



MANOR PLANNING & ZONING
COMMISSION MEETING

AGENDA

105 E. EGGLESTON STREET
MANOR, TEXAS 78653
June 8, 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

CALL TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT

CONSENT AGENDA

1. APPROVE MINUTES:

MAY 11, 2016

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 – 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. STAFF: SCOTT DUNLOP
- C. DISCUSSION AND POSSIBLE ACTION ON A FINAL PLAT FOR PRESIDENTIAL GLEN PHASE 5, ONE HUNDRED AND FIFTY TWO (152) SINGLE FAMILY LOTS ON 30 ACRES MORE OR LESS, LOCATED AT BOIS D'ARC ROAD AND PASEO DE PRESIDENTE. AGENT: PAPE DAWSON. OWNER: LGI HOMES. STAFF: SCOTT DUNLOP
- D. DISCUSSION AND POSSIBLE ACTION ON A FINAL PLAT FOR PRESIDENTIAL GLEN PHASE 6, FIFTY (50) SINGLE FAMILY LOTS ON 12 ACRES MORE OR LESS, LOCATED AT BOIS D'ARC ROAD AND PASEO DE PRESIDENTE. AGENT: PAPE DAWSON. OWNER: LGI HOMES. STAFF: SCOTT DUNLOP.
- E. 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. STAFF: SCOTT DUNLOP.
- F. DISCUSSION AND POSSIBLE ACTION ON FINAL PLAT FOR SHADOWGLEN PHASE 2 MISTY GROVE BLVD AND SILENT FALLS WAY, TWO (2) LOTS ON 4 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE. AGENT: BURY, INC. OWNER: SG LAND HOLDINGS. STAFF: SCOTT DUNLOP.

- G. DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY PLAT FOR SHADOWVIEW COMMERCIAL SECTION 3, THREE (3) PUD AND LIGHT COMMERCIAL LOTS ON 13 ACRES MORE OR LESS, LOCATED AT US HWY 290 AND HILL LANE. AGENT: KIMLEY-HORN. OWNER: SHADOWGLEN DEVELOPMENT CORP. STAFF: SCOTT DUNLOP

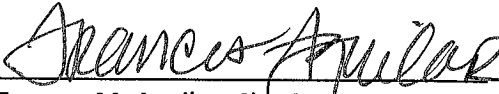
REGULAR AGENDA

3. 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 AT FM 973 AND TOWER ROAD, MANOR, TX. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP
4. DISCUSSION AND POSSIBLE ACTION ON A WAIVER TO REDUCE THE SETBACKS ON LOT 9A BLOCK 51, TOWN OF MANOR, LOCALLY KNOWN AS 306 NORTH LAGRANGE STREET. OWNER/APPLICANT: RICHARD DOMINGUEZ. STAFF: SCOTT DUNLOP
5. DISCUSS, CONSIDERATION AND RECOMMENDATION UPON A REZONING REQUEST FOR COTTONWOOD COMMERCIAL SOUTH LOT 7B 2 BLOCK A, LOCALLY KNOWN AS 11401 US HWY 290 EAST FROM LIGHT COMMERCIAL (C-1) DISTRICT ZONING TO MEDIUM COMMERCIAL (C-2) DISTRICT ZONING.

ADJOURNMENT

POSTING CERTIFICATION

I, hereby, certify that this notice of the Manor City Council Meeting was posted on this 3rd day of June, 2016, at 5:00 P.M., as required by law in accordance with Section 551.043 of the Texas Government Code.


Frances M. 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 is 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
May 11, 2016 · 6:30 P.M.

MARY ANN PARKER – CHAIR (P)
CHARLES RUSSELL JR – COMMISSIONER (P)
ADRIANA ROJAS – COMMISSIONER (A)
WILLIAM MYERS – COMMISSIONER (P)

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

CALL TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT

CHAIRPERSON PARKER ANNOUNCED A QUORUM AND CALLED THE MEETING TO ORDER AT 6:36 PM

CONSENT AGENDA

1. APPROVE MINUTES:

APRIL 13, 2016

MOTION TO APPROVE THE APRIL 13TH MINUTES BY COMMISSIONER STUTSMAN, SECONDED BY COMMISSIONER HERNANDEZ. 5 – 0 TO APPROVE.

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 AT FM 973 AND TOWER ROAD, MANOR, TX. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP
- D.** DISCUSSION AND POSSIBLE ACTION ON A FINAL PLAT FOR PRESIDENTIAL GLEN PHASE 5, ONE HUNDRED AND FIFTY TWO (152) SINGLE FAMILY LOTS ON 30 ACRES MORE OR LESS, LOCATED AT BOIS D'ARC ROAD AND PASEO DE PRESIDENTE. AGENT: PAPE DAWSON. OWNER: LGI HOMES. STAFF: SCOTT DUNLOP
- E.** DISCUSSION AND POSSIBLE ACTION ON A FINAL PLAT FOR PRESIDENTIAL GLEN PHASE 6, FIFTY (50) SINGLE FAMILY LOTS ON 12 ACRES MORE OR LESS, LOCATED AT BOIS D'ARC ROAD AND PASEO DE PRESIDENTE. AGENT: PAPE DAWSON. OWNER: LGI HOMES. STAFF: SCOTT DUNLOP.

- F.** 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. STAFF: SCOTT DUNLOP.
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MOTION TO POSTPONE CONSENT AGENDA ITEMS A, B, C, D, E, F, G TO JUNE 8TH MEETING BY COMMISSIONER MYERS, SECONDED BY COMMISSIONER STUTSMAN. 5 – 0 TO POSTPONE.

- H.** DISCUSSION AND POSSIBLE RECOMMENDATION UPON A FINAL PUD SITE PLAN 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.
- I.** 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.

CONSENT AGENDA ITEMS H AND I MOVED TO REGULAR AGENDA CHAIRPERSON PARKER

MOTION TO APPROVE AGENDA ITEM 2H BY COMMISSIONER STUTSMAN, SECONDED BY COMMISSIONER RUSSELL. 5 – 0 TO APPROVE.

MOTION TO APPROVE AGENDA ITEM 2I BY COMMISSIONER RUSSELL, SECONDED BY COMMISSIONER HERNANDEZ. 5 – 0 TO APPROVE.

REGULAR AGENDA

- 3.** DISCUSSION AND POSSIBLE RECOMMENDATION ON A CONDITIONAL USE PERMIT TO PERMIT A DAYCARE USE AT 800 NORTH LEXINGTON STREET, MANOR. OWNER: BOBBY & SHELDON GOSEY. APPLICANT: DAYNA SWAIN. STAFF: SCOTT DUNLOP.

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

- 4.** DISCUSSION AND POSSIBLE RECOMMENDATION ON AMENDING ORDINANCE 185, ORDINANCE 185 H, ORDINANCE 185 L, AND ORDINANCE 366, ZONING REGULATIONS TO AMEND PARKING REQUIREMENTS AND REGULATIONS, PERMITTED AND CONDITIONAL USES WITHIN ZONING DISTRICTS, SIGN REGULATIONS FOR COMMERCIAL, INDUSTRIAL, AND RESIDENTIAL PROPERTIES, HEIGHT AND SETBACK REQUIREMENTS FOR RESIDENTIAL AND INSTITUTIONAL USES, AND DELETING REFERENCES TO THE SUMMARY USE TABLE. STAFF: SCOTT DUNLOP.

MOTION TO RECOMMEND APPROVAL BY COMMISSIONER STUTSMAN, SECONDED BY COMMISSIONER HERNANDEZ. 5 – 0 TO RECOMMEND APPROVAL.

5. DISCUSSION AND POSSIBLE RECOMMENDATION ON AMENDING ORDINANCE 263B, SUBDIVISION REGULATIONS TO AMEND THE SHORT FORM FINAL PLAT REQUIREMENTS AND LANDSCAPING REQUIREMENTS. STAFF: SCOTT DUNLOP.

MOTION TO RECOMMEND APPROVAL BY COMMISSIONER STUTSMAN, SECONDED BY COMMISSIONER MYERS. 5 – 0 TO RECOMMEND APPROVAL

6. DISCUSSION AND POSSIBLE RECOMMENDATION ON AMENDING ORDINANCE 365, LANDSCAPING AND SCREENING REGULATIONS TO AMEND REQUIRED LANDSCAPING FOR INSTITUTIONAL ZONED AREAS AND PROVIDING FOR A REPLACEMENT TREE RATIO.

MOTION TO RECOMMEND APPROVAL BY COMMISSIONER HERNANDEZ, SECONDED BY COMMISSIONER STUTSMAN. 5 – 0 TO RECOMMEND APPROVAL

ADJOURNMENT

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

MARY ANN PARKER
CHAIRPERSON

2

A

JAY ENGINEERING COMPANY, INC.
P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8040
Texas Registered Engineering Firm F-4700

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.

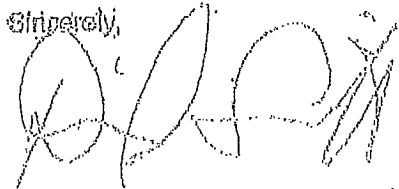
The applicant should provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

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, 2016
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 'D. T. Smith', with a large, stylized initial 'D' and a long horizontal stroke extending to the right.

David T. Smith, P.E.

DTS/s

Copy: Jamie Burke, AECOM

PN: 100-979-10

JOBECO

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.

Sincerely,

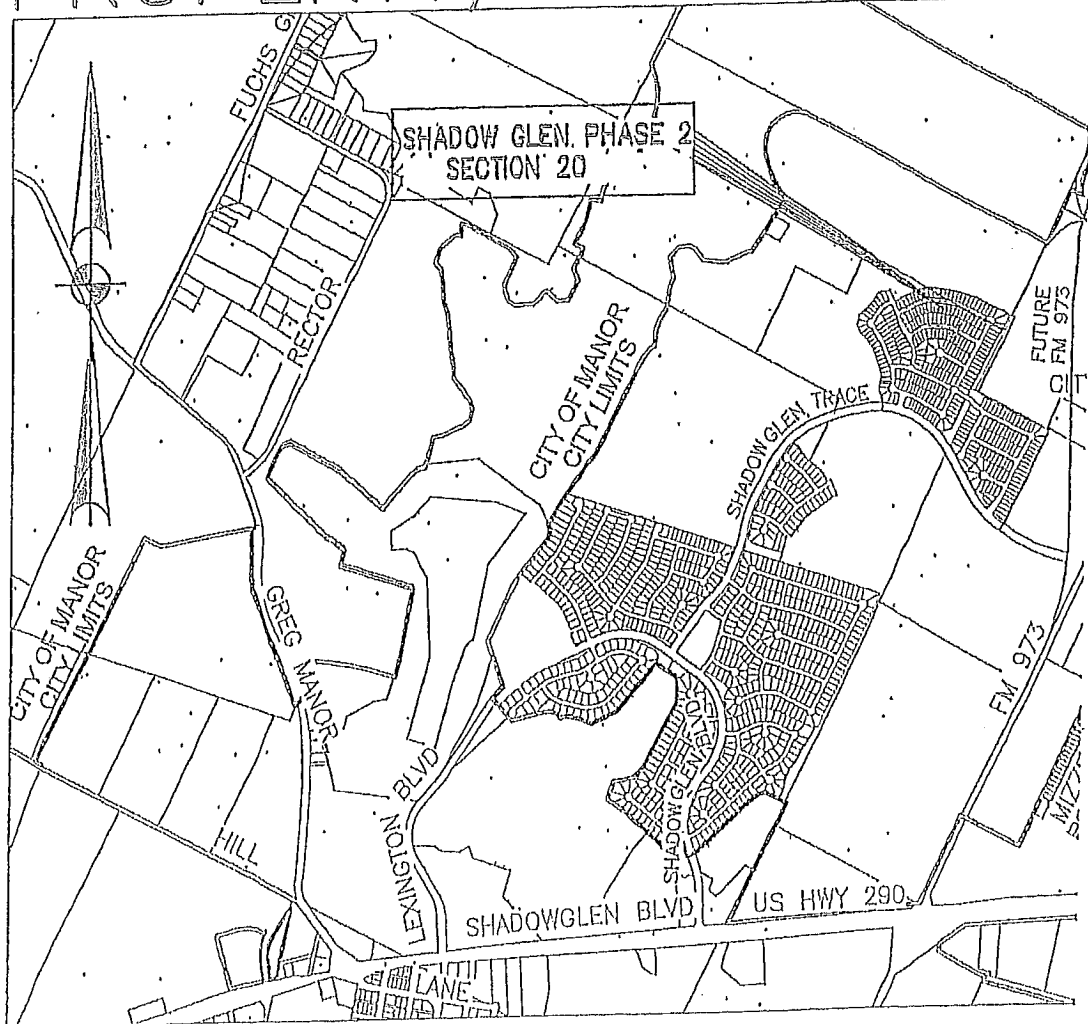
A handwritten signature in black ink that reads "Allison Kennaugh". The signature is written in a cursive, flowing style.

Allison Kennaugh, P.E.
AECOM Project Engineer

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

OR EXTENT OF DEVELOPMENT
EARBY LAND USES THAT ARE
NEIGH

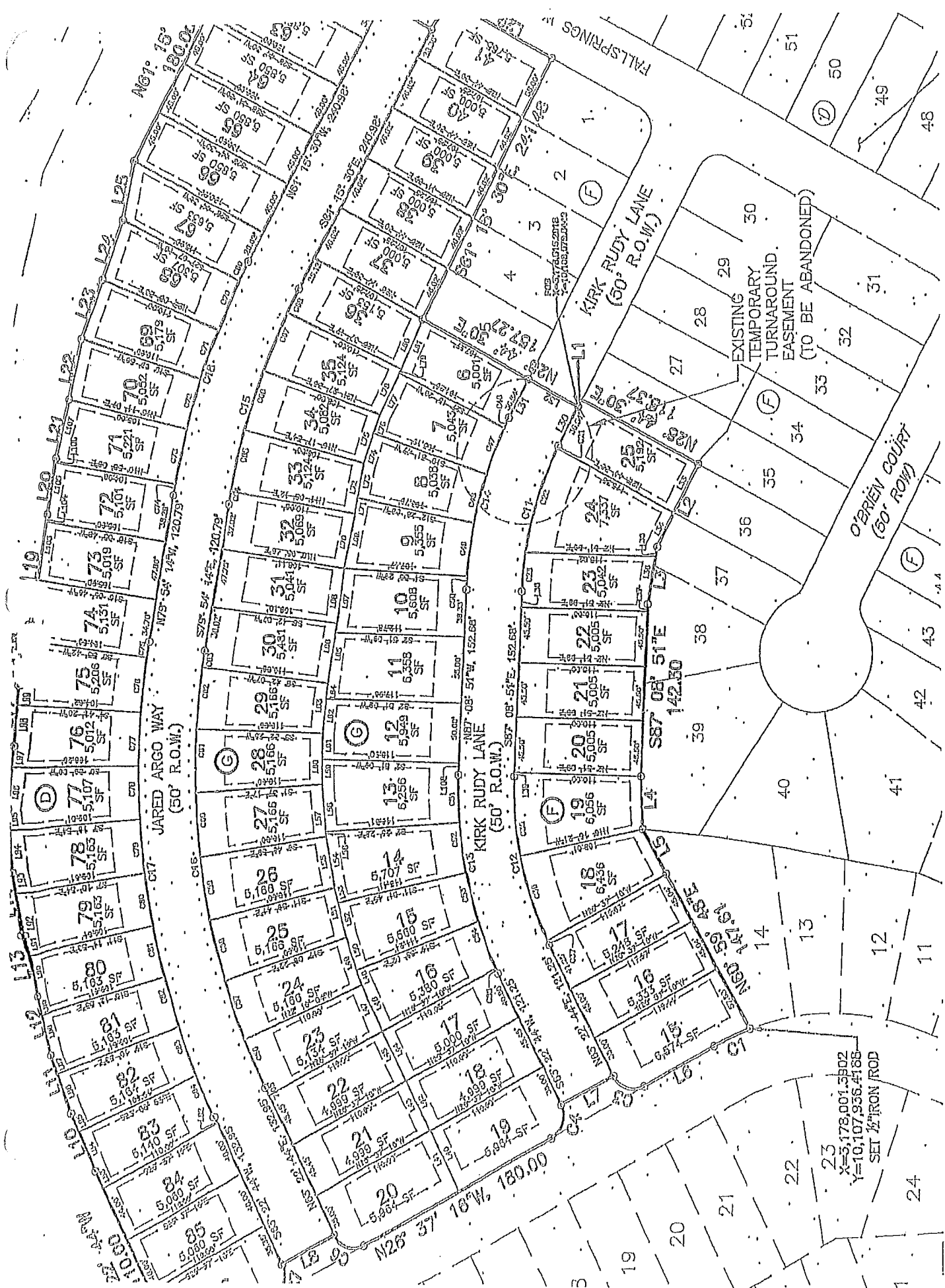
THIS CAN AFFECT THE
COUNTY REQUIRES THIS NOTIC
IT IS NOT A STATEMENT OR R
THE PROPERTY, THE SUBDIV



COM

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

VICINITY MAP
SCALE: 1" = 2000'



X=5,178,001.3902
Y=10,107,936.4166
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

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:

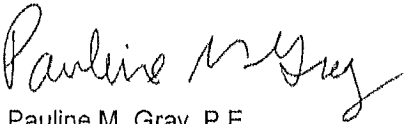
The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office September 10, 2015, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. Our previous comments dated July 7, 2015, have not been addressed with the latest submittal.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

PN 100-721-10



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

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

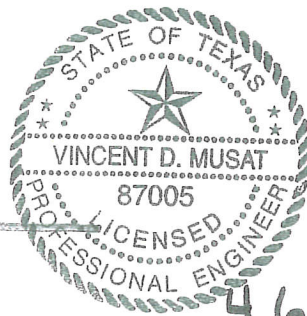


conveyance of the fully developed 100 yr. storm will be provided with construction drawings for Stonewater North Phase 1.

END OF COMMENTS

Sincerely,

A handwritten signature in black ink, appearing to read 'Vincent D. Musat', is written over a circular professional engineer seal.



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

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:

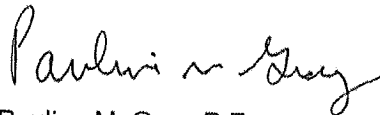
1. The proposed drainage easement should be clearly shown in order to distinguish it from the FEMA floodplain.
2. The signature blocks on the cover have 2015 for the year.
3. Arkose Road should be stubbed out to the east to the adjacent property.
4. The alignment of Skarn Road should be revised to provide 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





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.

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



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
Leander, TX 78646

(512) 259-3882
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):

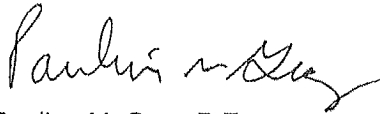
1. ~~The proposed drainage easement should be clearly shown in order to distinguish it from the FEMA floodplain.~~
2. ~~The signature blocks on the cover have 2015 for the year.~~
3. **Arkose Road should be stubbed out to the east to the adjacent property. The stubout is not shown on Sheet 2 – Stonewater 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 31 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,



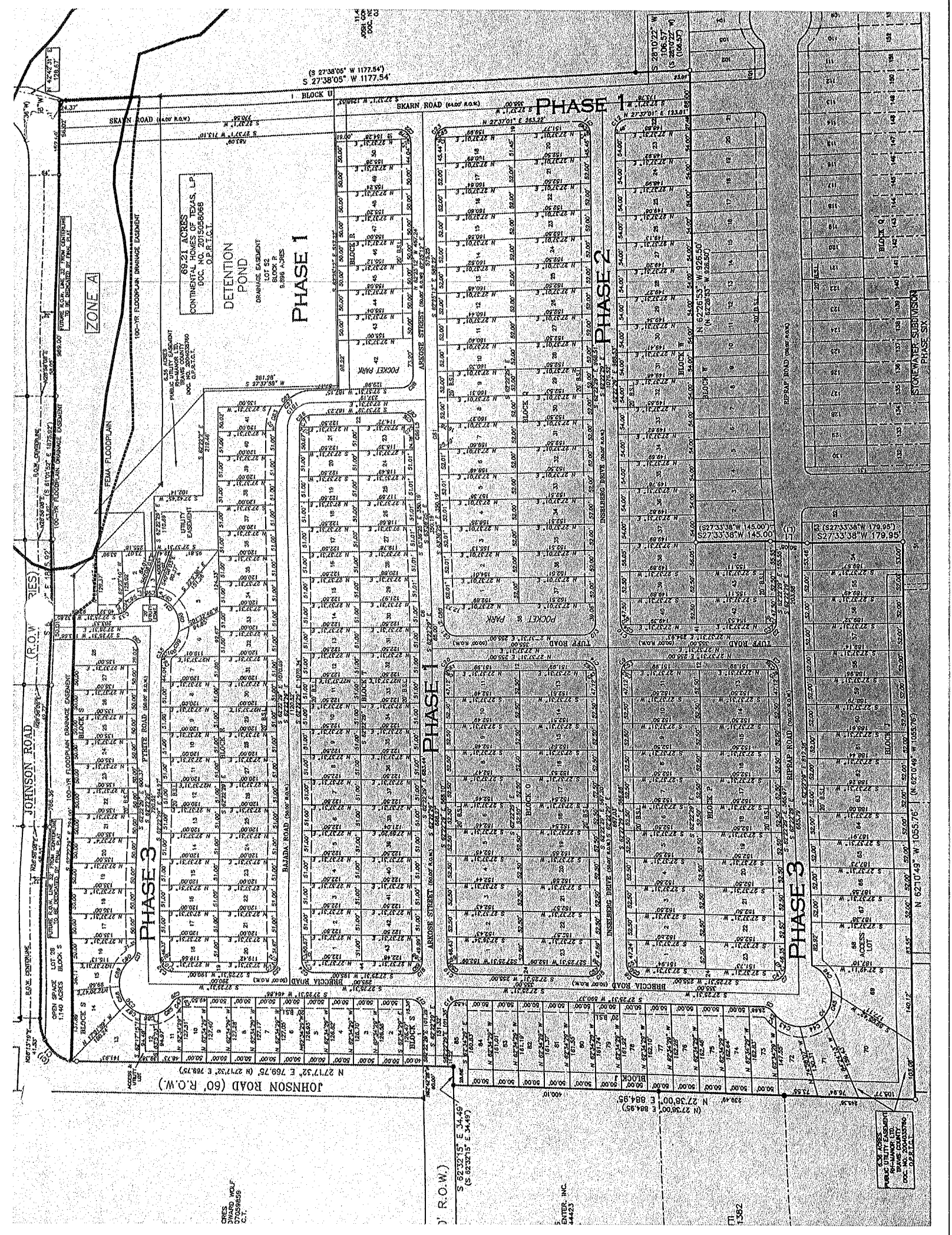
Pauline M. Gray, P.E.

PMG/s

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

PN 100-721-10





69.21 ACRES
CONTINENTAL HOMES OF TEXAS, LP
DOC. NO. 201508068
OFFICIAL

DEFENTION
POND
DRAINAGE EASEMENT
LOT S2
BLOCK P
9.898 ACRES

PHASE 1

PHASE 1

PHASE 2

PHASE 3

PHASE 1

PHASE 3

PLAT FOR A SUBDIVISION
OF THE LANDS OF
CONTINENTAL HOMES OF TEXAS, LP
BY JAMES L. WOLF
C.E.

STONEWATER SUBDIVISION
PHASE 3N

ENTER, INC.
44423

1362

C

JAY ENGINEERING COMPANY, INC.

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

April 15, 2016

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

Re: Presidential Glen Phase 5
First Final Plat Application Submittal Review
City of Manor

Dear Mr. Bolt:

The Presidential Glen, Phase 5 Final Plat submitted by Pape Dawson Engineers and received by our office on March 24, 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:

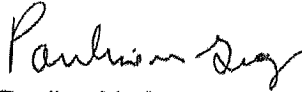
1. Section 24(c)(3)(i) of Subdivision Ordinance 263B requires X and Y coordinates be identified for four (4) property corners on the plat.
2. Sidewalks need to be shown along Martin Van Buren Lane.
3. The R.O.W. for Woodrow Wilson lane seems to taper from a 64' R.O.W. (in proposed Phase 6) to a 50' R.O.W. in Phase 5.
4. The deeds included with the submittal are not deed restrictions and covenants. According to the plat, the deed restrictions and covenants are recorded under Document 2007161897.
5. The acreage for the parkland lot total under the lot summary on sheet 1 of 4 is different than the acreage of parkland listed on the table on sheet 2 of 4.
6. Subdivision construction plans must be approved prior to final plat approval.

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 Bolt
April 15, 2016
Page 2 of 2

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

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Juan Brizuela, P.E. - Pape-Dawson Engineers
Jon Adame, P.E. - Pape-Dawson Engineers
Scott Dunlop - City of Manor

PN 100-731-10





May 10, 2016

Mr. Frank T. Phelan, P.E.
Jay Engineering Company, Inc.
P.O. Box 1220
Leander, TX 78646

Re: City of Manor Comment Response for Presidential Glen Phase 5 Final Plat
1st Review

We are providing the following responses to the comments issued on April 15, 2016 for the above referenced project:

Frank T. Phelan, P.E. Phone: (512) 259-3882
--

CONSTRUCTION PLANS

1. Section 24(c)(3)(i) of Subdivision Ordinance 263B requires X and Y coordinates be identified for four (4) property corners on the plat.

Included

2. Sidewalks need to be shown along Martin Van Buren Lane.

Shown

3. The R.O.W. for Woodrow Wilson lane seems to taper from a 64' R.O.W. (in proposed Phase 6) to a 50' R.O.W. in Phase 5.

Intended

4. The deeds included with the submittal are not deed restrictions and covenants. According to the plat, the deed restrictions and covenants are recorded under Document 2007161897.

Included

5. The acreage for the parkland lot total under lot summary on sheet 1 of 4 is different than the acreage of parkland listed on the table on sheet 2 of 4.

Updated

6. Subdivision construction plans must be approved prior to final plat approval.

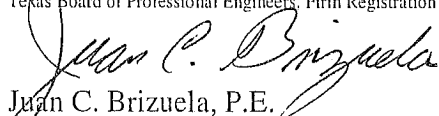
Noted

Please contact me if you have any questions or need additional information concerning this response.

Sincerely,

Pape-Dawson Engineers, Inc.

Texas Board of Professional Engineers, Firm Registration # 470



Juan C. Brizuela, P.E.

Project Manager

P:\89\02\05\216 Final Plat\Documents\Plan Processing\City\2nd Submittal\1st Comment Response.docx

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

May 23, 2016

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

Re: Presidential Glen Phase 5
Second Final Plat Application Submittal Review
City of Manor

Dear Mr. Bolt:

The second submittal of the Presidential Glen, Phase 5 Final Plat submitted by Pape Dawson Engineers and received by our office on May 11, 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:

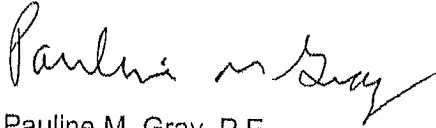
- ~~1. Section 24(c)(3)(i) of Subdivision Ordinance 263B requires X and Y coordinates be identified for four (4) property corners on the plat.~~
- ~~2. Sidewalks need to be shown along Martin Van Buren Lane.~~
- ~~3. The R.O.W. for Woodrow Wilson lane seems to taper from a 64' R.O.W. (in proposed Phase 6) to a 50' R.O.W. in Phase 5.~~
- ~~4. The deeds included with the submittal are not deed restrictions and covenants. According to the plat, the deed restrictions and covenants are recorded under Document 2007161897.~~
- ~~5. The acreage for the parkland lot total under the lot summary on sheet 1 of 4 is different than the acreage of parkland listed on the table on sheet 2 of 4.~~
- 6. Subdivision construction plans must be approved prior to final plat approval.**

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 Bolt
May 23, 2016
Page 2 of 2

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

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Juan Brizuela, P.E. - Pape-Dawson Engineers
Jon Adame, P.E. - Pape-Dawson Engineers
Scott Dunlop - City of Manor

PN 100-731-10

Jbaco

D

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

April 15, 2016

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

Re: Presidential Glen Phase 6
First Final Plat Application Submittal Review
City of Manor

Dear Mr. Bolt:

The Presidential Glen, Phase 6 Final Plat submitted by Pape Dawson Engineers and received by our office on March 24, 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:

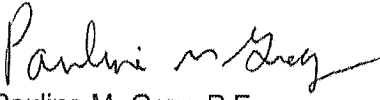
1. Section 24(c)(3)(i) of Subdivision Ordinance 263B requires X and Y coordinates be identified for four (4) property corners on the plat.
2. Provide approval from TCESD 12 for the proposed temporary turn around on Millard Fillmore.
3. The deeds included with the submittal are not deed restrictions and covenants. According to the plat, the deed restrictions and covenants are recorded under Document 2007161897.
4. Subdivision construction plans must be approved prior to final plat approval.

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 Bolt
April 15, 2016
Page 2 of 2

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

Sincerely,


Pauline M. Gray, P.E.

PMG/s

Copy: Juan Brizuela, P.E. - Pape-Dawson Engineers
Jon Adame, P.E. - Pape-Dawson Engineers
Scott Dunlop - City of Manor

PN 100-731-10





May 10, 2016

Mr. Frank T. Phelan, P.E.
Jay Engineering Company, Inc.
P.O. Box 1220
Leander, TX 78646

Re: City of Manor Comment Response for Presidential Glen Phase 6 Final Plat
1st Review

We are providing the following responses to the comments issued on April 15, 2016 for the above referenced project:

<p>Frank T. Phelan, P.E. Phone: (512) 259-3882</p>
--

CONSTRUCTION PLANS

1. Section 24(c)(3)(i) of Subdivision Ordinance 263B requires X and Y coordinates be identified for four (4) property corners on the plat.

Included

2. Provide approval from TCESD 12 for the proposed temporary turn around on Millard Fillmore.

Provided

3. The deeds included with the submittal are not deed restrictions and covenants. According to the plat, the deed restrictions and covenants are recorded under Document 2007161897.

Included

4. Subdivision construction plans must be approved prior to final plat approval.

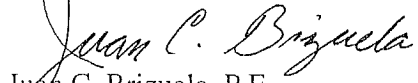
Noted

Please contact me if you have any questions or need additional information concerning this response.

Sincerely,

Pape-Dawson Engineers, Inc.

Texas Board of Professional Engineers, Firm Registration # 470


Juan C. Brizuela, P.E.
Project Manager

P:\89\02\06\216 Final Plat\Documents\Plan Processing\City\2nd Submittal\1st Comment Response.docx

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

May 24, 2016

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

Re: Presidential Glen Phase 6
Second Final Plat Application Submittal Review
City of Manor

Dear Mr. Bolt:

The Presidential Glen, Phase 6 Final Plat submitted by Pape Dawson Engineers and received by our office on May 11, 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 (satisfied comments stricken, new or outstanding comments in bold):

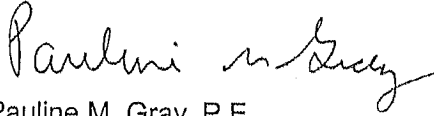
1. ~~Section 24(c)(3)(i) of Subdivision Ordinance 263B requires X and Y coordinates be identified for four (4) property corners on the plat.~~
2. ~~Provide approval from TCESD 12 for the proposed temporary turn around on Millard Fillmore.~~
3. ~~The deeds included with the submittal are not deed restrictions and covenants. According to the plat, the deed restrictions and covenants are recorded under Document 2007464897.~~
4. **Subdivision construction plans must be approved prior to final plat approval.**

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 Bolt
May 24, 2016
Page 2 of 2

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

Sincerely,



Pauline M. Gray, P.E.

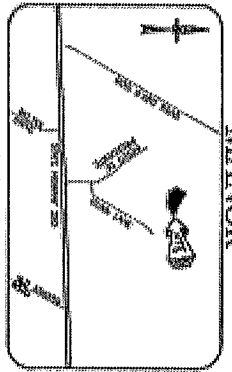
PMG/s

Copy: Juan Brizuela, P.E. - Pape-Dawson Engineers
Jon Adame, P.E. - Pape-Dawson Engineers
Scott Dunlop - City of Manor

PN 100-731-10



MANOR



FINAL PLAT OF PRESIDENTIAL GLEN, PHASE 6

A PLAT MAP SHOWING THE LOTS, BLOCKS, AND STREETS OF A SUBDIVISION OF LAND IN THE CITY OF LOS ANGELES, CALIFORNIA, FOR THE PURPOSES OF THE RECORDING ACT, AND THE LOTS, BLOCKS, AND STREETS OF A SUBDIVISION OF LAND IN THE CITY OF LOS ANGELES, CALIFORNIA, FOR THE PURPOSES OF THE RECORDING ACT.

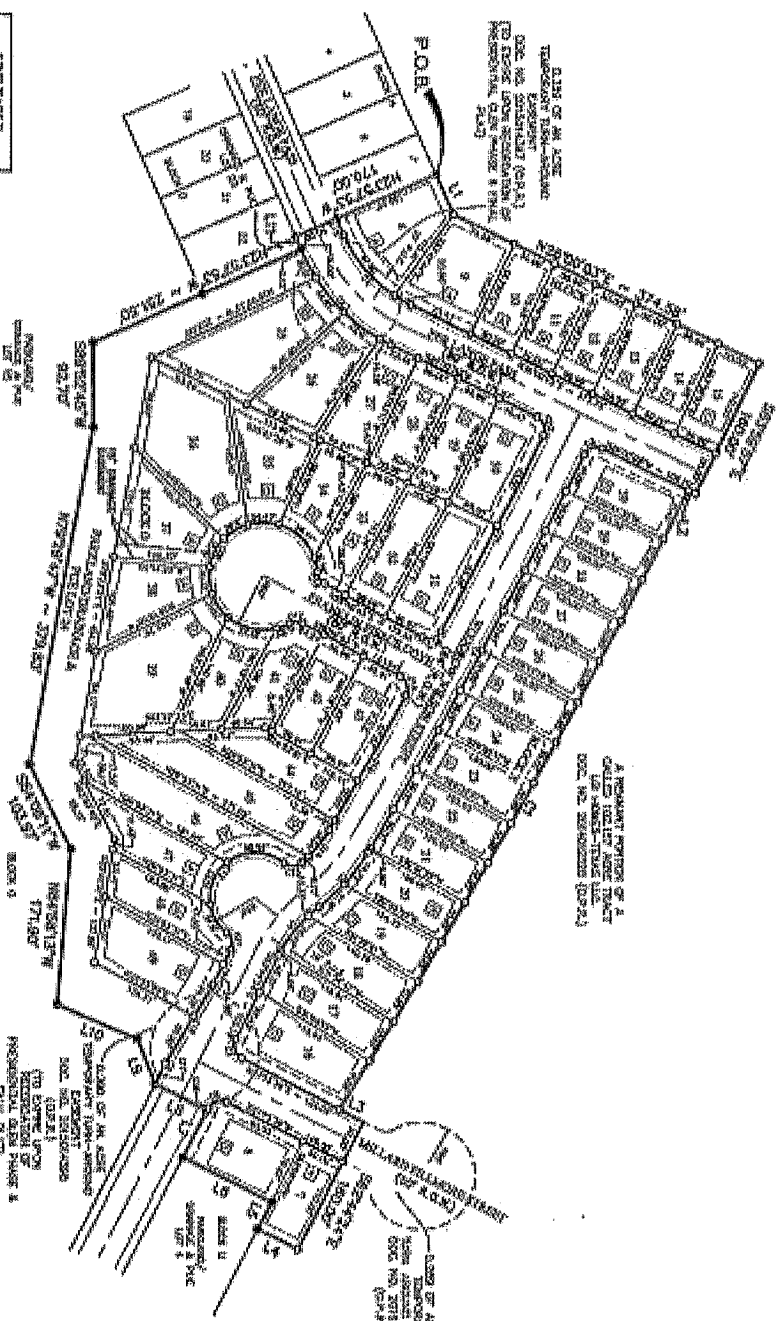
LOT SUMMARY

TOTAL AREA: 11.4 ACRES
TOTAL LOT AREA: 11.4 ACRES
TOTAL STREET AREA: 0.0 ACRES
TOTAL SUBDIVISION AREA: 11.4 ACRES

TOTAL LOT AREA: 11.4 ACRES
TOTAL STREET AREA: 0.0 ACRES
TOTAL SUBDIVISION AREA: 11.4 ACRES

CONVEYANCE TO THE CITY OF LOS ANGELES, CALIFORNIA, FOR THE PURPOSES OF THE RECORDING ACT, AND THE LOTS, BLOCKS, AND STREETS OF A SUBDIVISION OF LAND IN THE CITY OF LOS ANGELES, CALIFORNIA, FOR THE PURPOSES OF THE RECORDING ACT.

CONVEYANCE TO THE CITY OF LOS ANGELES, CALIFORNIA, FOR THE PURPOSES OF THE RECORDING ACT, AND THE LOTS, BLOCKS, AND STREETS OF A SUBDIVISION OF LAND IN THE CITY OF LOS ANGELES, CALIFORNIA, FOR THE PURPOSES OF THE RECORDING ACT.



SYMBOL	DESCRIPTION
○	PROPOSED LOT CORNER
●	PROPOSED LOT CORNER
△	PROPOSED LOT CORNER
□	PROPOSED LOT CORNER
◇	PROPOSED LOT CORNER
×	PROPOSED LOT CORNER
+	PROPOSED LOT CORNER
-	PROPOSED LOT CORNER
=	PROPOSED LOT CORNER
>	PROPOSED LOT CORNER
<	PROPOSED LOT CORNER
~	PROPOSED LOT CORNER
...	PROPOSED LOT CORNER

CURVE TABLE

CURVE #	BEARING	DELTA	CHORD BEARING	CHORD LENGTH
1	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
2	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
3	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
4	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
5	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
6	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
7	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
8	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
9	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
10	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
11	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
12	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
13	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
14	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
15	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
16	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
17	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
18	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
19	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
20	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00

CURVE TABLE

CURVE #	BEARING	DELTA	CHORD BEARING	CHORD LENGTH
21	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
22	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
23	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
24	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
25	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
26	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
27	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
28	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
29	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
30	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
31	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
32	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
33	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
34	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
35	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
36	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
37	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
38	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
39	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00
40	N 0° 0' 0" E	90° 0' 0"	N 0° 0' 0" E	100.00

PAPE-DAWSON
ENGINEERS

E

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 (512) 259-3882
Leander, TX 78646 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:

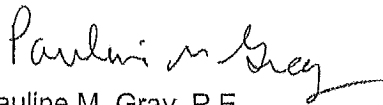
The first submittal of the Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B prepared by Bury, Inc. and received by our office on April 15, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Our office can offer the following comments:

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,



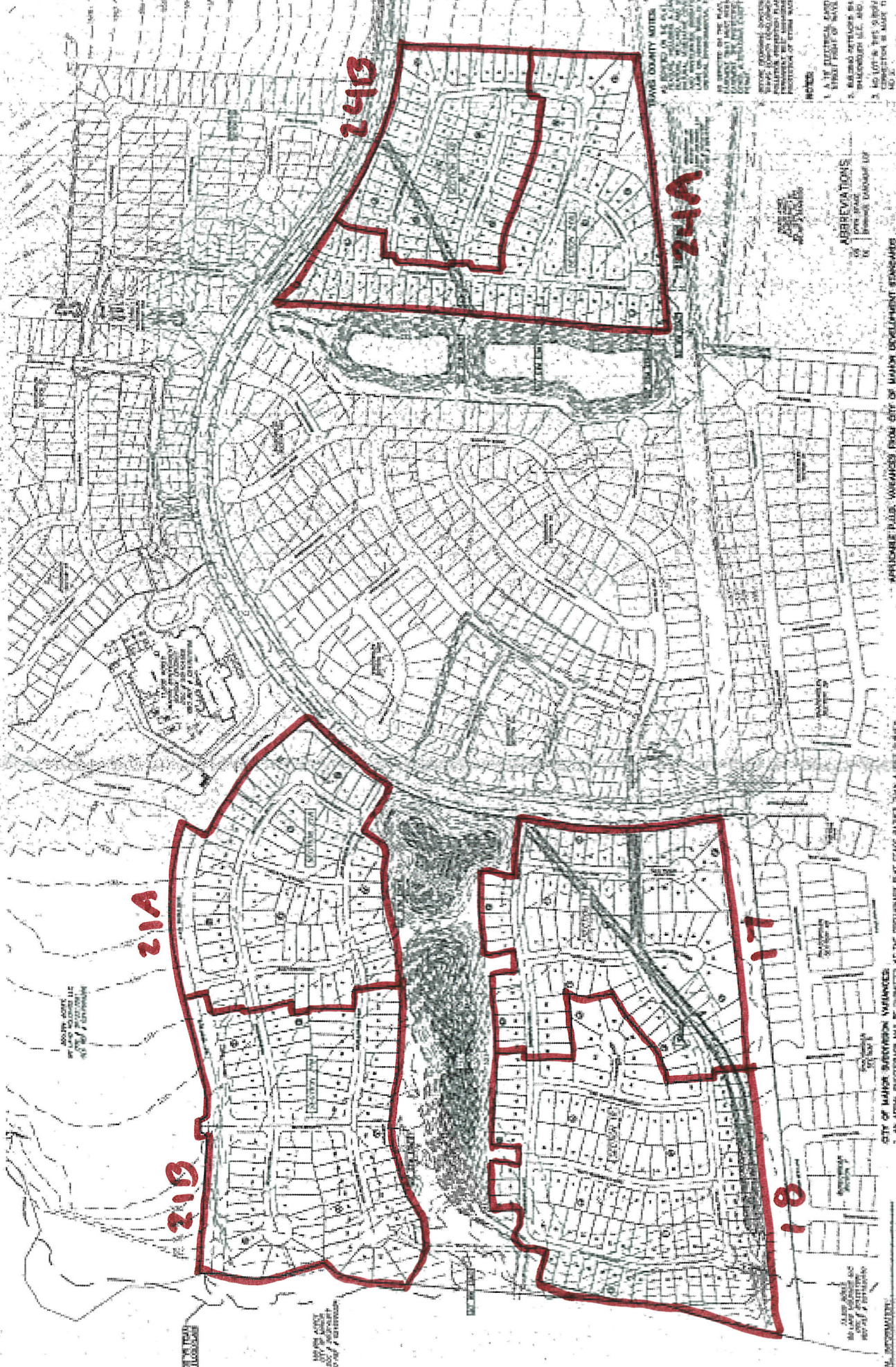
Pauline M. Gray, P.E.

PMG/s

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

PN: 100-734-10





- NOTES**
1. ALL DISTANCES AND STREET FRONT OF MAP
 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
 3. ALL LOTS ARE 1/4 SECTION 16
 4. ALL LOTS ARE 1/4 SECTION 16

ABBREVIATIONS

OF

TO

APPLICABLE RULES: VARIANCES FROM CITY OF MAJOR DEVELOPMENT STANDARDS

A. BUILDING FOOTPRINT SHALL BE 10% LESS THAN THE MAXIMUM ALLOWED FOR A LOT OF 1/4 SECTION 16.

B. LOT AREA SHALL BE 10% LESS THAN THE MAXIMUM ALLOWED FOR A LOT OF 1/4 SECTION 16.

CITY OF MAJOR DEVELOPMENT STANDARDS

1. AN ADJACENT LOT MAY BE SUBDIVIDED AT THE PRELIMINARY PLAT STAGE BY A 10% VARIANCE

2. AN ADJACENT LOT MAY BE SUBDIVIDED AT THE PRELIMINARY PLAT STAGE BY A 10% VARIANCE

GENERAL INFORMATION

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

F

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

April 28, 2016

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

Re: Shadowglen Phase 2 – Misty Grove Blvd and Silent Falls Way
First Final Plat Review
Within the ETJ of the City of Manor, Texas

Dear Mr. Bolt:

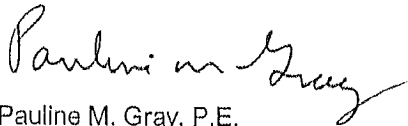
The Shadowglen Phase 2, Misty Grove Blvd and Silent Falls Way Final Plat submitted by Bury-Aus, Inc. and received by our office on April 15, 2016, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions:

1. Subdivision construction plans must be approved prior to final plat approval.
2. The proposed sidewalk on Silent Falls Way is not shown within the R.O.W.
3. Under the City certifications, the required note for subdivision location reads on this the ____ day of _____ 2005.
4. The required public utility easement note was not included on the plat.

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 Final Plat. If you should have any questions, or need additional information, please let us know.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Brett Burke, P.E. – Bury Inc.
Scott Dunlop – City of Manor

G

April 14, 2016

City of Manor
Planning and Development Review Department
105 E. Eggleston Street
Manor, Texas 78653

■
10814 Jollyville Road
Avalon IV, Suite 300
Austin, Texas
78759

*Re: Summary Letter – Shadowview Commercial Section 3
Preliminary Plan Application
Hill Lane between Gregg Manor Road and Lexington Street
Manor, Texas 78653*

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. Shadowview Commercial Section 3 is a proposed commercial subdivision located north of Highway 290 at Hill Lane between Gregg Manor Road and Lexington Street in the City of Manor, Travis County. The existing 2 properties included in the Preliminary Plat are approximately 20 acres and 3.5 acres of mostly undeveloped land. Section 3 encompass approximately +/-16 acres of the two properties.

The proposed improvements include the extension of Hill Lane to Lexington St., the realignment of Manor Downs Dr., 3 commercial lots, detention pond modifications, sidewalk, storm sewer, water, wastewater and other associated site improvements. This project is located within the Wilbarger Creek watershed of the Colorado River basin.

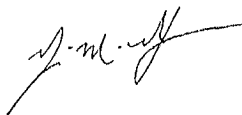
No portion of this site is located in the Federal Emergency Management Agency's 100-year floodplain according to the Flood Insurance Rate Map 48453C0485J dated August 18, 2014.

An existing detention facility on the eastern portion of the property will detain stormwater runoff generated from this Section, along with existing improvements to Section 2 and the existing Episcopal Church immediately to the north of the site.

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Harrison M. Hudson, P.E.
Project Manager



T BPG # F-928

4.28.2016

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

May 11, 2016

Mr. Harrison Hudson, P.E.
Kimley-Horn and Associates, Inc.
10814 Jollyville Road, Avallon IV, Suite 300
Austin, TX 78759

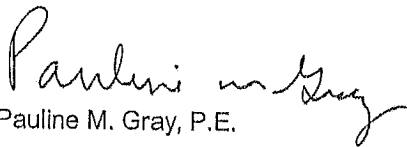
Re: Subdivision Preliminary Plan Application Review 1
Shadowview Commercial Section 3

Dear Mr. Hudson:

Our office received the Preliminary Plan for the proposed subdivision submitted by Kimley-Horn and Associates Inc. on April 28, 2016. The proposed Preliminary Plan includes lots that were not previously included within in a concept plan. A concept plan for the proposed development needs to be provided. An explanation should be provided as to how or if Shadowview Commercial Section 3 is intended to be included in the Shadowglen Development.

Let us know if you should have any questions in this regard.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

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

PN: 100-736-10

3

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:

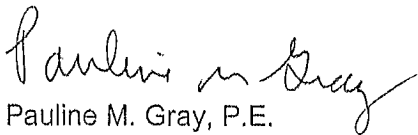
1. The year on signature blocks should be revised to 2016.
2. The City of Manor city secretary and mayor names are incorrect on the plat.
3. Proposed landscaped lots should be identified on the plat.
4. The proposed location of sidewalks for each street should be shown on the plat.

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



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

Doucetengineers.com

May 9, 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's [Jay Engineering]
First Final Plat Review for Stonewater Subdivision Phase 8 to the City of Manor, Texas -
March 16, 2016.

Dear Mr. Bolt:

The following is Doucet & Associates, Inc. response to Jay Engineering's comment letter dated 03/16/2016, regarding the project listed above:

1. The year on the signature blocks should be revised to 2016.

Response: The signature blocks have been revised to 2016.

2. The City of Manor city secretary and mayor names are incorrect on the plat.

Response: The City of Manor secretary and mayor have been revised to show the correct names.

3. Proposed landscaped lots should be identified on the plat.

Response: Proposed landscape lots are now identified on the plat.

4. The proposed location of sidewalks for each street should be shown on the plat.

Response: Proposed sidewalks are now 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 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

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



solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

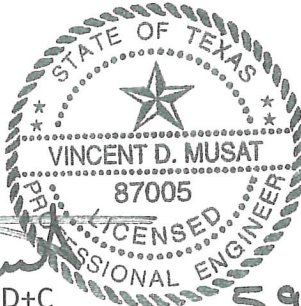
Please call if you have any questions or need additional information.

END OF COMMENTS

Sincerely,

A handwritten signature in black ink, appearing to read 'Vincent D. Musat', is written over the typed name and title.

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



5.9.16

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

Enclosures:

June 3, 2016

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

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

Dear Mr. Musat:

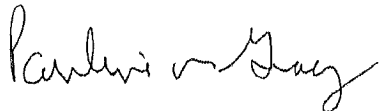
The third submittal of the Stonewater Subdivision, Phase 8 Final Plat prepared by Doucet & Associates and received by our office on May 24, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. The Plat appears to be in general compliance with City Ordinance requirements and we therefore take no exception to its approval as presented.

If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with Subdivision Ordinance 263B.

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.

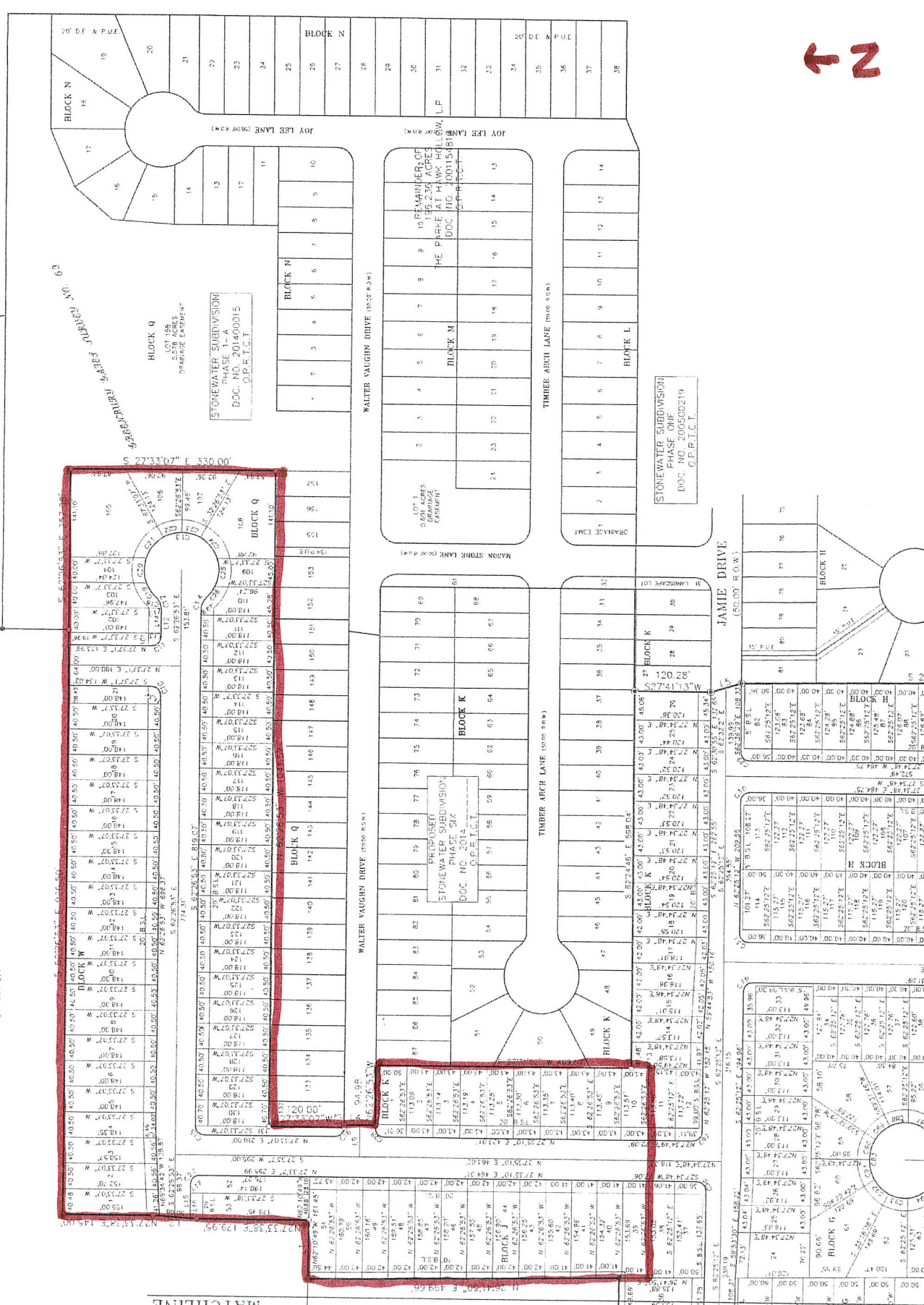
PMG/s

Copy: Vincent D. Musat, P.E. – Doucet & Associates
Scott Dunlop - City of Manor

11.487 ACRES
JUAN ANTONIO DE LA ROSA
DOC NO. 2004231908
OP.R.I.C.T.

11.487 ACRES
JOSH GONZALEZ BENITEZ
DOC NO. 2005178512
OP.R.I.C.T.

REMAINDER OF
196.236 ACRES
THE PARKE AT HAWK HOLLOW, L.P.
DOC NO. 2001154812
OP.R.I.C.T.



MATCHLINE

4

DTH RENOVATIONS

607 E.WHEELER ST

MANOR, TX 78653

OFFICE 512-903-8379

FAX 512-284-8524

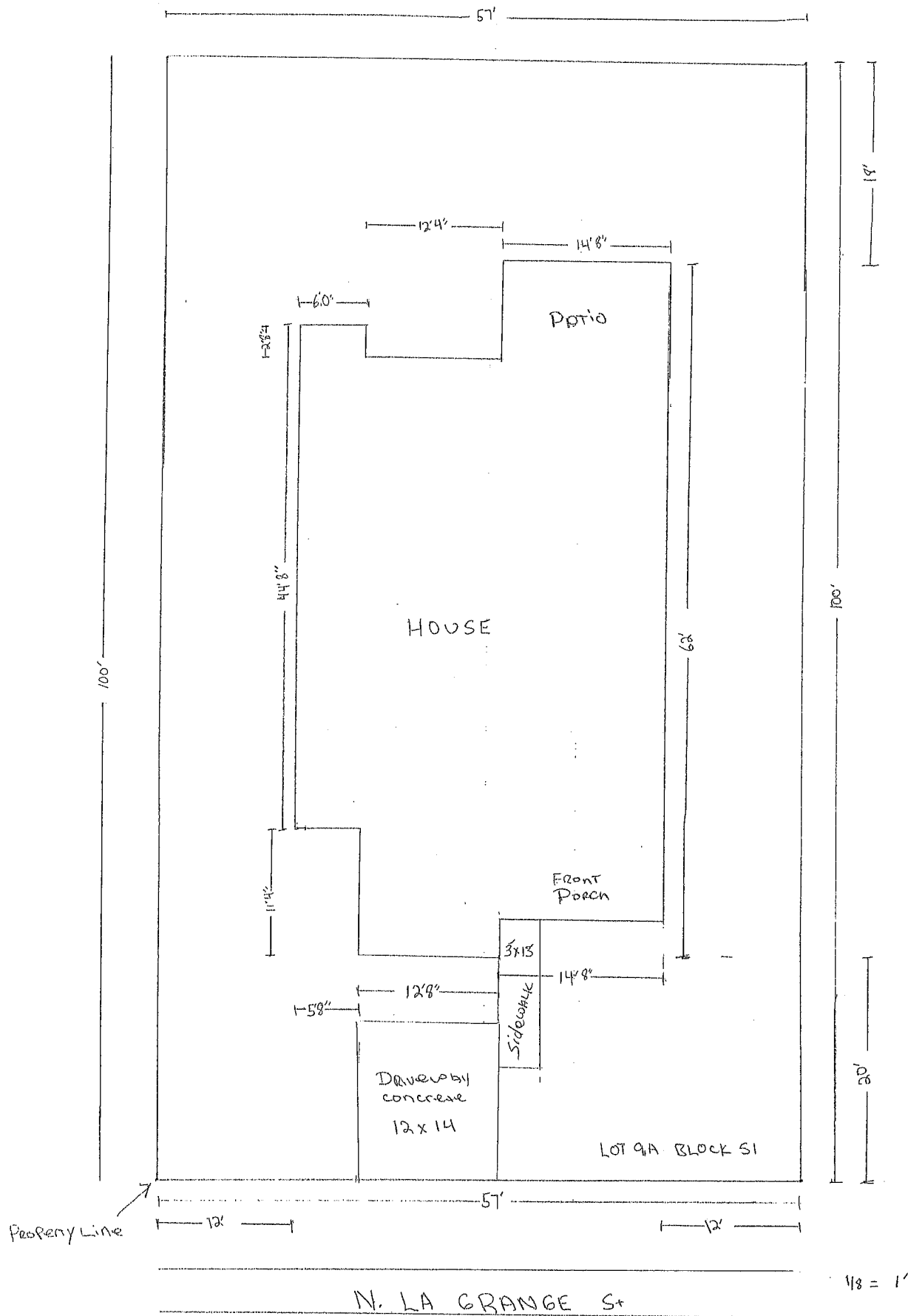
May 23, 2016

To Whom This May CONCERN,

I would like to build a single family residence on lot 9A block 51 the lot is 57'x100' the current front setback is 25' I am asking for a variance of this restriction to a setback of 20' on the west side of the lot.

Thank you,

Richard dominguez



E Wheeler St



© 2016 Google

5

Manor Village Condominiums, Ltd.
2504a Kinney Rd.
Austin, TX 78704

May 16, 2016

To: The Planning and Zoning Commission of the City of Manor
Re: Zoning Change Request for Greater Texas Marketplace, to be located within
Greater Texas Center, 11401 Hwy. 290 E, Manor, Texas.

Greater Texas Center has endeavored to create a high quality, aesthetically pleasing development. The proposed Greater Texas Marketplace will continue this level of quality and aesthetics.

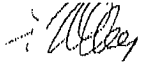
We believe there is a shortage of available space options for office, retail and trade businesses that want to serve the Manor market. Greater Texas Center's current zoning of C-1 does not allow some of the commercial uses that would benefit the community and still be compatible with the uses in the surrounding area. We are requesting a zoning change from C-1 to C-2 – with C-1 Conditions and Limitations (and existing uses) to remain in place - and excluding the following C-2 uses:

- Auto rental
- Auto repair services
- Auto sales
- Auto washing
- Bail bond services
- Campground
- Camp
- Carriage Stable
- Commercial blood plasma center
- Convenience storage
- Funeral services with crematory
- Marina
- Recreational Equipment sales
- Aviation services
- Cemetery
- Employee recreation
- Hospital Services
- Local utility services
- Parks and recreation services
- Sexually-Oriented Business

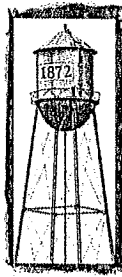
All uses will be restricted from generating offensive noise, vibration, dust, heat, smoke, odor, glare or any objectionable influences and no outside storage will be allowed within the proposed project.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stan McElroy', with a stylized flourish at the end.

Stan McElroy
Manor Village Condominiums, Ltd



CITY OF
MANOR
EST. ★ 1872
TEXAS

160516001

REZONING
CONDITIONAL USE
SPECIAL USE PERMIT
VARIANCE/WAIVER
APPEAL OF ADMINISTRATIVE DECISION
PLANNED UNIT DEVELOPMENT
DEVELOPMENT AGREEMENT
COMPREHENSIVE PLAN AMENDMENT

(CHECK APPROPRIATE BOX):

A variance/waiver/conditional use/special use request should be submitted at least four weeks prior to a meeting of the Planning and Zoning Commission or Board of Adjustment to provide for adequate time for staff review and analysis and posting and advertising as required for each application. The form must be completely filled out and all fees paid.

☒ **Zoning:** FROM C-1 Light Commercial District Zoning
TO: C-2 Heavy Commercial District Zoning
Zoning district categories listed on page 6. Please complete justification sections

Fee:	Zoning Request	\$300.00 + \$30.00 per acre
	Technology Fee	\$15.00
	Public Hearing Notice (paper)	\$150.00
	Property Owner notification	\$5.00 per property owner

☐ **Conditional Use Permit:** _____

Fee:	Conditional Use Permit	\$250.00
	Technology Fee	\$10.00
	Public Hearing Notice (paper)	\$150.00
	Property Owner notification	\$5.00 per property owner

☐ **Special Use Permit:** _____

Fee:	Special Use Request	\$250.00+ 30.00 per acre
	Technology Fee	\$10.00
	Public Hearing Notice (paper)	\$150.00
	Property Owner notification	\$5.00 per property owner



- ☐ **Variance:** _____
Ordinance Number and Ordinance Section Number. Please complete justification sections.

Fee:	Variance	\$250.00 + \$30.00 per acre
	Technology Fee	\$10.00
	Public Hearing Notice (paper)	\$150.00
	Property Owner notification	\$5.00 per property owner

- ☐ **Appeal of Administrative Decision or Planning and Zoning Decision:**

Please attach a separate document identifying the decision and any information pertinent to your appeal.

Fee	\$400.00
Technology Fee	\$10.00

- ☐ **Planned Unit Development:**

Fee	Planned Unit Development (Land Use Only)	\$600.00 + \$40.00 per acre
	Technology Fee	\$25.00
	Amendment	\$ ½ Original Fee
	Technology Fee	\$15.00

Development Agreement Consultation:

Deposit	\$6000.00
Actual Costs	\$ +/- billed costs for engineering and legal consultation

- ☐ **Comprehensive Plan Amendments:**

Fee	\$350.00
Technology Fee	\$15.00

- ☐ **Other:** _____



Property Information:

Cottonwood Commercial South	7B2	A	4.156
Subdivision Name	Lot(s) #	Block(s) #	Acreage
Current Zoning	C-1		
See Attached Legal Description			

Legal Description
(may be provided separately)

Applicant Information:

Please Note: The signature of owner authorizes City of Manor staff to visit and inspect the property for which this application and checklist is being submitted. The signature also indicates that the applicant or his agent has reviewed the requirements of this checklist and all items on this checklist have been addressed and complied with. **Note: The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.**

(Check One):

☐ I, the owner, will represent this application with the City of Manor.

☒ I, the owner, hereby authorize the person named below to act as my agent in representing this application with the City of Manor.

Manor Village Condominiums, LTD 512-751-1700 512-236-5176

Owner's Name (printed)	Phone	Fax
2504-A Kinney Road	Austin, TX 78704	
Owner's Address	City	State Zip
Stan McCelroy	05/10/16	stan@stanmcelroy.com
Owner's Signature	Date	Email Address

By signing this application Owner affirms that the statements made in the complete application are true and correct to best of his/her knowledge and belief.

Agent's Name: Pam Uhr

Company: PuhrSite LLC

Mailing Address:	2504-A Kinney Road	Austin, TX 78704
	Street	City State Zip
512-657-0055		pamuhr@puhrsite.com
Phone	Fax	Email Address



Rezoning/Variance/Waiver Justification

Rezoning/Variance/Waiver Justification:

NOTE: The reviewing entity must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The use for Construction Sales and Services is not allowed in C-1 Zoning. We believe there is a need for space to accommodate this use and we can facilitate this in the aesthetically pleasing manner that Greater Texas Center is known for with a Zoning change to C-2. (see letter attached)

HARDSHIP:

2. (a) The hardship for which the zoning change or variance/waiver is requested is unique to the property in that:

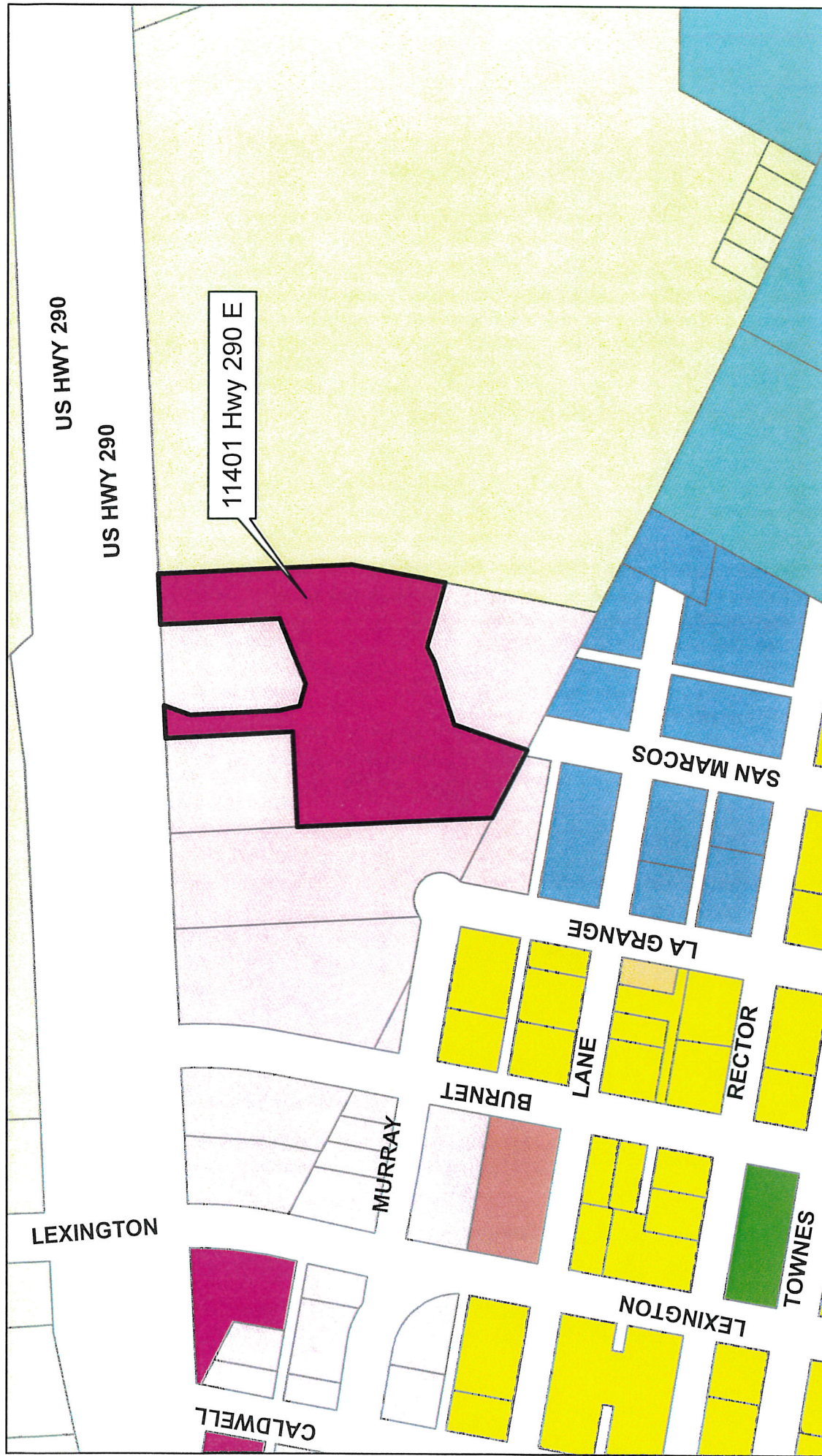
- (b) The hardship is not general to the area in which the property is located because:

AREA CHARACTER:

3. The zoning change or variance/waiver will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

We are asking only for the zoning change to accommodate Construction Sales and Services and we will construct buildings that will compliment the existing structures. Further we not allow for outside storage, or any use that will cause offensive or objectionable influences. (See letter attached)

NOTE: The reviewing entity cannot grant a zoning change or variance/waiver that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.



Proposed Zoning
C-2 Heavy Commercial
Current Zoning - C-1 Light Commercial

1 inch equals 250 feet

- 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

