



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

---

MARY ANN PARKER – CHAIR  
BRIAN WINKLER – COMMISSIONER  
ADRIANA ROJAS - COMMISSIONER  
WILLIAM MYERS – COMMISSIONER

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

**CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

**CONSENT AGENDA:**

**1. APPROVE MINUTES:**

OCTOBER 14, 2015

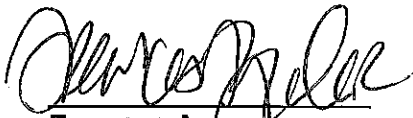
**2.**

- 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 STONEWATER NORTH REVISED PHASES 1 – 5, TWO HUNDRED THIRTY ONE (231) SINGLE FAMILY LOTS ON 69 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER RD. MANOR, TX. AGENT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP
- C.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR PRESIDENTIAL HEIGHTS PHASE 1, ONE HUNDRED THIRTEEN (113) SINGLE FAMILY LOTS ON 30 ACRES MORE OR LESS, LOCATED AT BOIS D’ARC AND TOWER ROAD. AGENT: KIMELY-HORN. OWNER: PRESIDENTIAL GLEN, LTD. STAFF: SCOTT DUNLOP

**REGULAR AGENDA:**

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE A SETBACK WAIVER FOR BLOCK 51, LOT 9, LOCALLY KNOWN AS 302 EAST WHEELER. APPLICANT: SARA DOMINGUEZ. 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, NOVEMBER 6, 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.*

**1**



**MINUTES  
MANOR PLANNING AND ZONING COMMISSION  
105 E. EGGLESTON ST.  
MANOR, TEXAS 78653  
OCTOBER 14, 2015, 6:30 P.M.**

---

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

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

**CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

COMMISSIONER GOODSON ANNOUNCED A QUORUM AND CALLED THE MEETING TO ORDER AT 6:30 PM

**CONSENT AGENDA:**

**1. APPROVE MINUTES:**

SEPTEMBER 9, 2015

**MOTION TO APPROVE THE SEPTEMBER 9<sup>TH</sup> MINUTES BY COMMISSIONER MYERS, SECONDED BY COMMISSIONER ROJAS. 4 – 0 TO APPROVE.**

**2.**

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

- C. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR PRESIDENTIAL HEIGHTS PHASE 1, ONE HUNDRED THIRTEEN (113) SINGLE FAMILY LOTS ON 30 ACRES MORE OR LESS, LOCATED AT BOIS D'ARC AND TOWER ROAD. AGENT: KIMELY-HORN. OWNER: PRESIDENTIAL GLEN, LTD. STAFF: SCOTT DUNLOP

**MOTION TO POSTPONE AGENDA ITEMS 2 A, B, AND C TO THE NOVEMBER 10<sup>TH</sup> MEETING BY COMMISSIONER SHANER, SECONDED BY COMMISSIONER MYERS. 5 – 0 TO POSTPONE.**

**REGULAR AGENDA:**

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE A UNIFORM SIGN PLAN FOR SHADOWVIEW SHOPPING CENTER. AGENT: DANNY BURNETT. STAFF: SCOTT DUNLOP

**MOTION TO APPROVE BY COMMISSIONER GOODSON, SECONDED BY COMMISSIONER SHANER. 6 – 0 TO APPROVE.**

4. ADJOURN

**MOTION TO ADJOURN BY COMMISSIONER GOODSON, SECONDED BY CHAIRPERSON PARKER. 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**

**JAY ENGINEERING COMPANY, INC.**  
P.O. Box 1320 (817) 259-3002  
Leander, TX 78640 Fax 259-8070  
Texas Registered Engineering Firm P-4700

February 11, 2016

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, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263. Based upon the review our office can offer the following comments:

#### CONSTRUCTION PLANS

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

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

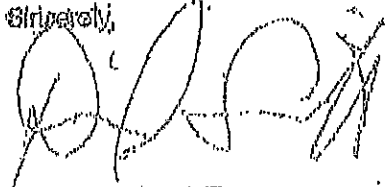
Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal,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



Mr. Tom Bell  
February 11, 2016  
Page 2 of 2

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

Sincerely,

A handwritten signature in black ink, appearing to read "D. Smith". The signature is stylized and somewhat cursive.

David T. Smith, P.E.

DTS/s

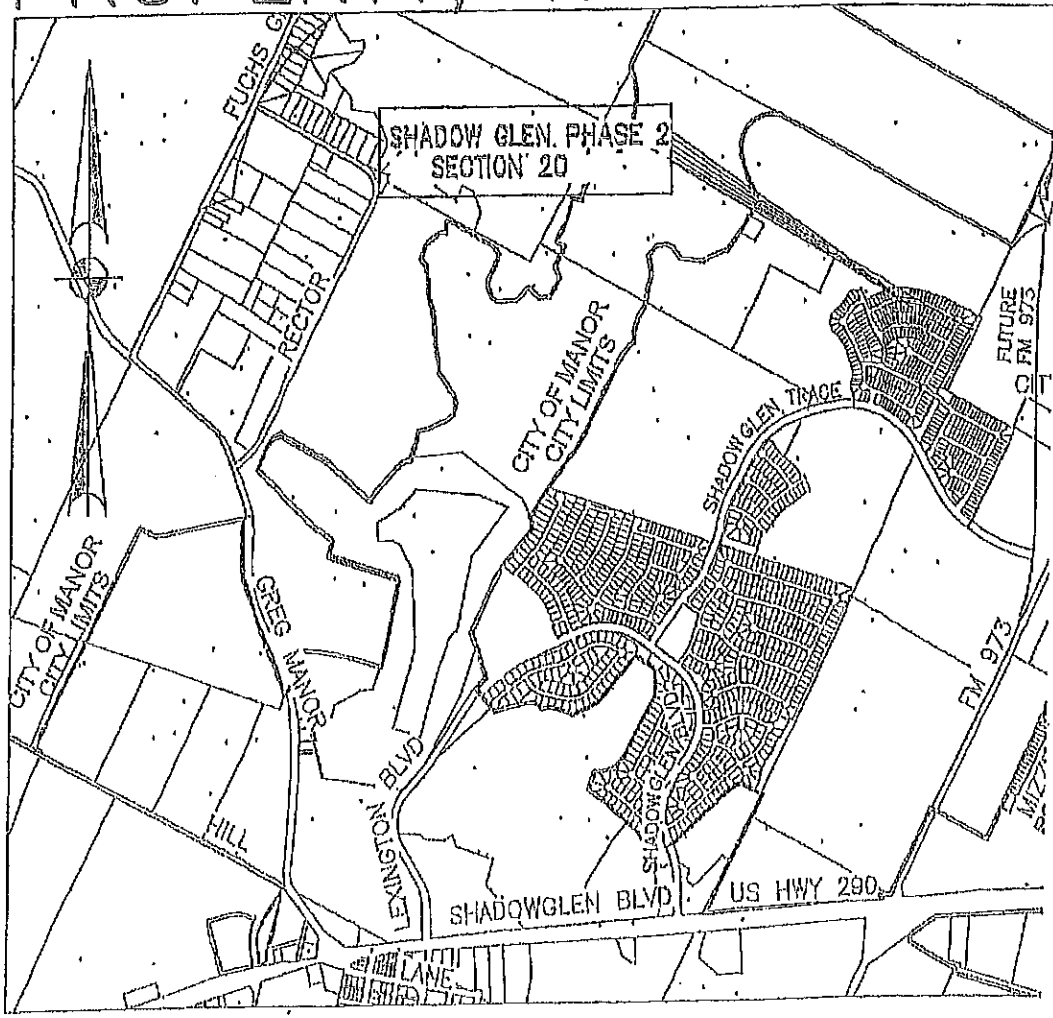
Copy: Jamie Burke, AECOM

PN: 100-07040

JACO

OR EXTENT OF DEVELOPMENT  
EARBY LAND USES THAT ARE  
NEIGH

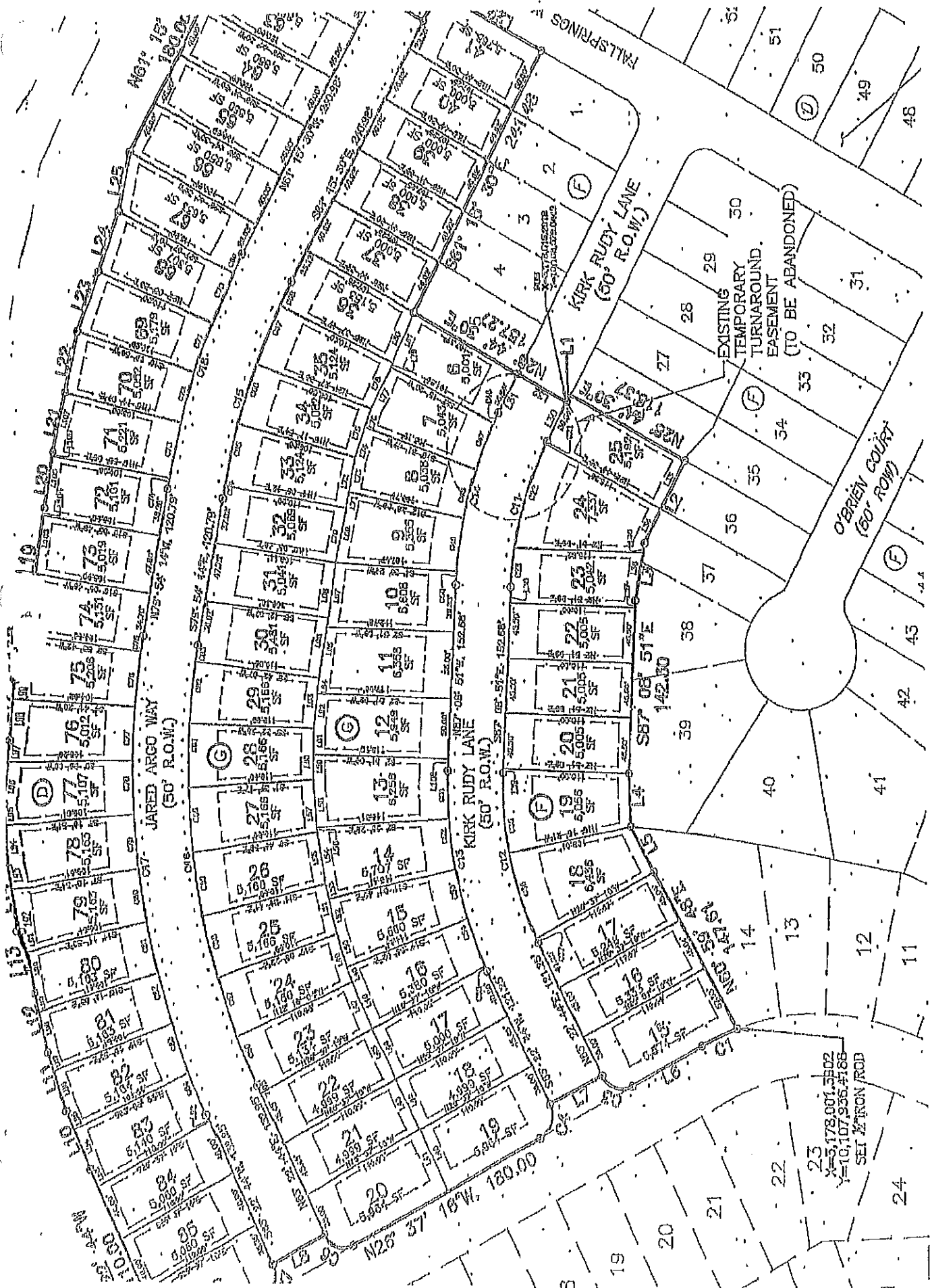
THIS CAN AFFECT THE  
COUNTY REQUIRES THIS NOTIC  
IT IS NOT A STATEMENT OR R  
THE PROPERTY, THE SUBDIV



COM

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

VICINITY MAP  
SCALE: 1" = 2000'



EXISTING  
TEMPORARY  
TURNAROUND  
EASEMENT  
(TO BE ABANDONED)

25  
X=3,178.001,3902  
Y=10,107,936.4188  
SET 1/2 IRON ROD

**B**



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

DoucetandAssociates.com

June 25, 2014

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

Attn: Tom Bolt, Director of Development Services

RE: Revised Stonewater North Subdivision: Preliminary Plan

Dear Mr. Bolt:

The Preliminary Plan Submittal Form and the associated documents enclosed are intended for a Preliminary Plan review of Stonewater North Subdivision. The revised Stonewater North Preliminary Plan differs from the previously approved preliminary plan in that the residential lot sizes have been increased from 40-feet to 50-feet. No significant changes have been made to the approved roadway or utility layouts.

A fee waiver of \$14,000 was approved by the City of Manor's City Council on June 3, 2015. The application fee check enclosed in this submittal package accounts for the difference between the preliminary plan submittal fee and the fee waiver.

Please find the following documents enclosed for your review:

- Preliminary Plan Application (1)
- Application Fee Check (1)
- Fee Waiver Approval E-mail (1)
- Engineering Report (1)
- Hydrologic Report (1)
- Service Availability Letters (1 set)
- Mailing List of residents within 300' (1)
- Mailing Labels of residents within 300' (1)
- Preliminary Plan – Stonewater North (1 set)

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

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

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

September 11, 2015

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

Re: Stonewater North Subdivision  
Fourth Preliminary Plan Application Submittal  
City of Manor

Dear Mr. Bolt:

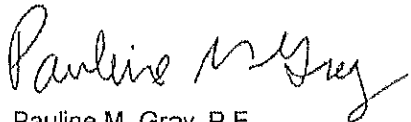
The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office September 10, 2015, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. Our previous comments dated July 7, 2015, have not been addressed with the latest submittal.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

1. Provide verification of no significant trees within the Limits of Construction as required by Section 22(c)(2)(iii) of Subdivision Ordinance 263 B. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.
2. An easement will be required for the fully developed 100 year flood plain, based upon the submitted memorandum. Show easement on the plan as required by Section 22(c)(4)(i) of Subdivision Ordinance 263 B. A drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies.

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

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

Sincerely,



Pauline M. Gray, P.E.

PMG/s

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

PN 100-721-10



**C**



JAY ENGINEERING COMPANY, INC.

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

Texas Registered Engineering Firm F-4780

October 1, 2015

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

Re: First Final Plat Review for  
Presidential Heights – Phase 1  
City of Manor, Texas

Dear Mr. Smith:

The first submittal of the Presidential Heights – Phase 1 Final Plat prepared by Kimley-Horn and Associates, Inc. received by our office on September 10, 2015 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Based upon the review our office can offer the following comments:

1. The location map on the plat is not to scale as required in Section 24(c)(1)(iii) of Subdivision Ordinance 263B. 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 plat. The latest edition of the USGS 7.5 minute quadrangle map is recommended.
2. Note that the Construction Plans for all required improvements will have to be approved before Final Plat approval pursuant to Section 24(h)(1)(iii) of Subdivision Ordinance 263B.
3. The Subdivision Final Plat Application shows fees calculated for a total of 113 Lots, but the plat shows 116 total lots.
4. Documentation on 911 Addressing approval of new street names is not provided 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.
5. No right of way widths are shown for the proposed streets. Section 24(c)(4)(i) requires that the location, bearing, distances, widths, purposes and approved names of proposed streets, alleys, easements and rights of way to be shown.
6. Section 24(c)(4)(ii) requires that complete curve data (delta, arc length, radius, tangent, point of curve, point of reverse curve, point of tangent, long chord with bearing) be provided.
7. Block E Lot 20 is missing dimensions. Section 24(c)(4)(v) requires the use, property dimensions, names and boundary lines of all special reservations to be dedicated for public use.
8. Letters from electric utility providers were not submitted with the proposed Plat as required in Section 24(c)(5)(ii) of Subdivision Ordinance 263B. The developer must furnish letters

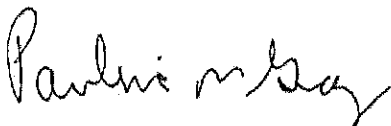
from non-City utilities certifying their approval of utility easements and the utility's intent to serve the property.

9. No deed restrictions were submitted with the plat. Deed restrictions are required in Section 24(d)(2)(iv) of Subdivision Ordinance 263B.

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

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

Sincerely,



Pauline M. Gray, P.E.

PMG/s

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

PN: 100-710-10



1	100.00
2	100.00
3	100.00
4	100.00
5	100.00
6	100.00
7	100.00
8	100.00
9	100.00
10	100.00
11	100.00
12	100.00
13	100.00
14	100.00
15	100.00
16	100.00
17	100.00
18	100.00
19	100.00
20	100.00
21	100.00
22	100.00
23	100.00
24	100.00
25	100.00
26	100.00
27	100.00
28	100.00
29	100.00
30	100.00
31	100.00
32	100.00
33	100.00
34	100.00
35	100.00
36	100.00
37	100.00
38	100.00
39	100.00
40	100.00
41	100.00
42	100.00
43	100.00
44	100.00
45	100.00
46	100.00
47	100.00
48	100.00
49	100.00
50	100.00

1. The minimum lot area shall be 100.00 square feet. The minimum lot width shall be 10.00 feet. The minimum lot depth shall be 10.00 feet. The minimum lot area shall be 100.00 square feet. The minimum lot width shall be 10.00 feet. The minimum lot depth shall be 10.00 feet.

2. The minimum lot area shall be 100.00 square feet. The minimum lot width shall be 10.00 feet. The minimum lot depth shall be 10.00 feet. The minimum lot area shall be 100.00 square feet. The minimum lot width shall be 10.00 feet. The minimum lot depth shall be 10.00 feet.

3. The minimum lot area shall be 100.00 square feet. The minimum lot width shall be 10.00 feet. The minimum lot depth shall be 10.00 feet. The minimum lot area shall be 100.00 square feet. The minimum lot width shall be 10.00 feet. The minimum lot depth shall be 10.00 feet.

4. The minimum lot area shall be 100.00 square feet. The minimum lot width shall be 10.00 feet. The minimum lot depth shall be 10.00 feet. The minimum lot area shall be 100.00 square feet. The minimum lot width shall be 10.00 feet. The minimum lot depth shall be 10.00 feet.

5. The minimum lot area shall be 100.00 square feet. The minimum lot width shall be 10.00 feet. The minimum lot depth shall be 10.00 feet. The minimum lot area shall be 100.00 square feet. The minimum lot width shall be 10.00 feet. The minimum lot depth shall be 10.00 feet.

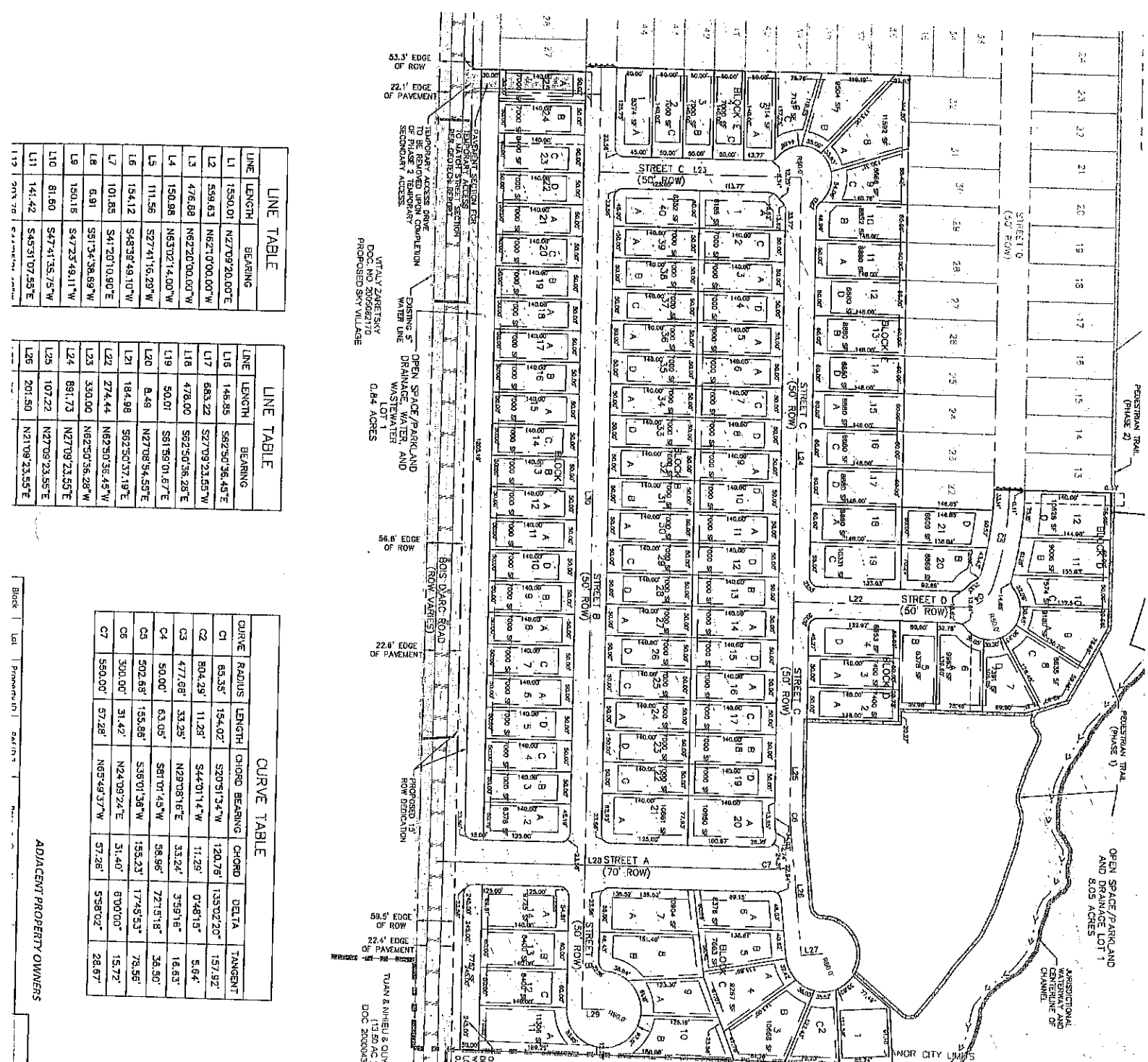
6. The minimum lot area shall be 100.00 square feet. The minimum lot width shall be 10.00 feet. The minimum lot depth shall be 10.00 feet. The minimum lot area shall be 100.00 square feet. The minimum lot width shall be 10.00 feet. The minimum lot depth shall be 10.00 feet.

7. The minimum lot area shall be 100.00 square feet. The minimum lot width shall be 10.00 feet. The minimum lot depth shall be 10.00 feet. The minimum lot area shall be 100.00 square feet. The minimum lot width shall be 10.00 feet. The minimum lot depth shall be 10.00 feet.

8. The minimum lot area shall be 100.00 square feet. The minimum lot width shall be 10.00 feet. The minimum lot depth shall be 10.00 feet. The minimum lot area shall be 100.00 square feet. The minimum lot width shall be 10.00 feet. The minimum lot depth shall be 10.00 feet.

9. The minimum lot area shall be 100.00 square feet. The minimum lot width shall be 10.00 feet. The minimum lot depth shall be 10.00 feet. The minimum lot area shall be 100.00 square feet. The minimum lot width shall be 10.00 feet. The minimum lot depth shall be 10.00 feet.

10. The minimum lot area shall be 100.00 square feet. The minimum lot width shall be 10.00 feet. The minimum lot depth shall be 10.00 feet. The minimum lot area shall be 100.00 square feet. The minimum lot width shall be 10.00 feet. The minimum lot depth shall be 10.00 feet.



LINE TABLE

LINE	LENGTH	BEARING
L1	1550.01	N27.09°20.00'E
L2	559.63	N62.10°00.00'W
L3	476.88	N62.20°00.00'W
L4	150.96	N65.02°14.00'W
L5	111.56	S27.41°16.29'W
L6	154.12	S48.38°49.10'W
L7	101.85	S41.20°10.90'E
L8	6.91	S51.34°38.89'W
L9	150.15	S47.41°35.75'W
L10	81.60	S47.41°35.75'W
L11	141.42	S45.31°07.59'E

LINE TABLE

LINE	LENGTH	BEARING
L16	146.95	S62.50°36.45'E
L17	663.22	S27.09°23.55'W
L18	478.00	S62.50°36.28'E
L19	50.01	S61.36°01.67'E
L20	8.48	N27.08°54.59'E
L21	184.98	S62.50°37.19'E
L22	274.44	N62.90°36.45'W
L23	330.00	N62.50°36.28'W
L24	891.73	N27.09°23.55'E
L25	107.22	N27.09°23.55'E
L26	201.50	N27.09°23.55'E

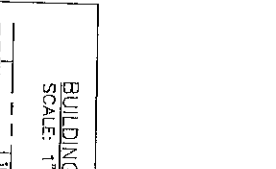
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	65.35'	154.02'	S20°51'34" W	120.78'	135°02'20"	157.92'
C2	804.29'	11.29'	S44°01'14" W	11.29'	0°48'15"	5.64'
C3	477.68'	33.25'	N29°08'16" E	33.24'	3°59'16"	16.63'
C4	50.00'	63.05'	S61°07'45" W	56.96'	72°15'18"	36.50'
C5	502.66'	155.66'	S36°01'36" W	155.23'	174°55'33"	78.55'
C6	300.00'	31.42'	N24°09'24" E	31.40'	6°00'00"	15.72'
C7	550.00'	57.28'	N65°49'37" W	57.26'	5°58'02"	28.67'

ADJACENT PROPERTY OWNERS

MAILING ADDRESS

GARY L SRNENSKY  
 (10 000 ACRES)  
 VOL 7873, PG 455  
 O.P.R.I.C.T



NOTE:  
 ALL LOTS TO H  
 ALONG STREET

TYPE	TOTAL LOTS	PERCENTS
RESIDENTIAL	40	100%

RESIDENTIAL USE  
 TOTAL ACRES...  
 LINEAR FOOT OF 4  
 LINEAR FOOT OF 7  
 NUMBER OF SINGLE  
 ACRES OF SQUA  
 NUMBER OF NON-F  
 ACREAGE OF NON-F  
 TOTAL NUMBER OF

NOTE:  
 1. ALL LOTS E  
 LOT AREA F  
 ADJACENT.  
 LEGAL DESCRIPTION  
 34.86 TOTAL ACR  
 15.86 TOTAL ACR  
 VOL 11862, PG 1

**3**

November 5, 2015

To Whom This May Concern,

I would like to build a single family home on Lot 9 block 51, address 302 E. Wheeler St. 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 7' on the east and 7' on the west.

Thank You,

Sara Dominguez

512.767.9014