,491.00 SF = (1.79 AC)
LOT #3 R-3 MULTI-FAMILY RESIDENTIAL
619,858.80 SF = (14.23 AC)
TOTAL LOT AREA BEING DEVELOPED - LOT #3
LANDSCAPE REQUIREMENTS - LOT #3
619,858.80 SF = (14.23 AC)
20% REQUIRED = 123,971.76 SF
30% PROVIDED = 185,918.00 SF
20% REQUIRED = 123,971.76 SF
2 TREES SHALL BE PLANTED / 600 SF
20% TREES REQUIRED
220 TREES PROVIDED
4 SHRUBS SHALL BE PLANTED / 600 SF
120 SHRUBS REQUIRED
1,567 SHRUBS PROVIDED
PARKING:
ALL PARKING SPACES REQUIRED TO BE WITHIN 50 LF OF CANOPY TREE
ALL PARKING SPACES PROPOSED TO BE WITHIN 50 LF OF CANOPY TREE
SCREENING REQUIREMENTS:
NORTH SIDE, LOTS 1 & 2:
PRIVACY FENCE TYPE "A" @ 6' HT. PROVIDED
EVERGREEN SHRUB, 30" HT @ 4' O.C. PROVIDED
EAST & WEST SIDE:
PRIVACY FENCE TYPE "B" @ 6' HT. PROVIDED
EVERGREEN SHRUB, 30" HT @ 4' O.C. PROVIDED
SOUTH SIDE:
PRIVACY FENCE TYPE "B" @ 6' HT. PROVIDED
REPLACEMENT TREE RATIO:
22 TREES EXISTING ON SITE
16 TREES REMOVED
14 TREES PROVIDED (1:2 RATIO)
09 TREES BETWEEN 8" AND 18" CALIPER REMOVED
09 TREES PROVIDED (1:1 RATIO)

PLANT SCHEDULE					
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES					
LO	81	LIVE OAK	Quercus virginiana	7 GAL.	PLANT WHERE INDICATED
M	37	BIG TOOTH MAPLE	Acer grandidentatum	7 GAL.	PLANT WHERE INDICATED
CE	61	CEDAR ELM	Ulmus crassifolia	7 GAL.	PLANT WHERE INDICATED
RO	04	RED OAK	Quercus rubra	7 GAL.	PLANT WHERE INDICATED
DC	37	BALD CYPRRESS	Taxodium distichum	7 GAL.	PLANT WHERE INDICATED
TBB	11	TEXAS REDBUD	Cercis canadensis var. texensis	7 GAL.	PLANT WHERE INDICATED
POB	11	PRIDE OF BARBADOS	Caesalpinia pulcherrima	7 GAL.	PLANT WHERE INDICATED
RDL	02	ROUGHLEAF DOGWOOD	Cornus drummondii	7 GAL.	PLANT WHERE INDICATED
ERC	23	EASTERN RED CEDAR	Juniperus virginiana	7 GAL.	PLANT WHERE INDICATED
YH	05	YALPON HOLLY	Ilex vomitoria	7 GAL.	PLANT WHERE INDICATED
DLW	04	DESERT WILLOW	Chilopsis linearis	7 GAL.	PLANT WHERE INDICATED
VT	19	WITEX	Vitex agnus-castus	7 GAL.	PLANT WHERE INDICATED
SHRUBS					
WM	78	WAX MYRTLE	Myrica cerifera	7 GAL.	PLANT WHERE INDICATED
CL	03	CHERRY LAUREL	Prunus caroliniana	7 GAL.	PLANT WHERE INDICATED
ES	71	EVERGREEN SUMAC	Rhus Virens	5 GAL.	PLANT 6" O.C. MIN. WHERE INDICATED
TS	16	TEXAS SAGE	Leucophyllum frutescens	5 GAL.	PLANT 6" O.C. MIN. WHERE INDICATED
AG	15	AGARITA	Mahonia trifoliolata	5 GAL.	PLANT 4" O.C. MIN. WHERE INDICATED
DTS	160	DWARF TEXAS SAGE	Leucophyllum frutescens 'dwarf'	5 GAL.	PLANT 4" O.C. MIN. WHERE INDICATED
DWM	286	DWARF WAX MYRTLE	Myrica pauciflora	5 GAL.	PLANT 4" O.C. MIN. WHERE INDICATED
DBH	14	DWARF BURFORD HOLLY	Ilex cornuta 'dwarf Burford'	5 GAL.	PLANT 4" O.C. MIN. WHERE INDICATED
TC	25	TURKS CAP	Malvaceae arborea v. Drummondii	3 GAL.	PLANT 4" O.C. MIN. WHERE INDICATED
GC	25	GREY COTONEASTER	Cotoneaster glaucophyllus	3 GAL.	PLANT 3" O.C. WHERE INDICATED
PP	14	PRICKLEY PEAR	Opuntia ficus-indica	3 GAL.	PLANT 4" O.C. MIN. WHERE INDICATED
DP	12	DWARF PALMETO	Sabal minor	3 GAL.	PLANT 4" O.C. MIN. WHERE INDICATED
DAB	325	DWARF ABELIA	Abelia grandiflora 'Rose Creek'	3 GAL.	PLANT 3" O.C. WHERE INDICATED
R	04	BUSH ROSEMARY	Rosmarinus officinalis	3 GAL.	PLANT 3" O.C. WHERE INDICATED
CN	182	COMPACT NANDINA	Nandina domestica 'Compacta'	3 GAL.	PLANT 3" O.C. WHERE INDICATED
DYH	357	DWARF YALPON HOLLY	Ilex vomitoria 'Nand'	3 GAL.	PLANT 2" O.C. WHERE INDICATED
SG	61	GREGG SALVIA	Salvia greggii	3 GAL.	PLANT 2" O.C. WHERE INDICATED
GRASSES					
GRND CVR					
MFG	2579	MEXICAN FEATHER GRASS	Nassella tenuissima	1 GAL.	PLANT 18" O.C.
GM	552	GULF MUHLY	Muhlenbergia capillaris	1 GAL.	PLANT 24" O.C.
ISO	398	INLAND SEA OATS	Chasmodon latifolium	1 GAL.	PLANT 24" O.C.
HTR	22	HORSETAIL REED	Equisetum hyemale	1 GAL.	PLANT 24" O.C.
DL	664	GIANT LILYTURF	Liriope gigantea	1 GAL.	PLANT 18" O.C.
SDL	433	SILVER DRAGON LILYTURF	Liriope spicata 'Silver Dragon'	1 GAL.	PLANT 18" O.C.
TR	55	TRAILING ROSEMARY	Rosmarinus officinalis 'Prostratus'	1 GAL.	PLANT 36" O.C.
PLW	1676	PURPLE LEAF WINTERCREEPER	Euonymus fortunei 'Coloratus'	1 GAL.	PLANT 18" O.C.
WNE					
CJ	70	CONFEDERATE JASMINE	Tracheloparmum jasminoides	5 GAL.	PLANT 48" O.C. (ON LATTICE)
TURF	---	COMMON BERNIUA	Cynodon Dactylon	500	LEVEL SUB-GRADE TO DRAIN. REMOVE DEBRIS AND CLODS. ROLL STAGGER PLACEMENT AND ROLL INTO PLACE.
NATIVE PRAIRIE MIX					
52,733	SF	NATIVE PRAIRIE MIX			

- NOTES:
- THERE WILL BE NO SUBSTITUTIONS OF PLANT MATERIAL WITHOUT CONSENT OF LANDSCAPE ARCHITECT.
 - ALL LANDSCAPE MATERIALS WILL BE INSTALLED ACCORDING TO AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS.
 - ALL TREES PLANTED ON SITE SHALL BE 2" CALIPER OR GREATER.
 - ALL SHRUBS, VINES, OR GROUNDCOVER SHALL BE A MINIMUM OF 1 GALLON CONTAINER SIZE.
 - ALL TURF INSTALLED WILL BE OF A DROUGHT RESISTANT SPECIES.
 - REFER TO PLANT SCHEDULE FOR ALL PROPOSED PLANT MATERIAL TYPE, SIZE AND LOCATION.
 - THE DEVELOPER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF OWNER, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE AREAS. SOD AREAS SHALL BE MAINTAINED UNTIL PRESENT HEALTHY MEAT AND GREASY APPEARANCE AT THE TREES AND SHRUBS. ALL PLANTING AND MAINTENANCE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY AND WATERED AS NECESSARY TO INSURE CONTINUOUS HEALTHY GROWTH AND DEVELOPMENT. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL IT THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.



A NEW PROJECT:

THE GRASSDALE AT MANOR

US HWY 290

DRAWING ISSUES:

- HUD REVISION 2019.09.24
- PERMIT 2019.10.01
- HUD REVISION 2019.10.04

JOB NO: 19003.02

SHEET TITLE
LANDSCAPE
PLAN AREA 1

SHEET
L-101

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