



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

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

ZINDIA PIERSON – VICE CHAIR
TODD SHANER – COMMISSIONER
SIMON GOODSON – COMMISSIONER

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

SWEAR IN TODD SHANER TO PLANNING AND ZONING COMMISSION

CONSENT AGENDA:

1. APPROVE MINUTES:

JUNE 10, 2015

2.

- A.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 20, SEVENTY TWO (72) SINGLE FAMILY LOTS ON 11 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP
- B.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR STONEWATER PHASE 5, NINETY TWO (92) SINGLE FAMILY LOTS ON 17 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER ROAD. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP
- C.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR STONEWATER PHASE 7, FORTY THREE (43) SINGLE FAMILY LOTS ON 7 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER ROAD. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP

- D.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR STONEWATER PHASE 2, ONE HUNDRED EIGHTEEN (118) SINGLE FAMILY LOTS ON 36 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER ROAD. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP
- 3.** DISCUSSION AND POSSIBLE ACTION TO APPROVE AN AMENDED UNIFORM SIGN PLAN FOR SHADOWGLEN MEDICAL TOWER. APPLICANTS: TEXAS CUSTOM SIGNS AND HAT TRICK DEVELOPMENT. OWNER: ARISE CAPITAL INVESTMENTS. STAFF: SCOTT DUNLOP
- 4.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A SETBACK WAIVER FOR LOT 8, BLOCK 16 TOWN OF MANOR, LOCALLY KNOWN AS 505 EAST BURTON STREET. APPLICANT: LUKE TURMAN. STAFF: SCOTT DUNLOP

ATTEST: I HEREBY ATTEST THAT THIS NOTICE WAS POSTED AT MANOR CITY HALL, 105 E. EGGLESTON STREET, MANOR, TX. ON FRIDAY, JULY 3, 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, Todd Shaner, 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.

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

TODD SHANER

Scott Dunlop
Witness
Manor, Texas

1



**MINUTES
MANOR PLANNING AND ZONING COMMISSION
105 E. EGGLESTON ST.
MANOR, TEXAS 78653
JUNE 10, 2015, 6:30 P.M.**

MARY ANN PARKER – CHAIR (P)
BRIAN WINKLER – COMMISSIONER (P)
JEFFERY LEWIS – COMMISSIONER (P)
WILLIAM MYERS – COMMISSIONER (A)

DENISE LOSCHIAVO – VICE CHAIR (A)
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 6:30 PM

APPOINT NEW VICE CHAIR TO PLANNING AND ZONING COMMISSION

MOTION TO APPOINT COMMISSIONER PIERSON TO VICE CHAIR BY COMMISSIONER GOODSON, SECONDED BY COMMISSIONER LEWIS. 4 – 0 TO APPOINT. COMMISSIONER PIERSON ABSTAINING.

COMMISSIONER PIERSON WAS APPOINTED TO VICE CHAIR OF THE PLANNING AND ZONING COMMISSION.

CONSENT AGENDA:

1. APPROVE MINUTES:

MAY 13, 2015

MOTION TO APPROVE THE MAY MINUTES BY VICE CHAIR PIERSON, SECONDED BY COMMISSIONER GOODSON. 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 FINAL PLAT FOR STONEWATER PHASE 5, NINETY TWO (92) SINGLE FAMILY LOTS ON 17 ACRES MORE OR LESS, LOCATED ON FM 973 AND BOIS D'ARC ROAD. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP
- C.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR STONEWATER PHASE 7, FORTY THREE (43) SINGLE FAMILY LOTS ON 7 ACRES MORE OR LESS, LOCATED ON FM 973 AND BOIS D'ARC ROAD. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP

MOTION TO POSTPONE ITEMS 2 A, B, AND C TO THE JULY MEETING BY COMMISSIONER GOODSON, SECONDED BY VICE CHAIR PIERSON. 5 – 0 TO POSTPONE.

3. ADJOURN

MOTION TO ADJOURN BY VICE CHAIR PIERSON, SECONDED BY COMMISSIONER GOODSON. 5 – 0 TO ADJOURN.

ADJOURN AT 6:35 PM

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

JAY ENGINEERING COMPANY, INC.
P.O. Box 1220 (512) 259-3882
Leander, TX 78648 Fax 259-8010
Texas Registered Engineering Firm F-4780

February 11, 2015

Mr. Tom Bolt
Director of Development Services
City of Manor
P.O. Box 387
Manor, TX 78663

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.

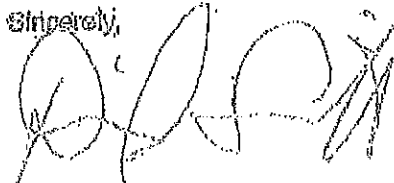
The applicant should provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

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 Bott
February 11, 2016
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', with a stylized flourish at the end.

David T. Smith, P.E.

OTS/s

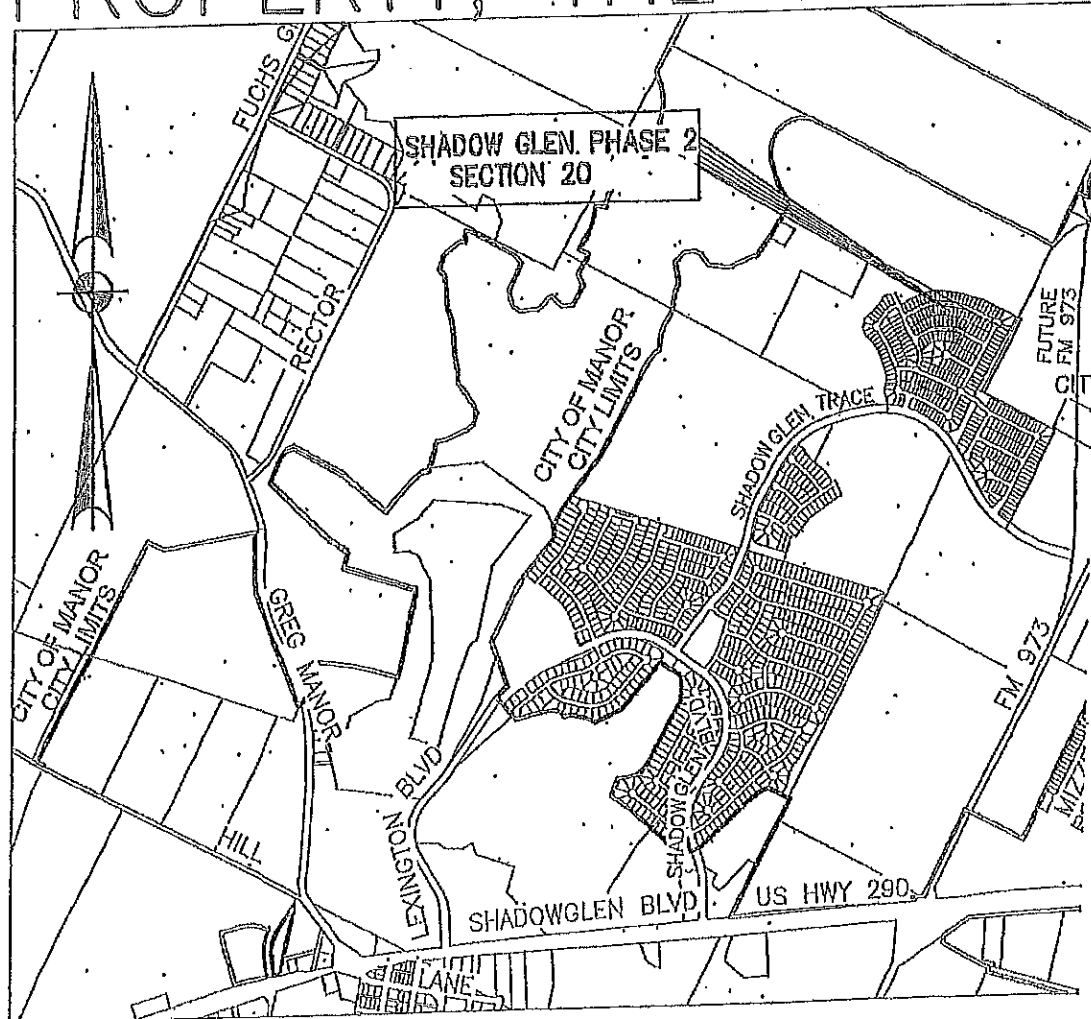
Copy: Jamie Burke, AECOM

PN: 100-079-10

The AECOM logo, consisting of the word 'AECOM' in a stylized, bold, sans-serif font.

OR EXTENT OF DEVELOPMENT
NEARBY LAND USES THAT ARE
NEIGH

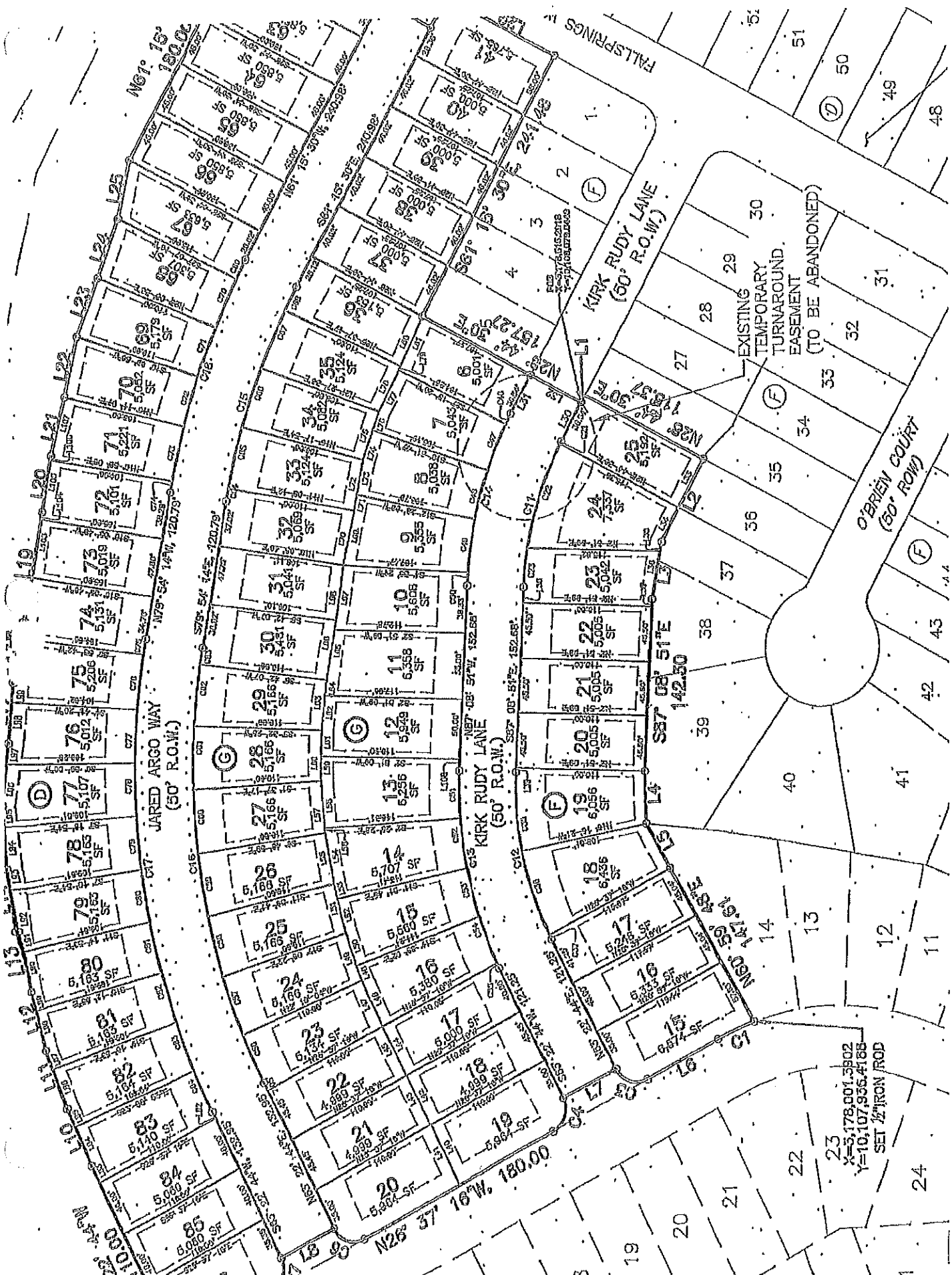
THIS CAN AFFECT THE
COUNTY REQUIRES THIS NOTICE
IT IS NOT A STATEMENT OR
THE PROPERTY, THE SUBDIVISION



COM

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

VICINITY MAP
SCALE: 1" = 2000'



23
X=3,178,001.3902
Y=10,107,935.4188
SET 1/2 IRON ROD

B

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

May 21, 2015

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

Re: Stonewater Subdivision Phase 5
First Final Plat Application Submittal
City of Manor

Dear Mr. Bolt:

The Stonewater Subdivision, Phase 5 Final Plat submitted by Doucet & Associates and received by our office May 14, 2015, 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:

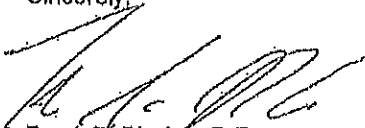
1. Plat does not contain the addresses of the owner of record as required by Section 24(c)(1)(ii) of Subdivision Ordinance 263 B. The date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract must be shown on the plat.
2. The ownership of parcel 248058 needs to be verified as required in Section 24(c)(1)(v) of Subdivision Ordinance 263 B. The owner's names and property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat of deed references as determined by the most recent tax rolls must be shown on the plat.
3. Proof of fee payment to Manville Water Supply Corporation must be provided as required in Section 24(c)(1)(viii) of Subdivision Ordinance 263 B.
4. Proof of new street name approval by Travis County 911 addressing was not submitted as required in Section 24(c)(1)(xi) of Subdivision Ordinance 263 B. 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.
5. Plat does not include the city limits line as required in Section 24(c)(2)(iv) of Subdivision Ordinance 263 B. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary must be shown on the plat.
6. The open space lot along FM973 is not numbered as required by Section 24(c)(4)(iv) of Subdivision Ordinance 263 B. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances and dimensions for front, rear and side lot lines must be shown on the plat.
7. Subdivision construction plans must be approved prior to final plat approval.

Mr. Tom Bolt
May 21, 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.

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,



Frank T. Phelan, P.E.

FTP/JCP

PN 100-728-10

JDECO



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

Doucetengineers.com

June 25, 2015

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

Re: Comment Response to David Smith's [Jay Engineering]
First Final Plat Review for Stonewater Subdivision Phase 5 to the City of Manor, Texas -
May 21, 2015.

Dear Mr. Bolt:

The following is Doucet & Associates, Inc. response to Jay Engineering's comment letter dated 05/21/2015, regarding the project listed above:

1. Plat does not contain the addresses of the owner of record as required by Section 24(c)(1)(ii) of Subdivision Ordinance 263 B. The date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract must be shown on the plat.

Response: The plat has been updated to include the address of the owner of record on sheet 01.

2. The ownership of parcel 248058 needs to [be] verified as required in Section 24 (c)(1)(v) of Subdivision Ordinance 263 B. The owner's names and property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat of deed references as determined by the most recent tax rolls must be shown on the plat.

Response: Parcel 248058 is not within the 300 feet of the Founders Ridge boundary thus not required to be documented on the plat.

3. Proof of fee payment to Manville Water Supply Corporation must be provided as required in Section 24(c)(1)(viii) of Subdivision Ordinance 263 B.

Response: Payment to Manville Water Supply Corporation has been submitted and awaiting on feasibility study by MWSC engineer.

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



4. Proof of new street name approval by Travis County 911 addressing was not submitted as required in Section 24(c)(1)(xi) of Subdivision Ordinance 263B. 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: Email correspondence showing proof of new street name approved by Travis County 911 addressing has been included with this submittal.

5. Plat does not include the city limits line as required in Section 24(c)(2)(iv) of Subdivision Ordinance 263 B. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary must be shown on the plat.

Response: Plat now includes the City of Manor ETJ line as shown on sheet 02.

6. The open space lot along FM973 is not numbered as required in Section 24(c)(4)(iv) of Subdivision 263 B. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances and dimensions for front, rear and side lot lines must be shown on the plat.

Response: The open space lot along FM973 has been numbered to 11 on Block S as shown on sheet 02.

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

Response: Acknowledged.



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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.

END OF COMMENTS

Sincerely,

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

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

Enclosures:

-Documentation from 911 Addressing regarding street names

FM 973 (R.O.W. VARIES)

2+446.135
00.00' LT.

42+529.145
100.00' LT.

(N 28°44'28" E)
N 27°19'55" E 551.07'

(N 28°44'28" E)
143.18'
N 27°19'55" E

N: 10110118.58
E: 3180224.92

N: 10110491.10
E: 3180378.25

R.O.W. LINE

R.O.W. LINE

PRINCE ROAD (70.00' R.O.W.)

PRINCE ROAD (70.00' R.O.W.)

TINAJERO WAY
(70.00' R.O.W.)

GILBERTO A. ESTRADA
MARIA D. ESTRADA
REMAINDER OF
LOT 1
KROLL-LUNDGREN ACRES
VOL. 81, PG. 243
P.R.T.C.T.

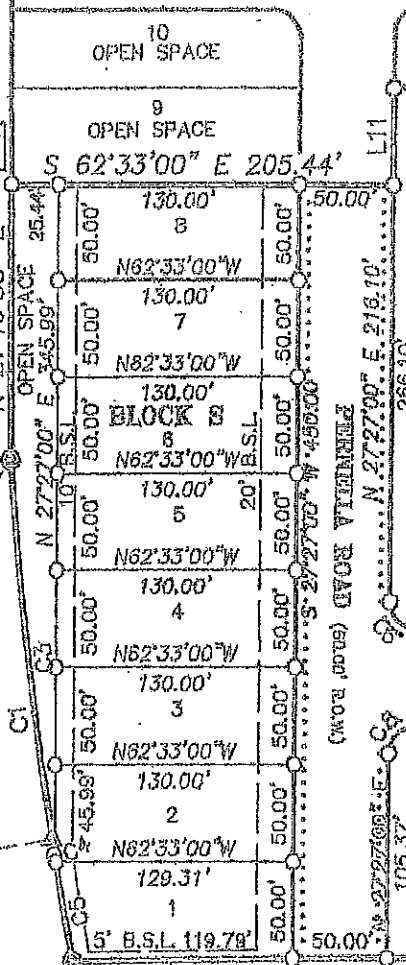
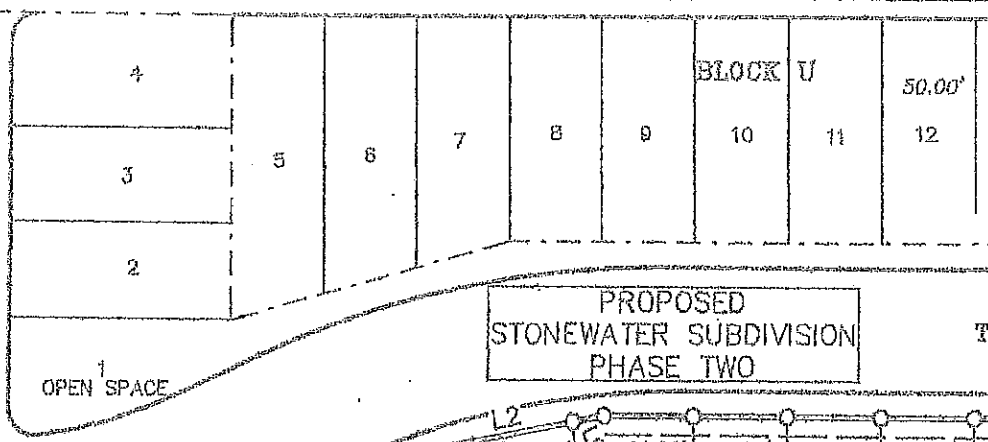
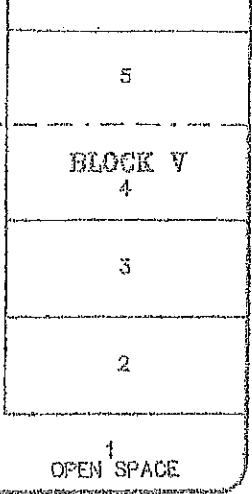
MIGUEL LUNA
LOT 2A
BLOCK A

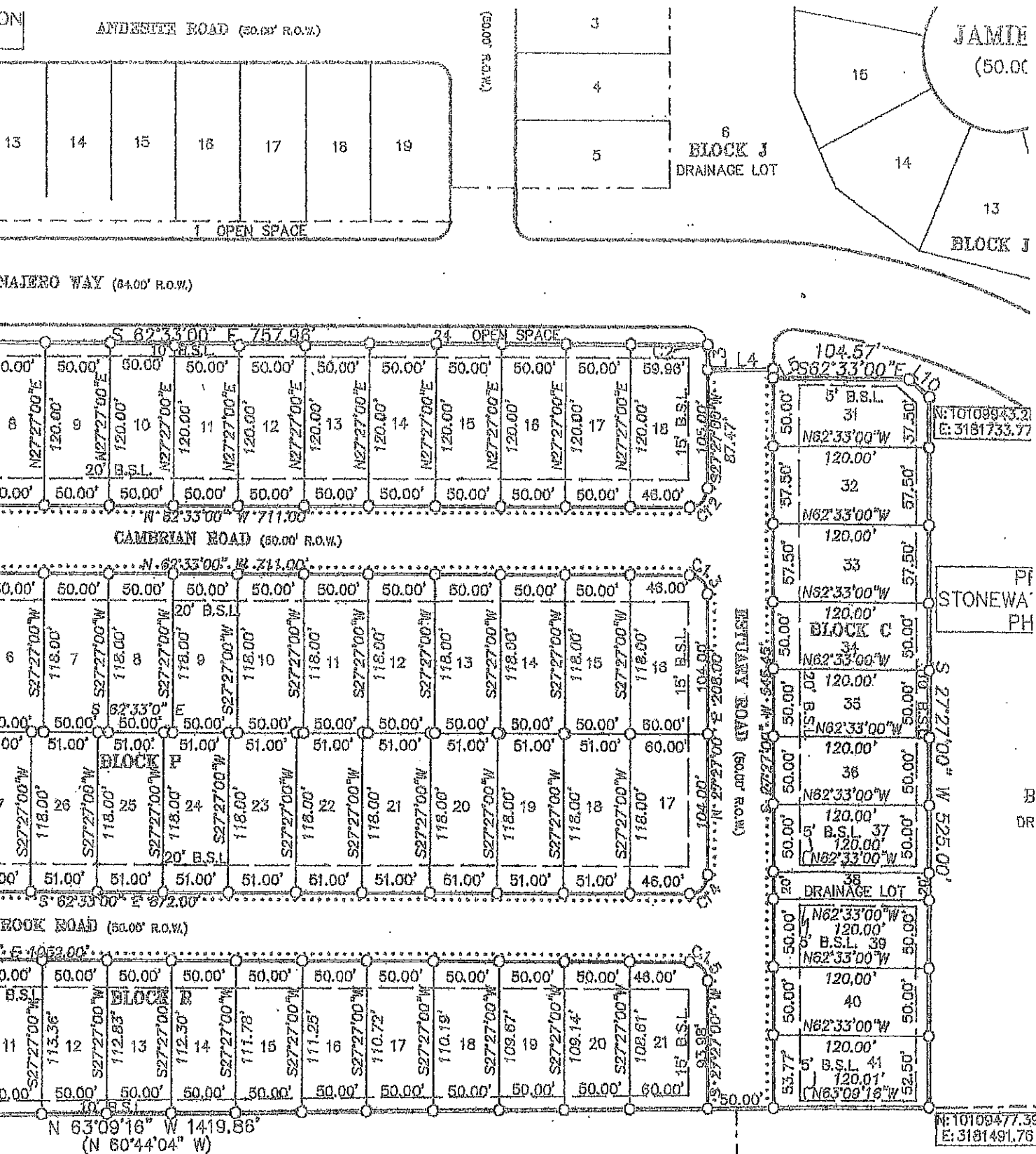
3.00 ACRES
STAN VOELKER
ALPH REINHARDT
L 8011, PG. 356
D.R.T.C.T.

STONEWATER SUBDIVISION
PHASE SEVEN

PROPOSED
STONEWATER SUBDIVISION
PHASE TWO

BLOCK U
50.00'





C

May 21, 2015

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

Re: Stonewater Subdivision Phase 7
First Final Plat Application Submittal
City of Manor

Dear Mr. Bolt:

The Stonewater Subdivision, Phase 7 Final Plat submitted by Doucet & Associates and received by our office May 14, 2015, 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. Plat does not contain the addresses of the owner of record as required by Section 24(c)(1)(ii) of Subdivision Ordinance 263 B. The date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract must be shown on the plat.
2. The ownership of parcel 248069 needs to be verified as required in Section 24(c)(1)(v) of Subdivision Ordinance 263 B. The owner's names and property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat of deed references as determined by the most recent tax rolls must be shown on the plat.
3. Proof of fee payment to Manville Water Supply Corporation must be provided as required in Section 24(c)(1)(viii) of Subdivision Ordinance 263 B.
4. Proof of new street name approval by Travis County 911 addressing was not submitted as required in Section 24(c)(1)(xi) of Subdivision Ordinance 263 B. 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.
5. Plat does not include the city limits line as required in Section 24(c)(2)(iv) of Subdivision Ordinance 263 B. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary must be shown on the plat.
6. The drainage lot on Esker Road is not numbered as required by Section 24(c)(4)(iv) of Subdivision Ordinance 263 B. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances and dimensions for front, rear and side lot lines must be shown on the plat.
7. The open space lot within the block is not designated and numbered as required by Section 24(c)(4)(iv) of Subdivision Ordinance 263 B. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances and dimensions for front, rear and side lot lines must be shown on the plat.

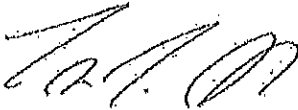
Mr. Tom Bolt
May 21, 2015
Page 2 of 2

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

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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,



Frank T. Phelan, P.E.

FTP/JCP

PN 100-725-10

Jbeco



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

Doucetengineers.com

June 25, 2015

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

Re: Comment Response to David Smith's [Jay Engineering]
First Final Plat Review for Stonewater Subdivision Phase 7 to the City of Manor, Texas -
May 21, 2015.

Dear Mr. Bolt:

The following is Doucet & Associates, Inc. response to Jay Engineering's comment letter dated 05/21/2015, regarding the project listed above:

1. Plat does not contain the addresses of the owner of record as required by Section 24(c)(1)(ii) of Subdivision Ordinance 263 B. The date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract must be shown on the plat.

Response: The plat has been updated to include the address of the owner of record on sheet 01.

2. The ownership of parcel 248069 needs to [be] verified as required in Section 24 (c)(1)(v) of Subdivision Ordinance 263 B. The owner's names and property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat of deed references as determined by the most recent tax rolls must be shown on the plat.

Response: Parcel 248069 is not within the 300 feet of the Founders Ridge boundary thus not required to be documented on the plat.

3. Proof of fee payment to Manville Water Supply Corporation must be provided as required in Section 24(c)(1)(viii) of Subdivision Ordinance 263 B.

Response: Payment to Manville Water Supply Corporation has been submitted and awaiting on feasibility study by MWSC engineer.

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



4. Proof of new street name approval by Travis County 911 addressing was not submitted as required in Section 24(c)(1)(xi) of Subdivision Ordinance 263B. 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: Email correspondence showing proof of new street name approved by Travis County 911 addressing has been included with this submittal.

5. Plat does not include the city limits line as required in Section 24(c)(2)(iv) of Subdivision Ordinance 263 B. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary must be shown on the plat.

Response: Plat now includes the City of Manor ETJ line as shown on sheet 02.

6. The drainage lot on Esker Road is not numbered as required by Section 24(c)(4)(iv) of Subdivision Ordinance 263 B. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances and dimensions for front, rear and side lot lines must be shown on the plat.

Response: The drainage lot on Esker Road has been numbered 6 in Block J as shown on sheet 02.

7. The open space lot within the block is not designated and numbered as required by Section 24(c)(4)(iv) of Subdivision 263 B. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances and dimensions for front, rear and side lot lines must be shown on the plat.

Response: The open space lot within the block has been numbered to 9 of Block V as shown on sheet 02.

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

Response: Acknowledged.

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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.

END OF COMMENTS

Sincerely,

A handwritten signature in black ink, appearing to read 'Vincent D. Musa', is written over a horizontal line. The signature is fluid and cursive.

Vincent D. Musa, 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

Enclosures:

STA: 42+232.420
105.99' LT.

N:10110980.65
E:3180831.27

42+232.420
100.00' RT.

205.99'

R.O.W. LINE

(N 29°44'28" E)
N 27°19'55" E 200.43'

N:10110802.58
E:3180539.24

(S 29°44'28" W)
S 27°19'55" W 493.82'

R.O.W. LINE

N62°33'00"W 156.16'

BLOCK V

4

3

2

OPEN SPACE

1
OPEN SPACE

PERNETIA ROAD
(60.00' R.O.W.)

TINAJERO WAY
(70.00' R.O.W.)

10
OPEN SPACE

9

8

7

BLOCK S

6

5

4

3

2

PERNETIA ROAD (60.00' R.O.W.)

24
OPEN SPACE

1

5

4

BLOCK O

2

3

33

32

31

8

7

6

1

1

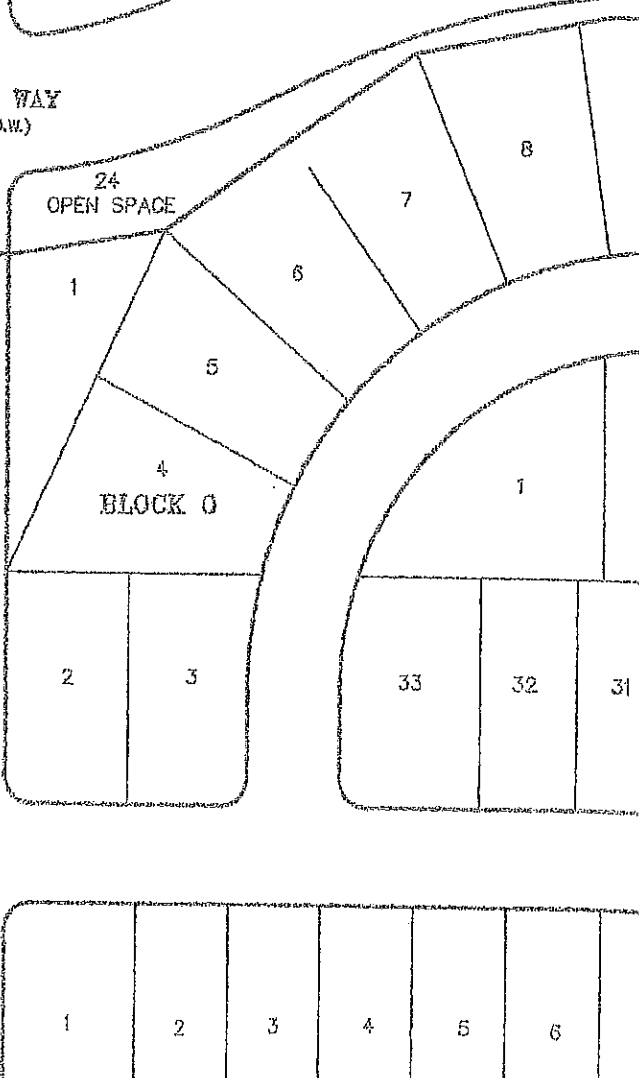
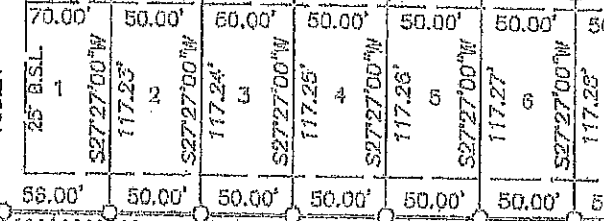
STA: 42+446.135
100.00' LT.

200.00'

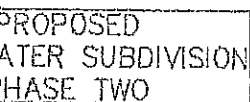
42+508.698
100.00' RT.

VOCABLE TRUST
DC NO. 2007212966
O.P.R.T.C.T.

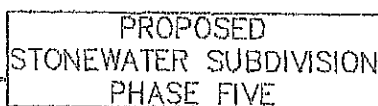
FM 973 (R.O.W. VARIES)



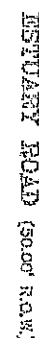
20.996 ACRE
AUSTIMFACTORS,
DOC. NO. 200809
O.P.R.T.C.T.



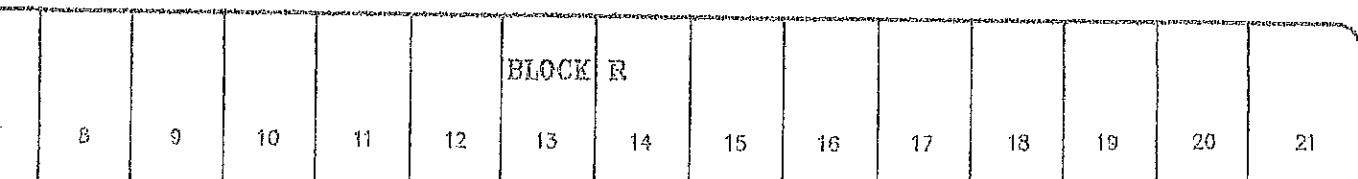
TINAJERO WAY (6-4.00' R.O.W.)



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



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



D



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

DoucetandAssociates.com

June 23, 2015

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

Attn: Tom Bolt, Director of Development Services

RE: Stonewater Subdivision: Phase 2 - Final Plat Revision Submittal

Dear Mr. Bolt:

Please accept the enclosed documents for review of the Stonewater Subdivision: Phase 2 Final Plat revisions. The revisions to the Stonewater Phase 2 Final Plat are summarized as follows:

- Lot 9, Block S was previously a part of Stonewater Phase 5 but is now included in Stonewater Phase 2
- Lot 2, Block V & Lot 9, Block S were both residential lots but are now Open Space Lots.

Find the following documents enclosed for your review:

1. Fee for Final Plat Revision Review
2. (2) Two full sized copies of the Stonewater Phase 2 Final Plat

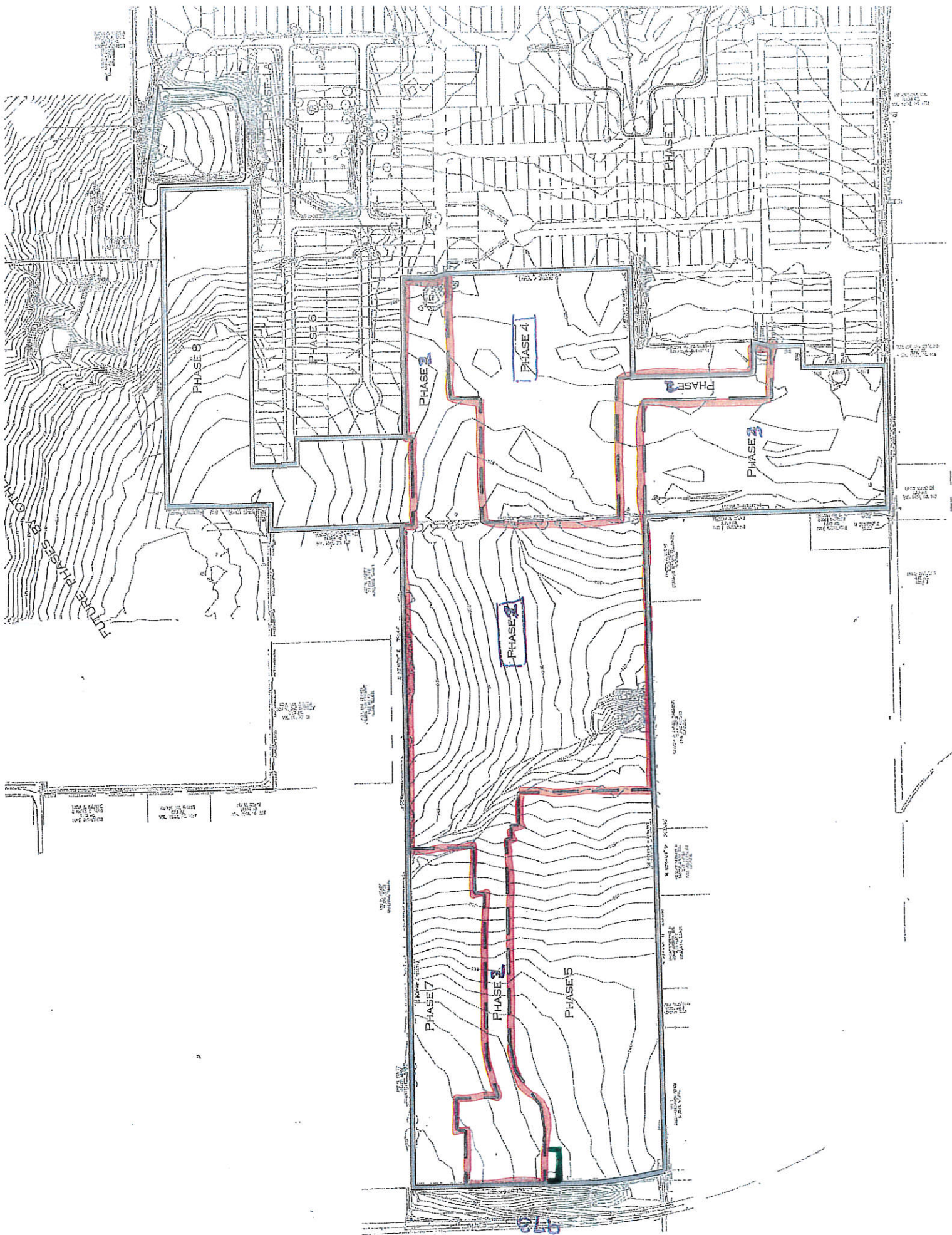
An additional copy of the submittal materials have been submitted directly to Frank Phelan at the office of the Jay Engineering Company in Leander, Texas. Should you have any questions please do not hesitate to contact me.

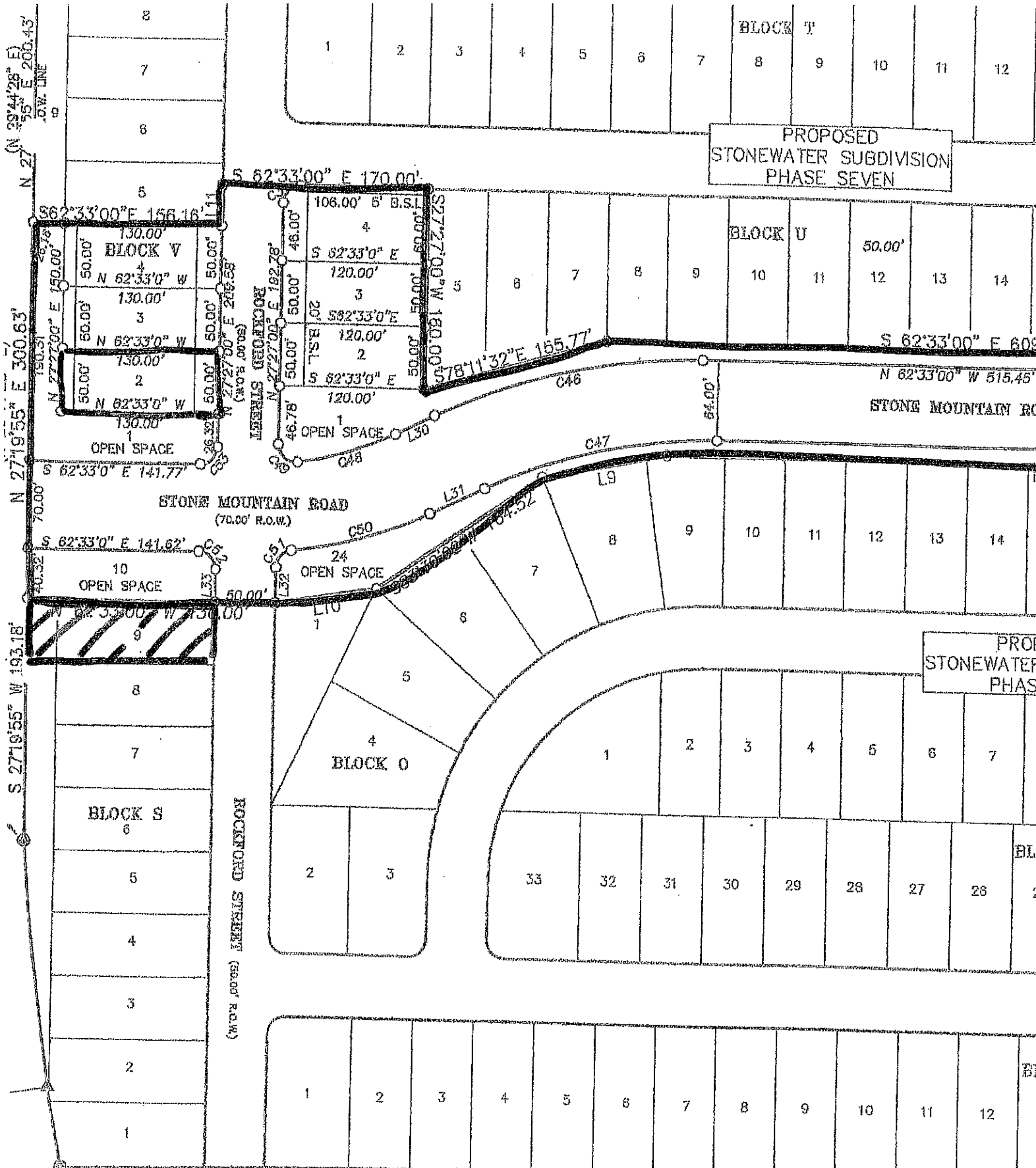
Sincerely,

Hanna Lubico, EIT
Engineer Associate
Doucet & Associates, Inc.

TBPE Firm # 3937

State of Texas Surveying Firm Certification # 10105800





PROPOSED
STONEWATER SUBDIVISION
PHASE SEVEN

BLOCK U

BLOCK V

BLOCK O

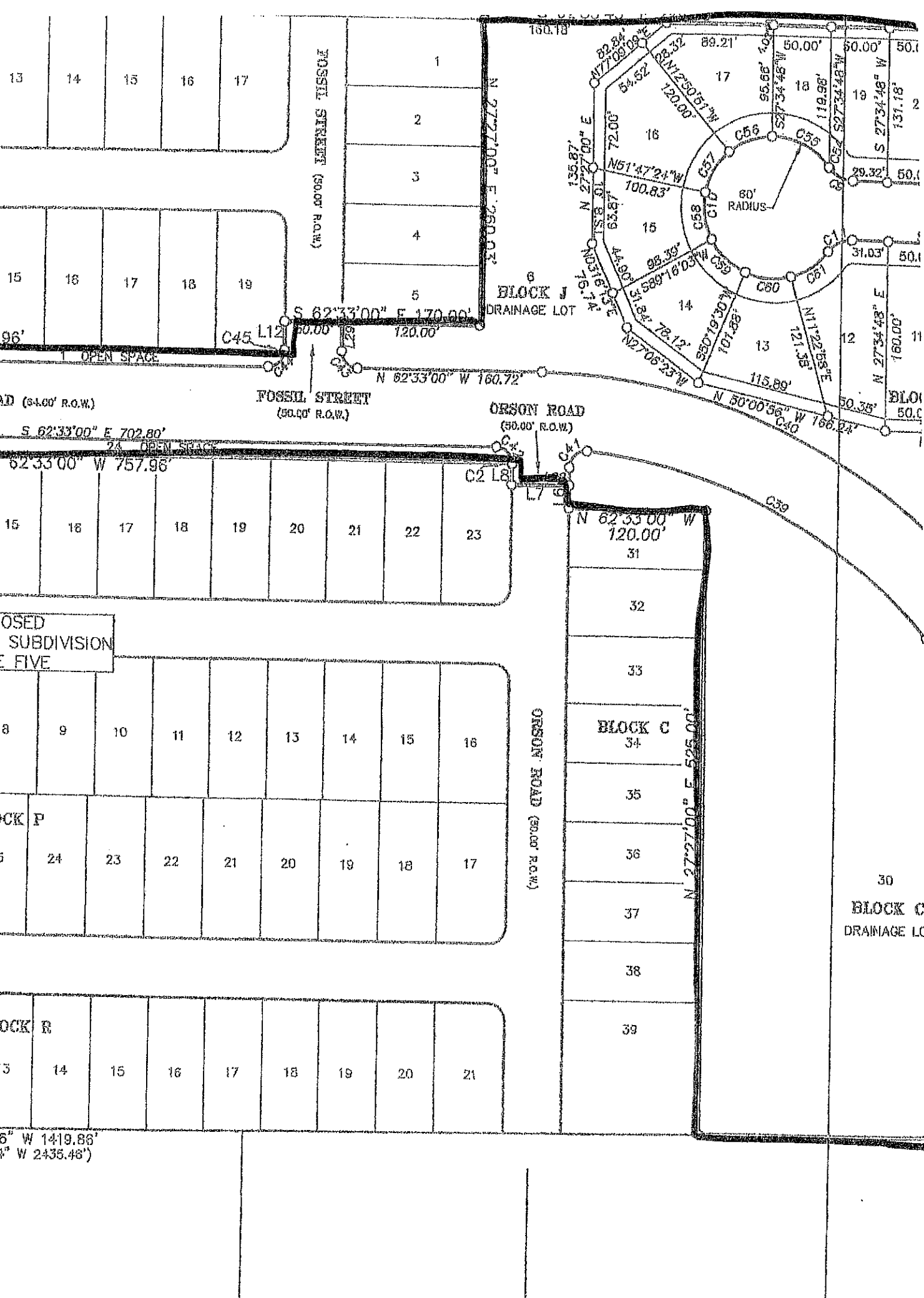
BLOCK S

PROPOSED
STONEWATER SUBDIVISION
PHASE SEVEN

STA: 42+529.145
100.00' LT.

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

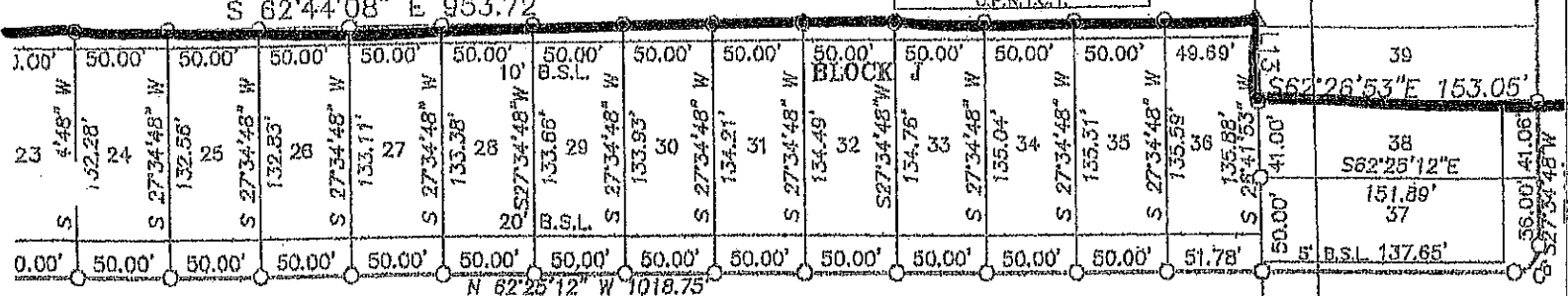
N 83°09'
(N 60°44'00')



(S 60°18'22" E 954.44')
S 62°44'08" E 953.72'

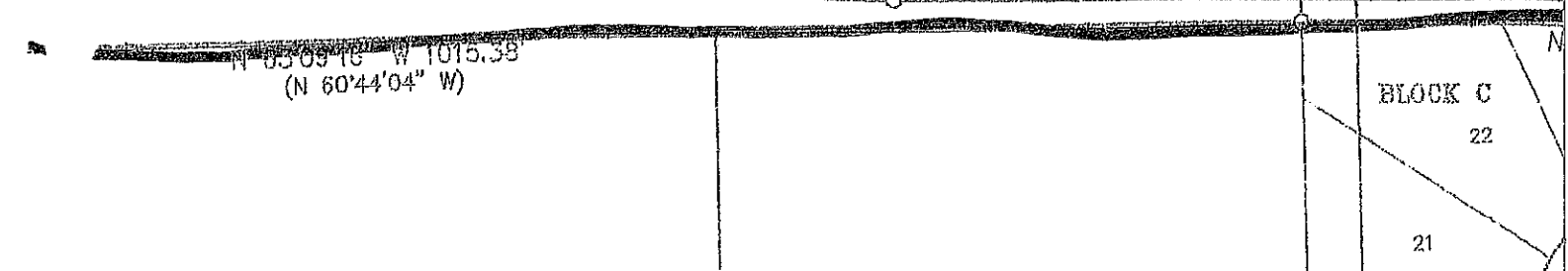
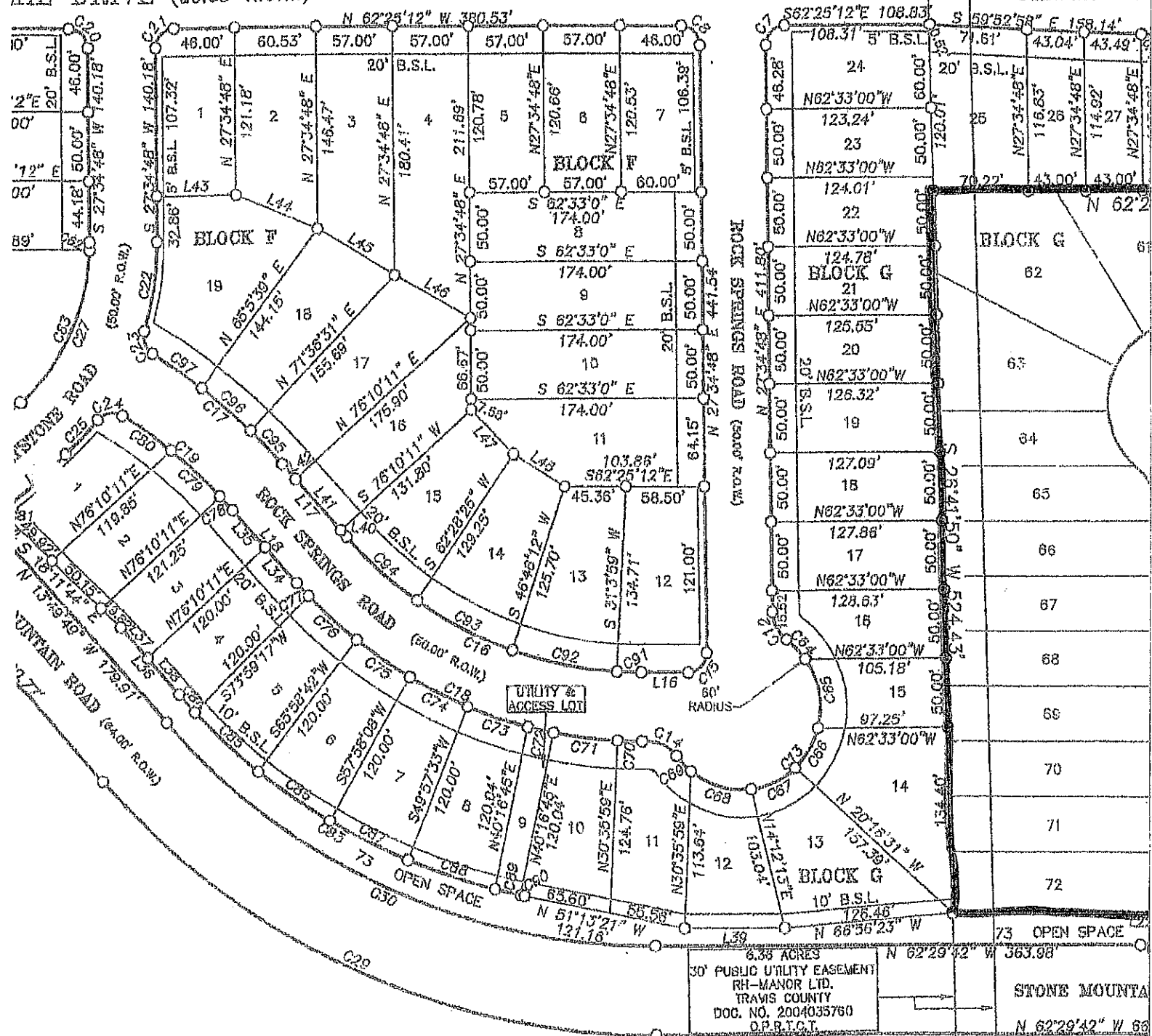
DOC. NO. 2004035760
O.P.R.T.C.T.

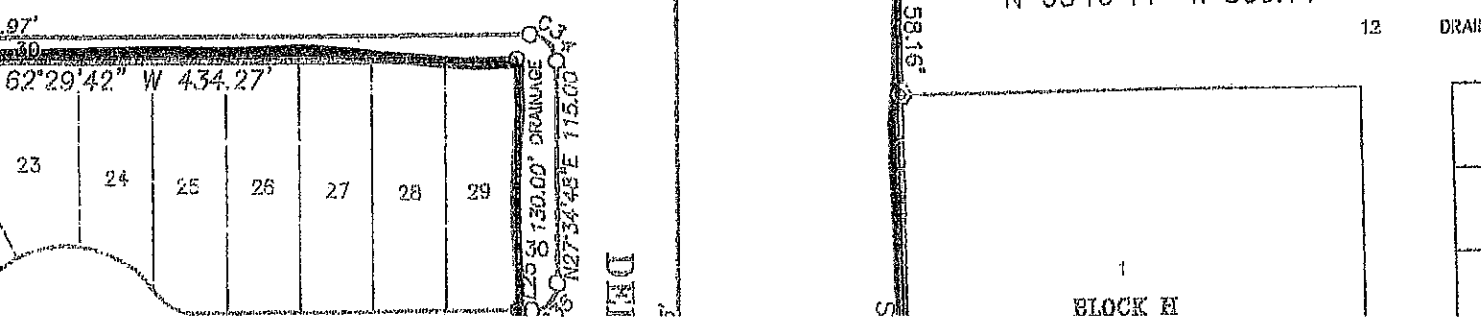
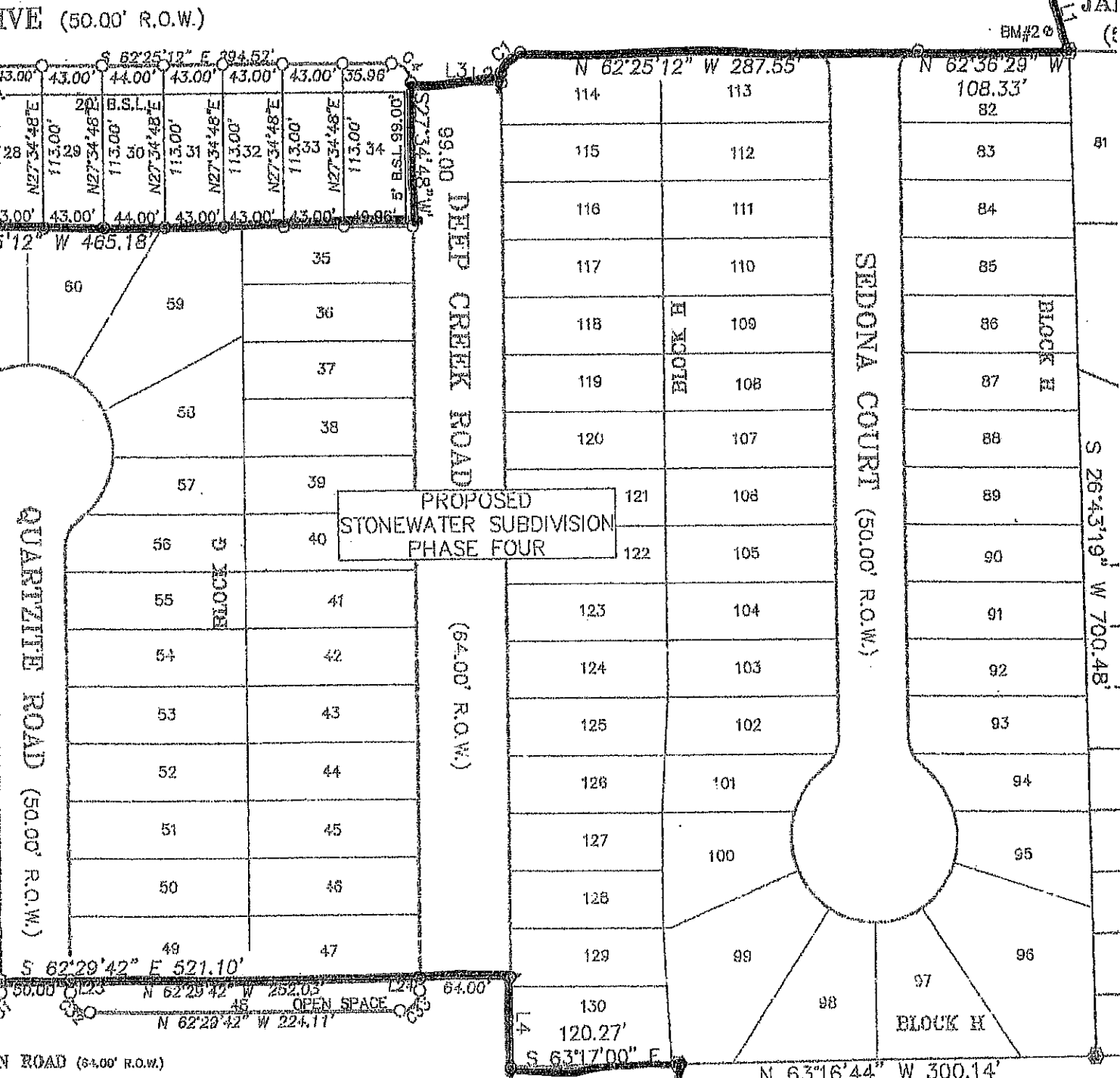
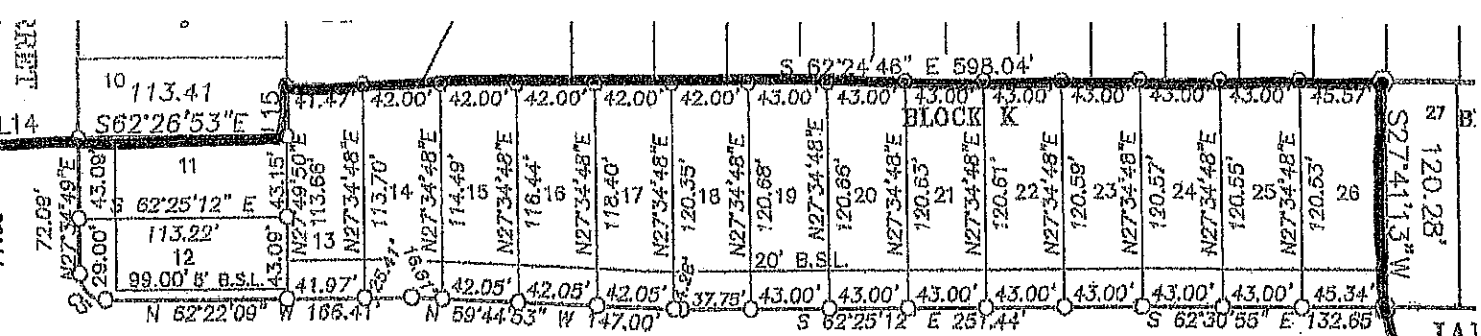
40



THE DRIVE (50.00' R.O.W.)

JAMIE DR





3

SHADOWGLEN MEDICAL TOWER UNIFORM SIGN PLAN

Previously Approved: August 2014

Approved Sign Square Footage: 285 sq ft

Total Allowable: 305.2 sq ft (152.6 x 2)

Current Sign Square Footage: 304.5 sq ft

Sign Plan Amendments

- Arise sign 19.5 square feet larger than permitted, 45 sq ft vs. 64.5 sq ft
- 41 square foot compounding pharmacy sign (not part of original sign plan)

Total Square Footage After Amendment: 345.5 sq ft

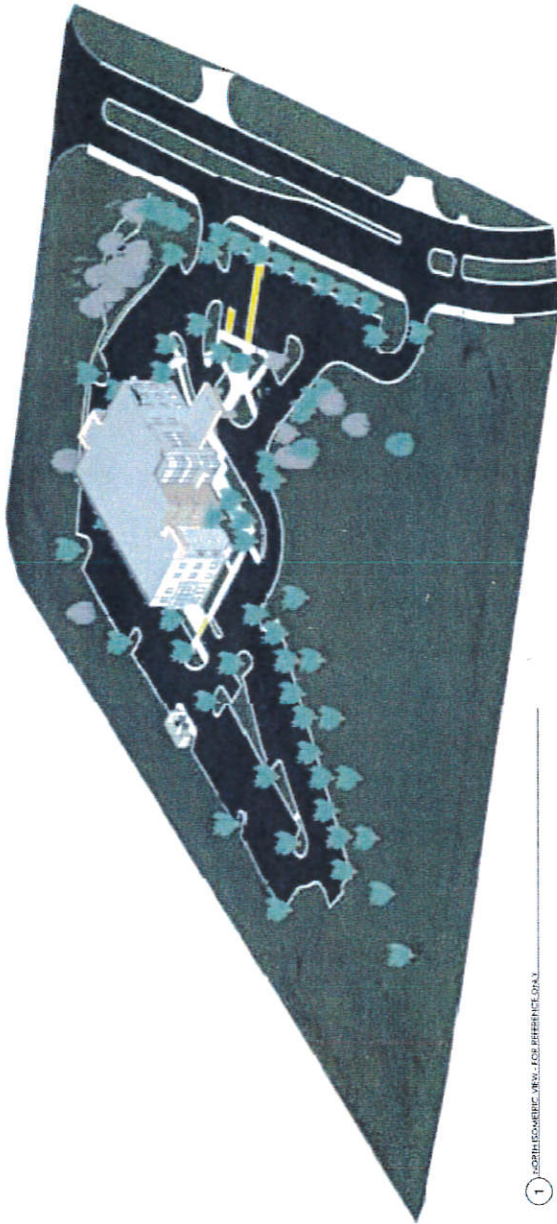
Shadowglenn Signage Proposal

Rev. 4

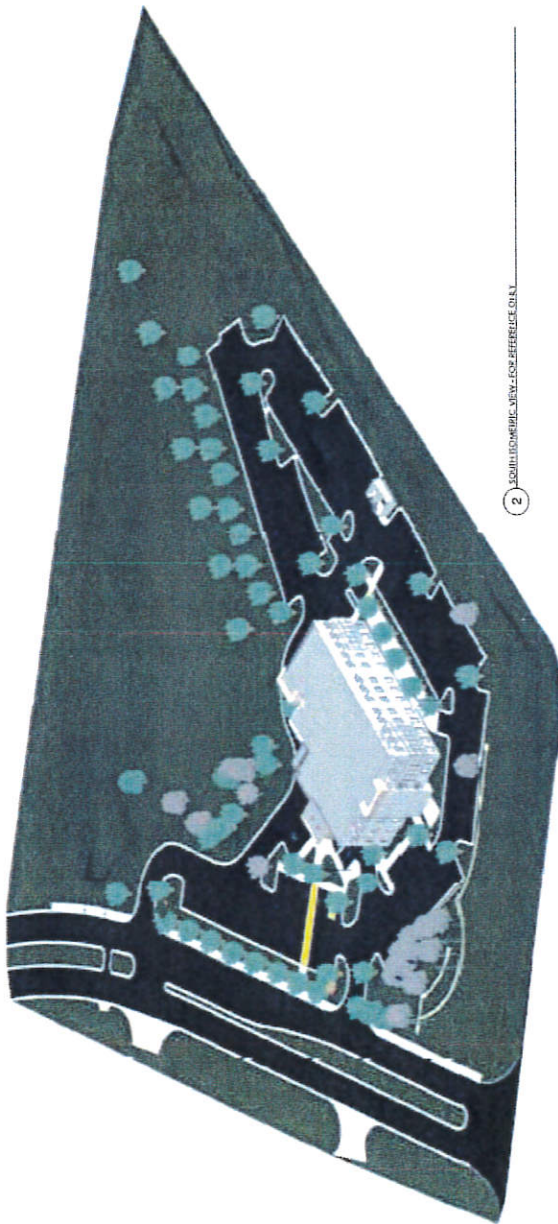


Brian Leslie
Brian@texascustomsigns.com

2007 Windy Terrace, Suite A
Cedar Park, Texas 78613
Ph: 512-401-6500 Fax: 512-401-6502
www.texascustomsigns.com



1. SHADOWGLENN VIEW - FOR REFERENCE ONLY



2. SHADOWGLENN VIEW - FOR REFERENCE ONLY

2007 Windy Terrace, Suite A
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Ph: 512-401-6500 Fax: 512-401-6502
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TSCL# 18361

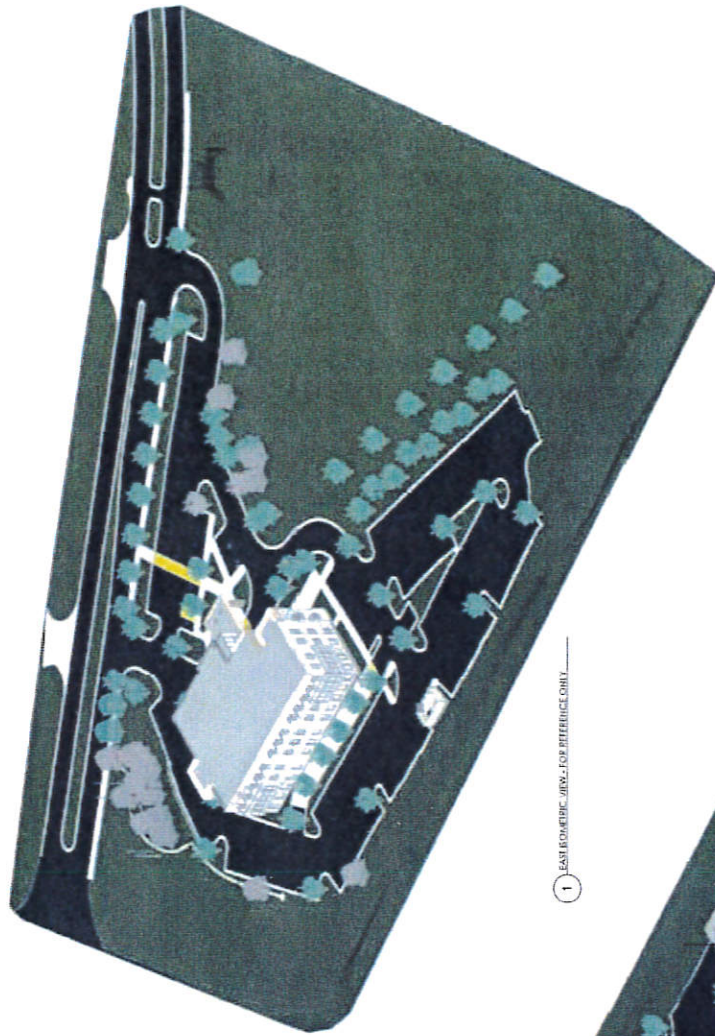
Signs will be manufactured with 120 Volts A/C. All Primary electrical service to the sign is the responsibility of the buyer. This sign is intended to be installed in accordance with the requirements of Article 600 of the NEC and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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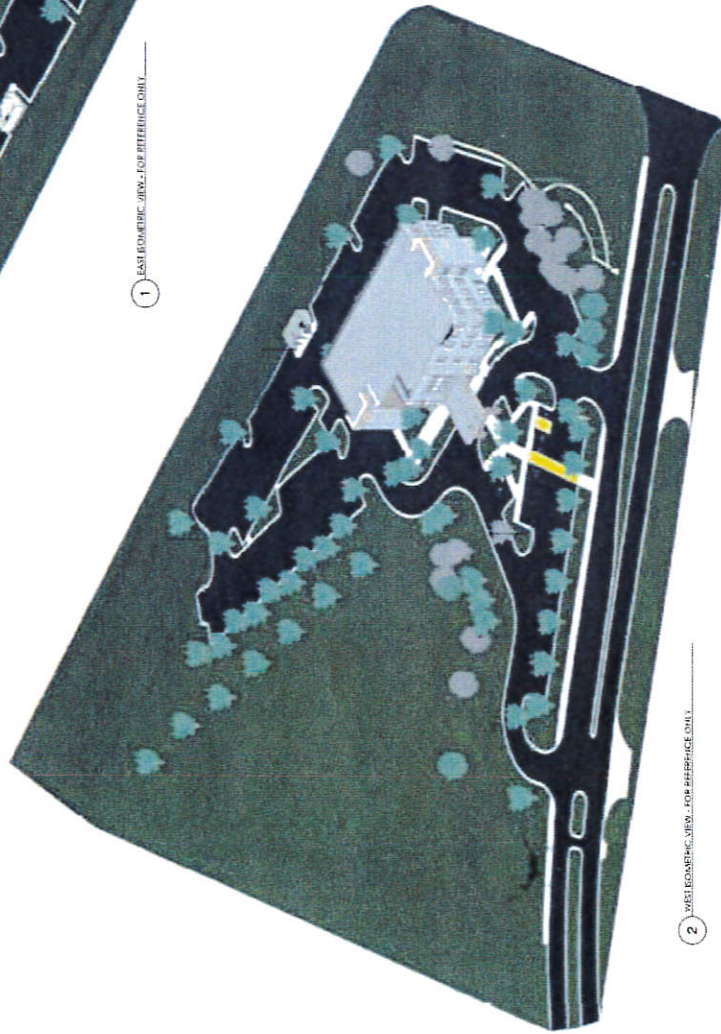
Client Name: Shadowglenn
Address:
Start Date: 3.31.14
Last Revision: 6.23.14
Revision #: R 2
Filename: ShadowglennPkg.pdf
Page: 2 of 9

Project Manager:
Brian Leslie
brian@texascustomsigns.com

Client Approval
Date
*Production will not begin without authorized signature from client



1 EAST ELEVATION VIEW - FOR REFERENCE ONLY



2 WEST ELEVATION VIEW - FOR REFERENCE ONLY

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TSCL# 18361



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Last Revision: 6.23.14
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Filename: ShadowglennPkg.pdf
Page: 3 of 9

Project Manager:
Brian Leslie
brian@texascustomsigns.com

Client Approval _____ **Date** _____
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Medical Towers @ Shadowglenn

Texan Urgent Care (electrically lighted)

Channel Letter locations:

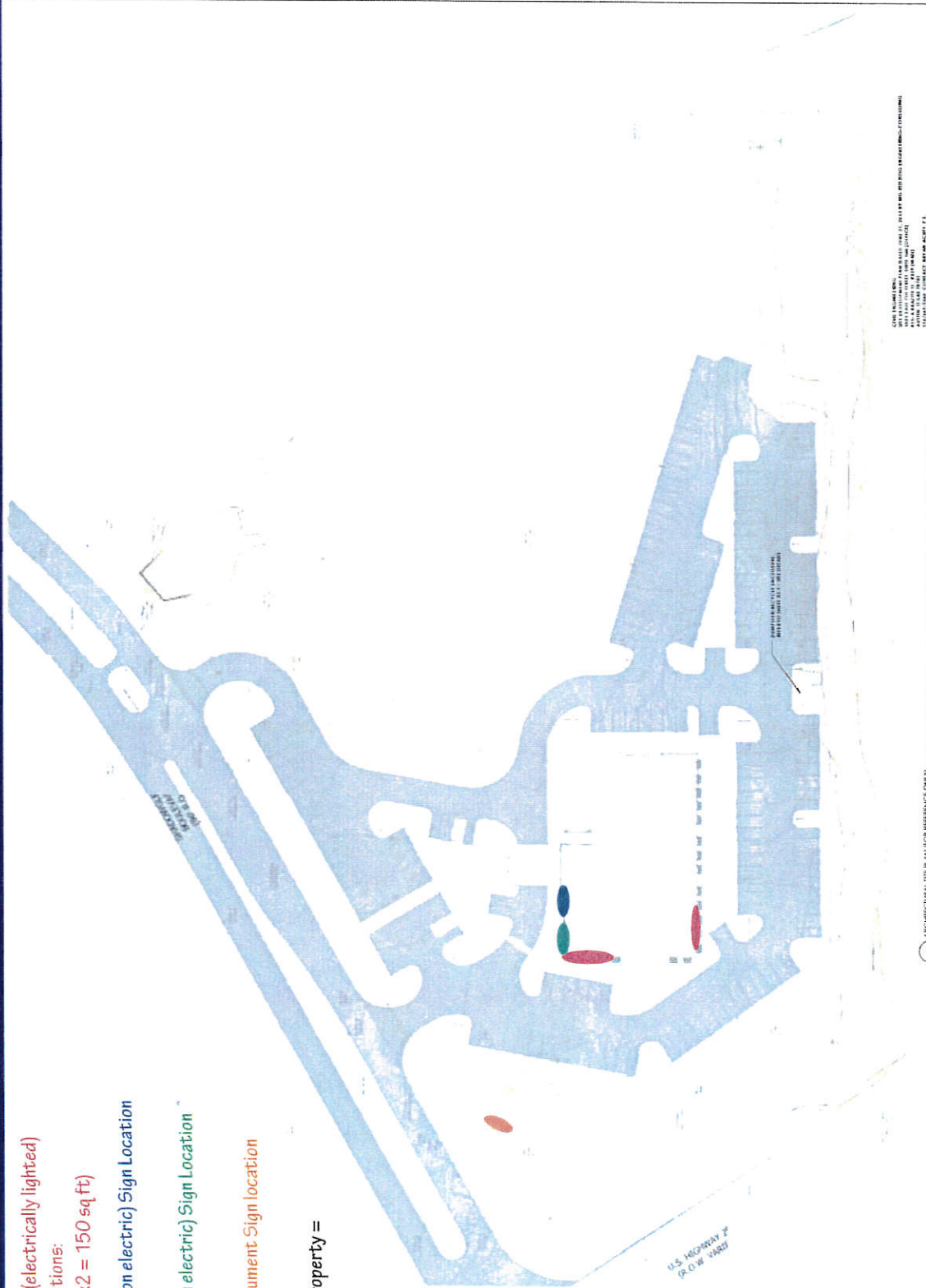
Sq. Ft. (75 sq. ft. x 2 = 150 sq. ft.)

Medical Towers (Non electric) Sign Location
(45 sq. ft.)

Arise Imaging (Non electric) Sign Location
(64.5 sq. ft.)

(Non electric) Monument Sign location
(45 sq. ft.)

Total signage on property =
(304.5 sq. ft.)



THIS IS AN ORIGINAL SET OF PLANS FOR REFERENCE ONLY.
IT IS NOT TO BE USED FOR CONSTRUCTION.
ANY CHANGES MUST BE MADE IN WRITING AND SIGNED BY THE DESIGNER.
THIS SET OF PLANS IS THE PROPERTY OF TEXAS CUSTOM SIGNS AND SHALL REMAIN THE PROPERTY OF TEXAS CUSTOM SIGNS.
NO PART OF THIS SET OF PLANS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM TEXAS CUSTOM SIGNS.

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TSCL# 18361

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Page: 4 of 9

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Brian Leslie
brian@texascustomsigns.com

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Date

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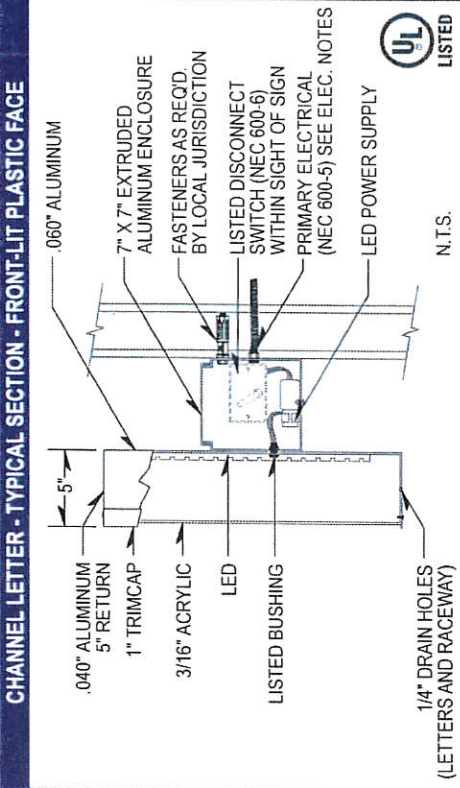
Front-Lit, Plex-Face Channel Letters w/ LED, Raceway Mounted



INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

- QUANTITY:** TWO (2)
- Overall Height:** 2' 6"
- Overall Length:** 30'
- Total Sq.Ft.:** 75 ft² (each)
- Returns:** Black
- Backs:** Black
- Trimcap:** 1" Jewelite
- Face:** White Acrylic
- First-surface translucent vinyl:** Letters: 3M Day/Night perforated vinyl painted to match Cherry Red / King Blue.
Longhorn: Oracal Cherry Red / King Blue Translucent vinyl
Painted to match facade. (Color TBD by field survey)
- Raceway:** White LED
- Illumination:**

- NOTES:**
- WHITE interiors for increased illumination
 - All paint two-stage automotive acrylic





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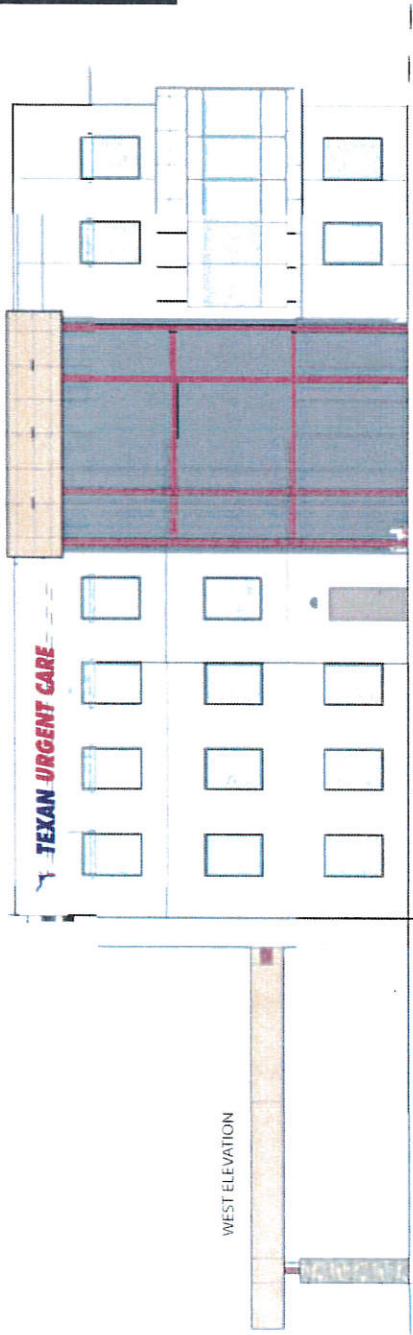
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Last Revision: 6.23.14
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Page: 5 of 9

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Brian Leslie
brian@texascustomsigns.com

• **Client Approval** _____ **Date** _____
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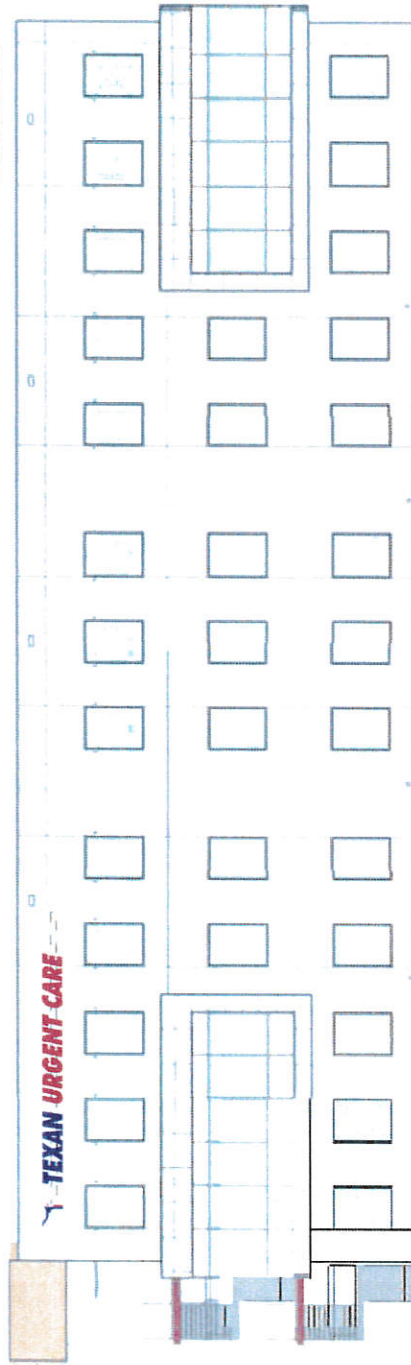
night view:

TEXAN URGENT CARE



WEST ELEVATION

SOUTH ELEVATION



(Rendering not to exact scale)



TSCL# 18361



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Last Revision: 6.23.14

Revision #: R 2

Filename: ShadowglennPkg.pdf

Page: 6 of 9

Project Manager:

Brian Leslie

brian@texascustomsigns.com

Client Approval

Date

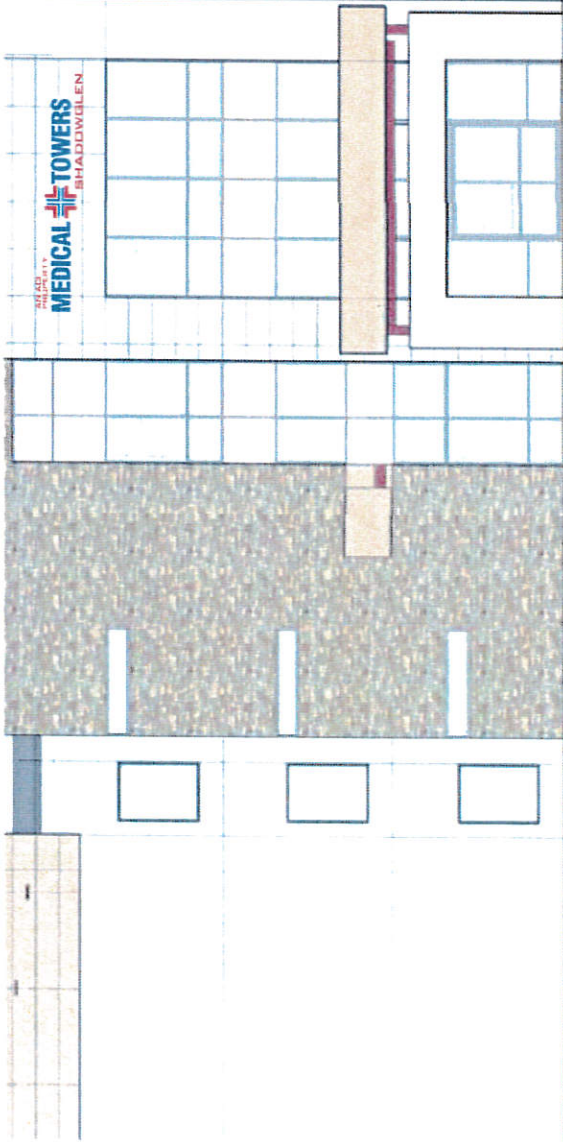
*Production will not begin without authorized signature from client



Arise. IMAGING • REHABILITATION • WOUND CARE

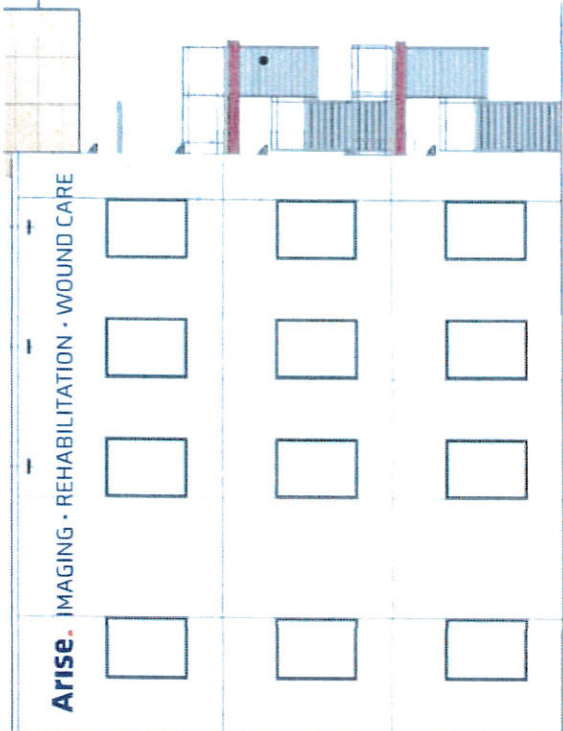
NON-ILLUMINATED 1/2" THICK ALUMINUM LETTERS

QUANTITY: ONE (1)
Overall Height: 3'
Overall Length: 15'
Total Sq.Ft.: 45 ft²



NON-ILLUMINATED 1/2" THICK ALUMINUM LETTERS

QUANTITY: ONE (1)
Overall Height: 1' 6"
Overall Length: 43'
Total Sq.Ft.: 64.5 ft²



Texas Custom
SIGNS

2007 Windy Terrace, Suite A
Cedar Park, Texas 78613
Ph: 512-401-6500 Fax: 512-401-6502
www.texascustomsigns.com



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Page: 7 of 9

Project Manager:
Brian Leslie
brian@texascustomsigns.com

Client Approval
Date

Medical Towers @ Shadowglenn

New monument tied in with existing Shadowglenn monument.
Stands 9ft tall, 5ft wide.
45 sq ft total

(rendering not to exact scale)

1/2" Clear Acrylic, space-mounted, vinyl lettering

5" concrete cap.

Rockwork to match existing monument

Flat-cut Aluminum lettering, flush-mounted.



2007 Windy Terrace, Suite A
Cedar Park, Texas 78613
Ph: 512-401-6500 Fax: 512-401-6502
www.texascustomsigns.com

TSCL# 18361

MEMBER

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Revision #: R 2
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Page: 8 of 9

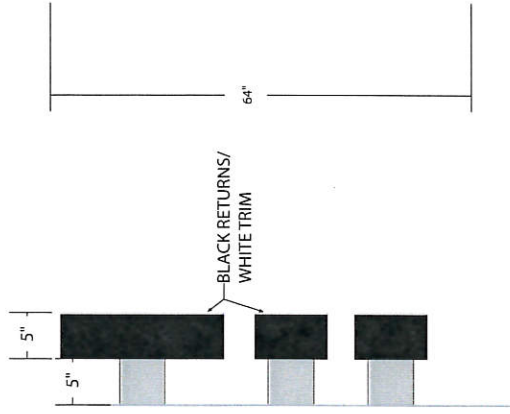
Project Manager:
Brian Leslie
brian@texascustomsigns.com

Client Approval
Date
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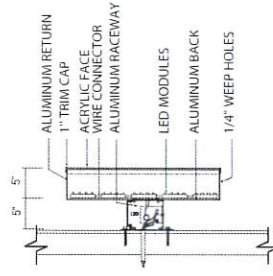


SCOPE OF WORK
January 27, 2015
Draft 4

1. Fabricate and install one (1) set of channel letters with logo on exterior wall.
2. Fabricate and install one (1) double-sided, flag-mount sign.



COMPOUNDING
PHARMACY



OPTION 2

SPECIFICATIONS

CLIENT:	MANOR PHARMACY
DRAWING:	4816 CL2
DATE:	1.27.15
SCALE:	3/4"=1'-0"
SIGN	FABRICATED ALUMINUM CHANNEL LETTERS AND LOGO.
FACES	WHITE ACRYLIC WITH TRANSLUCENT VINYL GRAPHICS.
LAMPS	INTERNAL ILLUMINATION WITH WHITE LED UNITS.
OTHER	SIGN TO BE INSTALLED ON FABRICATED ALUMINUM RACEWAY. RACEWAY PAINT TO MATCH BUILDING FACADE.

COLORS

■	#3630-167 BRIGHT BLUE
■	#3630-106 BRILLIANT GREEN
■	BLACK
■	TO MATCH BUILDING FACADE



PROPOSED SIGN



EXISTING SIGN

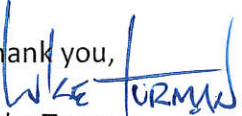
4

June 30, 2015

To Whom This May Concern,

I would like to build a single family residence on East Burton Street, Lot 8 Block 16. The lot is the standard size for the older City of Manor at 50' wide by 115' long. The current building restrictions reflect the larger (wider) building lots in the newer subdivisions. Ordinance 185, Section 20J restricts the minimum setback of a residence from the property line at 10'. I am asking for a variance of this restriction to a setback of 5' on the west side of the lot. 5' used to be the setback for the City of Manor and many of the homes built in Manor are built to that standard. I feel that building to the 10' minimum will adversely affect the look and the utility of the home and lot.

Thank you,


Luke Turman

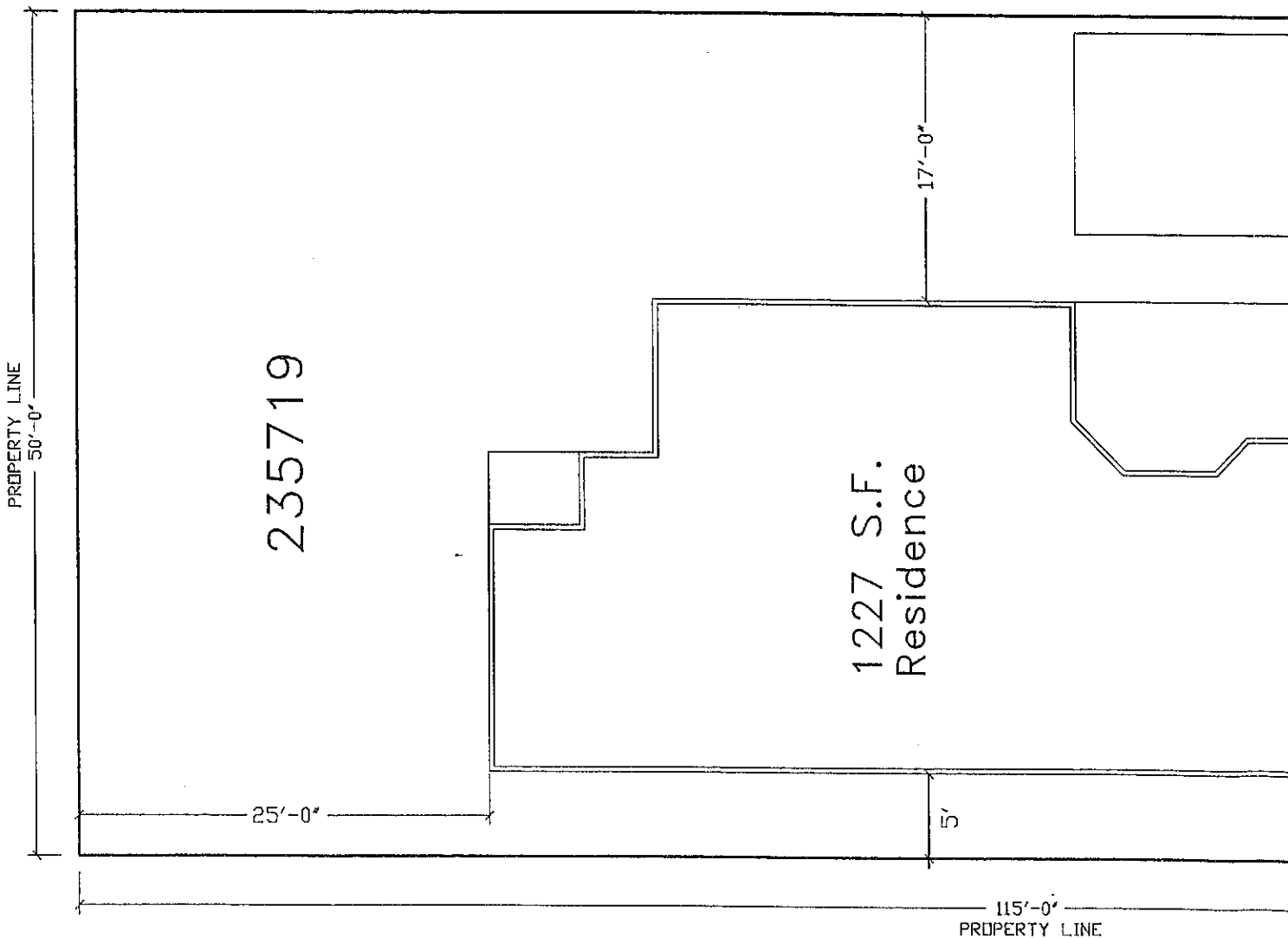
Project Location

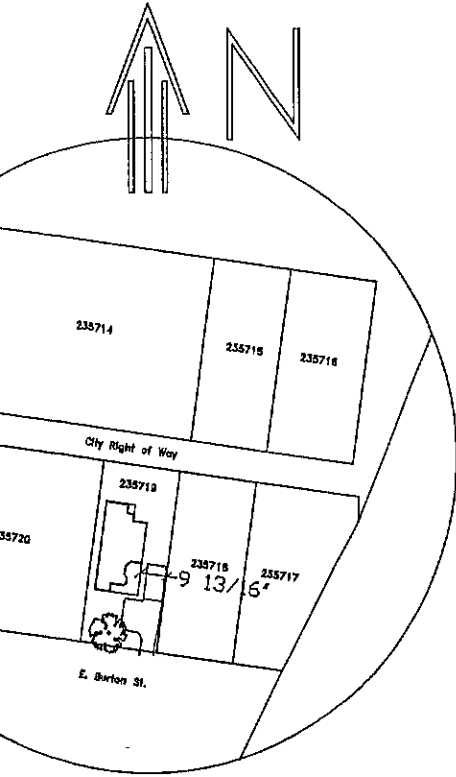
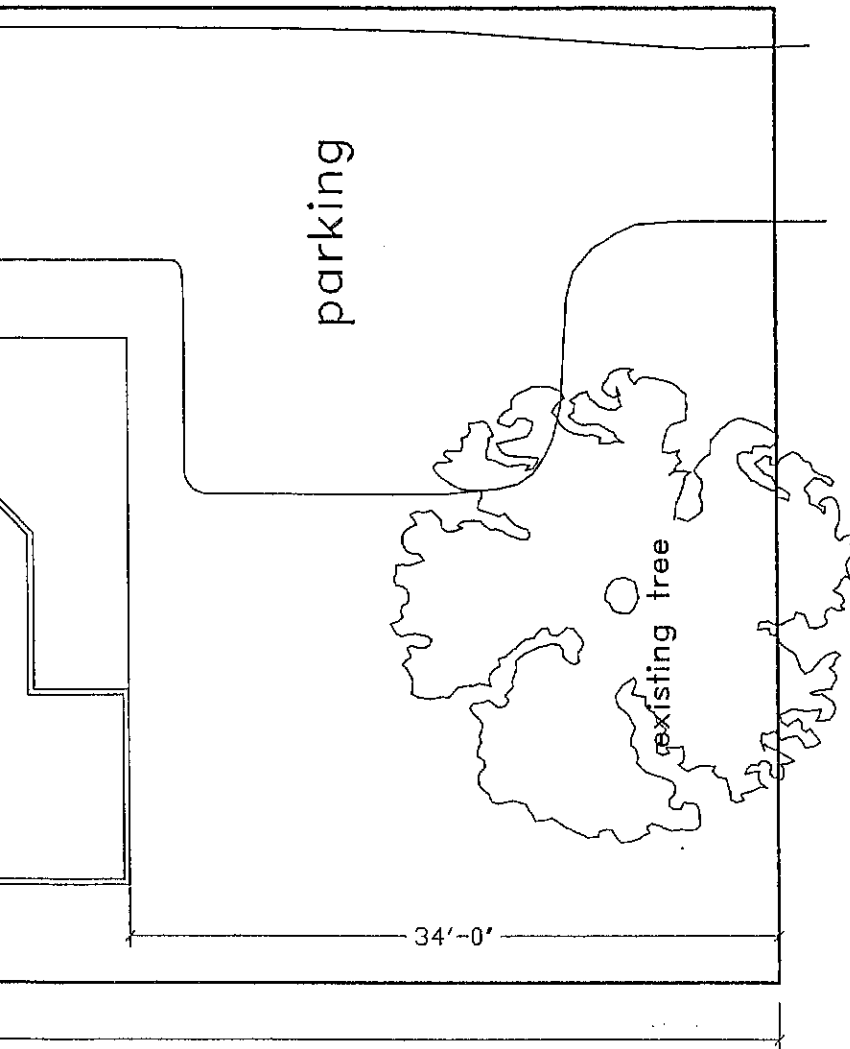
Property ID: 235719

Geo ID: 0233620906

Lot 8 Block 16

Town of Manor

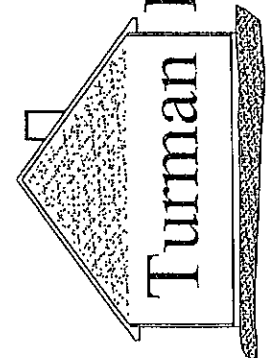




E. Burton St.

A0.1

Site Plan



BUILDER OF QUALITY HOMES
 SINCE 1982
 Luke (512) 689-7078
 Tom (512) 272-8216

Burton Street

Permit Plans March 2015

ADDRESS

City of Manor

Chart 1.

Zoning District	Front Yard Setback	Side Yard Setback	Street Side Yard Setback	Rear Yard Setback	Min. Lot SF Area	Min. Lot Width	Max. Height Limit
R-1	25 ft.	10 ft.	15 ft.	25 ft.	7,500(1) 6,000	60 ft. (1)	35 ft.
R-2	20 ft.	5 ft.	15 ft.	10 ft.	7,200	50 ft.	35 ft.
R-3	25 ft.	5 ft.	15 ft.	10 ft.	7,000	50 ft.	35 ft.
M	25 ft.	5 ft.	15 ft.	10 ft.	7,000	50 ft. See 37(e)	35 ft.
M-2	25 ft.	5 ft.	15 ft.	10 ft.	7,000	50 ft. See 37(e)	35 ft.
OS	25 ft.	10 ft.	15 ft.	25 ft.	7,500	60 ft.	35 ft.
A	25 ft.	25 ft.	15 ft.	25 ft.	1 Acre	150 ft.	35 ft.
I	25 ft.	15 ft.	15 ft.	15 ft.	7,500	60 ft.	35 ft.
C-1	25 ft.	7 ft.	15 ft.	15 ft.	5,750	50 ft.	60 ft.
C-2	25 ft.	7 ft.	15 ft.	15 ft.	7,500	60 ft.	60 ft.
C-3	25 ft.	7 ft.	15 ft.	15 ft.	7,500	60 ft.	60 ft.
I-1	25 ft.	25 ft.	25 ft.	25 ft.	5,750	50 ft.	60 ft.
I-2	25 ft.	25 ft.	25 ft.	25 ft.	7,500	60 ft.	60 ft.
PUD	(2)	(2)	15 ft.	(2)	3 acres	(2)	(2)

(1) On approval by the Commission, up to 15% of R-1 lots may be less than 7,500 sf in area but not less than 6,000 sf, and up to 15% of the lots may be less than 60 ft. in width but not less than 50 ft. in width. Cul-de-sac lots may have a minimum front lot width of 40 feet, measured at the front lot line.

(2) On approval by the Commission, lots platted prior to 1980 having approximately 5,750 square feet of lot area may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The Commission shall consider the adjoining lot uses to determine whether reduction of the set back requirements is appropriate. Upon approval of building plans, the setbacks may be not less than 5 foot side yard, 10 foot rear yard and 15 foot street side yard setback and 20 foot front yard setback. Lots owned by the same person may be combined into one building site.

(3) The Conditions and Limitations, Setbacks and Lot requirements set forth in Chart 1 applicable to the District governing the proposed base use of the property shall apply within this District, i.e. if the proposed use of property within the District is a use provided for in the C-2 District the conditions and limitations applicable to the C-2 District shall apply to the property.

(k) Lot Coverage. The maximum percentage of lot area which may hereafter be covered by the main building(s) and all accessory buildings shall not exceed that set forth in the following Chart 2. In the following zoning districts, the maximum building lot coverage must conform to the following schedule:

Chart 2

<u>District</u>	<u>Maximum Lot Coverage Main Building(s)</u>	<u>Coverage Main Buildings and All Accessory Buildings</u>
R1, R2, R3	40%	50%
M, M-2, A, OS	50%	60%