



AGENDA
MANOR PLANNING AND ZONING COMMISSION
105 E. EGGLESTON ST.
MANOR, TEXAS 78653
SEPTEMBER 9, 2015, 6:30 P.M.

MARY ANN PARKER – CHAIR
BRIAN WINKLER – COMMISSIONER
VACANT - 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 ADRIANA ROJAS TO PLANNING AND ZONING COMMISSION

CONSENT AGENDA:

1. APPROVE MINUTES:

JULY 8, 2015

AUGUST 12, 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 PRELIMINARY PLAN FOR STONEMASTER 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

REGULAR AGENDA:

3. DISCUSSION AND POSSIBLE RECOMMENDATION UPON A REZONING REQUEST FOR 414 W. PARSONS, TOWN OF MANOR FROM SINGLE FAMILY RESIDENTIAL (R-1) DISTRICT ZONING TO LIGHT COMMERCIAL (C-1) DISTRICT ZONING. APPLICANT: JENNIFER SUMMERS – KELLER WILLIAMS. OWNER: ABEL MONDRAGON. 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, SEPTEMBER 4, 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, Adriana Rojas, 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.

ADRIANA ROJAS

1872

EST.

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
JULY 8, 2015, 6:30 P.M.**

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

ZINDIA PIERSON – VICE CHAIR (A)
TODD SHANER – COMMISSIONER (P)
SIMON GOODSON – COMMISSIONER (P)

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

COMMISSIONER LEWIS ANNOUNCED A QUORUM WAS PRESENT AND CALLED THE MEETING TO ORDER AT 6:36 PM

SWEAR IN TODD SHANER TO PLANNING AND ZONING COMMISSION

COMMISSIONER LEWIS SWORE COMMISSIONER SHANER TO PLANNING AND ZONING COMMISSION

CONSENT AGENDA:

1. APPROVE MINUTES:

JUNE 10, 2015

MOTION TO APPROVE THE JUNE MINUTES BY COMMISSIONER GOODSON, SECONDED BY COMMISSIONER MYERS. 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 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

MOTION TO POSTPONE AGENDA ITEMS 2 A, B, C, AND D BY COMMISSIONER MYERS, SECONDED BY COMMISSIONER GOODSON. 5 – 0 TO POSTPONE.

- 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

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

- 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

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

MOTION TO ADJOURN BY COMMISSIONER GOODSON, SECONDED BY COMMISSIONER MYERS. 5 – 0 TO ADJOURN AT 6:55 PM.

MARY ANN PARKER
CHAIRPERSON

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**MINUTES
MANOR PLANNING AND ZONING COMMISSION
105 E. EGGLESTON ST.
MANOR, TEXAS 78653
AUGUST 12, 2015, 6:30 P.M.**

MARY ANN PARKER – CHAIR (A)
BRIAN WINKLER – COMMISSIONER (A)
VACANT - COMMISSIONER
WILLIAM MYERS – COMMISSIONER (P)

ZINDIA PIERSON – VICE CHAIR (P)
TODD SHANER – COMMISSIONER (P)
SIMON GOODSON – COMMISSIONER (A)

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

VICE CHAIR PIERSON ANNOUNCED NO QUORUM AT 6:46 PM.

SWEAR IN ADRIANA ROJAS TO PLANNING AND ZONING COMMISSION

CONSENT AGENDA:

1. APPROVE MINUTES:

JULY 8, 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
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- F. DISCUSSION AND POSSIBLE ACTION TO APPROVE A SHORT FORM FINAL PLAT FOR 206 EAST WHEELER, TWO (2) SINGLE FAMILY LOTS ON .38 ACRES MORE OR LESS. APPLICANT/OWNER: GERMAINE SWENSON. STAFF: SCOTT DUNLOP

3. ADJOURN

MARY ANN PARKER
CHAIRPERSON

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2

A

JAY ENGINEERING COMPANY, INC.

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

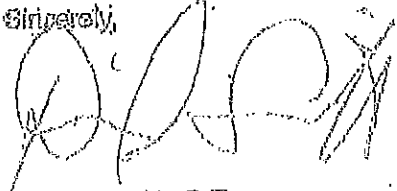
The applicant should provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

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 Bell
February 11, 2016
Page 2 of 2

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

Sincerely,



David T. Smith, P.E.

DTS/s

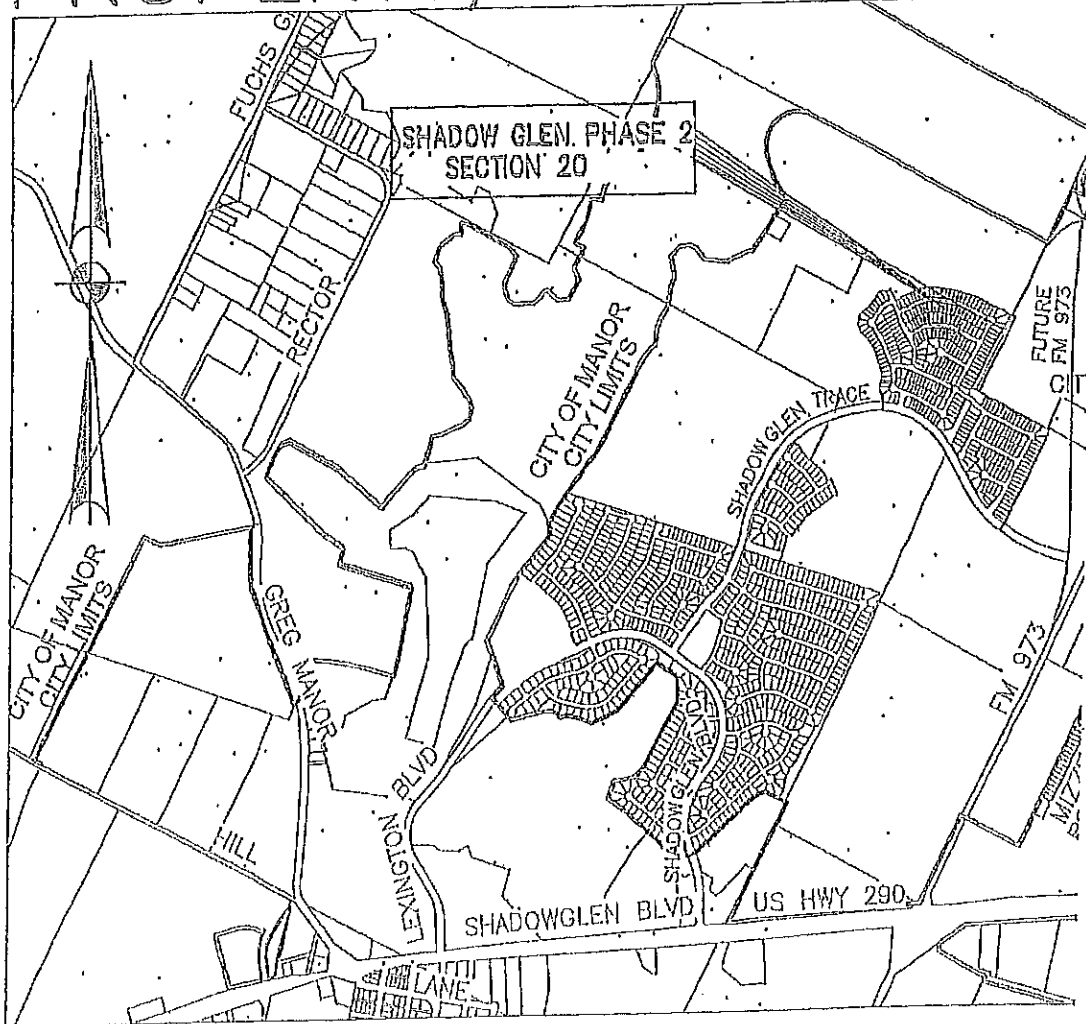
Copy: Jamie Burke, AECOM

PN: 100-978-10

JACO

OR EXTENT OF DEVELOPMENT
EARBY LAND USES THAT ARE
NEIGH

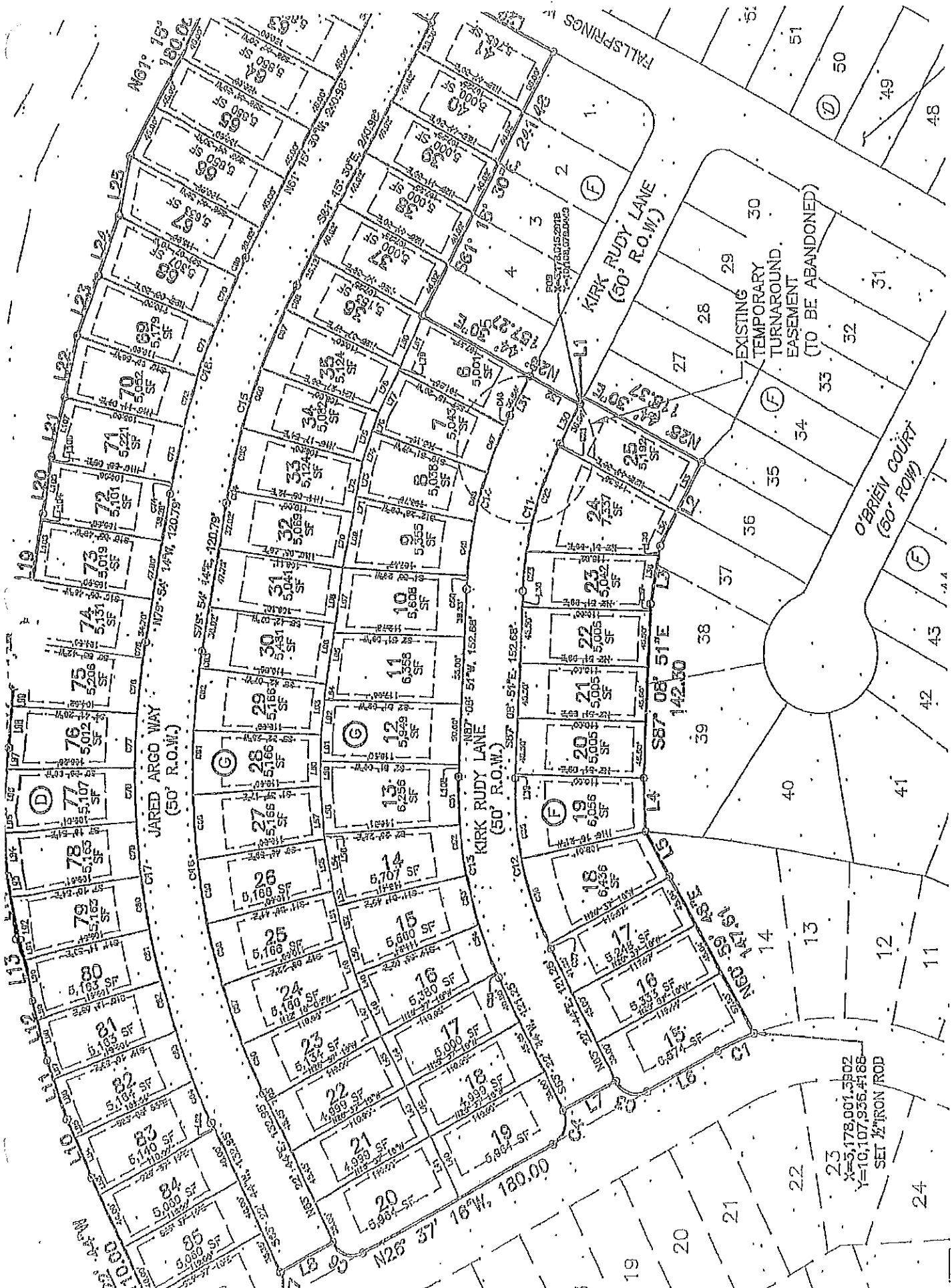
THIS CAN AFFECT THE
COUNTY REQUIRES THIS NOTIC
IT IS NOT A STATEMENT OR R
THE PROPERTY, THE SUBDIV'



COM

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

VICINITY MAP
SCALE: 1" = 2000'



X=5,178,001.3902
 Y=10,107,936.4186
 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.

2.11 ACRES
MARIC. PLANS 22
VOL. 10007, PG. 714
O.P.R.T.C.T.

1.0 ACRES
TOMMY HOLCOMB
DOC. NO. 2014038484
O.P.R.T.C.T.

1.58 ACRES
TOMMY HOLCOMB
DOC. NO. 2014038484
O.P.R.T.C.T.

JOHNSON TRAIL
(R.O.W. VARIES)

LOT 1

LOT 2

JOHNSON ROAD
(R.O.W. VARIES)

OPEN SPACE
1.283 ACRES
BLOCK S

14 - 50' LOTS PROPOSED
18 - 40' LOTS EXISTING

1 - 50' LOTS PROPOSED
2 - 40' LOTS EXISTING

9 - 50' LOTS PROPOSED
11 - 40' LOTS EXISTING

22 - 50' LOTS PROPOSED
28 - 40' LOTS EXISTING

9 - 50' LOTS PROPOSED
12 - 40' LOTS EXISTING

21 - 50' LOTS PROPOSED
27 - 40' LOTS EXISTING

21 - 50' LOTS PROPOSED
27 - 40' LOTS EXISTING

JOHNSON ROAD (60' R.O.W.)

PHASE 4

PHASE 5

3.40 ACRES
MUE LAM BUDDHIST CENTER, INC.
DOC. NO. 2009144433
O.P.R.T.C.T.

11 - 50' LOTS PROPOSED
14 - 40' LOTS EXISTING

11 - 50' LOTS PROPOSED
14 - 40' LOTS EXISTING

14 - 50' LOTS PROPOSED
13 - 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

8.30 ACRES
ROBERT B. RATH
VOL. 13138, PG. 1382
O.P.R.T.C.T.

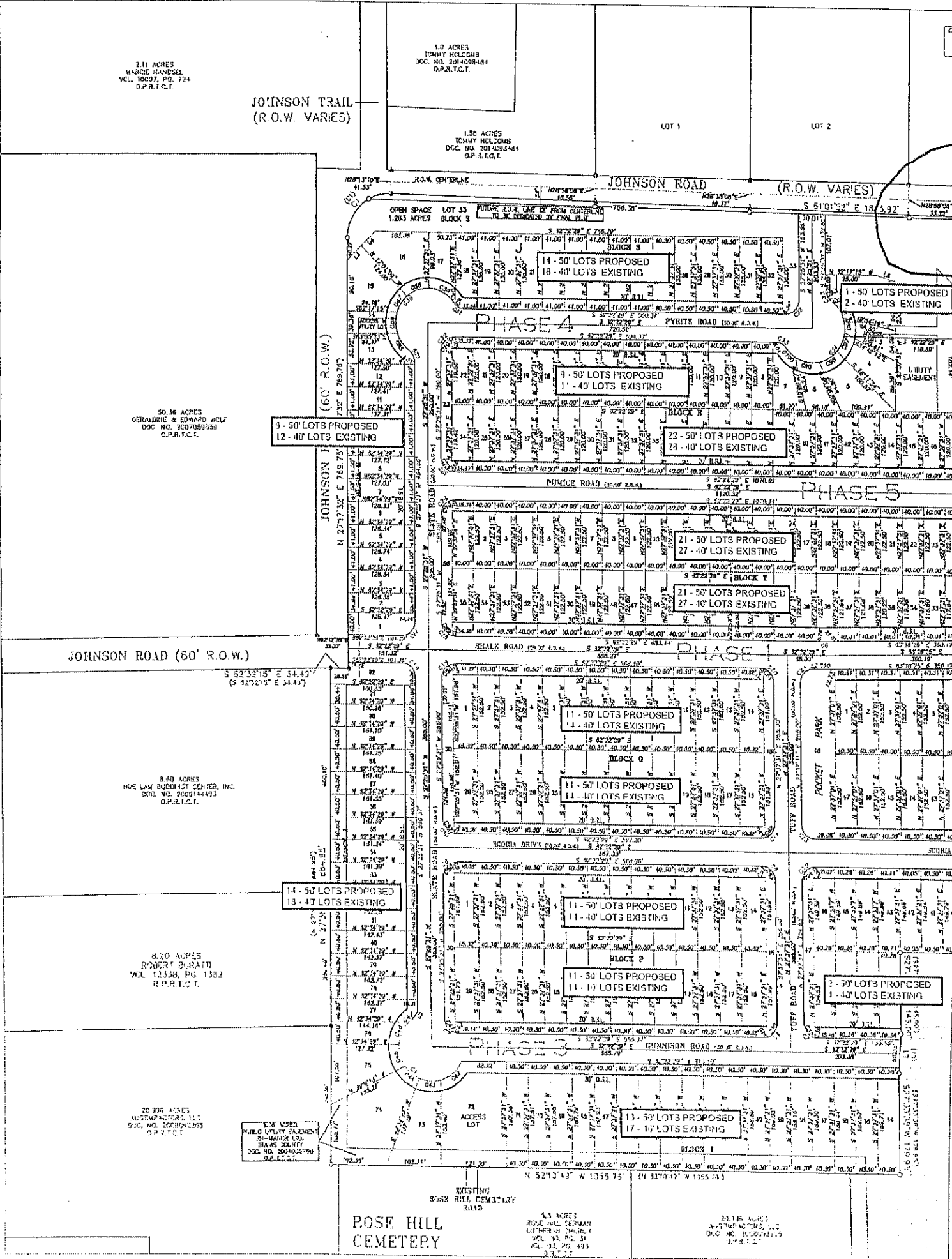
20.895 ACRES
AUSTIN WARD & SONS, L.P.
DOC. NO. 200261293
O.P.R.T.C.T.

1.08 ACRES
PUBLIC UTILITY EASEMENT
SI-MANOR LTD.
DANIEL ZILBER
DOC. NO. 2004026794
O.P.R.T.C.T.

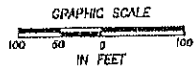
ROSE HILL CEMETERY

4.3 ACRES
ROSE HILL CEMETERY
LUTHERAN CHURCH
VOL. 10, PG. 11
DOC. NO. 200261293
O.P.R.T.C.T.

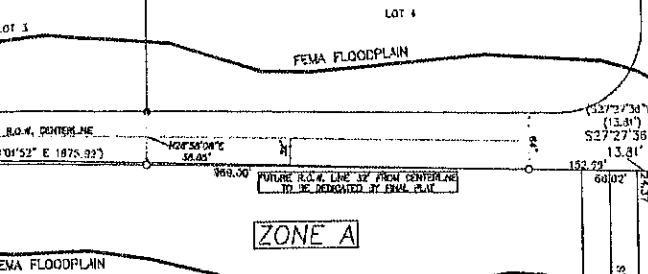
23.18 ACRES
AUSTIN WARD & SONS, L.P.
DOC. NO. 200261293
O.P.R.T.C.T.



CREEK ESTATES
CINCH CAMP
O. 200700072
P.P.T.C.T.



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.us



89.22 ACRES
CONTINENTAL HOMES OF TEXAS, L.P.
DOC. NO. 2015
O.P.R.T.C.T.

DETECTION
POND
DRAINAGE EASEMENT
LOT 84
BLOCK R
0.376 ACRES

PHASE 1

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

13 - 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

TOTAL EXISTING 40' RESIDENTIAL LOTS - 299
TOTAL PROPOSED 50' RESIDENTIAL LOTS - 231
NET LOSS OF RESIDENTIAL LOTS - 68
PERCENTAGE OF LOTS REMOVED - 22.7%

11.87 ACRES
JOSH GONZALEZ BENITEZ
DOC. NO. 2009179512
O.P.R.T.C.T.

0.38 ACRES
PUBLIC UTILITY EASEMENT
RE-MANOR LTD.
TRAVIS COUNTY
DOC. NO. 2004035790
O.P.R.T.C.T.

69' OR THEREAFTER 2015 - 2016

BLOCK Q
LOT 154
0.378 ACRES
DRAINAGE EASEMENT

STONEWATER SUBDIVISION
PHASE 1-A
DOC. NO. 201100015
O.P.R.T.C.T.

SHEET
2
2 OF 13
FOR INFORMATION
PURPOSES ONLY

File: S:\Projects\Stonewater\Draw\Main.dwg
Date: 04/06/15
Scale: (vert.)
1" = 100'
Checked by:

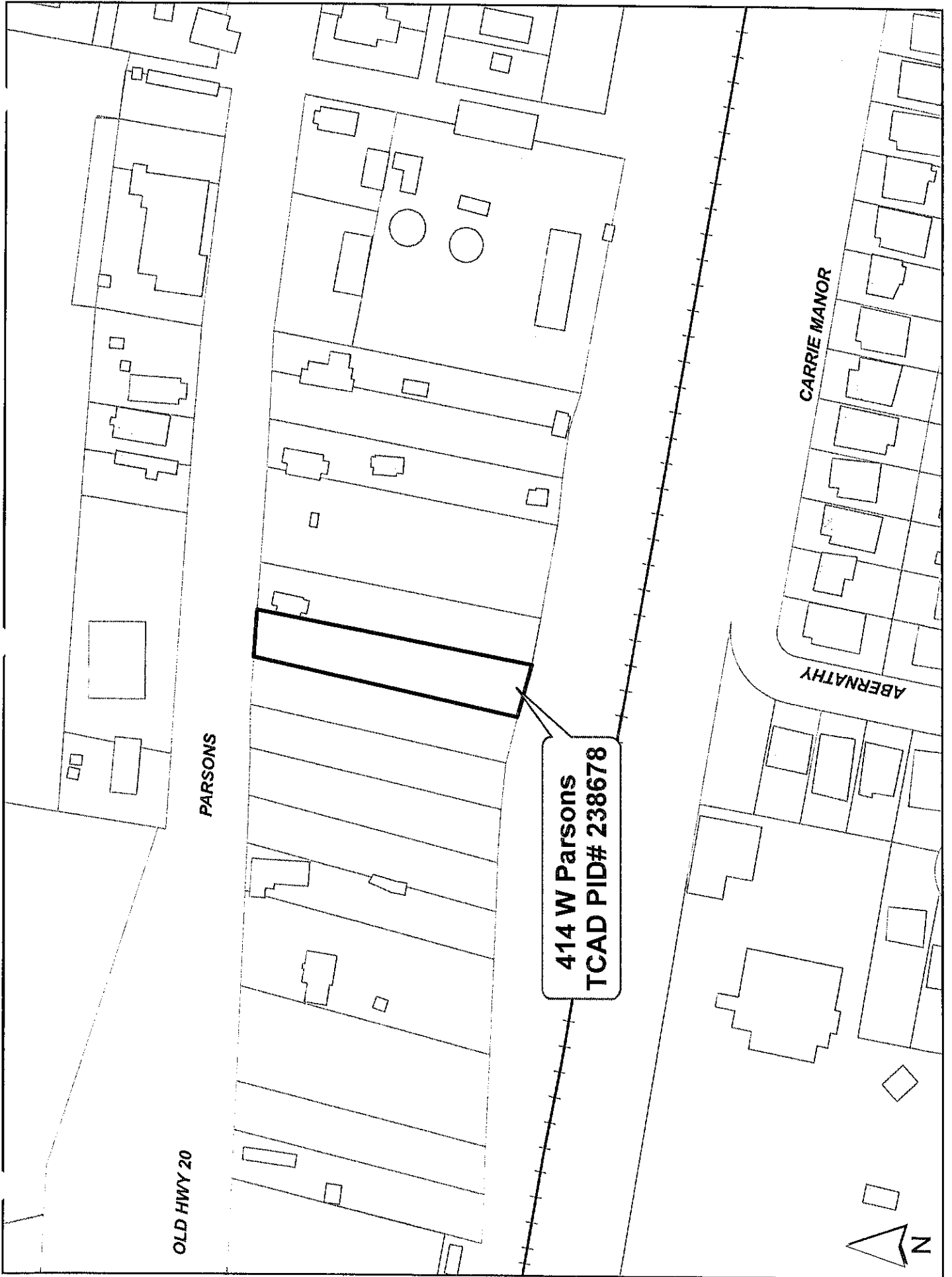
SHEET
01 of 02

132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181
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STONEWATER SUBDIVISION
PHASE SIX
DOC. NO. 201500010
O.P.R.T.C.T.

WALTER VAUGHN DRAWS 3/20/15

3



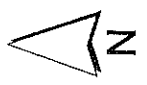
PARSONS

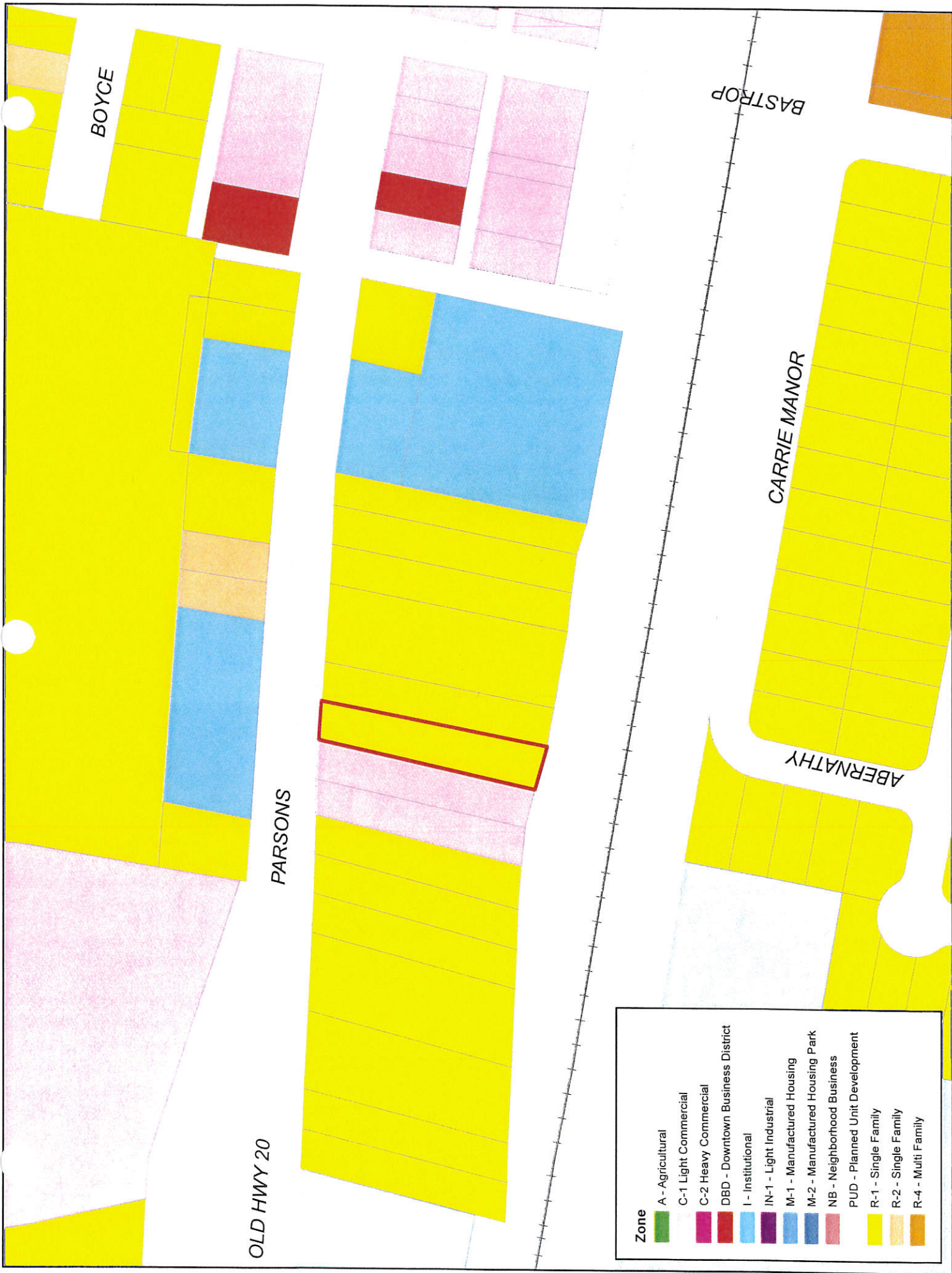
OLD HWY 20

CARRIE MANOR

ABERNATHY

414 W Parsons
TCAD PID# 238678





BOYCE

PARSONS

OLD HWY 20

BASTROP

CARRIE MANOR

ABERNATHY

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