



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

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA**

Via Telephone/Video Conference

Wednesday, August 12, 2020

6:30 p.m.

Manor City Hall – Council Chambers
105 E. Eggleston Street

NOTICE IS 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 will be live streamed on Facebook live.

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.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

Comments will be taken from the audience participating in the Zoom meeting 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 register and submit the speaker card following the instructions for public speaking above. **No Action May be Taken by the Planning and Zoning Commission During Public Comments.**

CONSENT AGENDA

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

1. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the July 08, 2020 Regular Meeting.
2. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the July 14, 2020 Called Special Meeting.

REGULAR AGENDA

3. Consideration, discussion, and possible action on a Final Plat for Manor SE Commercial, Phase 4, Lot 1 & 2, Block B, two (2) lots on 14.620 acres, more or less, and being located near N. FM 973 and Ring Road, Manor, TX. **Applicant:** ALM Engineering, Inc. **Owner:** Greenview Development 973, LP.
4. Consideration, discussion, and possible action on a Final Plat for Manor Commons SE Commercial Block A Lots 12A and 12B, two (2) lots on 3.26 acres, more or less, and being located near N. FM 973 and Ring Road, Manor, TX. **Applicant:** ALM Engineering, Inc. **Owner:** Greenview Development 973, LP.
5. Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 2 Sections 27A-27B, eighty six (86) lots on 20.15 acres, more or less, and being located near Silent Falls Way and Kira Lane, Manor, TX. **Applicant:** Kimley-Horn & Associates. **Owner:** SG Land Holdings, LLC.
6. Consideration, discussion, and possible action on a Concept Plan for Presidential Glen Commercial Phase 1, three (3) lots on 5.4 acres, more or less, and being located at US Hwy 290 East and Paseo de Presidente Blvd, Manor, TX. **Applicant:** Kimley-Horn and Associates. **Owner:** West Elgin Development Corp.
7. Consideration, discussion, and possible action on a Setback Waiver for Lot 10, Block 7, Town of Manor, locally known as 209 West Brenham Street, to reduce the front setback to 20 feet, the side

setback to 5 feet, and the rear setback to 10 feet. **Applicant:** Ruben Coronado. **Owner:** Ruben Coronado

8. Consideration, discussion, and possible action on a Joined Lot Affidavit for Lot 5 and Lot 6, Block 55, Town of Manor, locally known as 414 Gregg Street, Manor, TX. **Applicant:** Carolina Escamilla. **Owner:** Carolina Escamilla
9. Consideration, discussion, and possible action on a draft Comprehensive Plan Request for Proposal scope.

ADJOURNMENT

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

POSTING CERTIFICATION

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

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 12, 2020
PREPARED BY: Scott Dunlop
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action to approve the July 8, 2020 Planning and Zoning Commission Minutes.

BACKGROUND/SUMMARY:

PRESENTATION: *(Type YES or NO)*

ATTACHMENTS: *(Type YES or NO)*

(If YES, please list below in order to be presented)

- Draft Minutes

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the July 8th Planning and Zoning Commission Minutes.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)



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, July 08, 2020

6:30 p.m.

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

COMMISSIONERS

PRESENT:

Place 1: Julie Leonard, Vice-Chair
Place 2: Jacob Hammersmith
Place 4: Isaac Rowe
Place 6: Cecil Meyer
Place 7: Lakesha Small

ABSENT:

Place 3: Philip Tryon, Chairperson
Place 5: Lian Stutsman

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 Vice-Chair Leonard at 6:31 p.m. on Wednesday, July 08, 2020, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PUBLIC COMMENTS

No one appeared to speak at this time.

CONSENT AGENDA

- 1. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the 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.**

MOTION: Upon a motion made by Commissioner Hammersmith and Seconded by Commissioner Rowe the P&Z Commission voted five (5) For and zero (0) Against to approve the Consent Agenda. The motion carried unanimously.

PUBLIC HEARINGS

- 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.**

Vice-Chair Leonard opened the public hearing.

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

No one appeared to speak on this item.

MOTION: Upon a motion made by Commissioner Small and Seconded by Commissioner Hammersmith the P&Z Commission voted five (5) For and zero (0) Against to close the Public Hearing. The motion carried unanimously.

- 4. 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).**

Vice-Chair Leonard opened the public hearing.

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

Patrick Baker with Catholic Diocese of Austin, 6225 E. Hwy 290, Austin, Texas, 78723 submitted a speaker card; however, he did not wish to speak but was available to answer any questions.

MOTION: Upon a motion made by Commissioner Hammersmith and Seconded by Commissioner Small the P&Z Commission voted five (5) For and zero (0) Against to close the Public Hearing. The motion carried unanimously.

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**

The City staff recommended that the P&Z 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.

MOTION: Upon a motion made by Commissioner Rowe and Seconded by Commissioner Meyer the P&Z Commission voted five (5) For and zero (0) Against to approve 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. The motion carried unanimously.

- 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.**

The City staff recommended that the P& Z 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).

MOTION: Upon a motion made by Commissioner Hammersmith and Seconded by Commissioner Small and the P&Z Commission voted five (5) For and zero (0) Against to approve 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 motion carried unanimously.

- 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.**

The City staff recommended that the P&Z 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.

MOTION: Upon a motion made by Commissioner Small and Seconded by Commissioner Rowe the P&Z Commission voted five (5) For and zero (0) Against to 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. The motion carried unanimously.

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.

The City staff recommended that the P&Z 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.

MOTION: Upon a motion made by Commissioner Hammersmith and Seconded by Commissioner Meyer the P&Z Commission voted five (5) For and zero (0) Against to 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. The motion carried unanimously.

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.

The city staff recommended that the P&Z 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.

MOTION: Upon a motion made by Commissioner Hammersmith and Seconded by Commissioner Rowe the P&Z Commission voted five (5) For and zero (0) Against to approve 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 with condition of providing a current tax certificate. The motion carried unanimously.

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.

The City staff recommended that the P&Z 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.

MOTION: Upon a motion made by Commissioner Rowe and Seconded by Commissioner Hammersmith the P&Z Commission voted five (5) For and zero (0) Against to 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. The motion carried unanimously.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Rowe and Seconded by Commissioner Small the P&Z Commission voted five (5) For and zero (0) Against to adjourn the regular session of the Manor P&Z Commission at 7:03 p.m. on Wednesday, July 08, 2020. The motion carried unanimously.

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

APPROVED:

Philip Tryon
Chairperson

ATTEST:

Scott Dunlop,
Assistant Development Services Director



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 12, 2020
PREPARED BY: Scott Dunlop
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action to approve the July 14, 2020 Planning and Zoning Commission Special Called Meeting Minutes.

BACKGROUND/SUMMARY:

PRESENTATION: *(Type YES or NO)*

ATTACHMENTS: *(Type YES or NO)*

(If YES, please list below in order to be presented)

- Draft Minutes

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the July 14, 2020 Planning and Zoning Commission Special Called Meeting Minutes.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
<i>(Type X before choice to indicate)</i>			



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
CALLED SPECIAL SESSION MINUTES
Via Telephone/Video Conference**

Wednesday, July 14, 2020

6:30 p.m.

Manor City Hall – Council Chambers
105 E. Eggleston Street

The meeting was live streamed on Facebook Live beginning at 6:00 p.m.
<https://www.facebook.com/cityofmanor/>

In accordance with an order of the Office of the Governor issued March 16, 2020, the City Council conducted this meeting by video/telephone conference in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the COVID-19. There was no public access to the location described above.

The following instructions were provided to the general public.
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 3: Philip Tryon, Chairperson
Place 4: Isaac Rowe
Place 7: Lakesha Small

ABSENT:

Place 2: Jacob Hammersmith
Place 5: Lian Stutsman
Place 6: Cecil Meyer

CITY STAFF PRESENT VIA ZOOM:

Scott Dunlop, Assistant Development Services Director
Pauline M. Gray, P.E., City Engineer
Veronica Rivera, Legal Counsel

SPECIAL CALLED SESSION – 6:30 P.M.

With a quorum of the Planning and Zoning (P&Z) Commission present via video/telephone conference, the Called Special Session of the Manor P&Z Commission was called to order by Commission Chair Tryon at 6:32 p.m. on Wednesday, July 14, 2020.

PUBLIC COMMENTS

No one appeared to speak at this time.

REGULAR AGENDA

- 1. Consideration, discussion, and possible action on a Short Form Final Plat for Manor RV Addition, four (4) lots on 30.86 acres, more or less and located at 13119 US Hwy 290 East, Manor, TX.**

Applicant: Kimley-Horn & Associates **Owner:** Laureate Wealth Management.

It is the City Staff's recommendation that the P&Z Commission deny the Short Form Final Plat for Manor RV Addition.

MOTION: Upon a motion made by Commissioner Leonard and Seconded by Commissioner Rowe the P&Z Commission voted four (4) For and zero (0) Against to deny the Short Form Final Plat for Manor RV Addition. The motion carried unanimously.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Small and Seconded by Commissioner Rowe the P&Z Commission voted four (4) For and zero (0) Against to adjourn the Called Special Session of the Manor P&Z Commission at 6:35 p.m. on Wednesday, July 14, 2020. The motion carried unanimously.

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

APPROVED:

Philip Tryon
Chairperson

ATTEST:

Scott Dunlop,
Assistant Development Services Director



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 12, 2020
PREPARED BY: Scott Dunlop
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Final Plat for Manor SE Commercial, Phase 4, Lot 1 & 2, Block B, two (2) lots on 14.620 acres, more or less, and being located near N. FM 973 and Ring Road, Manor, TX.

Applicant: ALM Engineering, Inc. **Owner:** Greenvview Development 973, LP.

BACKGROUND/SUMMARY:

This plat has been approved by our engineer. Lot 2 has a multi-family permit filed for development.

PRESENTATION: *(Type YES or NO)*

ATTACHMENTS: *(Type YES or NO)*

(If YES, please list below in order to be presented)

- Plat
- Engineer Comments
- Conformance Letter

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Final Plat for Manor SE Commercial, Phase 4, Lot 1 & 2, Block B, two (2) lots on 14.620 acres, more or less, and being located at N. FM 973 and Ring Road.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
<i>(Type X before choice to indicate)</i>			

MANOR SE COMMERCIAL, PHASE 4, LOT 1 & 2, BLOCK B

LOT 7
BLOCK A
FINAL PLAT ESTABLISHING
MANOR COMMONS SW
(201500112)

GREENVIEW MANOR
COMMONS SW, LP

GERALDINE TIMMERMANN
14.086 ACRES
(C-1-PB-14-001888)

ETERNAL FAITH
BAPTIST CHURCH
7.269 ACRES
(6632/1464)

GREENVIEW DEVELOPMENT 973, LP
PORTION OF 39.15 ACRES
(2005187773)

LOT 7
BLOCK B
MANOR COMMONS SE
COMMERCIAL
PHASE 1
(201900077)

CITY OF MANOR, TEXAS
5.996 ACRES
(2019060333)

GREENVIEW DEVELOPMENT
973, LP
PORTION OF 39.15 ACRES
(2005187773)

GREENVIEW DEVELOPMENT
973, LP
PORTION OF 39.15
ACRES
(2005187773)

GREENVIEW DEVELOPMENT
GREENBURY, LP
PORTION OF 104.61 ACRES
(2005237215)

GREEN BERRY GATES
SURVEY NO. 63 ABS. 315
APPROX. LOCATION OF ORIGINAL SURVEY LINE
CALVIN BARKER
SURVEY NO. 38 ABS. 58

LOT 8
BLOCK B
MANOR COMMONS SE COMMERCIAL
PHASE 1
(201900077)

CITY OF MANOR, TEXAS
13.744 ACRES
(2019060333)

N 10100777.13
E 3177568.92

F.M. HIGHWAY 973
(LOOP 212)
(PUBLIC R.O.W. WIDTH VARIES)
(2009176566)

N 10099917.42
E 3177244.62

RICKY L. EARLY AND
LESLIE A. EARLY
100' X 150'
TRACT OF LAND
(12651/59)

EARLY
0.656 ACRES
(13186/2936)

GREENVIEW
DEVELOPMENT
973, LP
PORTION OF
39.15 ACRES
(2005187773)

SAL'S BABBU
INVESTMENT'S, LLC
0.959 ACRES
(2016207185)

OLD HIGHWAY 20
(PUBLIC R.O.W. WIDTH VARIES) (201900077)

LONGHORN RAILROAD
(R.O.W. WIDTH VARIES)

SCALE: 1" = 100'
GRAPHIC SCALE
100 50 0 100

OWNER/SUBDIVIDER:

GREENVIEW DEVELOPMENT 973, LP
3208 HAMPTON RD
AUSTIN, TX 78705

GREENVIEW DEVELOPMENT
GREENBURY, LP
3208 HAMPTON RD
AUSTIN, TX 78705

ENGINEER:

ALM ENGINEERING, INC.
925 S CAPITAL OF TX HWY STE B220
WESTLAKE HILLS, TX 78746
512-431-9600

SURVEYOR:

EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631

LOT SUMMARY:

TOTAL NUMBER OF LOTS: 2

LOT 1 = 1.134 ACRES (49,384 SQ. FT.)
LOT 2 = 13.197 ACRES (574,843 SQ. FT.)

R.O.W. DEDICATION = 0.290 ACRES (12,615 SQ. FT.)

TOTAL AREA = 14.620 ACRES (636,842 SQ. FT.)

EASEMENT LINE TABLE

L50	N56°00'39"W	151.02'
L51	N80°19'36"W	35.72'
L52	N19°04'31"E	32.60'
L53	N29°34'55"E	48.36'

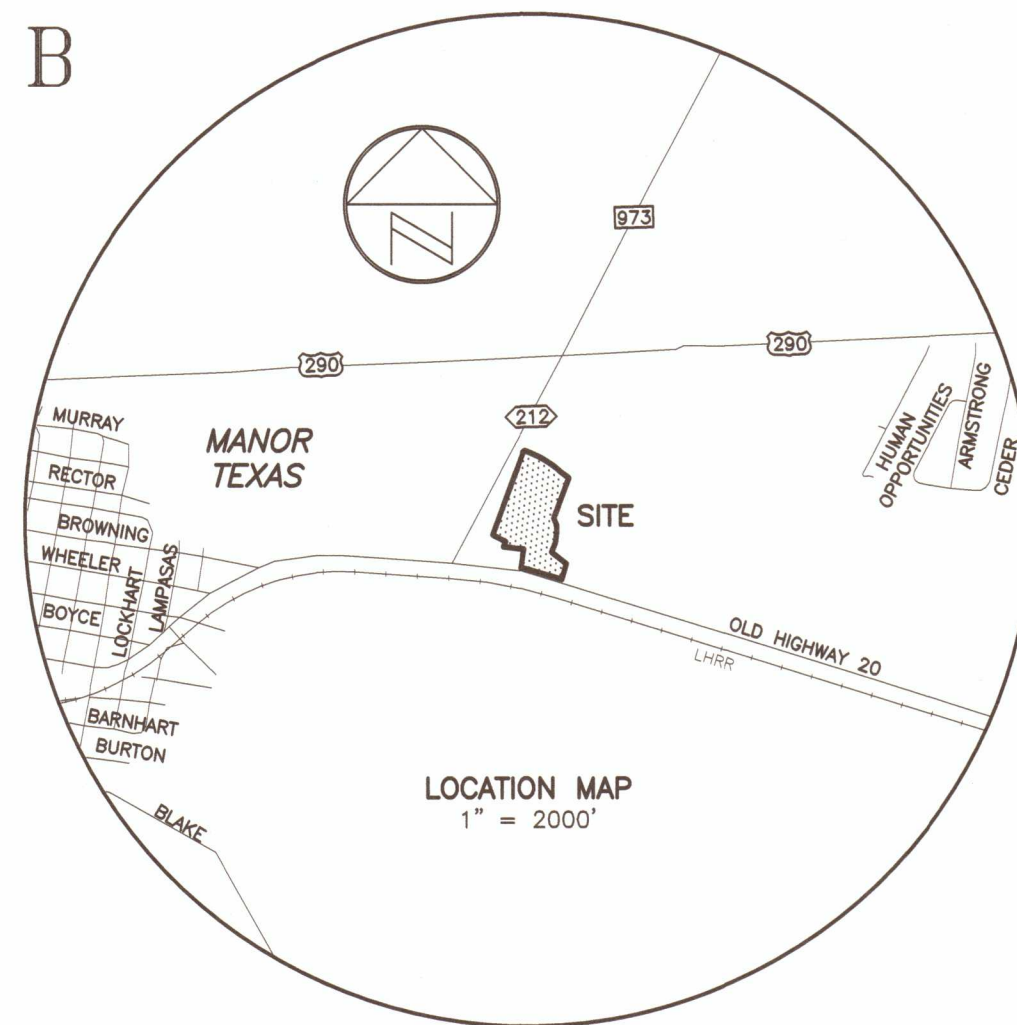
DRAINAGE ESMT.
TO BE DEDICATED BY 5' B.L.
THIS PLAT

0.290 ACRES
APPROX. 12,615 SQ. FT.
HEREBY DEDICATED FOR
RIGHT-OF-WAY

APPROX. LOCATION OF
FEMA ZONE AE BASE FLOOD
(PER FEMA LOMR 19-06-2660P)
(100 YEAR FLOODPLAIN)

N 10099470.12
E 3177984.83

S72°52'09"E 2148.95'
(S72°52'14"E 2148.73')



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- _{DS} 1/2" REBAR WITH "DIAMOND SURVEYING" CAP FOUND
- _{HC} 1/2" REBAR WITH "HOLT CARSON" CAP FOUND
- _{VS} 1/2" REBAR WITH "VARA SURVEYING" CAP FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
- ⊙ 1" IRON PIPE FOUND
- ▲ 60D NAIL FOUND IN 4" CEDAR POST
- ⊠ "X" IN CONCRETE FOUND
- △ CALCULATED POINT
- ⊕ BENCHMARK/CONTROL POINT
- B.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- G.E. GAS EASEMENT
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT
- W.W.E. WASTEWATER EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- () RECORD INFORMATION

BENCHMARK INFORMATION:

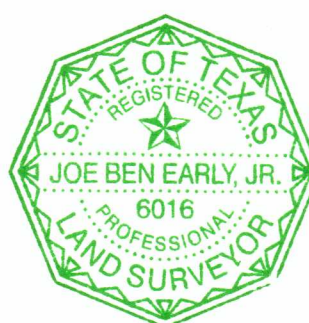
BM #1: MAG NAIL WITH WASHER SET IN CONCRETE ALONG THE NORTH SIDE OF RING DRIVE APPROX. 117' EAST OF THE INTERSECTION OF F.M. 973 AND RING DRIVE, AND APPROX. 27' EAST OF A LIGHT STANDARD ALSO LOCATED ALONG THE NORTH SIDE OF RING DRIVE.

ELEVATION = 510.49'

BM #2: MAG NAIL WITH WASHER SET IN CONCRETE DRAINAGE OPENING LOCATED ALONG THE SOUTH SIDE OF OLD HIGHWAY 20 APPROX. 792' EAST OF THE INTERSECTION OF F.M. 973 AND OLD HIGHWAY 20 AND APPROX. 11' EAST OF AN ASPHALT DRIVEWAY ALSO LOCATED ALONG THE SOUTH SIDE OF OLD HIGHWAY 20

ELEVATION = 507.85'

VERTICAL DATUM: NAVD 88 (GEOID 12B)



BEARING BASIS:

THE TEXAS COORDINATE SYSTEM
OF 1983 (NAD83), CENTRAL
ZONE, UTILIZING THE SMARTNET
NORTH AMERICA NETWORK.

WILBARGER CREEK M.U.D. NO. 2
26.179 ACRES (200806147)

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1017-001

DRAWING NO.:
1017-001-PL1

PLOT DATE:
6/4/20

PLOT SCALE:
1" = 100'

DRAWN BY:
MAW & JBE

SHEET
01 OF 02

MANOR SE COMMERCIAL, PHASE 4, LOT 1 & 2, BLOCK B

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT GREENVIEW DEVELOPMENT 973, LP, BEING THE OWNER OF A 39.15 ACRE TRACT OF LAND, BEING PARTIALLY OUT OF THE GREEN BERRY GATES SURVEY NO. 63, ABSTRACT NO. 315, AND PARTIALLY OUT OF THE CALVIN BARKER SURVEY NO. 38, ABSTRACT 58, AND HAVING BEEN CONVEYED AND DESCRIBED IN A SPECIAL WARRANTY DEED DATED OCTOBER 4, 2005, RECORDED IN DOCUMENT NO. 2005187773 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND THAT AND GREENVIEW DEVELOPMENT GREENBURY, LP, BEING THE OWNER OF A 104.61 ACRE TRACT OF LAND, BEING PARTIALLY OUT OF THE GREEN BERRY GATES SURVEY NO. 63, ABSTRACT NO. 315, AND PARTIALLY OUT OF THE CALVIN BARKER SURVEY NO. 38, ABSTRACT 58, AND HAVING BEEN CONVEYED AND DESCRIBED IN A WARRANTY DEED DATED DECEMBER 15, 2005, RECORDED IN DOCUMENT NO. 2005237215 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY SUBDIVIDE A PORTION OF SAID 39.15 ACRE TRACT AND SAID 104.61 ACRE TRACT IN ACCORDANCE WITH THE TRACT AS SHOWN HEREON, TO BE KNOWN AS:

MANOR SE COMMERCIAL, PHASE 4, LOT 1 & 2, BLOCK B

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN ON SAID PLAT, SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

GREENVIEW DEVELOPMENT 973, LP

BY: _____

BARTH TIMMERMAN, PRESIDENT
501 VALE STREET
AUSTIN, TEXAS 78746

STATE OF TEXAS

COUNTY OF TRAVIS

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__, AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

GREENVIEW DEVELOPMENT GREENBURY, LP,

BY: _____

BARTH TIMMERMAN, PRESIDENT
501 VALE STREET
AUSTIN, TEXAS 78746

STATE OF TEXAS

COUNTY OF TRAVIS

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__, AD.

NOTARY PUBLIC, STATE OF TEXAS

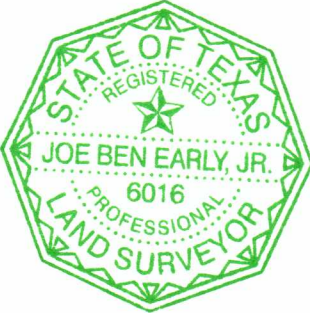
PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION
STATE OF TEXAS
COUNTY OF TRAVIS

I, JOE BEN EARLY, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND MARCH 31, 2020.

JOE BEN EARLY, JR., R.P.L.S. 6016

SURVEYING BY:
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631



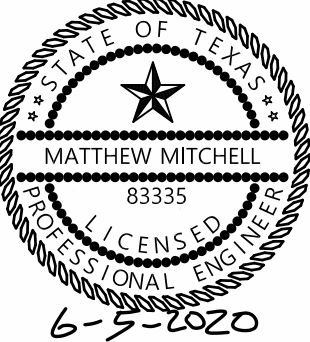
ENGINEER'S CERTIFICATION:
STATE OF TEXAS
COUNTY OF TRAVIS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

THE PORTION OF THIS TRACT IS LOCATED IN ZONE "AE", AREAS DETERMINED TO BE WITHIN THE 100-YEAR FLOODPLAIN, AS SHOWN ON LETTER OF MAP REVISION (LOMR) 19-06-2660P, EFFECTIVE DATE JUNE 1, 2020, FOR TRAVIS COUNTY, TEXAS. THE PORTION OF THIS TRACT WITHIN ZONE "AE" IS CONTAINED IN THE PUBLIC DRAINAGE EASEMENT LOCATED ON LOT 2, BLOCK B AND DEDICATED BY THIS PLAT.

MATT MITCHELL, P.E.

ALM ENGINEERING, INC. F-3565
925 S CAPITAL OF TX HWY STE B220
WESTLAKE HILLS, TX 78746
512-431-9600



LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD CHORD)
L1	S21°05'35"W	219.41'	(S21°05'35"W 219.41')
L2	S20°27'25"W	236.54'	(S20°27'25"W 236.54')
L3	S23°49'58"E	76.46'	(S23°49'58"E 76.46')
L4	S00°45'14"E	72.27'	(S00°45'14"E 72.27')
L5	S08°12'04"W	113.36'	(S08°12'04"W 113.36')
L6	S20°32'02"W	108.42'	(S20°32'02"W 108.42')
L7	S51°55'18"E	197.23'	(S51°55'18"E 197.23')
L8	S15°36'22"W	145.21'	(S15°36'22"W 145.21')
L9	S15°36'22"W	26.59'	(S15°36'22"W 27.01')
L10	N72°52'09"W	252.55'	(N72°52'14"W 252.71')
L11	S23°37'27"W	3.13'	(S26°15'50"W 3.09')
L12	N72°59'19"W	30.75'	(N70°20'56"W 30.33')
L13	N08°16'32"E	166.06'	(N10°33'44"E)
L14	N81°40'04"W	214.34'	(N79°20'16"W 214.14')
L15	N24°46'02"E	57.17'	(N27°05'50"E 57.12')
L16	N63°10'06"W	158.70'	(N63°08'11"W 158.80')
L17	N20°29'43"E	684.96'	(N20°31'52"E 684.96')
L18	N28°42'07"E	20.25'	
L20	S54°32'45"E	121.63'	(S54°32'45"E 121.63')
L21	S54°32'45"E	50.76'	(S54°32'45"E 50.76')
L22	S67°42'19"E	77.84'	(N67°41'29"W 78.05')
L23	N22°25'53"E	90.15'	(90.00')
L24	N72°52'20"W	282.97'	
L25	N08°16'32"E	29.87'	

PLAT NOTES:

1. WATER AND WASTEWATER SYSTEMS SERVING 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.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER AND WASTEWATER.
4. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF MANOR FOR REVIEW.
6. THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
7. ALL BUILDING SET-BACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF MANOR CURRENT ZONING ORDINANCE.
8. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE THE ____ DAY OF _____, 20____.
9. THE PROPERTY OWNER OF THE LOT WHERE THE WASTEWATER EASEMENT IS LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE WASTEWATER FACILITIES LOCATED WITHIN THE EASEMENT.
10. THE PROPERTY IS ZONED AS: C-PUD/MULTIFAMILY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 20____.

APPROVED:

ATTEST:

PHILIP TRYON, CHAIRPERSON

LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THIS THE ____ DAY OF _____, 20____.

APPROVED:

ATTEST:

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

LLUVIA T. ALMARAZ, CITY SECRETARY

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE ____ DAY OF _____ A.D. 20__ AT ____ O'CLOCK ____ M., AND DULY

RECORDED ON THE ____ DAY OF _____, A.D. 20__ AT ____ O'CLOCK ____ M., IN SAID COUNTY

AND STATE, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____,

20__ A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2635.35'	3°35'51"	165.47'	N74°36'57"W	165.44'
C2	9910.00'	0°12'10"	35.08'	N20°35'49"E	35.08'
C3	955.00'	9°33'29"	159.31'	S52°29'18"E	159.13'
C4	955.00'	10°25'13"	173.69'	S62°28'39"E	173.45'
C5	25.00'	90°11'38"	39.35'	N66°55'07"E	35.42'
C6	9910.00'	1°08'58"	198.83'	N21°16'23"E	198.82'
C7	9910.00'	0°48'44"	140.49'	N22°15'14"E	140.49'
C8	1045.00'	23°40'15"	431.72'	S55°49'56"E	428.66'
C9	2665.09'	3°39'22"	170.06'	N74°38'46"W	170.03'

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1017-001
DRAWING NO.:
1017-001-PL1
PLOT DATE:
6/4/20
PLOT SCALE:
1" = 100'
DRAWN BY:
MAW & JBE

SHEET
02 OF 02

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-1246-FP

Job Address: Manor Commons SE Commercial Lots 1 & 2, Block B Final Plat, Manor, TX. 78653

Dear MATTHEW MITCHELL,

The first submittal of the Manor Commons SE Commercial Lots 1 & 2, Block B Final Plat (*Final Plat*) submitted by ALM ENGINEERING, 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. The location map should be to a scale of 1" = 2,000' as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii).
2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v), the owner's names and property lines of property within three hundred (300) feet of the subdivision should be shown on the final plat.
3. 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 is required to be shown on the final plat.
4. There is a drainage easement shown on Lot 2 Block B. It is not labeled with a document number. Is this an existing or proposed easement. It should be labeled to clarify.
5. The dedicated right-of-way on Lot 2 Block B should have the width clearly labeled.
6. The text on Sheet 2 of the final plat should be adjusted so it is easier to read.
7. Verify that the correct subdivision name is Phase 4.
8. A note should be added to the general notes regarding access to wastewater easements.
9. The Zoning should be added to the plat.

5/4/2020 11:54:40 AM
Manor Commons SE Commercial Lots 1 & 2, Block B
Final Plat
2020-P-1246-FP
Page 2

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

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

Thank you,

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

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



June 5, 2020

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

Re: Permit Number 2020-P-1246-FP
Manor Commons SE Commercial Lots 1 & 2, Block B Final Plat, Manor, TX. 78653

Engineer Review

1. The location map should be to a scale of 1" = 2,000' as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii).

RESPONSE: The location map has been provided.

2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v), the owner's names and property lines of property within three hundred (300) feet of the subdivision should be shown on the final plat.

RESPONSE: Surrounding property owners names have been added.

3. 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 is required to be shown on the final plat.

RESPONSE: The X and Y coordinates have been added as requested.

4. There is a drainage easement shown on Lot 2 Block B. It is not labeled with a document number. Is this an existing or proposed easement. It should be labeled to clarify.

RESPONSE: The drainage easement has been labeled as requested.

5. The dedicated right-of-way on Lot 2 Block B should have the width clearly labeled.

RESPONSE: See line labels L9 and L25 for width of dedicated ROW. The width of the dedication varies due to a variation in the existing ROW line.

6. The text on Sheet 2 of the final plat should be adjusted so it is easier to read.

RESPONSE: Page 2 has been replotted.

7. Verify that the correct subdivision name is Phase 4.

RESPONSE: This area was shown as Phase 4 on the preliminary plan.

8. A note should be added to the general notes regarding access to wastewater easements.

RESPONSE: See note 9 on page 2.

9. The Zoning should be added to the plat.

RESPONSE: See note 10 on page 2.

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

Sincerely,


Matt Mitchell, P.E.



JAY ENGINEERING COMPANY, INC.

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

Date: Thursday, July 2, 2020

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

Permit Number 2020-P-1246-FP

Job Address: Manor Commons SE Commercial Lots 1 & 2, Block B Final Plat, Manor 78653

Dear MATTHEW MITCHELL,

We have conducted a review of the final plat for the above-referenced project, submitted by MATTHEW MITCHELL 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 SUMMARY FORM

PROPOSED MEETING DATE: August 12, 2020
PREPARED BY: Scott Dunlop
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Final Plat for Manor Commons SE Commercial Block A Lots 12A and 12B, two (2) lots on 3.26 acres, more or less, and being located near N. FM 973 and Ring Road, Manor, TX. **Applicant:** ALM Engineering, Inc. **Owner:** Greenview Development 973, LP.

BACKGROUND/SUMMARY:

This plat had been approved in May 2019 but was not recorded within 12 months, so it expired and needs to be approved. The plat has been approved by our engineer.

PRESENTATION: *(Type YES or NO)*

ATTACHMENTS: *(Type YES or NO)* *(If YES, please list below in order to be presented)*

- Plat
- Engineer Comments
- Previous and current Conformance Letters

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Final Plat for Manor Commons SE Commercial Block A Lots 12A and 12B, two (2) lots on 3.26 acres, more or less, and being located near N. FM 973 and Ring Road, Manor, TX.

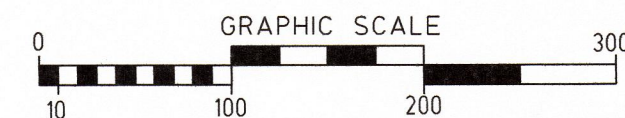
PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
<i>(Type X before choice to indicate)</i>			

FINAL PLAT ESTABLISHING LOT 12A AND LOT 12B MANOR COMMONS SE COMMERCIAL

PREPARED: FEBRUARY 28, 2020

(32.869 Acres)
Terrell Timmermann
Volume 7335 Page 455

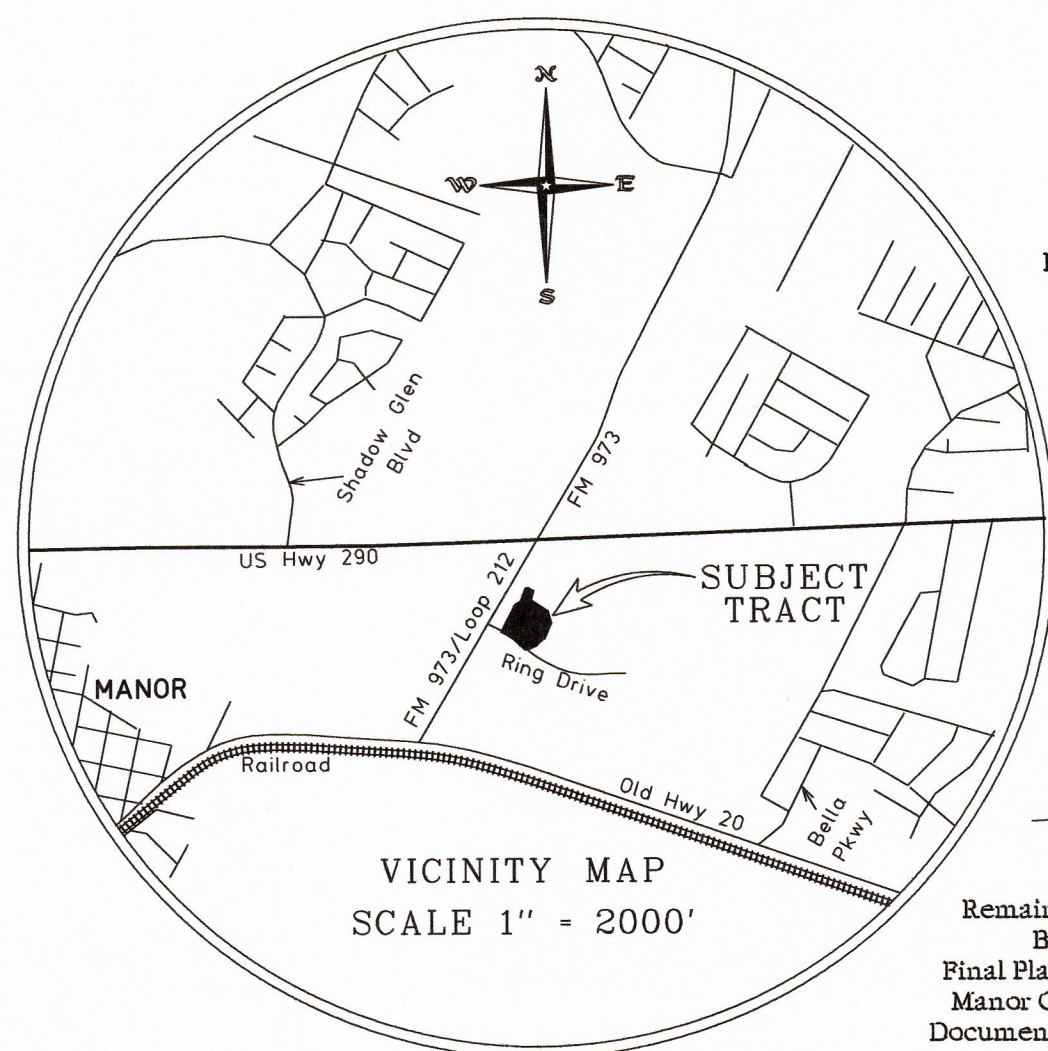
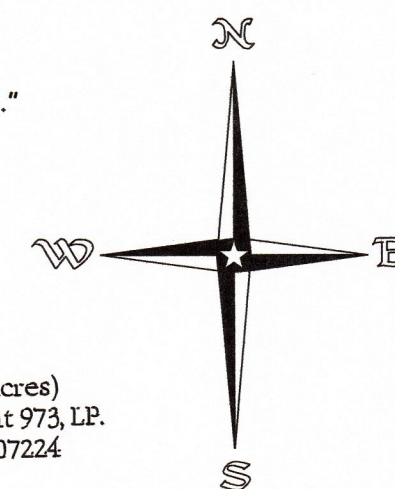
(26.136 Acres)
Remainder
Butler Family Partnership, Ltd.
Volume 12271 Page 872



SCALE: 1" = 100'

Legend

- ◆ 1/2" Capped Iron Rod Found imprinted "Holt Carson, Inc."
- ⊗ Capped Iron Rod Found as noted
- Concrete Highway Monument Found
- * 1/2" Capped Iron Rod Set imprinted "Holt Carson, Inc."
- Proposed 6' Concrete Sidewalk
(Record Bearing and Distance)



VICINITY MAP
SCALE 1" = 2000'

LOT SUMMARY

Total Number of Lots = 2
Lot 12A = 1.2907 Acres = 56,222 Square Feet
Lot 12B = 1.9733 Acres = 85,957 Square Feet
Total Area = 142,179 Square Feet = 3.264 Acres
Lot 12A and Lot 12B Commercial

BEARING BASIS:
Orientation for this survey is based upon the State Plane Coordinate System (4203 - Texas Central Zone) Combined Scale Factor 0.99992587. All distances shown hereon are surface values.

NAVD1988 Elevations shown hereon are based upon post processed static GPS observations.

Site Benchmark (BM#1) Cut triangle on top of concrete curb in Northerly right-of-way of Ring Drive, near the Southwest corner of subject lot:

North: 10,100,770.9'
East: 3,177,823.9'
NAVD 1988 Elevation: 506.60 ft.

OWNER/SUBDIVIDER: Greenview Development 973, LP
501 Vale Street
Austin, Texas 78746

ENGINEER: ALM ENGINEERING, INC. F-3565
2525 Wallingwood Dr., Ste. 600
Austin, Texas 78746

SURVEYOR: HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704

(82.254 Acres)
Remainder
Terrell Timmermann
Volume 11208 Page 824

LOOP 212 A.K.A. F.M. HIGHWAY 973
(R.O.W. VARIES)

(0.5180 Acre)
Water and Wastewater Easement
per Document No.

(Remainder of 39.15 Acres)
Greenview Development 973, L.P.
Document No. 2005187773

Remainder of Tract D
(0.76 Acre)
Atmos Gas Line Easement
Document No. 2017023573

RING DRIVE (R.O.W. VARIES)

10' Landscape Easement
per Document No.

15' Wastewater Easement
per Document No. 2019057853

(Remainder of 39.15 Acres)
Greenview Development 973, L.P.
Document No. 2005187773

North: 10,101,204.43'
East: 3,178,052.88'

LOT 12B
BLOCK A
1.9733 ACRES

North: 10,100,893.91'
East: 3,177,942.73'

LOT 12A
BLOCK A
1.2907 ACRES

North: 10,100,753.18'
East: 3,177,882.87'

LOT 7
BLOCK A
MANOR COMMONS
SE COMMERCIAL
DOCUMENT NO. 201900077
Parkland, Public Utility
and Drainage Easement

Limits of
100 Year Flood Plain

(Remainder of 3.017 Acres)
Greenview Development 973, L.P.
Document No. 2009176562

(Remainder of 3.62 Acres)
Greenview Development 973, L.P.
Document No. 2006207224

(Remainder of 3.62 Acres)
Greenview Development 973, L.P.
Document No. 2006207224

(Remainder of 2.50 Acres)
Greenview Development 973, L.P.
Document No. 2005187926

(10.000 Acres)
Odeen Hibbs
Document No. 2002010174

LOT 9
LDG COMMONS AT MANOR VILLAGE
DOCUMENT NO. 201800236

(Remainder of 104.61 Acres)
Greenview Development Greenbury, LP.
Document No. 2005237215

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

email: hci@austin.rr.com
Texas Licensed Surveying Firm Registration No. 10050700

A 919002 (12B) PAGE 1 OF 2

GREENBURY GATES
SURVEY NO. 83
ABSTRACT NO. 315

PLACE OF BEGINNING

North: 10,100,577.62'
East: 3,178,094.04'

OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS * KNOW ALL MEN BY THESE PRESENTS:

That, Greenview Development 973, LP, acting by and through its president, Barth Timmermann, owner of 3.264 acres of land out of the Greenbury Gates Survey No. 63, Abstract No. 315, in the City of Manor, Travis County, Texas, and being a portion of that certain (39.15 acre) tract of land as conveyed to Greenview Development 973, LP by deed recorded in Document No. 2005187773 of the Official Public Records of Travis County, Texas, said tract having been approved for pursuant to the Public Notification and Hearing Provision of Chapter 212.015 of the Local Government Code, said 3.264 acre tract of land pursuant to Chapter 26, of the Manor City Code and Chapter 212 of the Local Government Code as amended and in accordance with the tract as shown hereon, to be known as

FINAL PLAT ESTABLISHING LOT 12A AND LOT 12B
MANOR COMMONS SE COMMERCIAL

and do hereby dedicate to the Public the use of all streets and easements shown on said plat, subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the ____ day of _____, A.D., 20__

Barth Timmermann, President
501 Vale Street
Austin, Texas 78746

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D., 20__, did personally appear Barth Timmermann, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

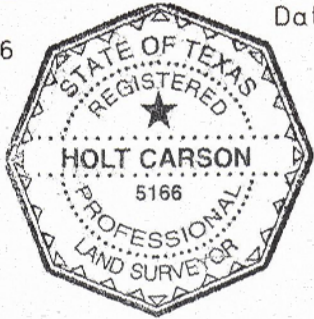
Commission Expires _____

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, Holt Carson, am authorized by the State of Texas to practice the profession of Surveying and hereby certify that this plat complies with the Survey related portions of the City of Manor, Texas Subdivision Ordinance, is true and correct and was prepared from an actual survey of the property on the ground under my direct supervision.

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



ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

No portion of the tract is within the designated flood hazard area as shown in the Letter of Map Revision (L.O.M.R.) 19-06-2660P, Effective: June 1, 2020 for FIRM Panel No. 48453C0485J, Travis County, Texas dated August 18, 2014.

Matthew Mitchell P.E. No. 83335
ALM ENGINEERING, INC. F-3565
2525 Wallingwood Drive, Suite 600
Austin, Texas 78756
(512) 457-0344



FINAL PLAT ESTABLISHING
LOT 12A AND LOT 12B
MANOR COMMONS SE COMMERCIAL

PREPARED: FEBRUARY 28, 2020

GENERAL NOTES:

- 1.) Water and wastewater systems serving 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
- 3.) No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater.
- 4.) Prior to construction, a site development permit must be obtained from the City of Manor.
- 5.) Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Manor for review.
- 6.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- 7.) All building set-back lines shall be in accordance with the City of Manor current Zoning Ordinance.

ZONING NOTE:

C-PUD - Commercial Planned Unit Development

LEGAL DESCRIPTION:

DESCRIPTION OF 3.264 ACRES OF LAND OUT OF THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (39.15 ACRE) TRACT OF LAND AS CONVEYED TO GREENVIEW DEVELOPMENT 973, L.P. BY DEED RECORDED IN DOCUMENT NO. 2005187773 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found in the curving Northerly right-of-way line of Ring Drive, same being a point in the interior of that certain (39.15 acre) tract of land as conveyed to Greenview Development 973, L.P. by deed recorded in Document No. 2005187773 of the Official Public Records of Travis County, Texas, also being the Southwest corner of Lot 7, Block A, Manor Commons SE Commercial, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201900077 of the Official Public Records of Travis County, Texas and the most Southerly corner and PLACE OF BEGINNING of the herein described tract;

THENCE continuing through the interior of said (39.15 acre) tract and leaving the Southwest corner of said Lot 7, with the Northerly right-of-way line of Ring Drive, the following four (4) courses:

- 1.) Along a curve to the right with a radius of 958.00 ft. for an arc length of 31.47 ft. and which chord bears, N 50 deg. 28'05" W 31.47 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at a point of tangency;
- 2.) N 45 deg. 46'30" W 9.52 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at a non-tangent point of curvature;
- 3.) Along a curve to the left with a radius of 1045.00 ft. for an arc length of 234.13 ft. and which chord bears, N 50 deg. 25'07" W 233.64 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
- 4.) Continuing along a curve to the left with a radius of 1045.00 ft. for an arc length of 50.59 ft. and which chord bears, N 58 deg. 12'10" W 50.59 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set for the Southwest corner of the herein described tract, from which a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at a point of tangency in the Northerly right-of-way line of Ring Drive bears, N 63 deg. 38'59" W 147.31 ft. (chord bearing and distance);

THENCE leaving the Northerly right-of-way line of Ring Drive and continuing through the interior of said (39.15 acre) tract, the following six (6) courses:

- 1.) N 23 deg. 02'40" E 173.71 ft. to a 1/2" iron rod set with a plastic cap imprinted Holt Carson, Inc.";
- 2.) N 24 deg. 02'38" E 115.03 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at a point of curvature
- 3.) Along a curve to the right with a radius of 55.00 ft. for an arc length of 46.20 ft. and which chord bears, N 48 deg. 06'24" E 44.85 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at a point of reverse curvature;
- 4.) Along a curve to the left with a radius of 30.00 ft. for an arc length of 26.11 ft. and which chord bears, N 47 deg. 14'21" E 25.29 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at a point of tangency;
- 5.) N 22 deg. 18'31" E 121.71 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set for the most Northerly or Northwest corner of the herein described tract;
- 6.) S 67 deg. 41'27" E 30.00 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set in the Westerly line of Lot 7, Block A, Manor Commons SE Commercial, and being an angle corner of the herein described tract;

THENCE with the Westerly lines of said Lot 7 and continuing through the interior of said (39.15 acre) tract, the following six (6) courses:

- 1.) S 11 deg. 46'09" W 80.93 ft. to a 1/2" iron rod found with a plastic cap imprinted "Holt Carson, Inc.";
- 2.) S 56 deg. 33'28" E 202.80 ft. to a 1/2" iron rod found with a plastic cap imprinted "Holt Carson, Inc.";
- 3.) S 17 deg. 02'05" E 120.13 ft. to a 1/2" iron rod found with a plastic cap imprinted "Holt Carson, Inc.";
- 4.) S 23 deg. 27'19" W 121.27 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
- 5.) S 23 deg. 27'19" W 121.08 ft. to a 1/2" iron rod found with a plastic cap imprinted "Holt Carson, Inc.";
- 6.) S 41 deg. 48'33" W 117.07 ft. to the PLACE OF BEGINNING and containing 3.264 acres of land.

CURVE DATA

C1

Δ= 12°50'14"
R= 1045.00'
T= 117.56'
C= 233.64'
A= 234.13'
CB= N50°25'07"W

C2

Δ= 1°52'57"
R= 958.00'
T= 15.74'
C= 31.47'
A= 31.47'
CB= N50°28'05"W

C3

Δ= 2°46'26"
R= 1045.00'
T= 25.30'
C= 50.59'
A= 50.59'
CB= N58°12'10"W

C4

Δ= 8°05'00"
R= 1045.00'
T= 73.84'
C= 147.31'
A= 147.43'
CB= N63°38'59"W

C5

Δ= 90°25'44"
R= 25.00'
T= 25.19'
C= 35.49'
A= 39.46'
CB= S22°28'37"E

C6

Δ= 48°07'32"
R= 55.00'
T= 24.56'
C= 44.85'
A= 46.20'
CB= N48°06'24"E

C7

Δ= 49°51'39"
R= 30.00'
T= 13.94'
C= 25.29'
A= 26.11'
CB= N47°14'21"E

NUMBERED COURSES

L2	N 67°41'29" W - 78.00'
L1	N 45°46'30" W - 9.52'

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. ____ DAY OF _____, 20__, A.D.

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Manor, Texas, on this the ____ day of _____, 20__, A.D.

Approved:

Attest:

Philip Tryon, Chairperson

Lluvia T. Almaraz, TRMC, City Secretary

ACCEPTED AND AUTHORIZED for record by the City Council of the City of Manor, Texas, on this the ____ day of _____, 20__, A.D.

Approved:

Attest:

Dr. Larry Wallace, Jr., Mayor

Lluvia T. Almaraz, TRMC, City Secretary

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

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

email: hcf@austin.rr.com

Texas Licensed Surveying Firm Registration No. 10050700

A 919002 (12B) PAGE 2 OF 2

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, January 18, 2019

Matt Mitchell
ALM Engineering, Inc.
1705 S Capital of TX Hwy
Austin 78746
almeng@sbcglobal.net

Permit Number 2018-P-1167-FP

Job Address: Lot 12A and 12B, Block A, Manor Commons SE Commercial, Manor, TX. 78653

Dear Matt Mitchell,

The first submittal of the Lot 12A and 12B, Block A, Manor Commons SE Commercial Final Plat (*Final Plat*) submitted by ALM Engineering, Inc. and received on March 06, 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. An existing sidewalk is shown along Ring Road along the two lots. Has the sidewalk been constructed?
2. Document numbers should be labeled for all easements.
3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(d)(2)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid.

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,



1/18/2019 1:59:38 PM
Lot 12A and 12B, Block A, Manor Commons SE
Commercial Final Plat
2018-P-1167-FP
Page 2

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



ALM Engineering, Inc. F-3565

February 4, 2019

Re: Permit Number 2018-P-1167-FP

Job Address: Lot 12A and 12B, Block A, Manor Commons SE Commercial, Manor, TX. 78653

Engineer Review

1. An existing sidewalk is shown along Ring Road along the two lots. Has the sidewalk been constructed?
RESPONSE: These sidewalks have not been constructed and are now labeled as proposed.

2. Document numbers should be labeled for all easements.

RESPONSE: All document numbers that are available have been added and blanks added so that numbers can be entered once recorded.

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

RESPONSE: The certificate has been uploaded.

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

Sincerely,

Matt Mitchell, P.E.



2-4-2019

JAY ENGINEERING COMPANY, INC.

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

Date: Thursday, March 26, 2020

Matt Mitchell
ALM Engineering, Inc.
1705 S Capital of TX Hwy
Austin 78746
almeng@sbcglobal.net

Permit Number 2018-P-1167-FP

Job Address: Lot 12A and 12B, Block A, Manor Commons SE Commercial, Manor, TX. 78653

Dear Matt Mitchell,

The first submittal of the Lot 12A and 12B, Block A, Manor Commons SE Commercial Final Plat (*Final Plat*) submitted by ALM Engineering, Inc. and received on August 06, 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 these comments are for the revised plat received on March 6, 2020.
2. 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.
3. Fiscal is required to be posted for the project in order for the final 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. 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,



3/26/2020 9:53:37 AM
Lot 12A and 12B, Block A, Manor Commons SE
Commercial Final Plat
2018-P-1167-FP
Page 2

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, March 1, 2019

Matt Mitchell
ALM Engineering, Inc.
1705 S Capital of TX Hwy
Austin 78746
almeng@sbcglobal.net

Permit Number 2018-P-1167-FP

Job Address: Lot 12A and 12B, Block A, Manor Commons SE Commercial, Manor 78653

Dear Matt Mitchell,

We have conducted a review of the final plat for the above-referenced project, submitted by Matt Mitchell and received by our office on August 06, 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.

JAY ENGINEERING COMPANY, INC.

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

Date: Thursday, August 6, 2020

Matt Mitchell
ALM Engineering, Inc.
1705 S Capital of TX Hwy
Austin 78746
almeng@sbcglobal.net

Permit Number 2018-P-1167-FP

Job Address: Lot 12A and 12B, Block A, Manor Commons SE Commercial, Manor 78653

Dear Matt Mitchell,

We have conducted a review of the final plat for the above-referenced project, submitted by Matt Mitchell and received by our office on August 06, 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: August 12, 2020
PREPARED BY: Scott Dunlop
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Final Plat for Shadowglen Phase 2 Sections 27A-27B, eighty six (86) lots on 20.15 acres, more or less, and being located near Silent Falls Way and Kira Lane, Manor, TX.

Applicant: Kimley-Horn & Associates. **Owner:** SG Land Holdings, LLC.

BACKGROUND/SUMMARY:

This plat has been approved by our engineer.

PRESENTATION: *(Type YES or NO)*

ATTACHMENTS: *(Type YES or NO)*

(If YES, please list below in order to be presented)

- Plat
- Engineer Comments
- Conformance Letter

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Final Plat for Shadowglen Phase 2 Sections 27A-27B, eighty six (86) lots on 20.15 acres, more or less, and being located near Silent Falls Way and Kira Lane, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)

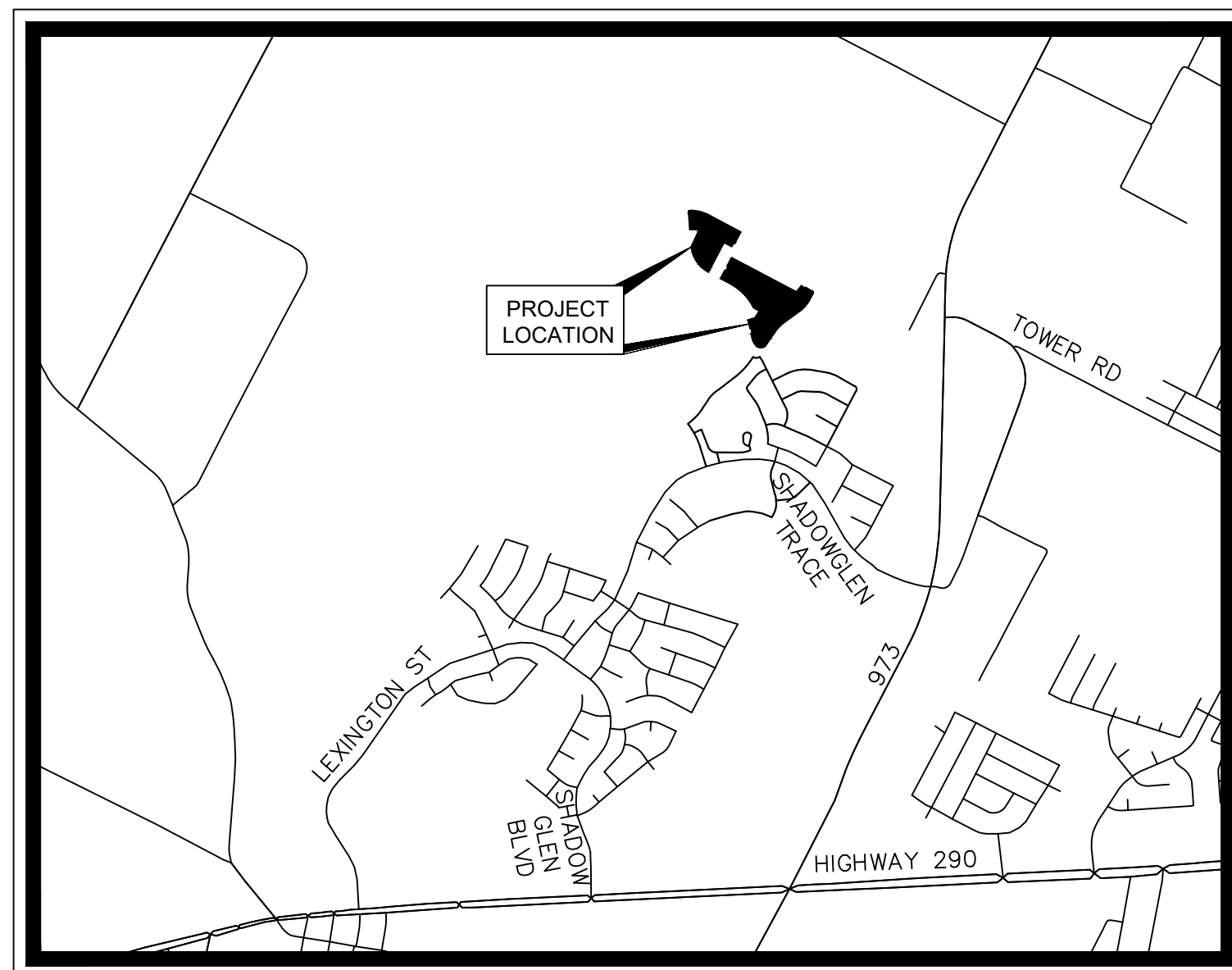
TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

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 SECTIONS 27A-27B 20.151 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. 6754
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: ABEL P. STENDAHL, 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.

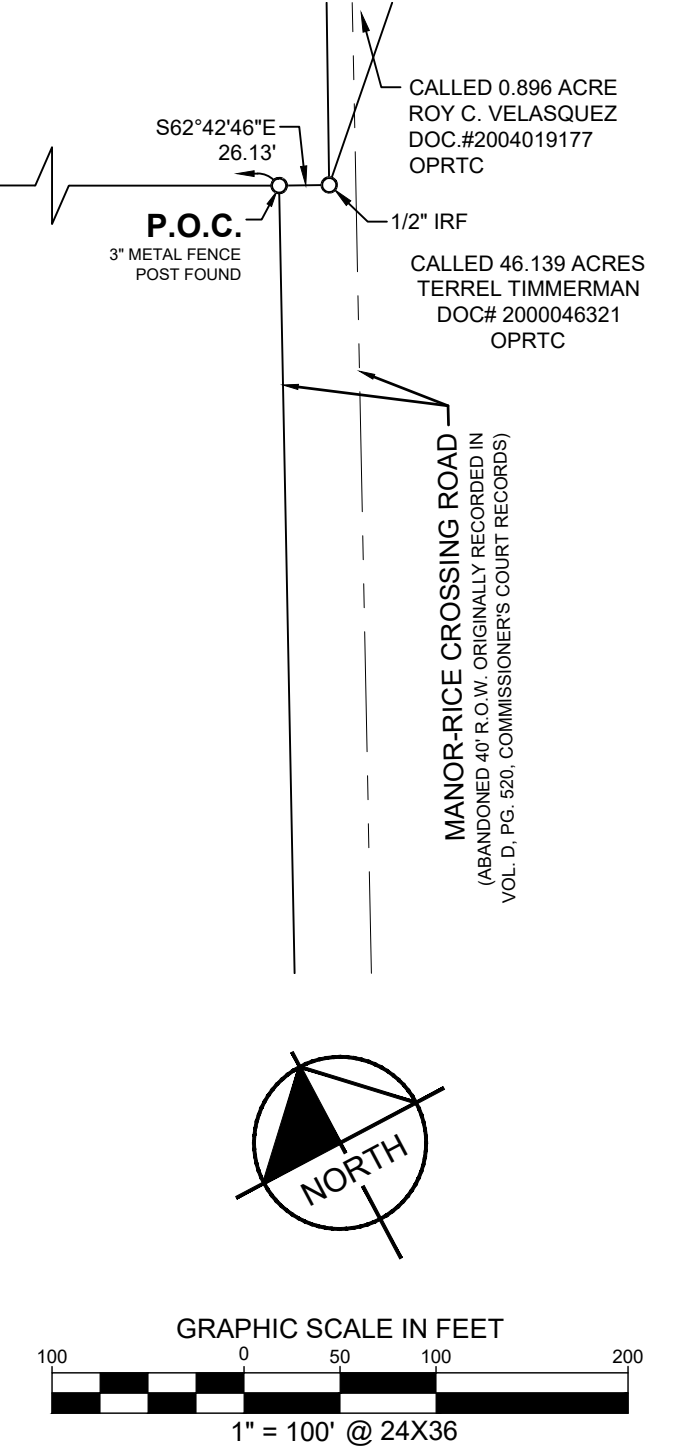
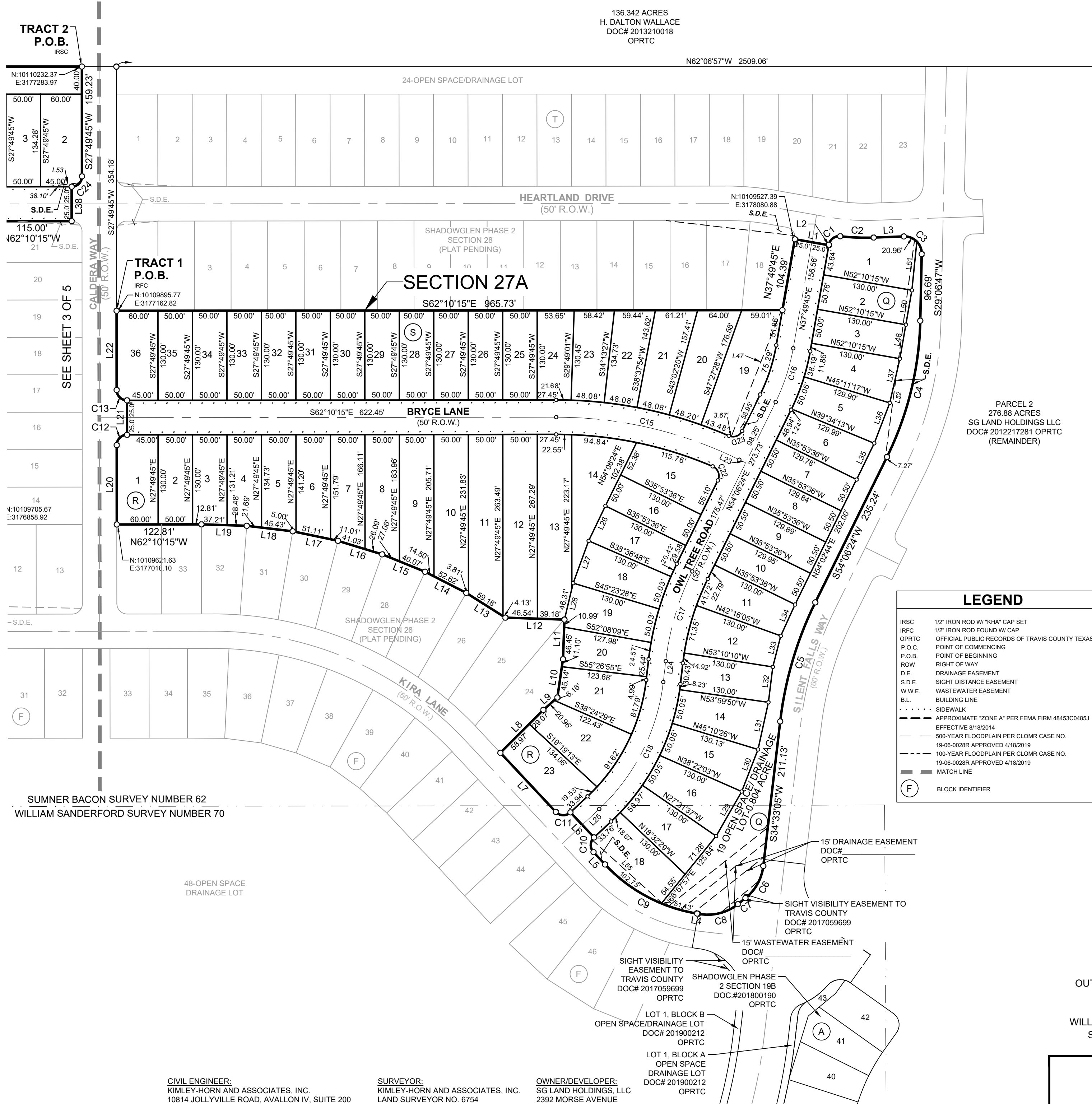
Kimley»Horn

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/DJG	APS	06/29/2020	069254502	1 OF 5



GRAPHIC SCALE IN FEET
1" = 100' @ 24X36

NOTES:
See Sheet 4 of 5 for typical Setback Detail.
See Sheet 3 of 5 for Line and Curve Data.

GENERAL INFORMATION: FOR ALL SECTIONS

TOTAL ACREAGE	20.151 ACRES
TOTAL LINEAR FEET OF 50' ROW	2,664'
ACREAGE OF ROW	3.198 ACRES
NUMBER OF SINGLE FAMILY LOTS	84
ACREAGE OF SINGLE FAMILY LOTS	15.468 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	2
ACREAGE OF NON-RESIDENTIAL LOTS	1.485 ACRES
TOTAL NUMBER OF LOTS	86

**SHADOWGLEN PHASE 2
SECTIONS 27A-27B
20.151 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

701 NW Loop 410, Suite 350 San Antonio, Texas 78216	FIRM # 10193973	Tel. No. (210) 541-9166 www.kimley-horn.com
Scale 1" = 100'	Drawn by APS/DJG	Checked by APS
Date 06/29/2020	Project No. 069254502	Sheet No. 2 OF 5

LOT 1, BLOCK B
OPEN SPACE/DRAINAGE LOT
DOC# 201900212
OPRTC

LOT 1, BLOCK A
OPEN SPACE
DRAINAGE LOT
DOC# 201900212
OPRTC

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	86°33'40"	15.00'	22.66'	N81°06'35"E	20.57'
C2	8°34'02"	325.00'	48.60'	S59°53'35"E	48.55'
C3	93°17'23"	25.00'	40.71'	S17°31'55"E	36.36'
C4	24°59'38"	470.00'	205.03'	S41°36'36"W	203.40'
C5	19°33'19"	530.00'	180.89'	S44°19'45"W	180.01'
C6	44°44'38"	70.00'	54.67'	S56°55'24"W	53.29'
C7	0°15'46"	3060.44'	14.04'	S79°20'19"W	14.04'
C8	50°09'30"	70.00'	61.28'	N75°41'19"W	59.34'
C9	37°35'30"	235.00'	154.18'	N34°02'47"W	151.43'
C10	90°00'00"	15.09'	23.70'	N30°05'26"E	21.34'
C11	90°00'00"	15.00'	23.56'	N60°15'02"W	21.21'
C12	90°00'00"	15.00'	23.56'	N72°49'45"E	21.21'
C13	90°00'00"	15.00'	23.56'	N17°10'15"W	21.21'
C14	295°25'44"	60.00'	309.37'	S46°48'29"E	64.10'
C15	26°16'39"	600.00'	275.18'	S49°01'55"E	272.77'
C16	15°43'53"	300.00'	82.37'	N45°58'05"E	82.11'
C17	19°33'19"	400.00'	136.52'	N44°19'45"E	135.86'
C18	40°11'53"	300.00'	210.48'	N54°39'02"E	206.19'
C22	93°02'39"	15.00'	24.36'	N07°35'05"E	21.77'
C23	87°20'12"	15.00'	22.86'	S82°13'30"E	20.71'
C24	90°00'00"	15.00'	23.56'	S72°49'45"W	21.21'
C25	55°19'21"	429.32'	414.53'	N34°36'27"W	398.62'
C26	17°54'07"	375.00'	117.17'	N85°10'05"W	116.69'
C27	31°56'54"	400.00'	223.04'	N78°08'41"W	220.16'
C28	16°48'58"	500.00'	146.75'	N36°14'15"E	146.22'
C29	90°00'00"	15.00'	23.56'	S72°49'45"W	21.21'
C30	89°24'30"	15.00'	23.41'	N17°27'59"W	21.10'
C31	61°07'26"	15.00'	16.00'	N70°20'40"E	15.25'
C32	54°48'38"	15.00'	14.35'	S12°52'58"W	13.81'

LINE TABLE				LINE TABLE				LINE TABLE			
NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH	
L1	S52°10'15"E	50.00'		L21	N27°49'45"E	50.00'		L41	N80°55'25"E	41.98'	
L2	N37°49'45"E	0.61'		L22	N27°49'45"E	115.00'		L42	S82°58'51"E	103.60'	
L3	S64°10'36"E	43.75'		L23	S35°53'36"E	10.26'		L43	S70°07'41"E	95.56'	
L4	N52°47'20"W	1.33'		L24	N34°33'05"E	30.43'		L44	S85°52'52"W	2.87'	
L5	N15°15'02"W	24.51'		L25	N74°44'58"E	33.85'		L45	N27°49'45"E	44.75'	
L6	N15°27'23"W	50.00'		L26	N53°27'15"E	56.25'		L46	N44°38'44"E	23.37'	
L7	N15°15'02"W	117.53'		L27	N47°58'52"E	65.29'		L47	N49°31'59"E	204.26'	
L8	N72°54'33"E	88.04'		L28	S41°22'02"W	54.39'		L48	N37°49'45"E	50.00'	
L9	N76°28'51"E	27.12'		L29	N57°43'45"E	74.56'		L49	N66°05'04"W	231.78'	
L10	N36°14'18"E	56.24'		L30	N49°06'55"E	65.44'		L50	N37°49'45"E	50.76'	
L11	N29°59'06"E	57.44'		L31	N40°18'25"E	70.01'		L51	N33°42'34"E	70.80'	
L12	N60°12'46"W	85.72'		L32	N34°55'50"E	51.69'		L52	S35°32'35"W	324.45'	
L13	N29°49'45"W	67.12'		L33	N42°16'43"E	46.54'		L53	S68°38'40"E	50.15'	
L14	N34°55'29"W	67.12'		L34	N52°22'16"E	50.02'		L54	S71°05'43"E	23.47'	
L15	N40°01'12"W	67.12'		L35	N53°50'02"E	58.52'		L55	S19°57'22"E	138.87'	
L16	N45°06'56"W	67.12'		L36	N48°53'54"E	62.74'		L56	N70°07'41"W	88.25'	
L17	N50°12'39"W	67.12'		L37	N40°46'04"E	65.83'		L57	N82°58'51"W	93.44'	
L18	N55°18'22"W	67.12'		L38	S27°49'45"W	50.00'		L58	S80°55'25"W	39.79'	
L19	N60°18'09"W	65.70'		L39	N62°05'54"W	0.23'					
L20	N27°49'45"E	115.00'		L40	S85°52'52"W	2.87'					

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

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.
LAND SURVEYOR NO. 6754
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: ABEL P. STENDAHL, R.P.L.S.

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

SHADOWGLEN PHASE 2 SECTIONS 27A-27B 20.151 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

FIRM # 10193973

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS/DJG	APS	06/29/2020	069254502	3 OF 5

The State of California §
County of Orange §

Know all men by these presents:

Whereas, SG Land Holdings LLC, the owner of a 20.151 acre tract of land in the William Sanderford Survey No. 70, Abstract No. 743, and in the Sumner Bacon Survey No. 62, Abstract No. 63, Travis County, Texas, and being a portion of that certain called 267.88 acre tract, conveyed to SG Land Holdings LLC, as recorded under document number 2012217281, Official Public Records of Travis County Texas, and do hereby subdivide said tract, pursuant to Chapter 212 and 232 of the Local Government Code.

Now, therefore, know all men by these presents: that the undersigned owner of the land shown on this plat, hereby subdivides said 20.151 acres of land of said in accordance with the attached map or plat to be know as Shadowglen Phase 2, Sections 27A-27B and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places thereon shown for the purposed and consideration therein expressed: subject to any easement or restrictions heretofore granted and not released.

Witness my hand this day _____, ____.

By: _____
Name: _____
Title: _____
Address: 2392 Morse Avenue
Irvine, California 93614

The State of California §
County of Orange §

This instrument was acknowledged before me on the _____ day of _____, 2020, by _____, as _____ of _____, on behalf of said corporation.

Notary Public
Notary Registration Number _____
My commission expires: _____
County of Orange
The State of California

Consent of Lienholder

The undersigned, being the holder of a deed of trust lien dated _____ recorded as Document No. _____ in the Official Public Records of Travis County, Texas and the deed of trust lien dated _____ and recorded as _____ in the Official Public Records of Travis County, Texas hereby consents to the foregoing final plat and agrees that its deed of trust lien is subject to and subordinate to the final plat, and that the undersigned has authority to execute and deliver this consent of lienholder, and that all necessary acts necessary to bind the lienholder have been taken.

International Bank of Commerce

By: _____

Name: _____

Title: _____

The State of Texas §
County of Travis §

This instrument was acknowledged before me on the _____ day of _____, 2020, by _____, as _____ of the International Bank of Commerce, on behalf of said bank.

Notary Public
Notary Registration Number _____
My commission expires: _____
County of Travis
The State of Texas

The State of Texas §
County of Travis §

I, Allison Kennaugh, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering stand point and complies with the engineering related portion of the City of Manor, Texas Subdivision Ordinance, and is true and correct to the best of my knowledge.

This site is located in the Wilbarger Creek Watershed.

The 100-year and 500-year floodplains are contained within the drainage lot as shown hereon. No portion of this tract is within the designated flood hazard area as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) #48453C0485J, Travis County, Texas, dated August 18, 2014.

Allison Kennaugh, P.E.
Registered Professional Engineer No. 114356
Kimley-Horn and Associates, Inc.
10814 Jollyville Road
Avallon IV, suite 200
Austin, Texas 78759

The State of Texas §
County of Bexar §

I, Abel P. Stendahl, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with the surveying related portions of the City of Manor, Texas Subdivision Ordinance is true and correct, and was prepared from an actual survey made on the ground under my direction and supervision.

Abel P. Stendahl
Registered Professional
Land Surveyor No. 6754
601 NW Loop 410, Suite 350
San Antonio, Texas 78216
Ph. 210-541-9166

Water and Wastewater:

The tract of land shown hereon is within the boundaries of Wilbarger Creek Municipal Utility District (M.U.D.) No. 1 and said M.U.D. has water and wastewater service available upon completion of facilities by the developer.

Date _____ M.U.D. Engineer _____

The State of Texas §
County of Travis §

Commissioners Court Resolution

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 improvement to County standards and to post the fiscal security to secure such construction is a continuing obligation binding the owner(s) 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 part of the developer's construction.

General Notes:

- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.
- All lots will be monumented prior to lot sales and after road construction with a 1/2-inch iron rod with a plastic cap stamped "KHA" unless otherwise noted.
- Public sidewalks built to City of Manor standards, are required along all streets within this subdivision, these sidewalks shall be in place prior to the adjoining lot being occupied, failure to construct the required sidewalks may result in the withholding of certificates of occupancy. Building permits, or utility connections by the covering body or utility company.
- Driveway and drainage construction standards shall be in accordance with the requirement of the City of Manor and Travis County standards unless otherwise specified and approve by the City of Manor and Travis County.
- No lot in this subdivision shall be occupied until connection is made to the Wilbarger Creek Municipal Utility District No. 1 Water and Wastewater System.
- All streets, drainage improvements, sidewalks, water and wastewater lines, and erosion controls shall be constructed and installed to City of Manor and Travis County standards.
- Erosion controls are required for all construction on individual lots, including detached single family in accordance with Section 1.4.0 of the City of Austin Environmental Criteria Manual.
- All streets in the subdivision shall be constructed to City of Manor and Travis County Urban Street Standards. All streets will be constructed with curb and gutter.
- Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Manor.
- The subdivision owner/developer as identified on this plan is responsible for posting fiscal surety for the construction of all sidewalks as shown or listed on the plan, whether installed by the owner/developer or individual homebuilders. It is the responsibility of the owner/developer to ensure all sidewalks are ADA compliant unless a waiver has been granted by the Texas Department of Licensing and Regulation.
- No objects, including but not limited to buildings, fences, landscaping or other structures shall be allowed within any drainage easements except as approved by Travis County and the City of Manor.
- A 15' Electrical, Natural Gas, Propane, Cable T.V., Telephone, and Internet Easement is hereby dedicated along and adjacent to all street rights of way.
- Building setbacks shall be in accordance with the design guidelines of 2010 Shadowglen LLC and his/her assigns.
- A Travis County Development Permit is required prior to site development of any lots in the subdivision.
- Lot Setback Requirements: (SEE SETBACK DETAIL)
Front Yard - 25' for regular lots, 20' for irregular lots
Side Yard - 5'
Street Side Yard - 15'
Rear Yard - 10'
- All open space and drainage lots are restricted to non-residential uses, including no buildings, fences, walls, or similar structures, and shall be owned and maintained by the Shadowglen Residential Property Owners' Association per Document No. 2003066593 of the Official Public Records of Travis County, Texas.
- Property owners and/or his/her assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access by the City of Manor, Wilbarger Creek Municipal Utility District No. 1 and Travis County, for inspection or maintenance of said easement.
- All drainage easements on private property shall be maintained by the owner or his/her assigns.
- Before beginning construction activities on a subdivision lot, the owner must obtain a Travis County Development Permit and, when applicable, 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.
- Parkland for 84 residential units has been satisfied with this plat.

- Within a sight distance easement any obstruction of sight line by vegetation, fencing, earthwork, buildings, signs or any other object which is determined to cause a traffic hazard is prohibited and may be removed by order of the Travis County Commissioners Court at the owner's expense. The property owner is to maintain an unobstructed view corridor within the bounds of such easement at all times.
- 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.
- Drainage plans shall be submitted to Travis County for review prior to site development. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
- Minimum finished floor elevation for all affected structures shall be two (2) foot above the elevation of the 500-year floodplain as shown hereon: 527.00' M.S.L.
NOTE: (Minimum Finished Floor Elevation shall be shown inside a box on each affected lot on the face of the plat with the designation of 'M.S.L.' mean sea level).

City of Manor Acknowledgments

This subdivision is located within the Extra Territorial Jurisdiction of the City of Manor as of this date. _____ day of _____, ____.

Accepted and authorized for record by the Planning and Zoning Commission of the City of Manor, Texas, on this the date. _____ day of _____, ____.

Approved: _____ Attest: _____

P & Z, Chairperson _____ Lluvia Almaraz, City Secretary _____

Accepted and authorized for record by the City Council of the City of Manor, Texas, on this the date. _____ day of _____, ____.

Approved: _____ Attest: _____

Dr. Larry Wallace, JR. Mayor _____ Lluvia Almaraz, City Secretary _____

The State of Texas §
County of Travis §

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'Clock ____M., DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'Clock ____M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

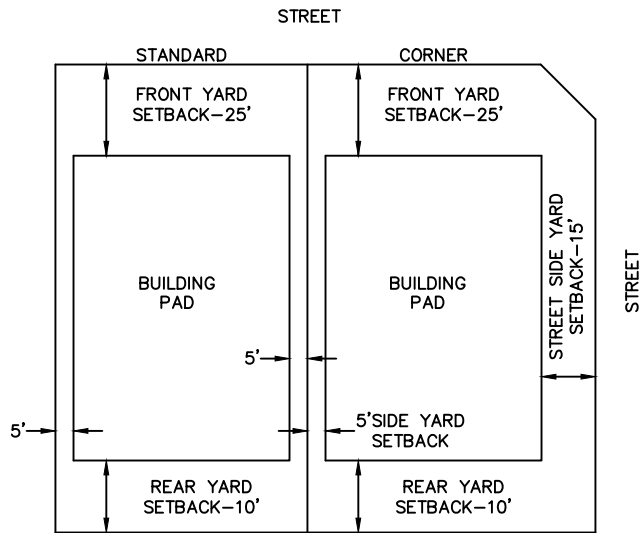
The State of Texas §
County of Travis §

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2020, A.D., 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, THE _____ DAY OF _____, 2020, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY



SHADOWGLEN PHASE 2 SECTIONS 27A-27B 20.151 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

FIRM # 10193973

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

Scale

N/A

Drawn by

APS/DJG

Checked by

APS

Date

06/29/2020

Project No.

069254502

Sheet No.

4 OF 5

TRACT 1:
A METES AND BOUNDS
DESCRIPTION OF A
13.393 ACRE TRACT OF LAND

BEING a 13.393 acre (583,399 square feet) tract of land William Sandford Survey No. 70, Abstract No. 743 and the Sumner Bacon Survey No. 62, Abstract No. 63, Travis County, Texas; being a portion of that certain 276.88 acre Parcel 2 described in instrument to SG Land Holdings LLC in Document No. 2012217281 of the Official Public Records of Travis County; and being more particularly described as follows:

COMMENCING at a 3-inch metal fence post found marking the most northeasterly corner of said Parcel 2 on the southwesterly line of a called 136.342 acre tract of land described in instrument to H. Dalton Wallace in Document No. 2013210018 of the Official Public Records of Travis County; from which, a 1/2-inch iron rod found marking the southeasterly corner of said 136.342 acre tract bears South 62°42'46" East, 26.13 feet;

THENCE, North 62°06'57" West, 2509.06 feet along the northeasterly line of said Parcel 2 and along the southwesterly line of said 136.342 acre tract to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE, South 27°49'45" West, 354.18 feet, departing the southwesterly line of said 136.342 acre tract and crossing said Parcel 2 to the POINT OF BEGINNING of the herein described tract;

THENCE, continuing across said Parcel 2, the following forty-one (41) courses and distances:

- South 62°10'15" East, 965.73 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 37°49'45" East, 104.39 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 52°10'15" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 37°49'45" East, 0.61 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northeasterly direction, along a tangent curve to the right, a central angle of 86°33'40", a radius of 15.00 feet, a chord bearing and distance of North 81°06'35" East, 20.57 feet, and a total arc length of 22.66 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for point of reverse curvature;
- in a southeasterly direction, along a tangent reverse curve to the left, a central angle of 8°34'02", a radius of 325.00 feet, a chord bearing and distance of South 59°53'35" East, 48.55 feet, and a total arc length of 48.60 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 64°10'36" East, 43.75 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a southeasterly direction, along a tangent curve to the right, a central angle of 93°17'23", a radius of 25.00 feet, a chord bearing and distance of South 17°31'55" East, 36.36 feet, and a total arc length of 40.71 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 29°06'47" West, 96.69 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a southwesterly direction, along a tangent curve to the right, a central angle of 24°59'38", a radius of 470.00 feet, a chord bearing and distance of South 41°36'36" West, 203.40 feet, and a total arc length of 205.03 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 54°06'24" West, 235.24 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a southwesterly direction, along a tangent curve to the left, a central angle of 19°33'19", a radius of 530.00 feet, a chord bearing and distance of South 44°19'45" West, 180.01 feet, and a total arc length of 180.89 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 34°33'05" West, 211.13 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a southwesterly direction, along a tangent curve to the right, a central angle of 44°44'38", a radius of 70.00 feet, a chord bearing and distance of South 56°55'24" West, 53.29 feet, and a total arc length of 54.67 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of reverse curvature;
- in a southwesterly direction, along a tangent reverse curve to the right, a central angle of 0°15'46", a radius of 3060.44 feet, a chord bearing and distance of South 79°20'19" West, 14.04 feet, and a total arc length of 14.04 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of reverse curvature;
- in a northwesterly direction, along a non-tangent curve to the right, a central angle of 50°09'30", a radius of 70.00 feet, a chord bearing and distance of North 75°41'19" West, 59.34 feet, and a total arc length of 61.28 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 52°47'20" West, 1.33 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the right, a central angle of 37°35'30", a radius of 235.00 feet, a chord bearing and distance of North 34°02'47" West, 151.43 feet, and a total arc length of 154.18 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 15°15'02" West, 24.51 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northeasterly direction, along a non-tangent curve to the right, a central angle of 90°00'00", a radius of 15.09 feet, a chord bearing and distance of North 30°05'26" East, 21.34 feet, and a total arc length of 23.70 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 15°27'23" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northwesterly direction, along a non-tangent curve to the right, a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 60°15'02" West, 21.21 feet, and a total arc length of 23.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 15°15'02" West, 117.53 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 72°54'33" East, 88.04 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 76°28'51" East, 27.12 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 36°14'18" East, 56.24 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 29°59'06" East, 57.44 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 60°12'46" West, 85.72 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 29°49'45" West, 67.12 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 34°55'29" West, 67.12 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 40°01'12" West, 67.12 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 45°06'56" West, 67.12 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 50°12'39" West, 67.12 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 55°18'22" West, 67.12 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 60°18'09" West, 65.70 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 62°10'15" West, 122.81 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 27°49'45" East, 115.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northeasterly direction, along a tangent curve to the right, a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 72°49'45" East, 21.21 feet, and a total arc length of 23.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 27°49'45" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northwesterly direction, along a non-tangent curve to the right, a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 17°10'15" West, 21.21 feet, and a total arc length of 23.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 27°49'45" East, 115.00 feet to the POINT OF BEGINNING, and containing 13.393 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

TRACT 2:
A METES AND BOUNDS
DESCRIPTION OF A
6.758 ACRE TRACT OF LAND

BEING a 6.758 acre (294,398 square feet) tract of land situated in the Sumner Bacon Survey No. 62, Abstract No. 63, Travis County, Texas; being a portion of that certain 276.88 acre Parcel 2 described in instrument to SG Land Holdings LLC in Document No. 2012217281 of the Official Public Records of Travis County; and being more particularly described as follows:

COMMENCING at a 3-inch metal fence post found marking the most northeasterly corner of said Parcel 2 on the southwesterly line of a called 136.342 acre tract of land described in instrument to H. Dalton Wallace in Document No. 2013210018 of the Official Public Records of Travis County; from which, a 1/2-inch iron rod found marking the southeasterly corner of said 136.342 acre tract bears South 62°42'46" East, 26.13 feet;

THENCE, North 62°06'57" West, 2559.06 feet along the northeasterly line of said Parcel 2 and along the southwesterly line of said 136.342 acre tract to 1/2-inch iron rod with a plastic cap stamped "KHA" set for the POINT OF BEGINNING of the herein described tract;

THENCE, departing the southwesterly line of said 136.342 acre tract and crossing said Parcel 2, the following eleven (11) courses and distances:

- South 27°49'45" West, 159.23 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a southwesterly direction, along a tangent curve to the right, a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 72°49'45" West, 21.21 feet, and a total arc length of 23.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 27°49'45" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 62°10'15" West, 115.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 27°49'45" West, 439.99 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 62°05'54" West, 0.23 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the right, a central angle of 55°19'21", a radius of 429.32 feet, a chord bearing and distance of North 34°36'27" West, 398.62 feet, and a total arc length of 414.53 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 24°36'48" East, 244.71 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northwesterly direction, along a non-tangent curve to the left, a central angle of 17°54'07", a radius of 375.00 feet, a chord bearing and distance of North 85°10'05" West, 116.69 feet, and a total arc length of 117.17 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 85°52'52" West, 2.87 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 4°07'08" West, 244.89 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the southeasterly line of a called 200.38 acre tract described in instrument to the City of Manor, recorded in Document No. 2012141817 of the Official Public Records of Travis County;

THENCE, along the southeasterly line of said 200.38 acre tract, the following three (3) courses and distances:

- North 80°55'25" East, 41.98 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 82°58'51" East, 103.60 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 70°07'41" East, 95.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" on the northeasterly line of said Parcel 2, same being the southwesterly line of said 136.243 acre tract;

THENCE, South 62°06'57" East, 511.71 feet along the northeasterly line of said Parcel 2, and along the southwesterly line of said 136.243 acre to the POINT OF BEGINNING, and containing 6.758 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK F LOT 1 - OPEN SPACE	0.681	29,666	BLOCK R LOT 1	0.178	7,752	BLOCK S LOT 11	0.149	6,500
BLOCK F LOT 2	0.184	8,007	BLOCK R LOT 2	0.149	6,500	BLOCK S LOT 12	0.149	6,500
BLOCK F LOT 3	0.154	6,715	BLOCK R LOT 3	0.150	6,523	BLOCK S LOT 13	0.149	6,500
BLOCK F LOT 4	0.154	6,718	BLOCK R LOT 4	0.152	6,622	BLOCK S LOT 14	0.149	6,500
BLOCK F LOT 5	0.154	6,720	BLOCK R LOT 5	0.158	6,888	BLOCK S LOT 15	0.149	6,500
BLOCK F LOT 6	0.154	6,723	BLOCK R LOT 6	0.168	7,325	BLOCK S LOT 16	0.149	6,500
BLOCK F LOT 7	0.154	6,725	BLOCK R LOT 7	0.182	7,927	BLOCK S LOT 17	0.149	6,500
BLOCK F LOT 8	0.154	6,727	BLOCK R LOT 8	0.200	8,720	BLOCK S LOT 18	0.178	7,752
BLOCK F LOT 9	0.154	6,730	BLOCK R LOT 9	0.223	9,716	BLOCK U LOT 22	0.178	7,772
BLOCK F LOT 10	0.172	7,502	BLOCK R LOT 10	0.251	10,930	BLOCK U LOT 23	0.183	7,963
BLOCK F LOT 11	0.181	7,877	BLOCK R LOT 11	0.284	12,383	BLOCK U LOT 24	0.180	7,825
BLOCK F LOT 12	0.191	8,335	BLOCK R LOT 12	0.306	13,318	BLOCK U LOT 25	0.184	8,018
BLOCK F LOT 13	0.199	8,650	BLOCK R LOT 13	0.302	13,158	BLOCK U LOT 26	0.426	18,560
BLOCK F LOT 14	0.201	8,762	BLOCK R LOT 14	0.227	9,882	BLOCK U LOT 27	0.400	17,431
BLOCK Q LOT 1	0.194	8,430	BLOCK R LOT 15	0.190	8,276	BLOCK U LOT 28	0.221	9,609
BLOCK Q LOT 2	0.151	6,598	BLOCK R LOT 16	0.149	6,500	BLOCK U LOT 29	0.191	8,308
BLOCK Q LOT 3	0.149	6,500	BLOCK R LOT 17	0.158	6,894	BLOCK U LOT 30	0.162	7,048
BLOCK Q LOT 4	0.172	7,484	BLOCK R LOT 18	0.171	7,457	BLOCK U LOT 31	0.171	7,448
BLOCK Q LOT 5	0.167	7,281	BLOCK R LOT 19	0.171	7,450	BLOCK U LOT 32	0.205	8,923
BLOCK Q LOT 6	0.162	7,058	BLOCK R LOT 20	0.154	6,705	BLOCK U LOT 33	0.247	10,763
BLOCK Q LOT 7	0.150	6,555	BLOCK R LOT 21	0.193	8,404	ROW T1	2.076	90,424
BLOCK Q LOT 8	0.151	6,558	BLOCK R LOT 22	0.209	9,100	ROW T2	1.122	48,875
BLOCK Q LOT 9	0.151	6,561	BLOCK R LOT 23	0.194	8,457			
BLOCK Q LOT 10	0.151	6,564	BLOCK S LOT 1	0.273	11,912			
BLOCK Q LOT 11	0.172	7,471	BLOCK S LOT 2	0.209	9,097			
BLOCK Q LOT 12	0.177	7,702	BLOCK S LOT 3	0.186	8,083			
BLOCK Q LOT 13	0.157	6,844	BLOCK S LOT 4	0.170	7,413			
BLOCK Q LOT 14	0.178	7,749	BLOCK S LOT 5	0.161	7,029			
BLOCK Q LOT 15	0.171	7,461	BLOCK S LOT 6	0.153	6,684			
BLOCK Q LOT 16	0.184	8,027	BLOCK S LOT 7	0.149	6,500			
BLOCK Q LOT 17	0.181	7,885	BLOCK S LOT 8	0.149	6,500			
BLOCK Q LOT 18	0.203	8,863	BLOCK S LOT 9	0.149	6,500			
BLOCK Q LOT 19 - OPEN SPACE	0.804	35,026	BLOCK S LOT 10	0.149	6,500			

City of Manor Subdivision Variances:

- An aerial photograph may be submitted at the preliminary plat stage rather than a tree survey.
- An inventory of significant trees that identifies the number of significant trees by category (trees 18 inches in caliper and larger and trees between 8 and 18 inches in caliper) to remain during construction and the number of significant trees in each category designated shall be submitted with construction plans.
- The number of replacement trees that will be installed, without the identification of the particular location at which the replacement trees shall be installed, shall be submitted with construction plans.
- Significant cottonwood, hackberry or mesquite trees removed shall be replaced at a rate of 50% per caliper inch with an approved hardwood tree. All other significant trees must be replaced at the ratios defined in the City's Subdivision Ordinance.
- All drainage improvements shall be designed in accordance with the City of Austin's Drainage Criteria Manual ("DCM"), as currently amended, save and except: (i) those provisions of the DCM set out in Section 41(b)(i) of the City of Manor Ordinance No. 195; (ii) Paragraph 1.2.6 of the DCM; (iii) Paragraph 2.2.1.A and 2.2.1.E of the DCM; and (iv) any other provisions of the DCM that would cause the flood plain delineation to be different from the 100-year Floodplain established by FEMA. The location of the 100-year Floodplain shall be the location established by FEMA.
- The lot size, height and placement, lot coverage, parking, and landscaping for each lot shall be as set forth in the minimum development standards for lots within the Master Land Plan and outside the corporate boundaries of the City of as set forth in the P.U.D. Variances for lots within the P.U.D. and the corporate boundaries of the City.
- Lots shall not be required to face a similar lot across the street.
- Side lot lines shall not be required to project away from the front lot line at approximately right angles to street lines and radial to curved street lines.
- The area within the City's Territorial Jurisdiction Zoned District " O-S" shall satisfy the City's Parkland Dedication requirements for all land shown within the P.U.D. plan or on the Master Land Plan shall be dedicated to the City or to a Municipal Utility District.
- The area of non-rectangular lots shall be provided with the filing of a final plat.

Applicable P.U.D. Variances from City of Manor Development Standards:

- Single-family residential lots in the property shall have a minimum of 6,000 sq. ft., and ten percent (10%) of the lots in the property to have a minimum of 5,000 sq. ft.
- Single-family residential lots in the property shall have a minimum of 50 feet of width along the front property line, except as otherwise approved by the City of Manor.
- Single-family residential lots in the property shall have a minimum setback from the front of each lot of twenty (20) feet.
- Single-family residential lots in the property shall have a minimum setback from the sides of each lot of five (5) feet.
- Single-family residential lots in the property shall have a minimum setback from the rear of each lot of ten (10) feet.
- The clubhouse and related permitted structures in the space shall have a maximum height of three (3) stories or fifty (50) feet.
- A development plan and report shall be submitted with the filing of each final plat.
- Revoked by Cotton Holding.
- A walkway/bicycle path system shall be submitted with the filing of each final plat.
- A LOMR shall be submitted prior to final platting of any lot located within the present 100-year Floodplain.
- Single-family residential lots have been granted a variance from the minimum lot widths as shown on the preliminary plat.

ADJACENT PROPERTY OWNERS	
OWNER	GEOGRAPHIC I.D.
MANOR ISD	243670106
H. DALTON WALLACE	242600204
CITY OF MANOR	242600254

ADJACENT LOT OWNERS		
BLOCK A		
LOT	OWNER	GEO. I.D.
40-43	SG LAND HOLDINGS LLC	UNAVAILABLE

SHADOWGLEN PHASE 2
SECTIONS 27A-27B
20.151 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
FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS/DJG	APS	06/29/2020	069254502	5 OF 5

JAY ENGINEERING COMPANY, INC.

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

Date: Tuesday, February 26, 2019

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

Permit Number 2019-P-1175-FP
Job Address: Shadowglen Section 27A & 27B Final Plat, Manor, TX. 78653

Dear Allison Kennaugh,

The first submittal of the Shadowglen Section 27A & 27B Final Plat (*Final Plat*) submitted by Kimley-Horn and Associates, Inc. and received on July 23, 2020, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. Per 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.
2. A document number should be added to note 16 under the General Notes.
3. 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.
4. 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.
5. 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 27A and 27B.

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

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

Thank you,

A handwritten signature in blue ink, reading "Pauline M. Gray". The signature is cursive and fluid.

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

December 27, 2019

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

**RE: Shadowglen Section 27A & 27B
Manor, TX 78653
Permit No. 2019-P-1175-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 February 26, 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 are approved. The construction plans have NOT been approved at this time.*

Response: *Noted.*

2. *A document number should be added to note 16 under the General Notes.*

Response: *The Document Number was added.*

3. *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: *Attached to this comment response submittal is the street name approval for the entirety of Shadowglen Phase 2.*

4. *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*

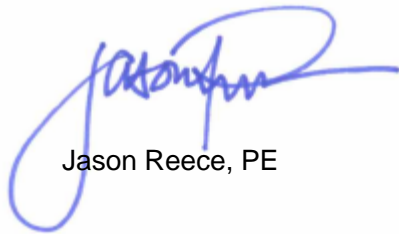
5. *Per the Development Agreement Section 1.10(d), the developer is required to pay a \$250 parkland fee per residential lot that is final platted after the Effective Date of the agreement in order to partially secure the installation of Parkland Improvements. This parkland fee will need to be paid prior to recordation of the final plat for Shadowglen Phase 2 Sections 27A and 27B.*

Response: *Parkland fees have been submitted to the City of Manor on January 2nd.*

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jason Reece, PE

Date: Monday, January 27, 2020

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

Permit Number 2019-P-1175-FP
Job Address: Shadowglen Section 27A & 27B Final Plat, Manor 78653

Dear Allison Kennaugh,

The subsequent submittal of the Shadowglen Section 27A & 27B Final Plat submitted by Kimley-Horn and Associates, Inc. and received on July 23, 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 are approved. The construction plans have NOT been approved at this time.

~~2. A document number should be added to note 16 under the General Notes.~~

~~3. 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.~~

~~4. 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.~~

~~5. 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 27A and 27B.~~

6. 3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 42(b)(8), cul-de-sacs shall have a turnaround of not less than 100 feet in diameter in residential areas. Blossom Court does not meet this requirement.

7. 23. 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.

8. A more recent tax certificate should be provided for review.

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

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

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

Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is cursive and fluid.

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

March 19, 2020

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

**RE: Shadowglen Section 27A & 27B
Manor, TX 78653
Permit No. 2019-P-1175-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 January 27, 2020. 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 are approved. The construction plans have NOT been approved at this time.*

Response: *Noted.*

6. *Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 42(b)(8), cul-de-sacs shall have a turnaround of not less than 100 feet in diameter in residential areas. Blossom Court does not meet this requirement.*

Response: *Blossom Court has been removed from the Plat.*

7. *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: *The Development Agreement and Parkland Exhibit were approved in the March 4th City Council meeting.*

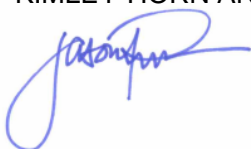
8. *A more recent tax certificate should be provided for review.*

Response: *An updated tax certificate is included with this submittal.*

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jason Reece, PE

Date: Monday, May 11, 2020

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

Permit Number 2019-P-1175-FP
Job Address: Shadowglen Section 27A & 27B Final Plat, Manor 78653

Dear Allison Kennaugh,

The subsequent submittal of the Shadowglen Section 27A & 27B Final Plat submitted by Kimley-Horn and Associates, Inc. and received on July 23, 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 are approved. The construction plans have NOT been approved at this time.

~~2. A document number should be added to note 16 under the General Notes.~~

~~3. 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.~~

~~4. 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.~~

~~5. 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 27A and 27B.~~

6. 3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 42(b)(8), cul-de-sacs shall have a turnaround of not less than 100 feet in diameter in residential areas. Blossom Court does not meet this requirement.

~~7. 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.~~

~~8. A more recent tax certificate should be provided for review.~~

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

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

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

Thank you,

A handwritten signature in blue ink, reading "Pauline M. Gray".

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

July 23, 2020

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

**RE: Shadowglen Section 27A & 27B
Manor, TX 78653
Permit No. 2019-P-1175-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 January 27, 2020. 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 are approved. The construction plans have NOT been approved at this time.*

Response: *Construction Plans were approved June 1st.*

2. *Comment Cleared.*
3. *Comment Cleared.*
4. *Comment Cleared.*
5. *Comment Cleared.*
6. *Comment Cleared.*
7. *Comment Cleared.*
8. *Comment Cleared.*

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



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: Thursday, July 23, 2020

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

Permit Number 2019-P-1175-FP
Job Address: Shadowglen Section 27A & 27B 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 July 23, 2020, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,



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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 12, 2020
PREPARED BY: Scott Dunlop
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Concept Plan for Presidential Glen Commercial Phase 1, three (3) lots on 5.4 acres, more or less, and being located at US Hwy 290 East and Paseo de Presidente Blvd, Manor, TX. **Applicant:** Kimley-Horn and Associates. **Owner:** West Elgin Development Corp.

BACKGROUND/SUMMARY:

This plan has not been approved by our engineer. The Plan is to divide 1 commercial lot into 3.

PRESENTATION: *(Type YES or NO)*

ATTACHMENTS: *(Type YES or NO)*

(If YES, please list below in order to be presented)

- Plan
- Engineer Comments

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission deny a Concept Plan for Presidential Glen Commercial Phase 1, three (3) lots on 5.4 acres, more or less, and being located at US Hwy 290 East and Paseo de Presidente Blvd, Manor, TX.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
<i>(Type X before choice to indicate)</i>			

Plotted By:Burks, Kevin Date: July 14, 2020 06:02:53pm File Path: \\AUS-CP01\Project\AUS-Civil\069241744-Presidential Glen Commercial\Cad\Exhibits\Concept Plan\Presidential Glen Commercial - Concept Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT NAME: PRESIDENTIAL GLEN COMMERCIAL PHASE 1
SITE ADDRESS: NW CORNER OF THE INTERSECTION OF HWY 290 AND PASEO DE PRESIDENTE BLVD

RECORD OWNER/DEVELOPER:
WEST ELGIN DEVELOPMENT CORPORATION
9900 HWY 290 EAST
MANOR, TX 78653

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
BUILDING 4, SUITE 200
AUSTIN, TEXAS 78759
CONTACT: KEVIN J. BURKS, P.E.
PH. 512-418-1771

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410
SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-307-4356

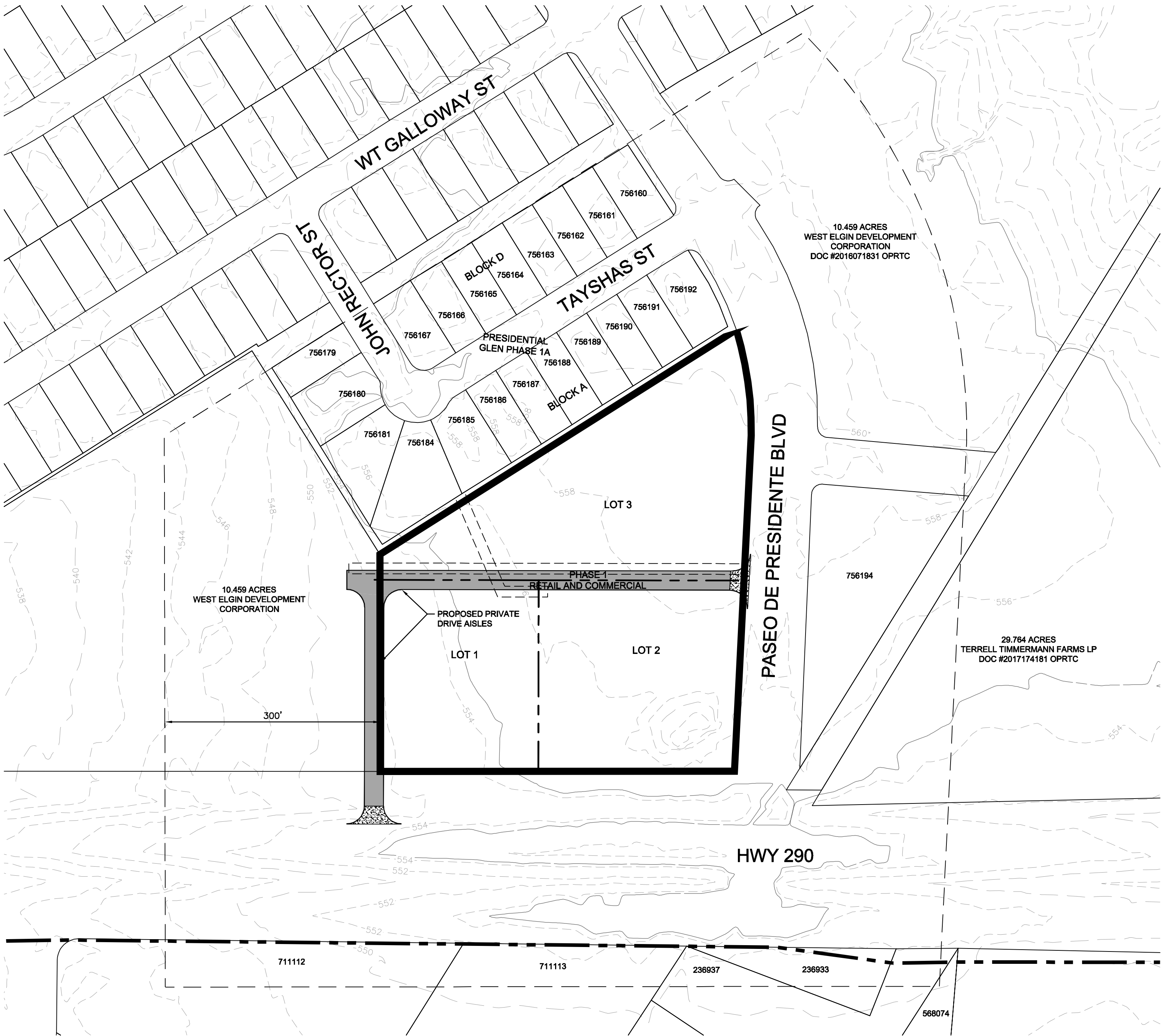
PREPARED ON:
JUNE 29, 2020

CURRENT ZONING:
C-2

WATERSHED STATUS
THIS SITE IS LOCATED IN THE
WILBARGER CREEK WATERSHED.

FLOODPLAIN INFORMATION:
NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF
THE 100 YR. FLOODPLAIN AS SHOWN ON THE FLOOD
INSURANCE RATE MAP COMMUNITY PANEL NO. 48453CO485J,
DATED AUGUST 18, 2014.

LEGAL DESCRIPTION
BEING LOT 1 OF BLOCK KK WITHIN PRESIDENTIAL GLEN
PHASE 1A, SITUATED IN TRAVIS COUNTY, TEXAS.



TRAFFIC VOLUMES						
Land Use	ITE Land Use Code	Size	Units	Daily Trips	AM Trips	PM Trips
Shopping Center	820	26,000	Sq Ft	2,406	165	201
Fast-Food Restaurant w/ D.T.	934	8,000	Sq Ft	3,768	322	261
Total Project Trips				6,174	487	462

LUE BREAKDOWN		
LOT #	ACRES	LUES
1	1.4	11
2	1.6	18
3	2.4	28

CITY OF MANOR ACKNOWLEDGEMENTS

THIS CONCEPT PLAN 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.

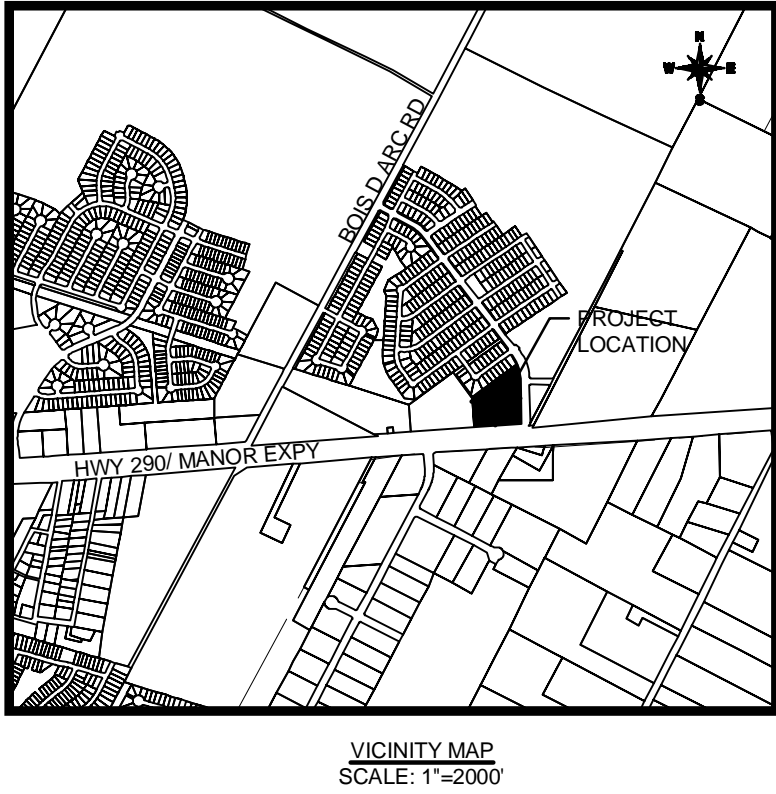
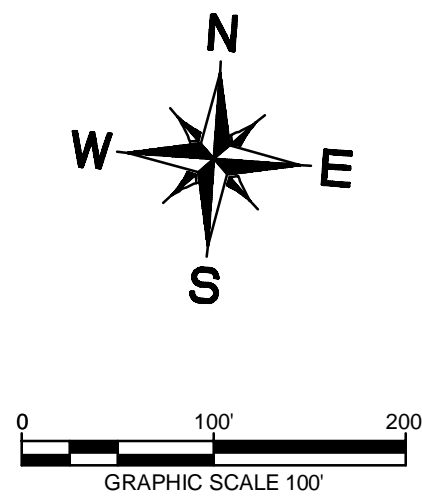
APPROVED: _____ ATTEST: _____

CHAIRPERSON _____ CITY SECRETARY _____

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

APPROVED: _____ ATTEST: _____

HONORABLE MAYOR _____ CITY SECRETARY _____
MAYOR OF THE CITY OF MANOR, TEXAS



LEGEND

	CONCEPT PLAN BOUNDARY
	PROPOSED LOT LINE

JAY ENGINEERING COMPANY, INC.

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

Date: Tuesday, August 4, 2020

Kevin Burks

kevin.burks@kimley-horn.com

Permit Number 2020-P-1258-CP

Job Address: Presidential Glen Commercial Lot 1 Concept Plan, Manor, TX. 78653

Dear Kevin Burks,

The first submittal of the Presidential Glen Commercial Lot 1 Concept Plan (*Concept Plan*) submitted by and received on July 09, 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. Proposed major categories of land use by acreage showing compatibility of land use with the Master Plan as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(7).
2. Significant drainage features and structures including any regulatory one hundred (100) year flood plains should be shown on the Concept Plan as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(11).
3. Significant features on or within two hundred (200) feet of the property, such as railroads, roads, buildings, utilities and drainage structures should be shown on the Concept Plan as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(12).
4. The approximate boundaries and anticipated timing of proposed phases of development and uses should be shown on the Concept Plan as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(13).
5. A proposed phasing plan for the development should be shown on the Concept Plan as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(16).

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

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

Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is written in a cursive, flowing style.

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 12, 2020
PREPARED BY: Scott Dunlop
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Setback Waiver for Lot 10, Block 7, Town of Manor, locally known as 209 West Brenham Street, to reduce the front setback to 20 feet, the side setback to 5 feet, and the rear setback to 10 feet. **Applicant:** Ruben Coronado. **Owner:** Ruben Coronado

BACKGROUND/SUMMARY:

Our zoning ordinance permits residential properties platted prior to 1980 and being approximately 5,750 square feet to reduce their setbacks. This is to accommodate the required home sizes on the somewhat smaller lots in the older part of town.

PRESENTATION: *(Type YES or NO)*

ATTACHMENTS: *(Type YES or NO)*

(If YES, please list below in order to be presented)

- Setback Waiver

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Setback Waiver for Lot 10, Block 7, Town of Manor, locally known as 209 West Brenham Street, to reduce the front setback to 20 feet, the side setback to 5 feet, and the rear setback to 10 feet.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
<i>(Type X before choice to indicate)</i>			

Setback Waiver Request



SETBACK WAIVER REQUEST

On approval by the Planning Commission, lots platted prior to 1980 having approximately 5,750 square feet of lot area may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The Commission shall consider the adjoining lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than 5 foot side yard, 10 foot rear yard and 15 foot street side yard setback and 20 foot front yard setback. Lots owned by the same person may be combined into one building site.

City of Manor Code of Ordinance, Chapter 14, Article 14.02, Division I, Section 14.02.007(c)(3).

Applicant Contact Information

Name: Ruben Coronado
Address: 209 Maldonado Trl Del Valle, Tx
Phone Number: 512-563-7505 Email: rubencoronado72@yahoo.com

Property Information

Address: 209 W Brenham St
Lot: 10 Block: 7
Zoning District: SF-1 single family
Requested Front Setback: 20"
Requested Rear Setback: 10"
Requested Side Setback: From 7 1/2 ft to 5ft side set back

Ruben Coronado

Applicant Signature

7/29/2020

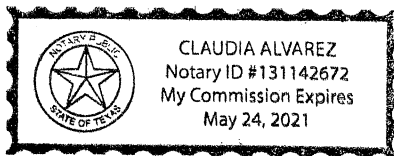
Date

Setback Waiver Request

STATE OF TEXAS §
COUNTY OF Travis §

BEFORE ME the undersigned authority on this day personally appeared Ruben Coronado Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing document and that s/he executed such document for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 29th day of July, 2020.



Claudia Alvarez
Notary Public - State of Texas

PASSED AND APPROVED on this the _____ day of _____ 2020.

THE CITY OF MANOR, TEXAS

Philip Tryon,
Chairperson

ATTEST:

Scott Dunlop
Assistant Development Director

After recording return to:

Development Services Dept.
City of Manor
105 East Eggleston St.
Manor, TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 12, 2020
PREPARED BY: Scott Dunlop
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Joined Lot Affidavit for Lot 5 and Lot 6, Block 55, Town of Manor, locally known as 414 Gregg Street, Manor, TX. **Applicant:** Carolina Escamilla. **Owner:** Carolina Escamilla

BACKGROUND/SUMMARY:

These lots are both triangularly shaped lots that individually would not be sufficient in size to accommodate a structure. Together they equal .167 acres, which is comparable to other rectangularly shaped lots adjacent to it that are approximately .14 acres.

PRESENTATION: *(Type YES or NO)*

ATTACHMENTS: *(Type YES or NO)*

(If YES, please list below in order to be presented)

- Joined Lot Affidavit

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Joined Lot Affidavit for Lot 5 and Lot 6, Block 55, Town of Manor, locally known as 414 Gregg Street, Manor, TX.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None

(Type X before choice to indicate)

Affidavit of Carolina Escamilla
In Support of Joining Lots into One Building Site

BEFORE ME, the undersigned authority, on this day personally appeared Carolina Escamilla, who being duly sworn by me did on their oath, depose and say that:

My name is Carolina Escamilla, I am of sound mind, over eighteen (18) years of age and am competent to make this affidavit. I am personally acquainted with the facts herein stated and such facts are, within my personal knowledge, true and correct.

I am the owner of the following described lots (herein the "lots"):

Tract 1: Lot 5, Block 55, Town of Manor, Manor, Travis County, Texas

Tract 2: Lot 6, Block 55, Town of Manor, Manor, Travis County, Texas

For and in consideration of the approval to utilize the Lots as one building site, I bind the lots to this covenant which shall run with the land until released by compliance with the City's regulations for separating the Lots or re-platting of the Lots in compliance with all applicable ordinances. This shall be and hereby is deemed a covenant running with the land enforceable by the City of Manor and to be released only by the City of Manor upon demonstration of compliance with all applicable ordinances of the City.

The City of Manor Planning and Zoning Commission on the ____ day of _____, 202_, under the authority of the City Zoning Ordinance, Article 14.02 Division II, Section 14.02.007(c)(3), approved the request to recognize the above referenced Lots, platted prior to 1980, as one unit to be utilized as one building site and to be treated as one lot without the necessity of re-platting said Lots. The right to build across the boundaries separating the Lots and to treat the Lots as one building site has been granted. Any structure crossing the lot lines or encroaching in the setback between the Lots described herein will not be in compliance with the City of Manor ordinances without this approval.

The permission to utilize the Lots as one building site is conditioned on the owner and subsequent purchasers and homeowners conveying and utilizing the Lots as one building site until the Lots are re-platted in compliance with the City ordinances and the Texas Local Government Code. The owner, and all successors, assigns, executors and heirs are bound to convey and occupy the Lots as one Lot and one building site until any structures crossing or encroaching in the setback are removed from the Lots and brought into compliance with City ordinances and/or re-platted in compliance therewith and the City approves such compliance by releasing the covenant.

Failure to re-plat or remove any buildings crossing the lot lines and receive a release from this obligation shall be binding upon all purchasers and tenants for which the City of Manor may enforce such compliance. This agreement shall be filed among the official property records of Travis County to serve as notice to all subsequent purchasers of all or a portion of the Lots.



Owner

STATE OF TEXAS

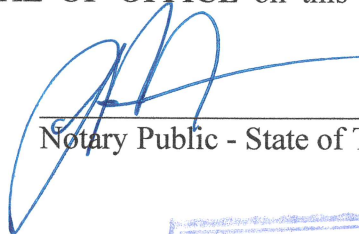
§

COUNTY OF Travis

§

BEFORE ME the undersigned authority on this day personally appeared Carolina Rodriguez Esquivel Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing document and that s/he executed such document for the purposes and consideration therein expressed and in the capacity therein stated.

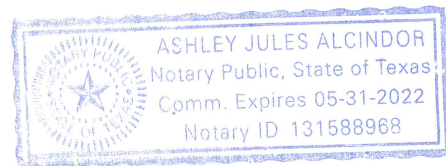
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6th day of August, 2020.



Notary Public - State of Texas

APPROVED AND AGREED:

Planning and Zoning Chairperson, City of Manor



After recording return to:

City of Manor
City Secretary
P.O. Box 387
Manor, TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 12, 2020
PREPARED BY: Scott Dunlop
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a draft Comprehensive Plan Request for Proposal scope.

BACKGROUND/SUMMARY:

We have drafted a RFP for a Comprehensive Plan and prior to releasing the RFP we wanted feedback on the proposed scope. The scope is the areas the hired consultant will study and provide detailed information on in the Comp Plan.

PRESENTATION: *(Type YES or NO)*

ATTACHMENTS: *(Type YES or NO)*

(If YES, please list below in order to be presented)

- Draft RFP Scope

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission discuss the draft Comprehensive Plan RFP scope.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None

(Type X before choice to indicate)

Article 3: Project Scope

1. **Infrastructure**

Incorporate the current infrastructure in place and recommend goal, policy, and action items for future infrastructure to include Capital Improvements Plan update and service provision to recently annexed areas. Address growth management strategies as it relates to infrastructure, as well as projections for needed items.

2. **Traffic/Transportation**

Review and update the City's 2014 Thoroughfare Plan to include projections for traffic management in relation to future developments of the city.

3. **Current and Future Land Use**

Develop realistic population projections and build-out scenarios utilizing preferred land-use patterns for the City and ETJ. The build-out scenarios shall include land use projections, population densities, development phasing models, and infrastructure improvements as required. Review, analyze and provide the land use and development character goal, policy and action items of the Plan and refine as needed to account for shifting demographics and vision of the community.

4. **290 Corridor Plan, TOD Overlay Plan and Historic Overlay Plan**

Specific focus shall be made to create a US Hwy 290 East corridor plan that provides for consistent and unified development along the corridor including current and future land uses, architectural standards, site design standards, landscaping, and signage.

Implementation policies to create an overlay zone shall be included for Capital Metro's Transit Oriented Development Plan for the half-mile area around their proposed station area identified the Green Line TOD Corridor Plan.

Objectives and action items to implement design standards for Manor's Historic District including current and future land uses, architectural standards, site design standards, landscaping, and signage.

5. **Facilities**

The City is undertaking by separate consultant a review of existing city government facilities and future needs. The work of that review shall be incorporated into the Plan. Additional to that study, this project shall review the needs for community facilities including a library, community center and athletic fields and courts based on population projections.

6. **Parks, Trails and Open Space**

Review and update the City's Hike and Bike Trails Master Plan. Develop a parks and open space plan for the City and ETJ as well as reviewing the City's parkland dedication requirements to align with goals of the parks and open space plan.

7. **Economic Development and Downtown Revitalization Plan**

Review, analyze and update local, state, regional and global factors that influence the future development, redevelopment and growth opportunities within the City of Manor. Specify the economic impacts for major components of the Plan.

Provide strategies and policies for a Downtown Revitalization Plan that spurs economic activity in the historic downtown area including various funding methods, land use changes, and streetscape enhancements.

8. **Branding**

Create a branding scheme to create an identity for the City. Specify the implementation strategies, key factors, and projects to form a full identity for the future. Items included may be logos, wayfinding, monument signs, event recommendations, and more.

9. **Planning and Assessment Based on Public Participation**

Create a plan to assess public participation comments to implement the most requested topics in a reasonable and time effective manner that fits within this Comprehensive Plan.