



**AGENDA**  
**MANOR PLANNING AND ZONING COMMISSION**  
**105 E. EGGLESTON ST.**  
**MANOR, TEXAS 78653**  
**APRIL 13, 2016 6:30 P.M.**

MARY ANN PARKER – CHAIR  
CHARLES RUSSELL JR – COMMISSIONER  
ADRIANA ROJAS – COMMISSIONER  
WILLIAM MYERS – COMMISSIONER

ZINDIA PIERSON – VICE CHAIR  
LIAN STUTSMAN – COMMISSIONER  
RAUL HERNANDEZ – COMMISSIONER

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**CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

**CONSENT AGENDA:**

**1. APPROVE MINUTES:**

MARCH 9, 2015

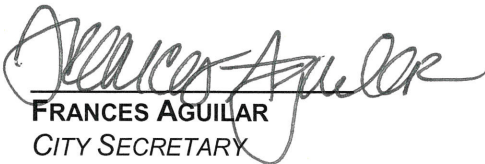
**2.**

- A.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 20, SEVENTY TWO (72) SINGLE FAMILY LOTS ON 11 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP
- B.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR STONEWATER NORTH REVISED PHASES 1 – 5, TWO HUNDRED THIRTY ONE (231) SINGLE FAMILY LOTS ON 69 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER RD. MANOR, TX. AGENT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP
- C.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR STONEWATER PHASE 8, SEVENTY SEVEN (77) SINGLE FAMILY LOTS ON 13 ACRES MORE OR LESS, LOCATED FM 973 AND TOWER ROAD, MANOR, TX. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP

- D. DISCUSSION AND POSSIBLE RECOMMENDATION UPON A REZONING FOR 146 ACRES AT THE SE CORNER OF FM 973 AND BRENHAM STREET, PORTIONS OF THE CALVIN BAKER SURVEY NO. 38, JAMES MANOR SURVEY NO. 39 AND 40, JAMES H. MANNING SURVEY NO. 37; FROM SINGLE FAMILY RESIDENTIAL (R-1) DISTRICT ZONING TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT ZONING. APPLICANT: KIMLEY-HORN ASSOCIATES. OWNER: 706 DEVELOPMENT CORP. STAFF: SCOTT DUNLOP
- E. DISCUSSION AND POSSIBLE RECOMMENDATION UPON A CONCEPT PLAN FOR LAGOS MASTER PLANNED COMMUNITY; 146 ACRES AT THE SE CORNER OF FM 973 AND BRENHAM STREET, PORTIONS OF THE CALVIN BAKER SURVEY NO. 38, JAMES MANOR SURVEY NO. 39 AND 40, JAMES H. MANNING SURVEY NO. 37. APPLICANT: KIMLEY-HORN ASSOCIATES. OWNER: 706 DEVELOPMENT CORP. STAFF: SCOTT DUNLOP

**REGULAR AGENDA:**

3. DISCUSSION OF PLANNING AND ZONING COMMISSIONER PLACE NUMBERS, TERM LIMITS, AND OPEN MEETINGS REQUIREMENTS
4. DISCUSSION AND POSSIBLE ACTION TO APPROVE A SHORT FORM FINAL PLAT, 1 COMMERCIAL LOT ON 1.023 ACRES MORE OR LESS, LOCATED ON US HWY 290 AND FM 973 MANOR, TX. AGENT: ANTHONY ENNIS – JACOBS ENGINEERING. OWNER: GERALDINE TIMMERMAN. STAFF: SCOTT DUNLOP
5. ADJOURN

  
FRANCES AGUILAR  
CITY SECRETARY

*This Facility is 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 Frances Aguilar at 512-272-5555, or fax 512-272-8636 for further information.*

**1**



**MINUTES  
MANOR PLANNING AND ZONING COMMISSION  
105 E. EGGLESTON ST.  
MANOR, TEXAS 78653  
MARCH 9, 2016 6:30 P.M.**

MARY ANN PARKER – CHAIR (A)  
VACANT – COMMISSIONER  
ADRIANA ROJAS – COMMISSIONER (P)  
WILLIAM MYERS – COMMISSIONER (P)

ZINDIA PIERSON – VICE CHAIR (P)  
LIAN STUTSMAN – COMMISSIONER (P)  
RAUL HERNANDEZ – COMMISSIONER (P)

**CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

**VICE CHAIR PIERSON ANNOUNCED A QUORUM AND CALLED THE MEETING TO ORDER AT 6:33 PM**

**CONSENT AGENDA:**

- 1. SWEAR IN LIAN STUTSMAN TO THE PLANNING AND ZONING COMMISSION**

**LIAN STUTSMAN WAS SWORN ON TO THE MANOR PLANNING AND ZONING COMMISSION**

- 2. APPROVE MINUTES:**

FEBRUARY 10, 2015

**MOTION TO APPROVE THE FEBRUARY 10<sup>TH</sup> MINUTES BY COMMISSIONER MYERS, SECONDED BY COMMISSIONER ROJAS. 5 – 0 TO APPROVE**

- 3.**

- A. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 20, SEVENTY TWO (72) SINGLE FAMILY LOTS ON 11 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP**
- B. DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR STONEWATER NORTH REVISED PHASES 1 – 5, TWO HUNDRED THIRTY ONE (231) SINGLE FAMILY LOTS ON 69 ACRES MORE OR LESS,**



LOCATED ON FM 973 AND TOWER RD. MANOR, TX. AGENT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP

- C. DISCUSSION AND POSSIBLE ACTION TO APPROVE A SHORT FORM FINAL PLAT, 1 COMMERCIAL LOT ON 1.023 ACRES MORE OR LESS LOCATED ON US HWY 290 AND FM 973 MANOR, TX. AGENT: ANTHONY ENNIS – JACOBS ENGINEERING OWNER: GERALDINE TIMMERMANN STAFF: SCOTT DUNLOP

**MOTION TO POSTPONE CONSENT AGENDA ITEMS A, B, C TO APRIL 13<sup>TH</sup> MEETING BY COMMISSIONER MYERS, SECONDED BY COMMISSIONER ROJAS. 5 – 0 TO POSTPONE.**

**REGULAR AGENDA:**

4. DISCUSSION AND POSSIBLE RECOMMENDATION UPON A REZONING REQUEST FOR 1.069 ACRES AT 13500 N FM 973; GREENBURY GATES SURVEY NUMBER 63, TRAVIS COUNTY, FROM INTERIM AGRICULTURAL (A) DISTRICT ZONING TO LIGHT INDUSTRIAL (IN-1) DISTRICT ZONING. APPLICANT: JAMES ALEXANDER. OWNER: JULIO MIRELES

**MOTION TO RECOMMEND REZONING BY COMMISSIONER MYERS, SECONDED BY COMMISSIONER HERNANDEZ. 5 – 0 TO RECOMMEND.**

5. DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR PRESIDENTIAL GLEN PHASES 5, 6, AND 7, 367 SINGLE FAMILY LOTS ON 84.74 ACRES MORE OR LESS LOCATED AT US HWY 290 AND PASEO DE PRESIDENTE BLVD. MANOR, TX. AGENT: JUAN BRIZUELA OWNER: LGI HOMES STAFF: SCOTT DUNLOP

**MOTION TO APPROVE BY COMMISSIONER STUTSMAN, SECONDED BY COMMISSIONER HERNANDEZ. 5 – 0 TO APPROVE.**

6. DISCUSSION AND POSSIBLE ACTION ON A FINAL PLAT EXTENSION FOR PRESIDENTIAL GLEN PHASE 4B, ONE HUNDRED AND FIFTEEN (115) SINGLE FAMILY LOTS ON THIRTY FOUR (34) ACRES MORE OR LESS, LOCATED AT THE INTERSECTION OF BOIS D'ARC AND PASEO DE PRESIDENTE. AGENT: JUAN BRIZUELA. OWNER: LGI HOMES. STAFF: SCOTT DUNLOP

**MOTION TO APPROVE BY COMMISSIONER MYERS, SECONDED BY COMMISSIONER HERNANDEZ. 5 – 0 TO APPROVE.**

7. ADJOURN

**MOTION TO ADJOURN BY COMMISSIONER ROJAS, SECONDED BY COMMISSIONER HERNANDEZ. 5 – 0 TO ADJOURN.**

---

**MARY ANN PARKER**  
CHAIRPERSON

**2**

**A**

**JAY ENGINEERING COMPANY, INC.**

P.O. Box 1220

Leander, TX 78640

(512) 259-3882

Fax 259-8010

Texas Registered Engineering Firm F-4780

February 11, 2015

Mr. Tom Bolt  
Director of Development Services  
City of Manor  
P.O. Box 387  
Manor, TX 78653

Re: First Construction Plan and Final Plat Review for  
Shadowglen Phase 2, Section 20 Subdivision  
City of Manor, Texas

Dear Mr. Bolt:

The first submittal of the Shadowglen Phase 2, Section 20 Subdivision Construction Plans and Final Plat prepared by AECOM Technical Services, Inc. and received by our office on January 12, 2015 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263. Based upon the review our office can offer the following comments:

**CONSTRUCTION PLANS**

1. Provide Geotechnical Engineering Report and Pavement Design for all proposed streets and include a table or detail of proposed pavement section for each street.
2. FYI - the AARV detail should be updated to utilize the City of Manor modification or City of Austin Standard that utilizes PE pipe rather than copper tubing.
3. Include the final plat in the plans.
4. Provide benchmarks on plat and/or plans.
5. The submitted tax certificates show taxes paid for 2013 and Delinquent taxes from prior years. Tax certificates must be submitted showing all taxes paid as required in Section 24(d)(2)(v) of Subdivision Ordinance 159.

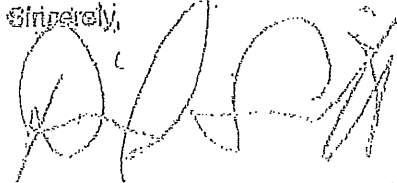
The applicant should provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

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.

Mr. Tom Bell  
February 11, 2015  
Page 2 of 2

Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in dark ink, appearing to read 'David T. Smith', with a stylized flourish at the end.

David T. Smith, P.E.

DTS/s

Copy: Jamie Burke, AECOM

PN: 100-970-10

JACO

March 31, 2016

Mr. Tom Bolt  
Director of Development Services  
City of Manor  
PO Box 387  
Manor, TX 78653

**RE: First Construction Plan Review for Shadowglen Phase 2, Section 20  
City of Manor, Texas**

Dear Mr. Bolt:

On behalf of our client, SG Land Holdings, LLC, AECOM is submitting the response to comments issued by the City of Manor on February 11, 2015.

**General Comments**

1. Provide Geotechnical Engineering Report and Pavement Design for all proposed streets and include a table or detail of proposed pavement section for each street.

**Response: Geotechnical Engineering Report prepared by Terracon and dated November 2012 is attached for your reference. Additionally, a table showing the proposed pavement section has been included on Sheet C523.**

2. FYI – AARV detail should be updated to utilize the City of Manor modification or City of Austin Standard that utilizes PE pipe rather than copper tubing.

**Response: The AARV detail in sheet C531 has been updated to show the City of Manor modification.**

3. Include Final Plat in the plans.

**Response: Final Plat has been included in the construction plans, per the plan sheets provided with this submittal.**

4. Provide benchmarks on plat and/or plans.

**Response: A concrete monument has been added to the plat.**

5. The submitted tax certificates show taxes paid for 2013 and Delinquent taxes from prior years. Tax certificates must be submitted showing all taxes paid as required in Section 24(d)(2)(v) of Subdivision Ordinance 159.

**Response: Current tax certificate is provided with this submittal.**





Mr. Tom Bolt  
March 31, 2016  
Sheet 2 of 2

We look forward to continuing our work with the City to successfully complete this project. If you have any questions about our response above, please contact me at 512-479-1638 or [allison.kennaugh@aecom.com](mailto:allison.kennaugh@aecom.com).

Sincerely,

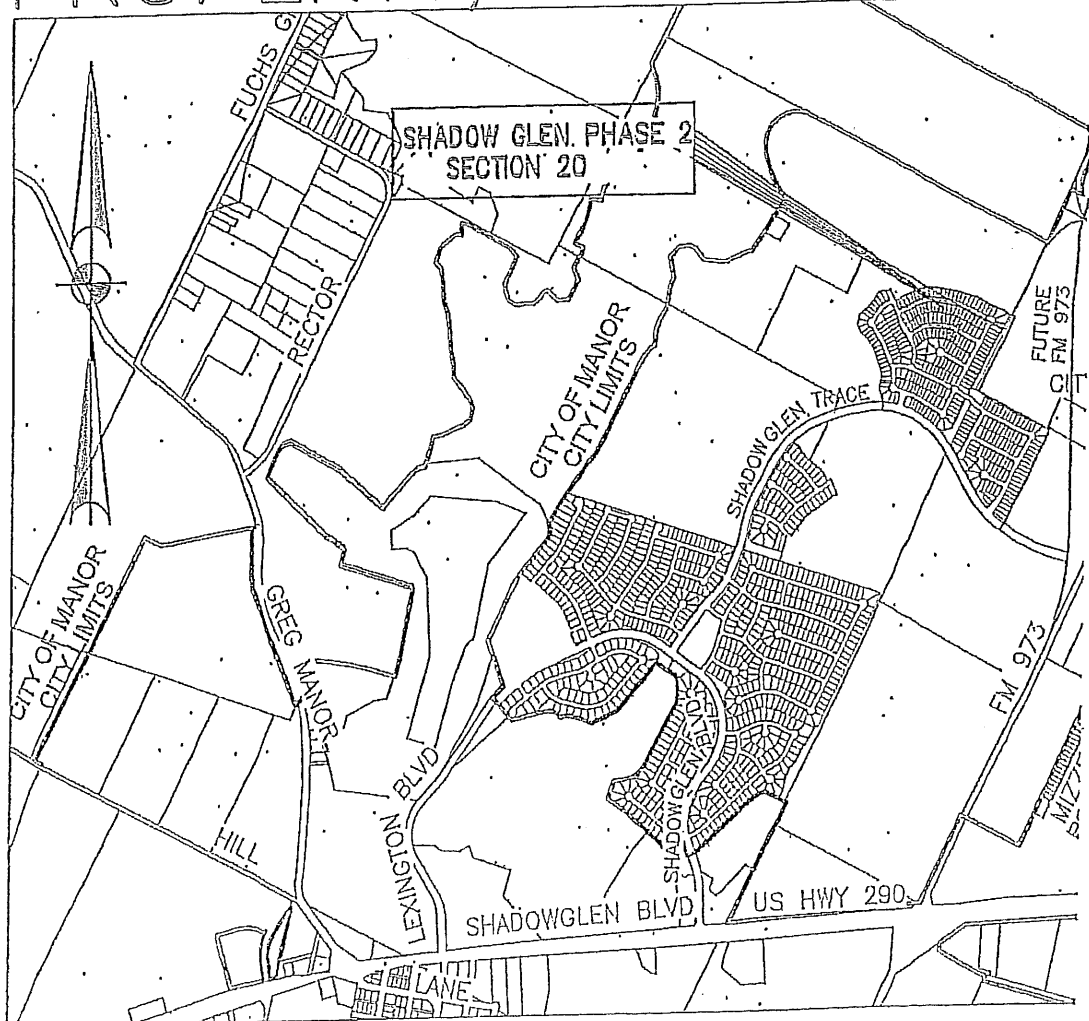
A handwritten signature in black ink that reads "Allison Kennaugh". The signature is written in a cursive, flowing style.

Allison Kennaugh, P.E.  
AECOM Project Engineer

cc: Russell Allison, SG Land Holdings  
Roger Durden, AECOM

OR EXTENT OF DEVELOPMENT  
NEARBY LAND USES THAT ARE  
NEIGH

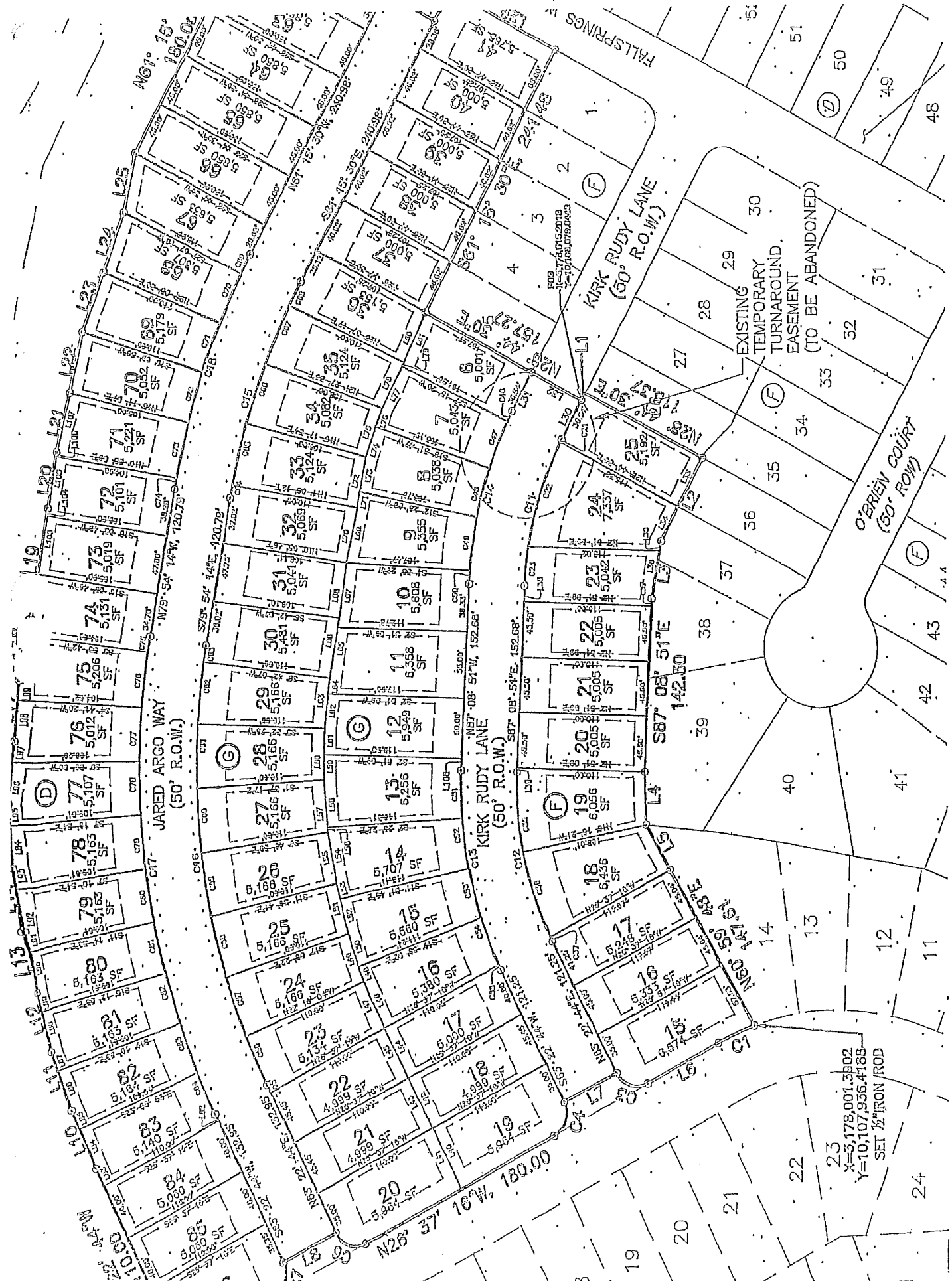
THIS CAN AFFECT THE  
COUNTY REQUIRES THIS NOTIC  
IT IS NOT A STATEMENT OR R  
THE PROPERTY, THE SUBDIV



COM

ERVICES, INC.  
REET, SUITE 600  
XAS, 78701  
COM.COM  
NO. F-3580

VICINITY MAP  
SCALE: 1" = 2000'



X=3,178,001.3902  
Y=10,107,935.4188  
SET 1/2" IRON ROD

**B**



7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601

[DoucetandAssociates.com](http://DoucetandAssociates.com)

June 25, 2014

City of Manor  
Development Services Department  
105 E. Eggleston St.  
Manor, Texas 78653  
512-272-5555

Attn: Tom Bolt, Director of Development Services

RE: Revised Stonewater North Subdivision: Preliminary Plan

Dear Mr. Bolt:

The Preliminary Plan Submittal Form and the associated documents enclosed are intended for a Preliminary Plan review of Stonewater North Subdivision. The revised Stonewater North Preliminary Plan differs from the previously approved preliminary plan in that the residential lot sizes have been increased from 40-feet to 50-feet. No significant changes have been made to the approved roadway or utility layouts.

A fee waiver of \$14,000 was approved by the City of Manor's City Council on June 3, 2015. The application fee check enclosed in this submittal package accounts for the difference between the preliminary plan submittal fee and the fee waiver.

Please find the following documents enclosed for your review:

- Preliminary Plan Application (1)
- Application Fee Check (1)
- Fee Waiver Approval E-mail (1)
- Engineering Report (1)
- Hydrologic Report (1)
- Service Availability Letters (1 set)
- Mailing List of residents within 300' (1)
- Mailing Labels of residents within 300' (1)
- Preliminary Plan – Stonewater North (1 set)

An additional copy of the submittal materials have been submitted directly to Frank Phelan at the office of the Jay Engineering Company in Leander, Texas. Should you have any questions please do not hesitate to contact me.

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

**JAY ENGINEERING COMPANY, INC.**

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

September 11, 2015

Mr. Tom Bolt  
City Manager  
City of Manor  
P.O. Box 387  
Manor, TX 78653

Re: Stonewater North Subdivision  
Fourth Preliminary Plan Application Submittal  
City of Manor

Dear Mr. Bolt:

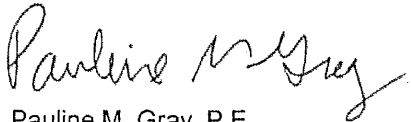
The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office September 10, 2015, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. Our previous comments dated July 7, 2015, have not been addressed with the latest submittal. The previous comments were:

1. Provide verification of no significant trees within the Limits of Construction as required by Section 22(c)(2)(iii) of Subdivision Ordinance 263 B. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.
2. An easement will be required for the fully developed 100 year flood plain, based upon the submitted memorandum. Show easement on the plan as required by Section 22(c)(4)(i) of Subdivision Ordinance 263 B. A drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies.

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.

We trust that you will find this information helpful when considering approval of this Preliminary Plan. If you should have any questions, or need additional information, please let us know.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop, City of Manor  
Vince Musat, Doucet Engineering  
Hanna Lupico, Doucet Engineering





7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601

[Doucetengineers.com](http://Doucetengineers.com)

April 06, 2016

Mr. Tom Bolt  
Director of Development Services  
City of Manor  
P.O. Box 387  
Manor, TX 78653

Re: Comment Response to Frank T. Phelan, P.E. [Jay Engineering] Third Preliminary Plan Review for Stonewater North Preliminary Plan dated ~~July 7, 2015~~

*Sept 11, 2015*

Dear Mr. Bolt:

The following is Doucet & Associates, Inc. response to Jay Engineering's comment letter dated 07/07/2015 regarding the project listed above:

1. Provide verification of no significant trees within the Limits of Construction as required by Section 22(c)(2)(iii) of Subdivision Ordinance 263 B. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.

***Response: There are no significant trees within the Limits of Construction based upon our most current survey of the site. Sheet 7, the Existing Drainage Plan, shows the current survey overlaid on to this plan sheet. No trees have been indicated within the extents of Stonewater North.***

2. An easement will be required for the fully developed 100 year flood plain, based upon the submitted memorandum. Show easement on the plan as required by Section 22(c)(4)(i) of Subdivision Ordinance 263 B. A drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies.

***Response: Please see the updated preliminary plat containing the 100 year fully developed floodplain. This floodplain was determined by using the drainage study performed by RPS. This study is included in this update. An updated proposed drainage study demonstrating adequate***

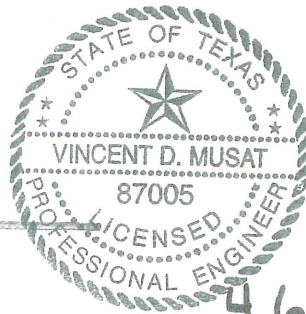


conveyance of the fully developed 100 yr. storm will be provided with construction drawings for Stonewater North Phase 1.

END OF COMMENTS

Sincerely,

A handwritten signature in black ink, appearing to read 'Vincent D. Musat', written over a horizontal line.



4.6.16

Vincent D. Musat, P.E., LEED AP BD+C  
Senior Project Engineer  
Doucet & Associates, Inc.  
TBPE Firm # 3937

Cc: Frank T. Phelan, P.E./Jay Engineering with enclosures

JOHNSON TRAIL  
(R.O.W. VARIES)

1.0 ACRES  
TOWN OF HOLBROOK  
000, 411, 2017008484  
D.P.L.T.C.T.

1.38 ACHES  
TOMMY HOLCOMB  
O.C. NO. 201-444444  
O.A.B.C.F.

LOT 3

1078 4

30.14 AGENCE  
GILBERT & EDWARD HOLF  
POB HQ, ZENITH3333  
G.P.O.C.C.

9 - 50' LOTS PROPOSED  
12 - 40' LOTS EXISTING

JOHNSON F	(60' 2.0.W.)
-----------	--------------

JOHNSON ROAD (60' R.O.W.)

2. NO AGENTS  
HUE LAM BUREAU OF CHINESE, INC.  
FOR THE TECHNICAL  
O.P. 1-1-1

4.20 ACRES  
ROBERT BLAISE  
VOL 1238, PG. 1382  
R.P.B.T.

20 276 15357  
AUGUST 1962, 11:1  
0:10, 11:1, 12:00, 12:10  
2 0 4 7 2 1

WILLIAMSON & CO.  
11100 1/2 ST.  
ST. LOUIS, MO.

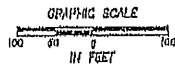
ROSE HILL  
CEMETERY

4.3 6073  
2075 10.2 627047  
61744321 20.10  
70. 70. 70. 31  
01. 33. 20. 473  
2.7.57

2017年1月  
2017年1月  
2017年1月

CREAK 137429  
TECH CAC  
O. 200200072  
P.R.T.C.T.

LOT 5



LOT 1

FEMA FLOODPLAIN

B.O.D. CENTERLINE  
101'51" E 1975.82'

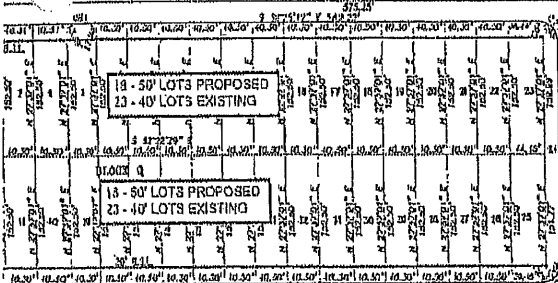
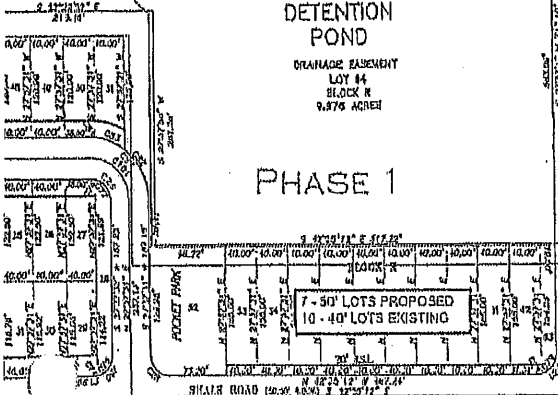
ZONE A

0.922 ACRES  
CONTINENTAL HOMES OF TEXAS, L.P.  
DOC. NO. 2016  
O.P.R.T.C.T.

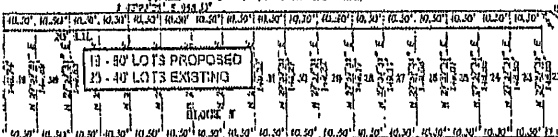
DETENTION  
POND

DRAINAGE BASIN  
LOT 84  
BLOCK N  
9.874 ACRES

PHASE 1



PHASE 2



N 81°23'51" W 320.50'  
N 82°04'15" W 129.50'

11.167 ACRES  
JUAN ANTONIO DE LA ROSA  
DOC. NO. 20012190  
O.P.R.T.C.T.

11.167 ACRES  
JOSH GONZALEZ SERVICE  
DOC. NO. 200175412  
O.P.R.T.C.T.

TOTAL EXISTING 40' RESIDENTIAL LOTS - 299  
TOTAL PROPOSED 30' RESIDENTIAL LOTS - 231  
NET LOSS OF RESIDENTIAL LOTS - 68  
PERCENTAGE OF LOTS REMOVED - 22.7%

11.167 ACRES  
JOSH GONZALEZ SERVICE  
DOC. NO. 200175412  
O.P.R.T.C.T.

S 28°10'22" W  
106.57'  
(3 28°10'22" N)  
(176.17')

0.46 ACRES  
PULSED UTILITY EASEMENT  
RIC-MANLY LTD.  
DOC. NO. 200115750  
O.P.R.T.C.T.

19.66 ACRES  
APPROXIMATELY 6.11 ACRES

BLOCK 9  
LOT 134  
3.378 ACRES  
DRAINAGE EASEMENT

STONEWATER SUBDIVISION  
PHASE 1-A  
DOC. NO. 201100115  
O.P.R.T.C.T.

SHEET

2

2 OF 13

FOR INFORMATION  
PURPOSES ONLY



BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8335 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
TELE: 512.374.9722 FAX: 512.873.9743  
FIRM REGISTRATION CERTIFICATE #10015100  
scott@baseline@austin.tx.com

# STONEWATER NORTH PRELIMINARY PLAT

Prepared by: S. V. G. & Associates, Inc. (Date: 04/06/12)

Scale: (Vertical)

Checked by:

SHEET

01 of 02

**C**

March 16, 2016

Vincent D. Musat  
Senior Project Engineer  
Doucet & Associates  
7401B Highway 71 West, Suite 160  
Austin, TX 78735

Re: First Final Plat Review for  
Stonewater Subdivision, Phase 8  
City of Manor, Texas

Dear Mr. Musat:

The first submittal of the Stonewater Subdivision, Phase 8 Final Plat prepared by Doucet & Associates and received by our office on March 8, 2016, has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Based upon the review our office can offer the following comments:

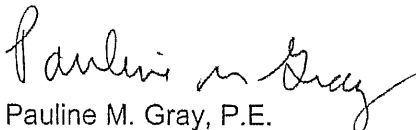
1. The year on signature blocks should be revised to 2016.
2. The City of Manor city secretary and mayor names are incorrect on the plat.
3. Proposed landscaped lots should be identified on the plat.
4. The proposed location of sidewalks for each street should be shown on the plat.

Please provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

Review of this submittal does not constitute a verification of 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.

Yours truly,



Pauline M. Gray, P.E.

PMG/s

Copy: Tom Bolt, City of Manor  
Scott Dunlop, City of Manor



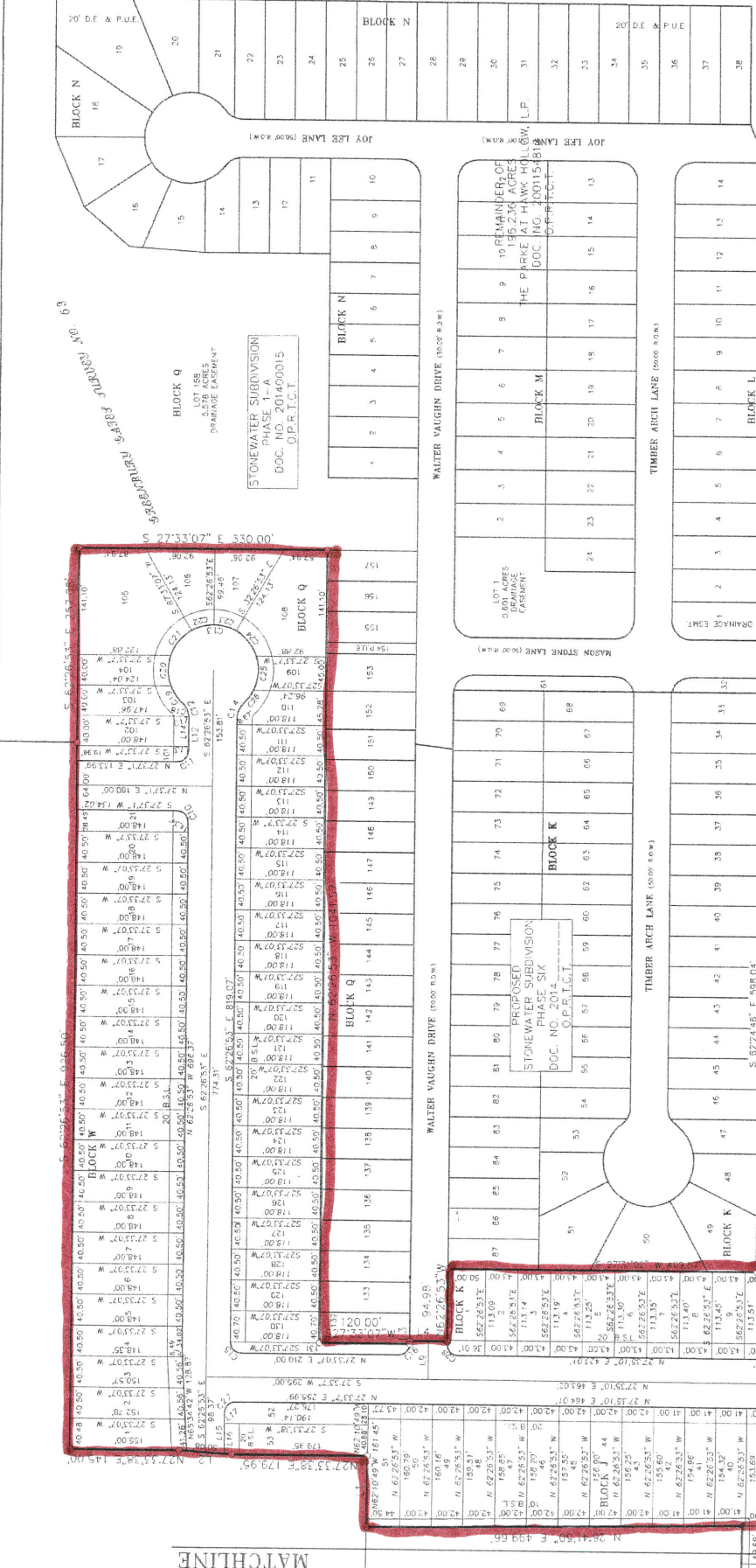
12.011 ACRES  
JUAN ANTONIO DE LA ROSA  
DOC. NO. 200423108  
O.P.R.I.C.T.

11.487 ACRES  
JOSH GONZALEZ BENITEZ  
DOC. NO. 200517812  
O.P.R.I.C.T.

REMAINDER OF  
196.236 ACRES  
THE PARK AT HAWK HOLLOW, L.P.  
DOC. NO. 2001154813  
O.P.R.I.C.T.

11.487 ACRES  
JOSH GONZALEZ BENITEZ  
DOC. NO. 200517812  
O.P.R.I.C.T.

11.487 ACRES  
JOSH GONZALEZ BENITEZ  
DOC. NO. 200517812  
O.P.R.I.C.T.



STONEWATER SUBDIVISION  
PHASE ONE  
DOC. NO. 200500219  
O.P.R.I.C.T.

STONEWATER SUBDIVISION  
PHASE SIX  
DOC. NO. 2014  
O.P.R.I.C.T.

STONEWATER SUBDIVISION  
PHASE SEVEN  
DOC. NO. 2015  
O.P.R.I.C.T.

STONEWATER SUBDIVISION  
PHASE EIGHT  
DOC. NO. 2016  
O.P.R.I.C.T.

2

**D**

November 9, 2015

City of Manor  
Attn: Scott Dunlop  
505 Barton Springs Road  
Austin, Texas 78704

**Re:   Lagos Master Planned Community  
      Planned Unit Development – Letter of Intent  
      SE corner of FM 973 and Blake Manor Road  
      Manor, Texas 78653**

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. The proposed Lagos Master Planned Community is located at the southeast corner of FM 973 and Blake Manor Road in Manor, Texas and Travis County. The existing property is approximately 700 undeveloped acres. The site consists of approximately 146 acres within the City of Manor's jurisdiction, with the remainder residing in the City of Austin.

The proposed development intends to provide single family housing in the style of a lakefront community. The majority of the proposed single family residences will be located next to ponds and lakes to offer a better living experience than a typical subdivision. In addition to the single family lots, multi-family apartment units, retail lots, restaurants, public parks, and other amenities are included in the scope of the development. Manor ISD has been coordinating to construct a new elementary school in the Lagos property as well.

A typical zoning classification is not conducive to providing this variety of uses in an efficient or aesthetically pleasing manner. In order to adequately and responsibly meet the needs of the citizens of Manor, the Lagos property is undergoing the rezoning process, in order to be classified as a Planned Unit Development (PUD). PUD zoning allows for a more flexible and fluid community as well as a better dispersion of uses throughout the proposed development.

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

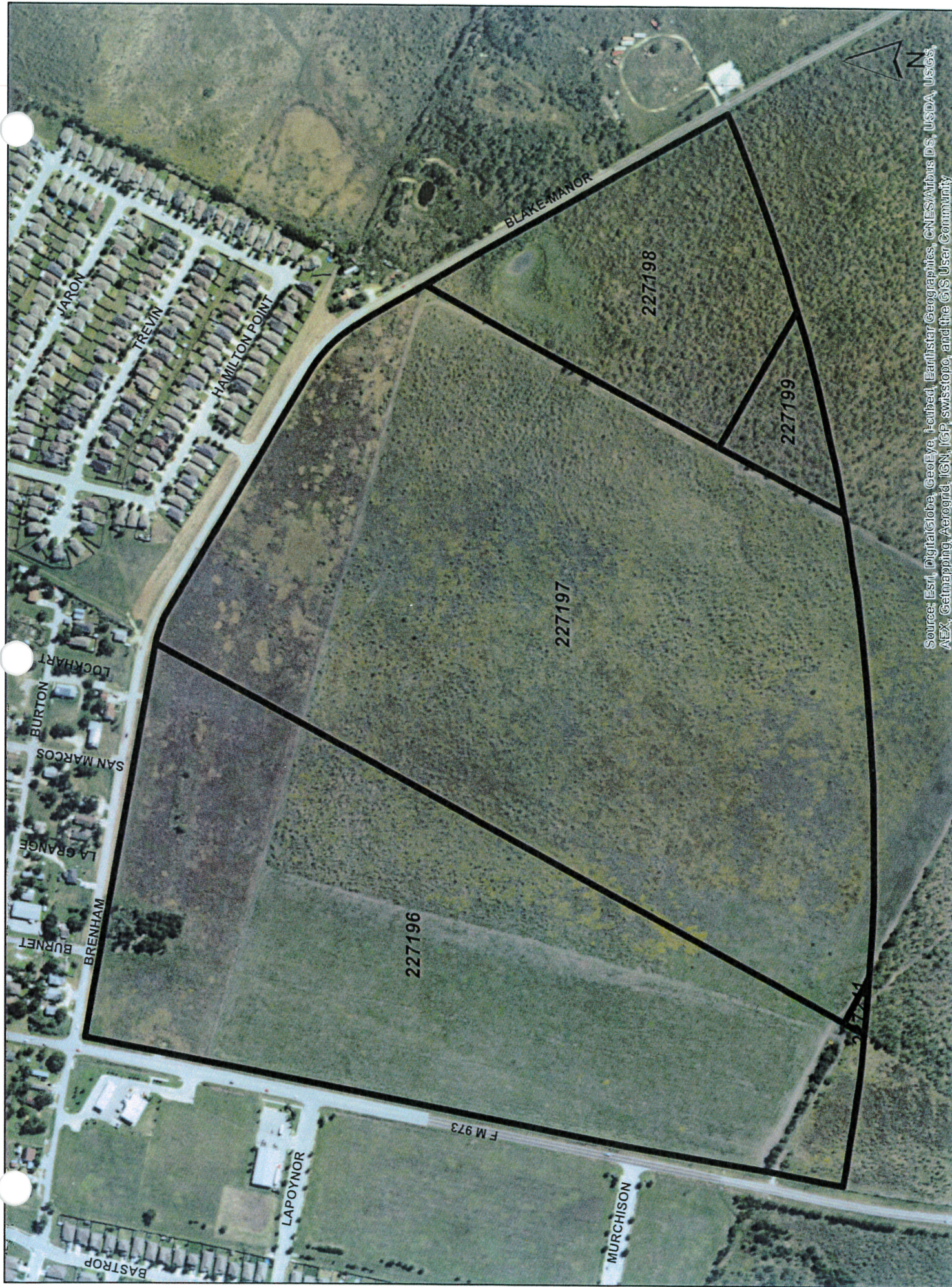
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



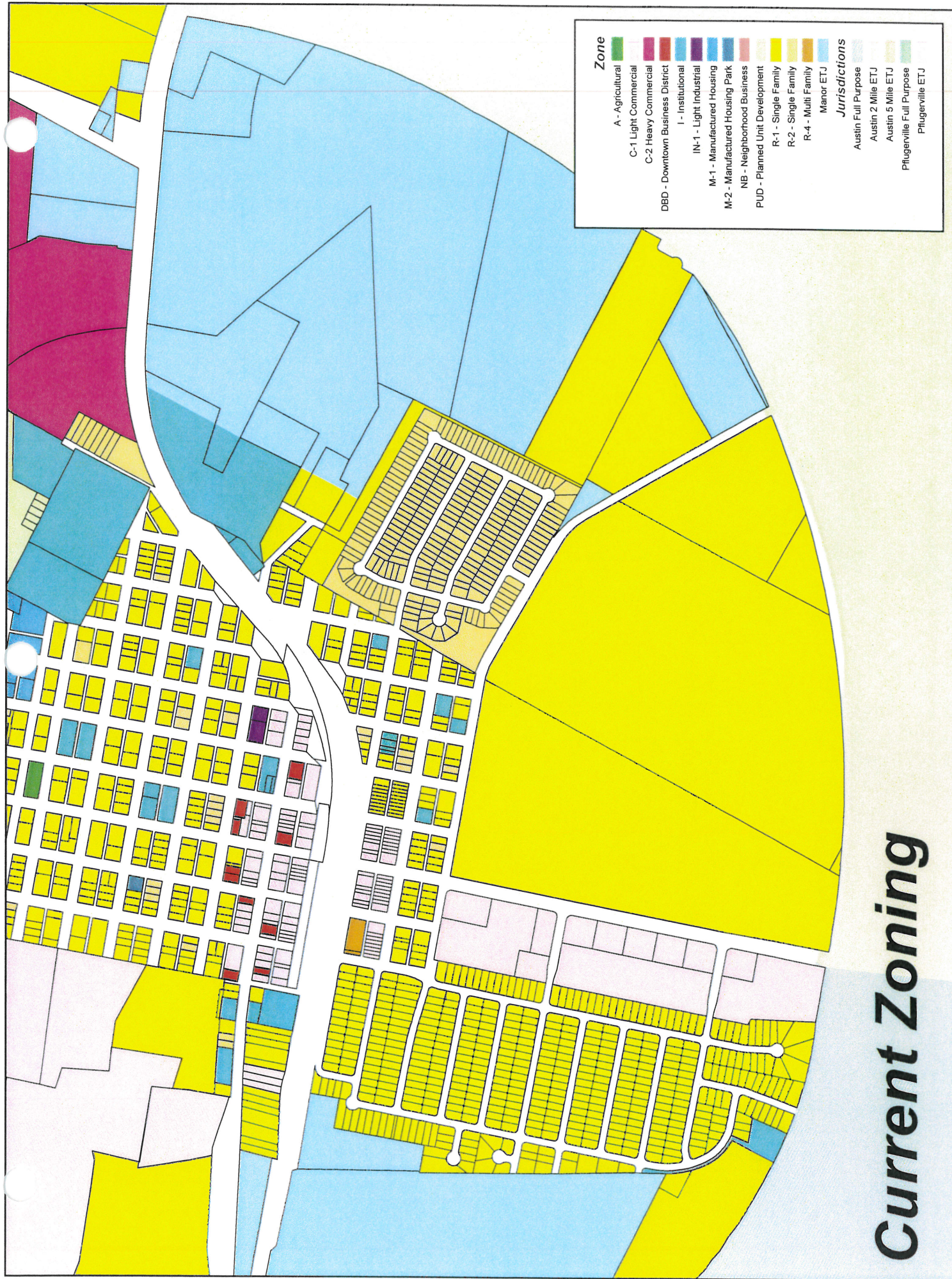
Robert J. Smith, P.E.  
Senior Project Manager



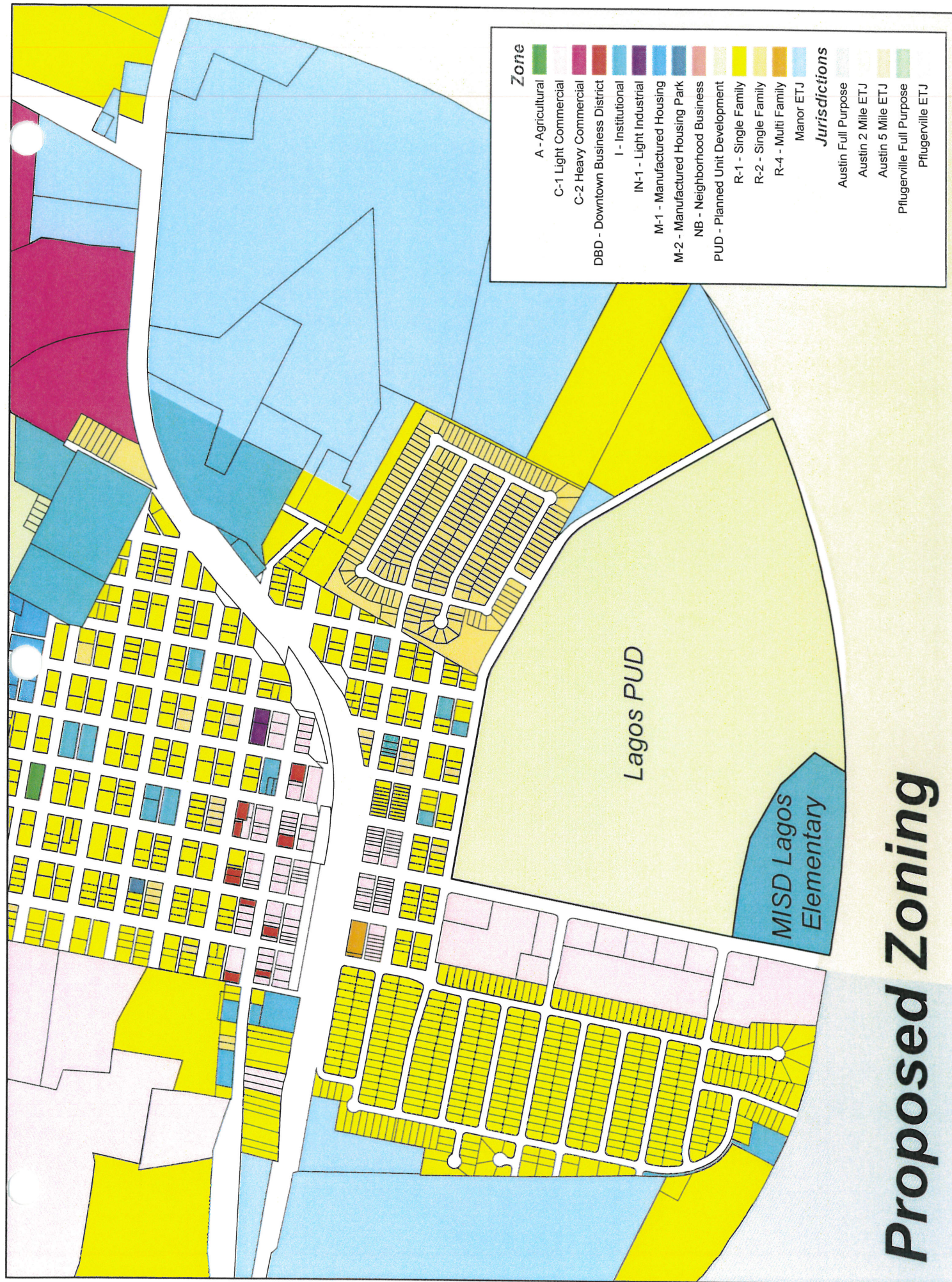


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community









**Zone**

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

**Jurisdictions**

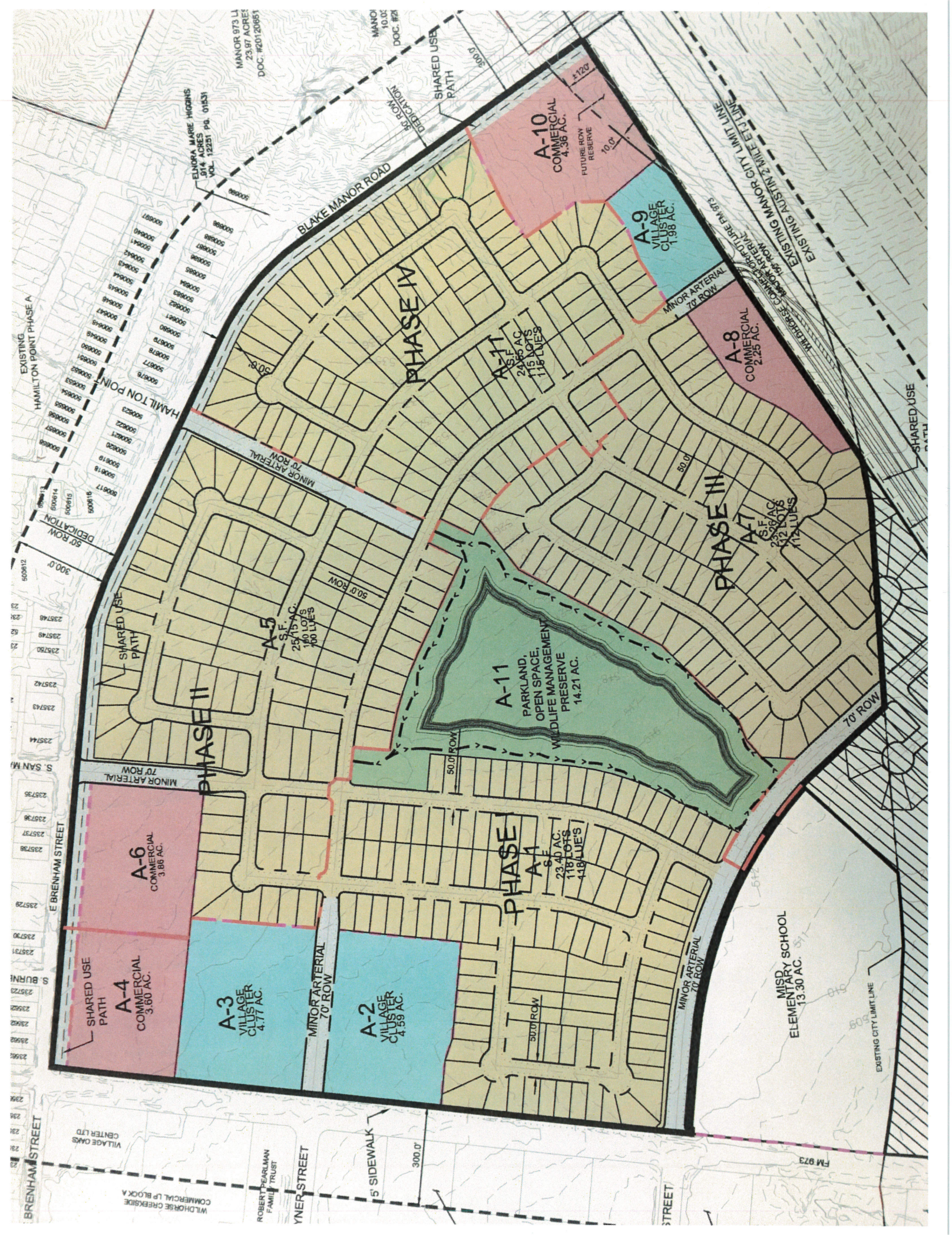
- Austin Full Purpose
- Austin 2 Mile ETJ
- Austin 5 Mile ETJ
- Pflugerville Full Purpose
- Pflugerville ETJ

Lagos PUD

MISD Lagos  
Elementary

# Proposed Zoning







# Kimley»Horn

December 16, 2015  
City of Manor  
Attn: Tom Bolt  
105 E Eggleston St.  
Manor, TX 78653

**RE: Lagos Master Planned Community PUD**

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. The proposed Lagos Master Planned Community is located at the southeast corner of FM 973 and Blake Manor Road in Manor, Texas and Travis County. The existing property is approximately 700 undeveloped acres. The site consists of approximately 146 acres within the City of Manor's jurisdiction, with the remainder residing in the City of Austin.

The proposed development is seeking to be classified under the Planned Unit Development (PUD) zoning district in order to allow for a better community than conventional zoning would permit. The City of Manor Zoning Ordinance claims that "the purpose and intent of the Planned Unit Development District is to provide a flexible, alternative procedure to encourage innovative and imaginative designs for the unified development of the property." The City of Manor specifies seven main goals of PUD zoning that potential developments must accomplish. These have been presented and clarified below.

**(i) To allow development which is harmonious with nearby areas**

The Community is strategically located at the intersection of Blake Manor Road and FM 973. In 2011, Travis County voters approved nearly \$30,000,000 of roadway construction bonds to construct, in full or in part, a major roadway connector network including Wildhorse Connector Phases 1 and 2 which will bridge Gilleland Creek thereby tying the heart of Lagos to Parmer Lane, SH 130 and the Highway 290 Manor Expressway as well as the City of Manor's major north south arterial, FM 973, and to Blake Manor Road, the gateway road to southeast Travis County.

Because of the fact that the property resides in both Manor and Austin jurisdiction, the PUD zoning district would allow the Lagos development to more easily bridge gaps between municipalities and maintain a consistent and fluid community. The flexibility that PUD zoning allows will be invaluable as the previously mentioned roadway connector network comes into fruition and the City of Manor continues to grow.

**(ii) To enhance and preserve areas which are unique or have outstanding significance**

The rich cultural history of the area around Manor and eastern Travis County, will be researched, and preserved as areas develop. Components of cultural historic assets acquired will be catalogued and set in educational kiosks and displays throughout the Community to help educate the public on the many cultures that have existed on the fertile land that is Lagos.

The Gilleland Creek Greenway is a keystone in the City of Austin and Travis County's Parks and Open Space plan. Lagos shares nearly a mile of border with the future Gilleland Greenway. Numerous improvements including trail heads, parking, trails, play fields, lakes, wildlife habitat, nature educational exhibits, habitat enhancement or playscapes could be developed.

In addition to these preservation areas, Lagos will incorporate food and nature garden sites, to develop all age awareness of nature at work and how food grows and benefits the community.

### **(iii) To provide an alternative for more efficient use of land and infrastructure**

Wildlife water fowl habitat and natural areas will be integrated into each of the strategically placed habitat lakes that will be maintained at constant levels such that they will act as wildlife and waterfowl attractants and will also be part of a complex, state-of-the-art water quality system. Providing wet pond storm water bio-filtration during rain events, these ponds will serve many uses, including water quality, wildlife management, and public use and enjoyment for young and old alike. These ponds are systematically organized to reduce storm sewer infrastructure cost and provide aesthetic improvements to the community that typical stormwater management facilities cannot provide.

The City of Manor requires 5% of a site area be dedicated as parkland in a typical subdivision. This would equate to roughly 7.3 acres of the Lagos development within the City of Manor. At this time, approximately 14 acres are being dedicated as parkland, open space, and a wildlife management preserve. None of the parkland lies in a floodplain, and the area resides in the heart of the development – allowing for a greater, more convenient greenspace for the entire community.

The Lagos development intends to dedicate 50 feet of right of way for future expansions to Blake Manor Road, and has established a future right of way reserve as wide as 120 feet for a potential expansion to FM 973 at the southeast corner of the property. Safety is paramount in any development, and Lagos is dedicating this land to help ensure that the roadways surrounding it can provide adequate capacity for Manor's growing needs. Internal streets will be designed per the City of Austin Transportation Criteria Manual, and several minor arterial roadways with 70 feet of right of way will be used to provide access to the development.

### **(iv) To encourage harmonious and coordinated development**

Substantial 6, 8 and 10 foot wide bicycle and pedestrian trails will be able to be developed connecting the Highway 290 "Manor Expressway" trail to the Austin to Manor Rail Trail; the Parmer Lane trails, the WildHorse Connector and the future Gilleland Creek Greenway Trails, as well as numerous neighborhood trails within Lagos connecting neighborhoods, schools, businesses and community assets.

Numerous lakes, parks; some with improved Playgrounds and Playscapes, will be developed along public roadways and trails. Playground facilities will be all-age and all-ability accessible. A number of multi-use play fields would be developed for neighborhood sports activities, including soccer, softball, little league, basketball, football, lacrosse, and other activities.

**(v) To facilitate the analysis of the effect of the development upon the economy and area**

The most evident way that the Lagos Master Planned Community will provide improvements to the surrounding area and the City as a whole is in the additional residents that the development will serve. These residents will bring additional commerce and connection throughout the City.

The development will add to the tax base of the City, both through residents of Lagos and through businesses using the proposed commercial space. As the Lagos development is abutting several major roadways within the City, it makes logistical sense to offer a diverse set of uses in the area. The future roadway connector network will only increase the opportunity for the Lagos development to make a positive impact on both the City economy and the residents themselves.

**(vi) To provide and result in an enhanced residential and/or work environment**

Lagos' development will center around a series of man made lakes, embedded within the Community. These lakes will provide visual and recreational amenities for the public, in general, and the residents specifically. Lake front home sites will be very desirable.

Many of the lakes in Lagos will contain fishery habitats, with hydrophilic vegetation strategically designed to promote game fish development suitable for catch and release enjoyment. The lakes will be designed and built with many public amenities, including educational pavilions, fishing points, picnic points and knolls and water front park spaces. The lakes' interpretive center and surrounding wildlife habitat will be maintained by the Lagos Gilliland Wildlife Habitat Conservation Foundation.

**(vii) To achieve overall coordinated mixed-use developments**

The draught of the last three years has taken its toll on the riparian woodlands along Gilleland Creek within the planned Greenway. Nearly 50% of the mature trees in some areas have perished. The Lagos development would facilitate a professional reforestation program in conjunction with the planned park and greenway improvements listed above.

The Lagos development also proposes space dedicated to village clusters – a detached low density multi-family area. Tentative densities from these areas is approximately 10 units per acre. Somewhat akin to town homes, these clusters will allow for more options for potential residents of the Lagos development. Rather than construct apartment complexes side by side with single family residences, the Lagos development aims to use village clusters to diversify the property. Typical zoning regulations would not easily allow for this solution.

## Subdivision Variances Requested

The Subdivision Variances requested for the Lagos PUD are as follows:

1. An aerial photograph may be submitted at the preliminary plat stage rather than a tree survey.
2. An inventory of significant trees that identifies the number of significant trees by category (trees 18 inches in caliper or larger and trees between 8 and 18 inches in caliper) to remain during construction and the number of significant trees in each category designated to be removed during construction shall be permitted with construction plans.
3. 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.
4. 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.
5. The minimum lot area and lot width requirements (including the percentage of total lots within the master land plan that are permitted to be of such minimum lot area and lot width category), height and setback requirements, lot coverage requirements, parking requirements, and landscaping requirements 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 or as set forth in the pud variances for lots within the pud and the corporate boundaries of the city.
6. Lots shall not be required to face a similar lot across the street.
7. 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.
8. The construction of sidewalks in residential and commercial areas need not be completed prior to final approval and acceptance of a final plat, but must be completed prior to the issuance of a certificate of occupancy or within 2 years from the approval of the final plat. A cost estimate for the construction of any sidewalks in residential areas not constructed prior to the final approval and acceptance of the final plat shall be prepared and a bond for 110% of such costs shall be posted with the city. Each year the developer and city may agree to the additional sidewalks in residential areas that were completed during the previous year and reduce the amount of the bond to reflect the construction costs of the sidewalks that have been completed. Sidewalks in residential areas not completed prior to the end of the 2-year period shall be completed by the developer or by the city with the bond funds. Failure to provide sufficient bonds or complete the sidewalks in residential areas shall not obligate the city to build sidewalks. The construction of sidewalks in non-residential areas shall be completed during subdivision construction.
9. Lot frontage widths of single-family lots shall be as follows:
  - a. Not more than 45% of such lots, not including cul-de-sac lots, may have a lot frontage width of not less than 40 feet.

- b. 55% or more of such lots, not including cul-de-sac lots, shall have a lot frontage width of 50 feet or greater.
  - c. Any cul-de-sac lot shall have a lot frontage width of no less than 30 feet.
- 10. The minimum single-family residential lot shall be 6,000 feet.
- 11. Front setbacks for single-family residential lots shall be staggered as follows:
  - a. 40% of all lots within the property shall have a set back of 20 feet from the front property line.
  - b. 20 % of all lots within the property shall have a set back of 22.5 feet from the front property line.
  - c. 20% of all lots within the property shall have a set back of 25 feet from the front property line
  - d. 20% of all lots within the property shall have a set back of 27.5 feet from the front property line.
- 12. Single-family residential lots have a minimum side set back of five (5) feet for each lot.
- 13. Single-family residential lots have a minimum rear set back of ten (10) feet for each lot.

## **Zoning Variances Requested**

The Zoning Variances requested for the Lagos PUD are as follows:

### **1. Apprvoed Land Uses**

The land uses shown on the master plan shall be permitted. Changes to the location of the land uses shown on the master plan shall be granted by the planning and zoning commission if: (a) the proposed land uses are consistent with the following table; or (b) the change in location of land uses does not result in a higher density use than the use shown on the master plan. Any application for a change in location of land uses is deemed approved if the planning and zoning commission does not disapprove it within 30 days after the date the application is filed with the city secretary. If the planning and zoning commission disapproves an application for a change of land uses, then the applicant may appeal that disapproval to the city council. The city council will act on the appeal within 30 days of the date the appeal is filed with the city secretary.

**TABLE 1: SITE DATA AND ACREAGES**

LAND USE	ACREAGE	PERCENTAGE OF TOTAL ACREAGE
SINGLE-FAMILY RESIDENTIAL (R-2*)	96.4	65.92%
VILLAGE CLUSTER RESIDENTIAL (R-3)	11.4	7.76%
COMMERCIAL (C-1 AND C-2)	14.1	9.63%
OPEN SPACE (OS)	14.2	9.72%
MAJOR ROADWAYS	10.2	6.97%
TOTAL	146.2	100%

## 2. Minimum Lot Size, Height and Placement Requirements

**TABLE 2: SETBACK, HEIGHT, AND LOT WIDTH INFORMATION**

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
R-1*	25	10	15	25	6,000	50-60	35
R-2	20	5	15	10	7,200	50	35
C-1	25	7	15	15	5,750	50	60
OS	25	10	15	25	7,500	60	35

Note: single-family development will follow setback and height guidelines for the r-2 zoning district, but will allow for a minimum lot size of 6,000 square feet for a portion of the development.

## 3. Lot Coverage

**TABLE 3: ALLOWABLE LOT COVERAGE**

LAND USE	MAIN BUILDINGS	MAIN AND ACCESSORY BUILDINGS
R-2*	40%	50%
R-3	40%	50%
C-1 AND C-2	60%	70%
OS	50%	60%

## 4. Parking

Off-street parking for more than five vehicles and loading areas shall be effectively screened by a private fence, hedge, planting or natural vegetation or topography on each side which adjoins land designated for a residential use or a residential use.

## 5. Landscaping

The following percentage of the net area of each lot shall be landscaped. The net lot area shall equal the total lot area less the area to be left unimproved because of the existence of natural features that are worthy of preservation or that would make improvements impractical.

**TABLE 4: LANDSCAPING REQUIREMENTS**

LAND USE	NET LOT AREA
R-2*	SEE NOTE
R-3	20%
C-1 AND C-2	15%
OS	20%

Note: minimum landscape requirements for each lot within a single-family, dwelling, or a manufactured home, shall be a minimum of two (2) two-inch trees, six (6) two-gallon shrubs and lawn grass from the property line to the front two (2) corners of the structure. Residential structures on reverse frontage lots shall also be required to screen the rear of the structure from the abutting highway, access road, or other public right-of-ways.

Landscaping placed within public right-of-way shall not be credited to the minimum landscape requirements by this section unless the developer and the city negotiate a license agreement by which the developer assumes the responsibility for the maintenance, repair and replacement for all landscaping located within the public right-of-way.

## 6. Maximum Density

**TABLE 5: ALLOWABLE MAXIMUM DENSITIES**

LAND USE	MAXIMUM DENSITY
R-3	10 UNITS PER ACRE
C-1 AND C-2	1.8 TO 1 FAR

Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.  
Senior Project Manager



# Kimley»Horn

December 16, 2015  
City of Manor  
Attn: Tom Bolt  
105 E Eggleston St.  
Manor, TX 78653

**RE: Lagos Master Planned Community PUD Plan**  
**Comments received via email**

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by Scott Dunlop on November 16, 2015. The original comments have also been included below for reference.

City of Manor - Scott Dunlop - 512-272-5555
---

1. We're looking for how this zoning achieves the purposes and objectives set forth in the zoning ordinance (185 Sec 49(a)(i-vii)). Also in return for deviating from traditional zoning standards there has to be an increase in another public amenity; like additional improved parkland, better streets, amenity centers available to the entire city, etc. These need to be explicitly detailed so Council and determine if the PUD zoning is more beneficial than traditional zoning.

Response: Please see the attached letter highlighting the vision of the proposed Lagos community. Descriptions of proposed benefits and tangible examples are provided in this document. These uses convey that PUD zoning would be more beneficial than traditional zoning, especially as the City of Manor continues to grow.

2. The types of land uses need to be described too, like is it single-family detached or attached and what are village clusters envisioned to be?

Response: All areas marked as single family on the exhibit will be dedicated to detached single family housing. The Village clusters are envisioned to be somewhat similar to town homes at an approximate density of 10 living units per acre. These residences are envisioned to be detached – our client feels that this option is a better fit for the rest of the community than a typical multifamily apartment complex.

3. There's also note 10 that states the minimum lot size is 4,000 sq ft. for single-family but the chart says 6,000.

Response: Note 10 has been corrected to match the chart.

Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "R. J. Smith", with a long horizontal stroke extending to the right.

Robert J. Smith, P.E.  
Senior Project Manager

December 24, 2015

Mr. Tom Bolt  
Director of Development Services/City Manager  
City of Manor  
P.O. Box 387  
Manor, TX 78653

Re: Master Plan Review for  
Lagos PUD  
City of Manor, Texas

Dear Mr. Bolt:

The first submittal of the Master Plan for Lagos PUD prepared by Kimley-Horn and Associates and delivered to our office on December 18, 2015, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. Based upon our review, we can offer the following comments:

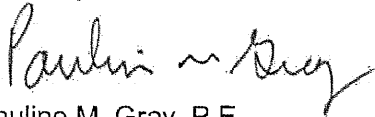
1. The Master Plan should be retitled Preliminary Site Plan.
2. A Preliminary Site Plan of the entire property should be submitted. Section 49(e) of the City of Manor Zoning Ordinance 185 requires that a **Preliminary Site Plan of the entire property** within the Planned Unit Development be submitted in order for the Commission to study and review the plan prior to any recommendation to, or consideration by, the City Council of the Planned Unit Development district ordinance.
3. Section 49(e)(iii)(B) requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
4. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided per Section 49(e)(iii)(C).
5. Section 49(e)(iii)(D) requires that details for the provision of a safe and efficient vehicular and pedestrian circulation system be provided.
6. The design and location of proposed off-street parking spaces and loading facilities are not indicated on the plan as required by Section 49(e)(iii)(E) of Zoning Ordinance 185. Off street parking and loading facilities must be indicated on the plan in order to ensure that all such spaces are usable and are safely and conveniently arranged.
7. Section 49(e)(iii)(F) requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

8. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by Section 49(e)(iii)(G) of the Zoning Ordinance.
9. Section 49(e)(iii)(H) requires that details of the use of landscaping and screening be provided with the preliminary plan in order demonstrate that adequate buffers are provided to shield lights, noise, movement or activities from adjacent properties when necessary and to show that the landscaping and screening complement the design and location of buildings and are integrated into the overall site design.
10. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.
11. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

Please provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

Please call if you have any questions or need additional information.

Sincerely,



Pauline M. Gray, P.E.

Copy: Robert J. Smith, P.E., Kimley-Horn and Associates  
Scott Dunlop, City of Manor

PMG/s

PN 100-986-10



# Kimley»Horn

February 17, 2016  
Jay Engineering Company, Inc.  
Attention: Pauline M. Gray, P.E.  
P.O.Box 1220  
Leander, Texas 78646

## **RE: Preliminary Site Plan review for Lagos PUD City of Manor, Texas**

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by Pauline M. Gray, P.E., letter dated on December 24, 2015. The original comments have also been included below for reference.

1. The Master Plan should be retitled Preliminary Site Plan.

**Response: The exhibit title has been revised upon discussions with City of Manor staff on January 12, 2016.**

2. A Preliminary Site Plan of the entire property should be submitted. Section 49(e) of the City of Manor Zoning Ordinance 185 requires that a **Preliminary Site Plan of the entire property** within the Planned Unit Development be submitted in order for the Commission to study and review the plan prior to any recommendation to, or consideration by, the City Council of the Planned Unit Development district ordinance.

**Response: The attached preliminary site plan has been revised to meet the requirements set forth in Section 49(e) of the City of Manor Zoning Ordinance.**

3. Section 49(e)(iii)(B) requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.

**Response: Please find attached a copy of an environmental assessment of the Lagos property compiled by SWCA Environmental Consultants, dated June 2014. This assessment details the hydrogeologic conditions of the Lagos property, as well as on-site floodplain, critical environmental features, critical water quality zones, and other notable natural features. Kimley-Horn has taken care to consider these features when creating the preliminary site plan, and intends to use the findings of the SWCA report to develop the property in a responsible manner. This report should provide sufficient information to satisfy section 49(e)(iii)(B).**

4. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided per Section 49(e)(iii)(C).

**Response:** Notes have been added to the preliminary site plan to clarify that the requirements of Section 49(e)(iii)(C) will be sufficiently met. The Proposed development intends to continue harmonious use with the adjacent Hamilton point subdivision by providing right of way for future widening of E Brenham Street and Blake Manor Road to ensure adequate access and prevent congestion. The proposed internal street network ties in with existing roadways adjacent to the property to provide a smooth and seamless transition from one property to the next. The commercial tracts will provide restaurants and retail space for nearby residents to enjoy, and offices to provide additional jobs in the area. More information will be provided in the final design of the site.

5. Section 49(e)(iii)(D) requires that details for the provision of a safe and efficient vehicular and pedestrian circulation system be provided.

**Response:** The preliminary site plan now details the circulation system throughout the property. Street sections will be laid out to meet the guidelines specified in the City of Austin Transportation Criteria Manual to ensure that vehicular and pedestrian circulation through the development satisfies section 49(e)(iii)(D) of the City of Manor Zoning Ordinance.

6. The design and location of proposed off-street parking spaces and loading facilities are not indicated on the plan as required by Section 49(e)(iii)(E) of Zoning Ordinance 185. Off street parking and loading facilities must be indicated on the plan in order to ensure that all such spaces are usable and are safely and conveniently arranged.

**Response:** The preliminary site plan has taken the requirements of section 49(e)(iii)(E) into consideration. All parking and loading facilities will meet municipal requirements, including requirements set forth in the City of Austin Transportation Criteria Manual as required, and ensuring adequate ADA parking spaces are provided. Notes clarifying these regulations have been added to the preliminary site plan.

7. Section 49(e)(iii)(F) requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

**Response:** A preliminary trip generation analysis has been provided as part of the submittal package. As there is some uncertainty concerning the exact uses of the commercial parcels at this time, a breakdown of 75% office, 5% restaurant, and 20% retail was assumed for the trip generation. The Floor to Area ratio of these uses were assumed to be 0.4 for office, 0.2 for restaurant, and 0.25 for retail uses. These assumptions are specified on the preliminary site plan as well. The forthcoming Lagos TIA will analyze the trip generation and other traffic impacts more thoroughly.

Streets have been designed to meet the City of Austin Transportation Criteria Manual in regards to minimum radii, right-of-way widths, etc. The street network is now shown on the preliminary plan to satisfy the requirements of section 49(e)(iii)(F).

8. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by Section 49(e)(iii)(G) of the Zoning Ordinance.

**Response:** The development includes right-of-way dedication to allow Blake Manor Road to be widened to a 4 lane major arterial per the City of Manor thoroughfare plan. In addition to this dedication, other potential roadway alignments were considered when creating the preliminary site plan. The future Wildhorse connector is displayed on the preliminary site plan. Additionally, the FM 973 realignment per the thoroughfare plan is displayed on the plan. Discussions with City staff and TXDOT are ongoing to determine the best manner to provide connectivity to the area. The forthcoming Lagos TIA will expound on these issues in greater depth.

9. Section 49(e)(iii)(H) requires that details of the use of landscaping and screening be provided with the preliminary plan in order demonstrate that adequate buffers are provided to shield lights, noise, movement or activities from adjacent properties when necessary and to show that the landscaping and screening complement the design and location of buildings and are integrated into the overall site design.

**Response:** Notes have been added to the preliminary site plan to clarify the landscape requirements for the development. Lights, noise, movement and other activities will be shielded from adjacent properties. The commercial and village cluster tracts will be designed and planned to accommodate these requirements as well. More information concerning specific landscaping and screen walls will be provided with the final design.

10. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.

**Response: Open space areas are now shown and labeled on the preliminary site plan. The open space area intends to provide a variety of amenities to the development, including fishing ponds with trails along the banks and a natural greenspace for the residents to enjoy.**

11. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

**Response: A table detailing the LUE's generated by the development has been added to the preliminary site plan. Please see the attached water and wastewater calculations for additional information. In regards to the commercial lots, the same assumptions for the preliminary trip generation analysis were used to determine LUE's.**

Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.  
Senior Project Manager



# Kimley»»Horn

## Project Number

2/17/2016 1:41 PM Planner Sheet

# LAGOS PLANNED UNIT DEVELOPMENT - MANOR

## WATER CAPACITY CALCULATIONS

### Population:

	LUE's	People per LUE	Total Pop.
	678.00	3.5	2,373.00
Total	678.00		2,373.00

*Data from City of Austin Utility Criteria Manual*

Peak hour demand 900 Gal/Person/Day = 0.00139 cfs

Peak Daily Demand 530 Gal/Person/Day = 0.00082 cfs

### Calculations

Total Peak Hour Demand 2,135,700 Gal/Day or 1,483.13 gpm = 3.30 cfs

Total Peak Daily Demand 1,257,690 Gal/Day or 873.40 gpm = 1.95 cfs

### Fire Flow

*Sprinkler Reduction Used*

Anticipated Fire Flow Demand 1,500.00 gpm = 3.34 cfs

Duration of Fire Flow 2 hours

# LAGOS PLANNED UNIT DEVELOPMENT - MANOR

## WASTEWATER CAPACITY CALCULATIONS

### Design Criteria

#### Project Data

Development Size =

146.2 Acres

#### Population:

	LUE's	People per LUE	Total Pop.
	678.00	3.5	2,373.00
Total	678.00		2,373.00

Data from City of Austin Utility Criteria Manual

Wastewater Generation =

70 gal/person/day

Inflow and Infiltration =

750 Gal/ Acre\*Day

### Calculations

Total Avg Dry Weather Flow (F) -

166,110 Gal/day

or

115.35 gpm

Peaking Factor (Mp =)

3.53 Unitless

$$Mp = \frac{18 + (0.0206 * F)^{0.5}}{4 + (0.0206 * F)^{0.5}}$$

Min. Flow Factor (Mm =)

0.22 Unitless

$$Mm = 0.2 * (0.0144 * F)^{0.198}$$

Minimum Dry Weather Flow -

36,733.65 Gal/day

or

25.51 gpm

=

0.06 cfs

Peak Dry Weather Flow -

585,767 Gal/day

406.78 gpm

=

0.91 cfs

I&I Contribution -

109,635 Gals/Day

or

76.14 gpm

=

0.17 cfs

Total Peak Wet Weather Flow -

695,402 Gal/ Day

or

482.92 gpm

=

1.08 cfs

**Lagos**  
**706 Investment Partnership, Ltd.**  
**Wildlife Management Plan for 2015-2019**  
Site Visit Conducted on April 19, 2015  
Summary

Property Description:

± 681.192 acres in eastern Travis County off of FM 973 and Blake Manor Road, approximately 1 mile south of US Highway 290 in Manor, Texas. See attachment for specific Travis CAD account numbers.

Ownership:

706 Investment Partnership, Ltd.  
9900 Hwy 290 E  
Manor, TX 78653

Current Use:

Valued under 1-d-1 open spaces agricultural use appraisal.

Planned Use:

Wildlife management for active recreational use and passive aesthetic enjoyment; to be valued under 1-d-1w wildlife management use appraisal.

Target Indigenous Species:

Songbirds  
Mourning Dove  
White-tailed Deer  
Wild Turkey

Planned Management Practices: (7 out of 7)

Habitat Control

1. Brush Management 2015-2019

Erosion Control

1. Pond Construction and Major Repair 2015-2024

Predator Control

1. Imported Red Fire Ant Control 2015-2019

Supplemental Water

1. Marsh/Wetland Restoration or Development 2015-2024
2. Well/Troughs/Windmill Overflow/Other Wildlife Waterers 2015-2024

Supplemental Food

1. Feeders and Mineral Supplementation 2015-2019

Providing Shelters

1. Nest Boxes, Bat Boxes 2015-2019
2. Brush Piles and Slash Retention 2015-2019

Making Census Counts to Determine Population

1. Songbird Transects and Counts 2015-2019

**Lagos**  
**706 Investment Partnership, Ltd.**  
**Wildlife Management Plan for 2015-2019**  
Prepared by PLATEAU Land & Wildlife Management, Inc.  
Site Visit Conducted on April 19, 2015

## **Property Description**

<b>Size</b>	+/- 681.192 acres
<b>Location</b>	eastern Travis County
<b>Nearest Town/Major Intersection</b>	1 mile south of US Highway 290 in Manor, Texas off of FM 973 and Blake Manor Road
<b>Shape</b>	Irregular
<b>Boundary Features</b>	The western boundary occurs along FM 973 while the northern boundary occurs along Blake Manor Road. All remaining boundaries occur along fence lines with neighboring tracts.
<b>Significant Water Features</b>	One large pond and two smaller tanks occur on the property. Numerous drainages bisect the property, typically draining from east to west.
<b>Terrain</b>	Gently sloping from east to west.
<b>Elevation</b>	Maximum - 560 ft MSL Minimum - 475 ft MSL
<b>Fencing</b>	Perimeter
<b>Wildlife Use Appraisal Region</b>	Eastern Edwards Plateau
<b>Ecological Region</b>	Blackland Prairie
<b>River Sub-Basin</b>	Lower Colorado-Cummins
<b>Major River Basin</b>	Colorado River
<b>Coastal Bay</b>	Matagorda Bay
<b>Average Rainfall for Area</b>	32-34 inches/yr

## **Current Habitat Description**

The Lagos property consists of two major habitat types including:

1. Old Pasture
2. Mixed Woodlands

### **Old Pasture**

#### Where It Occurs:

The overwhelming dominating habitat throughout the entire property is old pasture.

#### Canopy Layer:

Canopy cover within this habitat is extremely variable, dependant on the amount of regrowth, invasive mesquite. Scattered portions of the old pasture are nearly void of canopy species, and in some cases void of any wooded species. Mesquite has severely invaded the majority of the property, and is representative of the various age classes of growth. In some cases, hackberry, cedar elm, or bois d'arc can be found scattered amongst the dense mesquite layer.

Shrub Layer:

Mesquite can be found in large sections of similar structure, indicating previous efforts to control. Diversity is extremely low throughout with only a scattering of other species occurring. Prickly pear cactus, condalia spp., twist-leaf yucca, bumelia, and lime prickly-ash were seen scattered throughout, in extremely limited numbers.

Herbaceous Layer:

The herbaceous community is comprised of a mixture of weedy forbs and dense cool season grasses. Some patches are comprised almost entirely of weedy forbs such as croton, giant ragweed, silver-leaf nightshade, cocklebur, evening primrose, and Indian paintbrush. When grass is present, cool season grasses such as rescuegrass, Texas wintergrass, Japanese brome, and ryegrass are common with a scattering of warm season remnants such as silver bluestem and limited little bluestem.

Plants Observed/Expected:

<b>Trees</b>	<b>Shrubs/Vines/Succulents</b>	<b>Grasses/Forbs</b>
Mesquite Cedar elm Hackberry Bois d'arc Bumelia	Young mesquite Prickly pear cactus Bumelia Twist-leaf yucca Lime prickly-ash Flame-leaf sumac Condalia spp. Willow baccharis	Rescuegrass Texas wintergrass Ryegrass Japanese brome Coastal bermudagrass Silver bluestem Little bluestem Cocklebur Silver-leaf nightshade Evening primrose Indian paintbrush Erect gayfeather Western ragweed Croton Giant ragweed

**Mixed Woodlands**

Where It Occurs:

The mixed woodlands are found along the drainages, scattered fence lines, and a small woodland patch located along the northern boundary.

Canopy Layer:

Canopy within these woodlands is typically comprised of hackberry, mesquite, bois d'arc, bumelia, Texas ash, and occasional non-natives such as Chinese tallow and chinaberry.

Shrub Layer:

The understory shrub layer is often limited with low diversity. Young mesquite dominates the layer with scattered flame-leaf sumac, possumhaw, bumelia, condalia, and prickly pear cactus.

Herbaceous Layer:

The herbaceous community is limited within the denser habitats with only a scattering of grasses and forbs occurring. A few pockets of giant reed are present. Giant ragweed occurs along the edges of the woodlands and the old pasture habitats.

Plants Observed/Expected:

Trees	Shrubs/Vines/Succulents	Grasses/Forbs
Hackberry Cedar elm Bois d'arc Texas ash Bumelia Chinaberry Chinese tallow	Young mesquite Bumelia Prickly pear cactus Possumhaw Condalia Flame-leaf sumac Willow baccharis Greenbriar	Little bluestem Giant reed Giant ragweed Croton Various paspalums Virginia wildrye Texas wintergrass Frostweed

Management Priorities:

Numerous activities can benefit the wildlife on the property and can be broken to immediate action items. Those that will be more long-term will likely take a few years to initiate. Activities that will immediately benefit wildlife include the treatment of imported red fire ants, control of invasive mesquite, installation of nesting boxes for cavity nesting species such as wrens and titmouse, and providing permanent food and water sources a wide variety of wildlife. Eventually, the creation of scattered ponds and seasonal wetlands, which may be maintained by pumped water will provide valuable habitat for wildlife. The benefits of long-term mesquite control can be compounded by the planting a mixture of native trees and shrubs.

White-tailed Deer:

Based on discussions with the landowner, deer numbers are currently low. While deer are not a target species of this wildlife management plan and hunting is not a formal component of this plan, reducing deer numbers is encouraged as it will increase the abundance and diversity of seed-producing forbs (an important food source for a variety of seed eaters), encourage recruitment of important shrubs and trees (important cover and food sources for a variety of birds and mammals), and increase amounts of available forage for all wildlife. The use of corn or other supplemental feeders on properties where no hunting will occur is discouraged.

## Soil Types (from NRCS Soil Descriptions)

There are six main soil types located on the Lagos property in Travis County.

**Map unit:** FhF3 - Ferris-Heiden complex, 8 to 20 percent slopes, severely eroded

The Ferris, severely eroded component makes up 60 percent of the map unit. Slopes are 8 to 20 percent. This component is on linear gilgai on ridges on plains. The component is in the Eroded Blackland Pe 44-64 ecological site. This series consists of clay soils. Climax vegetation includes big and little bluestem, indiangrass switchgrass, wildrye, meadow dropseed, Texas wintergrass, silver bluestem Engelmann daisy Maximilian sunflower gayfeather black samson, bundleflower sensitivebrier neptunia prairie clovers, scurfpea, button snakeroot, and groundplum.

**Map unit:** HeD2 - Heiden clay, 5 to 8 percent slopes, moderately eroded

The Heiden, eroded component makes up 95 percent of the map unit. Slopes are 5 to 8 percent. This component is on linear gilgai on ridges on plains. This component is in the Blackland Pe 44-64 ecological site. This series consists of clay soils. Climax vegetation is little bluestem, big bluestem, indiangrass, and switchgrass; with Maximilian sunflower, Engelmann daisy, button snakeroot, bundle flowers, prairie clover, prairie parsley, Indian plantain, and gayfeather.

**Map unit:** HnB - Houston Black clay, 1 to 3 percent slopes

The Houston Black component makes up 95 percent of the map unit. Slopes are 1 to 3 percent. This component is on circular gilgai on ridges on plains. This component is in the Blackland Pe 44-64

ecological site. This series consists of clay soils. Climax vegetation is little bluestem, big bluestem, indiagrass, and switchgrass; with Maximilian sunflower, Engelmann daisy, button snakeroot, bundle flowers, prairie clover, prairie parsley, Indian plantain, and gayfeather.

**Map unit:** HnC2 - Houston Black clay, 3 to 5 percent slopes, moderately eroded

The Houston Black, eroded component makes up 95 percent of the map unit. Slopes are 3 to 5 percent. This component is on linear gilgai on ridges on plains. This component is in the Blackland Pe 44-64 ecological site. This series consists of clay soils. Climax vegetation is little bluestem, big bluestem, indiagrass, and switchgrass; with Maximilian sunflower, Engelmann daisy, button snakeroot, bundle flowers, prairie clover, prairie parsley, Indian plantain, and gayfeather.

**Map unit:** HoD2 - Houston Black gravelly clay, 2 to 8 percent slopes, moderately eroded

The Houston Black, eroded component makes up 95 percent of the map unit. Slopes are 2 to 8 percent. This component is on linear gilgai on ridges on plains. This component is in the Blackland Pe 44-64 ecological site. This series consists of clay soils. Climax vegetation is little bluestem, big bluestem, indiagrass, and switchgrass; with Maximilian sunflower, Engelmann daisy, button snakeroot, bundleflowers, prairie clover, prairie parsley, Indian plantain, and gayfeather.

**Map unit:** Tw - Tinn clay, 0 to 1 percent slopes, frequently flooded

The Tinn component makes up 95 percent of the map unit. Slopes are 0 to 1 percent. This component is on circular gilgai on flood plains on plains. The component is in the Clayey Bottomland Pe 44-64 ecological site. Climax vegetation supports oak, elm, hackberry, and ash with understory of grape, greenbrier, honeysuckle, and hawthorn. Virginia wildrye, switchgrass, eastern gamagrass, and beaked panicum occur with blood ragweed, ironweed, white crownbeard, and spiny aster.

## **Past History of Land Use and Wildlife**

The Lagos property has historically been used for agriculture and is valued under 1-d-1 open space valuation. The abundance of wildlife currently on the property provides both passive and aesthetic enjoyment for the landowner's family and friends.

## **Landowners' Goals**

The landowner intends to manage this land to the benefit of native wildlife and sustaining habitat including restoration to healthy community associations of Blackland Prairie woody and grassland species. It is their intention to restore and manage this land for increased biodiversity for the passive and aesthetic enjoyment afforded by the property. This healthy habitat will be managed primarily for the benefit of songbirds, white-tailed deer, Mourning Dove and ground-nesting birds such as Wild Turkey. While the target species of this plan are restricted to the above species, activities performed will benefit a wide variety of wildlife in addition to improving overall land health and ecological function. Because different portions of the property are suitable for different types of wildlife, actively managing for multiple species concurrently is consistent with wildlife management principles and will maximize overall benefit to wildlife.

## **Wildlife Management Plan**

Preparation and implementation of this wildlife management plan involves enumerating the target species, planned practices, and monitoring methods. This plan was prepared by Mark Gray, wildlife biologist, of Plateau Land and Wildlife Management, Inc. The site visit to gather information used for this plan was conducted on April 19, 2015.



## **Planned Wildlife Management Practices**

### **Habitat Control**

1. Brush Management. (2015-2019) Overgrowth of mesquite will be controlled to reduce density/prevent invasion and improve habitat for wildlife. Mesquite is a root-sprouter and requires chemical treatment or complete bud zone removal to achieve control. Chemical treatment method is dictated by the size and structure of the trees. Mechanical control involves uprooting the plant with a power-grubber or other grubbing attachment.

Large trees with rough bark should be treated with the cut-stump method that involves cutting the plant off at ground-level and immediately spraying the stump with a 15% mix of Remedy™ in diesel or Remedy RTU. This method may be used in conjunction with hydraulic shears to remove the above-ground portion of the plant. Shears with built-in herbicide application capabilities streamline the process. This treatment can be applied at any time of the year.

Trees with few basal stems (trunks emerging from the ground) and smooth bark can be treated using the low-volume basal spray method, which eliminates the need to cut the tree down prior to treatment. This involves spraying the lower 12-18 inches of each basal stem with a 15%-25% mix of Remedy™ in diesel or Remedy RTU. This method may be applied throughout the year, but best results are achieved during the growing season.

Young, regrowth plants (particularly those <8ft tall with many basal stems) can be quickly controlled by a foliar application of ½% Remedy and ½% Reclaim in water or a ¼%-¾% mix of Sendero herbicide in water. A surfactant such as methylated seed oil (MSO) and dye should be added to the mixture. This method should only be applied in the late spring/early summer once the leaves turn dark green and no new, light-green leaves are present on the plant.

All of these methods are detailed in the Brush Busters program for mesquite control (<http://texnat.tamu.edu/about/brush-busters/>). Brush management will annually affect a minimum of 10 acres. Receipts for chemicals, and a map indicating areas controlled each year will be available on request.

In addition, in order to provide cover and shelter for songbirds and other wildlife, young hardwoods will be planted and/or protected from deer browsing. Protecting young saplings with either fencing or slash material will allow these trees to grow and contribute to the tree layer. Excessive browsing by deer on important hardwoods is having a detrimental impact on woody plant diversity, including the Lagos property. Trees to protect include Spanish oak, Eve's necklace, hackberry, and escarpment black cherry. Maps of locations of plantings and protected areas along with photographs of protected plants will be available on request.

### **Erosion Control**

1. Pond Construction and Major Repair. (2015-2024) A series of small and larger ponds will be constructed for the purpose of controlling and preventing erosion while providing habitat diversity and wildlife benefits. These ponds will be supplemented year round by well water pumped directly on-site. Creation of shallow water areas as primary production wetlands will be undertaken where feasible. This activity will count for 10 years of credit upon completion as long as annual maintenance is performed. The pond construction areas is indicated on the attached map. Photos and associated records will be available on request.

## **Predator Control**

1. Imported Red Fire Ant (IRFA) Control. (2015-2019) The landowner is aware of the potential negative effect of Imported Red Fire Ants on wildlife populations due to food decrease and direct predation of bird nestlings and other wildlife. Imported Red Fire Ants will be monitored annually (fall or spring), and appropriate control measures will be taken in infested areas with non-toxic products (i.e. growth inhibiting, metabolic modifying, or hormone interrupting baits) as much as possible. Extinguish Plus is an effective and cost-efficient fire ant control bait for use on areas not intended for grazing beef cattle or other livestock used for feed. If treated areas are to be grazed by livestock to be used for human consumption, then regular Extinguish or a similarly approved product for grazing should be used. The bait should be applied at the rate of 2-5 tbsp/mound or according to label directions. Spring and fall mound applications produce the greatest effect. A minimum of 25 acres will be monitored and treated as needed annually. The treatment area is represented on the attached map. Records of areas treated and receipts for fire ant bait will be available upon request.

## **Supplemental Water**

1. Marsh / Wetland Restoration or Development. (2015-2024) Supplemental water will be provided in the form of shallow wetlands for songbirds, turkey, dove, deer, amphibians, and migratory waterfowl. This newly developed small seasonal wetland will not only provide supplemental water but will also help control erosion of the down slope area. The shallow areas will capture or slow a significant volume of water that washes down the uplands in large rainfall events. Efforts should be made to create a diversity of aquatic habitats (ex: deep pools, shallow mud flats, etc.) and to maximize the amount of edge by creating irregularly-shaped wetland sides. This activity will count for 10 years of credit upon completion. Maps and photos will be available on request.
2. Well/Trough/Windmill Overflow/Other Wildlife Watering Devices. (2015-2024) Supplemental water will be provided for songbirds, Wild Turkey, dove, and white-tailed deer through 3-4 wildlife water sources. The watering facilities will be enhanced for wildlife use by installing rock ramps or perch wire from the ground, over the trough lip, and to the bottom of the trough. The modifications will provide better access for small mammals, reptiles, and songbirds and a way to avoid drowning if water levels drop. Rainwater catchment will provide the water source for these devices designed specifically for wildlife. Water catchment supplied water sources may need to be supplemented during especially dry periods. Ideal distribution for most wildlife is ¼-½ mile between sources. This activity will count for 10 years of credit upon completion as long as annual maintenance is performed. Maps of the water source locations will be available on request.

## **Providing Supplemental Supplies of Food**

1. Feeders and Mineral Supplementation. (2015-2019) The optimum feeding regime for songbirds, dove, and turkey during the breeding season would include at least three platform-style birdseed feeders. The birdseed feeders should be filled with a mixture of 75% scratch grains and 25% black-oil sunflower seeds. The feeders should be filled regularly, kept clean, and may be relocated as needed. During the winter, the birdseed feeders should contain at least 25% sunflowers due to the increased need for fat reserves. Receipts for birdfeed should be kept and available upon request, along with a photo of each feeder.

## **Providing Shelters**

1. Nest Boxes, Bat Boxes. (2015-2019) The landowner will place nest boxes in appropriate habitat throughout the property. After these boxes have been placed, the nest box program will consist of annual monitoring, repair, upkeep, and replacement. Approximately 40 boxes will be erected.

Titmouse boxes (20 boxes recommended) should be placed on woodland edges, oak parklands, or anywhere grassy areas and trees meet. Wren boxes (20 boxes recommended) should be located in wooded shrubby habitats.

All boxes located in open or semi-open habitats should face the northeast to minimize the amount of heat entering the box. The nest boxes will be monitored annually for predators, occupancy and successful breeding. All songbird boxes should be cleaned in later winter before the breeding season begins. Copies of monitoring information and a map of nest box locations will be provided upon request.

2. Brush Piles and Slash Retention. (2015-2019) This practice involves placement and retention of brush piles to provide additional wildlife cover and protection for saplings of desirable plant species. Teepees of limbs or posts will provide cover for small mammals and ground nesting birds. In addition to providing wildlife habitat, brush piles placed at the base of desirable shrubs/trees such as white shin oak, Spanish oak, and cedar elm will promote their regeneration. Brush piles should be mound- or tepee-shaped and located in areas without significant amounts of cover-providing shrubs. Ideally, they should be 6-8 feet high and 10-15 feet in diameter. The largest material should form the base and layers of smaller limbs and branches should be added as filler. Care should be taken to create an open cavity at the base of the pile to promote animal use. A minimum of 10 properly constructed brush piles will be created each year the practice is performed. Existing brush piles may be reshaped and maintained annually, as an alternative to new construction. Maps indicating location of shelters and representative photos will be available on request.

## **Making Census Counts to Determine Population**

1. Songbird Transects and Counts. (2015-2019) An annual breeding and wintering songbird survey as per accepted protocol will be conducted on the property. These surveys will provide information helpful in monitoring trends in the health and sustainability of songbird populations. Copies of survey design and data will be available on request.

March 8, 2016

Mr. Tom Bolt  
Director of Development Services/City Manager  
City of Manor  
P.O. Box 387  
Manor, TX 78653

Re: Master Plan Second Review for  
Lagos PUD  
City of Manor, Texas

Dear Mr. Bolt:

The third submittal of the Master Plan for Lagos PUD prepared by Kimley-Horn and Associates and delivered to our office electronically on March 2, 2016, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. Based upon our review, we can offer the following **new comments along with previous comments that have not been cleared:**

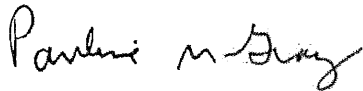
1. **Hike and Bike Trails should be shown on the Preliminary Site Plan Exhibit, along the connection to 973 and along Blake Manor Road.**
2. **Cross-sections for proposed roadways should be shown as well as cross-sections for the proposed hike and bike trails.**
3. **Permitted uses in commercial sectors should be added to the PUD plan.**
4. **A note should be added to the Preliminary Site Plan stating that Duplexes SHALL NOT BE allowed in any portion of the Lagos PUD.**
5. **Village Clusters should be classified as R-3 not commercial. Village Clusters should be better defined.**
6. **More detail should be shown as to what is proposed for the open space/parkland/wildlife management preserve area. Proposed ponds should be shown on the plans.**
7. **The wildlife management function of the open space should be defined and information about who will manage it should be shown.**
8. **The future ROW reserve shown on Lot A-10 looks as if it is located at the edge of pavement. A shoulder that is at least 10' wide needs to be added and the future ROW should be adjusted accordingly.**
9. **The proposed alignment of the future Wildhorse Connector/Future FM 973 is not consistent with Manor's Master Roadway Plan.**

10. A note should be added to the plan that states the development will be in accordance with the environmental assessment for the site.
11. Better defined constraints on uses, such as minimum commercial square footage, etc., should be added to the plan.

Please provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

Please call if you have any questions or need additional information.

Sincerely,



Pauline M. Gray, P.E.  
PMG/s

Copy: Robert J. Smith, P.E., Kimley-Horn and Associates  
Scott Dunlop, City of Manor



# Kimley»Horn

April 7, 2016  
Jay Engineering Company, Inc.  
Attention: Pauline M. Gray, P.E.  
P.O.Box 1220  
Leander, Texas 78646

## **RE: Master Plan Second Review for Lagos PUD City of Manor, Texas**

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by Pauline M. Gray, P.E., letter dated on March 8, 2016. The original comments have also been included below for reference.

1. Hike and Bike Trails should be shown on the Preliminary Site Plan Exhibit, along the connection to 973 and along Blake Manor Road.

**Response:** The hike and bike trails (identified as shared use path on the plan to be consistent with Travis County's plans) are now shown on the Preliminary Site Plan exhibit along FM 973 and along Blake Manor Road. See note 20 for further description on responsibility of construction.

2. Cross-sections for proposed roadways should be shown as well as cross-sections for the proposed hike and bike trails.

**Response:** The Cross-sections for proposed roadways and the proposed hike and bike trails (shared use path) have been added to the plans.

3. Permitted uses in commercial sectors should be added to the PUD plan.

**Response:** Permitted uses have been added to the plan taken almost verbatim from the City of Manor Zoning Ordinance for C1 and C2 Zoning.

4. A note should be added to the Preliminary Site Plan stating that Duplexes SHALL NOT BE allowed in any portion of the Lagos PUD.

**Response:** Note #18 has been added to the plan stating no duplexes are allowed in this PUD.

5. Village Clusters should be classified as R-3 not commercial. Village Clusters should be better defined.

**Response:** Village Clusters have been classified as R-3. See attached exhibit identifying a potential layout.

6. More detail should be shown as to what is proposed for the open space/parkland/wildlife management preserve area. Proposed ponds should be shown on the plans.

**Response:** The proposed grading of the pond is now shown on the plans. See Note #22 regarding the required amenities to the pond area.

7. The wildlife management function of the open space should be defined and information about who will manage it should be shown.

**Response:** Note #21 has been added to the plan in response to this comment.

8. The future ROW reserve shown on Lot A-10 looks as if it is located at the edge of pavement. A shoulder that is at least 10' wide needs to be added and the future ROW should be adjusted accordingly.

**Response:** The future ROW reserve has been expanded by 10' as requested and has been dimensioned accordingly.

9. The proposed alignment of the future Wildhorse Connector/Future FM 973 is not consistent with Manor's Master Roadway Plan.

**Response:** Per discussions with Tom Bolt and the attached letter, we understand that we have City support of the alignment. In addition, please find the potential connection to the Future TxDOT preferred alignment. We have reviewed TxDOT's requirements to determine the connections. Please note that the roadway section as shown for Wildhorse Connector/Future FM 973 is schematic and for illustrative purposes only.

10. A note should be added to the plan that states the development will be in accordance with the environmental assessment for the site.

**Response:** Note #19 has been added to the plan indicating the site will be in accordance with the environmental assessment for the site.

11. Better defined constraints on uses, such as minimum commercial square footage, etc., should be added to the plan.

**Response:** PUD Data Table 6 has been updated to show the requested constraints.

Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "R. J. Smith", with a long horizontal flourish extending to the right.

Robert J. Smith, P.E.  
Associate

**E**





706 INVESTMENT PROPERTIES  
4850 W. 10TH ST. SUITE 100  
DENVER, CO 80202  
ACR 98 805 ILO-VI



JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

Texas Registered Engineering Firm F-4780

November 30, 2015

Robert J. Smith, P.E.  
Kimley-Horn and Associates, Inc.  
10814 Jollyville Road, Avallon IV, Suite 300  
Austin, Texas 78759

Re: First Concept Plan Review for  
Lagos Master Planned Community  
City of Manor, Texas

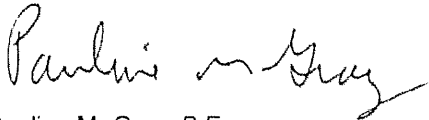
Dear Mr. Smith:

The Lagos Master Planned Community Concept Plan, submitted by Kimley-Horn and Associates, Inc. and received by our office on November 9, 2015, has been reviewed for completeness and compliance with the City of Manor Subdivision Ordinance. We can offer the following comments based upon our review:

1. The location map on the concept plan is not to the correct scale as required in Section 21(c)(3) of Subdivision Ordinance 263B. A location map drawn at a scale of two thousand (2,000) feet per inch showing the area within a one (1) mile radius of the proposed subdivision must be shown on the plan. Use of the latest USGS 7.5 minute quadrangle map is recommended.
2. The future FM 973 50' R.O.W. dedication to TXDOT should be shown on the concept plan.
3. The R.O.W. dedication width for Blake Manor Road should be shown on the concept plan.
4. Section 21(c)(1) requires that the surveyor name, address and phone number be shown on the concept plan.
5. The date the concept plan was revised and/or prepared is required to be shown on the concept plan per Section 21(c)(2).
6. Section 21(c)(8)(ii) requires that the estimated traffic volume to be generated by all proposed development other than single family residential be shown on the concept plan.

The Concept Plan does not meet the minimum informational requirements of Subdivision Ordinance 263 and is therefore administratively incomplete. Additional comments may be generated as requested information is provided. A comment response letter, indicating how each comment has been addressed, must be included with a resubmitted plan. Review of this submittal does not constitute a verification of 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 M. Gray, P.E.  
PMG/s

Cc: Tom Bolt, City of Manor  
Scott Dunlop, City of Manor

# Kimley»Horn

December 16, 2015  
City of Manor  
Attn: Tom Bolt  
105 E Eggleston St.  
Manor, TX 78653

**RE:    *Lagos Master Planned Community Concept Plan***  
***Comments received November 30, 2015***

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by Jay Engineering Company, Inc. on November 30, 2015. The original comments have also been included below for reference.

Jay Engineering Company, Inc. - Pauline M. Gray, P.E. -  
512-259-3882

1. The location map on the concept plan is not to the correct scale as required in Section 21(c)(3) of Subdivision Ordinance 263B. A location map drawn at a scale of two thousand (2,000) feet per inch showing the area within a one (1) mile radius of the proposed subdivision must be shown on the plan. Use of the latest USGS 7.5 minute quadrangle map is recommended.

Response: The location map is now at the proper scale.

2. The future Fm 973 50' R.O.W. dedication to TXDOT should be shown on the concept plan.

Response: The dedication is now shown and labeled on the concept plan.

3. The R.O.W. dedication width of Blake Manor Road should be shown on the concept plan.

Response: The dedication is now shown and labeled on the concept plan.

4. Section 21(c)(1) requires that the surveyor name, address and phone number be shown on the concept plan.

Response: The surveyor information is now provided on the concept plan.

5. The date the concept plan was revised and/or prepared is required to be shown on the concept plan per Section 21(c)(2).

Response: Noted. The date is now displayed on the concept plan.

6. Section 21(c)(8)(ii) requires that the estimated traffic volume to be generated by all proposed development other than single family residential be shown on the concept plan.

Response: Please see the attached letter describing the estimated traffic volume to be generated by the development.

Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "R. J. Smith", with a long horizontal stroke extending to the right.

Robert J. Smith, P.E.  
Senior Project Manager

# Kimley»Horn

December 17, 2015

City of Manor  
Attn: Tom Bolt  
105 E Eggleston St  
Manor, Texas 78653

**Re: Lagos Master Planned Community – Trip Generation  
SE corner of FM 973 and Blake Manor Road  
Manor, Texas 78653**

Dear Mr. Bolt,

The purpose of this letter is to comply with Section 21(c)(8)(ii) of City code, which requires the development to show traffic volumes generated by all non-single family development as part of the concept plan.

The proposed concept plan contains approximately 146 acres of land located at the southeast corner of FM 973 and Blake Manor Road in Manor, Texas and Travis County. The proposed development intends to provide single family lots, retail lots, restaurant, residential condominium/townhomes, and public parks.

Traffic generated by proposed land-uses was estimated through 'Trip Generation Rates'. The acknowledged source of trip generation rates is the 9<sup>th</sup> edition of *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land-uses. The trips indicated are actually one-way trips or trip ends, where one vehicle entering and exiting the site is counted as two trips (one inbound trip and one outbound trip). The table below summarizes the resulting weekday daily, AM and PM peak hour trip generation.

**Table 1: Proposed Land-Use – Trip Generation**

Land-Use	ITE Code	Density	AM PEAK-PERIOD			PM PEAK-PERIOD			DAILY TRIPS
			Total	In	Out	Total	In	Out	
Retail	820	16,715 SF**	16	10	6	62	30	32	714
Fast Food Restaurant (NO Drive Thru)	933a	1,848 SF**	81	49	32	48	24	24	1324
Residential Condominium/Townhouse	230	141 Units	62	11	51	73	49	24	820
<b>Total</b>			<b>159</b>	<b>70</b>	<b>89</b>	<b>183</b>	<b>103</b>	<b>80</b>	<b>2858</b>

\*\* - Assuming Floor to area ratio of 0.25

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brian D. Van De Walle, P.E., PTOE  
Senior Project Manager

**JAY ENGINEERING COMPANY, INC.**

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

Texas Registered Engineering Firm F-4780

December 24, 2015

Robert J. Smith, P.E.  
Kimley-Horn and Associates, Inc.  
10814 Jollyville Road, Avallon IV, Suite 300  
Austin, Texas 78759

Re: Second Concept Plan Review for  
Lagos Master Planned Community  
City of Manor, Texas

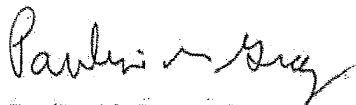
Dear Mr. Smith:

The Lagos Master Planned Community Concept Plan, submitted by Kimley-Horn and Associates, Inc. and received by our office on December 18, 2015, has been reviewed for completeness and compliance with the City of Manor Subdivision Ordinance. We can offer the following comments based upon our review:

1. The Concept Plan **CANNOT** be approved until an approved zoning plan (PUD) is in place.
2. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, **buildings**, utilities and drainage structures should be shown on the Concept Plan.
3. Proposed arterial and **collector streets** should be shown on the Concept Plan.

Review of this submittal does not constitute a verification of 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 M. Gray, P.E.  
PMG/s

Cc: Tom Bolt, City of Manor  
Scott Dunlop, City of Manor



# Kimley»Horn

February 16, 2016  
Jay Engineering Company, Inc.  
Attention: Pauline M. Gray, P.E.  
P.O.Box 1220  
Leander, Texas 78646

## **RE: Second Concept Plan Review for Lagos Master Planned Community City of Manor, Texas**

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by Pauline M. Gray, P.E., letter dated on December 24, 2015. The original comments have also been included below for reference.

1. The Concept Plan CANNOT be approved until an approved zoning plan (PUD) is in place.

**Response: Noted. The PUD Preliminary Site Plan has been submitted concurrently and is under review.**

2. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities and drainage structures should be shown on the Concept Plan.

**Response: Aerial imagery is now displayed on the concept plan to highlight all significant existing buildings, roadways, etc. on the concept plan. The approximate location of significant drainage structures have been labeled on the plan as well.**

3. Proposed arterial and collector streets should be shown on the Concept Plan.

**Response: The proposed street layout is now displayed on the concept plan.**

Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.  
Senior Project Manager

**JAY ENGINEERING COMPANY, INC.**

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

Texas Registered Engineering Firm F-4780

March 2, 2016

Robert J. Smith, P.E.  
Kimely-Horn and Associates, Inc.  
10814 Jollyville Road, Avallon IV, Suite 300  
Austin, Texas 78759

Re: Third Concept Plan Review for  
Lagos Master Planned Community  
City of Manor, Texas

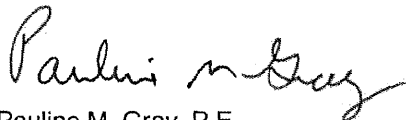
Dear Mr. Smith:

The Lagos Master Planned Community Concept Plan, submitted by Kimley-Horn and Associates, Inc. and received by our office on February 17, 2016, has been reviewed for completeness and compliance with the City of Manor Subdivision Ordinance. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

1. The Concept Plan **CANNOT** be approved until an approved zoning plan (PUD) is in place.
- ~~2. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities and drainage structures should be shown on the Concept Plan.~~
- ~~3. Proposed collector streets should be shown on the Concept Plan per Section 21(c)(9) of Subdivision Ordinance 263B.~~
4. A note should be added stating duplexes **WILL NOT BE** allowed in the Lagos Planned Unit Development.
5. Village Clusters should be classified as R-3 not commercial.
6. The future ROW reserve shown on Lot A-10 looks as if it is located at the edge of pavement. A shoulder that is at least 10' wide needs to be added and the future ROW should be adjusted accordingly.

Review of this submittal does not constitute a verification of 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 M. Gray, P.E.  
PMG/s

Cc: Tom Bolt, City of Manor  
Scott Dunlop, City of Manor

**JAY ENGINEERING COMPANY, INC.**

P.O. Box 1220  
Leander, TX 78646

(512) 259-3882  
Fax 259-8016

Texas Registered Engineering Firm F-4780

March 8, 2016

Robert J. Smith, P.E.  
Kimley-Horn and Associates, Inc.  
10814 Jollyville Road, Avallon IV, Suite 300  
Austin, Texas 78759

Re: Fourth Concept Plan Review for  
Lagos Master Planned Community  
City of Manor, Texas

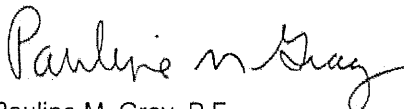
Dear Mr. Smith:

The Lagos Master Planned Community Concept Plan, submitted by Kimley-Horn and Associates, Inc. and received electronically by our office on March 2, 2016, has been reviewed for completeness and compliance with the City of Manor Subdivision Ordinance. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

1. The Concept Plan **CANNOT** be approved until an approved zoning plan (PUD) is in place.
2. ~~Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities and drainage structures should be shown on the Concept Plan.~~
3. ~~Proposed collector streets should be shown on the Concept Plan per Section 21(c)(9) of Subdivision Ordinance 263B.~~
4. A note should be added stating duplexes WILL NOT BE allowed in any portion of the Lagos Planned Unit Development.
5. ~~Village Clusters should be classified as R-3 not commercial.~~
6. The future ROW reserve shown on Lot A-10 looks as if it is located at the edge of pavement. A shoulder that is at least 10' wide needs to be added and the future ROW should be adjusted accordingly.
7. The proposed alignment of the Wildhorse Connector/Future FM 973 roadway is not consistent with Manor's Master Roadway plan.
8. The Concept Plan will need to include any variances and requirements listed on the PUD plan.

Review of this submittal does not constitute a verification of 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 M. Gray, P.E.  
PMG/s

Cc: Tom Bolt, City of Manor  
Scott Dunlop, City of Manor



April 7, 2016  
Jay Engineering Company, Inc.  
Attention: Pauline M. Gray, P.E.  
P.O.Box 1220  
Leander, Texas 78646

**RE: Fourth Concept Plan Review for Lagos Master Planned Community  
City of Manor, Texas**

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by Pauline M. Gray, P.E., letter dated on March 8, 2016. The original comments have also been included below for reference.

1. The Concept Plan CANNOT be approved until an approved zoning plan (PUD) is in place.

**Response: Understood.**

- ~~2. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities and drainage structures should be shown on the Concept Plan.~~

**Response: Comment Cleared.**

- ~~3. Proposed collector streets should be shown on the Concept Plan per Section 21(c)(9) of Subdivision Ordinance 263B.~~

**Response: Comment Cleared.**

4. A note should be added stating duplexes WILL NOT BE allowed in any portion of the Lagos Planned Unit Development.

**Response: Note #18 has been added to the plan stating no duplexes are allowed in this PUD.**

- ~~5. Village Clusters should be classified as R-3 not commercial.~~

**Response: Comment Cleared.**

6. The future ROW reserve shown on Lot A-10 looks as if it is located at the edge of pavement. A shoulder that is at least 10' wide needs to be added and the future ROW should be adjusted accordingly.

**Response: The future ROW reserve has been expanded by 10' as requested and has been dimensioned accordingly.**

7. The proposed alignment of the Wildhorse Connector/Future FM 973 roadway is not consistent with Manor's Master Roadway plan.

**Response:** Per discussions with Tom Bolt and the attached letter, we understand that we have City support of the alignment. In addition, please find the potential connection to the Future TxDOT preferred alignment. We have reviewed TxDOT's requirements to determine the connections. Please note that the roadway section as shown for Wildhorse Connector/Future FM 973 is schematic and for illustrative purposes only.

8. The Concept Plan will need to include any variances and requirements listed on the PUD plan.

**Response:** The notes from the PUD plan have been added to the concept plan to include any variances and requirements.

Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.  
Associate



**3**

## Planning & Zoning Commission

Member and Place	Officers	Term Expires
Mary Ann Parker Place No. 1	Chairperson	1/1/2017
Zindia Pierson Place No. 2	Vice Chairperson	1/1/2018
Raul Hernandez Place No. 3	Commissioner	1/1/2017
Charles Russell Jr. Place No. 4	Commissioner	1/1/2018
Lian Stutsman Place No. 5	Commissioner	1/1/2017
Adriana Rojas Place No. 6	Commissioner	1/1/2018
William "Bill" Myers Place No. 7	Commissioner	1/1/2017

4

**JAY ENGINEERING COMPANY, INC.**

P.O. Box 1220 (512) 259-3882  
Leander, TX 78646 Fax 259-8016

Texas Registered Engineering Firm F-4780

February 23, 2016

Mr. Tom Bolt  
Director of Development Services  
City of Manor  
P.O. Box 387  
Manor, TX 78653

Re: First Short Form Final Plat Review for  
Whataburger  
City of Manor, Texas

Dear Mr. Bolt:

The first submittal of the Whataburger Short Form Final Plat prepared by Jacobs Engineering and received by our office on February 15, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Based upon the review our office can offer the following comments:

**SHORT FORM FINAL PLAT**

Please note that a Short Form Final Plat requires the standard Final Plat procedures outlined by the subdivision ordinance as required in Section 28(c).

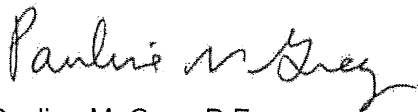
1. Existing and proposed drainage conditions for nearby (existing and proposed) developments should be verified. If offsite storm sewer improvements are required for the Whataburger project, the project will not meet the criteria for a Short Form Final Plat.
2. Section 28(a)(1)(i) requires that the proposed subdivision meet all of the requirements of the Short Form Final Plat. This requirement cannot be met until comment 1 is addressed.
3. The City requires the following note on Short Form Final Plats: This subdivision is subject to all general notes and restrictions appearing on the plat of \_\_\_\_\_, Lot(s) \_\_\_\_\_, recorded at Cabinet \_\_\_\_\_, Slide \_\_\_\_\_ of Plat Records of \_\_\_\_\_ County, Texas.
4. There is no date on the plat as required in Section 24(c)(1)(ii) of Subdivision Ordinance 263B.
5. The proposed use of the new lot is not identified on the plat as required in Section 24(c)(1)(iv) of Subdivision Ordinance 263B. The proposed use for all lots within the subdivision must be identified on the Plat.
6. Section 24(c)(1)(v) requires that the owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary be shown on the Plat.
7. Section 24(c)(2)(iii) requires that the location, dimensions, names and descriptions of all existing and recorded easements within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries be shown on the Plat.

8. Section 24(c)(5)(ii) requires that if the subdivision is located in an area served by a utility other than the City a letter needs to be furnished from such utility certifying their approval of the location of any utility easements shown on the plat and indicating the utility's intent to serve the property.
9. No copies of the deed restrictions or covenants were submitted with the proposed Plat as required in Section 24(d)(2)(ii) of Subdivision Ordinance 263B. Two copies of deed restrictions or covenants must be submitted.
10. A floodplain statement is required and must be certified by a registered professional engineer.
11. The following note is required: THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

The applicant should provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

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 M. Gray, P.E.

PMG/s

Copy: Anthony Ennis, Jacobs Engineering  
Scott Dunlop, City of Manor

PN: 100-732-10





February 29, 2016

Tom Bolt – Director of Development Services  
City of Manor – Development Services Department  
105 E. Eggleston St.  
Manor, Texas 78653

RE: Manor Commons SW Lot 7 Replat  
Case Number: SP-2015-0158D  
Comment Response Letter

Dear Mr. Bolt:

Please accept this letter as our comment response for staff review comments received **February 23 2016**.

Your comments are below and our responses follow.

1. Existing and proposed drainage conditions for nearby (existing and proposed) developments should be verified. If offsite storm sewer improvements are required for the Whataburger project, the project will not meet the criteria for a Short Form Final Plat.

**Response:** *No offsite storm sewer improvements are required.*

2. Section 28(a)(1)(i) requires that the proposed subdivision meet all the requirements of the Short Form Final Plat. This requirement cannot be met until comment 1 is addressed.

**Response:** *Acknowledged.*

3. The City requires the following note on Short Form Final Plats: This subdivision is subject to all general notes and restrictions appearing on the plat of \_\_\_\_\_, Lot(s) \_\_\_\_\_, recorded at Cabinet \_\_\_\_\_, Slide \_\_\_\_\_ of Plat records of \_\_\_\_\_ County, Texas.

**Response:** *Note has been added.*

4. There is no date on the plat as required in Section 24(c)(1)(ii) of Subdivision Ordinance 263B.

**Response:** *Date has been added to the border.*

5. The proposed use of the new lot is not identified on the plat as required in Section 24(c)(1)(iv) of Subdivision Ordinance 263B. The proposed use for all lots within the subdivision must be identified on the Plat.

**Response:** *The proposed use for Lot 7A has been added.*

7. Section 24(c)(2)(iii) requires that the location, dimensions, names and descriptions of all existing and recorded easements within the subdivision, intersecting or contiguous with its boundaries be shown on the Plat.

**Response:** *All easements have been added.*

8. Section 24(c)(5)(ii) requires that if the subdivision is located in an area served by an utility other than the City a letter needs to be furnished from such utility certifying their approval of the location of any utility easements shown on the plat and indicating the utility's intent to serve the property.

**Response:** *Water and Wastewater are both provided by the City. The Bluebonnet Electric intent to serve letter has been provided with this submission.*

9. No copies of the deed restrictions or covenants were submitted with the proposed Plat as required in Section 24(d)(2)(ii) of Subdivision Ordinance 263B. Two copies of deed restrictions or covenants must be submitted.

**Response:** *There are no deed restrictions or covenants at this time that we have been made aware of.*

10. A floodplain statement is required and must be certified by a registered professional engineer.


**Response:** *Floodplain statement has been added.*

11. The following note is required: THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

**Response:** *Note has been added.*

If you have any questions or would like to discuss the project further, please don't hesitate to contact me at (512)-732-7550.

Sincerely,  
**JACOBS ENGINEERING GROUP, INC.**



Anthony Ennis, EIT  
Project Engineer

Attachments:

1. Bluebonnet Electric Intent to Serve Letter

**JAY ENGINEERING COMPANY, INC.**

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

Texas Registered Engineering Firm F-4780

March 8, 2016

Mr. Tom Bolt  
Director of Development Services  
City of Manor  
P.O. Box 387  
Manor, TX 78653

Re: Second Short Form Final Plat Review for  
Whataburger  
City of Manor, Texas

Dear Mr. Bolt:

The second submittal of the Whataburger Short Form Final Plat prepared by Jacobs Engineering and received by our office on March 1, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Based upon the review our office can offer the following comments (satisfied comments stricken, new or outstanding comments in bold):

**SHORT FORM FINAL PLAT**

Please note that a Short Form Final Plat requires the standard Final Plat procedures outlined by the subdivision ordinance as required in Section 28(c).

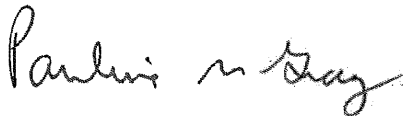
- ~~1. Existing and proposed drainage conditions for nearby (existing and proposed) developments should be verified. If offsite storm sewer improvements are required for the Whataburger project, the project will not meet the criteria for a Short Form Final Plat.~~
- ~~2. Section 28(a)(1)(i) requires that the proposed subdivision meet all of the requirements of the Short Form Final Plat. This requirement cannot be met until comment 1 is addressed.~~
- ~~3. The City requires the following note on Short Form Final Plats: This subdivision is subject to all general notes and restrictions appearing on the plat of \_\_\_\_\_, Lot(s) \_\_\_\_\_, recorded at Cabinet \_\_\_\_\_, Slide \_\_\_\_\_ of Plat Records of \_\_\_\_\_ County, Texas.~~
- ~~4. There is no date on the plat as required in Section 24(c)(1)(ii) of Subdivision Ordinance 263B.~~
- ~~5. The proposed use of the new lot is not identified on the plat as required in Section 24(c)(1)(iv) of Subdivision Ordinance 263B. The proposed use for all lots within the subdivision must be identified on the Plat.~~
- 6. Section 24(c)(1)(v) requires that the owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary be shown on the Plat. No response was given for this comment.**
- ~~7. Section 24(c)(2)(iii) requires that the location, dimensions, names and descriptions of all existing and recorded easements within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries be shown on the Plat.~~

8. ~~Section 24(c)(5)(ii) requires that if the subdivision is located in an area served by a utility other than the City a letter needs to be furnished from such utility certifying their approval of the location of any utility easements shown on the plat and indicating the utility's intent to serve the property.~~
9. ~~No copies of the deed restrictions or covenants were submitted with the proposed Plat as required in Section 24(d)(2)(ii) of Subdivision Ordinance 263B. Two copies of deed restrictions or covenants must be submitted.~~
- 10. A floodplain statement is required and must be certified by a registered professional engineer.**
11. ~~The following note is required: THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.~~

The applicant should provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

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 M. Gray, P.E.

PMG/s

Copy: Anthony Ennis, Jacobs Engineering  
Scott Dunlop, City of Manor

PN: 100-732-10



March 8, 2016

Tom Bolt – Director of Development Services  
City of Manor – Development Services Department  
105 E. Eggleston St.  
Manor, Texas 78653

RE: Manor Commons SW Lot 7 Replat  
Comment Response Letter

Dear Mr. Bolt:

Please accept this letter as our comment response for staff review comments received **March 8 2016**.

Your comments are below and our responses follow.

1. ~~Existing and proposed drainage conditions for nearby (existing and proposed) developments should be verified. If offsite storm sewer improvements are required for the Whataburger project, the project will not meet the criteria for a Short Form Final Plat.~~

**Response:** ~~No offsite storm sewer improvements are required.~~

2. ~~Section 28(a)(1)(i) requires that the proposed subdivision meet all the requirements of the Short Form Final Plat. This requirement cannot be met until comment 1 is addressed.~~

**Response:** ~~Acknowledged.~~

3. ~~The City requires the following note on Short Form Final Plats: This subdivision is subject to all general notes and restrictions appearing on the plat of \_\_\_\_\_, Lot(s) \_\_\_\_\_, recorded at Cabinet \_\_\_\_\_, Slide \_\_\_\_\_ of Plat records of \_\_\_\_\_ County, Texas.~~

**Response:** ~~Note has been added.~~

4. ~~There is no date on the plat as required in Section 24(c)(1)(ii) of Subdivision Ordinance 263B.~~

**Response:** ~~Date has been added to the border.~~

5. ~~The proposed use of the new lot is not identified on the plat as required in Section 24(c)(1)(iv) of Subdivision Ordinance 263B. The proposed use for all lots within the subdivision must be identified on the Plat.~~

**Response:** ~~The proposed use for Lot 7A has been added.~~

6. Section 24(c)(1)(v) requires that the owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary be shown on the Plat. No response was given for this comment.

**Response:** ~~Owner's within 300 feet are now shown.~~

7. ~~Section 24(c)(2)(iii) requires that the location, dimensions, names and descriptions of all existing and recorded easements within the subdivision, intersecting or contiguous with its boundaries be shown on the Plat.~~

**Response:** ~~All easements have been added.~~

8. ~~Section 24(c)(5)(ii) requires that if the subdivision is located in an area served by an utility other than the City a letter needs to be furnished from such utility certifying their approval of the location of any utility easements shown on the plat and indicating the utility's intent to serve the property.~~

**Response:** ~~Water and Wastewater are both provided by the City. The Bluebonnet Electric intent to serve letter has been provided with this submission.~~

9. ~~No copies of the deed restrictions or covenants were submitted with the proposed Plat as required in Section 24(d)(2)(ii) of Subdivision Ordinance 263B. Two copies of deed restrictions or covenants must be submitted.~~

**Response:** ~~There are no deed restrictions or covenants at this time that we have been made aware of.~~

10. A floodplain statement is required and must be certified by a registered professional engineer.

**Response:** ~~Floodplain statement has been corrected.~~

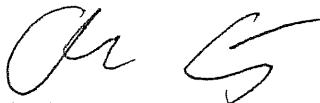
11. ~~The following note is required: THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.~~

**Response:** ~~Note has been added.~~

If you have any questions or would like to discuss the project further, please don't hesitate to contact me at (512)-732-7560.

Sincerely,

JACOBS ENGINEERING GROUP, INC.



Anthony Ennis, EIT  
Project Engineer



**JAY ENGINEERING COMPANY, INC.**

P.O. Box 1220  
Leander, TX 78646

(512) 259-3882  
Fax 259-8016

Texas Registered Engineering Firm F-4780

March 22, 2016

Mr. Tom Bolt  
Director of Development Services  
City of Manor  
P.O. Box 387  
Manor, TX 78653

Re: Third Short Form Final Plat Review for  
Whataburger  
City of Manor, Texas

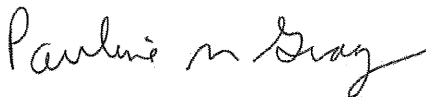
Dear Mr. Bolt:

The third submittal of the Whataburger Short Form Final Plat prepared by Jacobs Engineering and received by our office on March 11, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Based upon the review our office can offer the following comments:

None – all comments are cleared.

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,

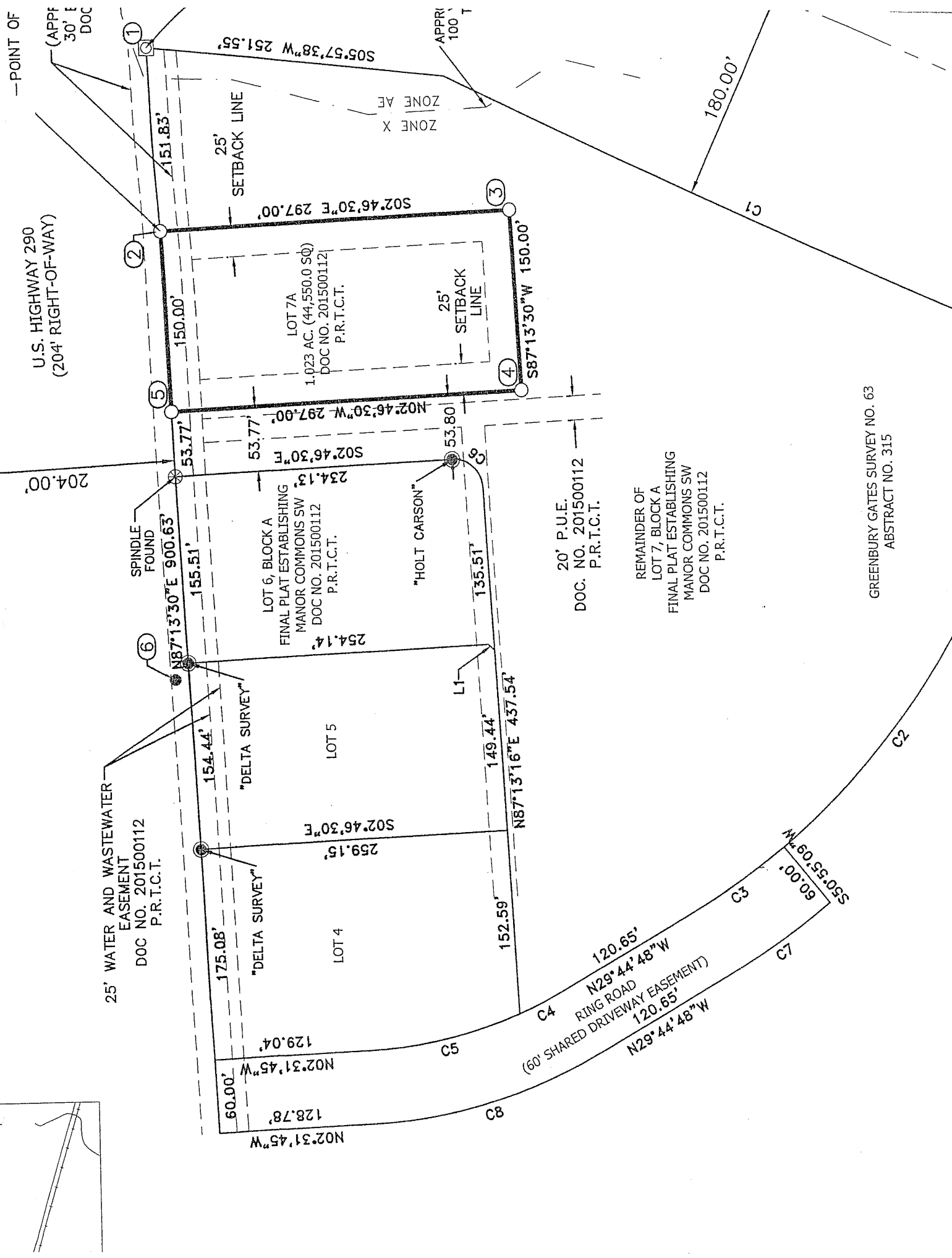


Pauline M. Gray, P.E.

PMG/s

Copy: Anthony Ennis, Jacobs Engineering  
Scott Dunlop, City of Manor

PN: 100-732-10



GREENBURY GATES SURVEY NO. 63  
ABSTRACT NO. 315