



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

MARY ANN PARKER – CHAIR
VACANT – COMMISSIONER
ADRIANA ROJAS – COMMISSIONER
WILLIAM MYERS – COMMISSIONER

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

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

CONSENT AGENDA:

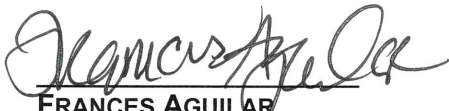
1. SWEAR IN LIAN STUTSMAN TO THE PLANNING AND ZONING COMMISSION
2. APPROVE MINUTES:

FEBRUARY 10, 2015

3.
 - A. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 20, SEVENTY TWO (72) SINGLE FAMILY LOTS ON 11 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP
 - B. DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR STONEWATER NORTH REVISED PHASES 1 – 5, TWO HUNDRED THIRTY ONE (231) SINGLE FAMILY LOTS ON 69 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER RD. MANOR, TX. AGENT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP
 - C. DISCUSSION AND POSSIBLE ACTION TO APPROVE A SHORT FORM FINAL PLAT, 1 COMMERCIAL LOT ON 1.023 ACRES MORE OR LESS LOCATED ON US HWY 290 AND FM 973 MANOR, TX. AGENT: ANTHONY ENNIS – JACOBS ENGINEERING OWNER: GERALDINE TIMMERMAN STAFF: SCOTT DUNLOP

REGULAR AGENDA:

4. DISCUSSION AND POSSIBLE RECOMMENDATION UPON A REZONING REQUEST FOR 1.069 ACRES AT 13500 N FM 973; GREENBURY GATES SURVEY NUMBER 63, TRAVIS COUNTY, FROM INTERIM AGRICULTURAL (A) DISTRICT ZONING TO LIGHT INDUSTRIAL (IN-1) DISTRICT ZONING. APPLICANT: JAMES ALEXANDER. OWNER: JULIO MIRELES
5. DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR PRESIDENTIAL GLEN PHASES 5, 6, AND 7, 367 SINGLE FAMILY LOTS ON 84.74 ACRES MORE OR LESS LOCATED AT US HWY 290 AND PASEO DE PRESIDENTE BLVD. MANOR, TX. AGENT: JUAN BRIZUELA OWNER: LGI HOMES STAFF: SCOTT DUNLOP
6. DISCUSSION AND POSSIBLE ACTION ON A FINAL PLAT EXTENSION FOR PRESIDENTIAL GLEN PHASE 4B, ONE HUNDRED AND FIFTEEN (115) SINGLE FAMILY LOTS ON THIRTY FOUR (34) ACRES MORE OR LESS, LOCATED AT THE INTERSECTION OF BOIS D'ARC AND PASEO DE PRESIDENTE. AGENT: JUAN BRIZUELA. OWNER: LGI HOMES. STAFF: SCOTT DUNLOP
7. ADJOURN


FRANCES AGUILAR
CITY SECRETARY

This Facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact Frances Aguilar at 512-272-5555, or fax 512-272-8636 for further information.

1

IN THE NAME AND BY THE AUTHORITY OF

THE STATE OF TEXAS

Oath of Office

I, Lian Stutsman, do solemnly swear, that I will faithfully execute the duties of Planning Commissioner for the City of Manor, Texas. I will to the best of my ability preserve, protect, and defend the Constitution and the laws of the United States, the State of Texas and the Charter and Ordinances of the City of Manor, so help me God.

LIAN STUTSMAN

Sworn to and subscribed before me by affiant on this _____ day of _____, 20 ____.

Scott Dunlop
Witness
Manor, Texas

2



**MINUTES
MANOR PLANNING AND ZONING COMMISSION
105 E. EGGLESTON ST.
MANOR, TEXAS 78653
FEBRUARY 10, 2016 6:30 P.M.**

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

ZINDIA PIERSON – VICE CHAIR (P)
TODD SHANER – COMMISSIONER (P)
RAUL HERNANDEZ – COMMISSIONER (P)

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

CHAIRPERSON PARKER ANNOUNCED A QUORUM AND CALLED THE MEETING TO ORDER AT 6:39 PM

CONSENT AGENDA:

- 1. SWEAR IN RAUL HERNANDEZ TO THE PLANNING AND ZONING COMMISSION**

COMMISSIONER HERNANDEZ WAS SWORN ONTO THE MANOR PLANNING AND ZONING COMMISSION

- 2. APPROVE MINUTES:**

JANUARY 13, 2016

MOTION TO APPROVE THE JANUARY 13, 2016 MINUTES BY COMMISSIONER SHANER, SECONDED BY COMMISSIONER PIERSON. 5 – 0 TO APPROVE.

- 3.**
 - A. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 20, SEVENTY TWO (72) SINGLE FAMILY LOTS ON 11 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP**
 - B. DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR STONEWATER NORTH REVISED PHASES 1 – 5, TWO HUNDRED THIRTY ONE (231) SINGLE FAMILY LOTS ON 69 ACRES MORE OR LESS,**

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

MOTION TO POSTPONE CONSENT AGENDA ITEMS A AND B TO MARCH 9TH MEETING BY COMMISSIONER PIERSON, SECONDED BY COMMISSIONER SHANER. 5 – 0 TO POSTPONE.

REGULAR AGENDA:

- 4. DISCUSSION AND POSSIBLE RECOMMENDATIONS TO STAFF FOR AMENDING CITY ORDINANCES TO PERMIT ACCESSORY DWELLING UNITS.**

MOTION TO POSTPONE TO MARCH 9TH MEETING TO DETERMINE COMMITTEE BETWEEN PLANNING AND ZONING AND CITY COUNCIL TO STUDY ORDINANCE AMENDMENTS FOR ACCESSORY DWELLING UNITS. 5 – 0 TO POSTPONE.

- 5. DISCUSSION AND POSSIBLE RECOMMENDATIONS TO STAFF FOR AMENDING ZONING ORDINANCE 185, SUBDIVISION ORDINANCE 263, LANDSCAPE REQUIREMENTS ORDINANCE 365, ARTICLE IX BUILDING MOVING PERMITS ORDINANCE 165-B, AND VENDOR & PEDDLERS ORDINANCE 122-C**

MOTION TO RECOMMEND TO STAFF TO AMEND ORDINANCES FOR FURTHER DISCUSSION AND RECOMMENDATIONS TO CITY COUNCIL. 5 – 0 TO RECOMMEND.

- 6. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR STONEWATER PHASE 3, SIXTY THREE SINGLE (63) SINGLE FAMILY LOTS ON 10.5 ACRES MORE OR LESS, LOCATED AT FM 973 AND TOWER ROAD, MANOR, TX. AGENT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP**

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

- 7. DISCUSSION AND POSSIBLE RECOMMENDATION FOR A REZONING REQUEST FOR LOTS 18 – 20, BLOCK 12 TOWN OF MANOR, LOCALLY KNOWN AS 101 EAST BURTON STREET, FROM LIGHT COMMERCIAL (C-1) TO DOWNTOWN BUSINESS DISTRICT (DBD). APPLICANT/OWNER: FILIBERTO DE LA LUZ. STAFF: SCOTT DUNLOP**

MOTION TO RECOMMEND ZONING REQUEST FROM C-1 LIGHT COMMERCIAL TO DOWNTOWN BUSINESS DISTRICT FOR LOTS 18-20, BLOCK 12 TOWN OF MANOR TO CITY COUNCIL. 5 – 0 TO RECOMMEND APPROVAL.

- 8. ADJOURN**

MOTION TO ADJOURN BY COMMISSIONER PIERSON, SECONDED BY COMMISSIONER SHANER. 5 – 0 TO ADJOURN.

MARY ANN PARKER
CHAIRPERSON

3

A

JAY ENGINEERING COMPANY, INC.
P.O. Box 1320 (512) 259-9882
Leander, TX 78646 Fax 259-8016
Texas Registered Engineering Firm F-4780

February 11, 2015

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

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

Dear Mr. Bolt:

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

CONSTRUCTION PLANS

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

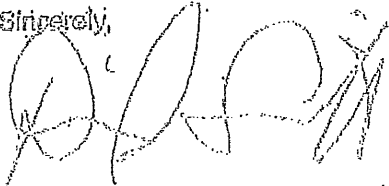
The applicant should provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

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

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

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

Sincerely,

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

David T. Smith, P.E.

DTS/s

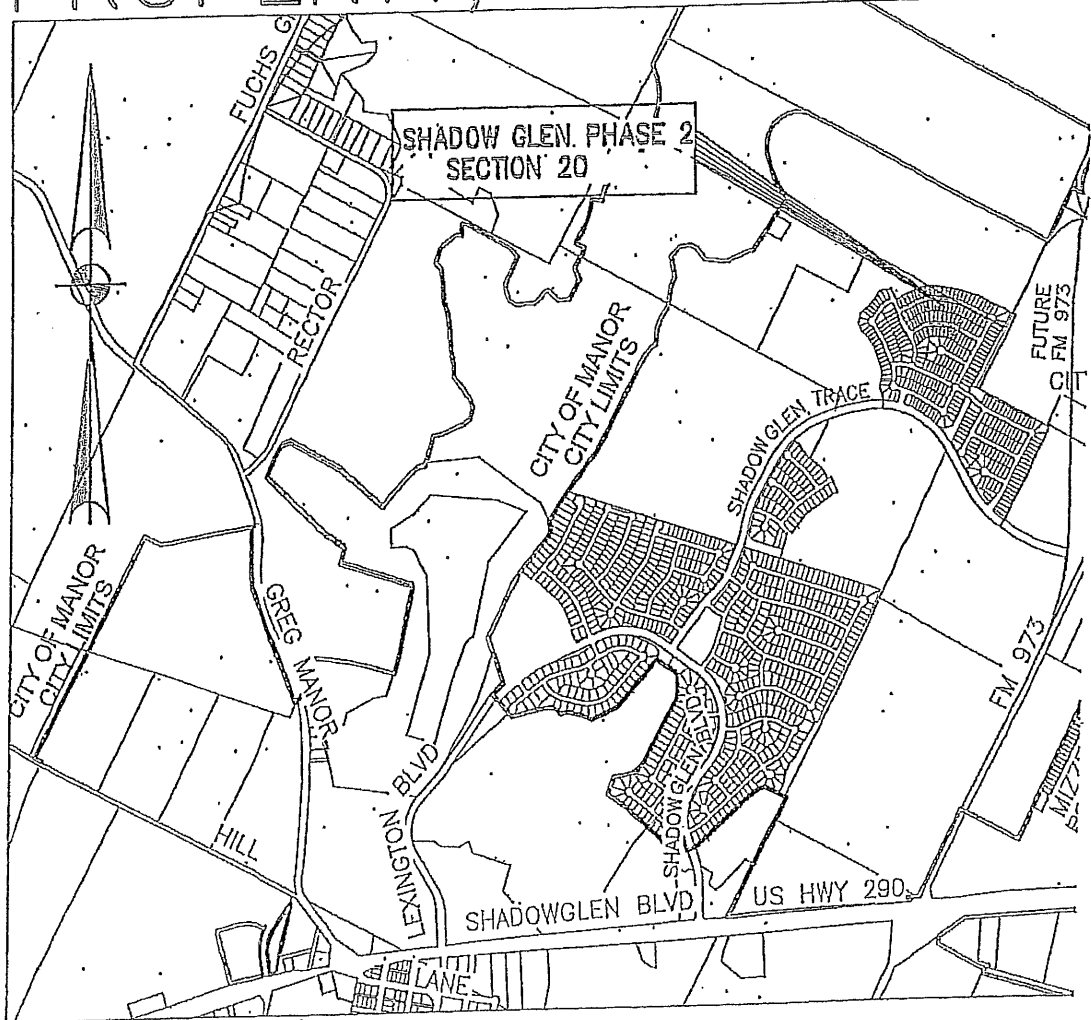
Copy: Jamie Burke, AECOM

PN: 100-978-10

JACO

OR EXTENT OF DEVELOPMENT
NEARBY LAND USES THAT ARE
NEIGH

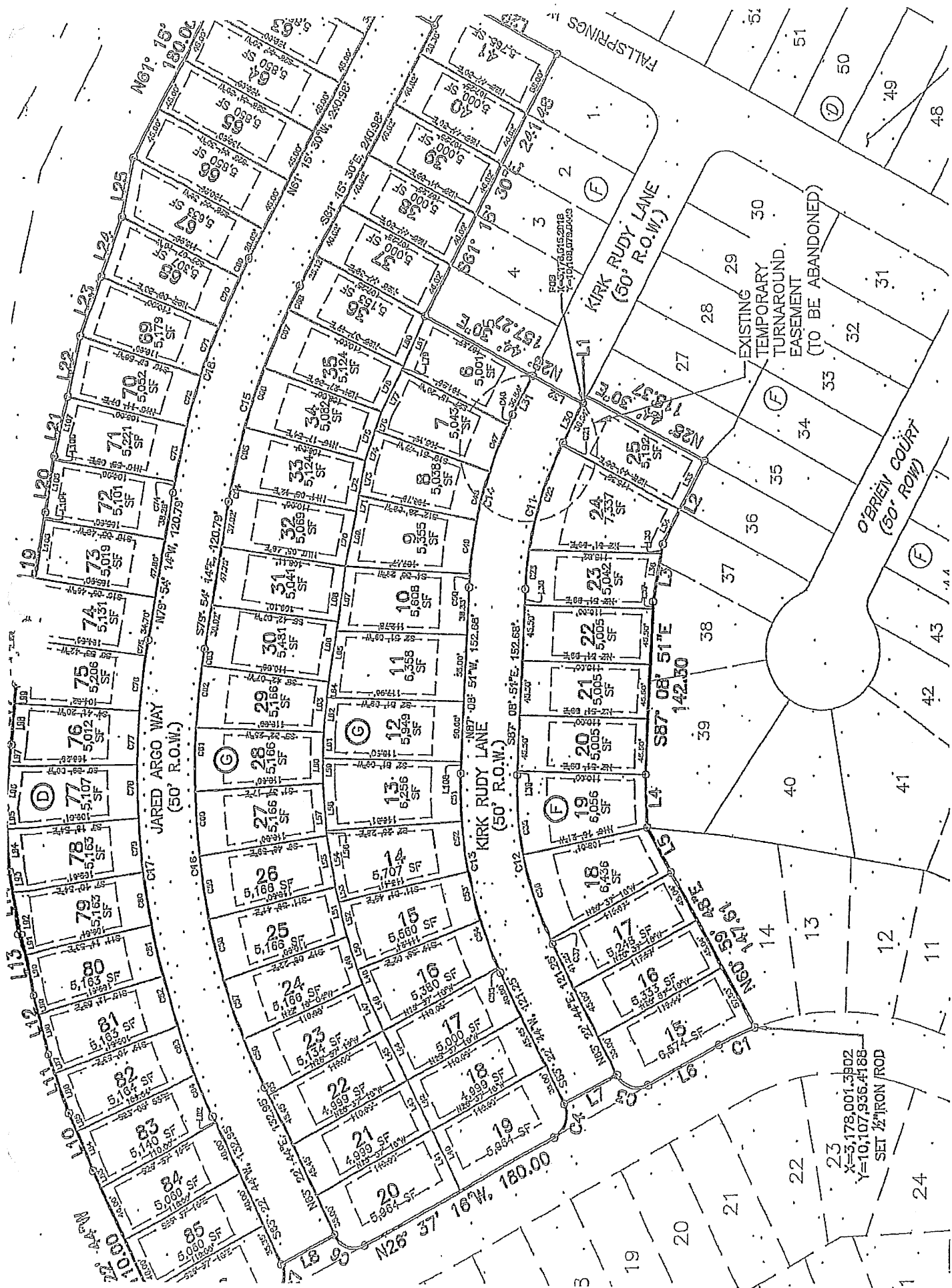
THIS CAN AFFECT THE
COUNTY REQUIRES THIS NOTICE
IT IS NOT A STATEMENT OR REPRESENTATION
THE PROPERTY, THE SUBDIVISION



COM

SERVICES, INC.
STREET, SUITE 600
TEXAS 78701
COM.COM
NO. F-3580

VICINITY MAP
SCALE: 1" = 2000'



X=5,178,001.3902
Y=10,107,936.4188
SET 1/2" IRON ROD

B



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

DoucetandAssociates.com

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 (512) 259-3882
Leander, TX 78646 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:

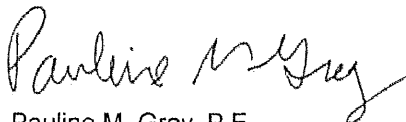
The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office September 10, 2015, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. Our previous comments dated July 7, 2015, have not been addressed with the latest submittal.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

2.11 ACRES
MARION HANDSPL
VOL. 10007, PG. 72
O.P.R.T.C.T.

JOHNSON TRAIL
(R.O.W. VARIES)

1.50 ACRES
TOMMY HOLSUB
O.C. NO. 201408461
O.P.R.T.C.T.

1.50 ACRES
TOMMY HOLSUB
O.C. NO. 201408461
O.P.R.T.C.T.

LOT 1

LOT 2

JOHNSON ROAD (R.O.W. VARIES)

OPEN SPACE
1.203 ACRES
BLOCK 9

14.50 LOTS PROPOSED
18.40 LOTS EXISTING

1.50 LOTS PROPOSED
2.40 LOTS EXISTING

PHASE 4

9.50 LOTS PROPOSED
11.40 LOTS EXISTING

22.50 LOTS PROPOSED
28.40 LOTS EXISTING

9.50 LOTS PROPOSED
12.40 LOTS EXISTING

JOHNSON II
(50' R.O.W.)

50.38 ACRES
OSWALD & EDWARD HOLF
O.C. NO. 200705733
O.P.R.T.C.T.

JOHNSON ROAD (50' R.O.W.)

S 52°32'15" E 34.40'
(2 42°12'15" E 34.40')

8.40 ACRES
HUE LAM BUDHIST CENTER, INC.
O.C. NO. 200214433
O.P.R.T.C.T.

14.50 LOTS PROPOSED
18.40 LOTS EXISTING

11.50 LOTS PROPOSED
11.40 LOTS EXISTING

11.50 LOTS PROPOSED
11.40 LOTS EXISTING

11.50 LOTS PROPOSED
11.40 LOTS EXISTING

11.50 LOTS PROPOSED
11.40 LOTS EXISTING

2.50 LOTS PROPOSED
1.40 LOTS EXISTING

8.20 ACRES
ROBERT S. RAFT
VOL. 11338, PG. 1302
O.P.R.T.C.T.

20.396 ACRES
AUSTIN & CO. INC.
O.C. NO. 100000000
O.P.R.T.C.T.

1.36 ACRES
M. & L. V. EXHIBENT
O.C. NO. 200000000
O.P.R.T.C.T.

ROSE HILL
CEMETERY

EXISTING
ROSE HILL CEMETERY
ROAD

4.3 ACRES
O.C. NO. 200000000
O.P.R.T.C.T.

4.3 ACRES
O.C. NO. 200000000
O.P.R.T.C.T.

CRENS ESTATES
TRCH ONE
O.C. NO. 200100072
D.P.R.T.C.

LOT 5

LOT 1

FEMA FLOODPLAIN

GRAPHIC SCALE
100 50 0 50 100
IN FEET



ZONE A

0.022 ACRES
CONTINENTAL HOMES OF TEXAS, L.P.
O.C. NO. 2015
D.P.R.T.C.

DETENTION
POND

DRAINAGE EASEMENT
LOT 14
BLOCK 8
9.976 ACRES

PHASE 1

7 - 50' LOTS PROPOSED
10 - 40' LOTS EXISTING

18 - 50' LOTS PROPOSED
23 - 40' LOTS EXISTING

13 - 50' LOTS PROPOSED
23 - 40' LOTS EXISTING

PHASE 2

13 - 50' LOTS PROPOSED
23 - 40' LOTS EXISTING

N 61°24'51" E 328.50'
N 12°24'11" W 129.30'

11.181 ACRES
JOSE GONZALEZ BENITEZ
O.C. NO. 2003174912
D.P.R.T.C.

TOTAL EXISTING 40' RESIDENTIAL LOTS - 209
TOTAL PROPOSED 50' RESIDENTIAL LOTS - 231
NET LOSS OF RESIDENTIAL LOTS - 88
PERCENTAGE OF LOTS REMOVED - 22.7%

11.107 ACRES
JOSE GONZALEZ BENITEZ
O.C. NO. 2003174912
D.P.R.T.C.

0.4 M ACRES
PUBLIC UTILITY EASEMENT
HIL-MARTIN LTD.
O.C. NO. 2000137396
D.P.R.T.C.

STONEWATER NORTH PRELIMINARY PLAT

B
BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
TELE: 512.374.9722 FAX: 512.873.9743
FIRM REGISTRATION CERTIFICATE #10015100
scott@baseline.austin.tx.com

19.00 ACRES
PUBLIC UTILITY EASEMENT
HIL-MARTIN LTD.
O.C. NO. 2000137396
D.P.R.T.C.

BLOCK 9
LOT 134
1.375 ACRES
INHERENT EASEMENT

STONEWATER NORTH
PHASE 1-A
O.C. NO. 20100015
D.P.R.T.C.

SHEET
2
2 OF 13

FOR INFORMATION
PURPOSES ONLY

File: S:\Projects\Stonewater\Stonewater.dwg

Date: 05/06/13

Scale: (vert.)

Created by:

SHEET
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C

JAY ENGINEERING COMPANY, INC.

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

Texas Registered Engineering Firm F-4780

February 23, 2016

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

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

Dear Mr. Bolt:

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

SHORT FORM FINAL PLAT

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

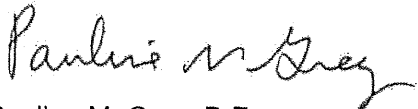
1. Existing and proposed drainage conditions for nearby (existing and proposed) developments should be verified. If offsite storm sewer improvements are required for the Whataburger project, the project will not meet the criteria for a Short Form Final Plat.
2. Section 28(a)(1)(i) requires that the proposed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

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

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

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

Sincerely,



Pauline M. Gray, P.E.

PMG/s

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

PN: 100-732-10



February 29, 2016

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

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

Dear Mr. Bolt:

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

Your comments are below and our responses follow.

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

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

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

Response: *Acknowledged.*

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

Response: *Note has been added.*

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

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

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

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

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

Response: *All easements have been added.*

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

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

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

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

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

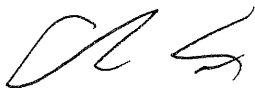
Response: *Floodplain statement has been added.*

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

Response: *Note has been added.*

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

Sincerely,
JACOBS ENGINEERING GROUP, INC.



Anthony Ennis, EIT
Project Engineer

Attachments:

1. Bluebonnet Electric Intent to Serve Letter



4



Property Information:

Subdivision Name _____ Lot(s) # _____ Block(s) # _____ Acreage _____

Current Zoning _____

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.

Julio C. Miralles 512-909-8046 512-989-2382
Owner's Name (printed) Phone Fax

3351 Killingsworth Ln #391 Pflugerville TX 78666
Owner's Address City State Zip

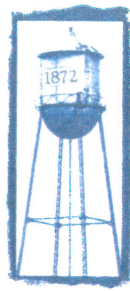
[Signature] 1-28-16 JmPlumbing@Rocketmail.com
Owner's Signature Date Email Address

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: James D. Alexander (512-514-5951)

Company: Jm Plumbing

Mailing Address: 3315 Killingsworth Ln #391 Pflugerville Tx 78666
512-989-2382 (Same) JmPlumbing@Rocketmail.com
Phone Fax Email Address



CITY OF
MANOR
EST.  1872
TEXAS

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 Agriculture (A) District Zoning
TO: Light Ind. (IN-1) District Zoning

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

☐ **Conditional Use Permit:** _____

Fee: Conditional Use Permit \$250.00
Public Hearing Notice \$150.00 News paper notice
Property Owner notification \$5.00 per property owner

☐ **Special Use Permit:** _____

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

☐ **Variance:**

Ordinance Number and Ordinance Section Number. Please complete variance or waiver justification sections.

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



Variance/Waiver Justification

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:

We are wanting to Put a Plumbing Business in Now
with Possibly expanding To some Lease spaces

HARDSHIP:

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

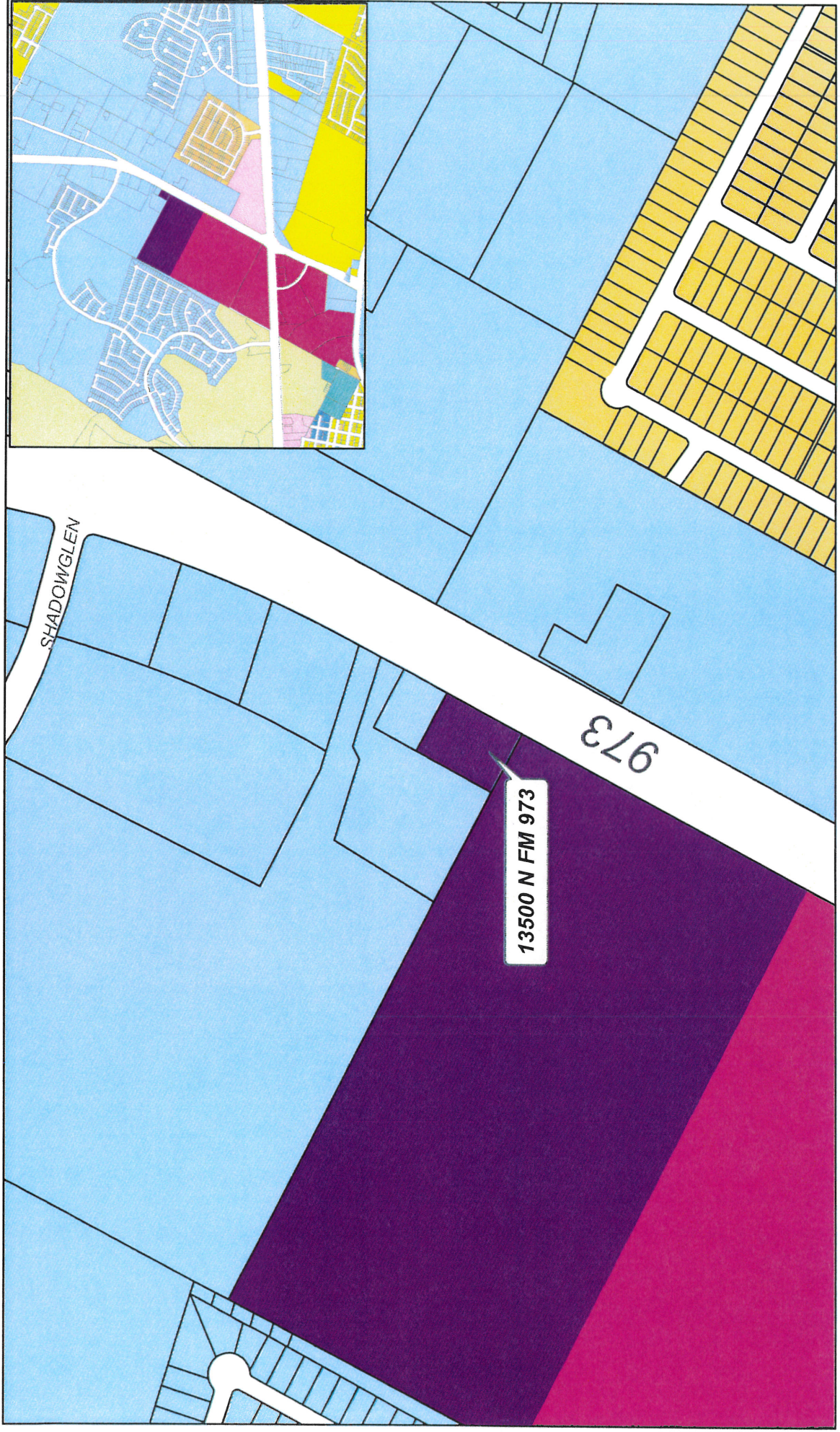
- (b) The hardship is not general to the area in which the property is located because:

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:

currently it is farm land & Blue Bonnet Effect.

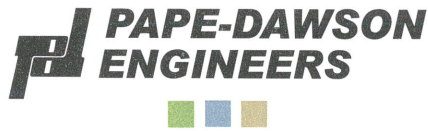
NOTE: The reviewing entity cannot grant a zoning change or variance/waiver that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.



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

13500 N FM 973 Proposed Zoning: IN-1 Light Industrial

5



January 22, 2016

City of Manor Engineer
Jay Engineering Company
Mr. Frank Phelan
1500 CR 269
Leander, Texas 78641

Re: Presidential Glen Phases 5, 6 & 7 – Preliminary Plan
Manor, Travis County, Texas

Dear Mr. Phelan:

Presidential Glen Phases 5, 6 and 7 are located on the north side of U.S. Highway 290 approximately ½ mile north of Paseo De Presidente Boulevard within the jurisdiction of the City of Manor. Phases 5, 6 and 7 proposes the development of 81.74 acres including 51.73 acres of single family lots (367 lots), 19.75 acres of right-of-way, and 10.26 acres of open space.

The water and wastewater services for the site will be provided by the Presidential Glen Municipal Utility District. A portion of the stormwater runoff for Phases 6 and 7 will be routed via a stormwater collection system and discharged into the existing detention pond currently being constructed with Presidential Glen Phase 4B. The existing detention pond has been adequately sized and designed to account for a portion of the proposed stormwater from Phases 6 and 7. The remaining stormwater runoff portion of Phase 7 will be routed via a stormwater collection system to the proposed pond at the Northwest end of the property. The stormwater runoff for Phase 5 will be routed via a stormwater collection system to two proposed detention ponds within phase 5.

Presidential Glen Phases 5, 6, and 7 include 11,735 ft of residential streets. The parkland dedication required by the City of Manor for Phases 5, 6, and 7 is 5.56 acres (1 acre for every 66 living units). The open space/parkland proposed in Phases 5, 6, and 7 is 10.26 acres, which accounts toward the 33 acres of parkland required as per the Development Agreement for the Presidential Glen Subdivision.

The City review fee is included with this submission. Please contact our office should any questions arise.

Sincerely,

Pape-Dawson Engineers, Inc.

Texas Board of Professional Engineers, Firm Registration # 470

Juan Brizuela, P.E.

Project Manager

TBPE Firm Registration #470 | TBPLS Firm Registration #10028801

H:\projects\508\05\050 CP Onsite Documents\City\Eng.docx | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

7800 Shoal Creek Blvd., Suite 220 West, Austin, TX 78757 T: 512.454.8711 www.Pape-Dawson.com

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

Texas Registered Engineering Firm F-4780

February 9, 2016

Mr. Juan Brizuela, P.E.
Pape-Dawson Engineers, Inc.
7800 Shoal Creek Blvd. Suite 220 West
Austin, TX 78757

Re: First Preliminary Plan Review for
Presidential Glen, Phases 5, 6 & 7
City of Manor, Texas

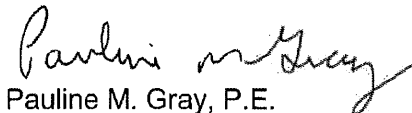
Dear Mr. Brizuela:

The first submittal of the Presidential Glen, Phases 5, 6 & 7 Preliminary Plan prepared by Pape-Dawson Engineers and received by our office on January 27, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Our office can offer the following comments:

1. The acreage listed in the project summary memo does not match the acreage on the cover.
2. There is a note in regards to FEMA that is cut off on the existing conditions sheets.
3. Acreages should be shown for all open space lots.
4. No utility demand data was submitted.
5. Verify that street names not extended from other recorded plats are approved by Travis County 911 Addressing.

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

Sincerely,


Pauline M. Gray, P.E.

PMG/s

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



February 11, 2016

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

Re: Comment Response for Presidential Glen, Phases 5, 6 & 7 – Preliminary Plan
1st Review

We are providing the following responses to the comments issued on February 9, 2016 for the above referenced project:

1. The acreage listed in the project summary memo does not match the acreage on the cover.
Project summary memo has been updated.
2. There is a note in regards to FEMA that is cut off on the existing conditions sheets.
Complete note is shown.
3. Acreages should be shown for all open space lots.
Updated
4. No utility demand data was submitted.
As per City Engineer this information is not required during the preliminary plan submittal process.
5. Verify that street names not extended from other recorded plats are approved by Travis County 911 Addressing.
Verified, see attached correspondence from Travis County 911 Addressing.

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

Sincerely,
Pape-Dawson Engineers, Inc.

Juan Brizuela, P.E.
Project Manager

P:\89\02\04\City\1st Submittal 160129\1st Comment Letter.docx

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

Texas Registered Engineering Firm F-4780

February 12, 2016

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

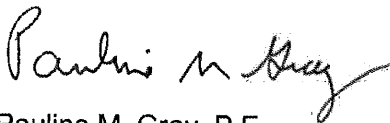
Re: Second Preliminary Plan Review for
Presidential Glen, Phases 5, 6 & 7
City of Manor, Texas

Dear Mr. Bolt:

The second submittal of the Presidential Glen, Phases 5, 6 & 7 Preliminary Plan information prepared by Pape-Dawson Engineers and received by our office on February 12, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. The plan documents appear to be in substantial compliance with the Ordinance requirements for preliminary plans, and our office therefore takes no exception to the approval of the plan.

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

Sincerely,

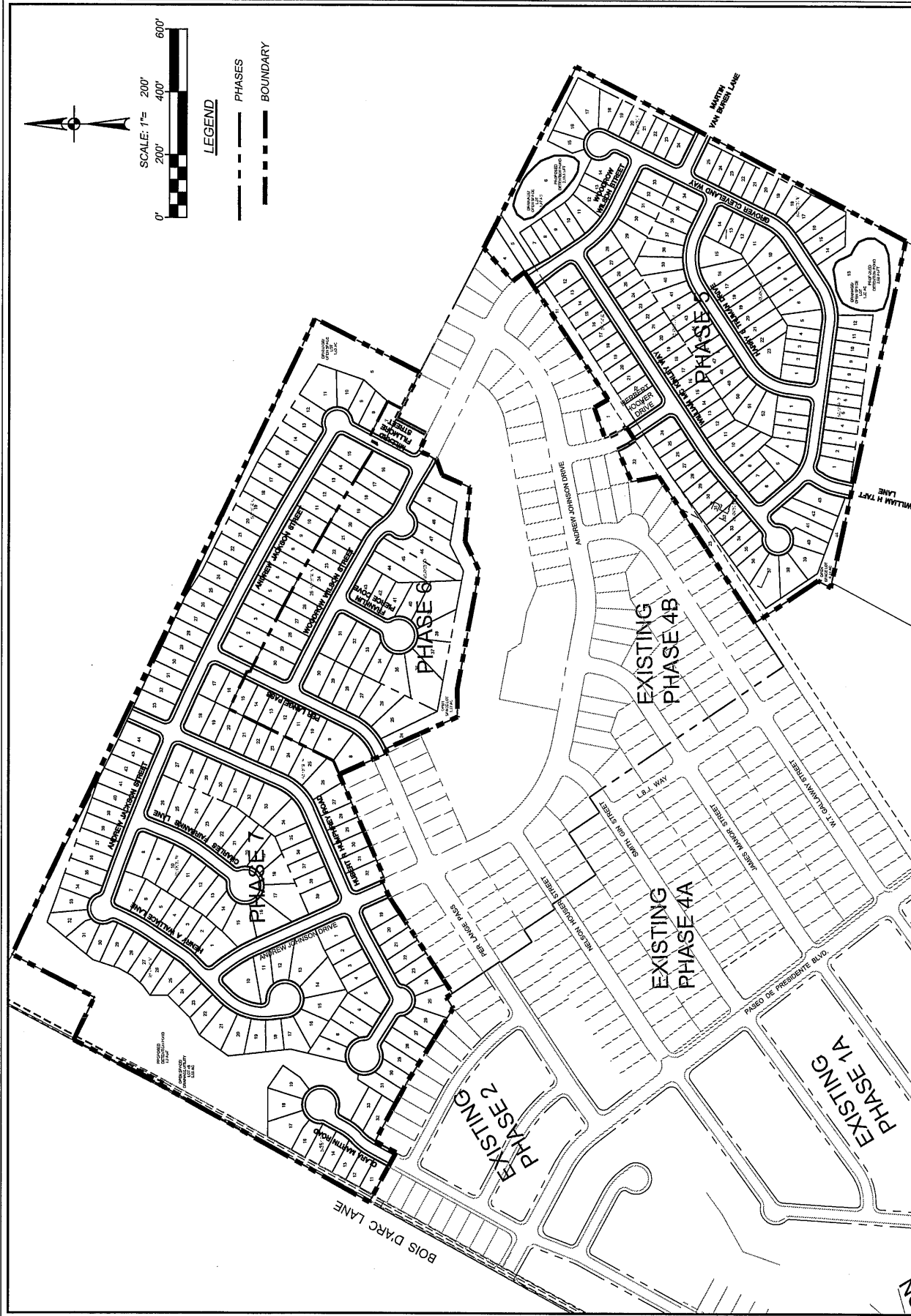


Pauline M. Gray, P.E.

PMG/s

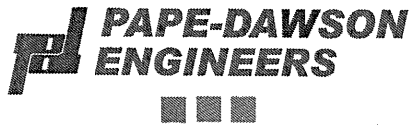
Copy: Juan Brizuela, P.E. – Pape Dawson Engineers, Inc.
Scott Dunlop – City of Manor

PN: 100-731-10



PAPER-DAWSON ENGINEERS 7800 BURNING TREE BLVD BATTLE CREEK, MI 48815 PHONE: 517.454.8711 FAX: 517.454.8677 <small>THESE PLANS ARE THE PROPERTY OF PAPER-DAWSON ENGINEERS. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING.</small>		REVISIONS:
PRESIDENTIAL GLEN PHASE 5, 6, AND 7 PRELIMINARY PLAN AERIAL PLAN		
JOB NO. 50005-05 DATE FEBRUARY, 2016 DESIGNER MLJ CHECKED DRAWN JCB SHEET 17 OF 17		

6



February 11, 2016

Thomas M. Bolt
City of Manor
105 E. Eggleston Street
Manor, Texas 78653


Re: Presidential Glen 4B - Final Plat- One Year Extension

Mr. Bolt,

Pape-Dawson is requesting a one (1) year extension for the recordation of the final plat as required by the subdivision ordinance. The subdivision plat for Presidential Glen Phase 4B was approved by the Planning and Zoning Commission on March 11, 2015. Presidential Glen Phase 4B is currently under construction with an expected completion date of March 30th, 2016. It is the intention of LGI Homes to record the plat as soon as the construction of improvements of Phase 4B are accepted by the City of Manor. It is anticipated that Presidential Glen 4B subdivision plat will be recorded by the end of April 2016.

Please contact me if you have questions or need additional information.

Sincerely,
Pape-Dawson Engineers, Inc.


Juan Brizuela, P.E.
Project Manager

H:\projects\508\05\01\941 Final Plat 4B\Documents\Plan Processing\City\One Year extension request.docx

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

Texas Registered Engineering Firm F-4780

March 4, 2015

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

Re: Final Plat Review for Presidential Glen, Phase 4B
City of Manor, Texas

Dear Mr. Bolt:

The final plat for presidential Glen Phase 4B has cleared all of our comments and is Administratively complete from an engineering viewpoint.

The first submittal of the final Plat for Presidential Glen, Phase 4B prepared by Pape Dawson Engineers and received by our office on January 23, 2015 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263. Our office can offer the following comments:

- ~~1. The name of the collector road is not shown on all sheets of the plat. Include the names of all streets on the plat.~~
- ~~2. Provide a match line for the areas of the plat shown on different sheets. The match line must follow lot boundaries.~~
- ~~3. The width of the proposed collector road ROW does not comply with City Standards. ROW width for collector roads is a minimum of 64'.~~
- ~~4. The notes on the plat stating that water and wastewater service is to be provided by the MUD must be corrected to state the utility service will be provided by the City of Manor.~~
- ~~5. Format for the final plat is to be 18" x 24" as required in Section 24(b) of Subdivision Ordinance 263. Numerous details and notes were difficult to review due the reduced size of the submittal (2 plat pages per D sized sheet.) Resubmit plat in 18" x 24" format.~~
- ~~6. Owner's names and property line of property within three hundred feet of the subdivision boundary are not provided as required Section 24(c)(1)(v) of Subdivision Ordinance 263. The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls must be provided.~~
- ~~7. Correct spelling error in note 8 and reference to MUD.~~
- ~~8. Provide verification that all new street names have been approved by Travis County 911 Addressing as required in Section 24(c)(1)(xi) of Subdivision Ordinance 263. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.~~
- ~~9. Curve data supplied on the reduced-sized plats was not legible. Provide plat copies in 18" x 24" format for review.~~
- ~~10. Some building setback lines appear to be shown on the plat, but are not labeled as such, and dimensions are not provided.~~

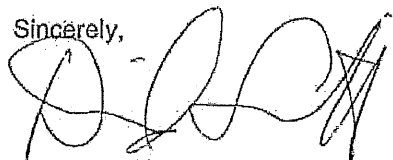
Mr. Tom Bolt
March 4, 2015
Page 2 of 2

11. A lot summary table is provided (delineating the number of provided lots by classification as A, B, etc.) but individual lots are not identified as to their classification. Provide classification of each lot to demonstrate compliance with variances.

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 black ink, appearing to read 'D. T. Smith', with a stylized flourish at the end.

David T Smith, P.E.

DTS/s

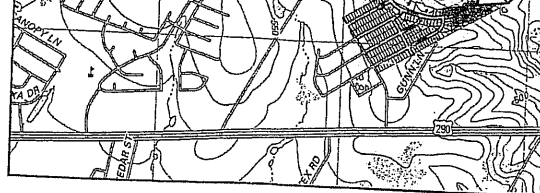
Copy: Juan Brizuela, P.E.

PN: 100-715-10

Jbeco

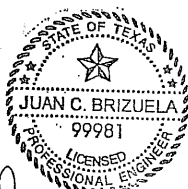
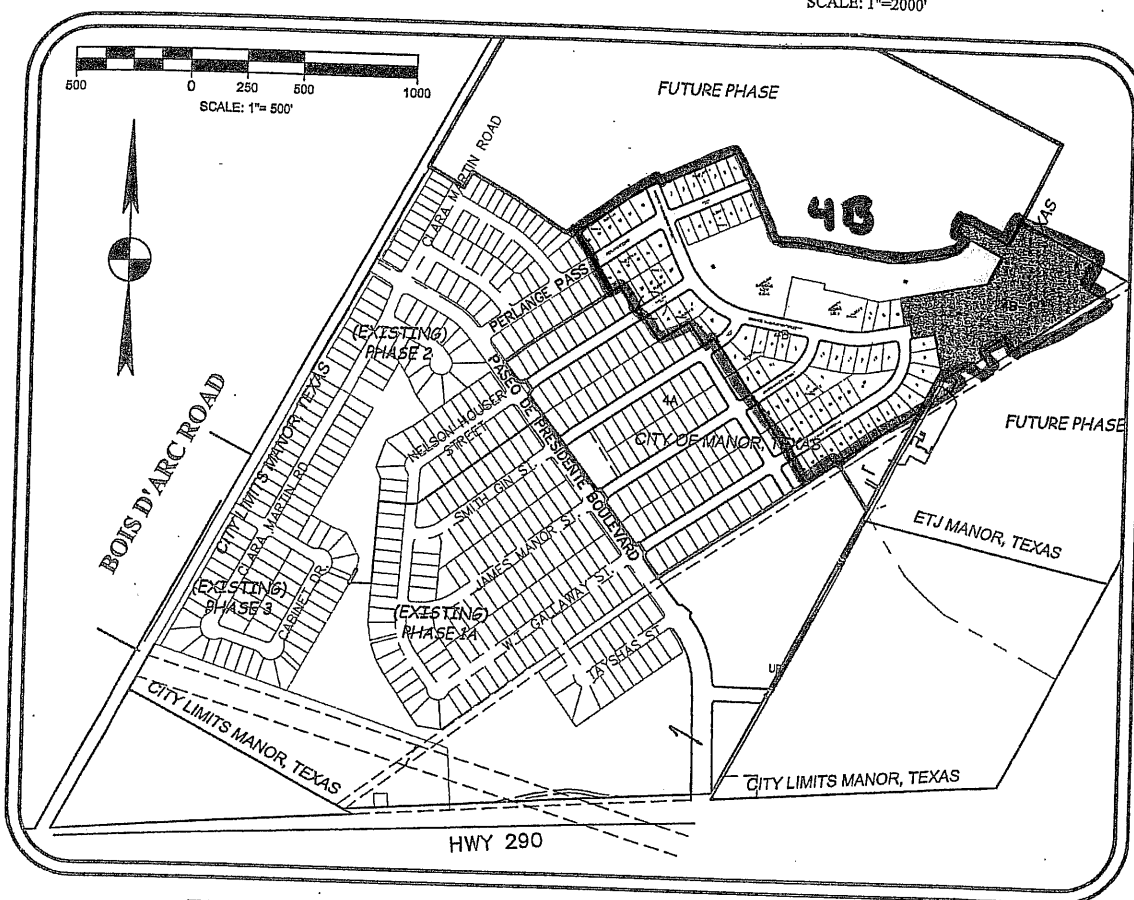
REQUIRED PROVIDED

PHASE 4B-1	0.52	0.31
	0.52	0.31



VICINITY MAP

SCALE: 1"=2000'



Juan C. Brizuela
10/10/14

ENGINEER / SURVEYOR

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TX 78757
(512)454-8711 FAX (512)459-8867

OWNER / SUBDIVIDER:

LGI HOMES
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77382

50805-01

SHEET 1 OF 9

ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.