



**MANOR PLANNING & ZONING
COMMISSION MEETING
AGENDA
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
DECEMBER 14, 2016 · 6:30 P.M.**

CALL TO ORDER AND ANNOUNCE QUORUM PRESENT

PUBLIC COMMENTS

*Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Commission, please register on the speaker sign-in sheet at least five minutes prior to the scheduled meeting time. **NO ACTION MAY BE TAKEN BY THE COMMISSION DURING PUBLIC COMMENTS.***

REGULAR AGENDA

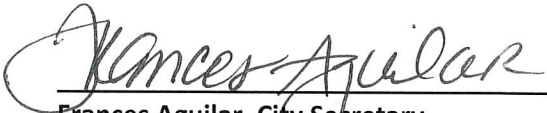
1. Consideration, discussion, and possible action to approve the minutes for the October 12, 2016 Planning & Zoning Commission meeting.
2. Consideration, discussion, and possible action to approve the minutes for the November 9, 2016 Planning & Zoning Commission meeting.
3. Consideration, discussion, and possible action to approve a Preliminary Plat for Stonewater North Revised Phases 1 – 3, 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.
4. Consideration, discussion, and possible action on Preliminary Plat for Shadowglen phases 17, 18, 21A, 21B, 24A, and 24B, four hundred and thirty-two (432) single family lots on 123 acres more or less, located at Shadowglen Blvd and Shadowglen Trace. Agent: Bury, Inc. Owner: SG Land Holdings.
5. Consideration, discussion, and possible action upon a rezoning request for lots 7 – 10, block 5, 101 - 107 East Brenham St, Town of Manor from Single Family Residential (R-1) district zoning to Light Commercial (C-1) district zoning.
6. Consideration, discussion, and possible action upon a rezoning request for 13.20 acres out of a called 55.312-acre tract conveyed to Terrell Timmermann recorded in document 2000046321 of the official public records of Travis County, located near FM 973 and Suncrest Road, from Interim Agricultural (A) district zoning to Institutional (I) district zoning.
7. Consideration, discussion, and possible action upon a rezoning request for 33.00 acres out of a called 55.312-acre tract conveyed to Terrell Timmermann recorded in document 2000046321 of the official public records of Travis County, located near FM 973 and Suncrest Road, from Interim Agricultural (A) district zoning to Medium Commercial (C-2) district zoning.
8. Consideration, discussion, and possible action upon a rezoning request for 9.982 acres out of Abstract 546, Survey 40, Manor J, located near US Hwy 290 and Gregg Manor Road from Light Commercial (C-1) district zoning to Multi-family (R-3) district zoning.

9. Consideration, discussion, and possible action upon a rezoning request for the south 25ft of block 1 & 2 and south 25ft of east 20ft of lot 3 and center 40ft of lot 1 & 2 and center 40ft of west 20ft of lot 3, block 31 Town of Manor, located at 201 East Parsons St., from Institutional (I) district zoning to Downtown Business (DB) district zoning.
10. Consideration, discussion, and possible action upon a rezoning request for 149 acres at the SE corner of US Hwy 290, Greenbury Gates Survey 63, Abstract 315 and the Calvin Baker Survey 38, Abstract 58, from Single Family (R-1) district zoning to Planned Unit Development (PUD) district zoning.

ADJOURNMENT

POSTING CERTIFICATION

I, hereby, certify that this notice of the Manor Planning & Zoning Commission Meeting was posted on this 9th day of December, 2016 at 5:00 P.M., as required by law in accordance with Section 551.043 of the Texas Government Code.



Frances Aguilar, City Secretary

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the council chambers are wheelchair accessible and special marked parking is available. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact Frances Aguilar, City Secretary at 512-272-5555. Provide a forty-eight-hour notice when feasible.

This public notice was removed from the bulletin board at the Manor City Hall on:

_____, 2016 at _____ am/pm by _____.

City Secretary's Office
City of Manor, Texas

1



MANOR PLANNING & ZONING
COMMISSION MEETING
MINUTES
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
OCTOBER 12, 2016 · 6:30 P.M.

COMMISSIONERS

PRESENT:

Place 1, Mary Ann Parker, Chairperson
Place 2, Anne Weir
Place 3, Raul Hernandez
Place 4, Charles Russell
Place 5, Lian Stutsman
Place 7, Bill Myers, Vice Chair

ABSENT:

Place 6, Adriana Rojas

CITY STAFF PRESENT:

Scott Dunlop, Planning Coordinator

CALL TO ORDER AND ANNOUNCE QUORUM PRESENT

Chairperson Parker announced a quorum and called the meeting to order at 6:30 PM

PUBLIC COMMENTS

No public comments

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Commission, please register on the speaker sign-in sheet at least five minutes prior to the scheduled meeting time. NO ACTION MAY BE TAKEN BY THE COMMISSION DURING PUBLIC COMMENTS.

REGULAR AGENDA

1. Consideration, discussion, and possible action to approve the minutes for the September 14, 2016 Planning & Zoning Commission Meeting.

Motion to approve the September 14th minutes by Commissioner Weir, Seconded by Commissioner Hernandez. 6 – 0 to approve.

2. Consideration, discussion, and possible action to approve a Preliminary Plat for Stonewater North Revised Phases 1 – 3, 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.

Motion to postpone to November 9th P&Z meeting by Commissioner Stutsman, Seconded by Commissioner Hernandez. 6 – 0 to postpone.

3. Consideration, discussion, and possible action on Preliminary Plat for Shadowglen phases 17, 18, 21A, 21B, 24A, and 24B, four hundred and thirty-two (432) single family lots on 123 acres more or less, located at Shadowglen Blvd and Shadowglen Trace. Agent: Bury, Inc. Owner: SG Land Holdings.

Motion to postpone to November 9th P&Z meeting by Vice Chair Myers, Seconded by Commissioner Russell. 6 – 0 to postpone.

ADJOURNMENT

Motion to adjourn by Chairperson Parker, Seconded by Commissioner Stutsman. 6 – 0 to adjourn.

Mary Ann Parker, Chairperson

2



MANOR PLANNING & ZONING
COMMISSION MEETING
MINUTES
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
NOVEMBER 9, 2016 · 6:30 P.M.

COMMISSIONERS

PRESENT:

PLACE 1: Mary Ann Parker, Chairperson

PLACE 7: Bill Myers, Vice-Chair

ABSENT:

PLACE 2: VACANT

PLACE 3: Raul Hernandez

PLACE 4: Charles Russell Jr.

PLACE 5: Lian Stutsman

PLACE 6: Adriana Rojas

CITY STAFF PRESENT:

Scott Dunlop, Planning Coordinator

CALL TO ORDER AND ANNOUNCE QUORUM PRESENT

Chairperson Parker announced no quorum at 6:42 PM

PUBLIC COMMENTS

*Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Commission, please register on the speaker sign-in sheet at least five minutes prior to the scheduled meeting time. **NO ACTION MAY BE TAKEN BY THE COMMISSION DURING PUBLIC COMMENTS.***

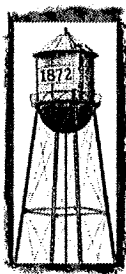
REGULAR AGENDA

1. Consideration, discussion, and possible action to approve the minutes for the October 12, 2016 Planning & Zoning Commission Meeting.
2. Consideration, discussion, and possible action to approve a Preliminary Plat for Stonewater North Revised Phases 1 – 3, 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.
3. Consideration, discussion, and possible action on Preliminary Plat for Shadowglen phases 17, 18, 21A, 21B, 24A, and 24B, four hundred and thirty-two (432) single family lots on 123 acres more or less, located at Shadowglen Blvd and Shadowglen Trace. Agent: Bury, Inc. Owner: SG Land Holdings.

ADJOURNMENT

Mary Ann Parker, Chairperson

3



CITY OF
MANOR

EST.  1872

TEXAS

AGENDA ITEM NO. ³_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 14 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve a Preliminary Plat for Stonewater North Revised Phases 1 – 3, 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.

BACKGROUND/SUMMARY:

This item is awaiting update from the developer.

PRESENTATION: ☐ YES ☒ NO

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

Engineer letters and comments

Site Map

STAFF RECOMMENDATION:

It is City staff's recommendation, that this item be postponed to January 11th, 2017

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



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

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:

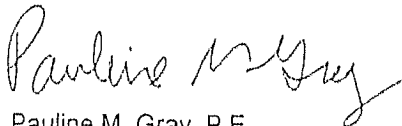
The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office September 10, 2015, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. Our previous comments dated July 7, 2015, have not been addressed with the latest submittal.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

PN 100-721-10



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

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

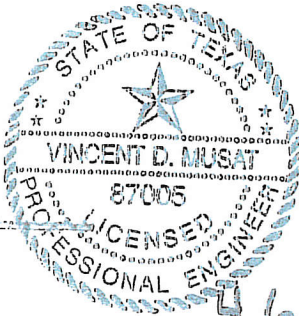


conveyance of the fully developed 100 yr. storm will be provided with construction drawings for Stonewater North Phase 1.

END OF COMMENTS

Sincerely,

A handwritten signature in blue ink, appearing to read 'Vincent D. Musat', written over a circular blue ink stamp.



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

7.6.16

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

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

May 5, 2016

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

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

Dear Mr. Bolt:

The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office April 8, 2016, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions:

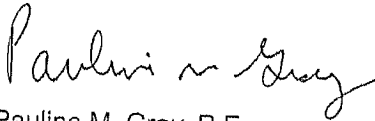
1. The proposed drainage easement should be clearly shown in order to distinguish it from the FEMA floodplain.
2. The signature blocks on the cover have 2015 for the year.
3. Arkose Road should be stubbed out to the east to the adjacent property.
4. The alignment of Skarn Road should be revised to provide for a smoother tie in at the proposed intersection with Johnson Road.
5. No information is provided for Block U Lot 1.
6. The street names shown for Stonewater Phase 8 should be labeled correctly on the sheets.
7. On Sheet 5, there appears to be a portion of the development that is not located within any of the proposed phases.
8. On Sheet 11 the 36" RCP outlet at the proposed detention pond should be labeled.
9. The proposed pipe sizes on Sheet 11 should be verified.
10. The minimum pavement width for minor streets with a 50 foot R.O.W. is 31 feet measured from curb back to curb back.

Mr. Tom Bolt
May 5, 2016
Page 2 of 2

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

PN 100-721-10

Joeco



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

May 19, 2016

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

Re: Comment Response to Pauline M. Gray, P.E.'s [Jay Engineering] Fourth Preliminary Plan Review letter dated May 5, 2016 for the Stonewater North Preliminary Plan project.

Dear Mr. Bolt:

The following is Doucet & Associates, Inc. response to Jay Engineering's comment letter dated 05/05/2016 regarding the project listed above:

1. The proposed drainage easement should be clearly shown in order to distinguish it from the FEMA floodplain.

Response: The linetype for the Drainage easement has been changed to distinguish it from the FEMA floodplain.

2. The signature blocks on the cover have 2015 for the year.

Response: The signature blocks have been updated to show 2016 for the year.

3. Arkose Road should be stubbed out to the east to the adjacent property.

Response: The intersection of Arkose Road and Skarn Road has been changed from a tee intersection to a four way intersection in order to incorporate a street stub out to the East property.

4. The alignment of Skarn Road should be revised to provide for a smoother tie in at the proposed intersection with Johnson Road.

Response: The intersection of Skarn Road and Johnson Road has been adjusted to show a smoother transition into this existing road.

5. No information is provided for Block U Lot 1.

Response: Block U Lot 1 has been added to the summary table on the second page of the Plat.



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

Enclosures:

- Doucet's Update #4 response dated 2016-05-19 to Jay Engineering's Comments (2 copies)
- Update #4 - Stonewater North Preliminary Plan dated 2016-05-19 (2 copies)
- Check for re-submittal to the amount of \$275.00

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

June 1, 2016

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

Re: Stonewater North Subdivision
Fifth Preliminary Plan Submittal Review
City of Manor

Dear Mr. Bolt:

The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office May 20, 2016, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions (addressed comments stricken, new or outstanding comments in bold):

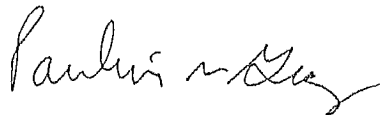
- ~~1. The proposed drainage easement should be clearly shown in order to distinguish it from the FEMA floodplain.~~
- ~~2. The signature blocks on the cover have 2015 for the year.~~
- 3. Arkose Road should be stubbed out to the east to the adjacent property. The stubout is not shown on Sheet 2 – Stonewater North Preliminary Plat.**
- 4. The alignment of Skarn Road should be revised to provide for a smoother tie in at the proposed Intersection with Johnson Road. It appears the only change to the alignment was changing the R.O.W. and pavement widths.**
- ~~5. No information is provided for Block U Lot 1.~~
- ~~6. The street names shown for Stonewater Phase 8 should be labeled correctly on the sheets.~~
- ~~7. On Sheet 5, there appears to be a portion of the development that is not located within any of the proposed phases.~~
- ~~8. On Sheet 11 the 36" RCP outlet at the proposed detention pond should be labeled.~~
- ~~9. The proposed pipe sizes on Sheet 11 should be verified.~~
- ~~10. The minimum pavement width for minor streets with a 50 foot R.O.W. is 34 feet measured from curb back to curb back.~~

Mr. Tom Bolt
June 1, 2016
Page 2 of 2

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

PN 100-721-10



JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

June 27, 2016

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

Re: Stonewater North Subdivision
Sixth Preliminary Plan Submittal Review
City of Manor

Dear Mr. Bolt:

The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office June 10, 2016, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions (addressed comments stricken, new or outstanding comments in bold):

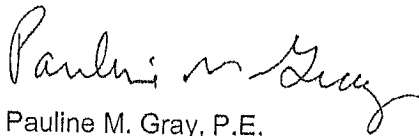
1. ~~The proposed drainage easement should be clearly shown in order to distinguish it from the FEMA floodplain.~~
2. ~~The signature blocks on the cover have 2015 for the year.~~
3. ~~Arkose Road should be stubbed out to the east to the adjacent property. The stubout is not shown on Sheet 2—Stonewater North Preliminary Plat.~~
4. ~~The alignment of Skarn Road should be revised to provide for a smoother tie in at the proposed intersection with Johnson Road. It appears the only change to the alignment was changing the R.O.W. and pavement widths.~~
5. ~~No information is provided for Block U Lot 1.~~
6. ~~The street names shown for Stonewater Phase 8 should be labeled correctly on the sheets.~~
7. ~~On Sheet 5, there appears to be a portion of the development that is not located within any of the proposed phases.~~
8. ~~On Sheet 11 the 36" RCP outlet at the proposed detention pond should be labeled.~~
9. ~~The proposed pipe sizes on Sheet 11 should be verified.~~
10. ~~The minimum pavement width for minor streets with a 50-foot R.O.W. is 31 feet measured from curb back to curb back.~~

11. Lot 87 on Block J is no longer open space due to the existing road no longer being removed with the proposed project. It should be reclassified.
12. The proposed access road to Rose Hill Cemetery has been removed from the plans. This access road was proposed to bring better access to the cemetery via Stonewater North. Written approval from the Rose Hill Cemetery Association stating that no longer providing the new access road for the cemetery is okay with the Rose Hill Cemetery Association is required.

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.

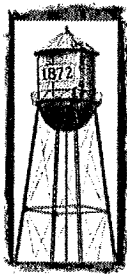
PMG/s

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

PN 100-721-10



4



CITY OF
MANOR
EST.  1872
TEXAS

AGENDA ITEM NO. 4

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 14, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on Preliminary Plat for Shadowglen phases 17, 18, 21A, 21B, 24A, and 24B, four hundred and thirty-two (432) single family lots on 123 acres more or less, located at Shadowglen Blvd and Shadowglen Trace. Agent: Bury, Inc. Owner: SG Land Holdings.

BACKGROUND/SUMMARY:

This item is awaiting updates from developer.

PRESENTATION: ☐ YES ☒ NO

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

Engineer letters and comments

Site map

STAFF RECOMMENDATION:

It is City staff's recommendation, that this item be postponed to January 11, 2017

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

BURY

now



Stantec

Stantec Consulting Services Inc.
221 West Sixth Street Suite 600, Austin TX 78701-3411

April 13, 2016
File: 112221-10003

Attention: Mr. Tom Bolt
City of Manor
Development Services
105 East Eggleston Street
Manor, Texas 78653

Dear Mr. Bolt,

Reference: Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B Preliminary Plan

INTRODUCTION

The proposed "Shadowglen Phase 2 - Sections 17, 18, 21A, 21B, 24A and 24B" (Project) will be developed on ± 120 acres of undeveloped land consisting of 432 single-family lots in the City of Manor Extra Territorial Jurisdictional (ETJ), Travis County, Texas. The proposed development is located on Shadowglen Trace, with Sections 17, 18, 21A and 21B being to the northwest and Sections 24A and 24B on the south side.

FEMA FLOODPLAIN

The Project is located within the Wilbarger Creek Watershed. According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM) for Travis County, Texas Community Panel Number 48453C0485 effective date August 18, 2014, no portion of the Project lies within the 100-year floodplain.

WATER

The water system will be part of the Master Travis County Municipal Utility District No. 2 Water System. The design and construction of the water distribution system will meet the requirements set forth by the City of Manor.

Water service for Sections 24A and 24B will be provided by the extension of existing 12 and 8-inch stubs branching from Shadowglen Trace and will also connect to an existing 24-inch water line south of the project. Water service for Sections 21A and 21B will be provided by an existing 12-inch stub on Misty Grove Blvd and an existing 8-inch stub branching from Shadowglen Trace. Sections 17 and 18 will tie to existing 8-inch stubs branch from Shadowglen Trace.

The water distribution system will comprise of 3,200 linear feet of 12-inch water line and 15,900 linear feet of 8-inch water line.

Design with community in mind



April 13, 2016
Mr. Tom Bolt
Page 2 of 2

Reference: Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B Preliminary Plan

WASTEWATER

The wastewater network will be served by City of Manor wastewater system. The design and construction of the wastewater system will be in accordance with the TCEQ and the City of Manor's requirements and specifications.

For the Project, the system will comprise of 11,800 linear feet of 8-inch wastewater line and 2,300 linear feet of 15-inch wastewater line.

ROADWAY

The roadway system for the Project will consist of 1,900 linear feet of collector road and 17,000 linear feet of local road. The right of way widths for the collector roads vary between 80 and 90 feet, but the local roads have a right of way width of 50 feet.

DRAINAGE, DETENTION AND WATER QUALITY

The design and construction of the proposed storm sewer system will meet the requirements of the City of Austin Drainage Criteria Manual and the Development Agreement between SG Land Holdings and the City of Manor. The design and sizing of the system is based on the rational method of estimating runoff and will convey internal and upstream developed flow.

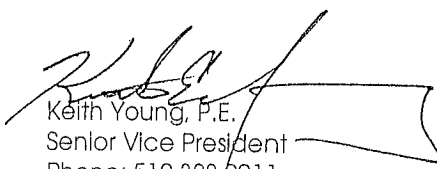
Increase storm water flow for the Project will be detained by the Southwest Pond, currently proposed by others. The drainage report appendix will verify that there will be no adverse impact to the proposed pond due to the Project.

Water Quality for the roadways will also be provided by the Southwest and Southeast Ponds.

Please do not hesitate to contact me with any questions regarding this report or submittal.

Regards,

STANTEC CONSULTING SERVICES INC.



Keith Young, P.E.
Senior Vice President
Phone: 512.328.0011
Fax: 512.328.0325
Keith.Young@stantec.com

Design with community in mind

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

Texas Registered Engineering Firm F-4780

April 27, 2016

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

Re: First Preliminary Plat Review for
Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B
Within the ETJ of the City of Manor, Texas

Dear Mr. Bolt:

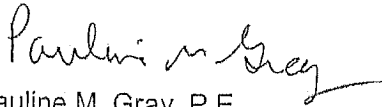
The first submittal of the Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B prepared by Bury, Inc. and received by our office on April 15, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Our office can offer the following comments:

1. The current City of Manor adequacy of plans note should be used. The revised note will be sent via separate email.
2. The submittal date on the cover reads January 2016.
3. The existing ponds should be labeled on all sheets. Also, portions of Section 18 seem to be located within the floodplain. The floodplain should be clearly shown on the plan sheets. It is hard to distinguish where the floodplain is located.
4. The note on Sheet 2 regarding who will provide water and wastewater service to the proposed sections differs from the information provided in the summary letter.
5. Elevations should be labeled on all topography shown on the plan sheets.
6. The boundary of Section 21A is unclear on Sheet 4.
7. On Sheet 6 there are two Lot #2s listed for Block E under Section 21A & 21B, one of which seems to be fairly large.
8. On Sheet Exhibit C it is unclear where drainage areas O4, O5 and O6 drain to.
9. The STM easements should be clearly shown on Exhibit C.
10. On Exhibit E the existing storm sewer outlet to the pond should be shown.
11. It is unclear where drainage areas O1, O2 and O3 are proposed to drain.
12. The C values for drainage Area A11 on Exhibit E should be verified.

13. No calculations were provided for drainage areas O1 – O7. (The drainage areas are shown on Exhibit E).
14. The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections.

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

Cc: Brett Burke, P.E. - Stantec Consulting Services, Inc.
Scott Dunlop – City of Manor

PN: 100-734-10





Stantec Consulting Services Inc.
221 West Sixth Street Suite 600, Austin TX 78701-3411

September 7, 2016
File: 222010426

Attention: Mr. Tom Bolt
City of Manor
Development Services
105 East Eggleston Street
Manor, Texas 78653

Dear Mr. Bolt,

Reference: Comment Response
Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B Preliminary Plan

This is our response to comments received from your office on April 27, 2016. We have reviewed these comments and respond in the following manner:

1. The current City of Manor adequacy of plans note should be used. The revised note will be sent via separate email.

Note revised.

2. The submittal date on the cover reads January 2016.

Submittal date corrected.

3. The existing ponds should be labeled on all sheets. Also, portions of Section 18 seem to be located within the floodplain. The floodplain should be clearly shown on the plan sheets. It is hard to distinguish where the floodplain is located.

Existing ponds labeled. Section 18 removed from this preliminary plat.

4. The note on Sheet 2 regarding who will provide water and wastewater service to the proposed sections differs from the information provided in the summary letter.

Service providers corrected on sheet.

5. Elevations should be labeled on all topography shown on the plan sheets.

Elevations labeled on all plan sheets.



September 7, 2016
Mr. Tom Bolt
Page 2 of 3

Reference: Comment Response

6. The boundary of Section 21A is unclear on Sheet 4.

Section boundary clarified.

7. On Sheet 6 there are two Lot #2s listed for Block E under Section 21A & 21B, one of which seems to be fairly large.

Table revised to show correct lots.

8. On Sheet Exhibit C it is unclear where drainage areas O4, O5 and O6 drain to.

Area O4 drains south towards the pond outfall. Areas O5 and O6 drain west directly into the pond.

9. The STM easements should be clearly shown on Exhibit C.

Storm easements removed due to being in open space/drainage easement lots.

10. On Exhibit E the existing storm sewer outlet to the pond should be shown.

Storm sewer outlet shown.

11. It is unclear where drainage areas O1, O2 and O3 are proposed to drain.

Areas O1 and O2 drain north to Shadowglen Trace and Area O3 drains east off-site.

12. The C values for drainage Area A11 on Exhibit E should be verified.

C value verified.

13. No calculations were provided for drainage areas O1 – O7. (The drainage areas are shown on Exhibit E).

Calculations now shown on Exhibit H.

14. The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections.

We are coordinating with Owner and Alliance Transportation.



September 7, 2016

Mr. Tom Bolt

Page 3 of 3

Reference: Comment Response

Please contact our office should you have any questions or if we can be of further assistance.

Regards,

STANTEC CONSULTING SERVICES INC.

Shervin Nooshin, P.E.

Senior Project Manager

Phone: 512.328.0011

Fax: 512.328.0325

Shervin.Nooshin@stantec.com

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

Texas Registered Engineering Firm F-4780

October 5, 2016

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

Re: Second Preliminary Plat Review for
Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B
Within the ETJ of the City of Manor, Texas

Dear Mr. Bolt:

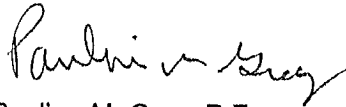
The second submittal of the Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B prepared by Stantec and received by our office on September 13, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Our office can offer the following comments (satisfied comments stricken, new or outstanding comments in bold):

1. ~~The current City of Manor adequacy of plans note should be used. The revised note will be sent via separate email.~~
2. ~~The submittal date on the cover reads January 2016.~~
3. ~~The existing ponds should be labeled on all sheets. Also, portions of Section 18 seem to be located within the floodplain. The floodplain should be clearly shown on the plan sheets. It is hard to distinguish where the floodplain is located.~~
4. ~~The note on Sheet 2 regarding who will provide water and wastewater service to the proposed sections differs from the information provided in the summary letter.~~
5. ~~Elevations should be labeled on all topography shown on the plan sheets.~~
6. ~~The boundary of Section 21A is unclear on Sheet 4.~~
7. ~~On Sheet 6 there are two Lot #2s listed for Block E under Section 21A & 21B, one of which seems to be fairly large.~~
8. ~~On Sheet Exhibit C it is unclear where drainage areas O4, O5 and O6 drain to.~~
9. ~~The STM easements should be clearly shown on Exhibit C.~~
10. ~~On Exhibit E the existing storm sewer outlet to the pond should be shown.~~
11. ~~It is unclear where drainage areas O1, O2 and O3 are proposed to drain.~~
12. ~~The C values for drainage Area A11 on Exhibit E should be verified.~~

- ~~13. No calculations were provided for drainage areas O1—O7. (The drainage areas are shown on Exhibit E).~~
14. The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections. An updated TIA must be submitted.
15. The Sheet Index lists Section 18 as being included with the Preliminary Plan, but the review response letter states that Section 18 has been removed.
16. Section 18 should be removed from Exhibits E, N and Q in order to demonstrate that the systems proposed to be constructed with Section 17 will function without Section 18 being constructed.
17. Remove the signature blocks for Director of Development Services, City Engineer and Travis County ESD #12.
18. Exhibit E should be revised to show the proposed storm sewer lines that are proposed to be constructed with Section 17 only (See Comment 16).
19. Exhibit N should only show the sections of the water distribution system that will be constructed with Section 17 (See Comment 16).
20. Exhibit Q should only show the sections of wastewater collection system that will be constructed with Section 17 (See Comment 16).

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.

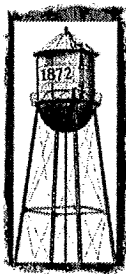
PMG/s

Cc: Shervin Nooshin, P.E. - Stantec, Inc.
Scott Dunlop - City of Manor

PN: 100-734-10



5



CITY OF
MANOR
EST.  1872
TEXAS

AGENDA ITEM NO. 5

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 14, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Discuss, consideration and action upon a rezoning request for lots 7 – 10, block 5, 101 - 107 East Brenham St, Town of Manor from Single Family Residential (R-1) district zoning to Light Commercial (C-1) district zoning.

BACKGROUND/SUMMARY:

These 4 lots are on the corner of FM 973 and Brenham Street. There are houses on 3 of the 4 lots that are all owned and rented out by the applicant. Diagonally across the street is zoned C-1 with the Exxon station and store, C-1/C-2 uses are proposed directly across the street as part of the Lagos PUD/master plan.

PRESENTATION: ☐ YES ☒ NO

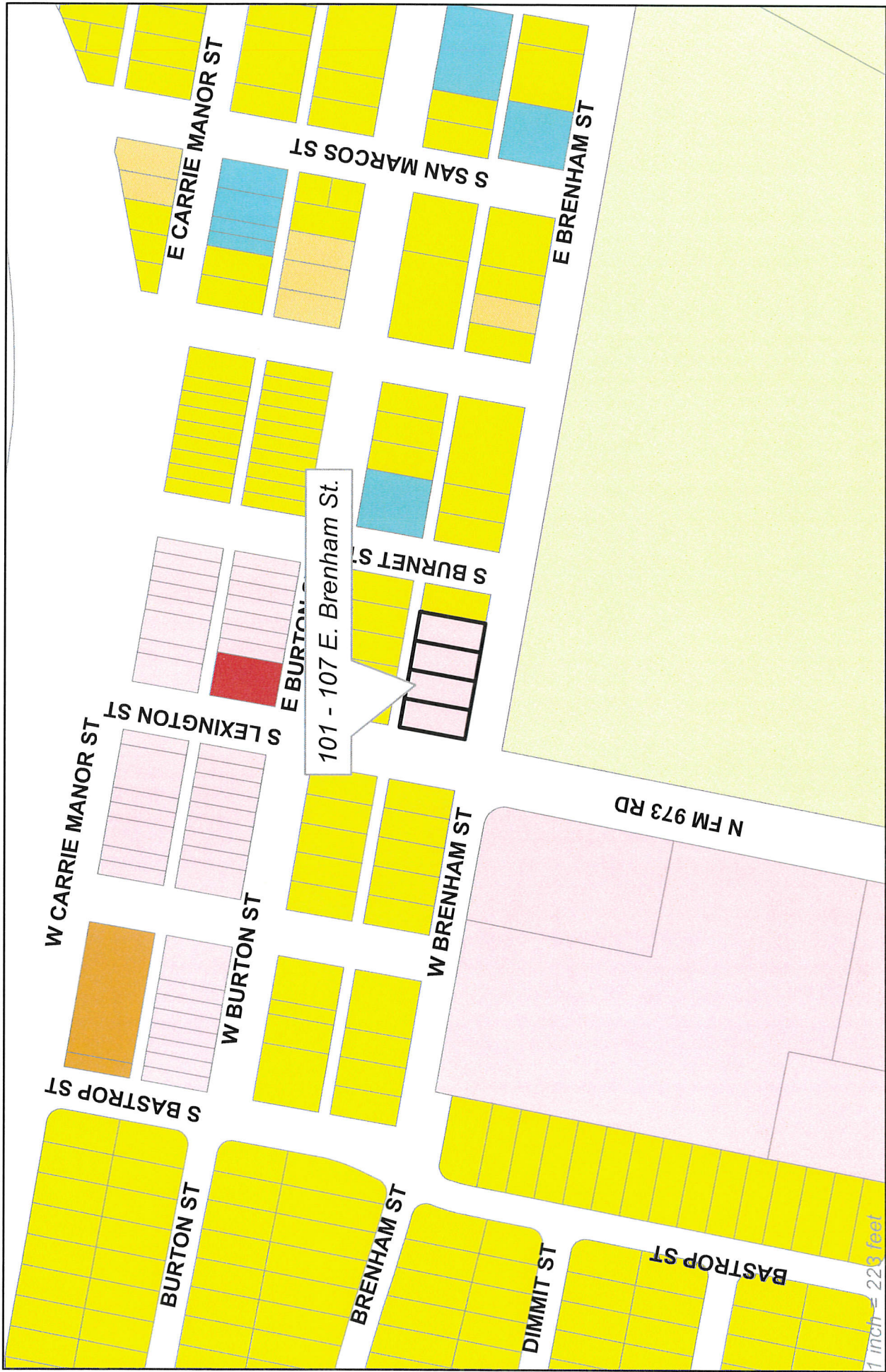
ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Site Map

STAFF RECOMMENDATION:

It is City staff's recommendation, that this rezoning be recommended for approval at the next City Council meeting.

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



Zone

- A - Agricultural
- C-1 - Light Commercial
- C-2 - Heavy Commercial
- DB - Downtown Business District

Zone

- I - Institutional
- IN-1 - Light Industrial
- M-1 - Manufactured Housing
- M-2 - Manufactured Housing Park
- NB - Neighborhood Business

PUD - Planned Unit Development

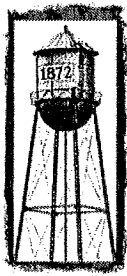
- R-1 - Single Family
- R-2 - Single Family
- R-4 - Multi Family

Proposed Zoning:
Light Commercial (C-1)
Current Zoning - Single Family Res.



1 inch = 225 feet

6



CITY OF
MANOR
EST. ★ 1872
TEXAS

AGENDA ITEM NO. 6

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 14, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action upon a rezoning request for 13.20 acres out of a called 55.312-acre tract conveyed to Terrell Timmermann recorded in document 2000046321 of the official public records of Travis County, located near FM 973 and Suncrest Road, from Interim Agricultural (A) district zoning to Institutional (I) district zoning.

BACKGROUND/SUMMARY:

The rezoning of the ~46 acres is in two parts. This part is the 13 acres for the proposed IDEA School. This rezoning is in conjunction with annexation of the property.

PRESENTATION: ☐ YES ☒ NO

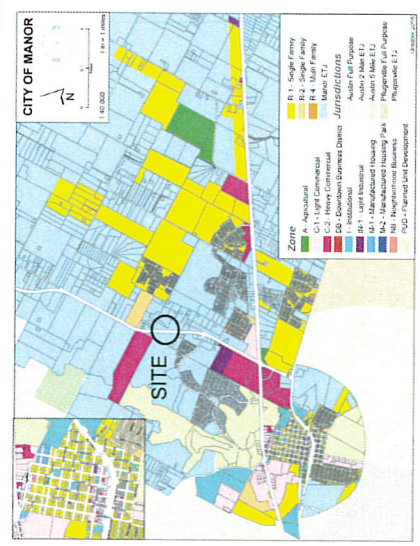
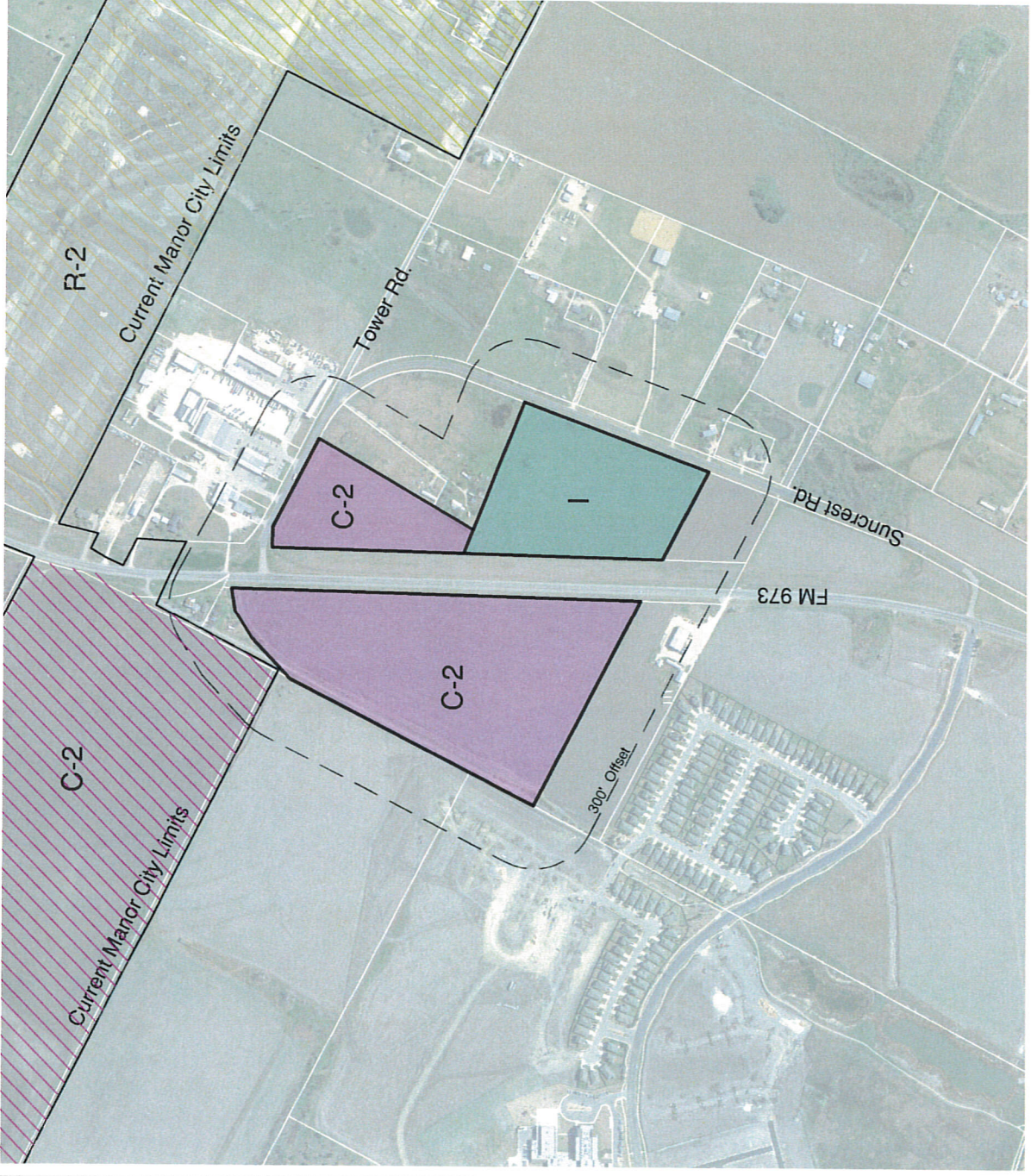
ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Site Map

STAFF RECOMMENDATION:

It is City staff's recommendation, that this rezoning be recommended for approval at the next City Council meeting.

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



ZONING EXHIBIT MANOR, TEXAS

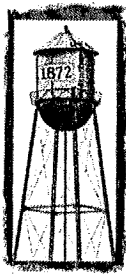
EXISTING ZONING HATCHED
PROPOSED ZONING SOLID



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.275.6600
TAPR-2, TAPR-3, TAPR-4, TAPR-5, TAPR-6, TAPR-7, TAPR-8, TAPR-9, TAPR-10, TAPR-11, TAPR-12, TAPR-13, TAPR-14, TAPR-15, TAPR-16, TAPR-17, TAPR-18, TAPR-19, TAPR-20, TAPR-21, TAPR-22, TAPR-23, TAPR-24, TAPR-25, TAPR-26, TAPR-27, TAPR-28, TAPR-29, TAPR-30, TAPR-31, TAPR-32, TAPR-33, TAPR-34, TAPR-35, TAPR-36, TAPR-37, TAPR-38, TAPR-39, TAPR-40, TAPR-41, TAPR-42, TAPR-43, TAPR-44, TAPR-45, TAPR-46, TAPR-47, TAPR-48, TAPR-49, TAPR-50, TAPR-51, TAPR-52, TAPR-53, TAPR-54, TAPR-55, TAPR-56, TAPR-57, TAPR-58, TAPR-59, TAPR-60, TAPR-61, TAPR-62, TAPR-63, TAPR-64, TAPR-65, TAPR-66, TAPR-67, TAPR-68, TAPR-69, TAPR-70, TAPR-71, TAPR-72, TAPR-73, TAPR-74, TAPR-75, TAPR-76, TAPR-77, TAPR-78, TAPR-79, TAPR-80, TAPR-81, TAPR-82, TAPR-83, TAPR-84, TAPR-85, TAPR-86, TAPR-87, TAPR-88, TAPR-89, TAPR-90, TAPR-91, TAPR-92, TAPR-93, TAPR-94, TAPR-95, TAPR-96, TAPR-97, TAPR-98, TAPR-99, TAPR-100

7



CITY OF
MANOR
EST. ★ 1872
TEXAS

AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 14, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action upon a rezoning request for 33.00 acres out of a called 55.312-acre tract conveyed to Terrell Timmermann recorded in document 2000046321 of the official public records of Travis County, located near FM 973 and Suncrest Road, from Interim Agricultural (A) district zoning to Medium Commercial (C-2) district zoning.

BACKGROUND/SUMMARY:

The rezoning of the ~46 acres is in two parts. This part is the 33 acres for the future commercial development. This rezoning is in conjunction with annexation of the property.

PRESENTATION: ☐ YES ☒ NO

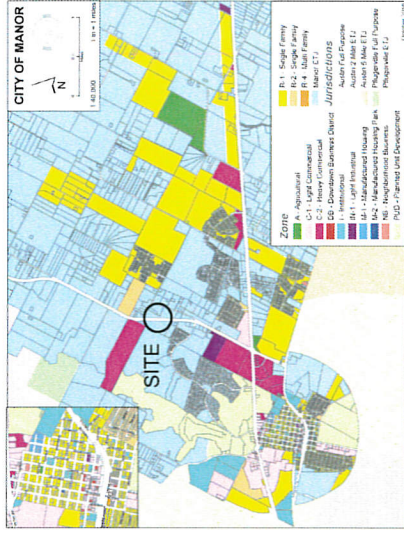
ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Site Map

STAFF RECOMMENDATION:

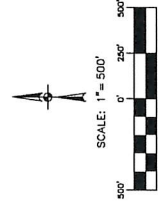
It is City staff's recommendation, that this rezoning be recommended for approval at the next City Council meeting.

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



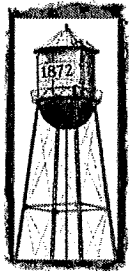
ZONING EXHIBIT
MANOR, TEXAS

EXISTING ZONING HATCHED
PROPOSED ZONING SOLID



**PAPE-DAWSON
ENGINEERS**

8



CITY OF
MANOR
EST. ★ 1872
TEXAS

AGENDA ITEM NO. 8

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 14, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action upon a rezoning request for 9.982 acres out of Abstract 546, Survey 40, Manor J, located near US Hwy 290 and Gregg Manor Road from Light Commercial (C-1) district zoning to Multi-family (R-3) district zoning.

BACKGROUND/SUMMARY:

This property is directly behind Riata Ford. The extension of Gregg Manor south to Parsons Road will provide additional main road access to the property.

PRESENTATION: ☐ YES ☒ NO

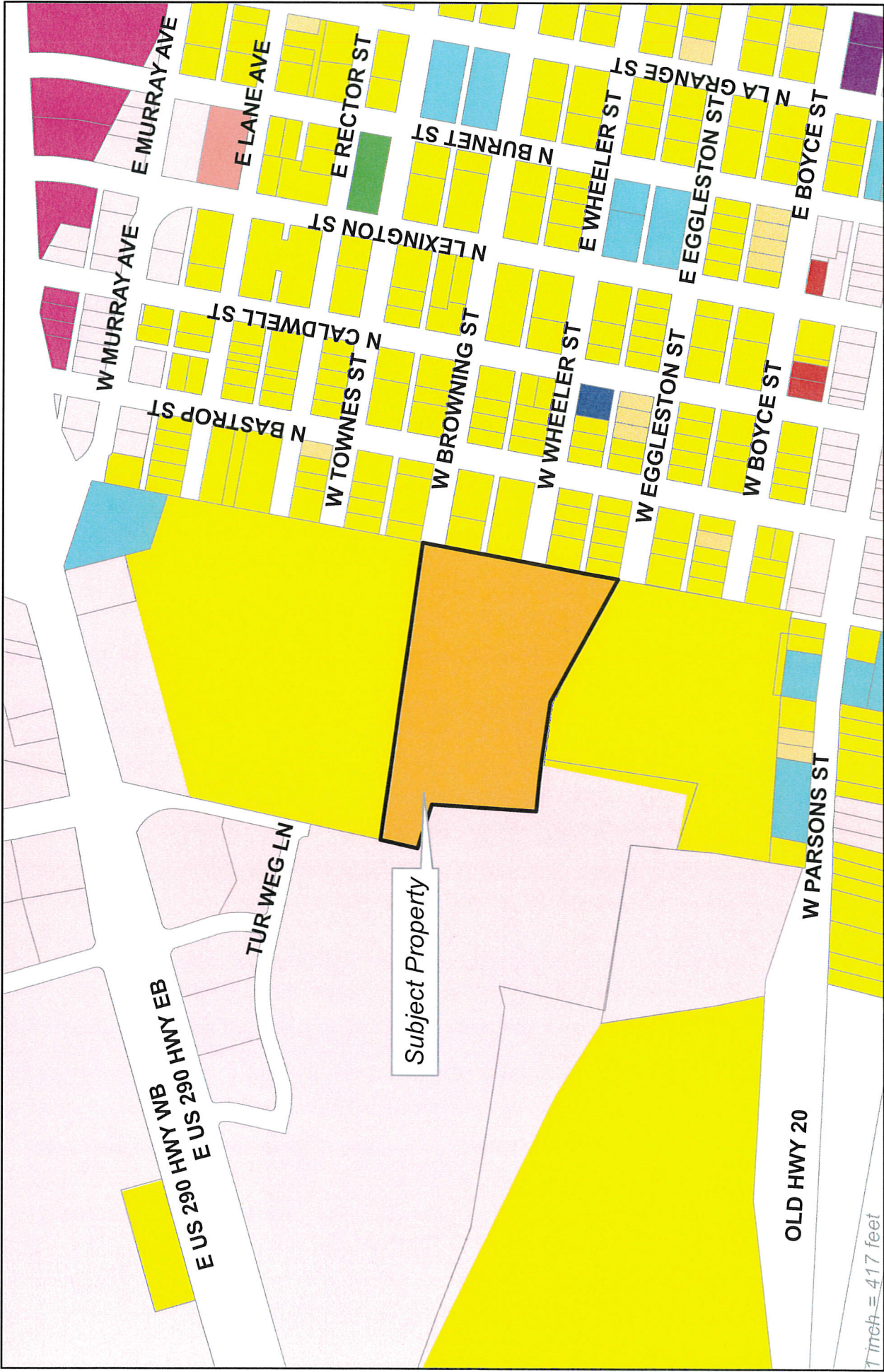
ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Site Map

STAFF RECOMMENDATION:

It is City staff's recommendation, that this rezoning be recommended for approval at the next City Council meeting.

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



Zone

- A - Agricultural
- C-1 - Light Commercial
- C-2 - Heavy Commercial
- DB - 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

Proposed Zoning:
Multi-Family (R-3)
Current Zoning - Light Commercial (C-1)

9



AGENDA ITEM NO. 9

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 14, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action upon a rezoning request for the south 25ft of block 1 & 2 and south 25ft of east 20ft of lot 3 and center 40ft of lot 1 & 2 and center 40ft of west 20ft of lot 3, block 31 Town of Manor, located at 201 East Parsons St., from Institutional (I) district zoning to Downtown Business (DB) district zoning.

BACKGROUND/SUMMARY:

The City Council has appointed a broker to put up the old City Hall for sale. As part of listing the property to increase the number of potential buyers, the City has requested the property be rezoned from Institutional to Downtown Business District which allows for more retail uses.

PRESENTATION: ☐ YES ☒ NO

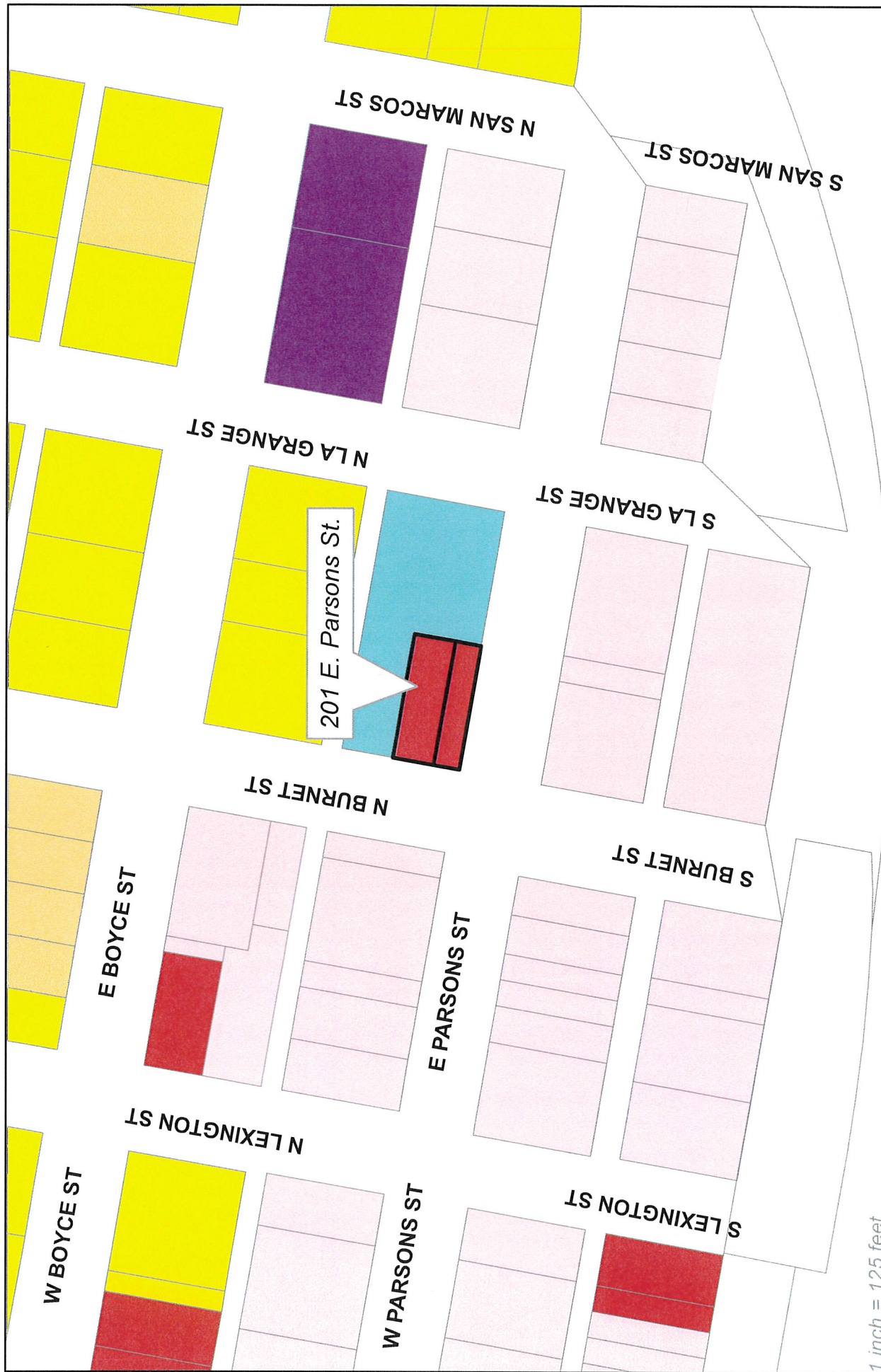
ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Site Map

STAFF RECOMMENDATION:

It is City staff's recommendation, that this rezoning be recommended for approval at the next City Council meeting.

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



1 inch = 125 feet

Proposed Zoning: Downtown Business (DB) Current Zoning - Institutional (I)

Zone

A - Agricultural

C-1 - Light Commercial

C-2 - Heavy Commercial

DB - 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

10



AGENDA ITEM NO. 10

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 14, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action upon a rezoning request for 149 acres at the SE corner of US Hwy 290, Greenbury Gates Survey 63, Abstract 315 and the Calvin Baker Survey 38, Abstract 58, from Single Family (R-1) district zoning to Planned Unit Development (PUD) district zoning.

BACKGROUND/SUMMARY:

This the Preliminary PUD site plan. After it goes to Council twice, if approved, the applicant will file a Final PUD site plan that could include any changes that P&Z and/or the Council has suggested. The Final PUD site plan will then come back to P&Z for a recommendation, then Council twice for final approval. The proposal includes single family homes adjacent to the current Bell Farms, age-restricted multi-family, and commercial/office space. Also included is extending Ring Road from FM 973 (Walmart) to Bell Farms and an 8 acres park with an additional 13+ acres open space floodplain.

PRESENTATION: ☐ YES ☒ NO

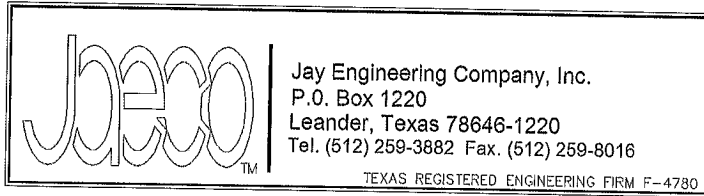
ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Engineer comments
Preliminary PUD site plan
Parks and trails plan
Illustrative park plan
Environmental study

STAFF RECOMMENDATION:

It is City staff's recommendation, that this rezoning be recommended for approval at the next City Council meeting.

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



Date: Friday, September 09, 2016

Barth Timmermann
Greenview
501 Vale Street
Austin TX 78746
barhtimm@aol.com

Permit Number 2016- P1004
Job Address: 12211 E. US Hwy 290, Manor, TX. 78653

Dear Barth Timmermann,

The first submittal of the Manor Commons East Preliminary PUD Site Plan (*Zoning Request*) submitted by Greenview and received on October 18, 2016, have been reviewed for compliance with the City of Manor Zoning Ordinance 185.

Engineer Review

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

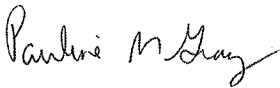
- i. The Site Plan should be retitled Preliminary Site Plan.
- ii. There appears to be a proposed roadway located in the open space/park area. No information is provided for the roadway.
- iii. R.O.W. width should be labeled for all proposed roadways.
- iv. Proposed phasing for the development should be provided.
- v. No minimum lot frontage width for cul-de-sac lots is listed on the plan.
- vi. The proposed minimum lot size of 4,800 square feet does not meet the Zoning standards for Single Family Residential lots. Section 25 (a) of the Zoning Ordinance states that the minimum lot size is 7,500 square feet for Single Family Residential R-1. Section 26(a) of the Zoning Ordinance states that for Single Family Residential R-2 the minimum lot size is 7,200 square feet.
- vii. Per Section 34(a) of the Zoning Ordinance, the maximum density for Multi-Family Residential (R-3) is 21 units per acre. The project is proposing 23 units per acre.
- viii. The Subdivision Information and Guidelines item number 6 states that the Preliminary and Concept Plans will expire ten (10) years after the filing date. Per Section 21(g)(1) and 21(g)(2) of Subdivision Ordinance 263B, approved Concept Plans expire one year after filing unless an extension is granted by the Commission. Per Section 22(f)(1)(ii) and Section 22 (g) of the Subdivision Ordinance 263B, approval for Preliminary Plats expire 12 months after the filing date. The Commission can grant an extension for up to two years.
- ix. 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.
- x. 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.
- xi. Section 49(e)(iii)(H) requires that details of the use of landscaping and screening be provided with the preliminary site 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.
- xii. 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 as is required by Section 49(e)(iii)(J).
- xiii. Table 2 lists the Maximum Height Limit of R-3 as 60'. Per Zoning Ordinance 185-P, the maximum allowable height in areas zoned R-3 is 35'.
- xiv. City of Manor Zoning Ordinance 185-P became effective as of June 20, 2016.
- xv. A vicinity map should be added to the Preliminary Site Plan.
- xvi. Approval blocks for the City Council and Planning and Zoning Commission should be added to the Preliminary Site Plan.
- xvii. The floodplain should be shown on the Parks Master Plan and the Parks Illustrative Plan.
- xviii. The total amount of Proposed Parkland area that is located within the floodplain should be provided.

9/9/2016 11:12:48 AM
Manor Commons East Preliminary PUD Site Plan
2016- P1004
Page 3

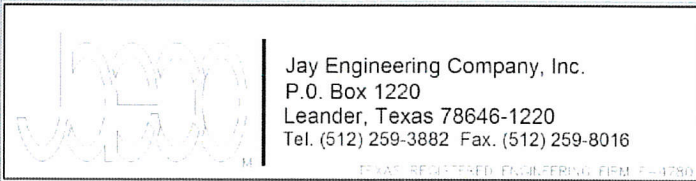
Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online,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

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

Thank you,

A handwritten signature in cursive script, reading "Pauline M. Gray".

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



November 09, 2016

Barth Timmermann
Greenvew
501 Vale Street
Austin TX 78746

Permit Number 2016- P1004 - Manor Commons East PUD
Job Address: 12211 E. US Hwy 290, Manor 78653

Dear Barth Timmermann,

We have conducted a review of the second submittal of the Preliminary Site Plan for the above-referenced project, submitted by Barth Timmermann and received by our office on October 18, 2016, for conformance with the City of Manor Zoning Ordinance. The Manor Commons PUD Preliminary Site Plan meets the general requirements of Zoning Ordinance 185, however, there are three proposed components that should be discussed prior to approval of the Preliminary Site Plan:

1. The proposed minimum lot size of 4,800 square feet does not meet the Zoning standards for Single Family Residential lots. Section 25 (a) of the Zoning Ordinance states that the minimum lot size is 7,500 square feet for Single Family Residential R-1. Section 26(a) of the Zoning Ordinance states that for Single Family Residential R-2 the minimum lot size is 7,200 square feet.
2. The Subdivision Information and Guidelines item number 6 states that the Preliminary and Concept Plans will expire ten (10) years after the filing date. Per Section 21(g)(1) and 21(g)(2) of Subdivision Ordinance 263B, approved Concept Plans expire one year after filing unless an extension is granted by the Commission. Per Section 22(f)(1)(ii) and Section 22 (g) of the Subdivision Ordinance 263B, approval for Preliminary Plats expire 12 months after the filing date. The Commission can grant an extension for up to two years.
3. Table 2 lists the Maximum Height Limit of R-3 as 50'. Per Zoning Ordinance 185-P, the maximum allowable height in areas zoned R-3 is 35'.

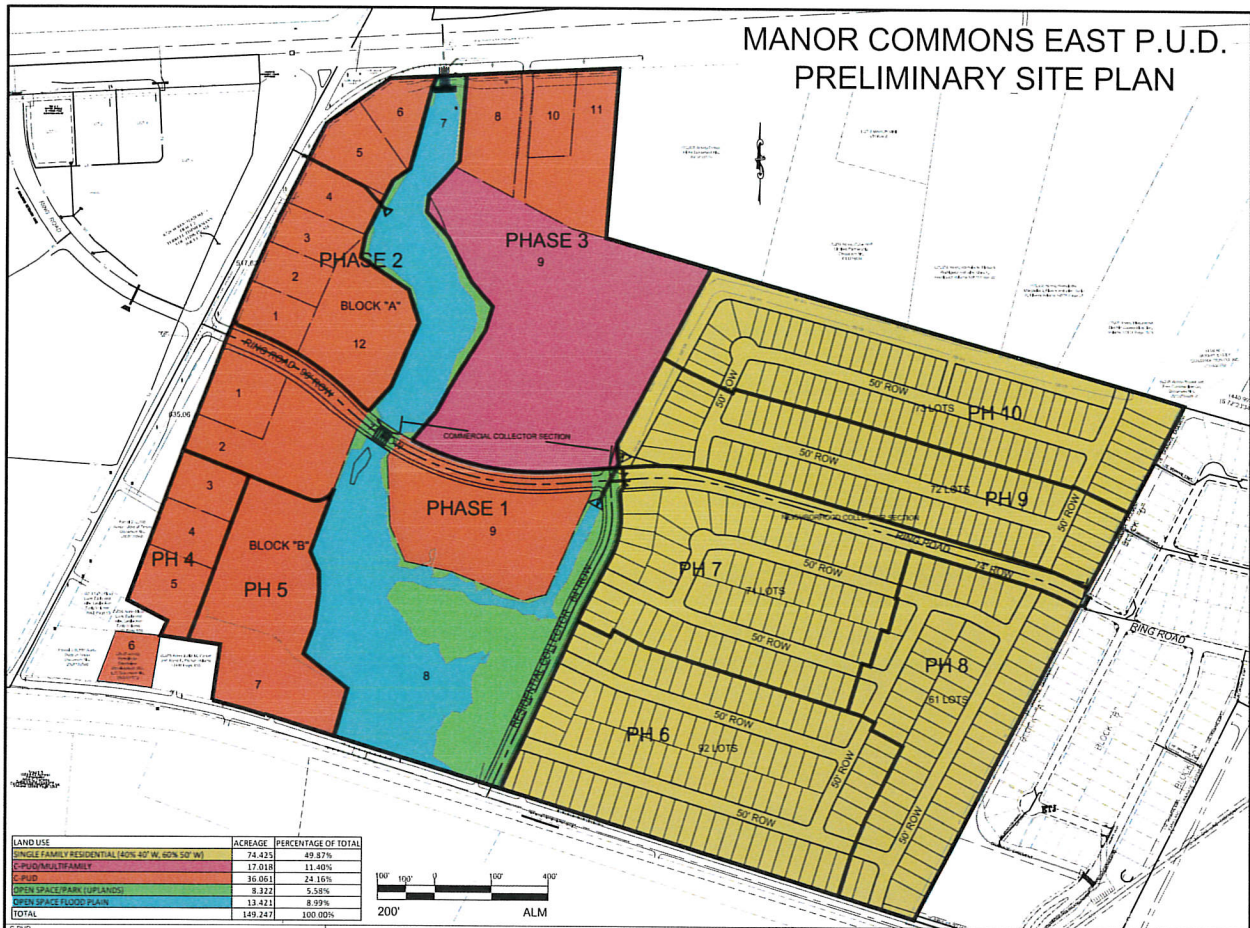
Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether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

Sincerely,

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

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

MANOR COMMONS EAST P.U.D. PRELIMINARY SITE PLAN



LAND USE	ACREAGE	PERCENTAGE OF TOTAL
SINGLE FAMILY RESIDENTIAL (40' W, 60' W, 50' W)	74.425	49.87%
MULTI-FAMILY (R-3, R-4)	17.018	11.40%
COMMERCIAL (C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19, C-20, C-21, C-22, C-23, C-24, C-25, C-26, C-27, C-28, C-29, C-30, C-31, C-32, C-33, C-34, C-35, C-36, C-37, C-38, C-39, C-40, C-41, C-42, C-43, C-44, C-45, C-46, C-47, C-48, C-49, C-50, C-51, C-52, C-53, C-54, C-55, C-56, C-57, C-58, C-59, C-60, C-61, C-62, C-63, C-64, C-65, C-66, C-67, C-68, C-69, C-70, C-71, C-72, C-73, C-74, C-75, C-76, C-77, C-78, C-79, C-80, C-81, C-82, C-83, C-84, C-85, C-86, C-87, C-88, C-89, C-90, C-91, C-92, C-93, C-94, C-95, C-96, C-97, C-98, C-99, C-100)	16.051	10.63%
OPEN SPACE (PARK, UPLANDS)	9.322	6.06%
OPEN SPACE (FLOOD PLAIN)	13.421	8.93%
TOTAL	149.247	100.00%

C-100
Precedent and Permitted Uses. This district allows a mix of commercial uses including retail, office, commercial, and similar uses including residential and medium-density. This district allows the retail sale of goods and products in the following listed use areas to which value is added. Retail sales including sales of goods and services outside of the primary structure in a customer with the uses specifically listed, and the following:

- Administrative Offices and Administrative Services,
- Art Gallery and Art Workshop,
- Automotive Retail,
- Auto Services,
- Food and Beverage,
- Business and Trade Schools,
- Civic Uses including but not limited to: a college or university, cultural services, communication services facilities, community events, community recreation, local utility services, major public facilities, private and public primary and secondary education facilities, postal facilities, religious assembly, safety services, transportation terminal and all other Civic Uses (C).
- Child and Family,
- Communication Services,
- Construction Sales and Services,
- Convenience Storage,
- Cooking/laundry,
- Consumer Convenience Services,
- Consumer Convenience Stores,
- Consumer Repair Services,
- Counseling Services,
- Day Care Services,
- Employee Recreation,
- Financial Services,
- Food,
- Food Court Establishment,
- Food Preparation less than 5,000 Sq. Ft. GFA
- Food Sales,
- Furniture,
- General Retail Sales,
- Hospital Services,
- Hotel and Motel,
- Indoor Entertainment and Indoor Sports and Recreation,
- Ice Creamery,
- Laundry Services,
- Liquor Sales,
- Medical Offices,
- Monument Retail Sales,
- Off-Site Accessory Parking,
- Outdoor Entertainment and Outdoor Sports and Entertainment,
- Personal Improvement Services and Personal Services,
- Pet Services,
- Plant Nursery,
- Printing and Publishing,
- Professional Office,
- Recreation Equipment Sales,
- Restaurant,
- Self-Storage with drive-through,
- Service Station,
- Theater,
- Veterinary Services.

Subdivision Information and Guidelines

The Subdivision Allowances and Guidelines requested by the Manor Commons East PUD are as follows:

- Lot frontage widths of single family lots shall be as follows:
 - Not more than 40% of such lots, not including cul-de-sac lots, may have a lot frontage width of not less than 40 feet.
 - 80% or more of such lots, not including cul-de-sac lots, shall have a lot frontage width of 50 feet or greater.
- The minimum single-family residential lot shall be 4,000 square feet.
- Single Family residential lots shall have a minimum side lot back of the (5) feet for each lot.
- Single family residential lots shall have a minimum rear lot back of ten (10) feet for each lot.
- Lots shall not be required to have a similar lot access to the street.
- Concept Plan and the Preliminary Plat will expire ten (10) years after the filing date instead of the period designated in Ordinance No. 7038.
- Unless the final Plat is reviewed in the Official Public Records within two years of approval by the Commission, such approval shall be void, except that the developer may apply in writing to allow extension of approval prior to the end of such two (2) year period, labeling just cause for extension, and the Commission may grant an extension not to exceed one year.

Zoning Guidelines Requested and Zoning Information Provided

The Zoning Advancements and Guidelines requested by the Manor Commons East PUD are as follows:

LAND USE	ACREAGE	PERCENTAGE OF TOTAL
SINGLE FAMILY RESIDENTIAL	74.425	49.87%
MULTI-FAMILY (R-3, R-4)	17.018	11.40%
COMMERCIAL (C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19, C-20, C-21, C-22, C-23, C-24, C-25, C-26, C-27, C-28, C-29, C-30, C-31, C-32, C-33, C-34, C-35, C-36, C-37, C-38, C-39, C-40, C-41, C-42, C-43, C-44, C-45, C-46, C-47, C-48, C-49, C-50, C-51, C-52, C-53, C-54, C-55, C-56, C-57, C-58, C-59, C-60, C-61, C-62, C-63, C-64, C-65, C-66, C-67, C-68, C-69, C-70, C-71, C-72, C-73, C-74, C-75, C-76, C-77, C-78, C-79, C-80, C-81, C-82, C-83, C-84, C-85, C-86, C-87, C-88, C-89, C-90, C-91, C-92, C-93, C-94, C-95, C-96, C-97, C-98, C-99, C-100)	16.051	10.63%
OPEN SPACE (PARK, UPLANDS)	9.322	6.06%
OPEN SPACE (FLOOD PLAIN)	13.421	8.93%
TOTAL	149.247	100.00%

TABLE 2: SETBACK, HEIGHT, AND LOT WIDTH INFORMATION

LAND USE	FRONT YARD SETBACK (FT.)	SIDE YARD SETBACK (FT.)	REAR YARD SETBACK (FT.)	MINIMUM LOT SIZE (SQ. FT.)	MINIMUM LOT WIDTH (FT.)	MAX HEIGHT (FEET)
SINGLE FAMILY	20	5	10	4,000	40	35
R-3	25	5	10	7,500	50	50
C-1	25	7	10	5,750	50	50
C-2	25	10	15	7,500	60	35

- Notes: Single Family Development will follow the guidelines above and below when such category is listed (when a guideline is not listed, Single Family will default to R-3 zoning in the City of Manor Zoning Ordinance for interpretation of a specific guideline).
- Not more than 40% of such lots, not including cul-de-sac lots, may have a lot frontage width of not less than 40 feet.
 - 80% or more of such lots, not including cul-de-sac lots, shall have a lot frontage width of 50 feet or greater.
 - The minimum single-family residential lot shall be 4,000 square feet.
 - Expanses will not be allowed.
 - Cul-de-sac lots shall have minimum frontage of 33 feet.

3. Multifamily Development

Multifamily Development will follow the guidelines above and below for R-3 zoning when such category is referenced unless an exception is noted. Multifamily Development will not allow more than 25% of any project to be multifamily units that are in a government program with the exception of Senior Housing in which a community may have an unlimited amount of affordable units. When no specific guideline is listed, Multifamily Development will follow the R-3 Zoning guidelines listed in the City of Manor Zoning Ordinance, effective as of June 20, 2016.

4. Commercial Development

Commercial Development will follow the rules and guidelines listed under C-100. When a specific guideline is not listed, Commercial Development will follow the guidelines as listed under C-1 and C-2 Zoning in the City of Manor Zoning Ordinance, effective as of June 20, 2016.

5. Lot Coverage

TABLE 2: ALLOWABLE LOT COVERAGE

LAND USE	MAIN BUILDINGS	MAIN AND ACCESSORY BUILDINGS
Single Family Residential	40%	50%
R-3	40%	50%
C-1	40%	50%
C-2	50%	60%

Notes: Single Family Development will follow the Single Family Residential Guidelines. Multifamily will follow the R-3 Guidelines. Commercial Development will follow the C-100 Guidelines and Open Space will follow the OS Guidelines.

6. Open Space

In addition, to the uses allowed under the OS guidelines, food trucks will be a permitted use. Portland Dedication requirements for the Manor PUD including but not limited to single-family, multifamily and commercial will be submitted upon the dedication of Open Space to the City of Manor by developer.

7. Landscaping

The following percentage of the net area of each lot shall be landscaped. The net lot area shall equal the total 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
Single Family Residential	SEE NOTE
R-3	20%
C-1	15%
C-2	25%

Notes: minimum landscaping requirements for each lot within a single-family development shall be a minimum of two (2) trees which trees: (a) two-gallon shrubs and lawn grass from the property line to the front two (2) corners of the structure. Residential structures on corner lots shall also be required to screen the rear of the structure from the existing highway, access road, or other public right of way.

8. Maximum Density

TABLE 5: ALLOWABLE MAXIMUM DENSITIES

LAND USE	MAXIMUM DENSITY
R-3	25 UNITS PER ACRE
C-1	1.8 TO 1 FAR

9. Tree Removal and Tree Mitigation

For any commercial lots, all tree mitigation related to a project will be addressed at the time of a site development permit related to such particular lot and will not be required to be addressed prior to such time.

10. Sidewalks or Flag Road

No sidewalk will be required on Flag Road on the south side of the road in areas designated as Exhibit A as it is a flag road. Sidewalks will be required on the north side of Flag Road. An it is not sidewalk will be required on the north side of Flag Road in such designated areas.

11. Landscaping

Landscaping will comply with City of Manor Ordinance 305.

12. Off-street Parking and Loading Facilities

Standard City of Manor parking requirements will be used but any user may apply for a variance from the City of Manor parking requirements with signed authorization from the manager without reviewing or amending the PUD document.

13. Environmental

Development will be in accordance with the Environmental Assessment for the site.

14. Drainage

A CLOM has been approved for the proposed development and drainage requirements will be demonstrated with the Preliminary Plat Submittal.

15. Water and Wastewater

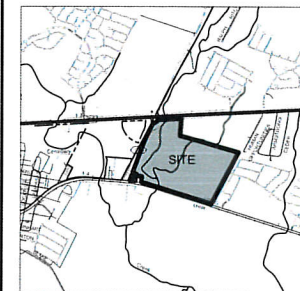
Wastewater for the water development will be provided by the City of Manor. Water for the commercial areas will be provided by the City of Manor and for the residential areas by Manville W.C. The area developed as potential multifamily will be served by Manville W.C. unless they differ to the City of Manor.

16. Garbage Service

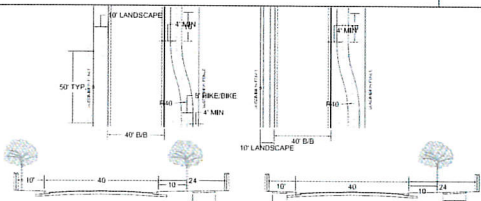
Garbage Service will be provided by a state permitted waste disposal service.

17. Electric and Gas

Electric service will be provided by Bluebonnet Electric. Gas service will be provided by Atmos.



LOCATION MAP
SCALE 1"=200'



NEIGHBORHOOD COLLECTOR SECTION 1"=200'

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Manor, Texas, on this _____ day of _____, 2016, A.D.

Approved: _____
Attest: _____
Mary Ann Parker, Chairperson City Secretary

ACCEPTED AND AUTHORIZED for record by the City Council of the City of Manor, Texas, on this _____ day of _____, 2016, A.D.

Approved: _____
Attest: _____
RBA G. Jansse, Mayor City Secretary

MANOR COMMONS EAST P.U.D.
PRELIMINARY SITE PLAN
MANOR, TEXAS



ALM ENGINEERING, INC.
CONSULTING ENGINEERS
1705 S Capital of TX Hwy, Ste. 150
Austin, Texas, 78746
(512)431-9600 • almeng@sbcbglobal.net

F-1565

SCALE:	1"=200'	#	REVISION	DATE
DATE:	11/8/2016			
JOB:	DRAINAGE			
DRAWN BY:				
CHECKED BY:	MM			



MANOR COMMONS - PARKS MASTERPLAN / OVERALL PARKS AND TRAIL DIAGRAM



MANOR COMMONS PARK / ILLUSTRATIVE PLAN





Environmental Services, Inc.

18 October 2016

Barth Timmerman
Greenview Development
501 Vale Street
Austin, TX 78746

**RE: 149- acre Manor Commons Development County, Manor, Travis County, Texas
HJN 160002 HA**

Dear Mr. Timmerman:

At your request and that of the project engineer, ALM Engineering, Inc., Horizon is pleased to provide this overall project assessment concerning impacts to natural resources for the proposed development of f Manor Commons Commercial Development, located at the southeast corner of Hwy 290 and FM 973 in Manor, Texas. Horizon submits this report pursuant to compliance with City of Manor Ordinance Section 49(e)(iii)(B) which 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.

THREATENED /ENDANGERED SPECIES HABITAT ASSESSMENT

Literature and agency file searches were conducted to identify the potential occurrence of any federally listed threatened or endangered (T/E) species or their potential habitats on the subject site and in the immediate vicinity. The search included published information from the US Fish and Wildlife Service (USFWS) and the Texas Parks and Wildlife Department (TPWD) Natural Diversity Database.

Federally listed threatened or endangered (T/E) species for Travis County are presented in the following table:

**TABLE 1
THREATENED/ENDANGERED SPECIES LISTED FOR TRAVIS COUNTY**

Common Name	Scientific Name	Federal Status
Barton Springs salamander	<i>Eurycea sosorum</i>	Endangered
Jollyville Plateau salamander	<i>Eurycea tonkawae</i>	Threatened
Austin blind salamander	<i>Eurycea waterlooensis</i>	Endangered
Bone Cave harvestman	<i>Texella reyesi</i>	Endangered
Bee Creek Cave harvestman	<i>Texella reddelli</i>	Endangered
Tooth Cave Spider	<i>Neoleptoneta myopica</i>	Endangered
Tooth Cave pseudoscorpion	<i>Tartarocreagis texana</i>	Endangered
Kretschmarr Cave mold beetle	<i>Texamaurops reddelli</i>	Endangered
Tooth Cave ground beetle	<i>Rhadine Persephone</i>	Endangered
Black-capped vireo	<i>Vireo atricapilla</i>	Endangered

CORPORATE HEADQUARTERS

1507 South Interstate 35 ★ Austin, Texas 78741-2502 ★ 512.328.2430 ★ www.horizon-esi.com
Certified WBE/HUB/DBE/SBE

Golden-cheeked warbler	<i>Setophaga chrysoparia</i>	Endangered
Piping Plover	<i>Charadrius melodus</i>	Threatened
Whooping Crane	<i>Grus americana</i>	Endangered

Source: USFWS, 2015

Terrestrial Karst Invertebrates

The Property is within the Blackland Prairies Ecological Area, is not underlain by a geologic formation that is known to form caves or voids that may provide habitat for the federally listed endangered terrestrial karst invertebrates (UT-BEG, 1995), and in an area not mapped as any potential karst habitat by Veni and Associates (1991). Therefore, the subject site does not provide habitat for the federally listed terrestrial karst invertebrates.

Golden-cheeked Warbler

Golden-cheeked warbler (GCW) habitat in central Texas typically consists of mature Ashe juniper (*Juniperus ashei*) and broad-leaved oak woodlands, with a high percentage of canopy coverage within and adjacent to incised canyons of central Texas. It is Horizon's opinion that no portion of the Property exhibits preferred habitat characteristics for the GCW.

Black-capped Vireo

Black-capped vireos (BCVs) typically nest in distinctive and dense scrubby mottes (to about 6 feet high) interspersed in open grassland within central Texas. Common vegetation within these mottes includes shin oak (*Quercus sinuata* var. *breviloba*), plateau live oak (*Quercus fusiformis*), evergreen sumac (*Rhus virens*), Texas persimmon (*Diospyros texana*), agarita (*Berberis trifoliolata*), and Ashe juniper. It is Horizon's opinion that no portion of the Property exhibits preferred habitat characteristics for the BCV.

Barton Springs, Austin Blind, and Jollyville Plateau salamanders

One small ephemeral drainage way is located on the western edge of the subject site as well as one ephemeral, previously channelized drainage way that traverses the central portion of the property from north to south. The Barton Springs and Austin Blind salamanders are known only to occur within and immediately around the Barton Springs segment of the Edwards Aquifer. The Jollyville Plateau salamander is not known to occur in areas east of IH 35. No springs or suitable spring runs were observed which might provide suitable habitat for any of the 3 listed salamander species that occur in Travis County.

Migratory bird species

Both the piping plover and whooping crane are coastal dwelling species that would occur only temporarily in Travis County during the annual migration.

Additional Resources Reviewed

Examination of the Texas Parks and Wildlife Department (TPWD) Natural Diversity Database indicated no documented occurrences of listed species on or within a 500-foot radius of the Property.

T/E Species Summary

Horizon did not observe potentially suitable habitat on the Property for any of the federally listed T/E species of Travis County.

Based on this assessment, it has been determined that development of the subject site would have “no effect” on any of the federally listed T/E species. Additionally, it was determined that a “Take”, meaning to harass, harm, pursue, hunt, shoot, kill, wound, trap, capture, or collect, or to attempt to engage in any such conduct, has no potential to occur to threatened and endangered species present in Travis County as a result of this project.

DETERMINATION OF WETLANDS AND OTHER WATER FEATURES

The determination of wetlands and other water features consisted of a pre-field literature review and a site assessment conducted according to the general methodologies prescribed by the 1987 USACE Wetlands Delineation Manual and Regional Supplement: Great Plains Region (Version 2.0) (March 2010); USACE Regulatory Guidance Letter (RGL) No. 05-05 (7 December 2005); and 2008 Clean Water Act Jurisdictional Determination Guidance (Rapanos Guidance).

Federal regulations define wetlands as areas within floodplains or contiguous with “waters of the US” that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support (and that under normal circumstances do support) a prevalence of vegetation typically adapted for life in saturated soil conditions (EPA, 40 CFR §230.3).

Pre-Field Evaluation

The following resources were reviewed to evaluate the property for potential wetlands or other water features that would require further assessment during the field investigation:

- US Geological Survey (USGS) topographic map (Manor, TX 1988);
- Federal Emergency Management Agency (FEMA) flood hazard map (48453C0485J);
- US Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) map (USFWS, 2016);
- Color infrared aerial photography;

- US Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil survey information (2016).

The literature evaluation indicated that potential wetlands and/or other water features may exist within the property.

Field Reconnaissance

Horizon personnel conducted a field reconnaissance to verify those areas identified as potential water features including wetlands during the pre-field evaluation. In addition, Horizon personnel determined which features, if any, met the USACE criteria to be classified as jurisdictional and subject to regulation under Section 404 of the Clean Water Act (nexus determination discussed below).

Based on the field investigation and current USACE guidance, Horizon personnel identified unnamed intermittent tributaries of Wilbarger Creek within the subject property (Figure 1). The investigation and data analysis demonstrated that the identified tributaries exhibited an ordinary high water mark (OHWM) and were hydrologically connected to a Traditional Navigable Waterway (TNW) (Colorado River), therefore meeting the requisite criteria to be classified as a jurisdictional waterway.

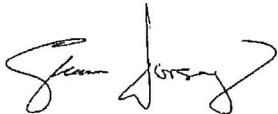
Waters of the US Summary and Recommendations

The determination process revealed that the property contains areas subject to jurisdiction under Section 404 of the Clean Water Act and associated guidance.

A comprehensive impact analysis was conducted for the proposed project development plan (attached) and it was determined that all areas subject to jurisdiction as waters of the US will be avoided and no proposed fill activities are anticipated at this time. No additional assessment or permit acquisition efforts will be required.

It is our opinion, that the proposed development of 149-acre Manor Commons Property as depicted on the attached development plan effectively avoids any adverse impact to the sensitive natural resources that exist on or near the Property and it is our recommendation that the development be approved as proposed. If after review of this document you have additional questions, please contact me at (512) 328-2430 or sdorsey@horizon-esi.com.

Sincerely,
For Horizon Environmental Services, Inc.



Shannon Dorsey
Principal

Attachments:
2014 aerial photography exhibit

**APPENDIX A
PROJECT EXHIBITS**



Legend

Subject Site

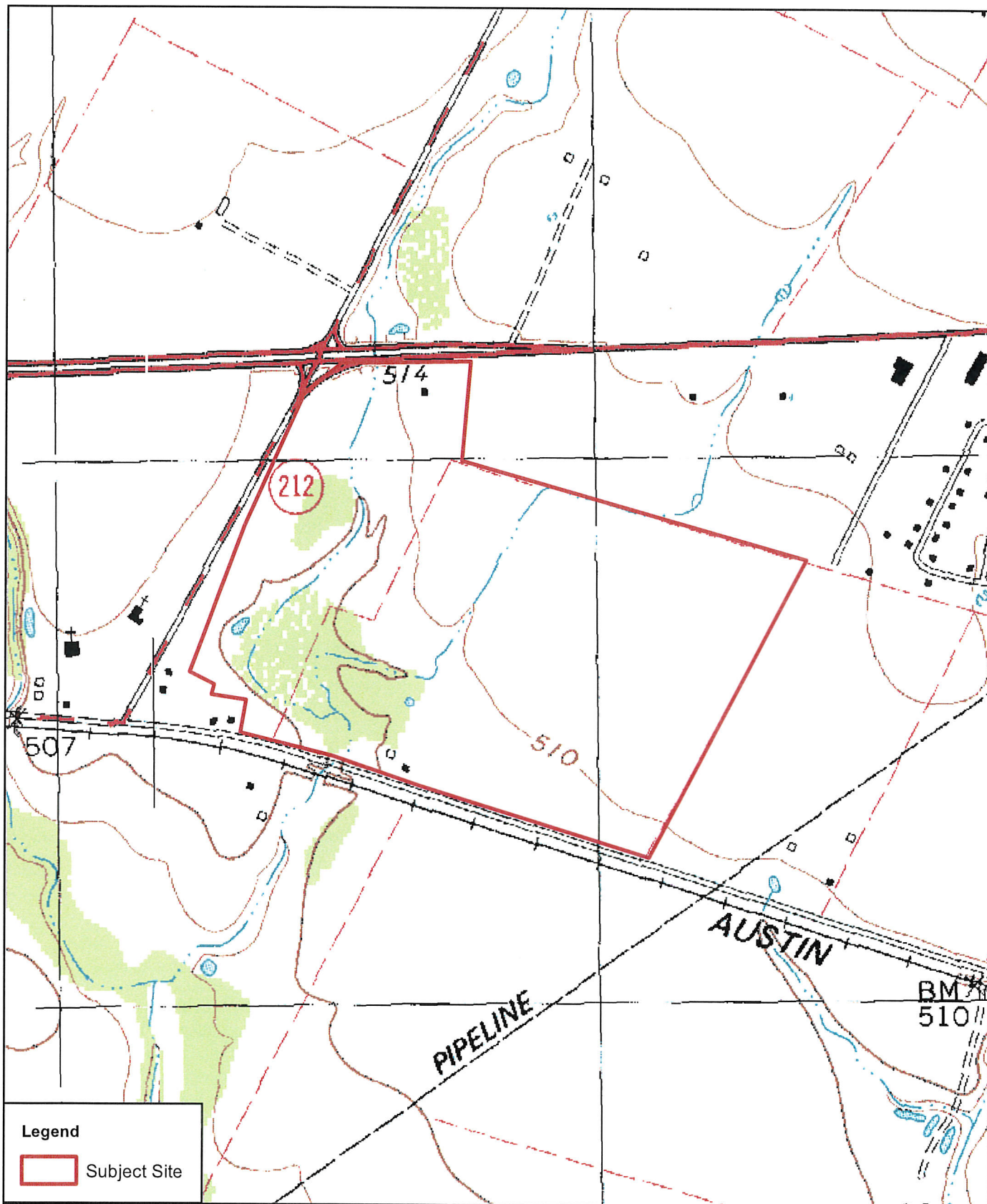
Horizon
Environmental Services, Inc.

Date:	01/06/2016
Drawn:	REO
HJN NO:	160002
Source:	USDA, 2014

Figure 1
Aerial Map
Manor Commons Area Tract
Located at Highway 290 and FM 973
Manor, Travis County, Texas



0 400 800
Feet



Legend

Subject Site

Horizon
Environmental Services, Inc.

Date:	01/06/2016
Drawn:	REO
HJN NO:	160002
Source:	USGS, 1988

Figure 2
Topographic Map
Manor Commons Area Tract
Located at Highway 290 and FM 973
Manor, Travis County, Texas



0 400 800
Feet