



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 & Zoning Commission Regular Meeting

Wednesday, July 08, 2020 at 6:30 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

CONSENT AGENDA

1. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the May 13, 2020 Regular Meeting.
2. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the June 10, 2020 Regular Meeting.

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.***

3. Conduct a public hearing upon a Preliminary Plat for the Manor SE Commercial Revision #1, nineteen (19) lots on 73.29 acres more or less and being located near US Hwy 290 E and N. FM 973, Manor, TX.
4. Conduct a public hearing a public hearing on a rezoning request for 24.78 acres of land more or less out of the Sumner Bacon Survey No. 62, and being located along Hill Lane, from Light Commercial (C-1) to Institutional Small (I-1).

REGULAR AGENDA

5. Consideration, discussion, and possible action on a Preliminary Plan for the Manor SE Commercial Revision #1, nineteen (19) lots on 73.29 acres more or less and being located near US Hwy 290 E and N FM 973, Manor, TX. Applicant: ALM Engineering Owner: Greenview Development 973, LP
6. Consideration, discussion, and possible action on a rezoning request for 24.78 acres of land more or less out of the Sumner Bacon Survey No. 62, and being located along Hill Lane, from Light

Commercial (C-1) to Institutional Small (I-1). Applicant: Catholic Diocese of Austin. Owner: Catholic Diocese of Austin.

7. Consideration, discussion, and possible action on a Final Plat for Shadowglen Sections 25 & 26, one hundred and sixty-six (166) lots on 31.84 acres more or less, and being located near Silent Falls Way and Kira Lane, Manor, TX. Applicant: Kimley-Horn. Owner: SG Land Holdings, LLC.
8. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 28, one hundred and eight (108) lots on 41.33 acres more or less, and being located near Silent Falls Way and Kira Lane, Manor, TX. Applicant: Kimley-Horn. Owner: SG Land Holding, LLC.
9. Consideration, discussion, and possible action on a Short Form Final Plat for the FDJ Moctezuma Subdivision, two (2) lots on 2.96 acres more or less, and being located at 15721 Schmidt Loop, Manor, TX. Applicant: M&S Engineering. Owner: Felipe De Jesus Moctezuma.
10. Consideration, discussion, and possible action on a Short Form Final Plat for the Ramirez Addition Subdivision, four (4) lots on 5 acres more or less, and being located at 13800 Rector Loop, Manor, TX. Applicant: Moncada Enterprises, LLC. Owner: Francisco Reyes Ramirez.

ADJOURNMENT

In addition to any executive session already listed above, the Planning & 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: Thursday July 02, 2020, by 5:00 PM 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

Item A.

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 8, 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 May 13, 2020 Regular Meeting.

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☐ NO

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

Draft minutes

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve the Planning and Zoning Commission Minutes of the May 13, 2020 Regular Meeting.

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



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 SESSION MINUTES

Wednesday, May 13, 2020

6:30 p.m.

Manor City Hall – Council Chambers
105 E. Eggleston Street

NOTICE WAS HEREBY GIVEN in accordance with an order of the Office of the Governor issued March 16, 2020, the Planning and Zoning Commission will conduct this meeting by video conference in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the COVID-19. There will be no public access to the location described above.

This meeting was live streamed on Facebook live beginning at 6:30 p.m.
You can access the meeting at <https://www.facebook.com/cityofmanor/>

Instructions for Public Speaking:

- *Members of the public that wish to speak during public comments, public hearing or an agenda item will need to register in advance by visiting www.cityofmanor.org where a registration link will be posted on the calendar entry for each public meeting. You will register by filling in the speaker card available for that specific meeting and submitting it to publiccomments@cityofmanor.org. Once registered, instructions will be emailed to you on how to join the videoconference by calling in. Your Speaker Card must be received two (2) hours prior to scheduled meeting.*

Upon receiving instructions to join Zoom meeting the following rules will apply:

- *Speakers addressing non-agenda related items under public comments must address their comments to the Chairperson rather than to individual Commission Members or city staff. Speakers should speak clearly into their device and state their name and address prior to beginning their remarks. Speakers will be allowed 3 minutes for testimony. Speakers making personal, impertinent, profane or slanderous remarks may be removed from the meeting.*

COMMISSIONERS

PRESENT VIA ZOOM:

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

CITY STAFF PRESENT:

Scott Dunlop, Assistant Development Services Director

REGULAR SESSION – 6:30 P.M.

With a quorum of the Planning and Zoning (P&Z) Commission present, the regular session of the Manor P&Z Commission was called to order by Chairperson Tryon at 6:30 p.m. on Wednesday, May 13, 2020.

PUBLIC COMMENTS

There were no public comments received prior to the meeting.

CONSENT AGENDA

- 1. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the March 11, 2020 Regular Meeting.**
- 2. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the April 08, 2020 Regular Meeting.**

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

PUBLIC COMMENTS

- 3. Conduct a public hearing upon a Concept Plan for the Las Entradas Subdivision, one (1) lot on 9.973 acres more or less, located near US Hwy 290 E and Gregg Manor Road, Manor, TX.**

Chairperson Tryon opened the public hearing.

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

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 close the Public Hearing. The motion carried unanimously.

4. Conduct a public hearing upon a Short Form Final Plat for Ramirez Addition Subdivision, four (4) lots on 5.00 acres more or less, and being located at 13800 Rector Loop, Manor, TX.

Chairperson Tryon opened the public hearing.

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

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

5. Conduct a public hearing upon a Preliminary Plat for St. Joseph Subdivision, one (1) lots on 24.77 acres more or less, and being located near Gregg Manor Road and Hill Lane, Manor, TX.

Chairperson Tryon 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.

6. Conduct a public hearing upon a Preliminary Plat for Lagos Subdivision Phases 2 – 4, three hundred fifty-three (353) lots on 96.06 acres more or less, and being located near N FM 973 and Brenham Road, Manor, TX.

Chairperson Tryon opened the public hearing.

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

Danny Burnett of Dwyer Realty Companies was available for questions and supported this item.

MOTION: Upon a motion made by Commissioner Hammersmith 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.

7. Conduct a public hearing upon a Preliminary Plat for Lagos Subdivision Phase 5, forty-four (44) lots on 28.62 acres more or less, and being located near N FM 973 and Murchison Street, Manor, TX.

Chairperson Tryon opened the public hearing.

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

Danny Burnett of Dwyer Realty Companies was available for questions and supported this item.

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 close the Public Hearing. The motion carried unanimously.

8. Conduct a public hearing upon a Rezoning Application for Lots 4 and 5, Block 43, Town of Manor, locally known as 101 West Boyce Street from Single Family (SF-1) to Neighborhood Business (NB).

Chairperson Tryon 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 Meyer the P&Z Commission voted seven (7) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

REGULAR AGENDA

9. Consideration, discussion, and possible action on a Rezoning Application for Lots 4 and 5, Block 43, Town of Manor, locally known as 101 West Boyce Street from Single Family (SF-1) to Neighborhood Business (NB). Applicant: Michael Benitez Owner: AZ General Contractors, LLC

The City staff recommended that the P&Z Commission approve the item.

MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Rowe the P&Z Commission voted seven (7) For and none (0) Against to approve a Rezoning Application for Lots 4 and 5, Block 43, Town of Manor, locally known as 101 West Boyce Street from Single Family (SF-1) to Neighborhood Business (NB). The motion carried unanimously.

10. Consideration, discussion, and possible action on a Coordinated Sign Plan for 13903 US Hwy 290 East. Applicant: U.S. Signs. Owner: Texas State Rentals.

The City staff recommended that the P&Z Commission approve the item with conditions.

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 approve a Coordinated Sign Plan for 13903 US Hwy 290 East, Manor, TX with the requirement either the sign not be illuminated, or if internally illuminated that white/light colored background be opaque, or if externally illuminated that lights be fully-shielded and placed above the sign.. The motion carried unanimously.

11. Consideration, discussion, and possible action on a Coordinated Sign Plan for Manor Commons East. Applicant: Facility Solutions Group Owner: Greenview Development 973, LP.

The City staff recommended that the P&Z Commission approve the item.

Bob Strobek of Facility Solutions Group spoke in support of this item.

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 approve a Coordinated Sign Plan for Manor Commons East. The motion carried unanimously.

12. Consideration, discussion, and possible action on a Setback Waiver for Lot 9, Block 7, Town of Manor, locally known as 207 West Brenham Street to reduce the side setbacks to 5 feet, the rear setback to 10 feet, and the front setback to 20 feet. Applicant: Ruben Coronado Owner: Ruben Coronado

The City staff recommended that the P&Z Commission approve the item.

MOTION: Upon a motion made by Commissioner Small and seconded by Vice-Chair Leonard the P&Z Commission voted seven (7) For and none (0) Against to approve a Setback Waiver for Lot 9, Block 7, Town of Manor, locally known as 207 West Brenham Street to reduce the side setbacks to 5 feet, the rear setback to 10 feet, and the front setback to 20 feet. The motion carried unanimously.

13. Consideration, discussion, and possible action on a Joined Lot Affidavit for Lot 1 and Lot 2, Block 25, Town of Manor, locally known as 104 South Bastrop Street, Manor, TX. Applicant: Village Homes, LTD. Owner: Patrick Sneed

The City staff recommended that the P&Z Commission approve the item.

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 approve a Joined Lot Affidavit for Lot 1 and Lot 2, Block 25, Town of Manor, locally known as 104 South Bastrop Street, Manor, TX. The motion carried unanimously.

14. Consideration, discussion, and possible action on a Concept Plan for the Las Entradas Subdivision, one (1) lot on 9.973 acres more or less, located near US Hwy 290 E and Gregg Manor Road, Manor, TX. Applicant: Carlson, Brigance, & Doering, Inc. Owner: Manor Apartments, LLC

The City staff recommended that the P&Z Commission deny per engineer comments the 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 deny per engineer comments a Concept Plan for the Las Entradas Subdivision, one (1) lot on 9.973 acres more or less, located near US Hwy 290 E and Gregg Manor Road, Manor, TX. The motion carried unanimously.

15. Consideration, discussion, and possible action on a Short Form Final Plat for Ramirez Addition Subdivision, four (4) lots on 5.00 acres more or less, and being located at 13800 Rector Loop, Manor, TX. Applicant: Moncada Enterprises, LLC Owner: Reyes Ramirez

The City staff recommended that the P&Z Commission deny per engineer comments the item.

MOTION: Upon a motion made by Vice-Chair Leonard and seconded by Commissioner Small the P&Z Commission voted seven (7) For and none (0) Against to deny per engineer comments a Short Form Final Plat for Ramirez Addition Subdivision, four (4) lots on 5.00 acres more or less, and being located at 13800 Rector Loop, Manor, TX. The motion carried unanimously.

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

The City staff recommended that the P&Z Commission approve the item.

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 approve a Short Form Final Plat for Victor Garcia Subdivision, three (3) lots on 4.55 acres more or less, and being located at 15506 Schmidt Loop, Manor, TX. The motion carried unanimously.

17. Consideration, discussion, and possible action on a Preliminary Plat for St. Joseph Subdivision, one (1) lots on 24.77 acres more or less, and being located near Gregg Manor Road and Hill Lane, Manor, TX. Applicant: Migl Engineering and Consulting Owner: Catholic Diocese of Austin

The City staff recommended that the P&Z Commission approve the item.

MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Small the P&Z Commission voted seven (7) For and none (0) Against to approve a Preliminary Plat for St. Joseph Subdivision, one (1) lots on 24.77 acres more or less, and being located near Gregg Manor Road and Hill Lane, Manor, TX. The motion carried unanimously.

18. Consideration, discussion, and possible action on a Preliminary Plat for Lagos Subdivision Phases 2 – 4, three hundred fifty-three (353) lots on 96.06 acres more or

less, and being located near N FM 973 and Brenham Road, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: 706 Investment Partnership, LTD

The City staff recommended that the P&Z Commission approve the item.

Danny Burnett of Dwyer Realty Companies was available for questions and supported this item.

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 approve a Preliminary Plat for Lagos Subdivision Phases 2 – 4, three hundred fifty-three (353) lots on 96.06 acres more or less, and being located near N FM 973 and Brenham Road, Manor, TX. The motion carried unanimously.

19. Consideration, discussion, and possible action on a Preliminary Plat for Lagos Subdivision Phase 5, forty-four (44) lots on 28.62 acres more or less, and being located near N FM 973 and Murchison Street, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: 706 Investment Partnership, LTD

The City staff recommended that the P&Z Commission approve the item.

Danny Burnett of Dwyer Realty Companies was available for questions and supported this item.

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 approve a Preliminary Plat for Lagos Subdivision Phase 5, forty-four (44) lots on 28.62 acres more or less, and being located near N FM 973 and Murchison Street, Manor, TX. The motion carried unanimously.

20. Consideration, discussion, and possible action on a Final Plat for Manor Commons SE Commercial, Lot 4, Block A, one (1) lot on 1.147 acres, more or less, and being located near US Hwy 290 East and N. FM 973, Manor, TX. Applicant: ALM Engineering, Inc. Owner: Greenview Development 973, LP.

The City staff recommended that the P&Z Commission approve the item.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Vice-Chair Leonard the P&Z Commission voted seven (7) For and none (0) Against to approve a Final Plat for Manor Commons SE Commercial, Lot 4, Block A, one (1) lot on 1.147 acres, more or less, and being located near US Hwy 290 East and N. FM 973, Manor, TX. The motion carried unanimously.

21. Consideration, discussion, and possible action on a Final Plat for Manor Heights Phase 1, Section 2, eight-two (82) lots on 16.85 acres, more or less, and being located near US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn & Associates Owner: Forestar (USA) Real Estate Group, Inc.

The City staff recommended that the P&Z Commission approve the item.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Small the P&Z Commission voted seven (7) For and none (0) Against to approve a Final Plat for Manor Heights Phase 1, Section 2, eight-two (82) lots on 16.85 acres, more or less, and being located near US Hwy 290 E and Old Kimbro Road, Manor, TX. The motion carried unanimously.

22. Consideration, discussion, and possible action on a Final Plat for Manor Heights Phase 2, Section 1, one hundred seventy (170) lots on 78.33 acres, more or less, and being located near US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn & Associates Owner: Forestar (USA) Real Estate Group, Inc.

The City staff recommended that the P&Z Commission deny the item.

MOTION: Upon a motion made by Commissioner Rowe and seconded by Vice-Chair Leonard the P&Z Commission voted seven (7) For and none (0) Against to deny a Final Plat for Manor Heights Phase 2, Section 1, one hundred seventy (170) lots on 78.33 acres, more or less, and being located near US Hwy 290 E and Old Kimbro Road, Manor, TX. The motion carried unanimously.

23. Consideration, discussion, and possible action on a Final Plat for Manor Heights Phase 2, Section 2, one hundred eight (108) lots on 27.30 acres, more or less, and being located near US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn & Associates Owner: Forestar (USA) Real Estate Group, Inc.

The City staff recommended that the P&Z Commission deny the item.

MOTION: Upon a motion made by Commissioner Stutsman and seconded by Commissioner Small the P&Z Commission voted seven (7) For and none (0) Against to deny a Final Plat for Manor Heights Phase 2, Section 2, one hundred eight (108) lots on 27.30 acres, more or less, and being located near US Hwy 290 E and Old Kimbro Road, Manor, TX. The motion carried unanimously.

24. Consideration, discussion, and possible action on a Final Plat for Presidential Heights Phase 5, one hundred twenty two (122) lots on 34.35 acres, more or less, and being located near Samuel Welch Way and George Mason Avenue, Manor, TX. Applicant: Kimley-Horn & Associates Owner: West Elgin Development Corp.

The City staff recommended that the P&Z Commission approve the item.

Danny Burnett of Dwyer Realty Companies was available for questions and supported this item.
Pete Dwyer of Dwyer Realty Companies was available for questions.
Josh Miksch of Kimley-Horn was available for questions.
Rob Smith of Kimley-Horn was available for questions.

MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Meyer the P&Z Commission voted seven (7) For and none (0) Against to approve a Final Plat for Presidential Heights Phase 5, one hundred twenty two (122) lots on 34.35 acres, more or less, and being located near Samuel Welch Way and George Mason Avenue, Manor, TX. The motion carried unanimously.

25. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 22, seventy (70) lots on 13.72 acres, more or less, and being located near Misty Grove Boulevard and Silent Falls Way, Manor, TX. Applicant: Kimley-Horn & Associates Owner: SG Land Holdings, LLC

The City staff recommended that the P&Z Commission approve the item.

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 a Final Plat for Shadowglen Section 22, seventy (70) lots on 13.72 acres, more or less, and being located near Misty Grove Boulevard and Silent Falls Way, Manor, TX. The motion carried unanimously.

26. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 23A. eighty four (84) lots on 21.76 acres, more or less, and being located near Misty Grove Boulevard and Silent Falls Way, Manor, TX. Applicant: Kimley-Horn & Associates Owner: SG Land Holdings, LLC

The City staff recommended that the P&Z Commission approve the item.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Stutsman the P&Z Commission voted seven (7) For and none (0) Against to approve a Final Plat for Shadowglen Section 23A. eighty four (84) lots on 21.76 acres, more or less, and being located near Misty Grove Boulevard and Silent Falls Way, Manor, TX. The motion carried unanimously.

ADJOURNMENT

These minutes approved by the Manor P&Z Commission on the 10th day of June 2020.

APPROVED:

Philip Tryon
Chairperson

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary



AGENDA ITEM NO. ²_____

Item B.

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 8, 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 June 10, 2020 Regular Meeting.

BACKGROUND/SUMMARY:

PRESENTATION: ☐YES ☐NO

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

Draft minutes

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve the Planning and Zoning Commission Minutes of the June 10, 2020 Regular Meeting.

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



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 SESSION MINUTES

Wednesday, June 10, 2020

6:30 p.m.

Manor City Hall – Council Chambers
105 E. Eggleston Street

COMMISSIONERS

PRESENT:

Place 1: Julie Leonard, Vice-Chair
Place 6: Cecil Meyer
Place 7: Lakesha Small

ABSENT:

Place 2: Jacob Hammersmith
Place 3: Philip Tryon, Chairperson
Place 4: Isaac Rowe
Place 5: Lian Stutsman

CITY STAFF PRESENT:

Scott Dunlop, Assistant Development Services Director

REGULAR SESSION – 6:30 P.M.

With no quorum of the Planning and Zoning (P&Z) Commission present, the regular session of the Manor P&Z Commission was canceled by Commissioner Small at 6:45 p.m. on Wednesday, June 10, 2020, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PUBLIC COMMENTS

CONSENT AGENDA

1. **Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the May 13, 2020 Regular Meeting.**

PUBLIC HEARING

- 2. Conduct a public hearing upon a Preliminary Plat for the Manor SE Commercial Revision #1, nineteen (19) lots on 73.29 acres more or less, and being located near US Hwy 290 E and N. FM 973, Manor, TX.**

REGULAR AGENDA

- 3. Consideration, discussion, and possible action on a Preliminary Plan for the Manor SE Commercial Revision #1, nineteen (19) lots on 73.29 acres more or less, and being located near US Hwy 290 E and N FM 973, Manor, TX. Applicant: ALM Engineering Owner: Greenview Development 973, LP**

ADJOURNMENT

These minutes approved by the Manor P&Z Commission on the 8th day of July 2020.

APPROVED:

Philip Tryon
Chairperson

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary



AGENDA ITEM NO. ³_____

Item C.

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing upon a Preliminary Plat for the Manor SE Commercial Revision #1, nineteen (19) lots on 73.29 acres more or less, and being located near US Hwy 290 E and N. FM 973, Manor, TX.

BACKGROUND/SUMMARY:

This preliminary plan is to combine what were a couple of retail pad sites into one larger lot for a proposed multi-family development.

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 conduct the public hearing.

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

**DEVELOPMENT SERVICES DEPARTMENT**

May 26, 2020

RE: Notification for a Preliminary Plat – Manor SE Commercial Revision #1

Dear Property Owner,

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

Consideration, discussion, and possible action upon a Preliminary Plat for the Manor SE Commercial Revision #1, nineteen (19) lots on 73.29 acres more or less, located near US Hwy 290 E and N. FM 973, Manor, TX.

The Planning and Zoning Commission will meet at 6:30PM on June 10, 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 preliminary plat has been filed.

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

Sincerely,

Scott Dunlop,
Assistant Development Director

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

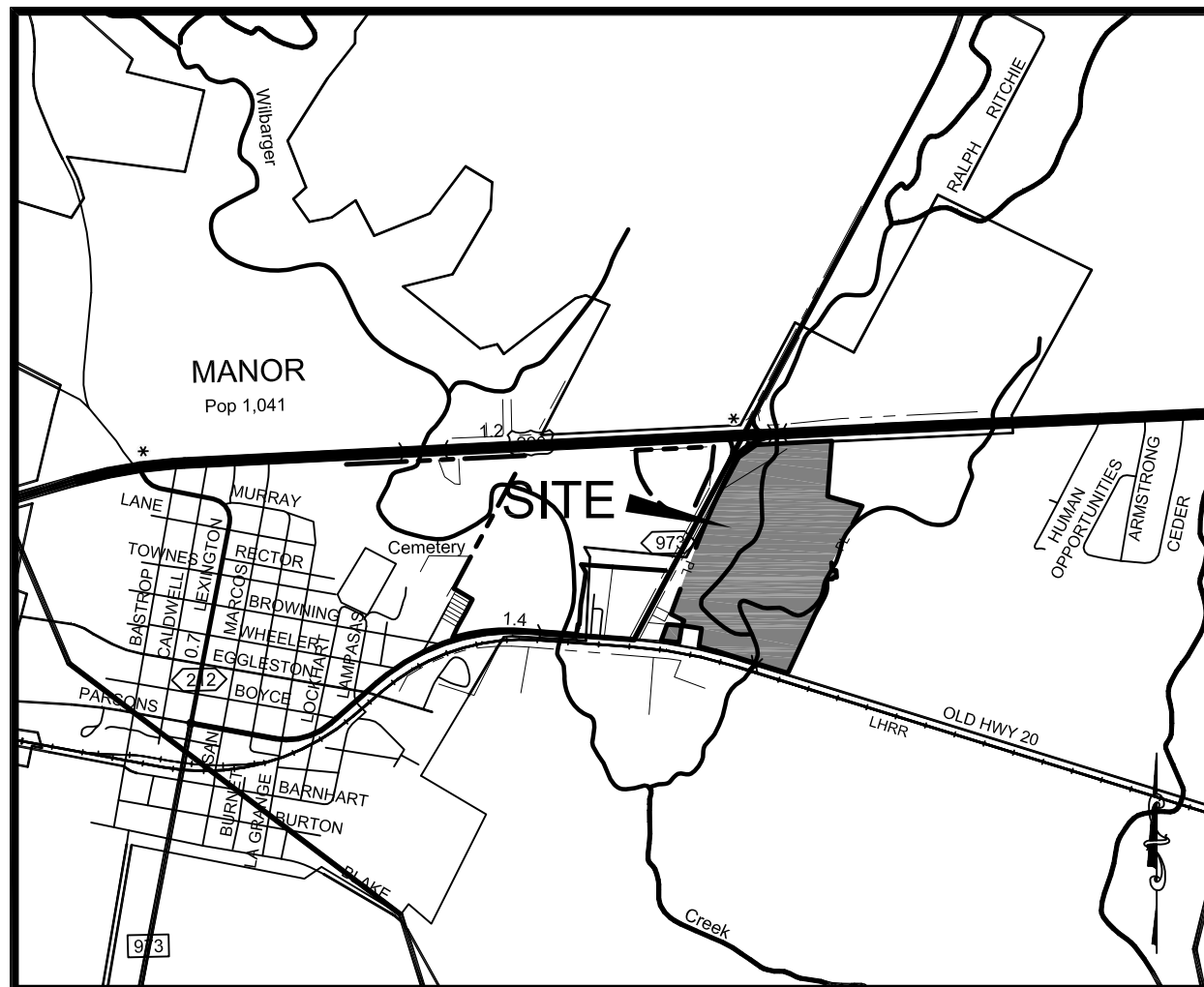
105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
(T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG

MANOR SE COMMERCIAL

PRELIMINARY PLAT - NOT FOR RECORDATION

REVISION #1

SUBMITTAL DATE: February 20, 2020



LOCATION MAP
1"=2000'

Owner: 3.017 Acres Greenview Development 973, L.P. Document No. 2009176562
3.62 Acres Greenview Development 973, L.P. Document No. 2006207224
2.50 Acres Greenview Development 973, L.P. Document No. 2005187926
39.15 Acres Remainder Greenview Development 973, L.P. Document No. 2005187773
Approximately 28,609 out of the 104.61 Acres Greenview Development Greenbury, L.P. Document No. 2005237215
Barth Timmermann
501 VALE STREET
AUSTIN, TEXAS
78746
(512)479-6614
(512)479-6577 (FAX)

Engineer: Matthew Mitchell, P.E.
ALM Engineering, Inc.
1705 S. Capital of TX Hwy.
Ste. 150
Austin, Texas 78746
512-431-9600
almeng@sbcglobal.net

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

Total Number of Blocks: 2
Total Number of Lots: 19
Total Acreage: 73.248 AC
The portion of this property is located in Zone "AE", as defined in the LOMR 19-06-2660P, effective June 1, 2020, to FIRM Panel No. 48453C0485J, Travis County, Texas, is contained within the recorded drainage easements located on Lot 1, Block A and Lot 8, Block B Manor Commons SE Commercial, Phase 1, Doc. #201900077.

LINEAR FEET OF STREETS: Water and Wastewater Provider : CITY OF MANOR
RING ROAD - 1650 LF (EXISTING) 105 E Eggleston St,
Manor, TX 786531
Submittal Date: February 20, 2020 Phone: 512-272-5555
ZONING: Manor Commons P.U.D.

Electrical Supply

BLUEBONNET ELECTRIC COOP
3198 East Austin St.
P.O. Box 240
Giddings, TX 78942

Gas Supply

Atmos Energy
823 Congress Av. #600
Austin, TX 78701-2435
1-888-286-6700

ESTIMATED PHASE DATES

PHASE 1 - RECORDED #201900077
PHASE 2A- JUNE 2020
PHASE 2B- MARCH 2021
PHASE 3A- RECORDED #201800236
PHASE 3B- MARCH 2021
PHASE 3C- MARCH 2021
PHASE 3D- MARCH 2021
PHASE 4 - JUNE 2020
PHASE 5- NOVEMBER 2022
PHASE 6 - NOVEMBER 2022

GENERAL NOTES:

- 1.) Water and wastewater systems servint this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review.
- 2.) All water and wastewater construction must be inspected by the City of Manor.
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- 6.) The property owners or assigns shall maintain all drainage easements on private property.
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- 8.) All building set-back lines shall be in accordance with the City of Manor current Zoning Ordinance.
- 9.) This subdivision is located within the City of Manor Corporated City Limits as of this date January 2015.

TREE REPLACEMENT NOTE:

Owner to post "Tree Fee" in the amount of \$37,500 with the City of Manor. Such Tree Fee can be reimbursed to Owner upon proof of expenditures for planting and relocation of trees along Ring Road or in the park, Lot 7, Block A or Lot 8, Block B. Posting of the Tree Fee will remove any obligation for future plantings for the owner of Lot 7, Block A and Lot 8, Block B. Owner must relocate and plant any trees within 18 months of issuance of the initial site development permit. Owner will receive credit and be eligible for reimbursement at the rate of \$37.50 per caliper inch planted for such plantings and relocations. All other lots must have a final plat note that requires 10 caliper inches of trees per acre to be planted either on such lot or in a designated area of the park lots, Lot 7, Block A or Lot 8, Block B. Such planting requirement is in addition to any landscaping requirements and planting requirements required under City of Manor ordinances.

REVISIONS/CORRECTIONS

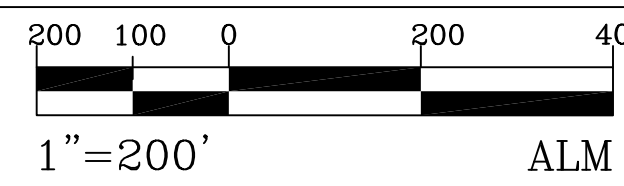
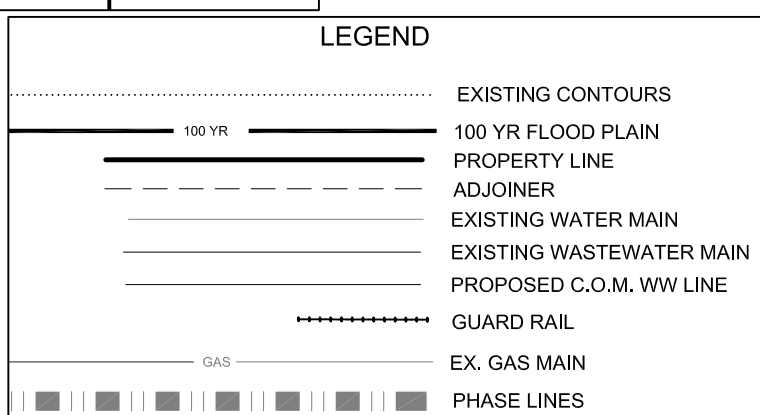
Number	Description	Revised (R) Add (A) Void (V) Sheet No. 1	Total # Sheets in Plan Set	REVISION DATE
R1	SPLIT LOT 12, BLOCK A TO 12A & 12B & COMBINE LOT 24&27, BLK B INTO LOT 2, ADJUST LOT 142, BLK B	R1	11	



SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN SHEET 1
3	PRELIMINARY PLAN SHEET 2
4	TREE LAYOUT SHEET 1
5	TREE LAYOUT SHEET 2
6	WATER UTILITY LAYOUT
7	WASTEWATER UTILITY LAYOUT
8	STORM SEWER LAYOUT
9	HEC-HMS DEVELOPED
10	HEC-HMS EXISTING
11	HEC-HMS CALCULATIONS

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N74°36'57"W	2835.35	165.47	165.44
C2	N20°31'19"E	9910.07	9.08	9.08
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C5	S68°55'07"W	25.07	38.35	35.42
C6	N21°11'53"E	9910.07	224.83	224.82
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C8	S55°49'56"E	1045.07	431.72	428.86
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C29	S51°53'54"E	1045.00	288.22	287.31
C30	S42°15'34"W	15.00	23.65	21.27

LINE	DISTANCE	BEARING
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L6	108.42	S20°32'02"W
L7	197.23	S51°55'18"E
L8	145.21	S15°36'22"W
L9	26.59	S15°36'22"W
L10	252.55	N72°52'09"W
L11	3.13	S23°37'27"W
L12	30.75	N72°59'19"W
L13	195.93	N08°16'32"E
L14	214.34	N81°40'04"W
L15	57.17	N24°46'02"E
L16	158.70	N63°10'06"E
L17	684.96	N20°29'43"E
L18	198.71	S68°54'03"E
L19	240.88	N21°20'10"E
L20	121.83	S54°32'49"E
L21	50.78	S54°32'49"E
L22	77.84	N67°42'19"W
L23	90.15	N22°25'33"E



CITY OF MANOR ACKNOWLEDGEMENTS:

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE _____ OF _____, 20__ A.D.

APPROVED:

ATTEST:

PHILIP TRYON, CHAIRPERSON

CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE _____ OF _____, 20__ A.D.

APPROVED:

ATTEST:

HONORABLE MAYOR DR. LARRY WALLACE, JR.
MAYOR OF THE CITY OF MANOR, TEXAS

CITY SECRETARY

MANOR SE COMMERCIAL

PRELIMINARY PLAT

NOT FOR RECORDATION

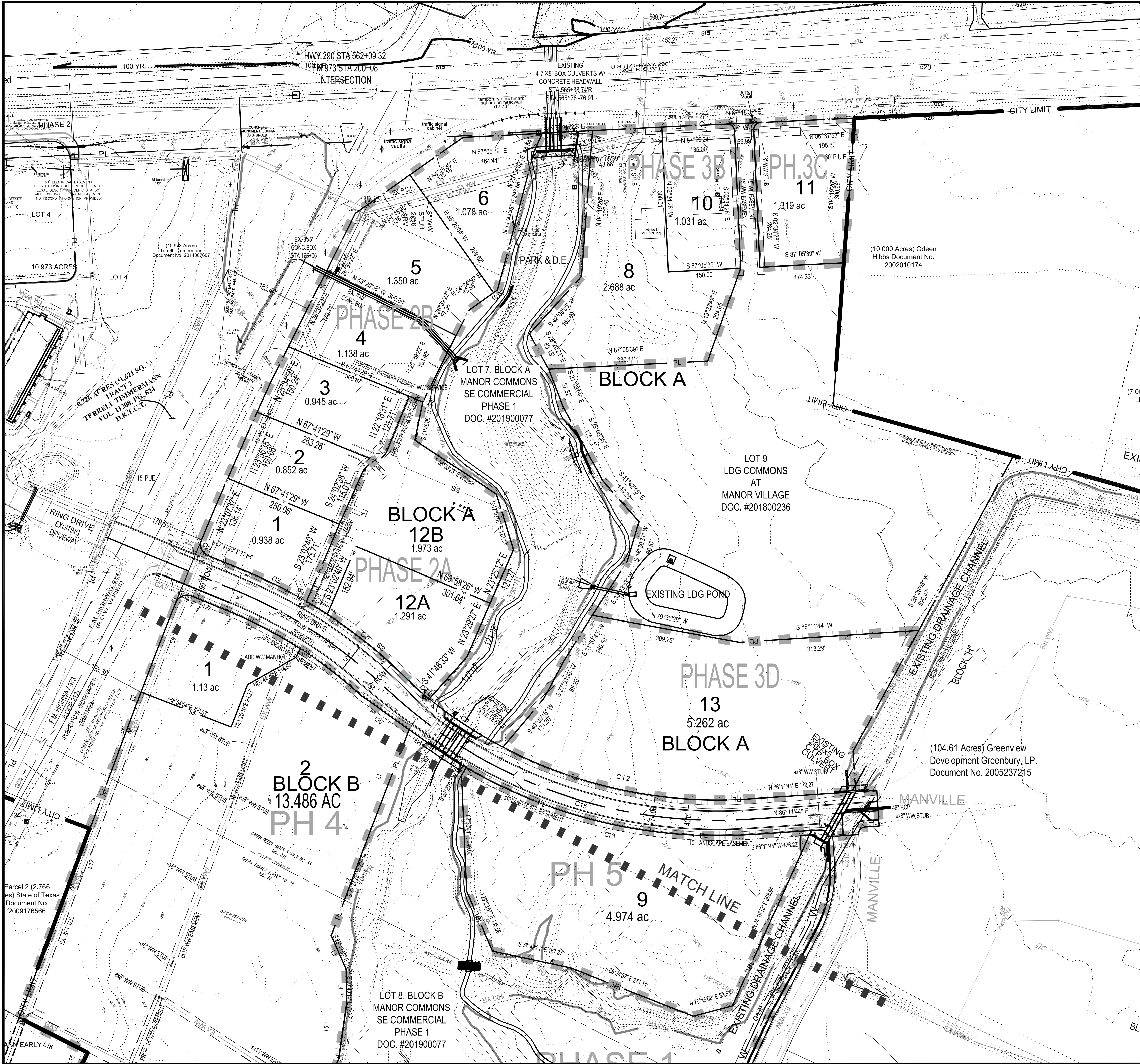
MANOR,
TRAVIS COUNTY,
TEXAS
ALM ENGINEERING, INC., F-3565
925 S. Capital of TX Hwy, Ste. B220
West Lake Hills, Texas, 78746.

PRELIMINARY PLAT	DATE:	5/17/2017	SHEET	1	COVER SHEET
	JOB:	SITE		2	PRELIMINARY PLAN SHEET 1
	DRAWN BY:	MM		3	PRELIMINARY PLAN SHEET 2
	CHECKED BY:	MM		4	TREE LAYOUT SHEET 1
MANOR SE COMMERCIAL	DATE:	5/17/2017	SHEET	5	TREE LAYOUT SHEET 2
	JOB:	SITE		6	WATER UTILITY LAYOUT
	DRAWN BY:	MM		7	WASTEWATER UTILITY LAYOUT
	CHECKED BY:	MM		8	STORM SEWER LAYOUT
MANOR, TX	DATE:	5/17/2017	SHEET	9	HEC-HMS DEVELOPED
	JOB:	SITE		10	HEC-HMS EXISTING
	DRAWN BY:	MM		11	HEC-HMS CALCULATIONS
	CHECKED BY:	MM			



4-7-2020

Sheet
1 of 11



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L20	121.63'	S54°32'45\"E
L21	90.76'	S54°32'45\"E
L22	77.84'	N67°42'19\"W
L23	90.15'	N22°25'53\"E

LEGEND

100 YR

100 YR FLOOD PLAIN

PROPERTY LINE

ADJOINER

EXISTING WATER MAIN

EXISTING WASTEWATER MAIN

PROPOSED C.O.M. WW LINE

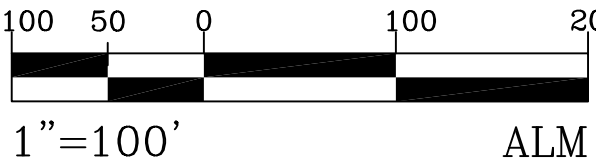
GUARD RAIL

GAS

EX. GAS MAIN

PROPOSED MANVILLE

PHASE LINES



MANOR SE COMMERCIAL
PRELIMINARY PLAT
NOT FOR RECORDATION

MANOR,
TRAVIS COUNTY,
TEXAS

ALM ENGINEERING, INC. F-3565
CONSULTING ENGINEERS
925 S. Capital of TX Hwy, Ste. B220
West Lake Hills, Texas, 78746.

DATE
2/18/2020

REVISION
#

SCALE: 1"=100'

DATE: 5/1/2017

JOB: SITE

DRAWN BY: MM

CHECKED BY: MM

PRELIMINARY PLAT SHEET 1

MANOR SE COMMERCIAL

FM 973

MANOR, TX

ALM ENGINEERING, INC. F-3565

CONSULTING ENGINEERS

925 S Capital of TX Hwy, Ste. B220,

West Lake Hills, TX 78746

(512) 431-9600 • almeng@sgglobal.net

STATE OF TEXAS

MATTHEW MITCHELL

83335

4-7-2020

Sheet

2 OF 11



AGENDA ITEM NO. 4

Item D.

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing a public hearing on a rezoning request for 24.78 acres of land more or less out of the Sumner Bacon Survey No. 62, and being located along Hill Lane, from Light Commercial (C-1) to Institutional Small (I-1).

BACKGROUND/SUMMARY:

St. Joseph's Church has owned this property for many years and in the platting & development process to construct a new church there. Religious assembly use is allowed in any zoning district but they would like the zoning of their property to reflect their use and to have development standards that are suited to their project, such as landscaping requirements.

PRESENTATION: ☐ YES ☐ NO

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

Rezoning Map

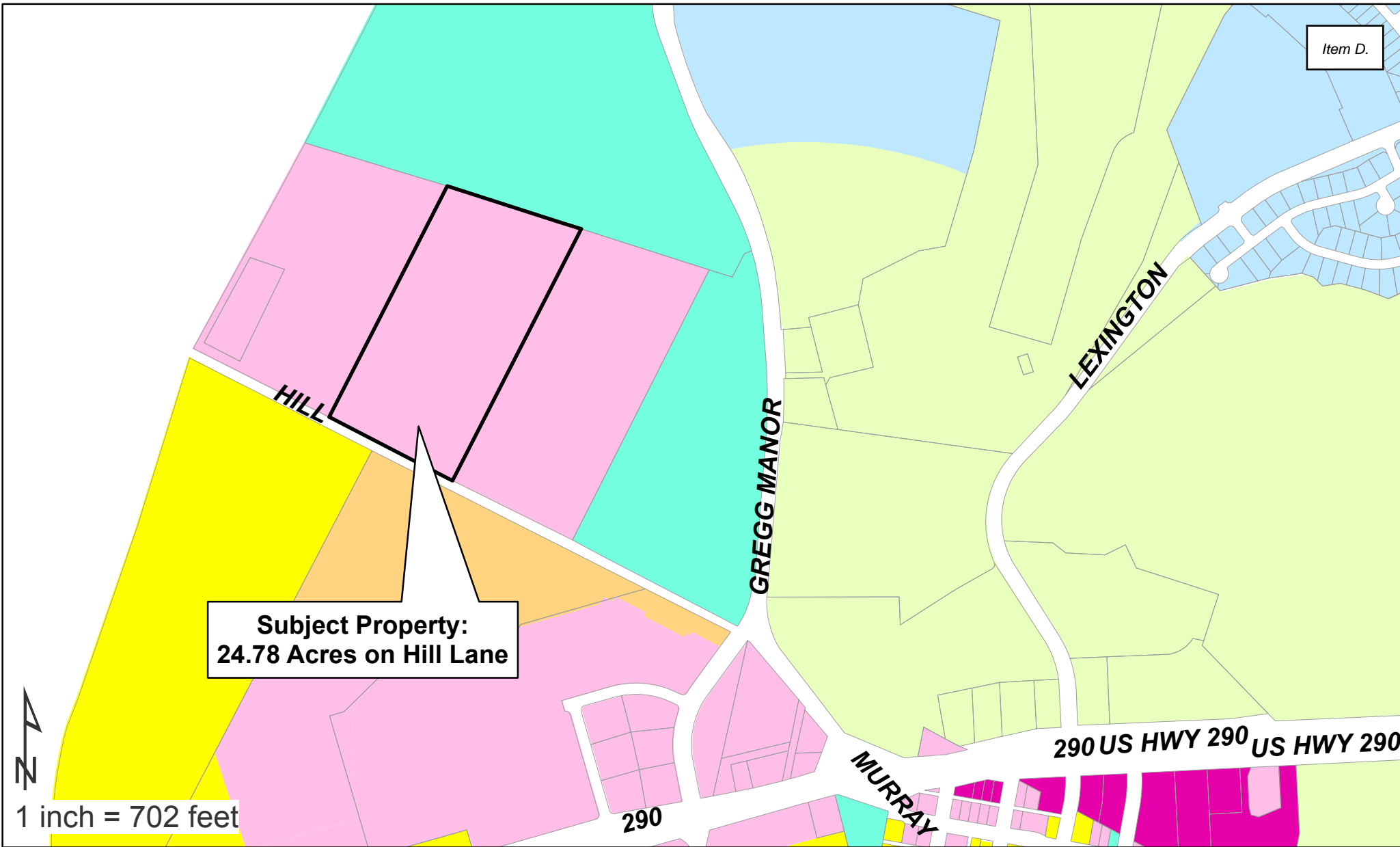
Notice Letter

Mailing Labels

STAFF RECOMMENDATION:

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

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



Proposed Rezoning: Institutional Small (I-1)

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

Zone

- SF-1 - Single Family
- SF-2 - Single Family
- MF-2 - Multi Family
- MH-1 - Manufactured Housing
- MH-2 - Manufactured Housing Park
- C-1 - Light Commercial
- C-2 - Medium Commercial

- DB - Downtown Business District
- NB - Neighborhood Business
- IN-1 - Light Industrial
- IN-2 - Heavy Industrial
- I - Institutional
- PUD - Planned Unit Development
- A - Agricultural
- Manor ETJ



June 19, 2020

RE: 24.78 Acre Hill Lane Rezoning

Dear Property Owner:

The City of Manor City Council will be conducting public hearings to consider a rezoning request for 24.78 acres on Hill Lane. 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: Conduct a public hearing on a rezoning request for 24.78 acres of land more or less out of the Sumner Bacon Survey No. 62, and being located along Hill Lane, from Light Commercial (C-1) to Institutional Small (I-1).

The Planning and Zoning Commission will convene at 6:30PM on July 8, 2020 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on July 15, 2020 at 105 E. Eggleston St. in the City Council Chambers.

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

Sincerely,

Scott Dunlop
Assistant Development Director

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

9 Sunny Partners
2207 Lake Austin Blvd
Austin, TX 78703

Manor ISD
PO Box 359
Manor, TX 78653

Las Entradas Development Corp.
9900 US Highway 290 East
Manor, TX 78653

Butler Family Partnership
PO Box 9190
Austin, TX 78766



AGENDA ITEM NO. 5

Item E.

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plan for the Manor SE Commercial Revision #1, nineteen (19) lots on 73.29 acres more or less, and being located near US Hwy 290 E and N FM 973, Manor, TX. Applicant: ALM Engineering Owner: Greenview Development 973, LP

BACKGROUND/SUMMARY:

This preliminary plat combines a number of commercial pad sites into one larger lot for a proposed 306 unit apartment complex. The concept plan has been approved and the zoning to allow the use was approved.

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

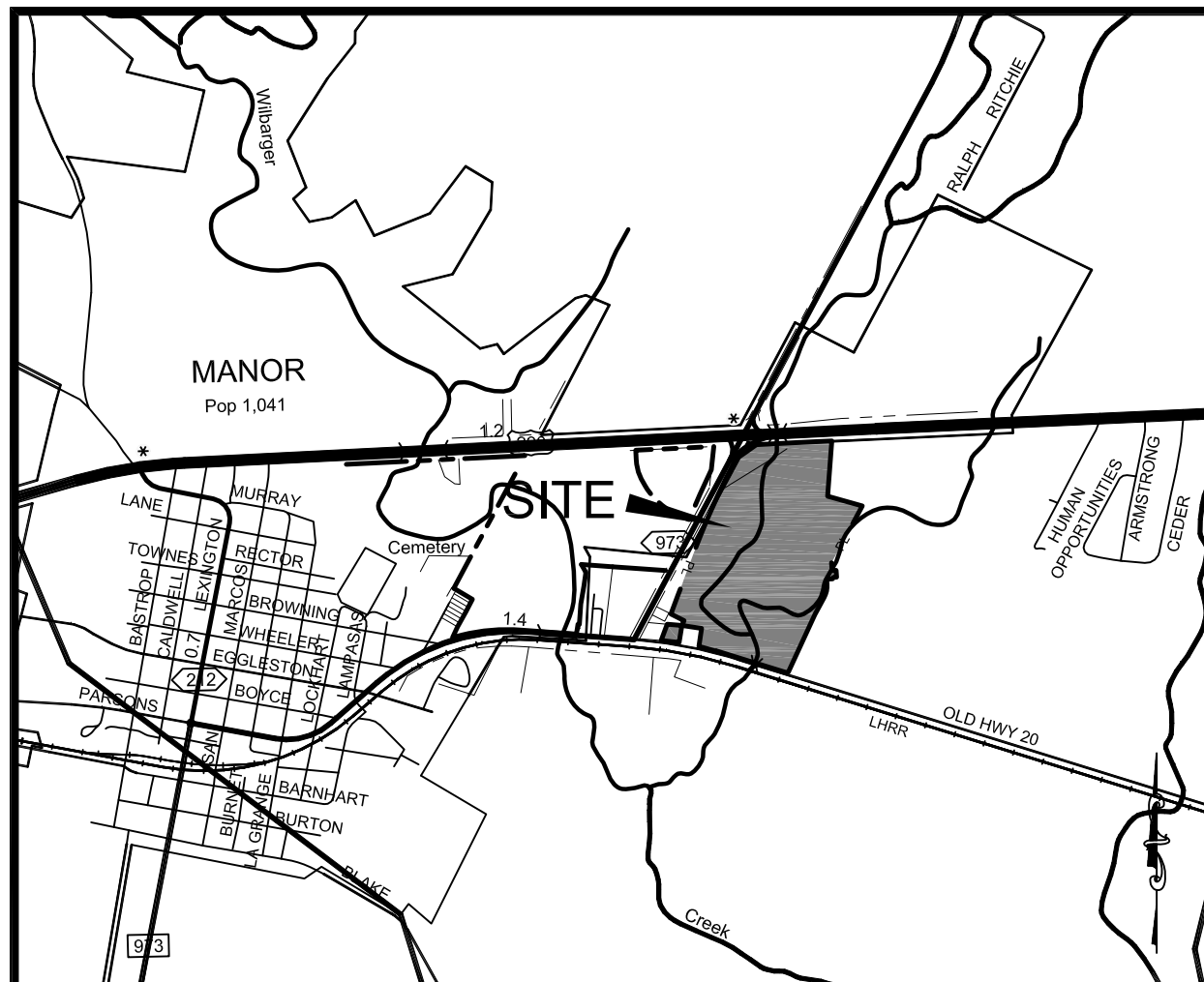
STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve a Preliminary Plan for the Manor SE Commercial Revision #1, nineteen (19) lots on 73.29 acres more or less, and being located near US Hwy 290 E and N FM 973, Manor, TX.

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

MANOR SE COMMERCIAL
PRELIMINARY PLAT - NOT FOR RECORDATION
REVISION #1

SUBMITTAL DATE: February 20, 2020



LOCATION MAP
1"=2000'

Owner
3.017 Acres Greenview Development 973, L.P. Document No. 2009176562
3.62 Acres Greenview Development 973, LP. Document No. 2006207224
2.50 Acres Greenview Development 973, LP. Document No. 2005187926
39.15 Acres Remainder Greenview Development 973, L.P. Document No. 2005187773
Approximately 23,695 out of the 104.61 Acres Greenview Development Greenbury, LP
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Barth Timmermann
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Engineer: Matthew Mitchell, P.E.
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Surveyor: Holt Carson, RPLS No. 51
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1904 Fortview Road
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Total Number of Blocks: 2
Total Number of Lots: 19
Total Acreage: 73.248 AC

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Submittal Date: February 20, 2020 Manor, TX 786531
ZONING: Manor Commons P.U.D. Phone: 512-272-5555

Electrical Supply

Gas Supply

BLUEBONNET ELECTRIC COOP
3198 East Austin St.
P.O. Box 240
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Atmos Energy
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1-888-286-6700

ESTIMATED PHASE DATES

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PHASE 3B -MARCH 2021
PHASE 3C -MARCH 2021
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PHASE 5 - NOVEMBER 2022
PHASE 6 - NOVEMBER 2022

GENERAL NOTES:

- 1.) Water and wastewater systems servint this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review.
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REVISIONS/CORRECTIONS				
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L8	145.21	S15°36'22"W
L9	26.59	S16°36'22"W
L10	252.55	S27°52'09"W
L11	3.13	S23°37'27"W
L12	30.75	S27°59'19"W
L13	165.93	N08°16'32"E
L14	214.34	N81°40'04"W
L15	57.17	N24°48'02"E
L16	158.70	N83°10'06"W
L17	684.96	N20°29'43"E
L18	198.71	S88°54'04"E
L19	240.86	N21°20'17"E
L20	121.63	S54°32'45"E
L21	50.76	S54°32'45"E
L22	77.64	N67°42'19"W
L23	91.45	N22°25'53"E

LEGEND

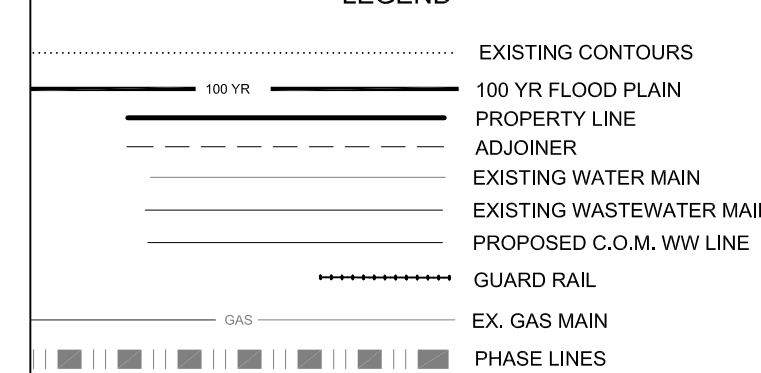


Diagram of a 1D lattice with sites labeled 200, 100, 0, 200, 400. The sites 200, 100, and 0 are occupied by particles (black squares). The sites 200 and 400 are empty (white squares). The lattice is labeled $1''=200'$ and ALM.

CITY OF MANOR ACKNOWLEDGEMENTS

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE _____ OF _____, 20____ A.D.

APPROVED

ATTEST:

PHILIP TRYON, CHAIRPERSON

CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF
MANOR, TEXAS, ON THIS THE _____ OF _____, 20__ A.D.

APPROVED

ATTEST:

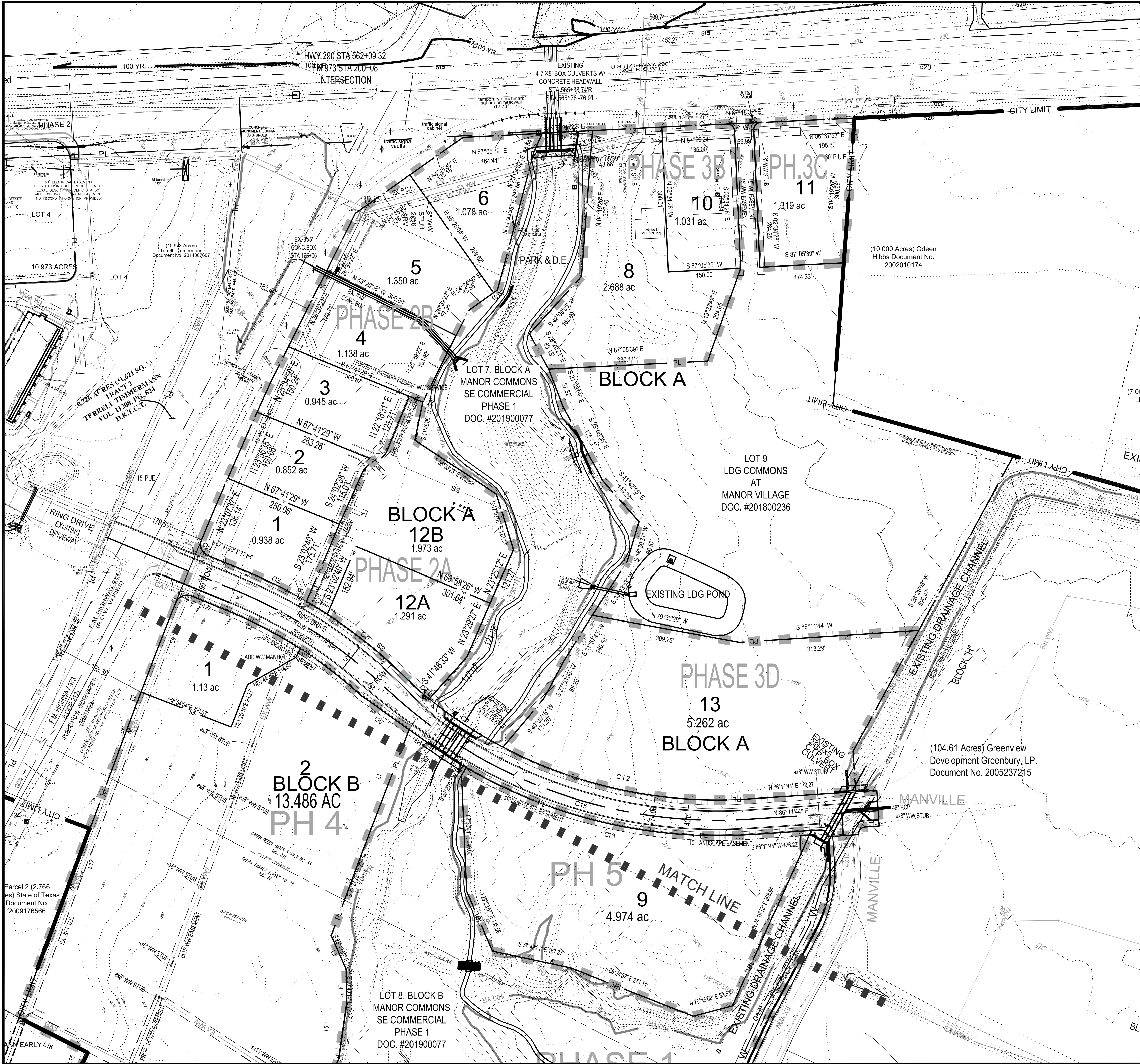
HONORABLE MAYOR DR. LARRY WALLACE, JR. CITY SECRETARY
MAYOR OF THE CITY OF MANOR, TEXAS

MANOR SE COMMERCIAL
PRELIMINARY PLAT
NOT FOR RECORDATION

MANOR,
TRAVIS COUNTY,
TEXAS

ALM ENGINEERING, INC. F-3565
CONSULTING ENGINEERS
925 S. Capital of TX Hwy, Ste. B220
West Lake Hills, Texas, 78746,

PRELIMINARY PLAT		 4-7-2020		ALM ENGINEERING, INC. CONSULTING ENGINEERS F-3565 925 S Capital of TX Hwy, Ste B220, West Lake Hills, TX 78746 (512) 431-9600 * alming@sscglobal.net		SCALE: 1" = 200' DATE: 5/17/2017 JOB: SITE DRAWN BY: MM CHECKED BY: MM		# REVISION DATE	
MANOR SE COMMERCIAL									
FM 973									
MANOR, TX									



NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N74°36'57\"W	2635.35'	165.47'	165.44'
C2	N20°3'11\"E	9910.00'	9.08'	9.08'
C3	S54°46'36\"E	955.00'	235.60'	235.00'
C4	N64°45'57\"W	955.00'	97.40'	97.35'
C5	S66°55'07\"W	25.00'	39.35'	35.42'
C6	N21°11'53\"E	9910.00'	224.83'	224.82'
C7	N22°15'14\"E	9910.00'	140.49'	140.49'
C8	S55°49'56\"E	1045.00'	431.72'	428.66'
C10	S 50°28'11\" E	958.00'	31.47'	31.47'
C11	S 56°52'24\" E	958.00'	182.67'	182.39'
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C13	N 76°44'05\" W	1032.00'	614.91'	605.86'
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C15	N 70°45'31\" W	1000.00'	804.45'	782.94'
C17	S 26°38'58\" W	332.00'	20.92'	20.91'
C18	S 65°59'13\" W	15.00'	21.54'	19.74'
C21	S 47°45'50\" E	15.00'	23.49'	21.16'
C27	S 22°28'40\" E	25.00'	39.46'	35.49'
C28	S 63°44'44\" E	1045.00'	143.93'	143.82'
C29	S 51°53'54\" E	1045.00'	288.22'	287.31'
C30	S 42°15'34\" W	15.00'	23.65'	21.27'

LINE	DISTANCE	BEARING
L1	219.41'	S21°05'35\"W
L2	236.54'	S20°27'25\"W
L3	76.46'	S23°49'58\"E
L4	72.27'	S00°45'14\"E
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L22	77.84'	N67°42'19\"W
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LEGEND

100 YR

100 YR FLOOD PLAIN

PROPERTY LINE

ADJOINER

EXISTING WATER MAIN

EXISTING WASTEWATER MAIN

PROPOSED C.O.M. WW LINE

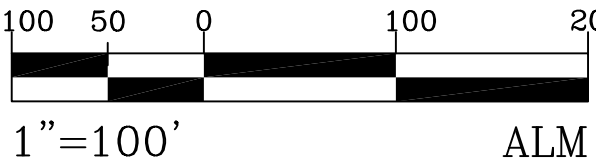
GUARD RAIL

EX. GAS MAIN

PROPOSED MANVILLE

PHASE LINES

8in VWL



MANOR SE COMMERCIAL
PRELIMINARY PLAT
NOT FOR RECORDATION

MANOR,
TRAVIS COUNTY,
TEXAS

ALM ENGINEERING, INC. F-3565
CONSULTING ENGINEERS
925 S. Capital of TX Hwy, Ste. B220
West Lake Hills, Texas, 78746.

DATE: 2/18/2020

REVISION: #

SCALE: 1"=100'

DATE: 5/1/2017

JOB: SITE

DRAWN BY: MM

CHECKED BY: MM

PRELIMINARY PLAT SHEET 1

MANOR SE COMMERCIAL

FM 973

MANOR, TX

ALM ENGINEERING, INC. F-3565

CONSULTING ENGINEERS

925 S Capital of TX Hwy, Ste. B220,

West Lake Hills, TX 78746

(512) 431-9800 • almeng@sbcglobal.net

STATE OF TEXAS

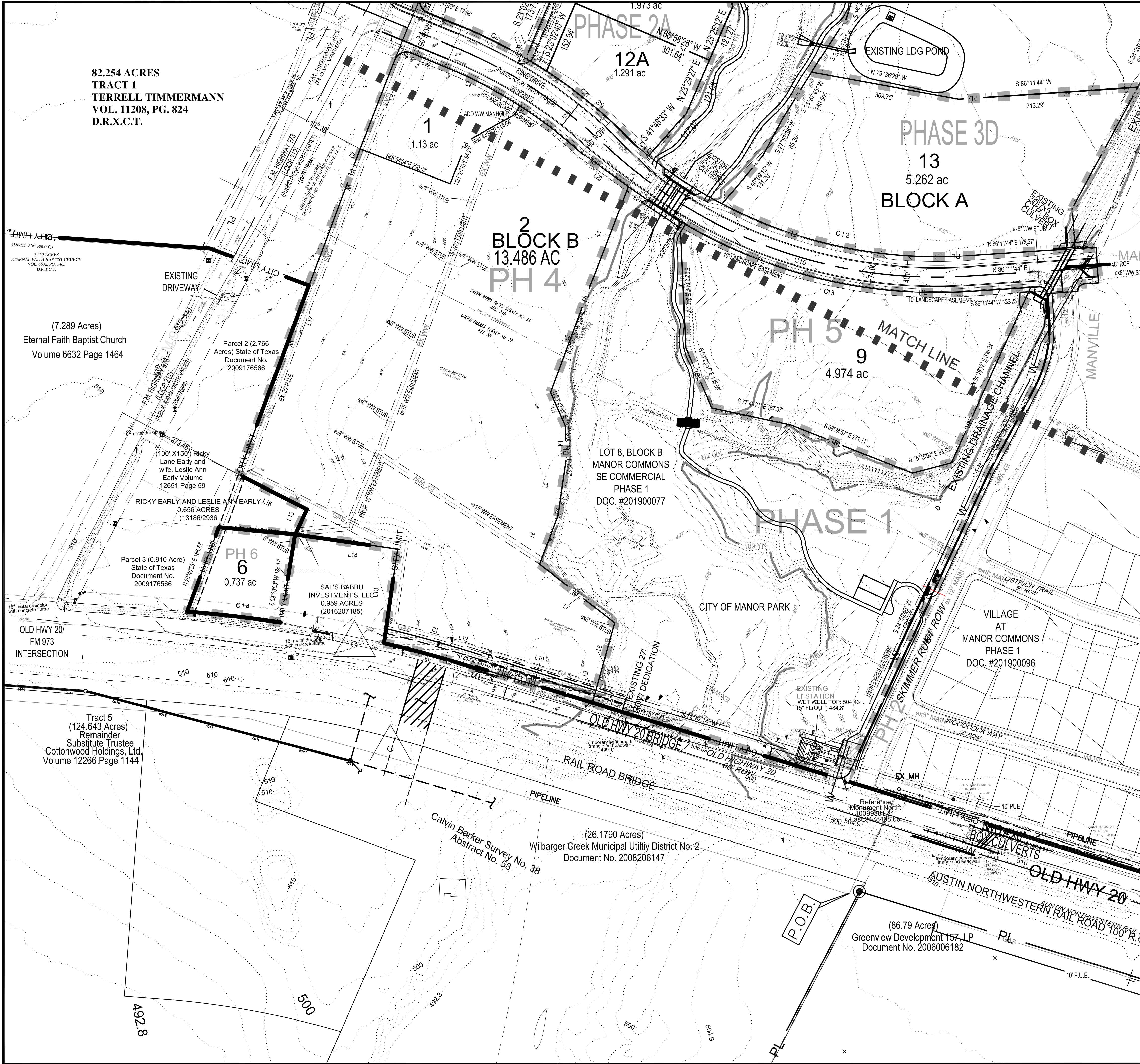
MATTHEW MITCHELL

83335

4-7-2020

Sheet

2 OF 11



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100 YR

EXISTING CONTOURS

100 YR FLOOD PLAIN

PROPERTY LINE

ADJOINER

EXISTING WATER MAIN

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PROPOSED C.O.M. WW LINE

GUARD RAIL

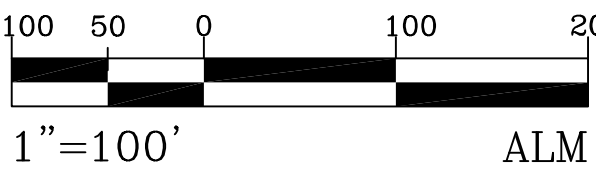
GAS

EX. GAS MAIN

PROPOSED MANVILLE PHASE LINES

8in VVL

8in PUE



MANOR SE COMMERCIAL
PRELIMINARY PLAT
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MANOR,
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ALM ENGINEERING, INC. F-3565
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925 S. Capital of TX Hwy, Ste. B220
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PRELIMINARY PLAT SHEET 2

MANOR SE COMMERCIAL

FM 973

MANOR, TX

ALM ENGINEERING, INC. F-3565

CONSULTING ENGINEERS

925 S Capital of TX Hwy, Ste. B220,

West Lake Hills, TX 78746

(512) 431-9600 • almengr@alglobal.net

STATE OF TEXAS

MATTHEW MITCHELL

83335

4-7-2020

Sheet

3 OF 11

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220 (512) 259-3882
 Leander, TX 78646 Fax 259-8016
 Texas Registered Engineering Firm F-4780

Date: Friday, March 20, 2020

MATTHEW MITCHELL
 ALM ENGINEERING, INC.
 925 S CAPITAL OF TX HWY
 WEST LAKE HILLS 78746
 almeng@sbcglobal.net

Permit Number 2020-P-1239-PP

Job Address: Manor Commons SE Commercial Revised Preliminary Plan, Manor, TX. 78653

Dear MATTHEW MITCHELL,

The first submittal of the Manor Commons SE Commercial Revised Preliminary Plan (*Preliminary Plan*) submitted by ALM ENGINEERING, INC. and received on April 07, 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. The existing versus proposed flows for the proposed development provided in the drainage report appear to INCREASE which is not allowed per the Austin Drainage Criteria Manual.
2. The estimated phase dates on the preliminary plat cover should be revised. Some of the phases list a March 2020 date.
3. The submittal date on the cover sheet was left blank.
4. The submittal should be labeled Preliminary Plat instead of Plan.
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(1)(vii) the total acreage of the property to be subdivided and the subtotals by land use should be provided.
6. Some of the tree labels are illegible. Please adjust the labels for clarification.
7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(2)(viii), The location, dimensions, names and descriptions of all existing or recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown.
8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(3)(i), the location, size and description of any proposed drainage appurtenances, including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site, and designed in accordance with the requirements of the Subdivision Ordinance.

9. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(3)(ii), a copy of the approved floodplain map revision should be provided.

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

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

Thank you,



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



April 7, 2020

Jay Engineering Company, Inc.
P.O. Box 1220
Leander, TX 78646-1220

Re: Permit Number 2020-P-1239-PP
Job Address: Manor Commons SE Commercial Revised Preliminary Plan, Manor, TX. 78653

Engineer Review

1. The existing versus proposed flows for the proposed development provided in the drainage report appear to INCREASE which is not allowed per the Austin Drainage Criteria Manual.

RESPONSE: The drainage report and drainage plans have been corrected to clearly identify the pre-developed vs. developed flow conditions. There are 4 key discharge points for the project site and they have been identified on the plan and in the report.

2. The estimated phase dates on the preliminary plat cover should be revised. Some of the phases list a March 2020 date.

RESPONSE: The phase dates have been updated.

3. The submittal date on the cover sheet was left blank.

RESPONSE: Date has been filled in.

4. The submittal should be labeled Preliminary Plat instead of Plan.

RESPONSE: The cover page and plan sheets have been changed.

5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(1)(vii) the total acreage of the property to be subdivided and the subtotals by land use should be provided.

RESPONSE: See table at lower right corner of the cover page for the plat.

6. Some of the tree labels are illegible. Please adjust the labels for clarification.

RESPONSE: The tree labels have been adjusted to be more legible.

7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(2)(viii), The location, dimensions, names and descriptions of all existing or recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing deed and plat records.

The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown.

RESPONSE: All information has been shown on the plat.

8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(3)(i), the location, size and description of any proposed drainage appurtenances, including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site, and design in accordance with the requirements of the Subdivision Ordinance.

Item E.

RESPONSE: All known existing and proposed drainage features have been shown. Private drainage infrastructure will be constructed with individual site permits at a future date.

9. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(3)(ii), a copy of the approved floodplain map revision should be provided.

RESPONSE: The approved LOMR had been uploaded to MYPERMITNOW.

If you have any questions, please contact me at (512) 431-9600.

Sincerely,



Matt Mitchell, P.E.



6-7-2020

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016
Texas Registered Engineering Firm F-4780

Date: Monday, May 4, 2020

MATTHEW MITCHELL
ALM ENGINEERING, INC.
925 S CAPITAL OF TX HWY
WEST LAKE HILLS 78746
almeng@sbcglobal.net

Permit Number 2020-P-1239-PP

Job Address: Manor Commons SE Commercial Revised Preliminary Plan, Manor 78653

Dear MATTHEW
MITCHELL,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by MATTHEW MITCHELL and received by our office on April 07, 2020, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

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

Sincerely,



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

**AGENDA ITEM SUMMARY FORM**

PROPOSED MEETING DATE: July 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a rezoning request for 24.78 acres of land more or less out of the Sumner Bacon Survey No. 62, and being located along Hill Lane, from Light Commercial (C-1) to Institutional Small (I-1). Applicant: Catholic Diocese of Austin. Owner: Catholic Diocese of Austin.

BACKGROUND/SUMMARY:

St. Joseph's Church has owned this property for many years and in the platting & development process to construct a new church there. Religious assembly use is allowed in any zoning district but they would like the zoning of their property to reflect their use and to have development standards that are suited to their project, such as landscaping requirements.

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

Letter of Intent

Rezoning Map

Area Image

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve a rezoning request for 24.78 acres of land more or less out of the Sumner Bacon Survey No. 62, and being located along Hill Lane, from Light Commercial (C-1) to Institutional Small (I-1).

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



Diocese of Austin

Facilities Planning Office

6225 Hwy. 290 East · Austin, TX 78723
(512) 949-2400 · Fax (512) 949-2520
www.austindiocese.org

6/11/20

City of Manor Planning and Zoning Board
105 E Eggleston
Manor, TX 78653

Re: Rezoning of Church Tract on Hill Ln.

The Catholic Diocese of Austin and St. Joseph Catholic Parish in Manor are relocating the parish from the current site on Old Hwy 20 to the new site on Hill Ln. As part of the development of the new site, the Diocese is requesting that the City of Manor rezone the site from "C-1-Light Commercial" to "I-Institutional". Although our proposed development of religious assembly and associated uses are permitted in both zoning districts, I-Institutional is more appropriate.

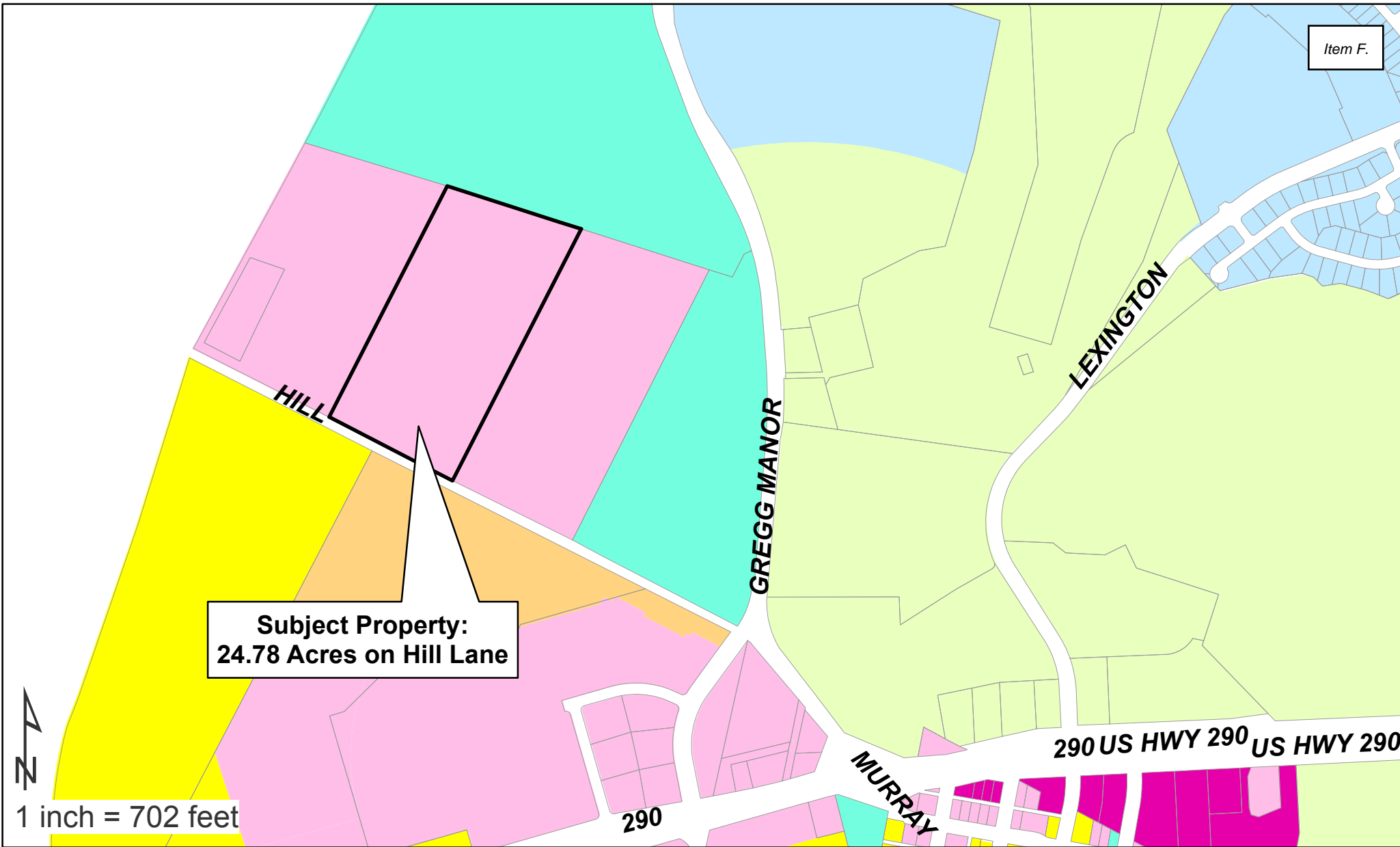
The "C-1" zoning is for retail, offices, shops and stores while the "I" zoning is for larger developments such as schools. The tracts to the north and to the east of the subject tract are currently developed as schools and zoned "I", while the tracts to the west and south are currently undeveloped. The "I" zoning continues the zoning of the developments moving west on the north side of Hill Ln.

If you have any questions regarding this matter please do not hesitate to contact me at 512.748.3170.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Baker".

Patrick Baker
Director of Facilities Planning



Proposed Rezoning: Institutional Small (I-1)

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

Zone

- SF-1 - Single Family
- SF-2 - Single Family
- MF-2 - Multi Family
- MH-1 - Manufactured Housing
- MH-2 - Manufactured Housing Park
- C-1 - Light Commercial
- C-2 - Medium Commercial

- DB - Downtown Business District
- NB - Neighborhood Business
- IN-1 - Light Industrial
- IN-2 - Heavy Industrial
- I - Institutional
- PUD - Planned Unit Development
- A - Agricultural
- Manor ETJ





AGENDA ITEM NO. 7

Item G.

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Shadowglen Sections 25 & 26, one hundred and sixty six (166) lots on 31.84 acres more or less, and being located near Silent Falls Way and Kira Lane, Manor, TX. Applicant: Kimley-Horn. Owner: SG Land Holdings, LLC.

BACKGROUND/SUMMARY:

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

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve a Final Plat for Shadowglen Sections 25 & 26, one hundred and sixty six (166) lots on 31.84 acres more or less, and being located near Silent Falls Way and Kira Lane, Manor, TX.

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

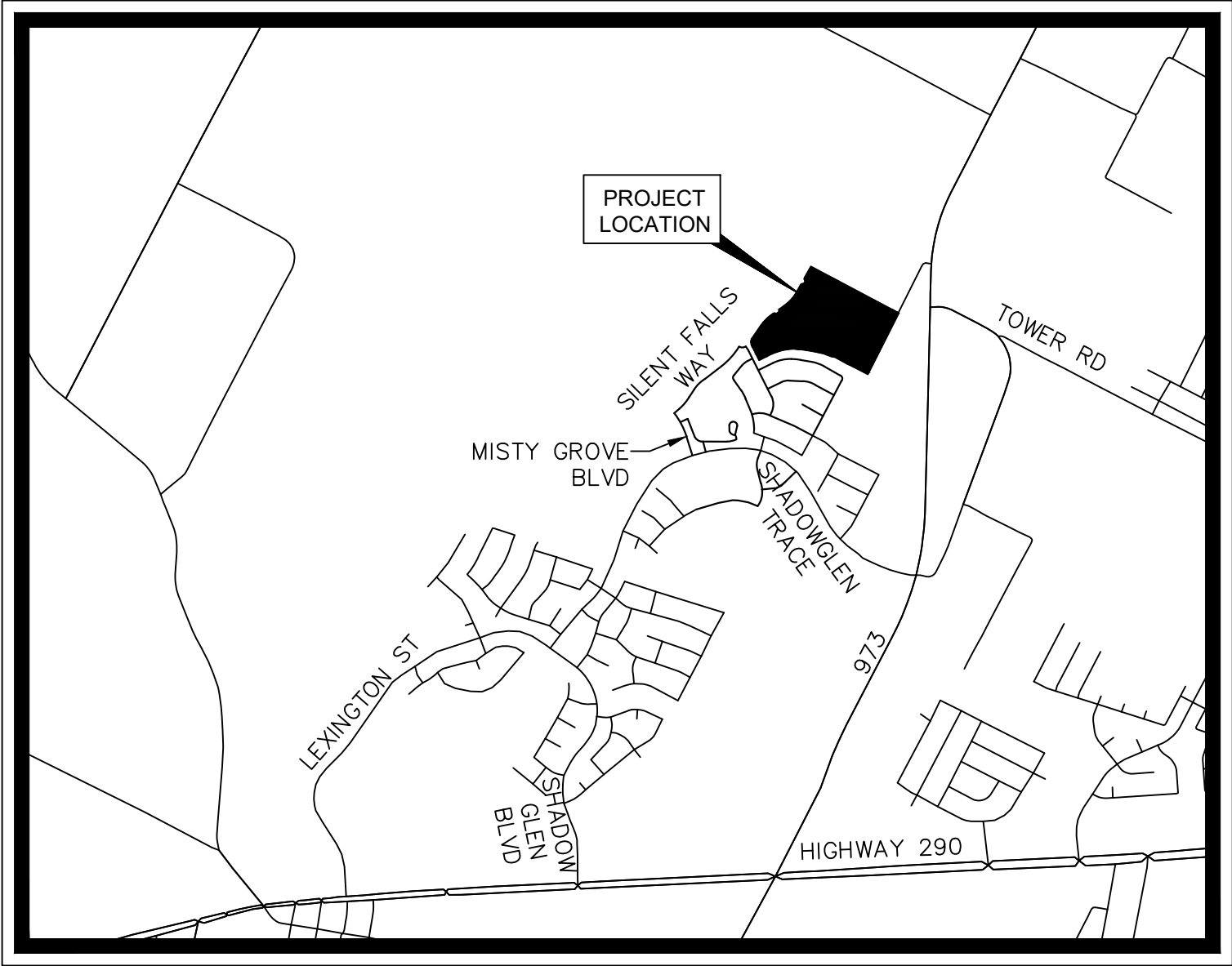
TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

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

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

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

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



SHADOWGLEN PHASE 2 SECTIONS 25-26
31.838 ACRES

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

DOC. NO. 2012217281, OPRTC

WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743

SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63

CITY OF MANOR, TRAVIS COUNTY, TEXAS

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

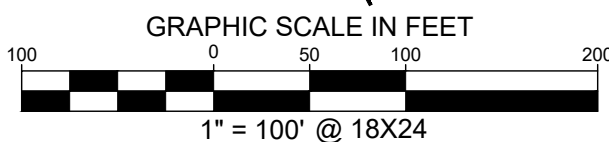
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: GREG MOSIER, R.P.L.S.

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

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 2000'	APS	JGM	5/18/2020	069254502	1 OF 5



136.342 ACRES
H. DALTON WALLACE
DOC# 2013210018
OPRTC

136.342 ACRES
H. DALTON WALLACE
DOC# 2013210018
OPRTC

CALLED 0.896 ACRE
 ROY C. VELASQUEZ
 DOC.#2004019177
 OPRTC

P.O.B.
3" METAL FENCE
POST FOUND
N:10109035.53
E:3179545.90






6"E
" IRE

— CALLED 55.312 ACRES —
TERRELL TIMMERMANN
DOC.#2000046321
OPRTC
(REMAINDER)

MANOR-RICE CROSSING ROAD -
(ABANDONED 40' R.O.W. ORIGINALLY RECORDED IN
JOI. D. PG. 520. COMMISSIONER'S COURT RECORDS)

CALLED 55.312 ACRE
 TERRELL TIMMERMAN
 DOC.#2000046321
 OPRTC
 (REMAINDER)

LEGEND

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

NOTES:
See Sheet 4 of 5 for typical Setback Detail

<u>GENERAL INFORMATION:</u>	
TOTAL ACREAGE.....	31.838 ACRES
TOTAL LINEAR FEET OF 50' ROW.....	4,921'
ACREAGE OF ROW.....	5.744 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	161
ACREAGE OF SINGLE FAMILY LOTS.....	23.511 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	5
ACREAGE OF NON-RESIDENTIAL LOTS.....	2.583 ACRES
TOTAL NUMBER OF LOTS.....	166

SHADOWGLEN PHASE 2

SECTIONS 25-26

31.838 ACRES

OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO
SG LAND HOLDINGS LLC
DOC. NO. 2012217281, OPRTC
WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743
SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63
CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

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

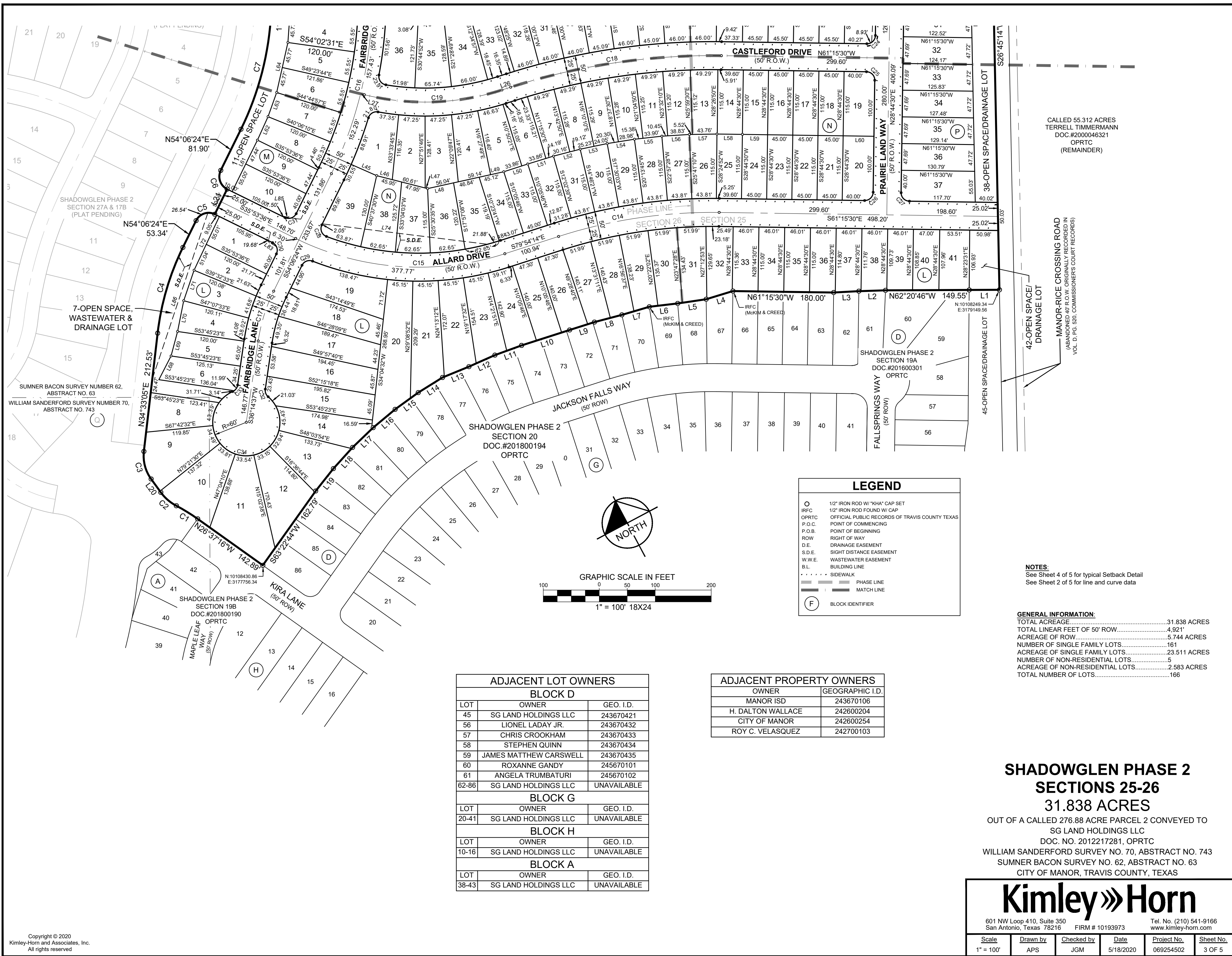
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 100'	APS	JGM	5/18/2020	069254502	2 OF 5

CURVE TABLE						CURVE TABLE											
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD						
C1	7°53'16"	325.00'	44.74'	N30°33'54"W	44.71'	C21	86°42'37"	15.00'	22.70'	S72°28'05"W	20.60'						
C2	26°26'43"	80.00'	36.92'	N21°17'10"W	36.60'	C22	66°32'38"	25.00'	29.04'	N20°34'52"W	27.43'						
C3	42°36'54"	70.00'	52.06'	N13°14'38"E	50.87'	C23	52°54'52"	15.00'	13.85'	S38°17'45"W	13.37'						
C4	19°33'19"	470.00'	160.41'	N44°19'45"E	159.64'	C24	90°00'00"	15.00'	23.56'	N73°44'30"E	21.21'						
C5	90°00'00"	25.00'	39.27'	S80°53'36"E	35.36'	C25	90°00'00"	15.00'	23.56'	N16°15'30"W	21.21'						
C6	90°00'00"	25.00'	39.27'	N09°06'24"E	35.36'	C26	90°00'00"	15.00'	23.56'	N73°44'30"E	21.21'						
C7	24°59'38"	530.00'	231.20'	N41°36'36"E	229.37'	C27	90°00'00"	15.00'	23.56'	S16°15'30"E	21.21'						
C8	86°42'37"	25.00'	37.83'	N72°28'05"E	34.33'	C28	95°46'38"	15.00'	25.07'	S06°13'05"W	22.26'						
C9	93°17'23"	25.00'	40.71'	N17°31'55"W	36.36'	C29	85°04'51"	15.00'	22.27'	N83°21'10"W	20.28'						
C10	1°05'44"	300.00'	5.74'	N64°43'28"W	5.74'	C30	90°00'00"	15.00'	23.56'	N09°06'24"E	21.21'						
C11	3°54'29"	1455.00'	99.24'	N63°12'44"W	99.22'	C31	90°00'00"	15.00'	23.56'	S80°53'36"E	21.21'						
C12	7°24'19"	300.00'	38.77'	N57°33'20"W	38.75'	C32	57°46'09"	15.00'	15.12'	S07°21'32"W	14.49'						
C13	16°03'02"	300.00'	84.04'	N20°42'59"E	83.77'	C33	57°46'09"	15.00'	15.12'	N65°07'41"E	14.49'						
C14	18°38'44"	895.00'	291.26'	S70°34'52"E	289.97'	C34	295°32'17"	60.00'	309.49'	S53°45'23"E	64.00'						
C15	44°00'39"	500.00'	384.07'	S57°53'55"E	374.69'	C35	52°01'12"	15.00'	13.62'	S79°51'47"E	13.16'						
C16	24°59'38"	710.00'	309.72'	S41°36'36"W	307.27'	C36	170°37'34"	50.00'	148.90'	N20°33'36"W	99.67'						
C17	17°51'48"	300.00'	93.53'	S45°10'31"W	93.15'	<div>PROPOSED ACREAGE AND USAGE</div> <table><tr><td>NEW STREETS</td><td>LINEAR FEET</td><td>R.O.W. WIDTH</td></tr><tr><td>HEARTLAND DRIVE</td><td>1051'</td><td>50'</td></tr></table>						NEW STREETS	LINEAR FEET	R.O.W. WIDTH	HEARTLAND DRIVE	1051'	50'
NEW STREETS	LINEAR FEET	R.O.W. WIDTH															
HEARTLAND DRIVE	1051'	50'															
C18	18°38'44"	1175.00'	382.38'	N70°34'52"W	380.69'												
C19	31°43'17"	450.00'	249.14'	N64°02'36"W	245.97'												
C20	93°17'23"	15.00'	24.42'	N17°31'55"W	21.81'												

PROPOSED ACREAGE AND USAGE		
NEW STREETS	LINEAR FEET	R.O.W. WIDTH
HEARTLAND DRIVE	1051'	50'
PRAIRIE LAND WAY	547'	50'
CASTLEFORD DRIVE	954'	50'
ALLARD DRIVE	1423'	50'
FAIRBRIDGE LANE	946'	50'
TOTAL = 4921'		
TOTAL = 5.744 R.O.W. ACRES		
DESCRIPRION/USE	LOTS	ACREAGE
RESIDENTIAL BLOCK L	40	6.724
RESIDENTIAL BLOCK M	10	1.429
RESIDENTIAL BLOCK N	39	5.114
RESIDENTIAL BLOCK O	36	4.936
RESIDENTIAL BLOCK P	36	5.308

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N62°20'35"W	54.01'	L18	S70°06'50"W	51.03'	L35	S68°52'45"E	28.75'	L52	S76°35'30"E	49.28'	L69	S42°44'49"W	45.29'
L2	N63°52'01"W	47.65'	L19	S66°12'33"W	51.03'	L36	S66°46'27"E	39.60'	L53	S73°51'48"E	49.28'	L70	S39°13'27"W	55.96'
L3	N65°09'00"W	45.10'	L20	N08°03'48"W	29.55'	L37	N66°46'27"W	8.71'	L54	S71°08'06"E	49.28'	L71	S46°39'57"W	57.53'
L4	N79°05'31"W	49.95'	L21	N54°06'24"E	50.00'	L38	S64°40'10"E	41.70'	L55	S68°24'24"E	49.28'	L72	S53°07'00"W	106.05'
L5	N70°26'32"W	51.44'	L22	S64°10'36"E	5.75'	L39	S62°33'53"E	43.81'	L56	S65°40'41"E	49.28'	L73	S27°02'39"W	39.76'
L6	N68°50'49"W	51.03'	L23	N25°49'24"E	50.00'	L40	S61°16'29"E	43.16'	L57	S62°56'59"E	49.28'	L74	S55°02'47"E	297.23'
L7	N78°26'15"W	51.10'	L24	N53°51'11"W	111.20'	L41	S61°15'30"E	43.26'	L58	S61°16'47"E	45.51'	L75	N31°08'51"E	125.51'
L8	N76°48'15"W	50.68'	L25	N12°41'27"E	56.32'	L42	N61°15'30"W	6.76'	L59	N61°15'30"W	45.00'	L76	N23°35'57"E	54.95'
L9	N79°44'07"W	46.55'	L26	N79°54'14"W	16.35'	L43	N59°02'28"W	38.77'	L60	N61°15'30"W	55.00'	L83	S29°15'10"E	29.39'
L10	N79°54'20"W	90.20'	L27	N48°10'57"W	6.94'	L44	N61°15'30"W	54.99'	L61	N54°06'24"E	102.44'	L85	N47°12'11"W	17.35'
L11	N82°02'09"W	50.68'	L28	N59°15'08"W	55.00'	L45	N38°16'28"W	49.81'	L62	N52°12'22"E	45.96'	L86	S46°25'08"W	312.90'
L12	N86°00'52"W	50.68'	L29	S72°43'22"E	10.89'	L46	N47°49'19"W	28.74'	L63	N47°34'28"E	45.81'			
L13	N84°22'52"W	51.10'	L30	S73°05'19"E	35.28'	L47	N47°49'19"W	4.55'	L64	N40°36'18"E	91.54'			
L14	S86°01'42"W	51.03'	L31	S70°35°19"W	13.02'	L48	N74°34'21"W	47.39'	L65	N31°36'38"E	92.42'			
L15	S82°02'59"W	51.03'	L32	S70°59'02"E	22.68'	L49	N74°34'21"W	24.18'	L66	N19°24'14"E	46.02'			
L16	S78°04'16"W	51.03'	L33	N70°59'02"W	11.92'	L50	S79°54'14"E	45.00'	L67	N24°50'01"E	57.74'			
L17	S74°05'33"W	51.03'	L34	S68°52'45"E	38.49'	L51	S79°11'27"E	48.06'	L68	S55°11'29"W	47.58'			

STREET INFORMATION					
	HEARTLAND DRIVE	CASTLEFORD DRIVE	ALLARD DRIVE	FAIRBRIDGE DRIVE	PRAIRIE LAND DRIVE
SIDEWALK WIDTH	4' BOTH SIDES	4' BOTH SIDES	4' BOTH SIDES	4' BOTH SIDES	4' BOTH SIDES
R.O.W. WIDTH	50	50	50	50	50
FOC-FOC WIDTH	30	30	30	30	30
LENGTH	1240.89	954.41	1478.15	945.72	546.45



JAY ENGINEERING COMPANY, INC.

*P.O. Box 1220 (512) 259-3882
 Leander, TX 78646 Fax 259-8016
 Texas Registered Engineering Firm F-4780*

Date: Monday, December 31, 2018

Allison Kennaugh
 Kimley-Horn and Associates, Inc.
 10814 Jollyville Road, Avallon IV, Suite 300
 Austin TX 78759
 Allison.Kennaugh@kimley-horn.com

Permit Number 2018-P-1163-FP
 Job Address: Shadowglen Section 25 & 26 Final Plat, Manor, TX. 78653

Dear Allison Kennaugh,

The first submittal of the Shadowglen Section 25 & 26 Final Plat (*Final Plat*) submitted by Kimley-Horn and Associates, Inc. and received on June 08, 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 City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2) the final plat cannot be approved until the construction plans have been approved. Construction plans have NOT been approved.
2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.
3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iii), the location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown. It is unclear where adjacent streets are located and how these sections will be accessed.
4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(i), the location, bearings, distances, widths, purposes and approved names of proposed streets, alleys, easements and rights-of-way to be dedicated to public use. No street names were provided.

6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.
7. General Note #16 should include the document number.
8. All year references should be updated from 2018 to 2019 where applicable.
9. The section/phase lines are hard to read. Clearly show the locations of the section lines and clearly show where each section is located.
10. Per the Development Agreement Section 1.10(d), the developer is required to pay a \$250 parkland fee per residential lot that is final platted after the Effective Date of the agreement in order to partially secure the installation of Parkland Improvements. This parkland fee will need to be paid prior to recordation of the final plat for Shadowglen Phase 2 Sections 25 and 26.

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.



KHA Job No. 069254501

January 20, 2020

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

**RE: Shadowglen Section 25 & 26 Final Plat
Manor, TX 78653
Permit No. 2018-P-1163-FP**

Dear Pauline Gray, P.E.:

Please accept this **Comment Response Letter** in response to Jay Engineering Company, Inc.'s report to the above-mentioned project dated December 31, 2018. Original comments have been included for review. Kimley-Horn responses are listed in maroon.

1. *Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2) the final plat cannot be approved until the construction plans have been approved. Construction plans have NOT been approved.*

Response: Noted.

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

Response: Email correspondence with Travis County 911 approval for all streets in Shadowglen Phase 2 has been included with this submittal.

3. *Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iii), the location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown. It is unclear where adjacent streets are located and how these sections will be accessed.*

Response: The adjacent street to the west is Silent Falls Way and will be constructed with Section 28. The Plat has been revised and Section 28 shown.

4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

Response: Bearing and distances around property has been updated.

5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(i), the location, bearings, distances, widths, purposes and approved names of proposed streets, alleys, easements and rights-of-way to be dedicated to public use. No street names were provided.

Response: All street names have been updated and ROW widths added.

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

Response: Noted.

7. General Note #16 should include the document number.

Response: The document number has been added.

8. All year references should be updated from 2018 to 2019 where applicable.

Response: All year references have been updated to 2020 where applicable.

9. The section/phase lines are hard to read. Clearly show the locations of the section lines and clearly show where each section is located.

Response: Section/Phase lines have been updated.

10. Per the Development Agreement Section 1.10(d), the developer is required to pay a \$250 parkland fee per residential lot that is final platted after the Effective Date of the agreement in order to partially secure the installation of Parkland Improvements. This parkland fee will need to be paid prior to recordation of the final plat for Shadowglen Phase 2 Sections 25 and 26.



Response: Noted. A check in the amount of \$40,250 has been requested and will be submitted upon receipt.

Should you have any questions or require additional information, please feel free to contact me directly at jason.reece@kimley-horn.com or via telephone at (512) 551-1839.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Jason Reece", with a large, stylized loop at the end.

Jason Reece, PE

JAY ENGINEERING COMPANY, INC.
P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016
Texas Registered Engineering Firm F-4780

Date: Friday, February 14, 2020

Allison Kennaugh
 Kimley-Horn and Associates, Inc.
 10814 Jollyville Road, Avallon IV, Suite 300
 Austin TX 78759
 Allison.Kennaugh@kimley-horn.com

Permit Number 2018-P-1163-FP
 Job Address: Shadowglen Section 25 & 26 Final Plat, Manor 78653

Dear Allison Kennaugh,

The subsequent submittal of the Shadowglen Section 25 & 26 Final Plat submitted by Kimley-Horn and Associates, Inc. and received on June 08, 2020, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2) the final plat cannot be approved until the construction plans have been approved. Construction plans have NOT been approved.

~~2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.~~

~~3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iii), the location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records. The existing right of way width of any boundary street to the proposed subdivision shall also be shown. It is unclear where adjacent streets are located and how these sections will be accessed.~~

~~4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~

~~5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(i), the location, bearings, distances, widths, purposes and approved names of proposed streets, alleys, easements and rights of way to be dedicated to public use. No street names were provided.~~

~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance-263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.~~

~~7. General Note #16 should include the document number.~~

~~8. All year references should be updated from 2018 to 2019 where applicable.~~

~~9. The section/phase lines are hard to read. Clearly show the locations of the section lines and clearly show where each section is located.~~

10. Per the Development Agreement Section 1.10(d), the developer is required to pay a \$250 parkland fee per residential lot that is final platted after the Effective Date of the agreement in order to partially secure the installation of Parkland Improvements. This parkland fee will need to be paid prior to recordation of the final plat for Shadowglen Phase 2 Sections 25 and 26.

11. Per City of Manor Staff discussions with Kimley-Horn representatives, no construction plans or final plats for Shadowglen will be approved until an updated parkland exhibit has been submitted and approved by the City. The exhibit is required to show how the Development Agreement parkland requirements are being met for Shadowglen.

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

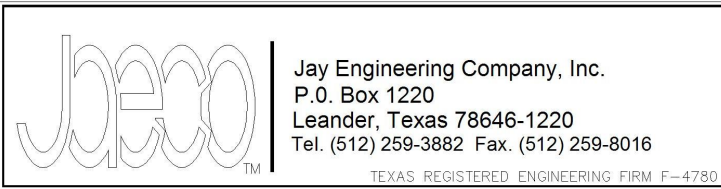
Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached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

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

Thank you,



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



Date: Friday, February 14, 2020

Allison Kennaugh
Kimley-Horn and Associates, Inc.
10814 Jollyville Road, Avallan IV, Suite 300
Austin TX 78759
Allison.Kennaugh@kimley-horn.com

KIMLEY-HORN RESPONSE TO COMMENTS
ALLISON KENNAUGH, P.E.
6/5/2020

Permit Number 2018-P-1163-FP
Job Address: Shadowglen Section 25 & 26 Final Plat, Manor 78653

Dear Allison Kennaugh,

The subsequent submittal of the Shadowglen Section 25 & 26 Final Plat submitted by Kimley-Horn and Associates, Inc. and received on January 22, 2020, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2) the final plat cannot be approved until the construction plans have been approved. Construction plans have NOT been approved.

RESPONSE: CONSTRUCTION PLANS HAVE BEEN RESUBMITTED ON 6/5/2020 FOR FINAL APPROVAL

~~2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.~~

~~3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iii), the location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records. The existing right of way width of any boundary street to the proposed subdivision shall also be shown. It is unclear where adjacent streets are located and how these sections will be accessed.~~

~~4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~

~~5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(i), the location, bearings, distances, widths, purposes and approved names of proposed streets, alleys, easements and rights of way to be dedicated to public use. No street names were provided.~~

~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance-263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.~~

~~7. General Note #16 should include the document number.~~

~~8. All year references should be updated from 2018 to 2019 where applicable.~~

~~9. The section/phase lines are hard to read. Clearly show the locations of the section lines and clearly show where each section is located.~~

10. Per the Development Agreement Section 1.10(d), the developer is required to pay a \$250 parkland fee per residential lot that is final platted after the Effective Date of the agreement in order to partially secure the installation of Parkland Improvements. This parkland fee will need to be paid prior to recordation of the final plat for Shadowglen Phase 2 Sections 25 and 26.

RESPONSE: UNDERSTOOD. PARKLAND FEE WILL BE PAID PRIOR TO PLAT RECORDATION.

11. Per City of Manor Staff discussions with Kimley-Horn representatives, no construction plans or final plats for Shadowglen will be approved until an updated parkland exhibit has been submitted and approved by the City. The exhibit is required to show how the Development Agreement parkland requirements are being met for Shadowglen.

RESPONSE: AMENDED PARKLAND EXHIBIT AND DEVELOPMENT AGREEMENT WAS APPROVED EARLIER THIS YEAR.

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

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

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

Thank you,



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

JAY ENGINEERING COMPANY, INC.

*P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016
Texas Registered Engineering Firm F-4780*

Date: Monday, June 29, 2020

Allison Kennaugh
Kimley-Horn and Associates, Inc.
10814 Jollyville Road, Avallon IV, Suite 300
Austin TX 78759
Allison.Kennaugh@kimley-horn.com

Permit Number 2018-P-1163-FP
Job Address: Shadowglen Section 25 & 26 Final Plat, Manor 78653

Dear Allison Kennaugh,

We have conducted a review of the final plat for the above-referenced project, submitted by Allison Kennaugh and received by our office on June 08, 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,



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



AGENDA ITEM NO. 8

Item H.

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 8, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 28, one hundred and eight (108) lots on 41.33 acres more or less, and being located near Silent Falls Way and Kira Lane, Manor, TX. Applicant: Kimley-Horn. Owner: SG Land Holding, LLC.

BACKGROUND/SUMMARY:

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

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve a Final Plat for Shadowglen Section 28, one hundred and eight (108) lots on 41.33 acres more or less, and being located near Silent Falls Way and Kira Lane, Manor, TX.

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

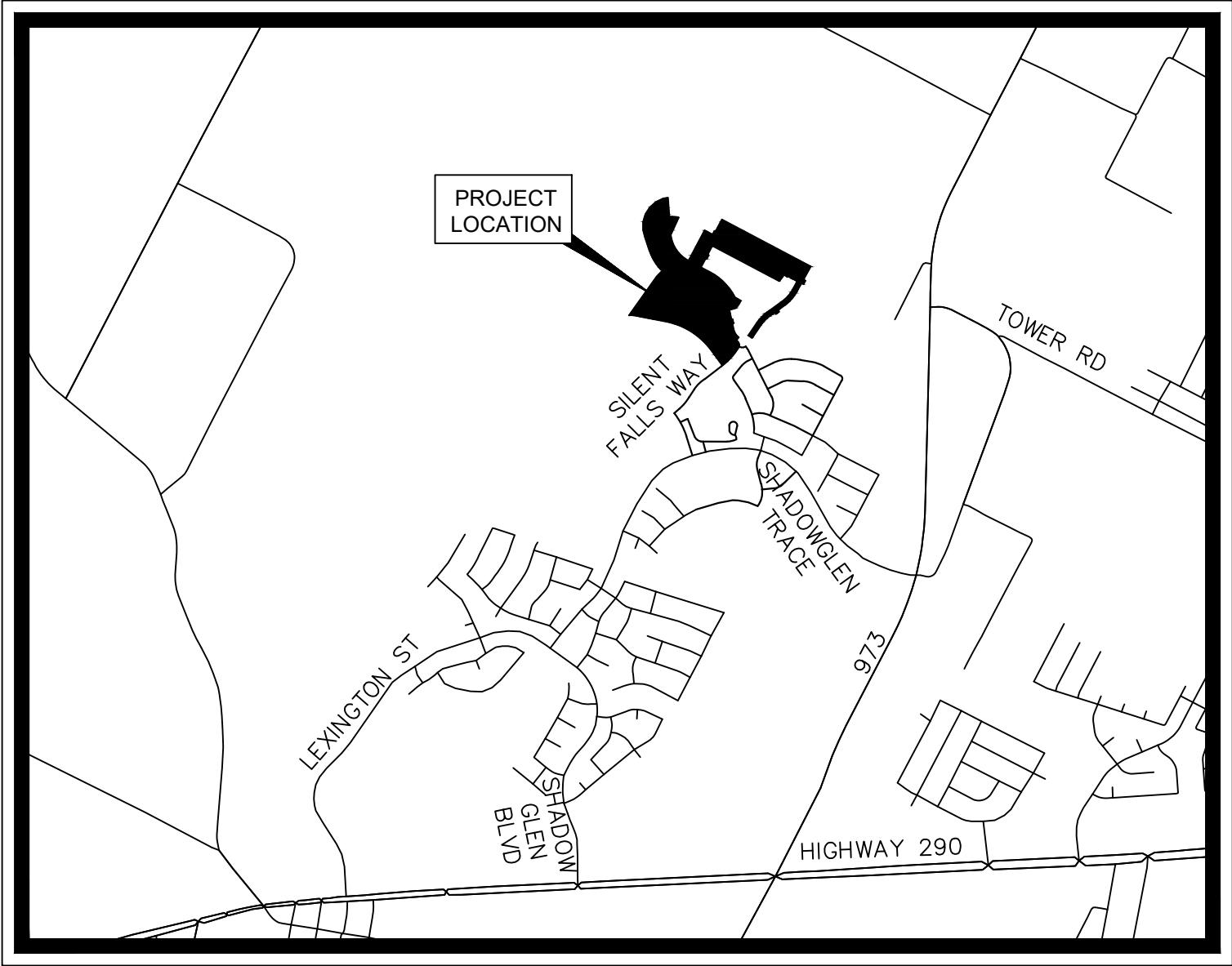
TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

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

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

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

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



VICINITY MAP
SCALE: 1" = 2,000'

SHADOWGLEN PHASE 2 SECTION 28
41.334 ACRES

OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO SG LAND HOLDINGS LLC
DOC. NO. 2012217281, OPRTC
AND A CALLED 1.000 ACRE TRACT CONVEYED TO SG LAND HOLDINGS LLC
DOC. NO. 2015171159, OPRTC
WILLIAM SANDERFORD SURVEY NO. 70,
ABSTRACT NO. 743
SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63
CITY OF MANOR, TRAVIS COUNTY, TEXAS

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

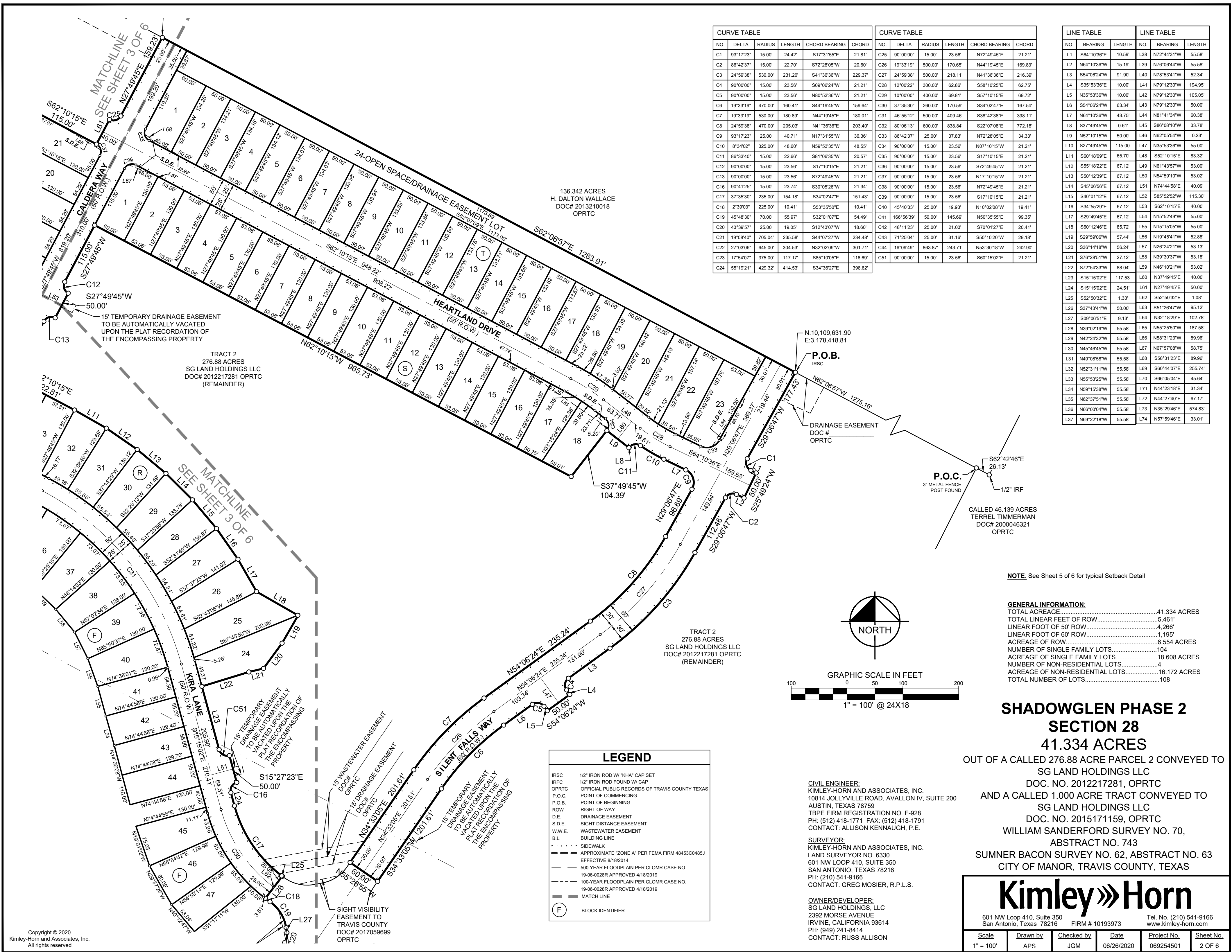
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: GREG MOSIER, R.P.L.S.

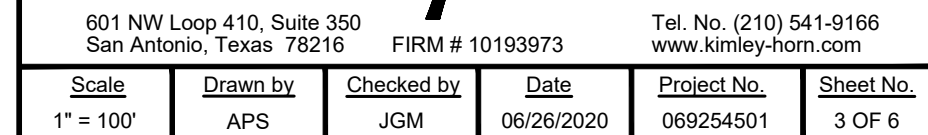
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ALLISON KENNAUGH, P.E.

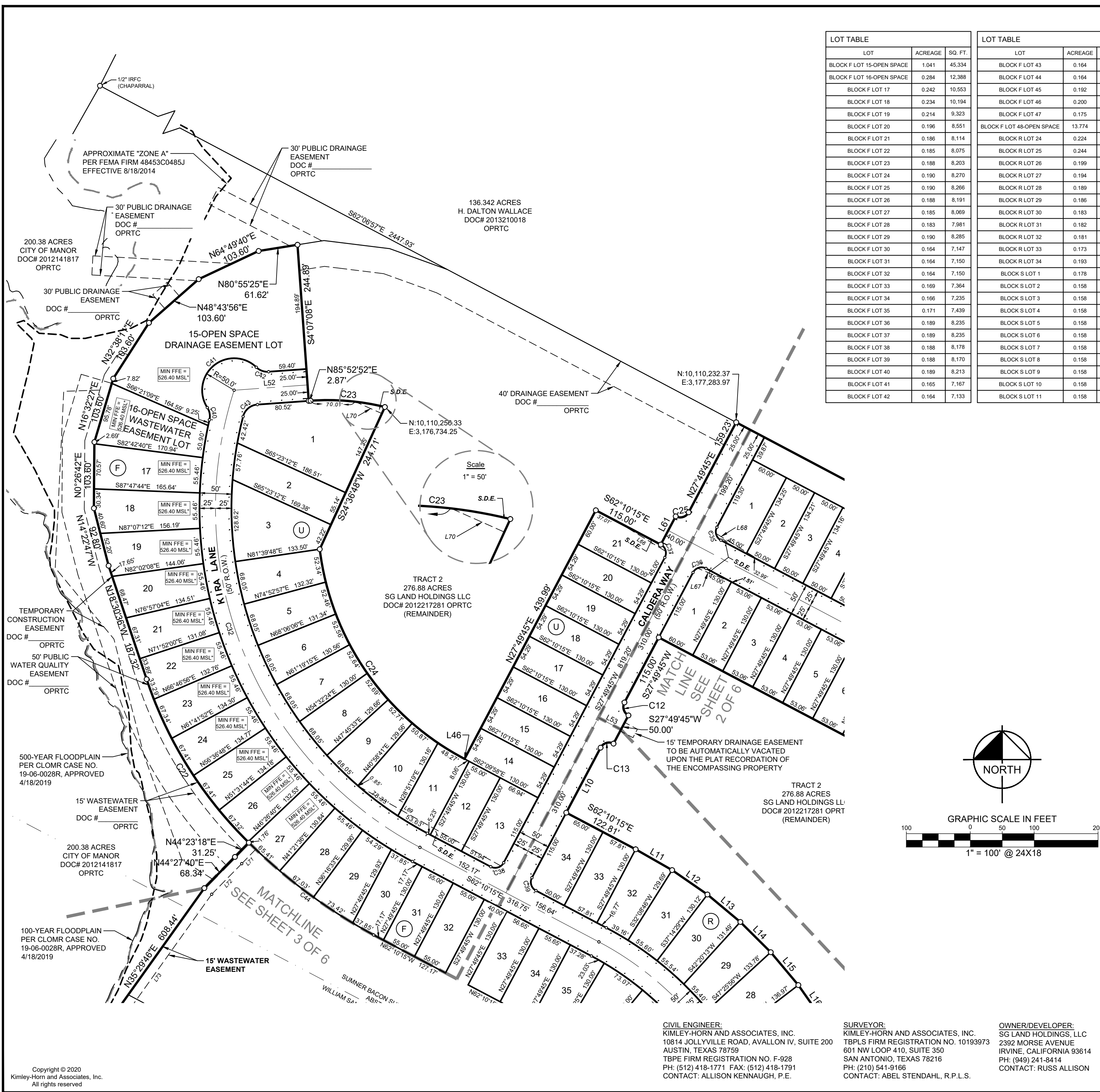
Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 2000'	APS	JGM	06/26/2020	069254501	1 OF 6







LOT TABLE		
LOT	ACREAGE	SQ. FT.
BLOCK F LOT 15-OPEN SPACE	1.041	45,334
BLOCK F LOT 16-OPEN SPACE	0.284	12,388
BLOCK F LOT 17	0.242	10,553
BLOCK F LOT 18	0.234	10,194
BLOCK F LOT 19	0.214	9,323
BLOCK F LOT 20	0.196	8,551
BLOCK F LOT 21	0.186	8,114
BLOCK F LOT 22	0.185	8,075
BLOCK F LOT 23	0.188	8,203
BLOCK F LOT 24	0.190	8,270
BLOCK F LOT 25	0.190	8,266
BLOCK F LOT 26	0.188	8,191
BLOCK F LOT 27	0.185	8,069
BLOCK F LOT 28	0.183	7,981
BLOCK F LOT 29	0.190	8,285
BLOCK F LOT 30	0.164	7,147
BLOCK F LOT 31	0.164	7,150
BLOCK F LOT 32	0.164	7,150
BLOCK F LOT 33	0.169	7,364
BLOCK F LOT 34	0.166	7,235
BLOCK F LOT 35	0.171	7,439
BLOCK F LOT 36	0.189	8,235
BLOCK F LOT 37	0.189	8,235
BLOCK F LOT 38	0.188	8,178
BLOCK F LOT 39	0.188	8,170
BLOCK F LOT 40	0.189	8,213
BLOCK F LOT 41	0.165	7,167
BLOCK F LOT 42	0.164	7,133

LOT TABLE		
LOT	ACREAGE	SQ. FT.
BLOCK F LOT 43	0.164	7,125
BLOCK F LOT 44	0.164	7,142
BLOCK F LOT 45	0.192	8,382
BLOCK F LOT 46	0.200	8,691
BLOCK F LOT 47	0.175	7,606
BLOCK F LOT 48-OPEN SPACE	13.774	599,975
BLOCK R LOT 24	0.224	9,766
BLOCK R LOT 25	0.244	10,622
BLOCK R LOT 26	0.199	8,680
BLOCK R LOT 27	0.194	8,436
BLOCK R LOT 28	0.189	8,237
BLOCK R LOT 29	0.186	8,086
BLOCK R LOT 30	0.183	7,984
BLOCK R LOT 31	0.182	7,934
BLOCK R LOT 32	0.181	7,868
BLOCK R LOT 33	0.173	7,515
BLOCK R LOT 34	0.193	8,402
BLOCK S LOT 1	0.178	7,752
BLOCK S LOT 2	0.158	6,898
BLOCK S LOT 3	0.158	6,898
BLOCK S LOT 4	0.158	6,898
BLOCK S LOT 5	0.158	6,898
BLOCK S LOT 6	0.158	6,898
BLOCK S LOT 7	0.158	6,898
BLOCK S LOT 8	0.158	6,898
BLOCK S LOT 9	0.158	6,898
BLOCK S LOT 10	0.158	6,898
BLOCK S LOT 11	0.158	6,898

LOT TABLE		
LOT	ACREAGE	SQ. FT.
BLOCK S LOT 12	0.158	6,898
BLOCK S LOT 13	0.158	6,898
BLOCK S LOT 14	0.158	6,898
BLOCK S LOT 15	0.158	6,898
BLOCK S LOT 16	0.158	6,898
BLOCK S LOT 17	0.170	7,387
BLOCK S LOT 18	0.180	7,842
BLOCK T LOT 1	0.184	8,008
BLOCK T LOT 2	0.154	6,711
BLOCK T LOT 3	0.154	6,709
BLOCK T LOT 4	0.154	6,707
BLOCK T LOT 5	0.154	6,705
BLOCK T LOT 6	0.154	6,702
BLOCK T LOT 7	0.154	6,700
BLOCK T LOT 8	0.154	6,698
BLOCK T LOT 9	0.154	6,696
BLOCK T LOT 10	0.154	6,693
BLOCK T LOT 11	0.154	6,691
BLOCK T LOT 12	0.154	6,689
BLOCK T LOT 13	0.154	6,687
BLOCK T LOT 14	0.153	6,684
BLOCK T LOT 15	0.153	6,682
BLOCK T LOT 16	0.153	6,680
BLOCK T LOT 17	0.153	6,678
BLOCK T LOT 18	0.153	6,683
BLOCK T LOT 19	0.157	6,844
BLOCK T LOT 20	0.166	7,240
BLOCK T LOT 21	0.176	7,673

LOT TABLE		
LOT	ACREAGE	SQ. FT.
BLOCK T LOT 22	0.181	7,904
BLOCK T LOT 23	0.218	9,480
BLOCK T LOT 24-OPEN SPACE	1.073	46,751
BLOCK U LOT 1	0.491	21,395
BLOCK U LOT 2	0.226	9,840
BLOCK U LOT 3	0.285	12,397
BLOCK U LOT 4	0.184	7,999
BLOCK U LOT 5	0.182	7,942
BLOCK U LOT 6	0.181	7,895
BLOCK U LOT 7	0.180	7,860
BLOCK U LOT 8	0.180	7,836
BLOCK U LOT 9	0.180	7,825
BLOCK U LOT 10	0.192	8,373
BLOCK U LOT 11	0.172	7,494
BLOCK U LOT 12	0.164	7,150
BLOCK U LOT 13	0.199	8,655
BLOCK U LOT 14	0.162	7,057
BLOCK U LOT 15	0.162	7,057
BLOCK U LOT 16	0.162	7,057
BLOCK U LOT 17	0.162	7,057
BLOCK U LOT 18	0.162	7,057
BLOCK U LOT 19	0.162	7,057
BLOCK U LOT 20	0.162	7,057
BLOCK U LOT 21	0.178	7,752
ROW	6.554	285,475

LEGEND

IRSC

1/2" IRON ROD W/ "KHA" CAP SET

IRFC

1/2" IRON ROD FOUND W/ CAP

OPRTC

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS

P.O.C.

POINT OF COMMENCING

P.O.B.

POINT OF BEGINNING

ROW

RIGHT OF WAY

D.E.

DRAINAGE EASEMENT

S.D.E.

SIGHT DISTANCE EASEMENT

W.W.E.

WASTEWATER EASEMENT

B.L.

BUILDING LINE

SIDEWALK

APPROXIMATE "ZONE A" PER FEMA FIRM 48453C0485J

EFFECTIVE 8/18/2014

500-YEAR FLOODPLAIN PER CLOMR CASE NO.

19-06-0028R APPROVED 4/18/2019

100-YEAR FLOODPLAIN PER CLOMR CASE NO.

19-06-0028R APPROVED 4/18/2019

MATCH LINE

(F)

BLOCK IDENTIFIER

NOTES:
See Sheet 5 of 6 for typical Setback Detail
See Sheet 2 of 6 for line and curve data

GENERAL INFORMATION:
TOTAL ACREAGE41.334 ACRES
TOTAL LINEAR FEET OF ROW5,461'
LINEAR FOOT OF 50' ROW4,286'
LINEAR FOOT OF 60' ROW1,195'
ACREAGE OF ROW6.554 ACRES
NUMBER OF SINGLE FAMILY LOTS104
ACREAGE OF SINGLE FAMILY LOTS18.608 ACRES
NUMBER OF NON-RESIDENTIAL LOTS4
ACREAGE OF NON-RESIDENTIAL LOTS16.172 ACRES
TOTAL NUMBER OF LOTS108

SHADOWGLEN PHASE 2 SECTION 28 41.334 ACRES

OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO
SG LAND HOLDINGS LLC
DOC. NO. 2012217281, OPRTC
AND A CALLED 1.000 ACRE TRACT CONVEYED TO
SG LAND HOLDINGS LLC
DOC. NO. 2015171159, OPRTC
WILLIAM SANDERFORD SURVEY NO. 70,
ABSTRACT NO. 743
SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63
CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

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

FIRM # 10193973

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	06/26/2020	069254501	4 OF 6

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ALLISON KENNAUGH, P.E.

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

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

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220 (512) 259-3882
 Leander, TX 78646 Fax 259-8016
 Texas Registered Engineering Firm F-4780

Date: Monday, December 24, 2018

Allison Kennaugh
 Kimley-Horn and Associates, Inc.
 10814 Jollyville Road, Campus IV, Suite 200
 Austin TX 78759
 allison.kennaugh@kimley-horn.com

Permit Number 2018-P-1162-FP
 Job Address: Shadowglen Section 28 Final Plat, Manor, TX. 78653

Dear Allison Kennaugh,

The first submittal of the Shadowglen Section 28 Final Plat (*Final Plat*) submitted by Kimley-Horn and Associates, Inc. and received on June 29, 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 City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.
2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain, should be shown on the final plat. The floodplain lines should be clearly labeled on the plat.
3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iii), the right-of-way widths for existing streets should be shown on the final plat.
4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners should be shown on the final plat.
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completion of the remainder of those improvements in accordance with this Ordinance.

7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid.
8. Sheet 4 of 5 is mislabeled. It should be Sheet 4 of 6.
9. On Sheet 4 of 5 the year should be updated to 2019 where applicable.
10. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2), the final plat cannot be approved until the Construction Plans are approved. The construction plans have NOT been approved at this time.
11. Per the Development Agreement Section 1.10(d), the developer is required to pay a \$250 parkland fee per residential lot that is final platted after the Effective Date of the agreement in order to partially secure the installation of Parkland Improvements. This parkland fee will need to be paid prior to recordation of the final plat for Shadowglen Phase 2 Section 28.
12. A note should be added in reference to who will own and maintain the open space/drainage lots.
13. The intersection of Sandpoint Lane and the proposed stubbed out street into Tract 2 is not at a ninety degree angle.

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.

JAY ENGINEERING COMPANY, INC.
P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016
Texas Registered Engineering Firm F-4780

Date: Friday, December 13, 2019

Allison Kennaugh
 Kimley-Horn and Associates, Inc.
 10814 Jollyville Road, Campus IV, Suite 200
 Austin TX 78759
 allison.kennaugh@kimley-horn.com

Permit Number 2018-P-1162-FP
 Job Address: Shadowglen Section 28 Final Plat, Manor 78653

Dear Allison Kennaugh,

The subsequent submittal of the Shadowglen Section 28 Final Plat submitted by Kimley-Horn and Associates, Inc. and received on June 29, 2020, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

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- ~~4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners should be shown on the final plat.~~
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~~8. Sheet 4 of 5 is mislabeled. It should be Sheet 4 of 6.~~

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10. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2), the final plat cannot be approved until the Construction Plans are approved. The construction plans have NOT been approved at this time.

11. Per the Development Agreement Section 1.10(d), the developer is required to pay a \$250 parkland fee per residential lot that is final platted after the Effective Date of the agreement in order to partially secure the installation of Parkland Improvements. This parkland fee will need to be paid prior to recordation of the final plat for Shadowglen Phase 2 Section 28.

~~12. A note should be added in reference to who will own and maintain the open space/drainage lots.~~

~~13. The intersection of Sandpoint Lane and the proposed stubbed out street into Tract 2 is not at a ninety degree angle.~~

14. The P&Z Chairperson's name should be removed.

15. The City Secretary is Lluvia Almaraz.

16. The Mayor is Dr. Larry Wallace, Jr.

17. Per City of Manor Staff discussions with Kimley-Horn representatives, no construction plans or final plats for Shadowglen will be approved until an updated parkland exhibit has been submitted and approved by the City. The exhibit is required to show how the Development Agreement parkland requirements are being met for Shadowglen.

18. Document numbers should be listed for all easements.

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

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

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

Thank you,



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



KHA Job No. 069254501

November 19, 2019

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

**RE: Shadowglen Section 28
 Manor, TX 78653
 Permit No. 2018-P-1162-FP**

Dear Pauline Gray, P.E.:

Please accept this **Comment Response Letter** in response to Jay Engineering Company, Inc.'s report to the above-mentioned project dated December 24, 2018. Original comments have been included for review. Kimley-Horn responses are listed in maroon.

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

Response: *Email correspondence from Travis County 911 Addressing has been included with this submittal to show street name approval.*

2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain, should be shown on the final plat. The floodplain lines should be clearly labeled on the plat.

Response: *The 100-year FEMA floodplain and the approved CLOMR Atlas14 500-yr Floodplain are both shown and annotated.*

3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iii), the right-of-way widths for existing streets should be shown on the final plat.

Response: *ROW widths for existing streets (portion of Silent Falls Way) is now shown.*

4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall

be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners should be shown on the final plat.

Response: *Coordinates at property corners are now shown.*

5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(i), the location, bearings, distances, widths, purposes and approved names of proposed streets, alleys, easements and rights-of-way to be dedicated to public use.

Response: *Right-of-way widths have been added to the street names.*

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

Response: *Noted.*

7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid.

Response: *Tax certificates for 2019 have been included with this submittal.*

8. Sheet 4 of 5 is mislabeled. It should be Sheet 4 of 6.

Response: *The sheet numbers have been updated.*

9. On Sheet 4 of 5 the year should be updated to 2019 where applicable.

Response: *The year has been updated to 2019 where applicable.*

10. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2), the final plat cannot be approved until the Construction Plans are approved. The construction plans have NOT been approved at this time.

Response: *Noted.*

11. Per the Development Agreement Section 1.10(d), the developer is required to pay a \$250 parkland fee per residential lot that is final platted after the Effective Date of the agreement in order to partially secure the installation of Parkland Improvements. This

parkland fee will need to be paid prior to recordation of the final plat for Shadowglen Phase 2 Section 28.

Response: *Noted.*

12. A note should be added in reference to who will own and maintain the open space/drainage lots.

Response: *Note 22 on sheet 5 has been updated to convey which lots are owned and maintained by Wilbarger Creek MUD No. 1.*

13. The intersection of Sandpoint Lane and the proposed stubbed out street into Tract 2 is not at a ninety-degree angle.

Response: *Section 1.3.1.D.2 of the City of Austin Transportation Criteria Manual allows for streets to intersect between 80 and 100 degrees.*

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Allison Kennaugh, P.E.
(512) 782-0614
allison.kennaugh@kimley-horn.com



Date: Friday, December 13, 2019

Allison Kennaugh
Kimley-Horn and Associates, Inc.
10814 Jollyville Road, Campus IV, Suite 200
Austin TX 78759
allison.kennaugh@kimley-horn.com

KIMLEY-HORN RESPONSE TO COMMENTS
ALLISON KENNAUGH, P.E.
6/5/2020

Permit Number 2018-P-1162-FP
Job Address: Shadowglen Section 28 Final Plat, Manor 78653

Dear Allison Kennaugh,

The subsequent submittal of the Shadowglen Section 28 Final Plat submitted by Kimley-Horn and Associates, Inc. and received on November 19, 2019, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance-263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.~~
- ~~2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance-263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain, should be shown on the final plat. The floodplain lines should be clearly labeled on the plat.~~
- ~~3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance-263B Section 24(c)(2)(iii), the right-of-way widths for existing streets should be shown on the final plat.~~
- ~~4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance-263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners should be shown on the final plat.~~
- ~~5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance-263B Section 24(c)(4)(i), the location, bearings, distances, widths, purposes and approved names of proposed streets, alleys, easements and rights of way to be dedicated to public use.~~

~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with this Ordinance.~~

7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid. The tax certificate should be more recent.

RESPONSE: CURRENT TAX CERTIFICATES PROVIDED HERewith.

~~8. Sheet 4 of 5 is mislabeled. It should be Sheet 4 of 6.~~

9. On Sheet 4 of 5 the year should be updated to 2020 where applicable.

RESPONSE: YEAR IS UPDATED FROM 2019 TO 2020 THROUGHOUT

10. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2), the final plat cannot be approved until the Construction Plans are approved. The construction plans have NOT been approved at this time.

RESPONSE: CONSTRUCTION PLANS WERE APPROVED IN APRIL 2020

11. Per the Development Agreement Section 1.10(d), the developer is required to pay a \$250 parkland fee per residential lot that is final platted after the Effective Date of the agreement in order to partially secure the installation of Parkland Improvements. This parkland fee will need to be paid prior to recordation of the final plat for Shadowglen Phase 2 Section 28.

RESPONSE: UNDERSTOOD. PARKLAND FEES WILL BE PAID PRIOR TO REQUEST FOR RECORDATION.

~~12. A note should be added in reference to who will own and maintain the open space/drainage lots.~~

~~13. The intersection of Sandpoint Lane and the proposed stubbed out street into Tract 2 is not at a ninety degree angle.~~

14. The P&Z Chairperson's name should be removed.

RESPONSE: THIS IS CORRECTED.

15. The City Secretary is Lluvia Almaraz.

RESPONSE: THIS IS CORRECTED.

16. The Mayor is Dr. Larry Wallace, Jr.

RESPONSE: THIS IS CORRECTED.

17. Per City of Manor Staff discussions with Kimley-Horn representatives, no construction plans or final plats for Shadowglen will be approved until an updated parkland exhibit has been submitted and approved by the City. The exhibit is required to show how the Development Agreement parkland requirements are being met for Shadowglen.

RESPONSE: UPDATED PARKLAND EXHIBIT WAS APPROVED EARLIER THIS YEAR.

18. Document numbers should be listed for all easements.

RESPONSE: BLANKS ARE NOTED FOR ALL EASEMENTS SO THAT DOCUMENT NUMBERS CAN BE FILLED IN PRIOR TO RECORDATION.

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

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

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

Thank you,



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

JAY ENGINEERING COMPANY, INC.

*P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016
Texas Registered Engineering Firm F-4780*

Date: Monday, June 29, 2020

Allison Kennaugh
Kimley-Horn and Associates, Inc.
10814 Jollyville Road, Campus IV, Suite 200
Austin TX 78759
allison.kennaugh@kimley-horn.com

Permit Number 2018-P-1162-FP
Job Address: Shadowglen Section 28 Final Plat, Manor 78653

Dear Allison Kennaugh,

We have conducted a review of the final plat for the above-referenced project, submitted by Allison Kennaugh and received by our office on June 29, 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,



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

**AGENDA ITEM SUMMARY FORM**

PROPOSED MEETING DATE: July 8, 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 FDJ Moctezuma Subdivision, two (2) lots on 2.96 acres more or less, and being located at 15721 Schmidt Loop, Manor, TX. Applicant: M&S Engineering. Owner: Felipe De Jesus Moctezuma.

BACKGROUND/SUMMARY:

This is a 2 lot subdivision in our ETJ. The plat has been approve but over the course of review the tax certificate provided at the beginning of the review has now become outdated. A current tax certificate is required to record the plat. The plat can be approved with the condition a current tax certificate is provided.

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

Plat

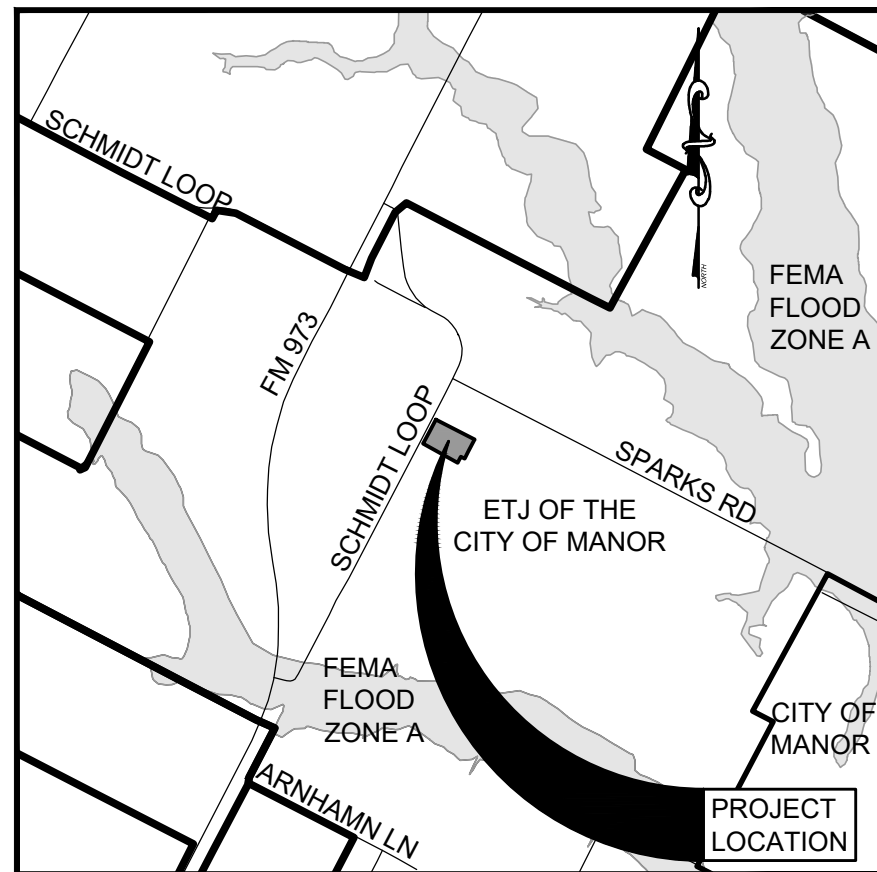
Engineer Comments

Conformance Letter

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve with the condition a current tax certificate is provided for a Short Form Final Plat for the FDJ Moctezuma Subdivision, two (2) lots on 2.96 acres more or less, and being located at 15721 Schmidt Loop, Manor, TX.

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



LEGEND

- IRON ROD SET, MARKED "FOREST 1847"
- IRON ROD FOUND

OWNER: FELIPE DE JESUS MOCTEZUMA
1200 BROADMOOR ROAD DR. APT 201
AUSTIN, TX 78723
PHONE 910.545.4210
EMAIL FELIPEMOCTEZUMA27@GMAIL.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: 10/04/19

REVISION DATE: 01/16/20

ORIGINAL SURVEY: G B GATES SURVEY
ABSTRACT NO. 205

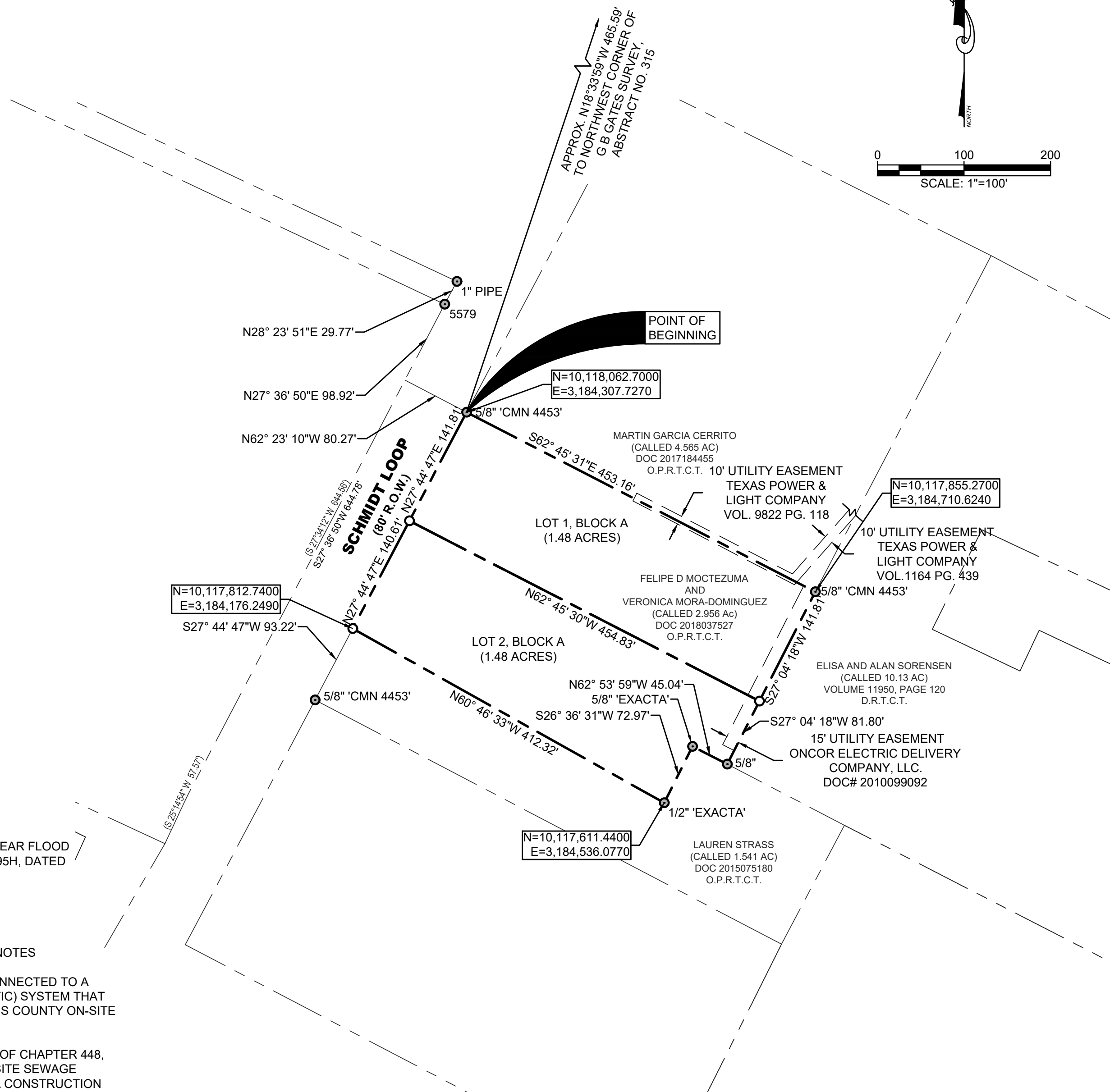
FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR FLOOD
PLAIN AS SHOWN ON FIRM PANEL 48453CO295H, DATED
09/26/2008

NEW STREETS: NO NEW STREETS ARE PLANNED
LAND USE: RESIDENTIAL

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 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.
3. EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

FINAL PLAT OF FDJ MOCTEZUMA



PERIMETER FIELD NOTES:

BEING 2.96 ACRES OF LAND, SITUATED IN THE GREENBERRY GATES SURVEY, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS, BEING A TRACT OF LAND DESCRIBED AS 2.956 ACRES, IN A DEED TO FELIPE D. MOCTEZUMA AND VERONICA MORA-DOMINGUEZ, RECORDED IN DOCUMENT NO. 2018037527, OF THE OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, THIS TRACT WAS SURVEYED ON THE GROUND IN SEPTEMBER 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 5/8" CAPPED IRON PIN FOUND (STEEL PIN), MARKED "CMN 4453", AT THE NORTHWEST CORNER OF SAID 2.956 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF, SAME BEING THE SOUTHWEST CORNER OF A 4.565 ACRE TRACT THAT WAS CONVEYED TO MARTIN GARCIA CERRITO, AS RECORDED IN DOCUMENT NO. 2017184455, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, SAID POINT ALSO BEING A POINT IN THE EAST RIGHT-OF-WAY LINE OF SCHMIDT LOOP (80 FT. WIDE),

THENCE, WITH THE COMMON LINE OF SAID 2.956 ACRE TRACT AND SAID 4.565 ACRE TRACT, S 62°45'31" E, 453.16 FEET, TO A 5/8" CAPPED IRON PIN FOUND (STEEL PIN), MARKED "CMN 4453", AT THE NORTHEAST CORNER OF SAID 2.956 ACRE TRACT, AND THE NORTHEAST CORNER HEREOF, SAME BEING THE SOUTHEAST CORNER OF SAID 4.565 ACRE TRACT, SAME BEING A POINT IN THE WEST LINE OF A CALLED 10.13 ACRE TRACT TO ELISA AND ALAN SORENSSEN, RECORDED IN VOLUME 11950, PAGE 120, DEED RECORDS TRAVIS COUNTY, TEXAS,

THENCE, WITH THE COMMON LINE OF SAID 2.956 ACRE TRACT AND SAID 10.13 ACRE TRACT, S 27°04'18" W, 223.61 FEET, TO A 5/8" IRON PIN FOUND (STEEL PIN), AT THE SOUTHWEST CORNER OF SAID 10.13 ACRE TRACT, SAME BEING THE UPPER SOUTHEAST CORNER OF SAID 2.956 ACRE TRACT, SAME BEING A POINT IN THE NORTH LINE OF A CALLED 1.541 ACRE TRACT TO LAUREN STRAUSS DOC. 2015075180 DEED RECORDS TRAVIS COUNTY, TEXAS,

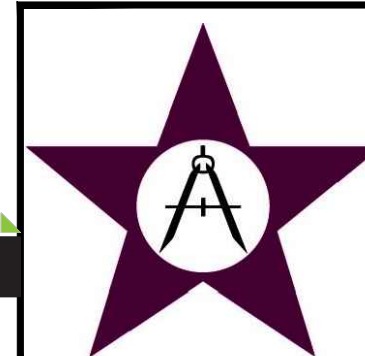
THENCE, WITH THE COMMON LINE OF SAID 2.956 ACRE TRACT AND SAID 1.541 ACRE TRACT, N 62°53'59" W, 45.04 FEET, TO A 5/8" CAPPED IRON PIN FOUND (STEEL PIN), MARKED "EXACTA", AT THE ELL CORNER OF SAID 2.956 ACRE TRACT, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID 1.541 ACRE TRACT,

THENCE, CONTINUING WITH THE COMMON LINE OF SAID 2.956 ACRE TRACT AND SAID 1.541 ACRE TRACT, S 26°36'31" W, 72.97 FEET, TO A 1/2" CAPPED IRON PIN FOUND (STEEL PIN), MARKED "EXACTA", AT THE LOWER SOUTHEAST CORNER OF SAID 2.956 ACRE TRACT,

THENCE, CONTINUING WITH THE COMMON LINE OF SAID 2.956 ACRE TRACT AND SAID 1.541 ACRE TRACT, N 60°46'33" W, 412.32 FEET, TO A 1/2" CAPPED IRON PIN SET (STEEL PIN), MARKED "FOREST RPLS 1847", AT THE ELL CORNER OF SAID 2.956 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 1.541 ACRE TRACT, SAME BEING A POINT IN THE EAST LINE OF SAID SCHMIDT LOOP, FROM WHICH A 5/8" CAPPED IRON PIN FOUND (STEEL PIN), MARKED "CMN 4453", AT THE SOUTHWEST CORNER OF SAID 1.541 ACRE TRACT, BEARS: S 27°44'47" W, 93.22 FEET

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SCHMIDT LOOP, N 27°44'47" E, 282.43 FEET, TO THE POINT OF BEGINNING.

**SHEET
01 OF 02**

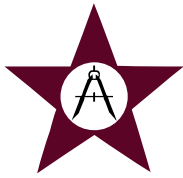


M&S ENGINEERING
CIVIL | ELECTRICAL | STRUCTURAL | MEP

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

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

DATE



June 2, 2020

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

**RE: 15721 Schmidt Loop, Manor, TX 78653
Short Form Final Plat Review
Permit No. 2019-P-1222-SF – Update #1**

Ms. Gray:

Please accept this letter and the attached plan set as the response to comments received from your office on December 9, 2019:

Engineer Review – Pauline Gray, P.E.

1. Note that content requirements for Short Form Final Plats shall correspond with the format of Final Plats.

Comment acknowledged. Final plat content requirements have been corroborated against content of the plat.

2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(2)(iv), Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.

City limits and ETJ lines do not traverse or run contiguous with the subject property, therefore they cannot be shown on the primary drawing area of the plat. The city limits and ETJ lines have been shown and labeled on the vicinity map to illustrate they are not near the subject property.

3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

Northing and Easting values have been added to the outer four corners of the property.

4. Travis County On-Site Wastewater Program signature block should be added to the plat.

Travis County On-Site Wastewater Program signature block has been added to page 2.



5. Travis County Commissioner's Court certification block should be added to the plat.

A Travis County Commissioners Court block has been added.

6. Certification from the County Health District is not provided as required by Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(viii). Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.

County Health District certification and signature block added to the first page.

7. Clarification should be made regarding wastewater service to the proposed lots.

This lot will utilize on-site sewage facilities (OSSF).

8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.

Please refer to the response for comment #2.

9. Projects located within the City of Manor's ETJ are required to be approved by Travis County.

This plat has been submitted to Travis County for review. They have indicated that City comments must be addressed and adhered to prior to their review.

10. Note that the engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.

Comment acknowledged. Engineer and Surveyor will affix seals when placing their signatures.

11. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iii), the existing right-of-way width of any boundary street to the proposed subdivision should be shown on the final plat.

The right-of-way width has been added.

12. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iv), Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.

Please refer to the response for comment #2.



M&S ENGINEERING
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13. The locations, dimensions and descriptions of all required easements within the subdivision boundary should be shown on the final plat.

Noted and shown.

If there is anything that you would like to discuss about this comment response letter, please do not hesitate to contact us at jhenderson@msengr.com or by phone at 830.228.5446. Respectfully,

Jennifer L. Henderson, P.E.
M&S Engineering, LLC

JH/js

JAY ENGINEERING COMPANY, INC.

*P.O. Box 1220 (512) 259-3882
 Leander, TX 78646 Fax 259-8016
 Texas Registered Engineering Firm F-4780*

Date: Monday, December 9, 2019

Jen Henderson
 M&S Engineering
 102 W Morrow St
 Georgetown TX 78626
 jhenderson@msengr.com

Permit Number 2019-P-1222-SF
 Job Address: 15721 Schmidt Loop, Manor, TX. 78653

Dear Jen Henderson,

The first submittal of the 15721 Schmidt Loop Short Form Final Plat (*Short Form Final Plat*) submitted by M&S Engineering and received on June 24, 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. Note that content requirements for Short Form Final Plats shall correspond with the format of Final Plats.
2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(2)(iv), Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.
3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
4. Travis County On-Site Wastewater Program signature block should be added to the plat.
5. Travis County Commissioner's Court certification block should be added to the plat.
6. Certification from the County Health District is not provided as required by Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(viii). Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.
7. Clarification should be made regarding wastewater service to the proposed lots.

8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance

263B Section 24(c)(2)(iv), Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.

9. Projects located within the City of Manor's ETJ are required to be approved by Travis County.

10. Note that the engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.

11. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iii), the existing right-of-way width of any boundary street to the proposed subdivision should be shown on the final plat.

12. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iv), Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.

13. The locations, dimensions and descriptions of all required easements within the subdivision boundary should be shown on the final plat.

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.

JAY ENGINEERING COMPANY, INC.
P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016
Texas Registered Engineering Firm F-4780

Date: Wednesday, July 1, 2020

Jen Henderson
M&S Engineering
102 W Morrow St
Georgetown TX 78626
jhenderson@msengr.com

Permit Number 2019-P-1222-SF
Job Address: 15721 Schmidt Loop, Manor 78653

Dear Jen Henderson,

The subsequent submittal of the 15721 Schmidt Loop Short Form Final Plat submitted by M&S Engineering and received on June 24, 2020, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

1. The tax certificate was valid at the time of the previous submission but has become invalid over the course of time that the plat was resubmitted for review. A current tax certificate needs to be submitted in order for the plat to be recorded.

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

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

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

Thank you,



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

JAY ENGINEERING COMPANY, INC.
P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016
Texas Registered Engineering Firm F-4780

Date: Wednesday, July 1, 2020

Jen Henderson
M&S Engineering
102 W Morrow St
Georgetown TX 78626
jhenderson@msengr.com

Permit Number 2019-P-1222-SF
Job Address: 15721 Schmidt Loop, Manor 78653

Dear Jen Henderson,

The subsequent submittal of the 15721 Schmidt Loop Short Form Final Plat submitted by M&S Engineering and received on June 24, 2020, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

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

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

Thank you,



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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 8, 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 Ramirez Addition Subdivision, four (4) lots on 5 acres more or less, and being located at 13800 Rector Loop, Manor, TX. Applicant: Moncada Enterprises, LLC. Owner: Francisco Reyes Ramirez.

BACKGROUND/SUMMARY:

This is 4 lot subdivision in our ETJ. It 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

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission approve a Short Form Final Plat for the Ramirez Addition Subdivision, four (4) lots on 5 acres more or less, and being located at 13800 Rector Loop, Manor, TX.

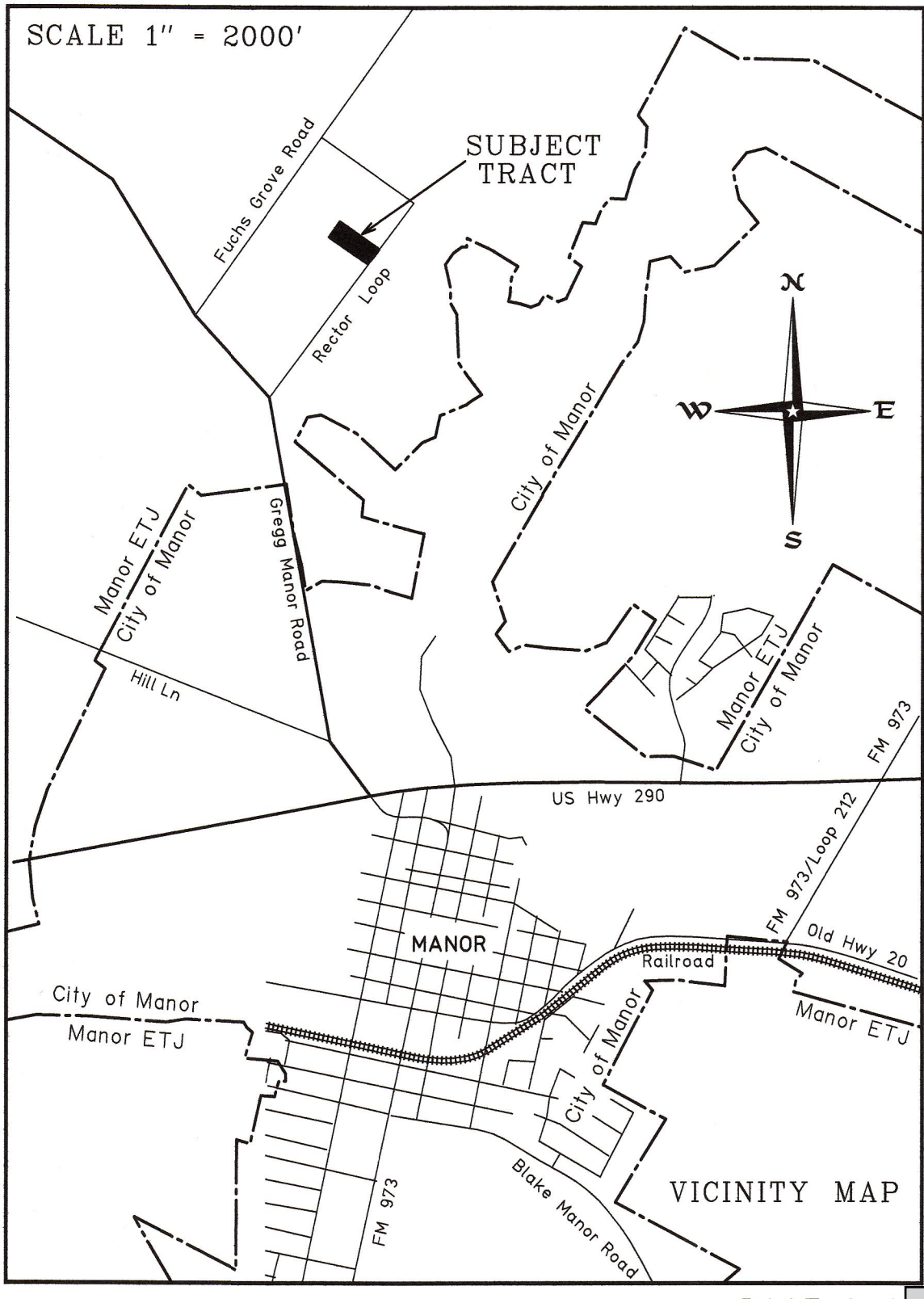
PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

RAMIREZ ADDITION

PREPARED: APRIL 24, 2019

TRAVIS COUNTY CONSUMER PROTECTION NOTICE
FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



RAMIREZ ADDITION

PREPARED: APRIL 24, 2019

NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF MANOR AS OF THIS DATE: _____ DAY OF _____ 20__.

2. A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

3. WATER SERVICE TO THESE LOTS IS PROVIDED BY MANVILLE WATER SUPPLY CORP
ELECTRIC SERVICE TO THESE LOTS IS PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE
THIS SUBDIVISION WILL BE SERVICED BY ONSITE SEWAGE FACILITY

4. LOT 2, LOT 3, AND LOT 4 OF THIS SUBDIVISION WILL ACCESS RECTOR LOOP FROM THE JOINT USE ACCESS EASEMENT SHOWN HEREON.

5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO AN APPROVED WATER SUPPLY AND AN APPROVED ON-SITE SEWAGE SYSTEM.

6. PUBLIC SIDEWALKS BUILT TO TRAVIS COUNTY STANDARDS ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: [RECTOR LOOP]. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

7. NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.

8. AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.

9. AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.

10. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.

11. THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE. SEE DOCUMENT _____.

12. AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.

13. PARKLAND DEDICATION FEES HAVE BEEN PAID FOR FOUR (4) DWELLING UNITS.

14. ELECTRIC EASEMENTS GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE BY INSTRUMENTS RECORDED IN DOCUMENT NOS. 2016050527, 2016050529 AND 2016143391 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. DESCRIBED AS BEING "15 FEET ON EACH SIDE OF THE CENTERLINE OF THE INITIAL LINE(S) AS CONSTRUCTED BY THE GRANTEE" FOR OVERHEAD ELECTRIC FACILITIES AND DESCRIBED AS BEING "10 FEET EITHER SIDE OF THE INITIAL LINE(S) AS CONSTRUCTED BY THE GRANTEE" FOR UNDERGROUND ELECTRIC FACILITIES.

15. SITE PLANS AND SUBDIVISION PLANS SHALL MEET ALL APPLICABLE CODES, ORDINANCES, STATUTES AND GUIDELINES AS ESTABLISHED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 12. (TCESD12).

16. TRAVIS COUNTY ESD NO. 12 (TCESD12) IS THE AUTHORITY HAVING JURISDICTION (AHJ) FOR ALL FIRE CODE REVIEWS, PERMITS, AND COMPLIANCE WITHIN TCESD12'S AREA.

17. PRIOR TO CONSTRUCTION, EXCEPT FOR SINGLE-FAMILY, ON ANY LOT IN THIS SUBDIVISION A FIRE CODE REVIEW-SITE CONSTRUCTION PERMIT SHALL BE OBTAINED FROM TCESD12.

18. THE PROPERTY OWNERS OF LOT 2, LOT 3, AND LOT 4 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND FINANCIAL RESPONSIBILITIES ASSOCIATED WITH THE JOINT USE ACCESS EASEMENT SHOWN HEREON.

19. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO 7,000 SQUARE FEET OF IMPERVIOUS COVER PER LOT.

Travis County On-Site Wastewater Program Notes

1. No structure in this subdivision shall be occupied until connected to a public sewer system or a private on-site wastewater (septic) system that has been approved and licensed for operation by the Travis County On-Site Wastewater Program.

2. This subdivision is subject to all the terms and conditions of Chapter 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.

3. Each residential lot in this subdivision is restricted to no more than one single family dwelling per acre.

4. These restrictions are enforceable by the Travis County On-Site Wastewater Program.

Stacey Scheffel, D.R. No. OS0011143
Program Manager On-Site Wastewater Program
Travis County TNR

Date

IN APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE IMPROVEMENTS) TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

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

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

DANA DEBEAUVOIR, CLERK, COUNTY COURT TRAVIS COUNTY

Deputy

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the _____ day of _____, 20____, A.D., at ____ o'clock ____ M. and duly recorded on the _____ day of _____, A.D., at ____ o'clock ____ M. in the Official Public Records of said County and State in Document No. _____

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

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016
Texas Registered Engineering Firm F-4780

Date: Friday, May 15, 2020

Phil Moncada
Moncada Enterprises, LLC
1301 S IH 35 Ste 204
Austin TX 78741
moncadataz@gmail.com

Permit Number 2020-P-1248-SF
Job Address: 13800 Rector Loop, Manor, TX. 78653

Dear Phil Moncada,

The first submittal of the 13800 Rector Loop Short Form Final Plat (*Short Form Final Plat*) submitted by Moncada Enterprises, LLC and received on May 21, 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. The P&Z Chairperson is Philip Tryon.
2. The Mayor is Dr. Larry Wallace, Jr.
3. The City Secretary is Lluvia Almaraz.
4. The right-of-way width should be added to Rector Loop as required by the Subdivision Ordinance.
5. A current tax certificate should be provided as required by the Subdivision Ordinance.

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.

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Thank you,



5/15/2020 9:08:00 AM
13800 Rector Loop Short Form Final Plat
2020-P-1248-SF
Page 2

Item J.

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

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220 (512) 259-3882
 Leander, TX 78646 Fax 259-8016
 Texas Registered Engineering Firm F-4780

Date: Friday, May 15, 2020

Phil Moncada
 Moncada Enterprises, LLC
 1301 S IH 35 Ste 204
 Austin TX 78741
 moncadataz@gmail.com

Permit Number 2020-P-1248-SF
 Job Address: 13800 Rector Loop, Manor, TX. 78653

Dear Phil Moncada,

The first submittal of the 13800 Rector Loop Short Form Final Plat (*Short Form Final Plat*) submitted by Moncada Enterprises, LLC and received on April 21, 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. The P&Z Chairperson is Philip Tryon.
Comment Noted. Name has been changed.
2. The Mayor is Dr. Larry Wallace, Jr.
Comment Noted. Name has been changed.
3. The City Secretary is Lluvia Almaraz.
Comment Noted. Name has been changed.
4. The right-of-way width should be added to Rector Loop as required by the Subdivision Ordinance.
The ROW dimension width is shown on the north eastern property pin (58')
5. A current tax certificate should be provided as required by the Subdivision Ordinance.
Comment Noted. Tax Certificate has been ordered and will be hand delivered to City of Manor.

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.

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Thank you,

Pauline M Gray

5/15/2020 9:08:00 AM
13800 Rector Loop Short Form Final Plat
2020-P-1248-SF
Page 2

Item J.

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

JAY ENGINEERING COMPANY, INC.

*P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016
Texas Registered Engineering Firm F-4780*

Date: Friday, June 12, 2020

Phil Moncada
Moncada Enterprises, LLC
1301 S IH 35 Ste 204
Austin TX 78741
moncadataz@gmail.com

Permit Number 2020-P-1248-SF
Job Address: 13800 Rector Loop, Manor 78653

Dear Phil Moncada,

We have conducted a review of the final plat for the above-referenced project, submitted by Phil Moncada and received by our office on May 21, 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,



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