



AGENDA
MANOR PLANNING AND ZONING COMMISSION
105 E. EGGLESTON ST.
MANOR, TEXAS 78653
MAY 13, 2015, 6:30 P.M.

MARY ANN PARKER – CHAIR
BRIAN WINKLER – COMMISSIONER
JEFFERY LEWIS - COMMISSIONER
WILLIAM MYERS – COMMISSIONER

DENISE LOSCHIAVO – VICE CHAIR
ZINDIA PIERSON – COMMISSIONER
SIMON GOODSON – COMMISSIONER

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

SWEARING IN BRIAN WINKLER TO PLANNING AND ZONING COMMISSION

CONSENT AGENDA:

1. APPROVE MINUTES:

APRIL 8, 2015

- 2. A. DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR MANOR COMMONS SW, 4 COMMERCIAL LOTS ON 11 ACRES MORE OR LESS LOCATED ON US HWY 290 AND FM 973 MANOR, TX. AGENT: BARTH TIMMERMANN. OWNER: GERALDINE TIMMERMANN. STAFF: SCOTT DUNLOP**
- B. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR MANOR COMMONS SW, 4 COMMERCIAL LOTS ON 11 ACRES MORE OR LESS LOCATED ON US HWY 290 AND FM 973 MANOR, TX. AGENT: BARTH TIMMERMANN. OWNER: GERALDINE TIMMERMANN. STAFF: SCOTT DUNLOP**
- C. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 19B, FIFTY (50) SINGLE FAMILY LOTS ON 9 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP**

D. 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

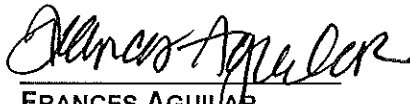
E. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR STONewater PHASE 4, EIGHTY SIX (86) SINGLE FAMILY LOTS ON 13 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER ROAD, MANOR, TX. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP

REGULAR AGENDA:

- 3. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR STONewater PHASE 2, ONE HUNDRED AND SEVENTEEN (117) SINGLE FAMILY LOTS ON 36 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER ROAD, MANOR, TX. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP**

- 4. ADJOURN**

ATTEST: I HEREBY ATTEST THAT THIS NOTICE WAS POSTED AT MANOR CITY HALL, 105 E. EGGLESTON STREET, MANOR, TX. ON FRIDAY, MAY 8, 2015, BEFORE 5 P.M.


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.

IN THE NAME AND BY THE AUTHORITY OF

THE STATE OF TEXAS

Oath of Office

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

BRIAN WINKLER

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

Scott Dunlop
Witness
Manor, Texas

1



**MINUTES
MANOR PLANNING AND ZONING COMMISSION
105 E. EGGLESTON ST.
MANOR, TEXAS 78653
APRIL 8, 2015, 6:30 P.M.**

MARY ANN PARKER – CHAIR (P)
VACANT – COMMISSIONER
JEFFERY LEWIS – COMMISSIONER (P)
WILLIAM MYERS – COMMISSIONER (P)

DENISE LOSCHIAVO – VICE CHAIR (P)
ZINDIA PIERSON – COMMISSIONER (P)
SIMON GOODSON – COMMISSIONER (P)

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

CHAIRPERSON PARKER ANNOUNCED A QUORUM AND CALLED THE MEETING TO ORDER AT 6:31 PM

CONSENT AGENDA:

1. APPROVE MINUTES:

MARCH 11, 2015

MOTION TO APPROVE THE MINUTES BY COMMISSIONER GOODSON, SECONDED BY COMMISSIONER PIERSON. 6 – 0 TO APPROVE.

- 2. A. DISCUSSION AND POSSIBLE RECOMMENDATION FOR A CONCEPT PLAN FOR MANOR COMMONS SW, 4 COMMERCIAL LOTS ON 11 ACRES MORE OR LESS LOCATED ON US HWY 290 AND FM 973 MANOR, TX. AGENT: BARTH TIMMERMANN OWNER: GERALDINE TIMMERMANN STAFF: SCOTT DUNLOP**

CONSENT AGENDA ITEM A WAS MOVED TO THE REGULAR AGENDA BY SCOTT DUNLOP. MOTION TO APPROVE BY COMMISSIONER LOSCHIAVO, SECONDED BY COMMISSIONER LEWIS. 6 – 0 TO APPROVE.

B. DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR MANOR COMMONS SW, 4 COMMERCIAL LOTS ON 11 ACRES MORE OR LESS LOCATED ON US HWY 290 AND FM 973 MANOR, TX. AGENT: BARTH TIMMERMANN. OWNER: GERALDINE TIMMERMANN. STAFF: SCOTT DUNLOP

C. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR MANOR COMMONS SW, 4 COMMERCIAL LOTS ON 11 ACRES MORE OR LESS LOCATED ON US HWY 290 AND FM 973 MANOR, TX. AGENT: BARTH TIMMERMANN. OWNER: GERALDINE TIMMERMANN. STAFF: SCOTT DUNLOP

D. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 19B, FIFTY (50) SINGLE FAMILY LOTS ON 9 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP

E. 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

F. DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR STONEWATER NORTH SUBDIVISION PHASES 1 – 5, 310 SINGLE FAMILY LOTS ON 69.211 ACRES MORE OR LESS LOCATED ON FM 973 AND TOWER ROAD MANOR, TX. AGENT: DOUCET AND ASSOCIATES OWNER: CONTINENTAL HOMES OF TEXAS STAFF: SCOTT DUNLOP

CONSENT AGENDA ITEM F WAS MOVED TO THE REGULAR AGENDA BY SCOTT DUNLOP. MOTION TO APPROVE BY COMMISSIONER GOODSON, SECONDED BY COMMISSIONER LEWIS. 6 – 0 TO APPROVE.

G. DISCUSSION AND POSSIBLE ACTION TO APPROVE A SHORT FORM FINAL PLAT, 2 SINGLE FAMILY LOTS ON 7.46 ACRES MORE OR LESS LOCATED ON FM 973 AND SCHMIDT LOOP MANOR, TX. AGENT: GARY ELI JONES OWNER: MJ 973 PROPERTIES LLC STAFF: SCOTT DUNLOP

CONSENT AGENDA ITEM G WAS MOVED TO THE REGULAR AGENDA BY SCOTT DUNLOP. MOTION TO APPROVE BY COMMISSIONER LEWIS, SECONDED BY COMMISSIONER PIERSON. 6 – 0 TO APPROVE.

MOTION TO POSTPONE CONSENT AGENDA ITEMS B, C, D, AND E TO THE MAY 13TH PLANNING AND ZONING MEETING BY COMMISSIONER LOSCHIAVO, SECONDED BY COMMISSIONER GOODSON. 6 – 0 TO POSTPONE.

REGULAR AGENDA:

- 3. DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR SHADOWGLEN SUBDIVISION PHASE 2, MISTI GROVE BLVD AND SILENT FALLS WAY ON 4.38 ACRES MORE OR LESS LOCATED ON SHADOWGLEN TRACE MANOR, TX. AGENT: BRETT BURKE – BURY INC. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP**

MOTION TO APPROVE BY COMMISSIONER MYERS, SECONDED BY COMMISSIONER PIERSON. 6 – 0 TO APPROVE.

- 4. ADJOURN**

MOTION TO ADJOURN BY COMMISSIONER PIERSON, SECONDED BY COMMISSIONER GOODSON. 6 – 0 TO ADJOURN.

MARY ANN PARKER
CHAIRPERSON

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.

2

A

February 16, 2015

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

Cc: Frank Phelan, P.E.
Jay Engineering Company, Inc.
1500 C.R. 269
Leander, TX 78641
(512) 259-3882 ex. 308

Re: Engineers Summary
Manor Commons SW
Preliminary Plan

The submitted Preliminary plan will create four lots at the southwest corner of FM 973 and U.S. Hwy 290. Lot 7 will contain the existing improvements for the Manor Commercial Site that is under construction and lots 4-6 will create pads for future site plans.

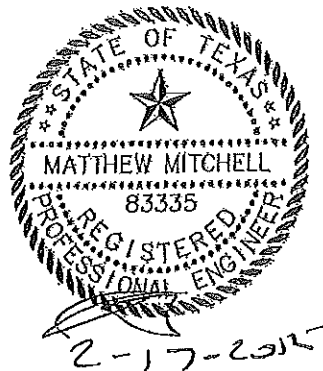
All proposed lots have existing access to utilities and no improvements are proposed.

. LOMR application has been prepared and submitted with this application to redefine the Zone A flood plain to Zone AE and remove the area shown incorrectly on the lots. Following the revision no flood plain will be located in the proposed subdivision. Adequate conveyance was demonstrated in the drainage study prepared for Wal-Mart and Terrell Timmermann. The study has been provided with the Preliminary Plat Submittal.

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

Sincerely,


Matt Mitchell, P.E.



PRELIMINARY PLAN MANOR COMMONS SW

BEARING BASIS:
Orientation for this survey is based
(4203 - Texas Central Zone) Comb
shown hereon are surface values.

Legend
— Iron Rod Set imprinted "Holt Carson, Inc."
to Highway Monument Found
— Iron Rod Found as noted
— or Existing 6" Concrete Sidewalk
— End Point
— (Bearing and Distance)

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

"Holt Carson, Inc."

State Plane Coordinates:
North: 10101677.26'
East: 3176805.60'

W 862.30'
W 862.30'

LOT 1
(15.535 Acres)
FINAL PLAT ESTABLISHING
MANOR MARKET SUBDIVISION
Document No. 201300149

(16.426 Acres)
Wal-Mart Real Estate Business Trust
Document No. 2012140969

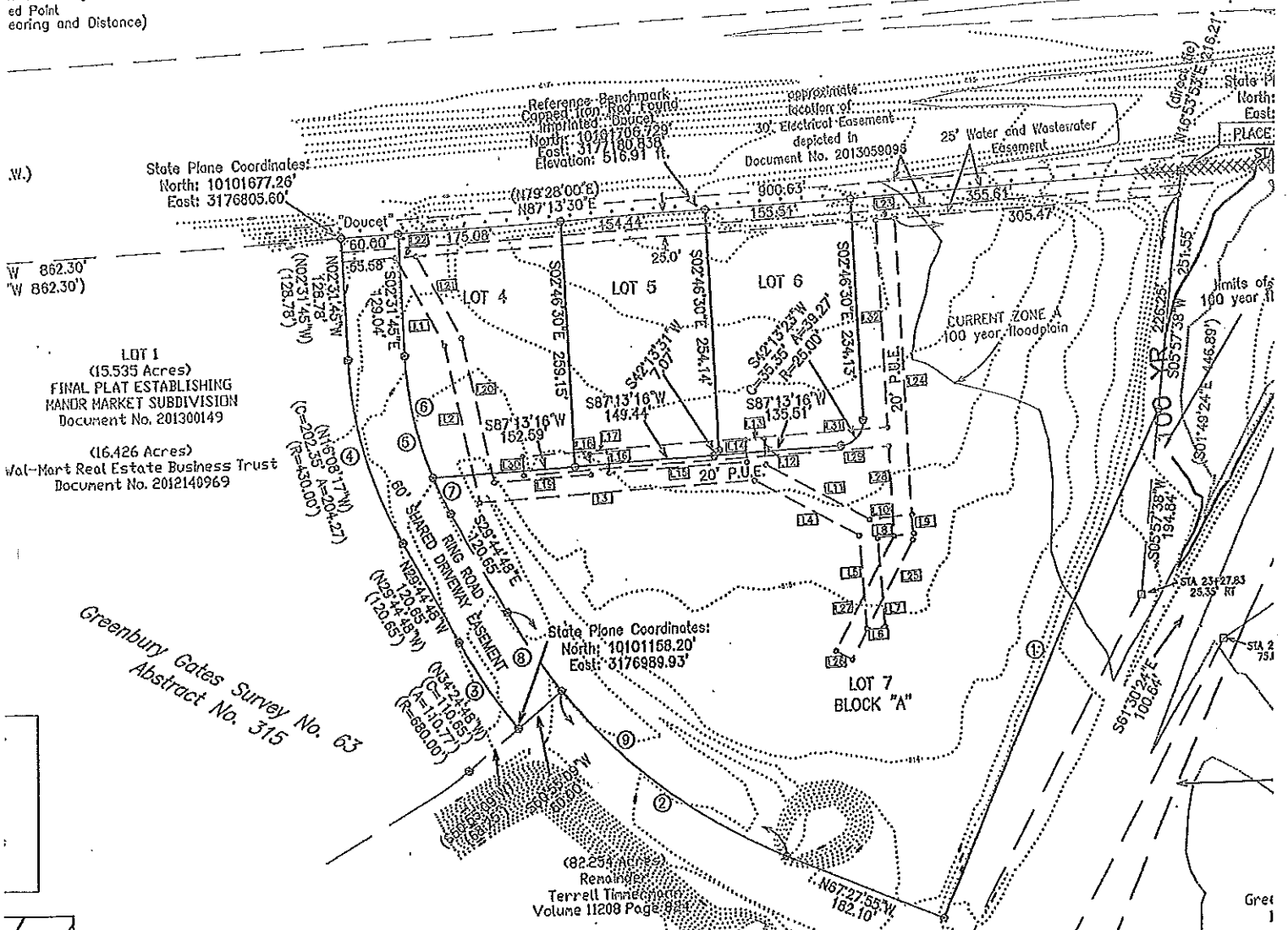
Greenbury Gates Survey No. 63
Abstract No. 315

Reference Benchmark
Compass (Iron Rod Found)
Imprinted: "Holt Carson, Inc."
North: 10101706.798'
East: 3177180.138'
Elevation: 516.91' ft.

Approximate location of
30' Electrical Easement
depicted in
Document No. 2013059095

25' Water and Wastewater
Easement

State Plane
North:
East:
PLACE



State Plane Coordinates:
North: 10101168.20'
East: 3176989.93'

(82.234 Acres)
Remainder
Terrell Timber, Inc.
Volume 11208 Page 884

(2.766 Acres)
The State of Texas
Document No. 2009171

CURVE DATA

<p>① Δ= 3°15'50" R= 10090.00' T= 287.47' C= 574.70' A= 574.78' CB= S24°09'30"W</p>	<p>② Δ= 27°55'59" R= 620.00' T= 154.20' C= 299.28' A= 302.27' CB= N53°02'48"W</p>	<p>③ Δ= 9°20'01" R= 680.00' T= 55.51' C= 110.65' A= 110.77' CB= N34°24'48"W</p>	<p>④ Δ= 27°13'03" R= 430.00' T= 104.10' C= 202.35' A= 204.26' CB= N16°08'16"W</p>
<p>⑤ Δ= 27°13'03" R= 370.00' T= 89.67' C= 174.11' A= 175.76' CB= S16°08'16"E</p>	<p>⑥ Δ= 20°34'21" R= 370.00' T= 67.15' C= 132.14' A= 132.85' CB= S12°48'55"E</p>	<p>⑦ Δ= 6°38'42" R= 370.00' T= 21.48' C= 42.89' A= 42.91' CB= S26°25'27"E</p>	
<p>⑧ Δ= 9°20'01" R= 620.00' T= 50.61' C= 100.89' A= 101.00' CB= S34°24'48"E</p>	<p>⑨ Δ= 37°16'00" R= 620.00' T= 209.05' C= 396.19' A= 403.26' CB= S48°22'47"E</p>		

Map 20

MAP

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

Texas Registered Engineering Firm F-4780

April 23, 2015

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

Re: First Preliminary Plan Review for
Manor Commons SW
City of Manor, Texas

Dear Mr. Bolt:

The submittals for the Manor Commons Preliminary Plan, submitted by ALM Engineering, Inc. on February 19, 2015 – in accordance with the Concept Plan submitted on the same date and approved by the Manor City Council on April 15, 2015, have been reviewed for general compliance with the City of Manor Subdivision Ordinance 263. We can offer the following comments based upon our review of the submittals.

1. The location map is not to scale as required in Section 22(c)(1)(IV) of Subdivision Ordinance 263. A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000') must be shown on the Plan. The latest edition of the USGS 7.5 minute quadrangle map is recommended.
2. Mailing labels were not submitted for the property owners within 300' of the subdivision. Provide mailing labels for property owners within 300 feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls.
3. The centerline of the water course is not shown on the Plan as required in Section 22(c)(2)(iv) of Subdivision Ordinance 263. The centerline of water courses, creeks, existing drainage structures and other pertinent data must be shown on the Plan.
4. The dimensions for the existing boundary streets are not shown on the Plan as required in Section 22(c)(2)(viii) of Subdivision Ordinance 263. The location, dimensions, names and descriptions of all existing or recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing deed and plan records must be shown on the Plan.
5. No utility demand data was provided as required in Section 22(c)(4)(i) of Subdivision Ordinance 263. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plan, to determine the adequacy and the consistency of proposed utility improvements must be provided.

It has been brought to our attention during a feasibility analysis for a contemplated project on Lot 4, that an 8" line may not be sufficient to provide required fire flows. Verify fire flow capacities to the boundary of Lot 4. At a minimum, the water line must be extended to Lot 4 to provide service to the lot.

Mr. Tom Bolt
April 23, 2015
Page 2 of 2

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,



Frank T. Phelan, P.E.

Cc: Scott Dunlop, City of Manor
Matt Mitchell, P.E., ALM Engineering

FTP/s

PN 100-723-10





April 27, 2015

Scott Dunlop
Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Cc: Frank Phelan, P.E.
Jay Engineering Company, Inc.
1500 C.R. 269
Leander, TX 78641
(512) 259-3882 ex. 308

Re: First Preliminary Plan Review for Manor
Commons SW
City of Manor, Texas

Dear Mr. Dunlop:

1. The location map is not to scale as required in Section 22(c)(1)(IV) of Subdivision Ordinance 263. A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000') must be shown on the Plan. The latest edition of the USGS 7.5 minute quadrangle map is recommended.

RESPONSE: The location map has been corrected.

2. Mailing labels were not submitted for the property owners within 300' of the subdivision. Provide mailing labels for property owners within 300 feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls.

RESPONSE: Mailing labels were provided in the meeting Tuesday, April 28, 2015.

3. The centerline of the water course is not shown on the Plan as required in Section 22(c)(2)(iv) of Subdivision Ordinance 263. The centerline of water courses, creeks, existing drainage structures and other pertinent data must be shown on the Plan.

RESPONSE: Centerline of water courses have been added to plan.

4. The dimensions for the existing boundary streets are not shown on the Plan as required in Section 22(c)(2)(viii) of Subdivision Ordinance 263. The location, dimensions, names and descriptions of all existing or recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing deed and plan records must be shown on the Plan.

RESPONSE: The plat already gives right-of-way with on Hwy 290 and FM 793 is a variable width right-of-way, but the surveyor added a direct tie across the right-of way.

5. No utility demand data was provided as required in Section 22(c)(4)(i) of Subdivision Ordinance 263. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plan, to determine the adequacy and the consistency of proposed utility improvements must be provided.

It has been brought to our attention during a feasibility analysis for a contemplated project on Lot 4, that an 8" line may not be sufficient to provide required fire flows. Verify fire flow capacities to the boundary of Lot 4. At a minimum, the water line must be extended to Lot 4 to provide service to the lot.

RESPONSE: Water and wastewater flow demands have been added to utility page. EPANET was used to calculate pressure and flow using peak demand and a 1500 gpm fire flow at the end of the 8 inch main extension that will be constructed as part of the Lot 4 site improvements. The residual pressure from the fire flow test provided was used as the pressure plane for the analysis. Tables have been added to the Utility Plan sheet.

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

Sincerely,



Matt Mitchell, P.E.



B

February 16, 2015

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

Cc: Frank Phelan, P.E.
Jay Engineering Company, Inc.
1500 C.R. 269
Leander, TX 78641
(512) 259-3882 ex. 308

Re: Engineers Summary
Manor Commons SW
Final Plat

The submitted Final Plat will create four lots at the southwest corner of FM 973 and U.S. Hwy 290. Lot 7 will contain the existing improvements for the Manor Commercial Site that is under construction and lots 4-6 will create pads for future site plans.

I proposed lots have existing access to utilities and no improvements are proposed.

A LOMR application has been prepared and submitted with this application to redefine the Zone A flood plain to Zone AE and remove the area shown incorrectly on the lots. Following the revision no flood plain will be located in the proposed subdivision. Adequate conveyance was demonstrated in the drainage study prepared for Wal-Mart and Terrell Timmermann. The study has been provided with the Preliminary Plat Submittal.

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

Sincerely,


Matt Mitchell, P.E.



2-17-2015

FINAL PLAT ESTABLISHING MANOR COMMONS SW

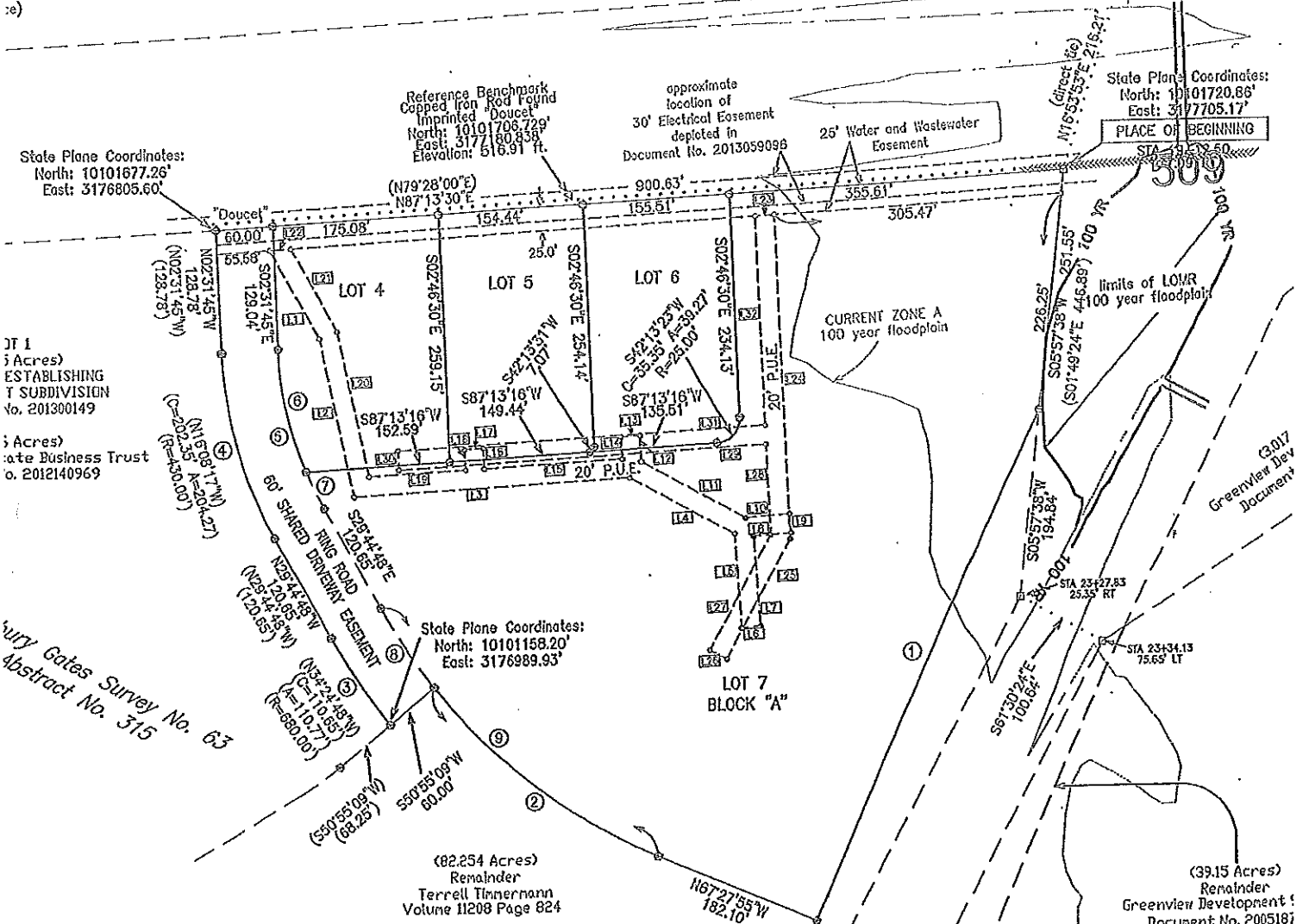
BEARING BASIS:
Orientation for this survey is based upon the State Plat
(4203 - Texas Central Zone) Combined Scale Factor 0
shown hereon are surface values.

Printed "Holt Corson, Inc."
Found
as noted
crete Sidewalk

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

"Holt Corson, Inc."

(e)



State Plane Coordinates:
North: 10101677.26'
East: 3176805.60'

Reference Benchmark
Capped Iron Rod Found
Imprinted "Douce"
North: 10101706.729'
East: 3177180.838'
Elevation: 516.91 ft.

approximate
location of
30' Electrical Easement
depicted in
Document No. 2013059096

State Plane Coordinates:
North: 10101720.88'
East: 317705.17'
PLACE OF BEGINNING

JT 1
3 Acres)
ESTABLISHING
T SUBDIVISION
No. 201300149

3 Acres)
ate Business Trust
o. 2012140969

Survey Gates Survey No. 63
Abstract No. 315

State Plane Coordinates:
North: 10101158.20'
East: 3176989.93'

(82.254 Acres)
Remainder
Terrell Timmermann
Volume 11208 Page 824

(39.15 Acres)
Remainder
Greenview Development
Document No. 2005187

(2.766 Acres)
The State of Texas
Document No. 2009176566

CURVE DATA

① Δ= 3°15'50" R= 10090.00' T= 287.47' C= 574.70' A= 574.78' CB= S24°09'30"W	② Δ= 27°55'59" R= 620.00' T= 154.20' C= 289.28' A= 302.27' CB= N53°02'48"W	③ Δ= 9°20'01" R= 680.00' T= 55.51' C= 110.65' A= 110.77' CB= N34°24'48"W	④ Δ= 27°13'03" R= 430.00' T= 104.10' C= 202.35' A= 204.26' CB= N16°08'16"W
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HK
PRC

Texas License
A

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

Texas Registered Engineering Firm F-4780

April 24, 2015

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

Re: First Final Plat Review for
Manor Commons SW
City of Manor, Texas

Dear Mr. Bolt:

The submittals for the Manor Commons Final Plat, submitted by ALM Engineering, Inc. on February 19, 2015 – in accordance with the Concept Plan submitted on the same date and approved by the Manor City Council on April 15, 2015, have been reviewed for general compliance with the City of Manor Subdivision Ordinance 263. We can offer the following comments based upon our review of the submittals.

1. City staff has authorized simultaneous submittal and review of the Concept Plan, Preliminary Plan and Final Plat for this project. Accordingly, items normally assumed to be approved may not be approved. Presently, the Preliminary Plan has not been approved by the City, so the Final Plat cannot be approved until such time as the Preliminary Plan is approved.

Additionally, if construction is required for any improvements, construction plans must be submitted, reviewed and approved prior to any approval of a final plat.

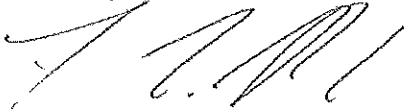
2. The location map is not to scale as required in Section 24(c)(1)(iii) of Subdivision Ordinance 263. A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000') must be shown on the Plan. The latest edition of the USGS 7.5 minute quadrangle map is recommended.
3. The dimensions for the existing boundary streets are not shown on the Plat as required in Section 24(c)(2)(iii) of Subdivision Ordinance 263. The location, dimensions, names and descriptions of all existing or recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing deed and plan records must be shown on the Plan.
4. The locations of sidewalks are not shown on the plans as required in Section 24(c)(4)(viii) of Subdivision Ordinance 263. The proposed location of sidewalk for each street, to be shown as a dotted line inside the proposed right-of-way lines must be shown on the plat.

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.

Mr. Tom Bolt
April 24, 2015
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. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'F. T. Phelan', written in a cursive style.

Frank T. Phelan, P.E.

Cc: Scott Dunlop, City of Manor
Matt Mitchell, P.E., ALM Engineering

FTP/s

PN 100-723-10

A stylized logo consisting of the letters 'JACO' in a bold, outlined, sans-serif font.



ALM Engineering, Inc. P.3565

April 27, 2015

Scott Dunlop
Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Cc: Frank Phelan, P.E.
Jay Engineering Company, Inc.
1500 C.R. 269
Leander, TX 78641
(512) 259-3882 ex. 308

Re: First Final Plat Review for
Manor Commons SW
City of Manor, Texas

Dear Mr. Dunlop:

1. City staff has authorized simultaneous submittal and review of the Concept Plan, Preliminary Plan and Final Plat for this project. Accordingly, items normally assumed to be approved may not be approved. Presently, the Preliminary Plan has not been approved by the City, so the Final Plat cannot be approved until such time as the Preliminary Plan is approved.

Additionally, if construction is required for any improvements, construction plans must be submitted, reviewed and approved prior to any approval of a final plat.

RESPONSE: Noted.

2. The location map is not to scale as required in Section 24(c)(1)(iii) of Subdivision Ordinance 263. A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000') must be shown on the Plan. The latest edition of the USGS 7.5 minute quadrangle map is recommended.

RESPONSE: Location map is now to scale.

3. The dimensions for the existing boundary streets are not shown on the Plat as required in Section 24(c)(2)(iii) of Subdivision Ordinance 263. The location, dimensions, names and descriptions of all existing or recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing deed and plan records must be shown on the Plan.

RESPONSE: The plat already gives right-of-way with on Hwy 290 and FM 793 is a variable width right-of-way, but the surveyor added a direct tie across the right-of way.

4. The locations of sidewalks are not shown on the plans as required in Section 24(c)(4)(viii) of Subdivision Ordinance 263. The proposed location of sidewalk for each street, to be shown as a dotted line inside the proposed right-of-way lines must be shown on the plat.

RESPONSE: Locations of Sidewalks have been shown.

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

Sincerely,



Matt Mitchell, P.E.



C



AECOM
400 West 15th Street
Suite 600
Austin, TX 78701
www.aecom.com
TBPE Reg. No. F-3580

512 472 4519 tel
512 472 7519 fax

January 29, 2015

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

**RE: First Final Plat Review for Shadowglen Phase 2, Section 19B
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 City of Manor on December 26, 2014.

Final Plat

1. The address of the RPLS is not included on the plat as required in Section 24(c)(1)(ii) of Subdivision Ordinance 263. The date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer platting the tract must be shown on the plat.

Response: The address of the surveyor has been added to the cover of the plat.

2. Certification by registered professional engineer that water satisfactory for human consumption is available in adequate supply was not included on the plat as required in Section 24(c)(1)(vii) of Subdivision Ordinance 263. Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission must be shown on the plat.

Response: Per Section 24(c)(1)(ii) of the Subdivision Ordinance 263, the plat shall contain or have attached thereto the referenced certification. The certification was attached to the plat submittal in the form of a water and wastewater serviceability letter from the Wilbarger Creek Municipal Utility District No. 1. The water and wastewater serviceability letter has been included with this submittal for your reference.

3. Provide a table summarizing that lot areas, widths and depths confirm to the requirements as established for the designated land use under the Minimum Development Standards for the project as required by Section 24(c)(1)(ix) of Subdivision Ordinance 263. The table must include analysis of the current section and the project overall.

Response: Per Exhibit C: Master Land Plan: Minimum Development Standards of the Development Agreement for the Shadowglen Subdivision between the City of Manor and Owner, the minimum standards for single family residential developments are as follows:



Mr. Tom Bolt
January 29, 2015
Sheet 2 of 2

	Section 19B	Shadowglen Subdivision
Minimum Lot Area	6,005 sf	5,000 sf
Minimum Lot Width (except for cul-de-sac lots)	45 ft.	45 ft.
Minimum Lot Depth	104.21'	N/A

Every lot within Section 19B meets or exceeds the minimum development standards.

4. Certification of new street names is not provided as required by 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.

Response: Correspondance from Michael Murphy at Travis County's 911 Addressing Department is attached showing the acceptance of Sherry Berry Way. Fallspring Way has been accepted in the Preliminary Plan as the continuation of a previously approved road.

5. Curve data for proposed streets does not meet minimum design criteria as required under the City Subdivision Ordinance. See construction plan review for comments on street geometric design.

Response: These radii have been approved in the preliminary plan and have been used throughout the Shadowglen development. In all future preliminary plans, the 300 ft radii will be used. See attached Preliminary Plan for reference.

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 call me at 512-457-7729.

Sincerely,

Christopher Perkins, P.E.
AECOM Project Engineer

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



AECOM
 400 West 15th Street
 Suite 600
 Austin, TX 78701
www.aecom.com
 TBPE Reg. No. F-3580

512 472 4519 tel
 512 472 7519 fax

April 15, 2015

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

RE: Second Final Plat Review for Shadowglen Phase 2, Section 19B
 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 City of Manor on March 3, 2015.

Final Plat

1. Provide a table summarizing that lot areas, widths and depths confirm to the requirements as established for the designated land use under the Minimum Development Standards for the project as required by Section 24(c)(1)(ix) of Subdivision Ordinance 263. The table must include analysis of the current section and the project overall.
 Update: The submitted table is not in compliance with the requirements of the minimum development standards. Only 25% of lots can be between 5,000 and 5,500 square feet. Provide the summary table requested above to demonstrate compliance. Also, verify lot frontage requirements are met accordingly.

Response: The width, placement and coverages for the lots in Section 19B comply with the minimum development standards for lots within the master land plan and outside the corporate boundaries of the city as set forth in the development agreement.

The number of lots allowed for lot frontage and lot area should not exceed the allowed percentage of the total lots based on the concept plan. As submitted with the approved Preliminary Plan for Shadowglen Section 19A, 19B and 20, the single family lot summary based on the lot frontage is as follows for the current development:

Single Family Lot Summary – Frontage			
Minimum Lot Width	Percentage of Total *	Lots Per Percentage **	Lots Submitted ***
65 ft	15%	224 - 448	349
60 ft	20%	336 - 560	232
55 ft	20%	336 - 560	419
50 ft	20%	336 - 560	0
45 ft	25%	448 - 672	331
Total			1331

* Per current Development Agreement

** Based upon 2,240 lots in the concept plan, +/- 5% as per Development Agreement

*** Includes Section 19A, 19B and 20 and currently submitted sections



Mr. Tom Bolt
 April 15, 2015
 Sheet 2 of 3

Based on the table, the number of lots in each lot frontage category do not exceed the maximum allowed number of lots for that category as set forth in the minimum development standards.

The minimum lot sizes for the development will correlate closely with the lot frontage breakdown for the development. The lot size breakdown for Shadowglen Section 19B is as follows:

SG Section	Total Lots	Area (sf)					
		5000	5500	6000	6500	7400	8200
Section 19B	50	14	12	11	7	1	5
Section 19B (%)	100%	28%	24%	22%	14%	2%	10%

To demonstrate that the number of lots for the lot areas do not exceed the allowed number of lots as set forth for the development in the minimum development standards, the lot area breakdown for the development as it pertains to your comment (5000-6000sqft) is as follows:

Single Family Lot Summary - Lot Size			
Minimum Lot Width	Percentage of Total *	Lots Per Percentage **	Lots Submitted ***
5000 - 5499	25%	560	139
5500 - 5999	20%	448	75

* Per current Development Agreement

** Based upon 2,240 lots in the concept plan, +/- 5% as per Development Agreement

*** Includes Section 19A, 19B and 20

Based on the table, the proposed number of lots for each lot area do not exceed the maximum allowed number of lots per the minimum development standards.

As Shadowglen continues to be develop, the lot frontages and areas for future sections will be completed in such a way as to not exceed the limits set forth in the minimum development standards. The preliminary plans for future sections will continue to demonstrate compliance with the minimum development standards.

- Curve data for proposed streets does not meet minimum design criteria as required under the City Subdivision Ordinance. See construction plan review for comments on street geometric design.

Update: If a variance has not been granted, the plat must comply with the Ordinance.

Response: The speed limit at the two curves has been reduced to 25mph. This complies with the City of Austin TCM, Section 1.3.1.B which states "A design speed of: 25mph relates to a minimum allowable radius of 180ft."



Mr. Tom Bolt
April 15, 2015
Sheet 3 of 3

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 call me at 512-457-7729.

Sincerely,

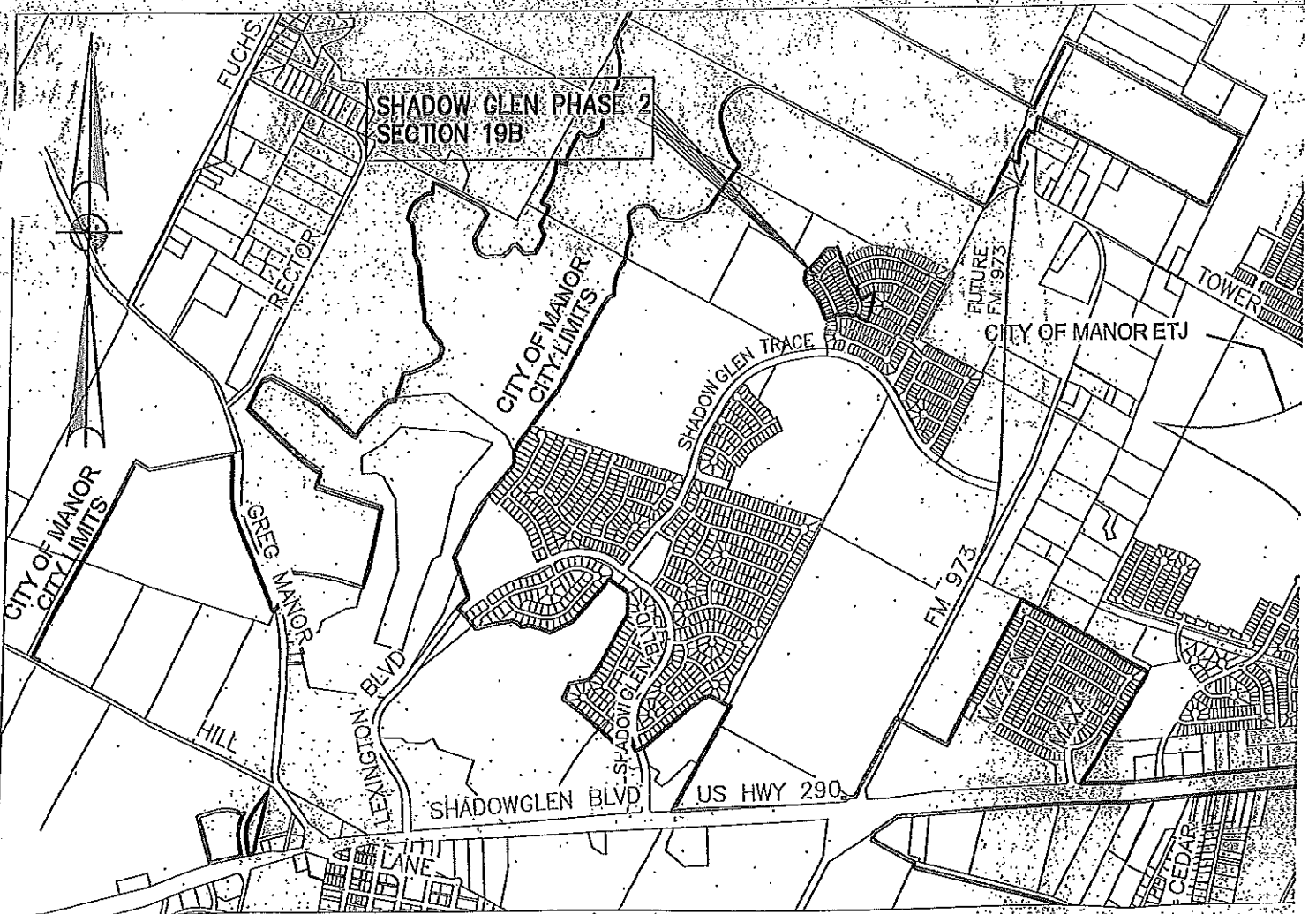
A handwritten signature in black ink, appearing to read 'Chris Perkins'. The signature is fluid and cursive.

Christopher Perkins, P.E.
AECOM Project Engineer

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

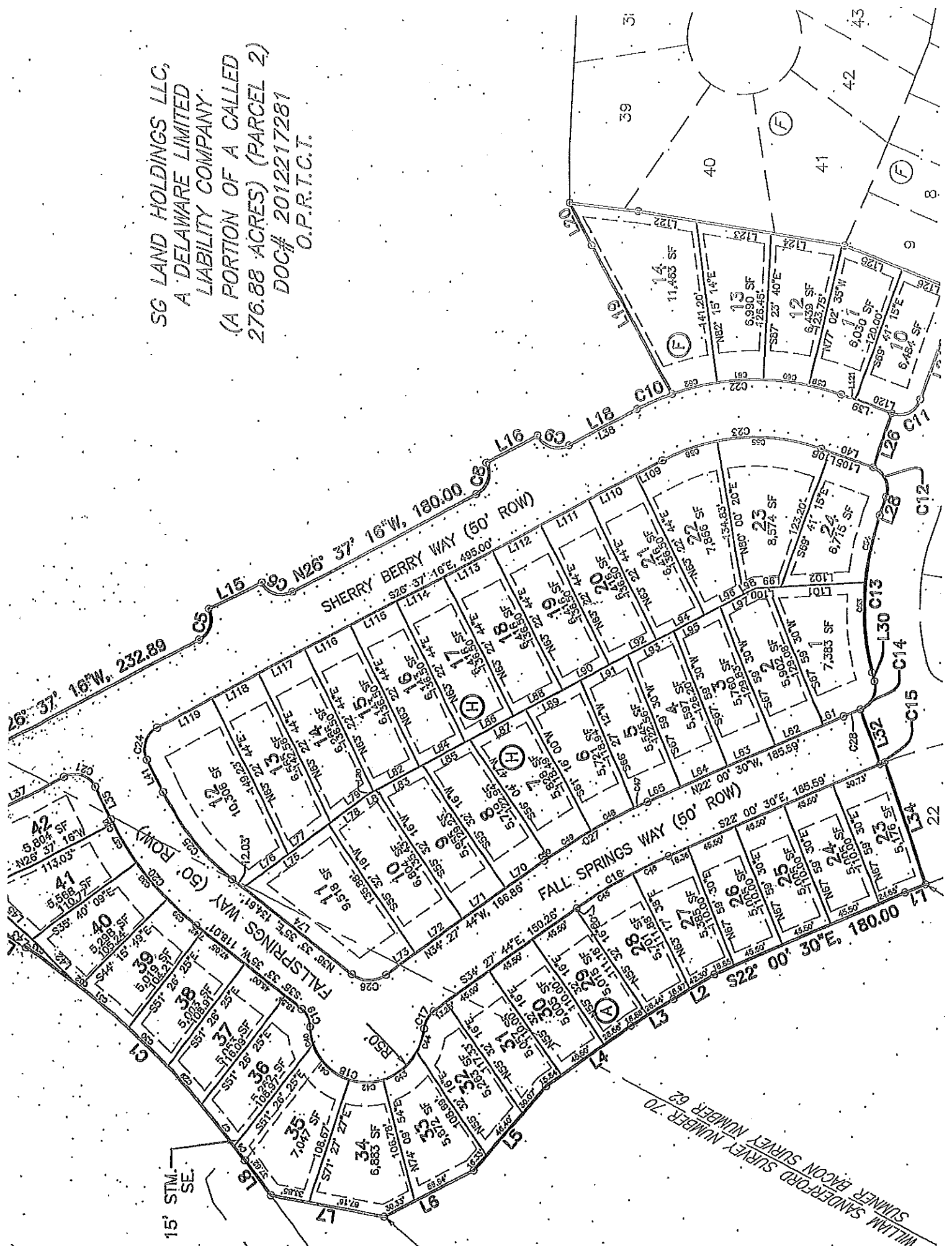
EXTENT OF DEVELOPMENT NEAR LAND USES THAT ARE INCOMPATIBLE WITH NEIGHBORHOOD CHARACTERISTICS

THIS CAN AFFECT THE VALUE OF THE PROPERTY. THIS NOTICE IS NOT A STATEMENT OR REPRESENTATION BY THE SUBDIVIDER, AND IT DOES NOT



VICINITY MAP
SCALE: 1" = 2000'

SG LAND HOLDINGS LLC,
 A DELAWARE LIMITED
 LIABILITY COMPANY
 (A PORTION OF A CALLED
 276.88 ACRES) (PARCEL 2)
 DOC# 2012217281
 O.P.R.T.C.T.



D

JAY ENGINEERING COMPANY, INC.
P.O. Box 1220 (512) 259-3882
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.

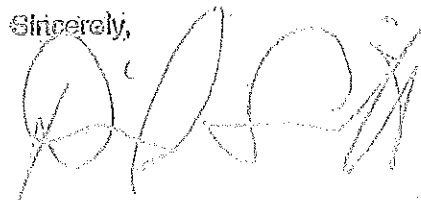
The applicant should provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

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 Bot
February 11, 2015
Page 2 of 2

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

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Smith', written over a faint, illegible background.

David T. Smith, P.E.

DTS/s

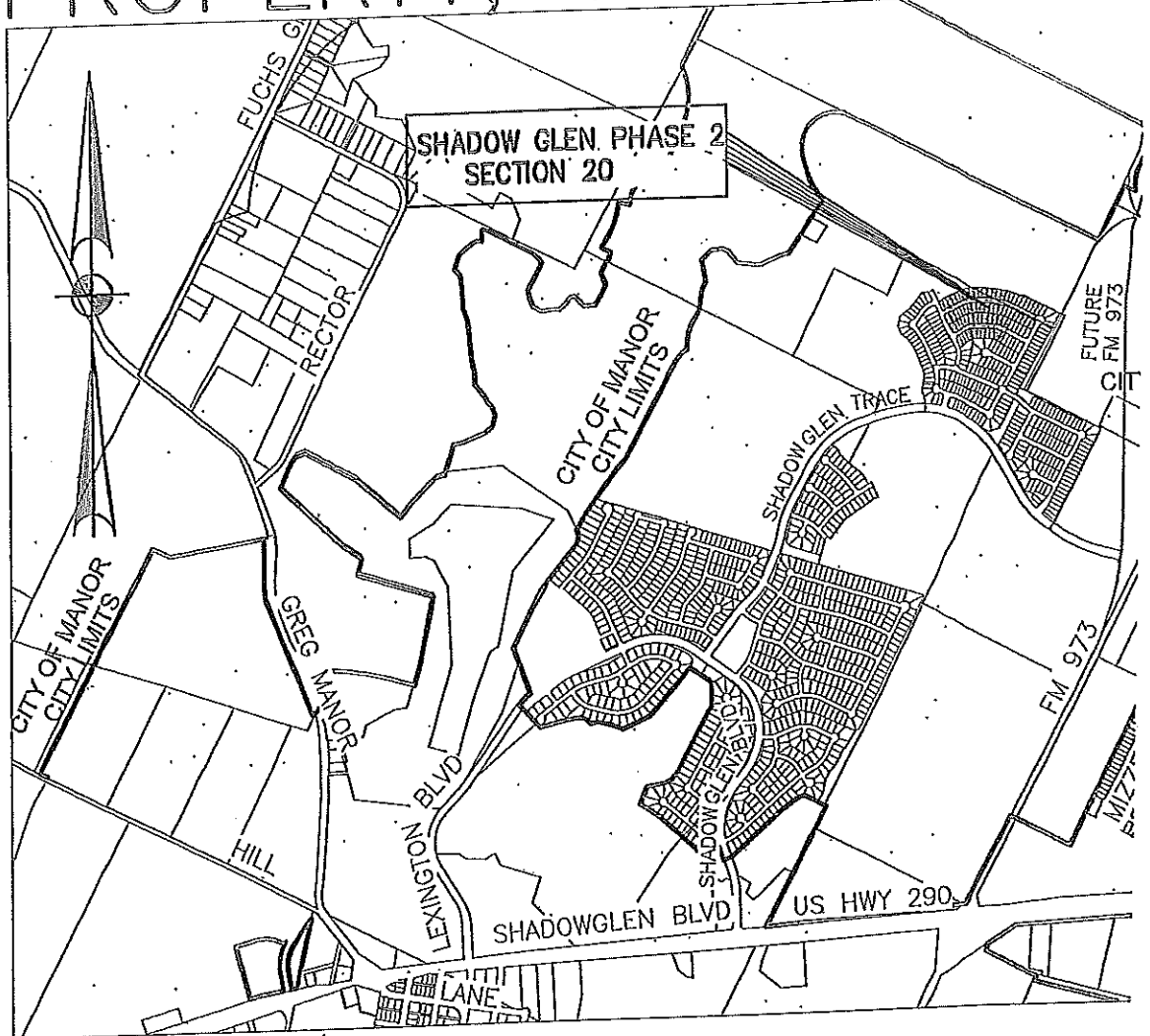
Copy: Jamie Burke, AECOM

FN: 100-978-10

The logo for Jbaco, featuring the word 'Jbaco' in a stylized, lowercase, rounded font.

OR EXTENT OF DEVELOPMENT
NEARBY LAND USES THAT ARE
NEIGH

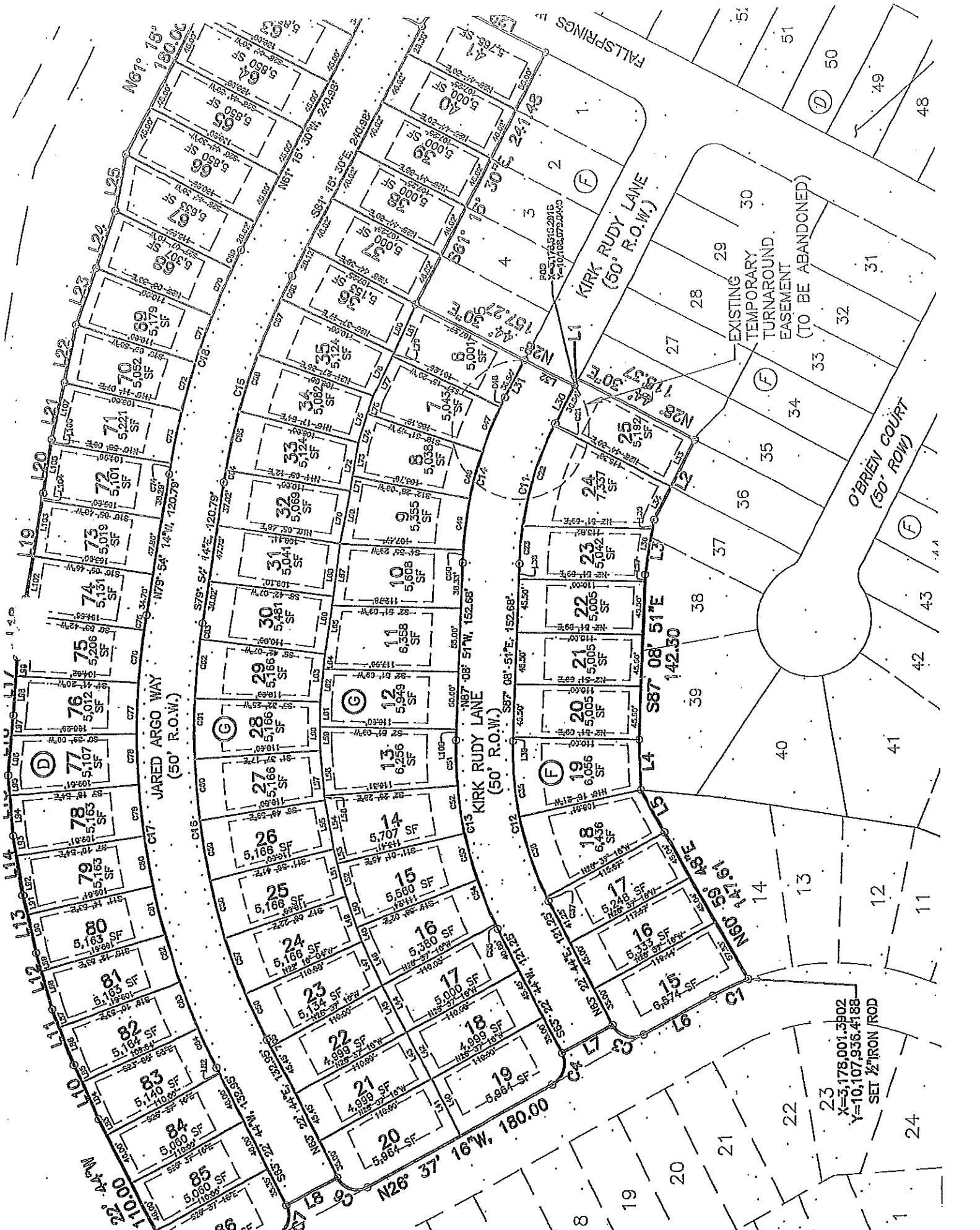
THIS CAN AFFECT THE
COUNTY REQUIRES THIS NOTICE
IT IS NOT A STATEMENT OR REPRESENTATION
THE PROPERTY, THE SUBDIVISION



COM

SERVICES, INC.
REET, SUITE 600
TXAS. 78701
COM.COM
NO.. F-3580

VICINITY MAP
SCALE: 1" = 2000'



JARED ARGO WAY
(50' R.O.W.)

KIRK RUDY LANE
(50' R.O.W.)

O'BRIEN COURT
(50' R.O.W.)

EXISTING
TEMPORARY
TURNAROUND
EASEMENT
(TO BE ABANDONED)

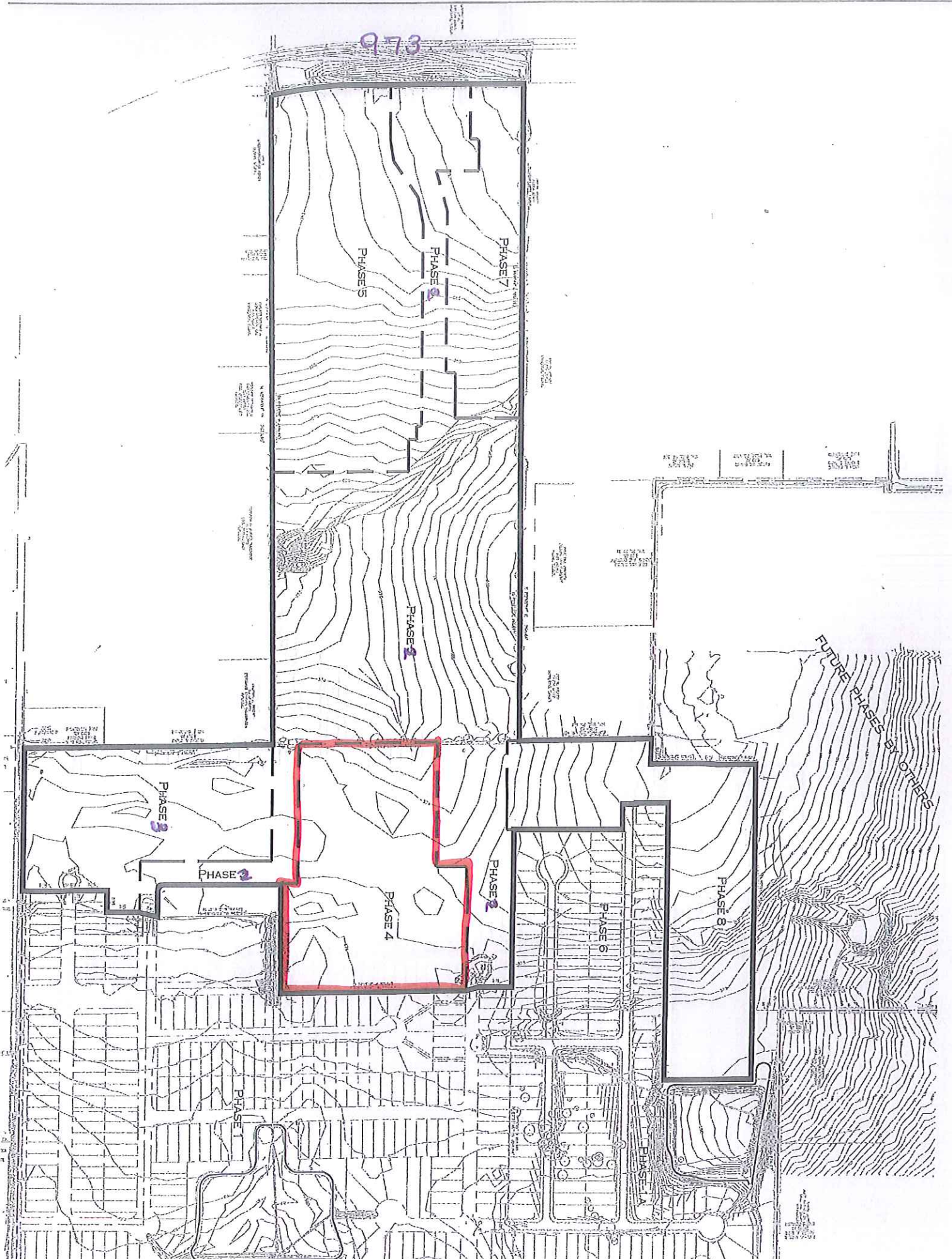
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SET 1/2 IRON ROD

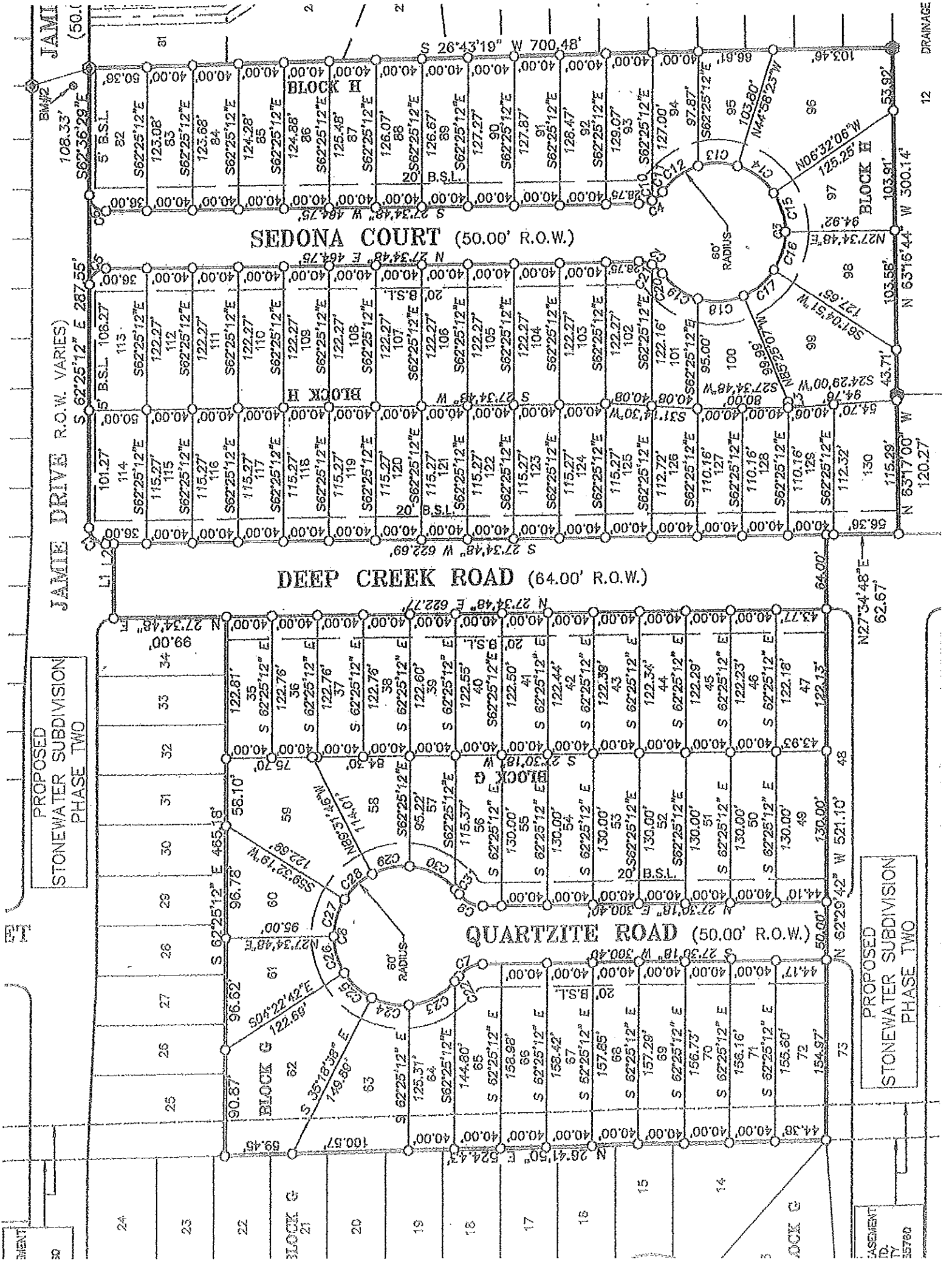
POB
155152016
14101000000000000000

Map showing lot numbers 1 through 86, street names (Jared Argo Way, Kirk Rudy Lane, O'Brien Court), bearings, distances, and square footages (SF). Includes notes such as 'EXISTING TEMPORARY TURNAROUND EASEMENT (TO BE ABANDONED)' and 'SET 1/2 IRON ROD'.

E

973





PROPOSED
STONEWATER SUBDIVISION
PHASE TWO

PROPOSED
STONEWATER SUBDIVISION
PHASE TWO

SEDONA COURT (50.00' R.O.W.)

DEEP CREEK ROAD (64.00' R.O.W.)

QUARTZITE ROAD (50.00' R.O.W.)

JAMIE DRIVE R.O.W. VARIES

JAMI (50.00')

DRAINAGE
12

ASSESSMENT
ID: 35760

ASSESSMENT
ID: 35760

3

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

April 29, 2015

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

Re: Final Construction Plan and Final Plat Review for
Stonewater Phase Two Subdivision
City of Manor, Texas

Dear Mr. Bolt:

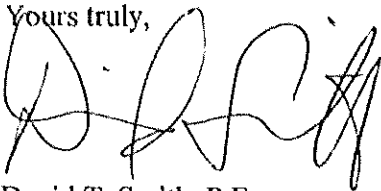
The Construction Plans and Final Plat for Stonewater Phase Two Subdivision received by our office on April 13, 2015 has been reviewed for compliance with the City of Manor Subdivision Ordinances. We can offer the following comments based upon our review:

Approval by TXDOT of connection to FM 973 should be a condition of the permit for construction.

All previous comments have been addressed.

The Construction Plans and Final Plat for Stonewater Phase 2 Subdivision meet the minimum informational requirements of Subdivision Ordinance 263 and are therefore administratively approved. 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,

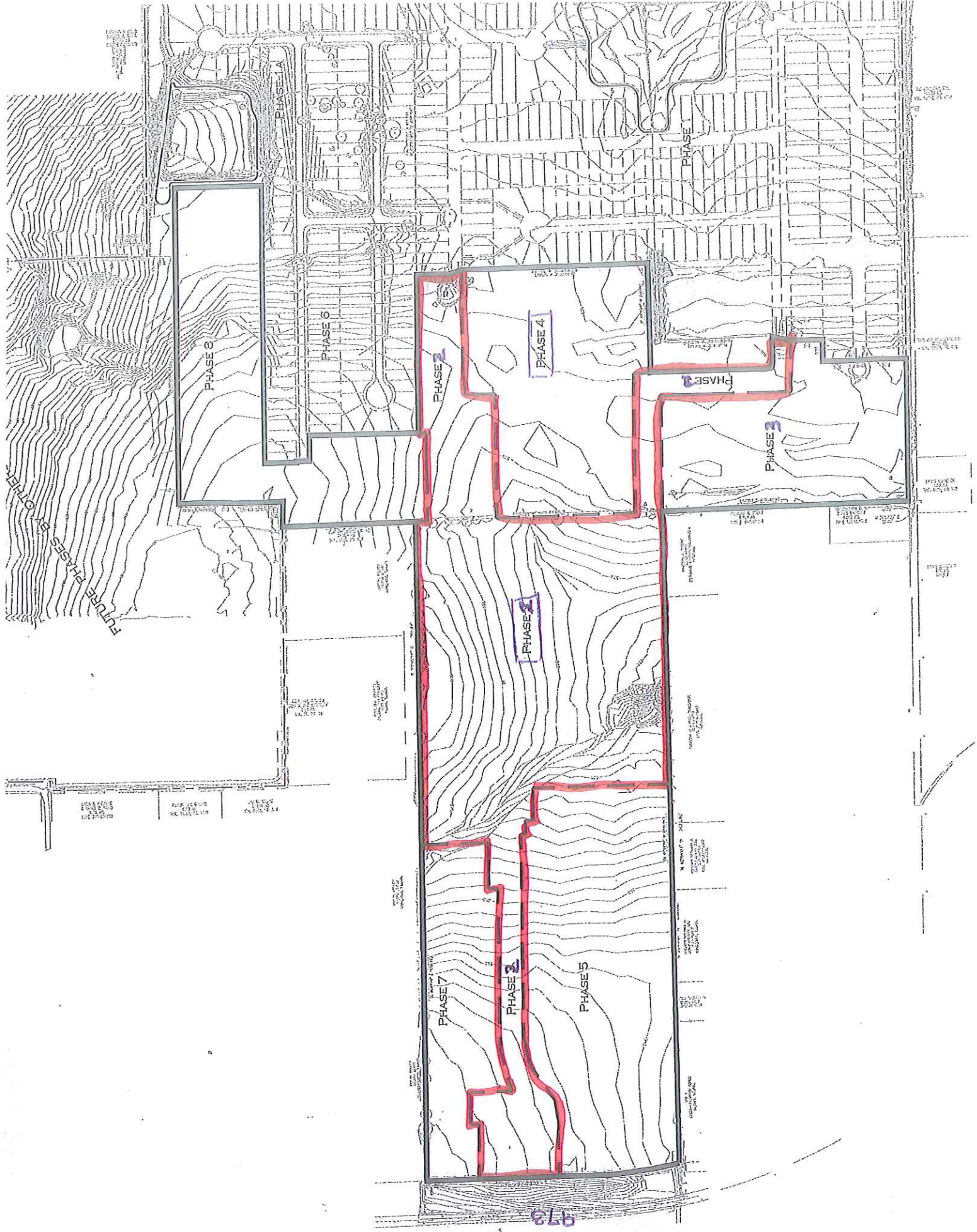


David T. Smith, P.E.

DTS/s

Copy: Vince Musat, Doucet Engineering

PN: 100-965-10



FUTURE PHASES BY OTHER

PHASE 2

PHASE 4

PHASE 3

PHASE 3

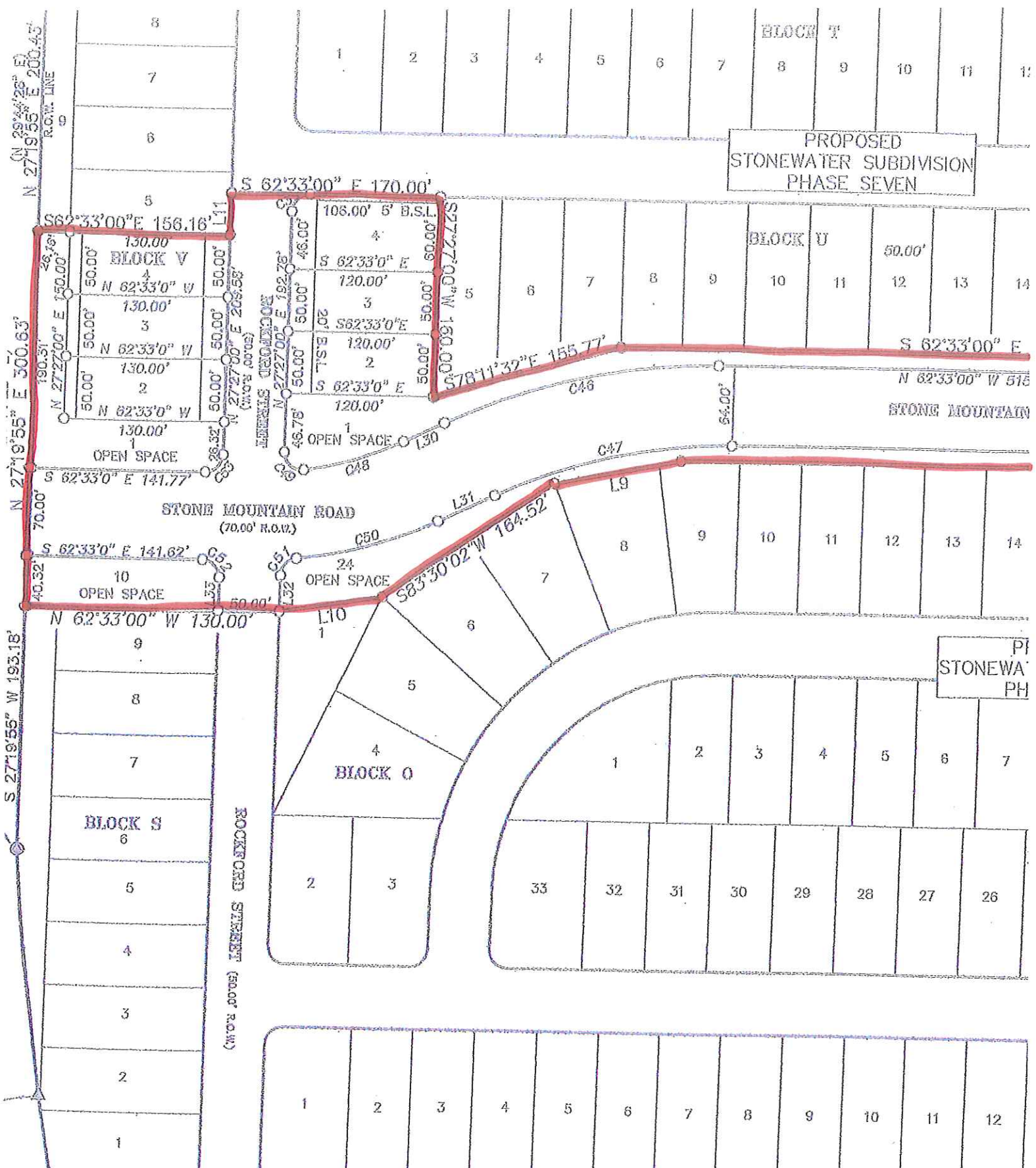
PHASE 1

PHASE 7

PHASE 3

PHASE 5

973



PROPOSED
STONEWATER SUBDIVISION
PHASE SEVEN

BLOCK U

PT
STONEWA
PH

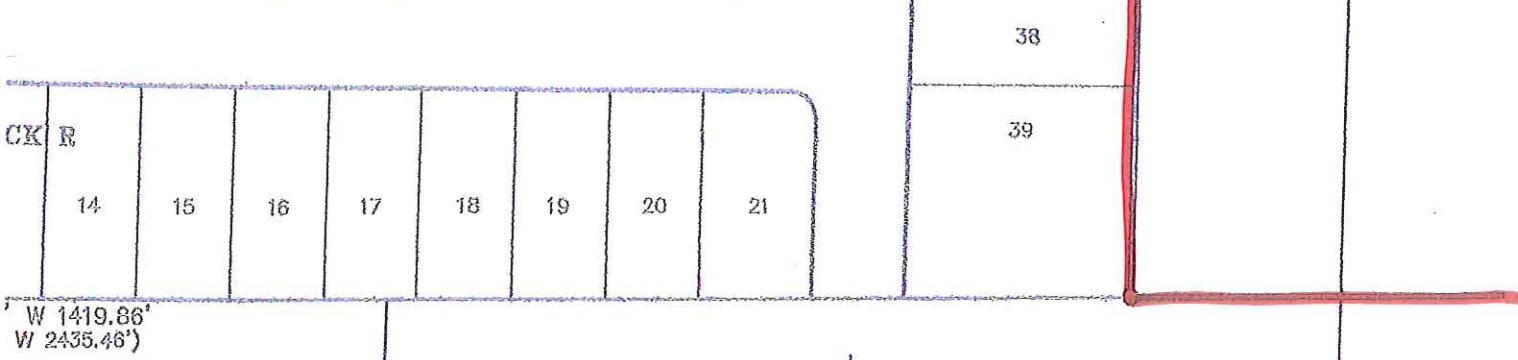
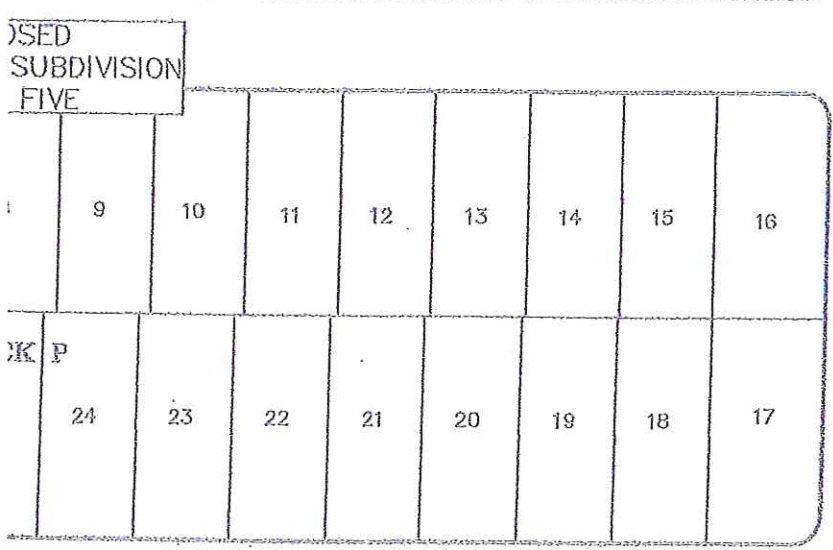
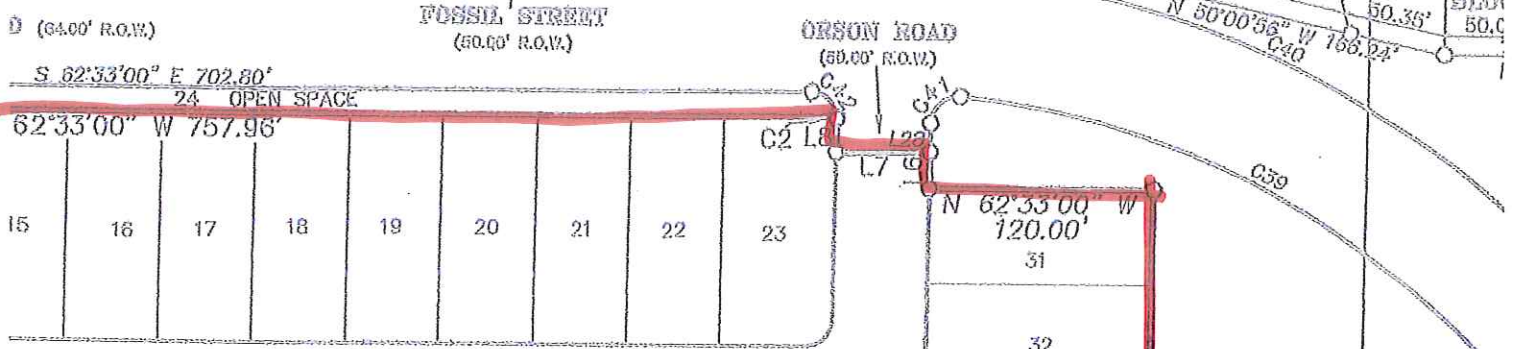
STONE MOUNTAIN ROAD
(70.00' R.O.W.)

ROCKFORD STREET
(60.00' R.O.W.)

STA: 42+529.145
100.00' LT.

REMAINDER OF
LOT 1
KROLL-LUNDGREN ACRES
VOL. 81, PG. 243
P.R.T.C.T.

PT
56



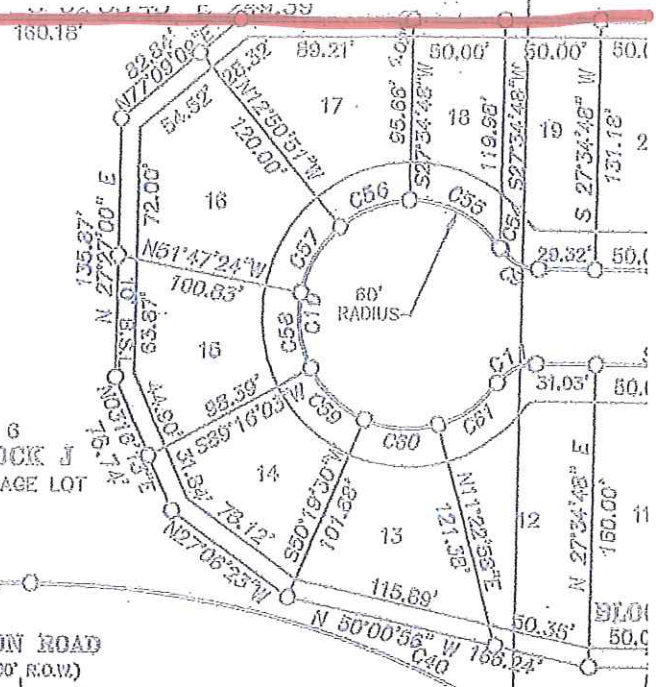
BLOCK J
DRAINAGE LOT

BLOCK C

BLOCK C
DRAINAGE LOT

USED
SUBDIVISION
FIVE

W 1419.86'
W 2435.46'



ORSON ROAD (50.00' R.O.W.)

FOSSIL STREET (50.00' R.O.W.)

ORSON ROAD (50.00' R.O.W.)

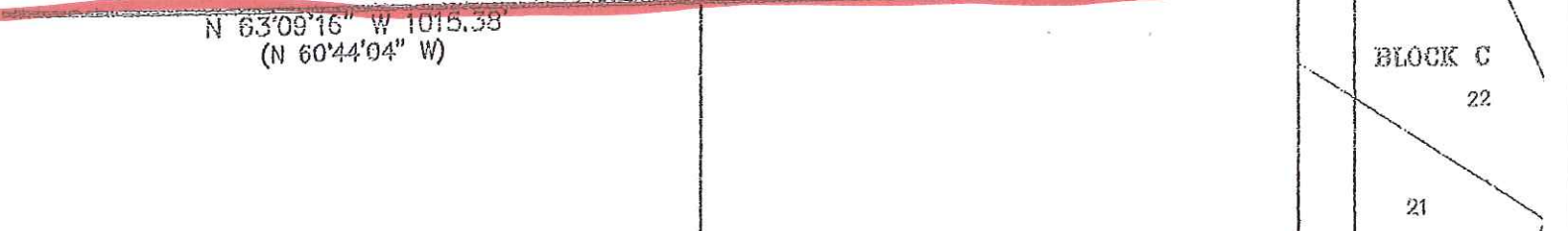
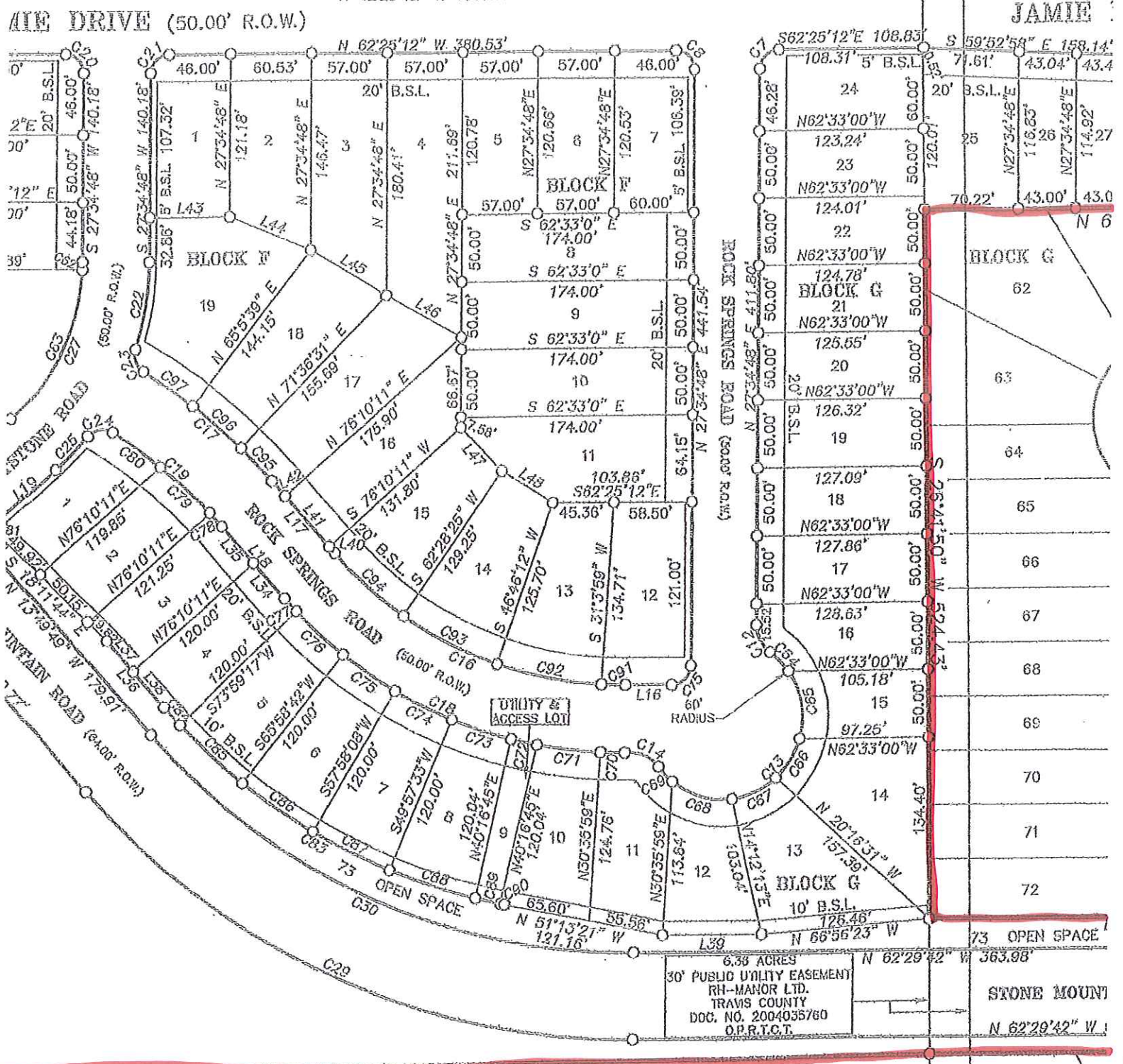
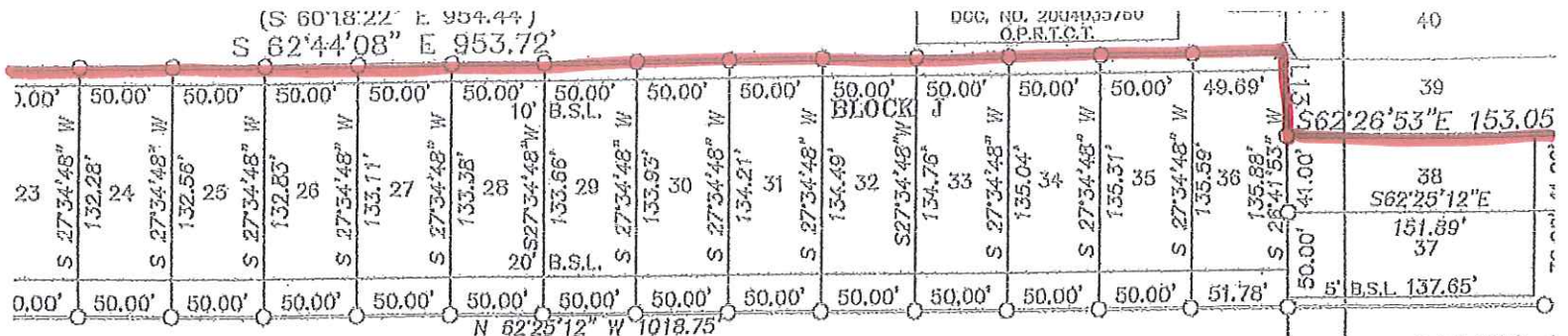
D (64.00' R.O.W.)

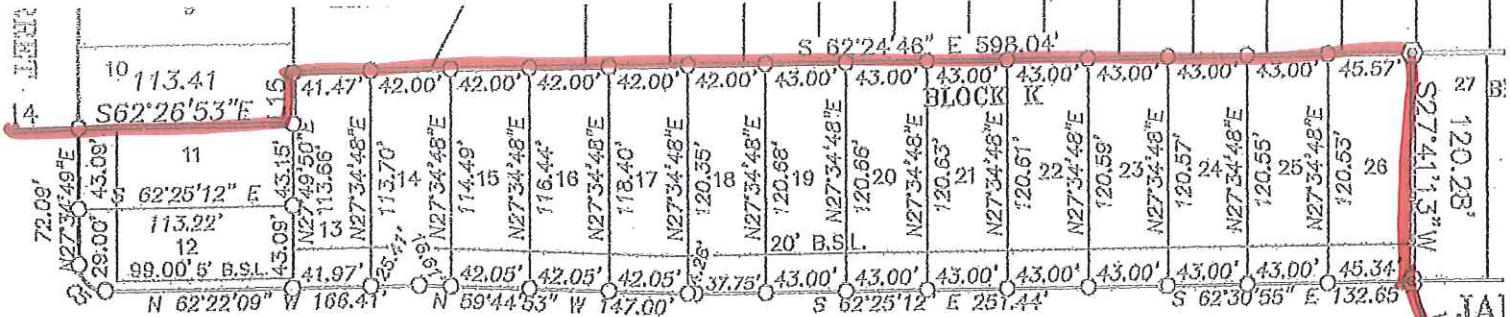
OPEN SPACE

OPEN SPACE

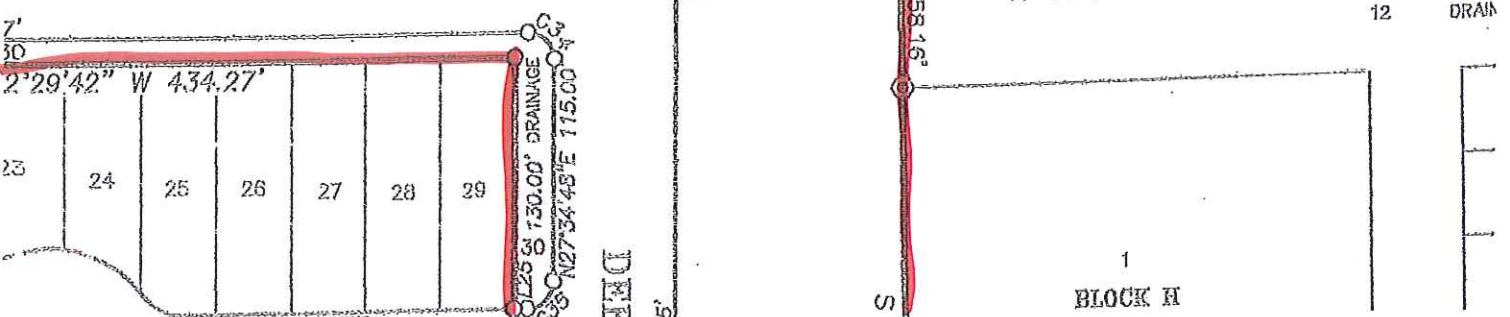
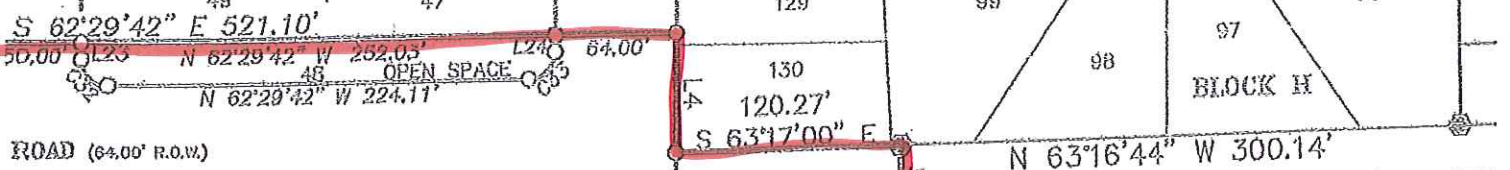
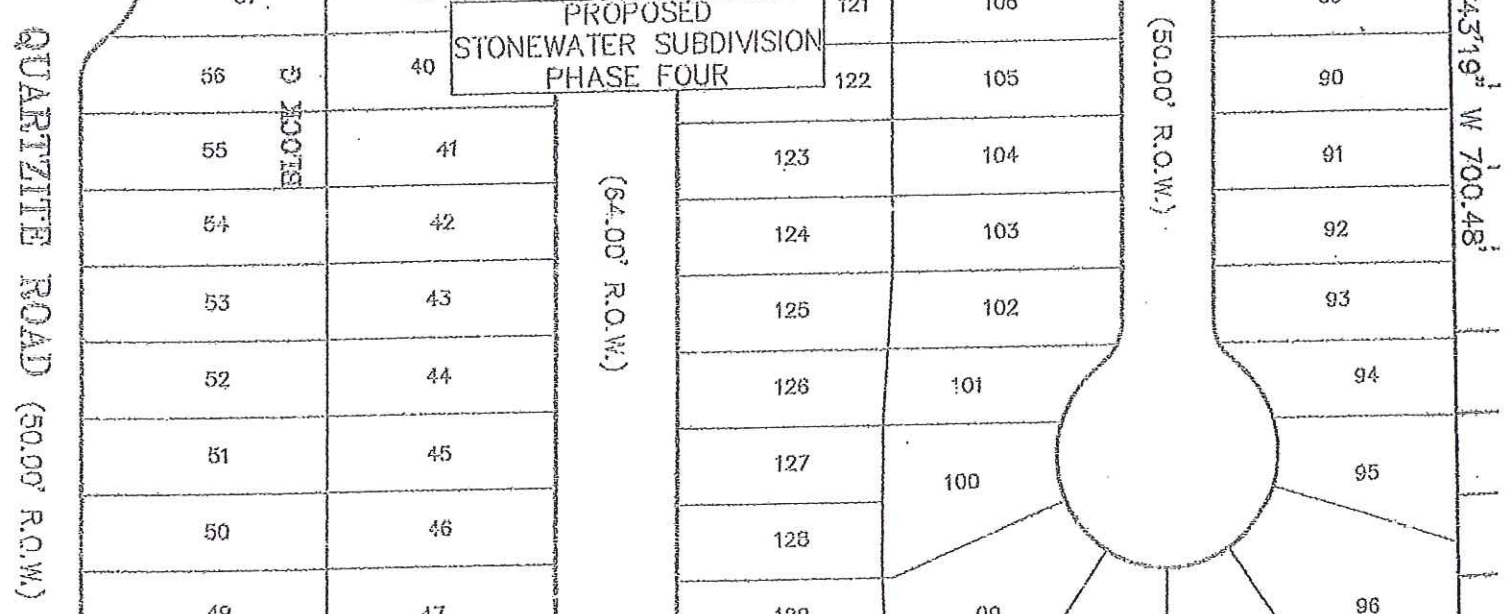
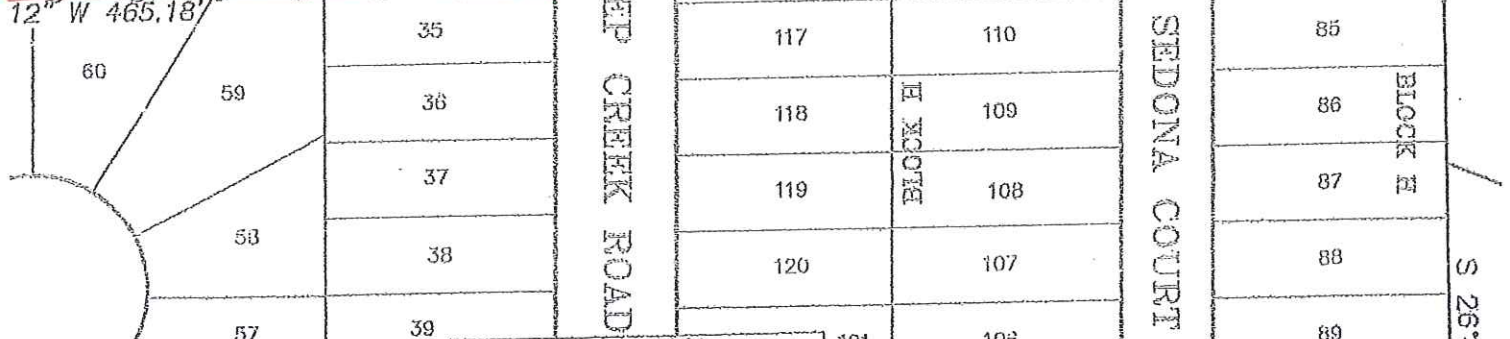
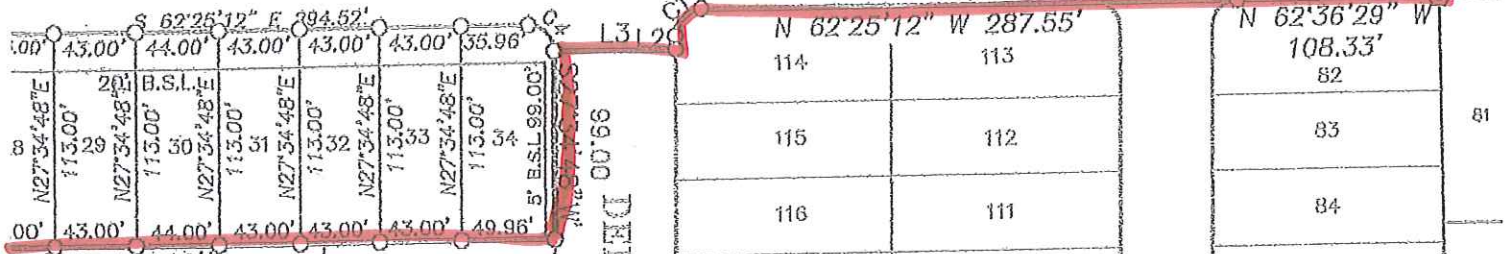
CK P

CK R





VI (50.00' R.O.W.)



PROPOSED
STONEWATER SUBDIVISION
PHASE FOUR

DEEP CREEK ROAD
(64.00' R.O.W.)

SEDONA COURT (50.00' R.O.W.)

QUARTZITE ROAD (50.00' R.O.W.)

ROAD (64.00' R.O.W.)

DEEP

BLOCK H

12 DRAIN