



Julie Leonard, P&Z Chair, Place 1
Anthony Butler, Place 2
Cresandra Hardeman, Place 3
Prince John Chavis, CIF Chair, Place 4
Grant E. Loveless, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7
Barth Timmermann, CIF Developer Representative

Community Impact Fee Advisory Committee and Planning & Zoning Commission Joint Meeting

Wednesday, December 08, 2021 at 6:30 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

AGENDA

*The Planning & Zoning Commission Meeting will follow right after the
Community Impact Fee Advisory Committee meeting.*

COMMUNITY IMPACT FEE ADVISORY COMMITTEE

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

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CONSENT AGENDA

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- 1. Consideration, discussion, and possible action to approve the Community Impact Fee Advisory Committee Minutes of November 10, 2021, Regular Session.**

ADJOURNMENT

PLANNING & ZONING COMMISSION

CALL TO ORDER AND ANNOUNCE A QURUM IS PRESENT

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PUBLIC HEARING

- 1.** Conduct a public hearing on a Variance Request from Manor Code of Ordinances, Chapter 10, Article III, Section 41(b)(1) for a stormwater detention exemption on Lots 1 and 2, Final Plat of Hill Lane Industrial and being located at 9917 and 10111 Hill Lane, Manor, TX.
Applicant: Garza EMC
Owner: Butler Family Partnership Ltd.
- 2.** Conduct a public hearing on a Rezoning Application for 8.57 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315 and the Calvin Barker Survey No. 38, Abstract No. 58, and being located at 12920 Old Highway 20, Manor, TX from Agricultural (A) to Neighborhood Business (NB) and Townhome (TH).
Applicant: Rao's Consulting Engineers, LLC
Owner: Sampsg Properties, LLC
- 3.** Conduct a public hearing on a Rezoning Application for 10.24 acres, more or less, out of the A.C. Caldwell Survey, Abstract 154, and being located near the intersection of Paseo de Presidente and Gunn Lane, Manor, TX from Single Family Suburban (SF-1) to Multi-Family 15 (MF-1).
Applicant: Kimley-Horn and Associates, Inc.
Owner: Dywer Realty
- 4.** Conduct a public hearing on a Rezoning Application for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD).
Applicant: SEC Planning
Owner: Enfield Partners, LLC

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- 5. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of November 10, 2021, Regular Session.**

REGULAR AGENDA

- 6. Consideration, discussion, and possible action on appointing a Planning and Zoning Commission Vice Chair.**
- 7. Consideration, discussion, and possible action to approve a Variance Request from Manor Code of Ordinances, Chapter 10, Article III, Section 41(b)(1) for a stormwater detention exemption on Lots 1 and 2, Final Plat of Hill Lane Industrial and being located at 9917 and 10111 Hill Lane, Manor, TX.
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*Owner: Enfield Partners, LLC***

ADJOURNMENT

In addition to any executive session already listed above, the Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

CONFLICT OF INTEREST

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Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no Planning & Zoning Commission member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the Planning & Zoning Commission member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Thursday, December 2, 2021, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Lluvia T. Almaraz, TRMC
City Secretary for the City of Manor, Texas

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the Community Impact Fee Advisory Committee Minutes of November 10, 2021, Regular Session.

BACKGROUND/SUMMARY:

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- November 10, 2021, CIF Advisory Committee Regular Session Minutes

STAFF RECOMMENDATION:

It is City Staff's recommendation that the Community Impact Fee Advisory Committee approve the Community Impact Fee Advisory Committee Minutes of the November 10, 2021, Regular Session.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**



**COMMUNITY IMPACT FEE ADVISORY COMMITTEE
REGULAR SESSION MINUTES
NOVEMBER 10, 2021**

PRESENT:

Prince John Chavis, Chair, Place 4 (Absent)

COMMITTEE MEMBERS:

Julie Leonard, Place 1 (Absent)
 Anthony Butler, Place 2 (Absent)
 Cresandra Hardeman, Place 3
 Grant E. Loveless, Place 5 (Absent)
 Cecil Meyer, Place 6
 Lakesha Small, Place 7
 Barth Timmermann, Developer Representative

CITY STAFF:

Scott Dunlop, Interim City Manager
 Pauline Gray, P.E., City Engineer
 Mandy Miller, Administrative Assistant

REGULAR SESSION – 5:30 P.M.

With a quorum of the Community Impact Fee (CIF) Advisory Committee Members present, the regular session of the Manor CIF Advisory Committee was called to order by Committee Member Small at 5:42 p.m. on Wednesday, November 10, 2021, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

No one appeared to speak at this time.

CONSENT AGENDA

- 1. Consideration, discussion, and possible action to approve the Community Impact Fee Advisory Committee Minutes of October 13, 2021, Regular Session.**

MOTION: Upon a motion made by Committee Member Meyer and Seconded by Committee Member Timmermann to approve the consent agenda.

There was no further discussion.

Motion to approve carried 4-0

REGULAR AGENDA

2. Consideration, discussion, and possible action on a Community Impact Fee calculation.

City Engineer Gray addressed the CIF Committee regarding the estimated calculations for needed water projects. Details was given to the Committee about the amount of recommended fees, how the fees were calculated and the reason for the increases when compared to previous fees. There were no questions from the Committee regarding these calculations.

City Engineer Gray addressed the CIF Committee regarding the estimated calculations for the needed wastewater projects. Engineer Gray stated the wastewater calculations had the main updates. Updates were made to the additional lift stations, force mains and gravity lines. Cost was adjusted to reflect current prices and recalculated the fees.

Interim City Manager Dunlop and Engineer Gray answered questions from the Committee regarding the recommended fees in comparison to surrounding areas. Details were given to the Committee on how the dollar amounts are set and what those amounts pay for.

Interim City Manager Dunlop informed the Committee of the process of approval regarding the calculations and next steps to recommending the fees to City Council. Mr. Dunlop confirmed for the Committee that no meeting would be necessary in December if the calculations were approved at this meeting.

MOTION: Upon a motion made by Committee Member Meyer and Seconded by Committee Member Timmermann to accept the calculated fees as presented by City Engineer Gray.

There was no further discussion.

Motion to approve carried 4-0

ADJOURNMENT

MOTION: Upon a motion made by Committee Member Timmermann and Seconded by Committee Member Meyer to adjourn the regular session of the CIF Advisory Committee at 5:53 p.m. on Wednesday, November 10, 2021.

There was no further discussion.

Motion to approve carried 4-0

These minutes approved by the CIF Advisory Committee on the 8th day of December 2021. (*Audio recording archived*)

APPROVED:

Prince J. Chavis
Chair

ATTEST:

Scott Dunlop
Interim City Manager

Draft Minutes



Julie Leonard, P&Z Chair, Place 1
Anthony Butler, Place 2
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Community Impact Fee Advisory Committee and Planning & Zoning Commission Joint Meeting

Wednesday, December 08, 2021 at 6:30 PM

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PUBLIC HEARING

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Owner: Butler Family Partnership Ltd.
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/s/ Lluvia T. Almaraz, TRMC
City Secretary for the City of Manor, Texas

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AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Variance Request from Manor Code of Ordinances, Chapter 10, Article III, Section 41(b)(1) for a stormwater detention exemption on Lots 1 and 2, Final Plat of Hill Lane Industrial and being located at 9917 and 10111 Hill Lane, Manor, TX

Applicant: Garza EMC

Owner: Butler Family Partnership Ltd.

BACKGROUND/SUMMARY:

The project is a proposed 132,000 sf cold storage distribution center on Lot 2 (9917 Hill Lane). There is also a future planned light industrial warehouse on Lot 1 (10111 Hill Lane) by the same developer, so the variance request is for both Lot 1 and Lot 2. The applicant is requesting a detention variance to construct the projects without stormwater detention facilities because detaining stormwater from the sites does not substantially improve peak flows in Gilleland Creek. Our engineers have reviewed the request and concluded developing the sites without detention facilities would have no negative impact to the peak flows of Gilleland Creek. The Las Entradas Development, which is directly east of this project, also was approved this same variance many years ago as early release of stormwater, meaning the flows are not intercepted by a detention facility, was similarly concluded as having no negative impact on Gilleland Creek’s peak flows.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Engineer Approval
- Detention variance request
- Site Plan Grading and Detention Sheets
- Notice
- Map
- Labels

STAFF RECOMMENDATION:

It is the City staff’s recommendation that the Planning and Zoning Commission conduct a public hearing.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

November 18, 2021

Mr. Darren Huckert, P.E.
Garza EMC
7708 Rialto Blvd, Ste. 125
Austin, Texas 78735

Re: Review of the Detention Waiver Request for Hill Lane Industrial Subdivision
Manor, Texas

Dear Mr. Huckert:

The Detention Waiver Request for Hill Lane Industrial Subdivision prepared by Garza EMC and received by our office on November 11, 2021, has been reviewed for compliance with the City of Manor's drainage requirements. Based upon this review, we can offer the following comments:

Per the information provided, it appears that the hydrologic analysis of the developed basins indicates that there would be no significant negative impact to the peak flows in Gilleland Creek, therefore, the general recommendation to develop Hill Lane Industrial Subdivision without detention appears to achieve the intent of the City's 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 compliance. Please call if you have any questions or need additional information.

Yours truly,

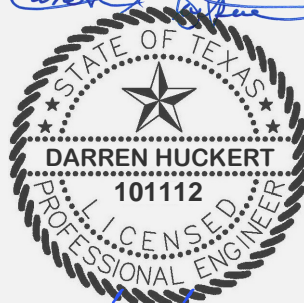


Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop, City of Manor

PN: 14667.12-0065



11/05/2021

Cold Site

9917 Hill Lane
Manor, Travis County, TX 78653

Detention Waiver Request

Prepared by:

GARZA EMC, LLC.
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
TBPE Registration No. F-14629

11/05/2021

Mr. Scott Dunlop
City of Manor Development Services
105 E. Eggleston Street
Manor, Texas 77865

RE: Detention Waiver Request
Cold Site
Manor, Travis County, Texas

Dear Mr. Dunlop,

On behalf of the property owner, Butler Family Partnership Ltd., GarzaEMC is submitting this Site Plan Application for the above referenced project. The proposed development consists of a 15.86-acre lot with 133,062 square feet of initial building area (44,522 square feet for future buildout) and related parking, access, and utility infrastructure. The site is located northeast of the intersection of SH 130 and Hwy 290 and is bounded to the north by Hill Lane and the west by the Manor city limits line.

The proposed development lies within the full purpose city limits of Manor, Texas and is zoned IN-1 (Light Industrial). The planned improvements consist of mass grading and stormwater conveyance systems on Lot 1 (the South lot) and site improvements to construct a cold storage office/warehouse facility on Lot 2 (North site) of the Hill Industrial Subdivision, which is a short form plat application currently under review with the City of Manor. The overall acreage of the property is 46.4494 acres of which approximately 32.81 acres will comprise the project's limits of construction across both lots. The site is located in the Gilleland Creek watershed and has portions of the FEMA defined flood plain on its southern, downgradient area according to FEMA FIRM map panel number 48453C0480J, dated August 18, 2014.

The site will receive water and wastewater utility service from the City of Manor through public facilities within Hill Lane. The public facilities are being extended down Hill Lane currently as part of the neighboring St. Joseph's Catholic Church development.

Please contact our office should you require any additional items or if you have any questions in your review of the application.

We are requesting a waiver for the City of Manor Code of Ordinances, Chapter 10, Article III, Section 41(b)(1), which states that “all drainage improvements within the City’s jurisdiction shall be designed in accordance with the City of Austin’s Drainage Criteria Manual.” The specific section of The City of Austin’s Drainage Criteria Manual (DCM) that this waiver applies to is Section 1.2.2(D). The proposed development complies with Section 1.2.2(A) of the DCM, which states that “stormwater runoff peak flow rates for the two (2), ten (10), 25 and 100-year frequency storms shall not cause increase inundation of any building or roadway surface or create any additional adverse flooding impacts.”

A detention analysis is included as a subsection of this Engineering & Drainage report. The results of this analysis show the proposed development does not cause an adverse impact to Gilleland Creek. As such, GarzaEMC requests a Detention Waiver be granted for the subject tract.

Sincerely,



Darren Huckert, P.E., LEED AP
Vice President



1.0 EXISTING CONDITIONS

The hydrologic methods used for the analysis of existing conditions in the Gilleland Creek watershed consisted of the use of the City of Austin HEC HMS model downloaded from the City of Austin FloodPro database. The HEC HMS version used is 3.0.1. The model was used with ATLAS 14 rainfall data from the City of Austin Drainage Criteria Manual to predict peak discharges and peak times for the Gilleland Creek watershed.

1.1 DRAINAGE BASIN DELINEATION

The subbasins used in the model were the preexisting subbasins specified in the City of Austin HEC HMS model. These subbasins were also provided in the form of shapefiles to be used in AutoCAD. The existing subbasins are shown in Figure 1.

1.2 MODEL INPUT PARAMETERS

Model input parameters were taken directly from the COA's existing conditions Gilleland Creek HEC HMS model with no modifications. The model utilized Soil Conservation Service (SCS) Loss Rate method, establishing base curve numbers for each drainage basin with impervious cover input separately based on existing condition land usage. The SCS dimensionless unit hydrograph was used to define the unit hydrographs' overall shape and timing. The existing model lag times were not modified.

Rainfall data was obtained from the COA Drainage Criteria Manual for a 24 hour frequency storm. The 2, 10, 25, and 100-year storms were analyzed.

1.3 MODEL RESULTS

Model results for existing conditions in the vicinity of the project area through the City of Manor are summarized in Table 1 for each frequency storm.

Table 1 – Existing Conditions Hydrologic Results

HMS Element ID	Existing Conditions 100-Year Peak Flow (cfs)	Existing Conditions 25-Year Peak Flow (cfs)	Existing Conditions 10-Year Peak Flow (cfs)	Existing Conditions 2-Year Peak Flow (cfs)
GIL970	464.56	335.07	254.28	119.7
J970	2244.26	1551.02	1171.77	584.02
J970_975	25824.87	16629.39	11720.89	4352.54
GIL980	355.52	257.6	196.21	92.56
GIL990	544.23	394.55	300.74	142.31
J980_990	25851.7	16645.56	11727.92	4354.12
J1020	25796.93	16636.68	11718.28	4352.66

2.0 DEVELOPED CONDITIONS

The existing conditions HEC HMS model was used as the starting point for the developed conditions analysis. The ultimate Cold Site development conditions were analyzed for a maximum impervious cover value within the drainage basin to compare realistic future conditions to current conditions.

2.1 DRAINAGE BASIN DELINEATION

Using the existing subbasins as a starting point, the subbasin boundaries were modified and a new subbasin was added to contain the developed site. Figure 2 shows the developed conditions drainage basins in the project area, as well as their area within the overall Gilleland Creek watershed. The figure also labels the HEC HMS nodes for which peak flows are calculated and summarized in the results section.

2.2 MODEL INPUT PARAMETERS

Using the existing HEC HMS model as a starting point, modifications were made to the drainage basin areas, impervious cover percentages, and lag times for the basins in the vicinity of the project to account for developed conditions. No changes were made to other model parameters.

The new Site subbasin was created with the same curve number as the area it previously occupied, but with an increased impervious cover. It was connected downstream to junction J980_990 which is where the outfall would be expected to go. The surrounding subbasins' lag times were recalculated to account for the new geometry due to the new subbasin.

2.3 PRELIMINARY DETENTION POND ESTIMATION

A detention pond was preliminarily sized to receive, store, and release stormwater runoff from the new Site subbasin. The pond was located at the downstream end of the subbasin. The outlet structure consists of two orifices and a weir.

2.4 MODEL RESULTS

Model results for developed conditions without detention ponds in the vicinity of the project area and along Gilleland Creek through the City of Manor are summarized in Table 2 for each frequency storm. Table 3 summarizes the model results for each frequency storm for the developed condition with the preliminary detention pond in place. Finally, Table 4 provides a side-by-side comparison of the model results for existing conditions, developed conditions without a pond, and developed conditions with a pond for the 100-year storm only.

Table 2 – Developed Conditions without Detention Pond Hydrologic Results

HMS Element ID	Developed Conditions 100-Year Peak Flow (cfs)	Developed Conditions 25-Year Peak Flow (cfs)	Developed Conditions 10-Year Peak Flow (cfs)	Developed Conditions 2-Year Peak Flow (cfs)
GIL970	417.26	301.48	229.11	108.06
J970	2164.42	1500.71	1127.26	564.69
J970_975	25812.95	16625.03	11718.42	4351.84
Site	388.46	294.2	237.51	135.72
GIL980	379.2	275	209.82	99.16
GIL990	315.14	226.03	170.96	80.03
J980_990	25858.76	16647.5	11728.87	4354.34
J1020	25803.91	16638.62	11719.24	4352.88

Table 3 – Developed Conditions with Detention Pond Hydrologic Results

HMS Element ID	Developed Conditions 100-Year Peak Flow (cfs)	Developed Conditions 25-Year Peak Flow (cfs)	Developed Conditions 10-Year Peak Flow (cfs)	Developed Conditions 2-Year Peak Flow (cfs)
GIL970	417.26	301.48	229.11	108.06
J970	2164.42	1500.71	1127.26	564.69
J970_975	25812.95	16625.03	11718.42	4351.84
Site	388.46	294.2	237.51	135.72
Pond	174.2	91.25	48.09	23.3
GIL980	379.2	275	209.82	99.16
GIL990	315.14	226.03	170.96	80.03
J980_990	25873.62	16657.36	11730.9	4357.48
J1020	25818.76	16648.54	11721.27	4356.02

Table 4 – Comparison of Hydrologic Results for the 100-Year Storm

HMS Element ID	Existing Condition Peak Flow (cfs)	Developed Condition Peak Flow (cfs)	Developed Condition w/ Pond Peak Flow (cfs)	Existing Condition Peak Time	Developed Condition Peak Time	Developed Condition w/ Pond Peak Time
GIL970	464.56	417.26	417.26	12:30	12:27	12:27
J970	2244.26	2164.42	2164.42	12:46	12:46	12:46
J970_975	25824.87	25812.95	25812.95	14:28	14:28	14:28
Site	N/A	388.46	388.46	N/A	12:04	12:04
Pond	N/A	N/A	174.2	N/A	N/A	12:11
GIL980	355.52	379.2	379.2	12:20	12:17	12:17
GIL990	544.23	315.14	315.14	12:20	12:39	12:39
J980_990	25851.7	25858.76	25873.62	14:35	14:35	14:35
J1020	25796.93	25803.91	25818.76	14:39	14:39	14:39

3.0 CONCLUSIONS

Based on the Gilleland Creek hydrologic analysis performed for the Cold Site development, it can be concluded that construction of stormwater detention on the Cold Site property would not achieve the goals of the drainage policy requirements for developments within the City of Manor. Stormwater detention is not estimated to have any measurable effect on peak flows when compared to

developed conditions without detention. As shown, the increased flows due to development have a negligible effect on downstream flows in the main stem of Gilleland Creek (less than 0.1%). This is due to the small flows from Cold Site compared to the overall flow of Gilleland Creek, and the fact that the peak flow arrives from developed conditions earlier than existing conditions. In contrast, the pond releases its flow later, contributing more flow to the peak flow of the main stem. With the flows leaving the project site calculated at approximately 1.5% of the peak flows in the main stem of Gilleland Creek, there is no change to the time to peak in the Gilleland main stem for all scenarios studied in this analysis.

Based on the above analysis, it is concluded that the most prudent and cost effective method for meeting the City of Manor's drainage policy goals for the Cold Site development is to develop the property as proposed, without the inclusion of on-site detention. Results of this hydrologic analysis indicate that this development strategy for this site would not increase peak flows or effect the Gilleland Creek Watershed's timing of peak runoff.

HEC HMS Gilleland Creek Existing Conditions Parameters

Basin ID	Drainage Area (sq mi)	Curve Numver	Impervious Cover (%)	Tc (min)	Lag Time (min)
GIL970	0.133	84	6	47	28
GIL980	0.083	84	5	32	19
GIL990	0.127	84	6	32	19

HEC HMS Gilleland Creek Proposed Conditions Parameters

Basin ID	Drainage Area (sq mi)	Curve Numver	Impervious Cover (%)	Tc (min)	Lag Time (min)
GIL970	0.1123	84	6	42	25
GIL980	0.0813	84	5	27	16
GIL990	0.1055	84	6	62	37
SITE*	0.0441	84	85	5	3

*The difference in drainage area for GIL970, GIL980, and GIL990 is due to the inclusion of the site drainage area, which is part of all three basins in the existing conditions

LIST OF FIGURES

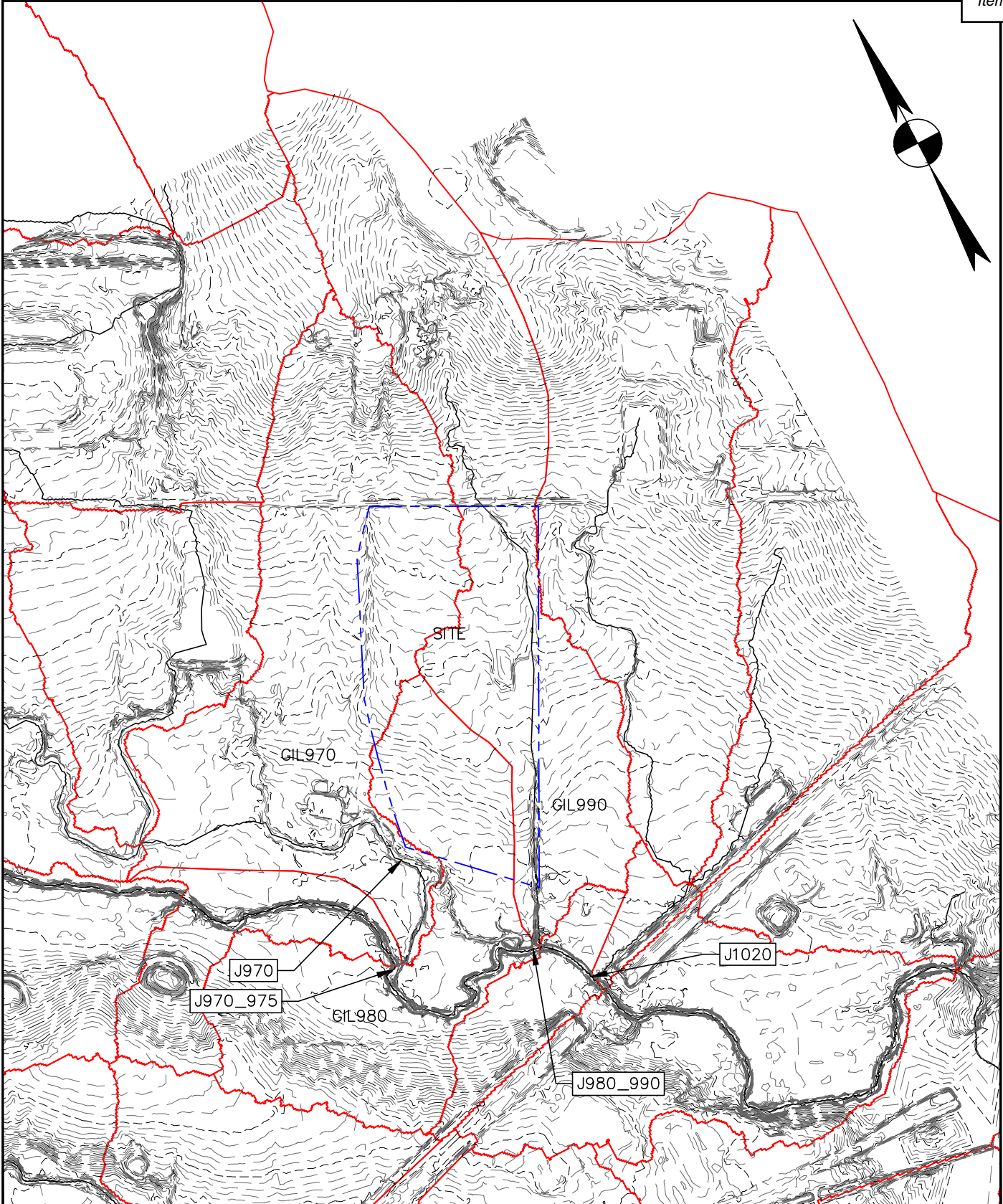
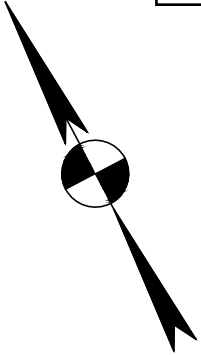
Item 1.

Figure 1 – Existing Conditions Basin Map

Figure 2 – Developed Conditions Basin Map

Figure 1

EXISTING CONDITIONS BASIN MAP



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 Austin, Texas 78735
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COLD SITE
 HILL LN

RYAN COMPANIES

FIGURE 1

DATE:

SCALE:

DRAWN BY:

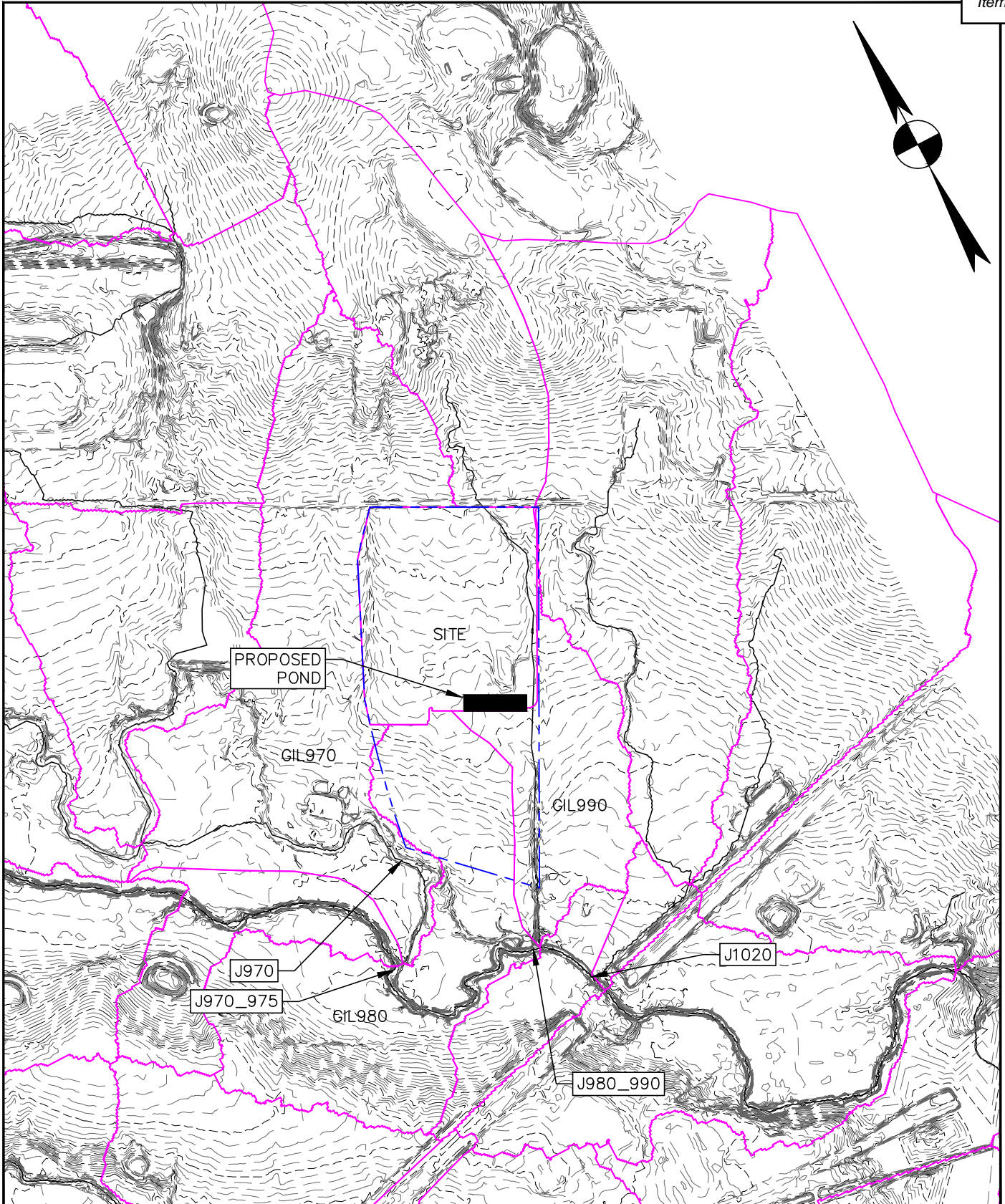
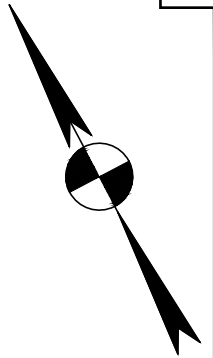
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PROJECT No.

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Figure 2

DEVELOPED CONDITIONS BASIN MAP



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COLD SITE
 HILL LN

RYAN COMPANIES

FIGURE 2

DATE:

SCALE:

DRAWN BY:

FILE:

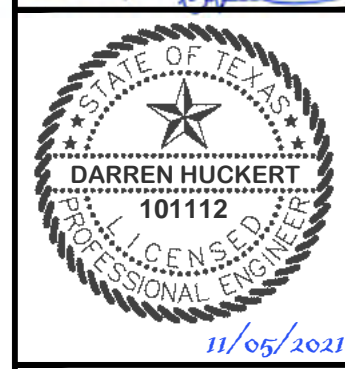
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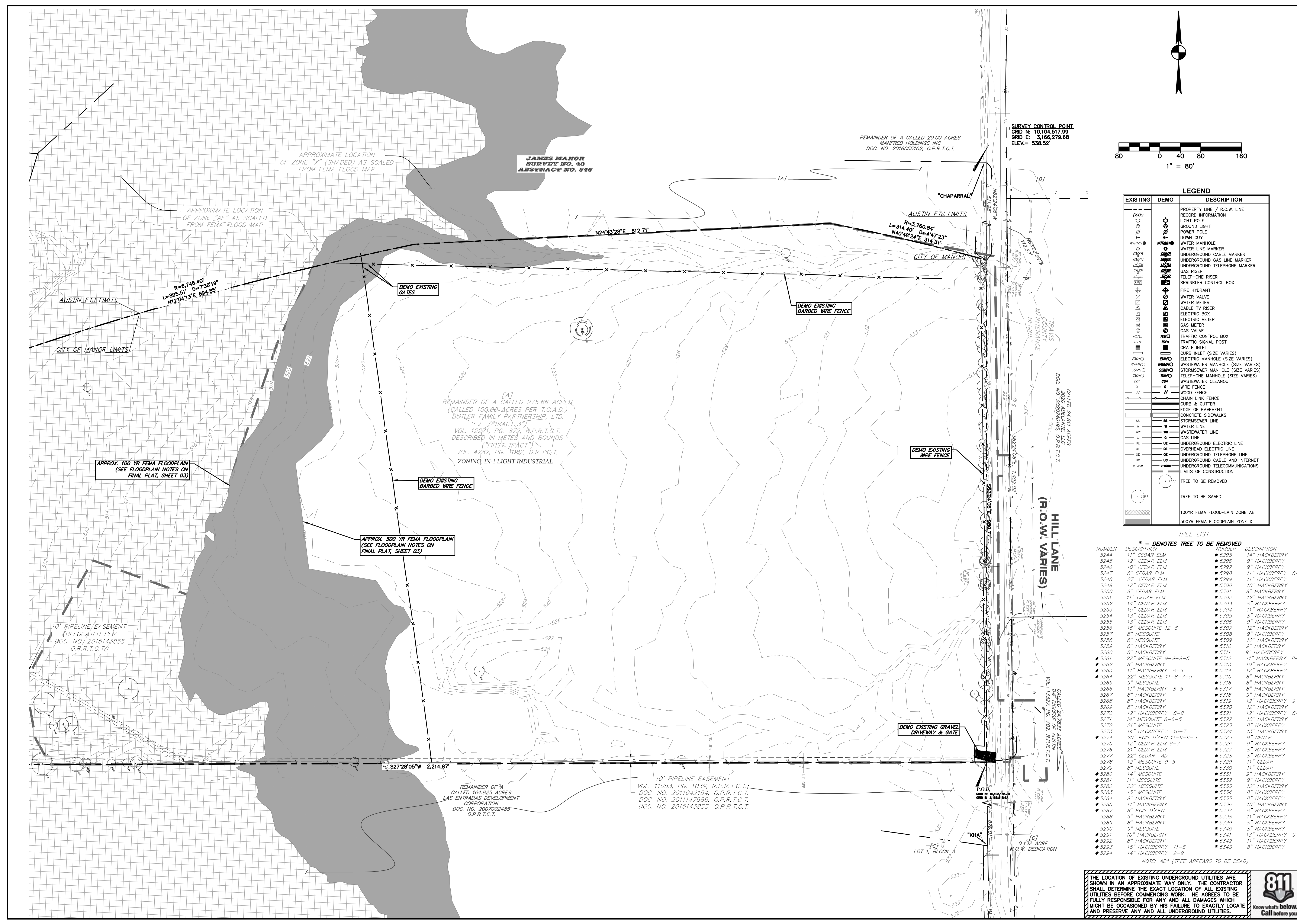


EXISTING CONDITIONS & DEMOLITION PLAN

COLD SITE 9917 & A PORTION OF 10111 HILL LN RYAN COMPANIES

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 119804-0007

SHEET
04
OF 33



LEGEND

EXISTING	DEMO	DESCRIPTION
(---)	(---)	PROPERTY LINE / R.O.W. LINE
(---)	(---)	RECORD INFORMATION
(---)	(---)	LIGHT POLE
(---)	(---)	GROUND LIGHT
(---)	(---)	POWER POLE
(---)	(---)	DOWN GUY
(---)	(---)	WATER MANHOLE
(---)	(---)	UNDERGROUND CABLE MARKER
(---)	(---)	UNDERGROUND GAS LINE MARKER
(---)	(---)	UNDERGROUND TELEPHONE MARKER
(---)	(---)	GAS RISER
(---)	(---)	TELEPHONE RISER
(---)	(---)	SPRINKLER CONTROL BOX
(---)	(---)	FIRE HYDRANT
(---)	(---)	WATER VALVE
(---)	(---)	WATER METER
(---)	(---)	CABLE TV RISER
(---)	(---)	ELECTRIC BOX
(---)	(---)	ELECTRIC METER
(---)	(---)	GAS METER
(---)	(---)	GAS VALVE
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	STORMSEWER MANHOLE (SIZE VARIES)
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER CLEANOUT
(---)	(---)	WIRE FENCE
(---)	(---)	WOOD FENCE
(---)	(---)	CHAIN LINK FENCE
(---)	(---)	CURB & GUTTER
(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	CONCRETE SIDEWALKS
(---)	(---)	STORMSEWER LINE
(---)	(---)	WATER LINE
(---)	(---)	WASTEWATER LINE
(---)	(---)	GAS LINE
(---)	(---)	UNDERGROUND ELECTRIC LINE
(---)	(---)	OVERHEAD ELECTRIC LINE
(---)	(---)	UNDERGROUND TELEPHONE LINE
(---)	(---)	UNDERGROUND CABLE AND INTERNET
(---)	(---)	UNDERGROUND TELECOMMUNICATIONS
(---)	(---)	LIMITS OF CONSTRUCTION
(---)	(---)	TREE TO BE REMOVED
(---)	(---)	TREE TO BE SAVED
(---)	(---)	100YR FEMA FLOODPLAIN ZONE AE
(---)	(---)	500YR FEMA FLOODPLAIN ZONE X

TREE LIST

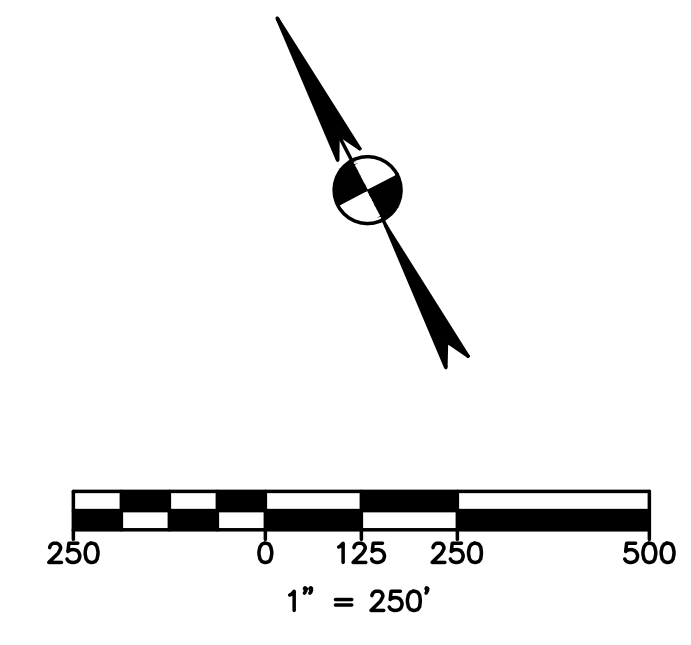
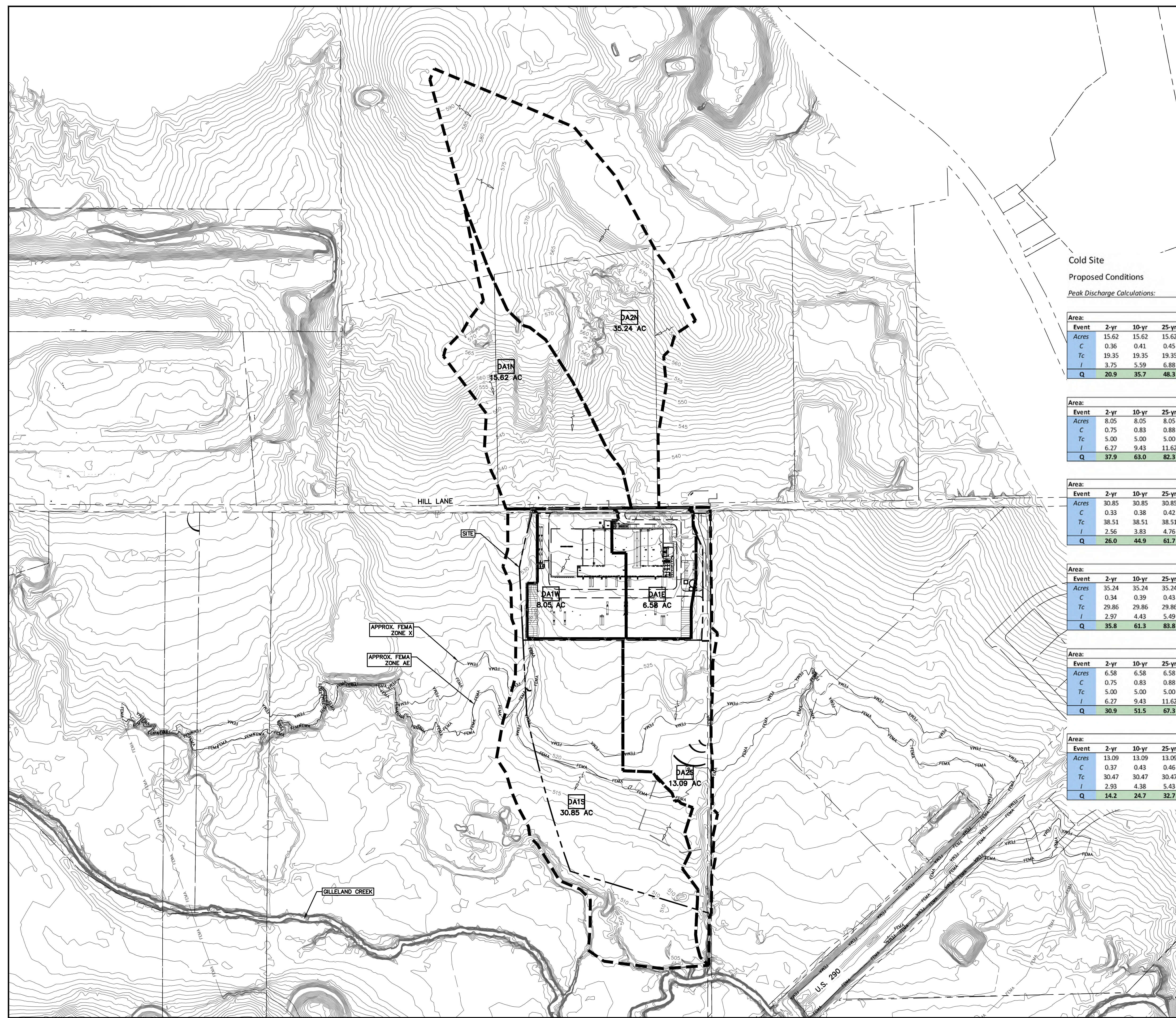
* - DENOTES TREE TO BE REMOVED

NUMBER	DESCRIPTION	NUMBER	DESCRIPTION
5244	11" CEDAR ELM	5295	14" HACKBERRY
5245	12" CEDAR ELM	5296	9" HACKBERRY
5246	10" CEDAR ELM	5297	9" HACKBERRY
5247	8" CEDAR ELM	5298	11" HACKBERRY
5248	27" CEDAR ELM	5299	11" HACKBERRY
5249	12" CEDAR ELM	5300	10" HACKBERRY
5250	9" CEDAR ELM	5301	8" HACKBERRY
5251	11" CEDAR ELM	5302	12" HACKBERRY
5252	14" CEDAR ELM	5303	8" HACKBERRY
5253	15" CEDAR ELM	5304	11" HACKBERRY
5254	13" CEDAR ELM	5305	8" HACKBERRY
5255	13" CEDAR ELM	5306	9" HACKBERRY
5256	16" MESQUITE 12-8	5307	12" HACKBERRY
5257	8" MESQUITE	5308	9" HACKBERRY
5258	8" MESQUITE	5309	10" HACKBERRY
5259	8" HACKBERRY	5310	9" HACKBERRY
5260	8" HACKBERRY	5311	9" HACKBERRY
5261	22" MESQUITE 9-9-9-5	5312	11" HACKBERRY
5262	8" HACKBERRY	5313	10" HACKBERRY
5263	11" HACKBERRY 8-5	5314	12" HACKBERRY
5264	22" MESQUITE 11-8-7-5	5315	8" HACKBERRY
5265	9" MESQUITE	5316	8" HACKBERRY
5266	11" HACKBERRY 8-5	5317	8" HACKBERRY
5267	8" HACKBERRY	5318	9" HACKBERRY
5268	8" HACKBERRY	5319	12" HACKBERRY
5269	8" HACKBERRY	5320	12" HACKBERRY
5270	12" HACKBERRY 8-8	5321	12" HACKBERRY
5271	14" MESQUITE 8-6-5	5322	10" HACKBERRY
5272	21" MESQUITE	5323	8" HACKBERRY
5273	14" HACKBERRY 10-7	5324	13" HACKBERRY
5274	20" BOIS D'ARC 11-6-6-5	5325	9" CEDAR
5275	12" CEDAR ELM 8-7	5326	9" HACKBERRY
5276	21" CEDAR ELM	5327	8" HACKBERRY
5277	22" CEDAR AD	5328	8" HACKBERRY
5278	12" MESQUITE 9-5	5329	11" CEDAR
5279	8" MESQUITE	5330	11" CEDAR
5280	14" MESQUITE	5331	9" HACKBERRY
5281	11" MESQUITE	5332	9" HACKBERRY
5282	22" MESQUITE	5333	12" HACKBERRY
5283	15" MESQUITE	5334	8" HACKBERRY
5284	9" HACKBERRY	5335	8" HACKBERRY
5285	11" HACKBERRY	5336	10" HACKBERRY
5287	8" BOIS D'ARC	5337	8" HACKBERRY
5288	9" HACKBERRY	5338	11" HACKBERRY
5289	8" HACKBERRY	5339	8" HACKBERRY
5290	9" MESQUITE	5340	8" HACKBERRY
5291	10" HACKBERRY	5341	13" HACKBERRY
5292	8" HACKBERRY	5342	11" HACKBERRY
5293	15" HACKBERRY 11-8	5343	8" HACKBERRY
5294	14" HACKBERRY 9-9		

NOTE: AD* (TREE APPEARS TO BE DEAD)

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.





Cold Site

Proposed Conditions

Peak Discharge Calculations:

Area:						DA 1N0			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	15.62	15.62	15.62	15.62	15.62	Grass, Fair, 2-7%	14.62	636,847	93.60
C	0.36	0.41	0.45	0.52	0.61	Concrete	1.00	43,560	6.40
Tc	19.35	19.35	19.35	19.35	19.35				
I	3.75	5.59	6.88	9.07	11.85				
Q	20.9	35.7	48.3	73.8	112.3	Total	15.62	680,407	100

Area:						DA W			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	8.05	8.05	8.05	8.05	8.05	Concrete	8.05	350,658	100.00
C	0.75	0.83	0.88	0.97	1.00				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.27	9.43	11.62	15.32	20.02				
Q	37.9	63.0	82.3	119.6	161.2	Total	8.05	350,658	100

Area:						DA 1S0			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	30.85	30.85	30.85	30.85	30.85	Grass, Fair, 2-7%	30.85	1,343,826	100.00
C	0.33	0.38	0.42	0.49	0.58				
Tc	38.51	38.51	38.51	38.51	38.51				
I	2.56	3.83	4.76	6.32	8.40				
Q	26.0	44.9	61.7	95.6	150.2	Total	30.85	1,343,826	100

Area:						DA 2N0			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	35.24	35.24	35.24	35.24	35.24	Grass, Fair, 2-7%	34.24	1,491,494	97.16
C	0.34	0.39	0.43	0.50	0.59	Concrete	1.00	43,560	2.84
Tc	29.86	29.86	29.86	29.86	29.86				
I	2.97	4.43	5.49	7.27	9.58				
Q	35.8	61.3	83.8	129.0	199.8	Total	35.24	1,535,054	100

Area:						DA E			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	6.58	6.58	6.58	6.58	6.58	Concrete	6.58	286,625	100.00
C	0.75	0.83	0.88	0.97	1.00				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.27	9.43	11.62	15.32	20.02				
Q	30.9	51.5	67.3	97.8	131.7	Total	6.58	286,625	100

Area:						DA 2S0			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	13.09	13.09	13.09	13.09	13.09	Grass, Poor, 2-7%	13.09	570,200	100.00
C	0.37	0.43	0.46	0.53	0.61				
Tc	30.47	30.47	30.47	30.47	30.47				
I	2.93	4.38	5.43	7.19	9.48				
Q	14.2	24.7	32.7	49.9	75.7	Total	13.09	570,200	100

NOTE:
 1. THE HYDROLOGIC CALCULATIONS DEPICTED HEREON WERE DERIVED USING THE RATIONAL METHOD IN CONJUNCTION WITH ATLAS 14 RAINFALL TOTALS
 2. SEE ENGINEERING REPORT AND DETENTION ANALYSIS REPORT FOR DETAILS

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY (R.O.W.) LINE
---	---	CONTOUR
---	---	TIME OF CONCENTRATION
---	---	DRAINAGE DIVIDE
---	---	DIRECTION OF FLOW
---	---	DRAINAGE AREA NUMBER AND ACREAGE

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

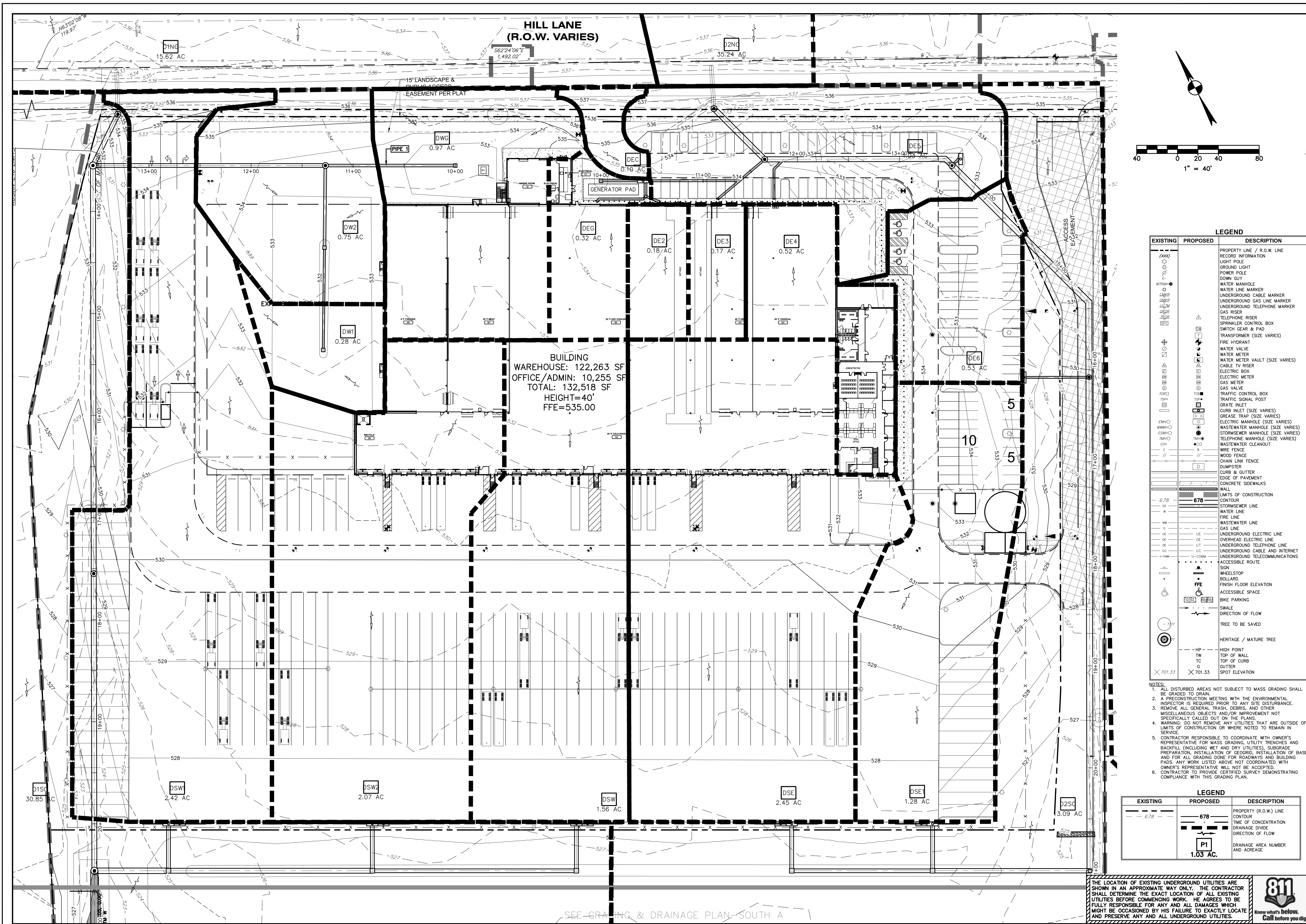


PROPOSED DRAINAGE AREA MAP

COLD SITE
 9917 & A PORTION OF 10111 HILL LN
 RYAN COMPANIES

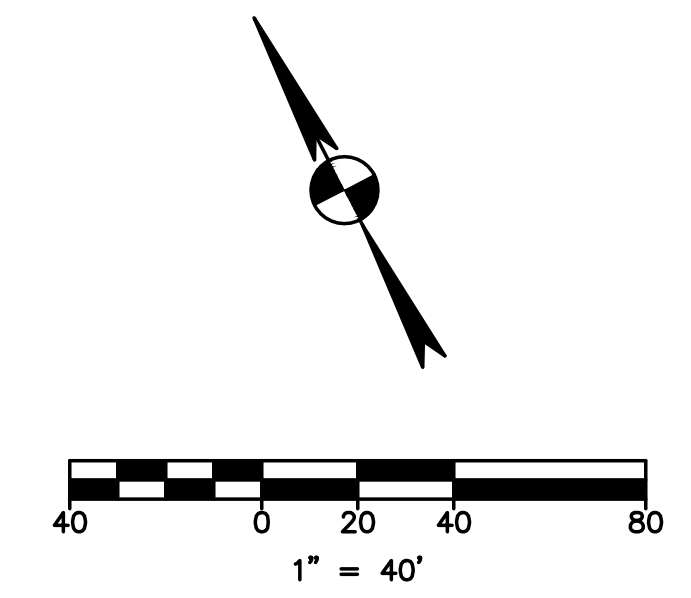
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 PROJECT NO.: 113804-0007

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 OF 33

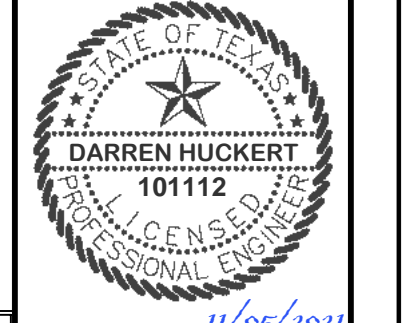


HILL LANE
(R.O.W. VARIES)

BUILDING
WAREHOUSE: 122,263 SF
OFFICE/ADMIN: 10,255 SF
TOTAL: 132,518 SF
HEIGHT=40'
FFE=535.00



garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBPE # F-14629
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LEGEND

EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY LINE / R.O.W. LINE
(---)	(---)	RECORD INFORMATION
(---)	(---)	LIGHT POLE
(---)	(---)	GROUND LIGHT
(---)	(---)	POWER POLE
(---)	(---)	DOWN GUT
(---)	(---)	WATER MANHOLE
(---)	(---)	WATER LINE MARKER
(---)	(---)	UNDERGROUND CABLE MARKER
(---)	(---)	UNDERGROUND GAS LINE MARKER
(---)	(---)	UNDERGROUND TELEPHONE MARKER
(---)	(---)	GAS RISER
(---)	(---)	TELEPHONE RISER
(---)	(---)	SPRINKLER CONTROL BOX
(---)	(---)	SWITCH GEAR & PAD
(---)	(---)	TRANSFORMER (SIZE VARIES)
(---)	(---)	FIRE HYDRANT
(---)	(---)	WATER VALVE
(---)	(---)	WATER METER
(---)	(---)	WATER METER VAULT (SIZE VARIES)
(---)	(---)	CABLE TV RISER
(---)	(---)	ELECTRIC BOX
(---)	(---)	ELECTRIC METER
(---)	(---)	GAS METER
(---)	(---)	GAS VALVE
(---)	(---)	GAS VALVE
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	GREASE TRAP (SIZE VARIES)
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	STORMWATER MANHOLE (SIZE VARIES)
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER CLEANOUT
(---)	(---)	WIRE FENCE
(---)	(---)	WOOD FENCE
(---)	(---)	CHAIN LINK FENCE
(---)	(---)	DUMPSTER
(---)	(---)	CURB & GUTTER
(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	CONCRETE SIDEWALKS
(---)	(---)	WALL
(---)	(---)	LIMITS OF CONSTRUCTION
(---)	(---)	CONTOUR
(---)	(---)	678
(---)	(---)	WATER LINE
(---)	(---)	FIRE LINE
(---)	(---)	WASTEWATER LINE
(---)	(---)	GAS LINE
(---)	(---)	UNDERGROUND ELECTRIC LINE
(---)	(---)	OVERHEAD ELECTRIC LINE
(---)	(---)	UNDERGROUND TELEPHONE LINE
(---)	(---)	UNDERGROUND CABLE AND INTERNET
(---)	(---)	UNDERGROUND TELECOMMUNICATIONS
(---)	(---)	ACCESSIBLE ROUTE
(---)	(---)	SIEN
(---)	(---)	WHEELSTOP
(---)	(---)	BOLLARD
(---)	(---)	FINISH FLOOR ELEVATION
(---)	(---)	ACCESSIBLE SPACE
(---)	(---)	BIKE PARKING
(---)	(---)	SWALE
(---)	(---)	DIRECTION OF FLOW
(---)	(---)	TREE TO BE SAVED
(---)	(---)	HERITAGE / MATURE TREE
(---)	(---)	HP - HIGH POINT
(---)	(---)	TW - TOP OF WALL
(---)	(---)	TC - TOP OF CURB
(---)	(---)	G - GUTTER
(---)	(---)	701.33 - SPOT ELEVATION

- NOTES:**
- ALL DISTURBED AREAS NOT SUBJECT TO MASS GRADING SHALL BE GRADED TO DRAIN.
 - A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
 - REMOVE ALL GENERAL TRASH, DEBRIS, AND OTHER MISCELLANEOUS OBJECTS AND/OR IMPROVEMENT NOT SPECIFICALLY CALLED OUT ON THE PLANS.
 - WARNING: DO NOT REMOVE ANY UTILITIES THAT ARE OUTSIDE OF LIMITS OF CONSTRUCTION OR WHERE NOTED TO REMAIN IN SERVICE.
 - CONTRACTOR RESPONSIBLE TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR MASS GRADING, UTILITY TRENCHES AND BACKFILL (INCLUDING WET AND DRY UTILITIES), SUBGRADE PREPARATION, INSTALLATION OF GEOTEXTILE, INSTALLATION OF BASE AND FOR ALL GRADING DONE FOR ROADS AND BUILDING PADS. ANY WORK LISTED ABOVE NOT COORDINATED WITH OWNER'S REPRESENTATIVE WILL NOT BE ACCEPTED.
 - CONTRACTOR TO PROVIDE CERTIFIED SURVEY DEMONSTRATING COMPLIANCE WITH THIS GRADING PLAN.

EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY (R.O.W.) LINE
(---)	(---)	CONTOUR
(---)	(---)	TIME OF CONCENTRATION
(---)	(---)	DRAINAGE DIVIDE
(---)	(---)	DIRECTION OF FLOW
(---)	(---)	DRAINAGE AREA NUMBER AND ACREAGE
(---)	(---)	P1 1.03 AC.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



SEE GRADING & DRAINAGE PLAN - SOUTH A

PROPOSED INLET DRAINAGE AREA MAP

COLD SITE 9917 & A PORTION OF 10111 HILL LN

DESIGNED BY: **RYAN COMPANIES**
PROJECT NO.: 119804-0007

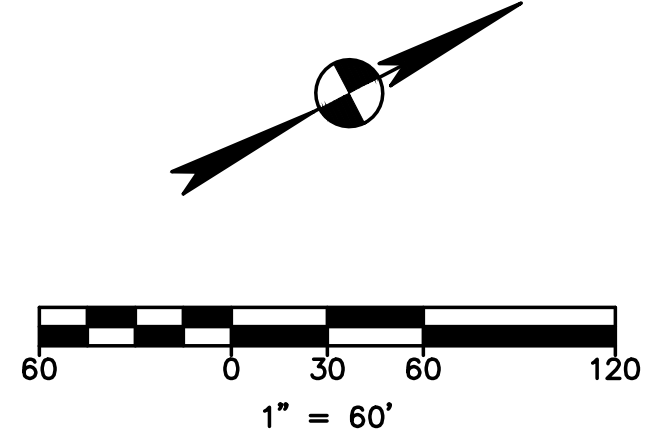
SHEET **07** OF **33**

JAMES MANOR SURVEY NO. 40 ABSTRACT NO. 546

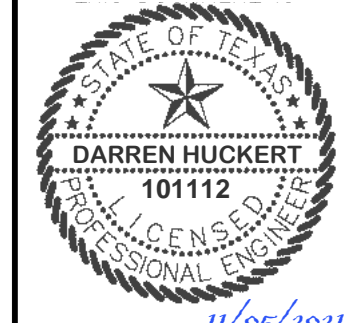
REMAINDER OF A CALLED 20.00 ACRES MANFRED HOLDINGS INC. DOC. NO. 2016055102, O.P.R.T.C.T.

SURVEY CONTROL POINT GRID N: 10,104,517.99 GRID E: 3,166,279.68 ELEV. = 538.52

SEE GRADING & DRAINAGE PLAN-SOUTH A SEE GRADING & DRAINAGE PLAN-NORTH



garza garza 7708 Rialto Blvd., Suite 125 Austin, Texas 78725 Tel: (512) 288-3284 Fax: (512) 288-2592 TBPE # F-14629 GarzaEMC, LLC © Copyright, 2021



MASTER GRADING & DRAINAGE PLAN

COLD SITE 9917 & A PORTION OF 10111 HILL LN RYAN COMPANIES

APPROX. FEMA 100 YR FLOODPLAIN PER FIRM PANEL NO. 48453C0480J

APPROX. FEMA 500 YR FLOODPLAIN PER FIRM PANEL NO. 48453C0480J

PROPOSED ATLAS 14 100 YR FLOODPLAIN

BUILDING WAREHOUSE: 122,263 SF OFFICE/ADMIN: 10,258 SF TOTAL: 132,521 SF HEIGHT=40' FFE=535.00

EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY LINE / R.O.W. LINE
(---)	(---)	RECORD INFORMATION
(---)	(---)	LIGHT POLE
(---)	(---)	GROUND LIGHT
(---)	(---)	POWER POLE
(---)	(---)	DOWN GUY
(---)	(---)	WATER MANHOLE
(---)	(---)	WATER LINE MARKER
(---)	(---)	UNDERGROUND CABLE MARKER
(---)	(---)	UNDERGROUND GAS LINE MARKER
(---)	(---)	UNDERGROUND TELEPHONE MARKER
(---)	(---)	GAS RISER
(---)	(---)	TELEPHONE RISER
(---)	(---)	SPRINKLER CONTROL BOX
(---)	(---)	SWITCH GEAR & PAD
(---)	(---)	TRANSFORMER (SIZE VARIES)
(---)	(---)	FIRE HYDRANT
(---)	(---)	WATER VALVE
(---)	(---)	WATER METER
(---)	(---)	WATER METER VAULT (SIZE VARIES)
(---)	(---)	CABLE TV RISER
(---)	(---)	ELECTRIC BOX
(---)	(---)	ELECTRIC METER
(---)	(---)	GAS METER
(---)	(---)	GAS VALVE
(---)	(---)	PUBLIC ACCESS
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	GREASE TRAP (SIZE VARIES)
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	STORMSEWER MANHOLE (SIZE VARIES)
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER CLEANOUT
(---)	(---)	WIRE FENCE
(---)	(---)	WOOD FENCE
(---)	(---)	CHAIN LINK FENCE
(---)	(---)	DUMPSTER
(---)	(---)	CURB & GUTTER
(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	CONCRETE SIDEWALK
(---)	(---)	WALL
(---)	(---)	LIMITS OF CONSTRUCTION
(---)	(---)	CONTOUR
(---)	(---)	STORMSEWER LINE
(---)	(---)	WATER LINE
(---)	(---)	FIRE LINE
(---)	(---)	WASTEWATER LINE
(---)	(---)	GAS LINE
(---)	(---)	UNDERGROUND ELECTRIC LINE
(---)	(---)	OVERHEAD ELECTRIC LINE
(---)	(---)	UNDERGROUND TELEPHONE LINE
(---)	(---)	UNDERGROUND CABLE AND INTERNET
(---)	(---)	UNDERGROUND TELECOMMUNICATIONS
(---)	(---)	ACCESSIBLE ROUTE
(---)	(---)	SIGN
(---)	(---)	WHEELSTOP
(---)	(---)	BOLLARD
(---)	(---)	FINISH FLOOR ELEVATION
(---)	(---)	ACCESSIBLE SPACE
(---)	(---)	BIKE PARKING
(---)	(---)	GUTTER
(---)	(---)	SWALE
(---)	(---)	DIRECTION OF FLOW
(---)	(---)	TREE TO BE SAVED
(---)	(---)	HERITAGE / MATURE TREE
(---)	(---)	HIGH POINT
(---)	(---)	TOP OF WALL
(---)	(---)	TOP OF CURB
(---)	(---)	GUTTER
(---)	(---)	SPOT ELEVATION

- NOTES:
1. ALL DISTURBED AREAS NOT SUBJECT TO MASS GRADING SHALL BE GRADED TO DRAIN.
 2. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
 3. REMOVE ALL GENERAL TRASH, DEBRIS, AND OTHER MISCELLANEOUS OBJECTS AND/OR IMPROVEMENTS NOT SPECIFICALLY CALLED OUT ON THE PLANS.
 4. WARNING: DO NOT REMOVE ANY UTILITIES THAT ARE OUTSIDE OF LIMITS OF CONSTRUCTION OR WHERE NOTED TO REMAIN IN SERVICE.
 5. CONTRACTOR RESPONSIBLE TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR MASS GRADING, UTILITY TRENCHES AND BACKFILL (INCLUDING WET AND DRY UTILITIES), SUBGRADE PREPARATION, INSTALLATION OF GEOTEXTILE, INSTALLATION OF BASE, AND FOR ALL GRADING DONE FOR ROADWAYS AND BUILDING PADS. ANY WORK LISTED ABOVE NOT COORDINATED WITH OWNER'S REPRESENTATIVE WILL NOT BE ACCEPTED.
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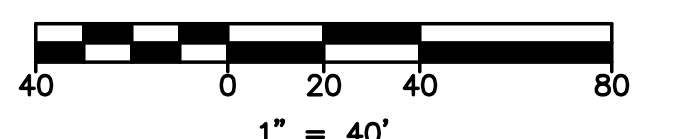
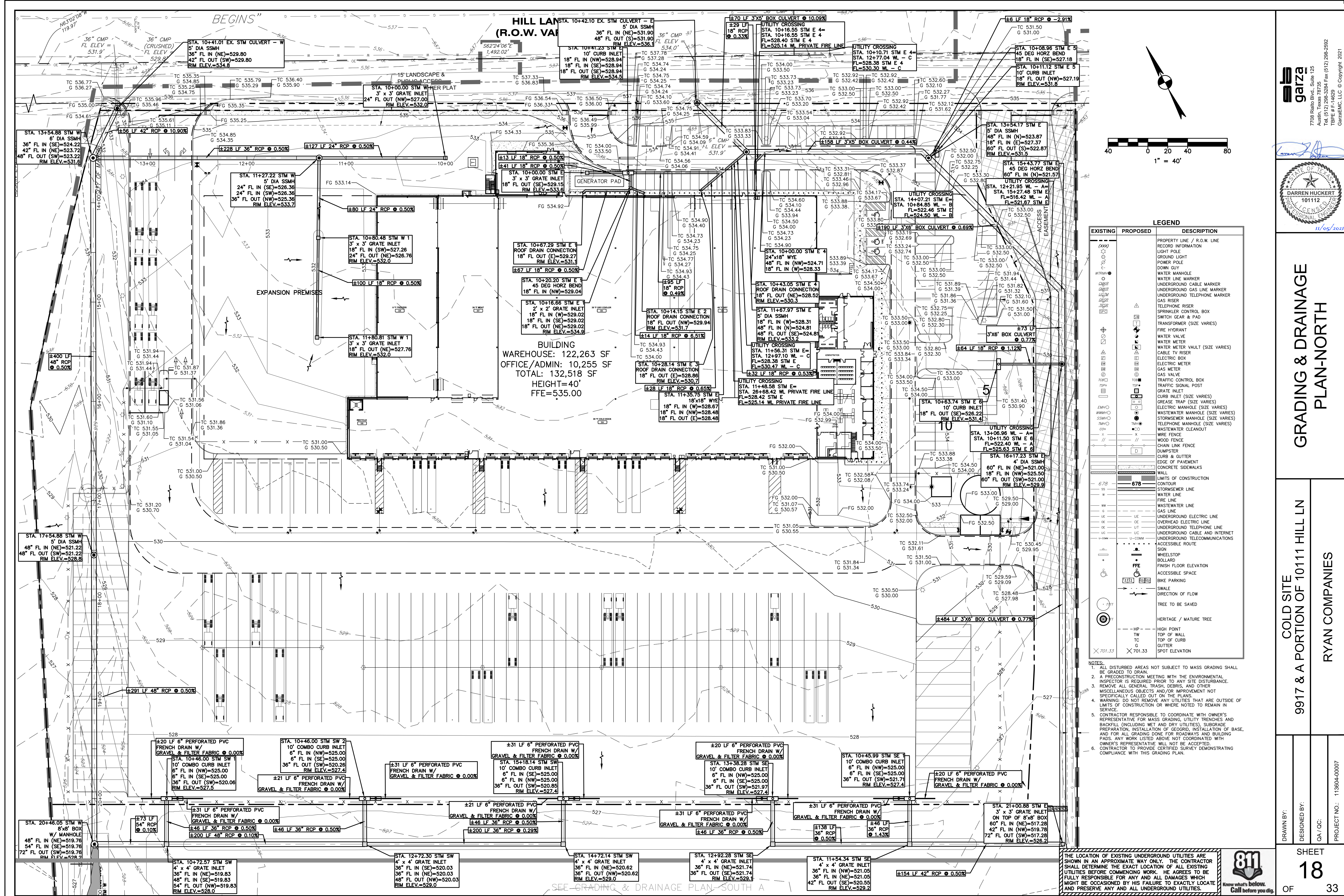
10' PIPELINE EASEMENT VOL. 11053, PG. 1039, O.P.R.T.C.T.; DOC. NO. 2011042154, O.P.R.T.C.T.; DOC. NO. 2011147986, O.P.R.T.C.T.; DOC. NO. 2015143855, O.P.R.T.C.T.

REMAINDER OF A CALLED 104.825 ACRES LAS ENTRADAS DEVELOPMENT CORPORATION DOC. NO. 2007002485 O.P.R.T.C.T.

SEE GRADING & DRAINAGE PLAN-SOUTH A SEE GRADING & DRAINAGE PLAN-NORTH

DRAWN BY: DESIGNED BY: QA / OC: PROJECT NO.: 113604-0007

SHEET 17 OF 33



EXISTING	PROPOSED	DESCRIPTION
(XXX)		PROPERTY LINE / R.O.W. LINE
		RECORD INFORMATION
		LIGHT POLE
		GROUND LIGHT
		POWER POLE
		DOWN GUY
		WATER MANHOLE
		WATER LINE MARKER
		UNDERGROUND GAS LINE MARKER
		UNDERGROUND TELEPHONE MARKER
		GAS RISER
		TELEPHONE RISER
		SPRINKLER CONTROL BOX
		SWITCH GEAR & PAD
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT
		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
		DUMPSTER
		CURB & GUTTER
		EDGE OF PAVEMENT
		CONCRETE SIDEWALKS
		WALL
		LIMITS OF CONSTRUCTION
		CONTOUR
		WATER LINE
		FIRE LINE
		WASTEWATER LINE
		GAS LINE
		UNDERGROUND ELECTRIC LINE
		OVERHEAD ELECTRIC LINE
		UNDERGROUND TELEPHONE LINE
		UNDERGROUND CABLE AND INTERNET
		UNDERGROUND TELECOMMUNICATIONS
		ACCESSIBLE ROUTE
		SIGN
		WHEELSTOP
		BOLLARD
		FINISH FLOOR ELEVATION
		ACCESSIBLE SPACE
		BIKE PARKING
		SWALE
		DIRECTION OF FLOW
		TREE TO BE SAVED
		HERITAGE / MATURE TREE
		HP
		TOP OF WALL
		TOP OF CURB
		GUTTER
		G
		SPOT ELEVATION

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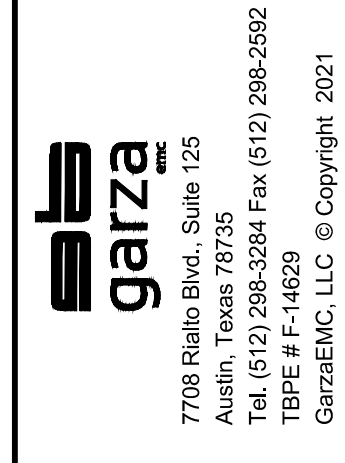
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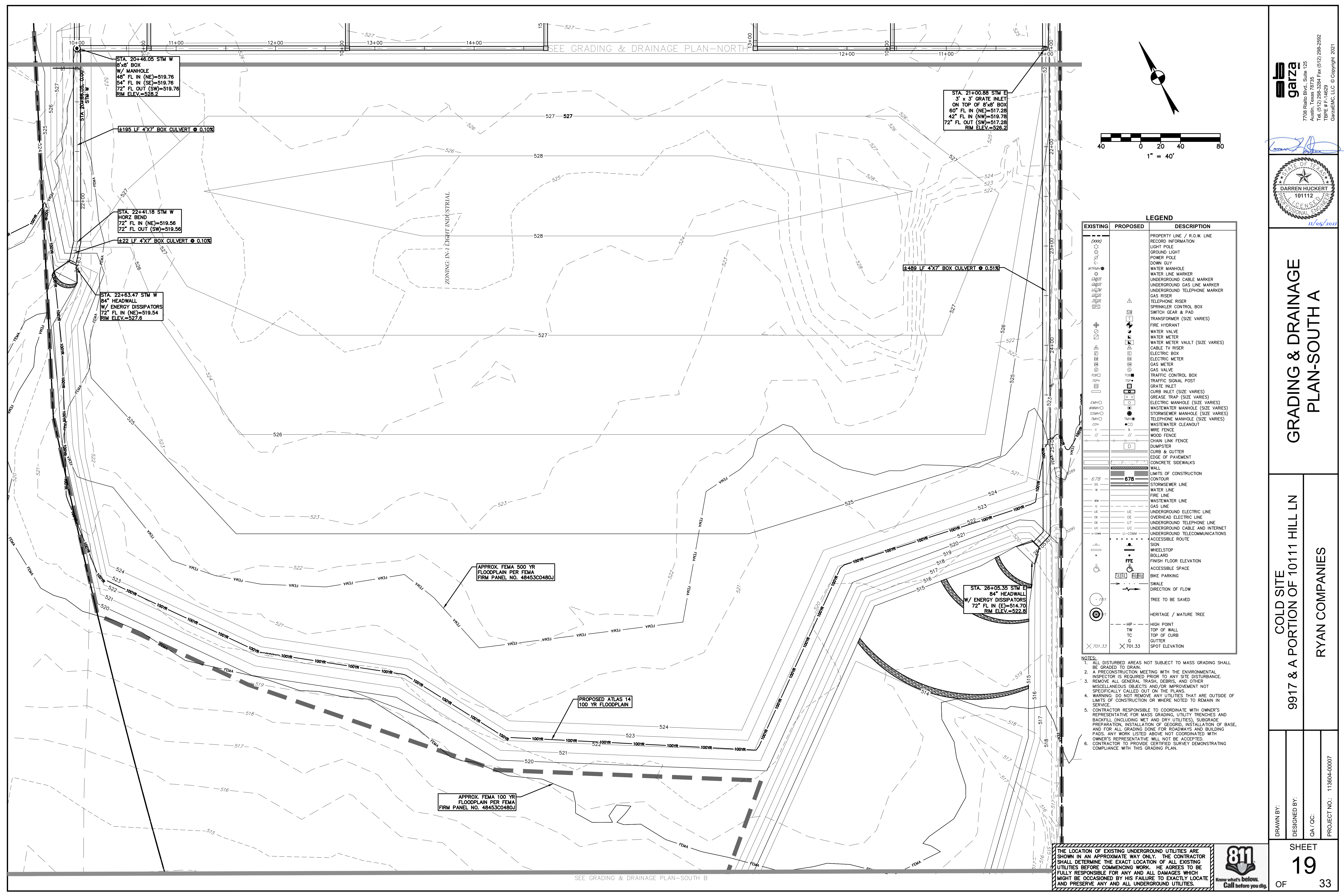
GRADING & DRAINAGE PLAN-NORTH

COLD SITE 9917 & A PORTION OF 10111 HILL LN RYAN COMPANIES

DRAWN BY:
DESIGNED BY:
QA / OC:
PROJECT NO.: 119804-0007

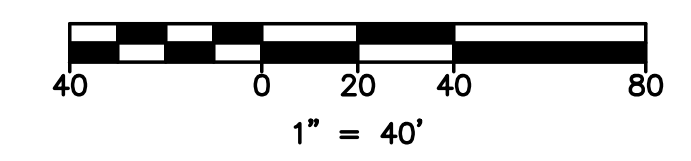
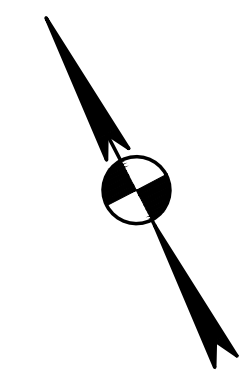
SHEET 18 OF 33





SEE GRADING & DRAINAGE PLAN-NORTH

SEE GRADING & DRAINAGE PLAN-SOUTH B



EXISTING	PROPOSED	DESCRIPTION
(XXX)		PROPERTY LINE / R.O.W. LINE
(---)		RECORD INFORMATION
(○)		LIGHT POLE
(○)		GROUND LIGHT
(○)		POWER POLE
(○)		DOWN GUY
(○)		WATER MANHOLE
(○)		WATER LINE MARKER
(○)		UNDERGROUND CABLE MARKER
(○)		UNDERGROUND GAS LINE MARKER
(○)		UNDERGROUND TELEPHONE MARKER
(○)		GAS RISER
(○)		TELEPHONE RISER
(○)		SPRINKLER CONTROL BOX
(○)		SWITCH GEAR & PAD
(○)		TRANSFORMER (SIZE VARIES)
(○)		FIRE HYDRANT
(○)		WATER VALVE
(○)		WATER METER
(○)		WATER METER VAULT (SIZE VARIES)
(○)		CABLE TV RISER
(○)		ELECTRIC BOX
(○)		ELECTRIC METER
(○)		GAS METER
(○)		GAS VALVE
(○)		TRAFFIC CONTROL BOX
(○)		TRAFFIC SIGNAL POST
(○)		GRATE INLET
(○)		CURB INLET (SIZE VARIES)
(○)		GREASE TRAP (SIZE VARIES)
(○)		ELECTRIC MANHOLE (SIZE VARIES)
(○)		WASTEWATER MANHOLE (SIZE VARIES)
(○)		STORMSEWER MANHOLE (SIZE VARIES)
(○)		TELEPHONE MANHOLE (SIZE VARIES)
(○)		WASTEWATER CLEANOUT
(○)		WIRE FENCE
(○)		WOOD FENCE
(○)		CHAIN LINK FENCE
(○)		DUMPSTER
(○)		CURB & GUTTER
(○)		EDGE OF PAVEMENT
(○)		CONCRETE SIDEWALKS
(○)		WALL
(○)		LIMITS OF CONSTRUCTION
(○)		CONTOUR
(○)		STORMSEWER LINE
(○)		WATER LINE
(○)		FIRE LINE
(○)		WASTEWATER LINE
(○)		GAS LINE
(○)		UNDERGROUND ELECTRIC LINE
(○)		OVERHEAD ELECTRIC LINE
(○)		UNDERGROUND TELEPHONE LINE
(○)		UNDERGROUND CABLE AND INTERNET
(○)		UNDERGROUND TELECOMMUNICATIONS
(○)		ACCESSIBLE ROUTE
(○)		SIGN
(○)		WHEELSTOP
(○)		BOLLARD
(○)		FINISH FLOOR ELEVATION
(○)		ACCESSIBLE SPACE
(○)		BIKE PARKING
(○)		SWALE
(○)		DIRECTION OF FLOW
(○)		TREE TO BE SAVED
(○)		HERITAGE / MATURE TREE
(○)		HIGH POINT
(○)		TOP OF WALL
(○)		TOP OF CURB
(○)		GUTTER
(○)		SPOT ELEVATION

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garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 288-3284 Fax: (512) 288-2592
TBP# F-14629
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DARREN HUCKERT
101112
11/05/2021

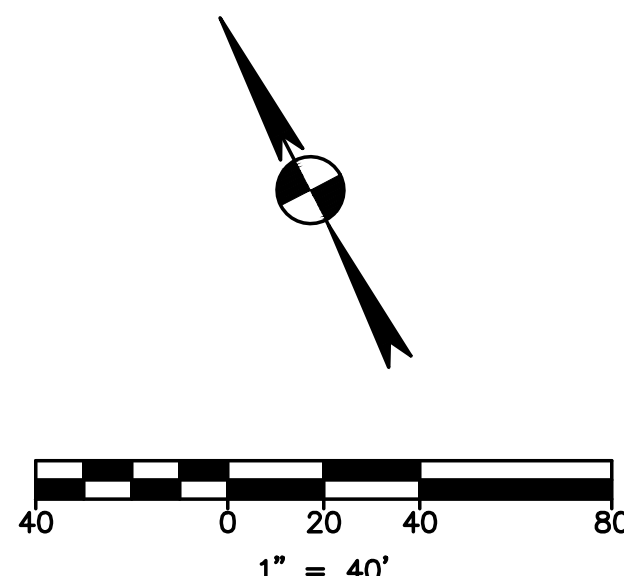
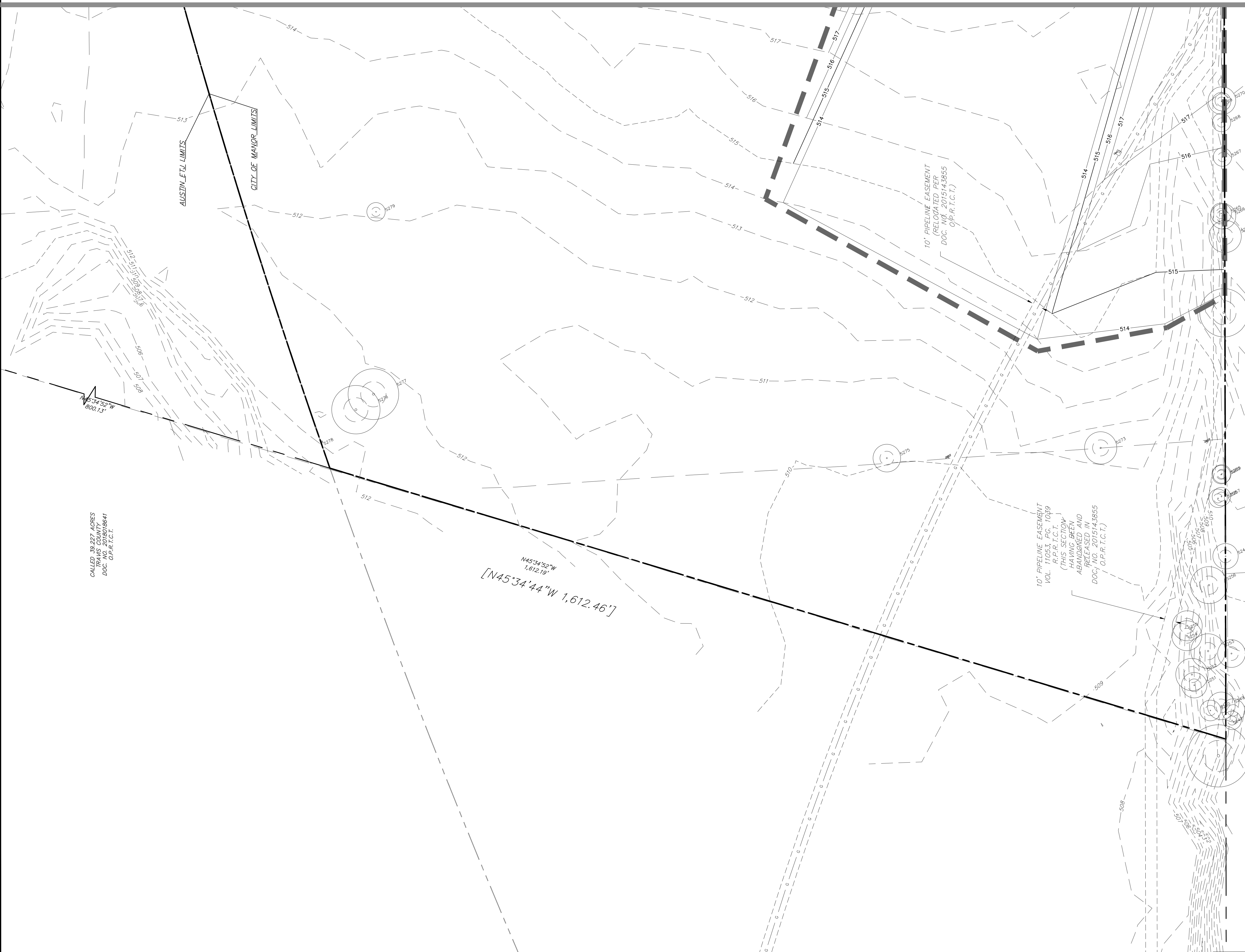
**GRADING & DRAINAGE
PLAN-SOUTH A**

**COLD SITE
9917 & A PORTION OF 10111 HILL LN
RYAN COMPANIES**

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 119804-0007

SHEET
19
OF 33

SEE GRADING & DRAINAGE PLAN-SOUTH A



LEGEND

EXISTING	PROPOSED	DESCRIPTION
(XXX)		PROPERTY LINE / R.O.W. LINE
		RECORD INFORMATION
○	○	LIGHT POLE
○	○	GROUND LIGHT
○	○	POWER POLE
○	○	DOWN GUY
○	○	WATER MANHOLE
○	○	WATER LINE MARKER
○	○	UNDERGROUND CABLE MARKER
○	○	UNDERGROUND GAS LINE MARKER
○	○	UNDERGROUND TELEPHONE MARKER
○	○	GAS RISER
○	○	TELEPHONE RISER
○	○	SPRINKLER CONTROL BOX
○	○	SWITCH GEAR & PAD
○	○	TRANSFORMER (SIZE VARIES)
○	○	FIRE HYDRANT
○	○	WATER VALVE
○	○	WATER METER
○	○	WATER METER VAULT (SIZE VARIES)
○	○	CABLE TV RISER
○	○	ELECTRIC BOX
○	○	ELECTRIC METER
○	○	GAS METER
○	○	GAS VALVE
○	○	TRAFFIC CONTROL BOX
○	○	TRAFFIC SIGNAL POST
○	○	GRATE INLET
○	○	CURB INLET (SIZE VARIES)
○	○	GREASE TRAP (SIZE VARIES)
○	○	ELECTRIC MANHOLE (SIZE VARIES)
○	○	WASTEWATER MANHOLE (SIZE VARIES)
○	○	STORMSEWER MANHOLE (SIZE VARIES)
○	○	TELEPHONE MANHOLE (SIZE VARIES)
○	○	WASTEWATER CLEANOUT
○	○	WIRE FENCE
○	○	WOOD FENCE
○	○	CHAIN LINK FENCE
○	○	DUMPSTER
○	○	CURB & GUTTER
○	○	EDGE OF PAVEMENT
○	○	CONCRETE SIDEWALKS
○	○	WALL
○	○	LIMITS OF CONSTRUCTION
○	○	CONTOUR
○	○	STORMSEWER LINE
○	○	WATER LINE
○	○	FIRE LINE
○	○	WASTEWATER LINE
○	○	GAS LINE
○	○	UNDERGROUND ELECTRIC LINE
○	○	OVERHEAD ELECTRIC LINE
○	○	UT
○	○	UNDERGROUND TELEPHONE LINE
○	○	UC
○	○	UNDERGROUND CABLE AND INTERNET
○	○	U-COMM
○	○	UNDERGROUND TELECOMMUNICATIONS
○	○	ACCESSIBLE ROUTE
○	○	SIGN
○	○	WHEELSTOP
○	○	BOLLARD
○	○	FINISH FLOOR ELEVATION
○	○	ACCESSIBLE SPACE
○	○	BIKE PARKING
○	○	SWALE
○	○	DIRECTION OF FLOW
○	○	TREE TO BE SAVED
○	○	HERITAGE / MATURE TREE
○	○	HIGH POINT
○	○	HP
○	○	TW
○	○	TOP OF WALL
○	○	TC
○	○	GUTTER
○	○	G
○	○	SPOT ELEVATION
○	○	701.33

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CALLER 39.927 DESES
 TRAVIS COUNTY
 DOC. NO. 2018018641
 O.P.R.T.C.T.

N45°34'52"W
 1,612.19'
 [N45°34'44"W 1,612.46']

10' PIPELINE EASEMENT
 VOL. 11053, P.C. 1039
 R.P.R.T.C.T.
 (THIS SECTION
 HAVING BEEN
 ABANDONED AND
 RELOCATED PER
 DOC. NO. 2015143865
 O.P.R.T.C.T.)

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SHEET
20
 OF 33

**GRADING & DRAINAGE
 PLAN-SOUTH B**

**COLD SITE
 9917 & A PORTION OF 10111 HILL LN
 RYAN COMPANIES**

DRAWN BY:
 DESIGNED BY:
 QA / OC:
 PROJECT NO.: 113604-0007

garza
 7708 Rialto Blvd., Suite 125
 Austin, Texas 78725
 Tel: (512) 288-3284 Fax: (512) 288-2592
 TBPE # F-14629
 GarzaEMC, LLC © Copyright, 2021





November 19, 2021

City of Manor Development Services

Notification for a Subdivision Variance Application

Case Number: 2021-P-1358-SP

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission will be conducting a public hearing to consider a variance request for 9917 and 10111 Hill Lane for a stormwater detention exemption. You are being notified because you own property within 300 feet of the property for which this request is being made. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a variance request from Manor Code of Ordinances, Chapter 10, Article III, Section 41(b)(1), Lots 1 and 2, Final Plat of Hill Lane Industrial, and being located at 9917 and 10111 Hill Lane, Manor, TX, to permit a stormwater detention exemption.

Ordinance Requirement:

Sec. 41(b)(1)

(1) All drainage improvements within the City's jurisdiction shall be designed in accordance with the City of Austin's Drainage Criteria Manual, as currently amended.

Austin Drainage Criteria Manual Section 1.2.2(D)

(D) Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events.

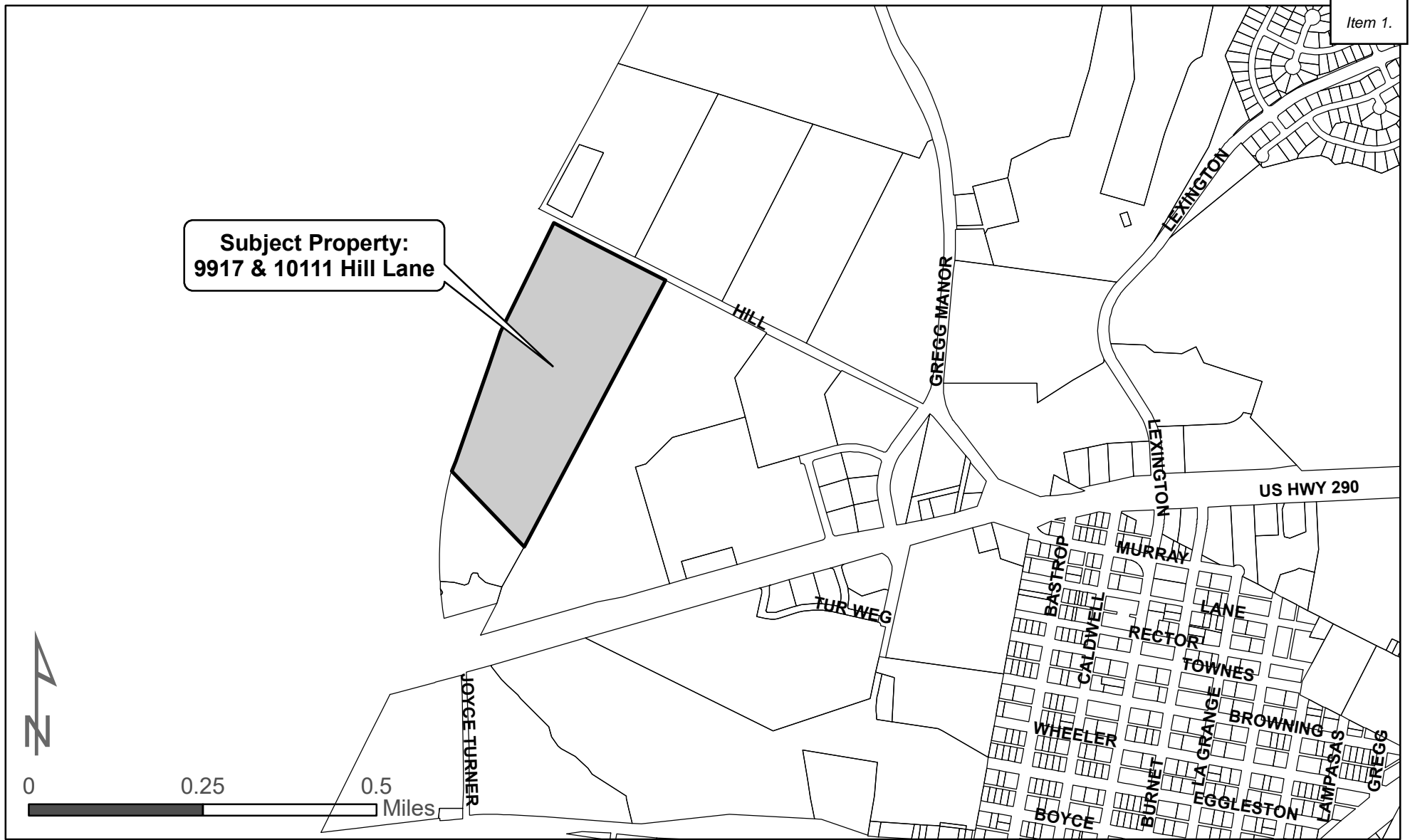
Variance Request:

Stormwater detention exemption

The Planning and Zoning Commission will convene at 6:30PM on December 8, 2021 at 105 E. Eggleston St. in the City Council Chambers.

If you have no interest in the case there is no need for you to attend. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commission Members during the discussion of this item.

**Subject Property:
9917 & 10111 Hill Lane**



 Subject Property

2020 ADELANTE LLC
300 BOWIE ST STE 106-A
AUSTIN, TX 78703-4661

ROMAN CATHOLIC DIOCESE OF
AUSTIN TEXAS
6625 HWY 290E
AUSTIN, TX 78723-1025

LAS ENTRADAS DEVELOPMENT
CORPORATION
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720

TRAVIS COUNTY
PO BOX 1748
AUSTIN, TX 78767-1748

MANOR DOWNS
PO BOX 141309
AUSTIN, TX 78714-1309

BUTLER FAMILY PARTNERSHIP LTD
PO BOX 9190
AUSTIN, TX 78766-9190



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Rezoning Application for 8.57 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315 and the Calvin Barker Survey No. 38, Abstract No. 58, and being located at 12920 Old Highway 20, Manor, TX from Agricultural (A) to Neighborhood Business (NB) and Townhome (TH).

*Applicant: Rao’s Consulting Engineers, LLC
Owner: Sampsg Properties, LLC*

BACKGROUND/SUMMARY:

This property was voluntarily annexed in April 2017. 1.68 acres of the 10 acres was zoned Neighborhood Business (NB) in May 2017. This zoning request is to increase the Neighborhood Business area to 3.41 acres and rezone the remaining 6.59 to Townhome (TH) residential. Townhome zoning permits up to 12 units per acre, which would be 79 units, but they’ve indicated constructed at 10 units per acre which would be 66 units. Townhome units are 3-6 attached units and can either be constructed with single lots with 1 unit or as part of a common lot development with private roads, like how multi-family apartment complexes are constructed.

Neighborhood Business permits retail, restaurant and office uses as well as residential above or behind the commercial in the same structure. The unit density in Neighborhood Business is 10 units per acre.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of Intent
- NB Land Uses
- Location Map
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City staff’s recommendation that the Planning and Zoning Commission conduct a public hearing.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**



RAO'S CONSULTING ENGINEERS

TBPE Registered Engineering Firm No. F-17655

210.549.7557 512.856.4595 www.raosengineering.com

P.O. BOX NO: 592991,

SAN ANTONIO, TX 78258

Land Development | Water Resources | Environmental | Transportation

Item 2.

September 15, 2021

City of Manor
Development Services Department
Attn: Mr. Scott Dunlop, Director
105 E. Eggleston Street
Manor, Texas 78653

Re: **Hwy 20 Development - Rezoning**
Letter of Intent

Dear Mr. Dunlop,

The subject property 10.0 acres located at 12920 Old Hwy 20 is currently zoned as agricultural (AG). Requesting rezone, the property to Neighborhood Commercial (NB) and Townhomes (TH) in the back. The front 3.41- acres will be rezoned as NB with Low Density Apartments and back 6.59 acres will be rezoned as TH.

Physical and Natural Features:

The subject site is currently undeveloped. The landscape is predominately flat without any significant trees through the 10.0-acre tract. The site has approximately 418-ft frontage onto Old Highway 20.

Future Land Use Map:

The Future Land Use category for the site is Mixed Density NH. This category comprises of commercial and low-density multi-family, with housing types including small-lot detached and attached single-family dwellings (such as townhomes).

Surrounding Properties:

The property has a residential property on north, east and west side, Old Highway 20 along south boundary of the property.

Proposed zoning:

We are requesting rezone the front 3.41- acres will be rezoned as NB and back 6.59 acres will be rezoned as TH.

The neighborhood business districts (NB) is intended as a low-intensity mix of commercial and residential uses, excluding single-family residential and manufactured home residential, and being located at or near single-family and multifamily residential development and along a primary collector or greater roadway. Building scale and site development should be cohesive with adjacent residential. This district can serve as a transition to more intense commercial uses.

The townhome district (TH) is intended to establish and preserve areas of medium intensity land use devoted to moderate density residential development with up to 12 units per acre allowed. However, we are requesting only 10 units per acre. This district often provides a transition between lower intensity residential uses and more intensive uses. Townhouses may be developed in either a common-lot or single-lot configuration. The TH District is appropriate in areas designated on the Future Land Use Plan as the mixed-use categories and may be appropriate in the moderate density residential area based on location, surrounding uses, and infrastructure impacts. The TH District is appropriate adjacent to both residential and non-residential districts and may serve as a transition between single-family districts and more intense multifamily or commercial districts.

The property does not have any delinquent taxes. Existing zoning map has been attached.

If you have any questions or need any additional information, please call me at 210-549-7550

Respectfully,

Rao's Consulting Engineers, LLC.

Texas Board of Professional Engineers Firm Registration #17655

Rao Vasamsetti, P.E.

Principal

Item 2.

Non-Residential Uses	Zoning Districts										
	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Adult day care		P	P					P	P		
Adult-oriented businesses									C/S	C/S	
Alcoholic beverage establishment					S	P	P	P	P		
Amusement (indoor)							C	C	C		
Amusement (outdoor)								C	C		
Antique shop					P	P	P	P	P		
Art studio or gallery		P	P		P	P	P	P	P	P	
Athletic facility	C	C	C								
Automobile repair (major)								C	C	C	C
Automobile repair (minor)							C	C	C	C	
Automobile sales and rental								C	C		
Automobile washing								C	C		
Brewery, micro								P	P	P	P
Brewery, regional									P	P	P
Brewpub						P	P	P	P		
Business support services					P	P	P	P	P		
Campground	S	S	S								
Cemetery	S	P	P								

Item 2.

Non-Residential Uses	Zoning Districts										
	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Club or lodge		P	P	P	P	P	P	P	P		
Commercial off-street parking						C	C	C	C		
Communication services or facilities				P			P	P	P	P	
Community garden	C	C	C		C	C	C				
Construction and equipment sales (major)									P	P	P
Construction and equipment sales (minor)							P	P	P	P	
Consumer repair services					P	P	P	P	P		
Contractor's shop								C	C	C	C
Data center				P					P	P	
Day camp	S	P	P								
Distillery, micro								P	P	P	P
Distillery, regional									P	P	P
Event center		P	P		C/S	C/S	C/S	P	P		
Financial services				C	C	C	C	C	C		
Financial services, alternative								C	C		
Florist					C	C	C	C	C		
Food court establishment								C/S	C/S	C/S	

Item 2.

Non-Residential Uses	Zoning Districts										
	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Food preparation						C	C	C	C	C	C
Food sales					C	C	C	C	C		
Funeral services		C	C		C	C	C	C	C	C	C
Game room							C/S	C/S	C/S		
Garden center							C	C	C		
Gasoline station (full service)								C/S	C		
Gasoline station (limited)					C/S		C/S	C/S	C		
General retail sales (convenience)				P	P	P	P	P	P		
General retail sales (general)					P	P	P	P	P		
Golf course/country club	S										
Governmental facilities	P	P	P	P	P	P	P	P	P	P	P
Hospital services		P	P	P							
Hotel					C/S	C	C	C	C		
Industrial use, light									P	P	
Industrial use, heavy											P
Kennel								C	C	C	
Laundry services								P	P	P	P
Laundry services (self)					P	P	P	P	P		

Item 2.

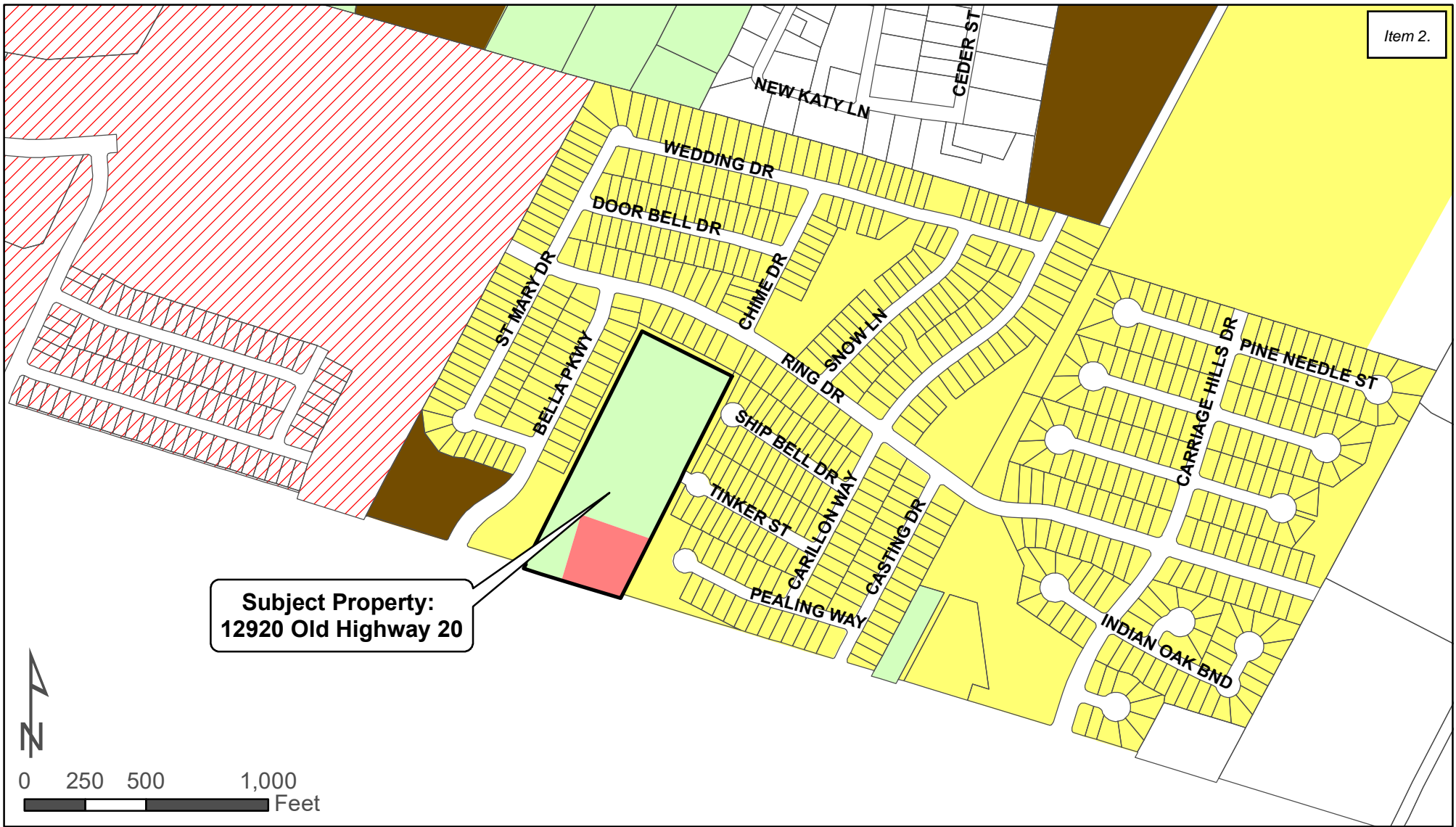
Non-Residential Uses	Zoning Districts										
	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Liquor sales					P	P	P	P	P		
Medical clinic		P	P	P	P	P					
Metal recycling entity											C
Mini-storage warehouse								C	C	C	
Offices, government	P	P	P	P	P	P	P	P	P	P	P
Offices, medical		P	P	P	P	P					
Offices, professional		P	P	P	P	P					
Offices, showroom									P	P	
Offices, warehouse									C	C	C
Off-site accessory parking		P	P	P		P	P	P	P	P	P
Pawnshop								C	C	C	
Personal improvement services					P	P	P	P	P		
Personal services					P	P	P	P	P		
Pet store					C	C	C	C	C		
Portable building sales									P	P	
Printing and publishing				C	C	C	C	C			
Product development services (general)				P					P	P	

Item 2.

Non-Residential Uses	Zoning Districts										
	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Product development services (hazard)											P
Recreational vehicle park								C/S	C/S		
Recreational vehicle sales, service, and rental								C	C	C	
Recycling operation (indoor)										P	P
Recycling operation (outdoor)											C
Religious assembly	P	P	P	P	P	P	P	P	P	P	P
Research services (general)				P					P	P	
Research services (hazard)											P
Restaurant				P	P	P	P	P	P		
Restaurant—Drive-in or drive-through							C	C	C		
School, boarding		P	P				P	P	P		
School, business or trade		P	P				P	P	P		
School, college or university		P	P					P	P		
School, private or parochial		P	P				P	P	P		
School, public		P	P				P	P	P		
Semi-permanent food establishment							C	C	C		

Item 2.

Non-Residential Uses	Zoning Districts										
	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Shooting range, indoor									P	P	
Smoke shop or tobacco store							P	P	P		
Theater							P	P	P		
Transportation terminal								C	C	C	C
Truck and trailer sales and rental								C	C	C	
Truck stop or travel center									P	P	
Utility services, major			C							C	C
Utility services, minor	P	P	P	P	P	P	P	P	P	P	P
Vehicle storage facility									C	C	
Veterinary services, large								C	C		
Veterinary services, small					C	C	C	C	C		
Wireless transmission facilities (WTF), attached	C	C	C	C	C/S	C/S	C	C	C	C	C
Wireless transmission facilities (WTF) monopole	C/S	C/S	C/S	C/S			C/S	C/S	C/S	C/S	C/S
Wireless transmission facilities (WTF), stealth	C	C	C	C	C/S	C/S	C	C	C	C	C
Zoo, private								P	P		



Proposed Zoning:
Neighborhood Business (NB)
Townhome (TH)

Current Zoning:
Agricultural (A)

Zone

A - Agricultural	SF-1 - Single Family Suburban	SF-2 - Single Family Standard	TF	MF-1 - Multi-Family 15	MF-2 - Multi-Family 25	MH-1 - Manufactured Home	I-1 - Institutional Small	I-2 - Institutional Large	GO - General Office	C-1 - Light Commercial	C-2 - Medium Commercial	C-3 - Heavy Commercial	NB - Neighborhood Business	DB - Downtown Business	IN-1 - Light Industrial	IN-2 - Heavy Industrial	PUD - Planned Development
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November 17, 2021

City of Manor Development Services

Notification for a Rezoning Application

Case Number: 2021-P-1376-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 8.57 acres, more or less, and being located at 12920 Old Highway 20, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for 8.57 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315 and the Calvin Barker Survey No. 38, Abstract No. 58, and being located at 12920 Old Highway 20, Manor, TX from Agricultural (A) to Neighborhood Business (NB) and Townhome (TH).

***Applicant:* Rao's Consulting Engineers, LLC**

***Owner:* Sampsg Properties, LLC**

The Planning and Zoning Commission will meet at 6:30PM on December 8, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on December 15, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

HARRELL KRISTEN
12608 ST MARYS DR
MANOR, TX 78653-4598

CADENA MANUELA
12604 SAINT MARYS DR
MANOR, TX 78653-4598

ESCOBBAR VERANDA A &
JESSE ESCOBAR SR
12600 SAINT MARYS DR
MANOR, TX 78653-4598

WALLACE H DALTON
9505 JOHNNY MORRIS RD
AUSTIN, TX 78724-1527

CRUZ MELISSA A &
DAMARCUS L DASHER
12700 BELLA PKWY
MANOR, TX 78653-4597

URQUIZA ANA ANTUNEZ
12744 BELLA PKWY
MANOR, TX 78653-4597

AMEZCUA RAMON B & SUSANA
12740 BELLA PKWY
MANOR, TX 78653-4597

CZERNY JOSE A
12736 BELLA PKWY
MANOR, TX 78653-4597

PENA LETICIA & ERNESTO
12732 BELLA PARKWAY
MANOR, TX 78653-4597

SMITH VANESSA D &
MIKEL E SATTERWHITE
12728 BELLA PKWY
MANOR, TX 78653-4597

JACKSON LAKILIA N
12724 BELLA PKWY
MANOR, TX 78653-4597

RODRIGUEZ MONIQUE N
1904 RALPH C CRAIG LN
AUSTIN, TX 78748-4002

ALVARADO ALEJANDRO & DOLORES
12716 BELLA PKWY
MANOR, TX 78653-4597

VAZQUEZ EUTIQUIA
12712 BELLA PKWY
MANOR, TX 78653-4597

JONES THERESA A
12708 BELLA PKWY
MANOR, TX 78653-4597

MARTINEZ CHRISTOPHER S &
CHRISTIAN N
12704 BELLA PKWY
MANOR, TX 78653-4597

LEVARIO ELSA L
12753 BELLA PKWY
MANOR, TX 78653-4597

MIRANDA CONSEPCION A & STEVEN J
12749 BELLA PKWY
MANOR, TX 78653-4597

GUZMAN SANTOS & LETICIA JAIMES
12754 BELLA PKWY
MANOR, TX 78653

THOMAN MARYANN & MARK P
12741 BELLA PKWY
MANOR, TX 78653-4597

RODRIGUEZ DIANE & BENJAMIN
12737 BELLA PKWY
MANOR, TX 78653-4597

WAGNER DRUE A & ALICIA G
12733 BELLA PKWY
MANOR, TX 78653-4597

VILLAREAL RUTH PAJARILLO REVOCABLE TRUST
UNIT 315
838 PINE AVE
LONG BEACH, CA 90813-5828

OLLINGER KENNETH J
9115 LOCKWOOD SPRINGS RD
MANOR, TX 78653-4815

GOMEZ MARIA & LUIS HERNANDEZ
12721 BELLA PKWY
MANOR, TX 78653-4597

MANUEL MILDRED A
7241 FAIR OAK DR
HANOVER, MD 21076-1482

NORRIS DARIAN KELLEY &
SHELBY NICOLE DAVIS
12713 BELLA PKWY
MANOR, TX 78653-4597

VEGA ADRIAN SANCHEZ
12709 BELLA PKWY
MANOR, TX 78653-4597

JUSTICE EVANGULA R
12705 BELLA PKWY
MANOR, TX 78653-4597

MENDOZA ROLANDO FRANCISCO MORENO &
ZULMA CRISTINA HERREJON ORTIZ
12701 BELLA PKWY
MANOR, TX 78653-4597

RUIZ-MONDRAGON GERARDO
1218 BONNIE BREA ST
AUSTIN, TX 78753-4503

KURNOW MARK & CARRIE LANCE
92-1026 A KOIO DR
KAPULEI, HI 96707

BELL FARMS MASTER COMMUNITY INC
% PS PROPERTY MANAGEMENT
PO BOX 7079
ROUND ROCK, TX 78683-7079

VITAL MARIA DEL PATROSINIO &
WALTER ANTONIO CASTRO
12908 PEALING WY
MANOR, TX 78653-2019

SANTIKOS DEMETRIOS JOHN
12904 PEALING WAY
MANOR, TX 78653-2019

VACLAVICK CAROL & ELLEN WRIGHT
12925 TINKER ST
MANOR, TX 78653-2022

WRIGHT BRANDY
12921 TINKER ST
MANOR, TX 78653-2022

SANCHEZ RODRIGO AGUILAR
12917 TINKER ST
MANOR, TX 78653-2022

GUERRERO LAWRENCE &
ROSE MARIE VEGA
12913 TINKER ST
MANOR, TX 78653-2022

SOSA JESUS RUIZ & YOLANDA AGUILAR
& YENIS HERNANDEZ SALVADOR
12909 TINKER ST
MANOR, TX 78653-2022

MCMILLAN BRITTANY MARI
12905 TINKER ST
MANOR, TX 78653-2022

ALEMU WES
12901 TINKER ST
MANOR, TX 78653-2022

LOPEZ JAZMIN TELLEZ & SEVERINO M
12924 TINKER ST
MANOR, TX 78653-2022

1919 MAGRODA LLC
15301 SISTERS CIR
AUSTIN, TX 78717-5099

RICHEY DENISE
12916 TINKER ST
MANOR, TX 78653-2022

HEREDIA ERWIN G
12912 TINKER ST
MANOR, TX 78653-2022

RANDORF KRISTINA & JASON
12908 TINKER ST
MANOR, TX 78653-2022

YEE VINCENT & ANA M
12904 TINKER ST
MANOR, TX 78653-2022

SVANDA STACIE
12900 TINKER ST
MANOR, TX 78653-2022

RAMIREZ WILLIAM OMAR
12925 SHIP BELL DR
MANOR, TX 78653-4953

JONES MARVIN L & POLLY M
12921 SHIP BELL
MANOR, TX 78653-4953

SEPHUS LATANIA NICOLE
12917 SHIP BELL DR
MANOR, TX 78653-4953

DIAZ KARINA P TORRES & PEDRO L
HERNANDEZ ZEPEDA
12913 SHIP BELL DR
MANOR, TX 78653-4953

HORTON JANET
12909 SHIP BELL
MANOR, TX 78653-4953

SIMMONS JASMINE & TIMOTHY
7940 SHOAL CREEK BLVD STE 200
AUSTIN, TX 78757-7587

HILL DEJA G
12901 SHIP BELL DR
MANOR, TX 78653-4953

FORD JOEL S & ALICIA E ESPINOZA
12924 SHIP BELL DR
MANOR, TX 78653-4953

ORTUNO PALOMA HERNANDEZ &
DOUGLAS R RODRIGUEZ FLORES
12920 SHIP BELL DR
MANOR, TX 78653-4953

SMITH JEREMY W &
CANDICE MARIE AREL SMITH
12916 SHIP BELL DR
MANOR, TX 78653-4953

SANCHEZ JOSE D ESPARZA & PATRICIA
FLORES
12912 SHIP BELL DR
MANOR, TX 78653-4953

BARTON JONATHAN & VICTORIA
12908 SHIP BELL DR
MANOR, TX 78653-4953

CASHION WILLIAM HOWARD
12904 SHIP BELL DR
MANOR, TX 78653-4953

TAPIA LISA L
12900 SHIP BELL DR
MANOR, TX 78653-4953

POTTER KAREN SUE & WAYNE M
12809 RING DR
MANOR, TX 78653-4684

VILLAFRANCA UBALDO
12813 RING DR
MANOR, TX 78653-4684

DOMEL MASON N
12817 RING DR
MANOR, TX 78653-4684

LEONARD MATTHEW B & JULIE
12821 RING DR
MANOR, TX 78653-4684

LUCIANO KRYSTAL N & ELVIN LOZANO
12825 RING DR
MANOR, TX 78653-4684

KEAVENY JAMES P & SANDRA WILSON
12829 RING DR
MANOR, TX 78653-4684

CATES JENNIFER E
12833 RING DR
MANOR, TX 78653-4684

ALEXANDER JERRY LEE & MICHAEL D
12905 RING DR
MANOR, TX 78653-5187

MARTINEZ-CAVAZOS FRANCISCO J &
ADRIANA HERNANDEZ-ZUNIGA
12925 RING DR
MANOR, TX 78653-5187

BRESLER DEIRDRE E
12921 RING DR
MANOR, TX 78653-5187

CEBALLOS VICTOR HUGO
12917 RING DR
MANOR, TX 78653-5187

ANDERSON WALTER JAMES JR &
WEI ZHANG
721 MAMMOTH RD
MANCHESTER, NH 03104-4555

ASBELL TROY
12909 RING DR
MANOR, TX 78653-5187

HERNANDEZ MAYRA A &
CIRO L MEDINA
12800 SNOW LN
MANOR, TX 78653-5190

SATHYAN PRATHEESH & NEENA
SREELAYA
8619 VILLAGE TER
HOUSTON, TX 77040-7602

MARTINEZ MATILDE
12804 CHIME DR
MANOR, TX 78653-4685

ZARCO ARTURO ESQUIVEL
12800 CHIME DR
MANOR, TX 78653-4685

WASHINGTON-WOOLEY SHENIQUA
12708 RING DR
MANOR, TX 78653-4682

MAGALLANEZ EDWARD G JR
12712 RING DR
MANOR, TX 78653-4682

VARGAS MANUEL & USVALDO
12800 RING DR
MANOR, TX 78653-4684

MOORE SHARON Y
12804 RING DR
MANOR, TX 78653-4684

DELGADO GERARDO
1548 COUNTY ROAD 394
HUTTO, TX 78634-3235

DAVILA JULIANA
12812 RING DR
MANOR, TX 78653-4684

REYES LUIS & MARIA
12816 RING DR
MANOR, TX 78653-4684

LE THERESA T & PHUC T PHAN
12820 RING DR
MANOR, TX 78653-4684

MCINTOSH JACOB RYAN &
ETHAN MCINTOSH
11403 W CARRIE MANOR ST
MANOR, TX 78653-5370

MERAZ GRACIELA A & ALEJANDRO
12828 RING DR
MANOR, TX 78653-4684

GERMAN MARIA L
12832 RING DR
MANOR, TX 78653-4684



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Rezoning Application for 10.24 acres, more or less, out of the A.C. Caldwell Survey, Abstract 154, and being located near the intersection of Paseo de Presidente and Gunn Lane, Manor, TX from Single Family Suburban (SF-1) to Multi-Family 15 (MF-1).
Applicant: Kimley-Horn and Associates, Inc.
Owner: Dywer Realty

BACKGROUND/SUMMARY:

This property was in the original Presidential Glen Development Agreement had stated an application would be made to rezone it to Commercial. The Development Agreement was recently amended by the City Council on 10/27/2021 to change it to Multi-Family, which permits them to make this rezoning request to MF-1. MF-1 permits up to 15 units per acre. It is a moderate density residential district that can serve as a buffer between single family uses and commercial uses.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of Intent
- Map
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City staff’s recommendation that the Planning and Zoning Commission conduct a public hearing.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

July 26, 2021

Mr. Scott Dunlop
City of Manor
Planning Department
105 E. Eggleston St.
Manor, TX 78653

Via Electronic Submittal

Re: Application for Rezoning; ±10.46 acres located east of Paseo De Presidente Blvd, south of WT Gallaway St, and north of Gunn Ln, Manor, TX 78653 (the "Property")

Dear Mr. Dunlop:

As representatives of the owner of the above stated Property we respectfully submit the attached application for rezoning. The Property is located of Paseo De Presidente Blvd, south of WT Gallaway St, and north of Gunn Ln, Manor, TX 78653 (see Location Map attached) and is currently zoned Single Family Residential (R-1). The proposed zoning is Multifamily 15 (MF-1). The purpose of the rezoning is to allow for transitional housing proposed between the residential zoning to the north and the commercial zoning to the south of the site.

This request is consistent with the Third Amendment of the Development Agreement for the Presidential Glen Subdivision, Subsection 8 (Zoning Applications), which requires the rezoning from R-1 to MF-1.

Surrounding zoning is commercial to the south and residential to the north, east and west. Surrounding land uses include single family residential to north and west, and undeveloped land to the south and east.

If you have any questions about this application for rezoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.



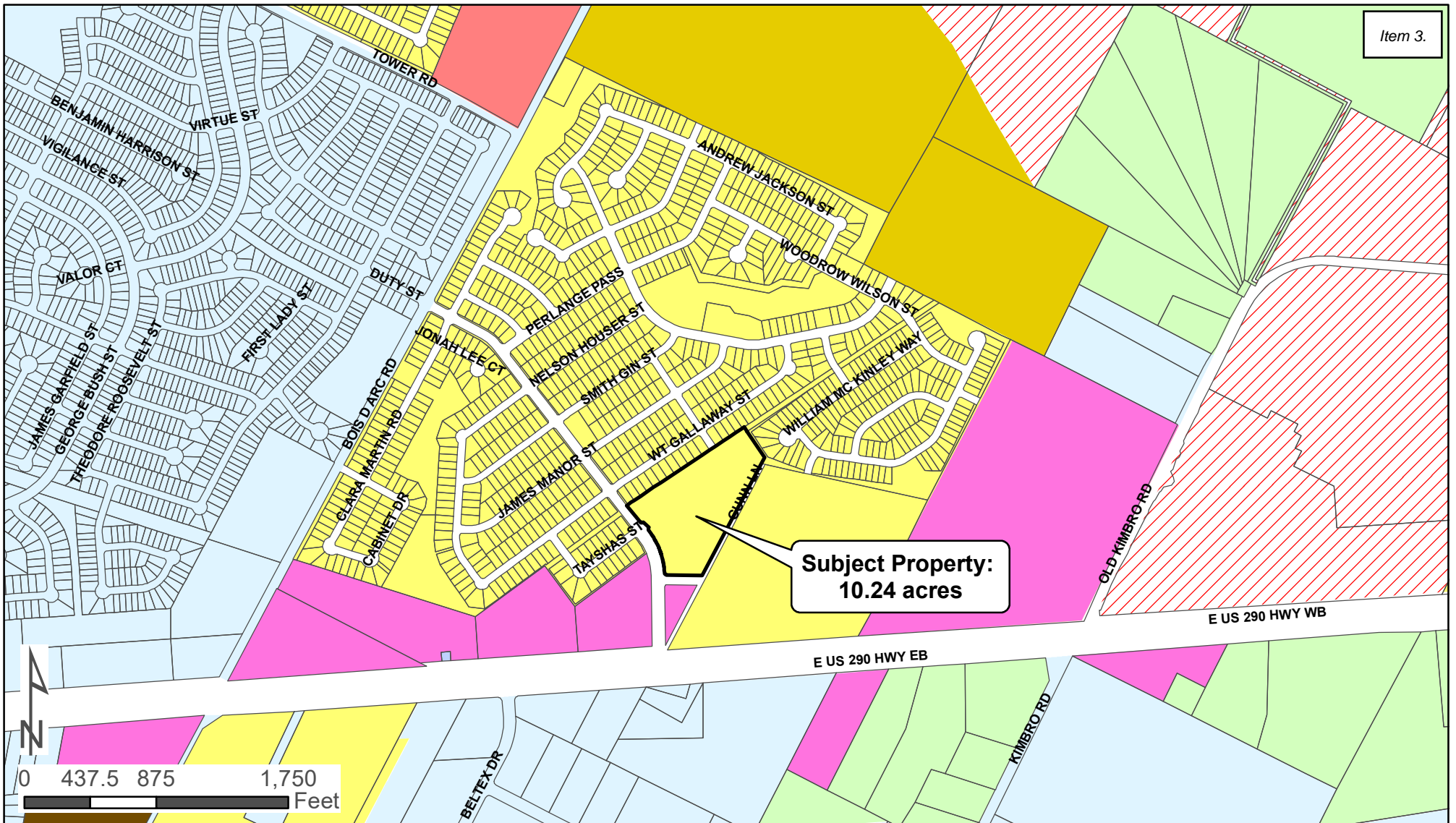
Amanda Couch Brown



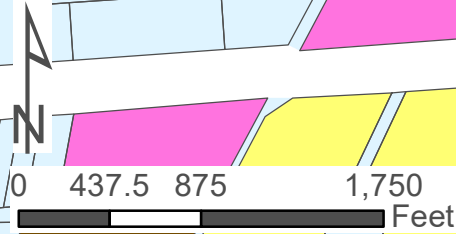
PASEO DE PRESIDENTE BLVD
 REZONING
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

SITE LOCATION MAP

Kimley»Horn
 10814 Jollyville Road
 Avallent IV, Suite 200
 Austin, Texas 78759



**Subject Property:
10.24 acres**



Proposed Zoning: Multi-Family 15 (MF-1)

*Current Zoning:
Single Family Suburban (SF-1)*

Zone

- | | | |
|-------------------------------|---------------------------|--------------------------------|
| A - Agricultural | I-1 - Institutional Small | C-3 - Heavy Commercial |
| SF-1 - Single Family Suburban | I-2 - Institutional Large | NB - Neighborhood Business |
| SF-2 - Single Family Standard | GO - General Office | DB - Downtown Business |
| TF | C-1 - Light Commercial | IN-1 - Light Industrial |
| MF-1 - Multi-Family 15 | C-2 - Medium Commercial | IN-2 - Heavy Industrial |
| MF-2 - Multi-Family 25 | | PUD - Planned Unit Development |
| | | ETJ |



November 17, 2021

City of Manor Development Services

Notification for a Rezoning Application

Case Number: 2021-P-1354-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 10.24 acres, more or less, and being located near the intersection of Paseo de Presidente and Gunn Lane, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for 10.24 acres, more or less, out of the A.C. Caldwell Survey, Abstract 154, and being located near the intersection of Paseo de Presidente and Gunn Lane, Manor, TX from Single Family Suburban (SF-1) to Multi-Family 15 (MF-1).

***Applicant:* Kimley-Horn and Associates, Inc.**

***Owner:* Dywer Realty**

The Planning and Zoning Commission will meet at 6:30PM on December 8, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on December 15, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

PRESIDENTIAL GLEN MASTER COMM
INC % ASSOC MGMT
5295 HOLLISTER ST
HOUSTON, TX 77040-6205

POWELL GLENN & CRISTINA
19421 TAYSHAS ST
MANOR, TX 78653-3993

YANG SEKWAN & YOUNGJA YANG
210 LEE BARTON DR., UNIT 201
AUSTIN, TX 78704-1044

JARAMILLO ANTONIO &
JOSIE SAMARIPA
19501 W T GALLAWAY ST
MANOR, TX 78653-4074

GARCIA FRANCISCO B
19512 W GALLAWAY ST
MANOR, TX 78653

DEROSE JOSEPH JOHN
19621 W T GALLAWAY ST
MANOR, TX 78653-4075

GONZALEZ EDWIN ROSADO
19700 W T GALLOWAY ST
MANOR, TX 78653-4076

HATCHER VALENCIA
19709 JAMES MANOR ST
MANOR, TX 78653-4073

OROZCO JOSUE
19712 W T GALLAWAY ST
MANOR, TX 78653-4076

DIAZ EMMANUEL
19709 W T GALLAWAY ST
MANOR, TX 78653-4076

DAVIES EMMANUEL D & SHAROLINE H
19801 GROVER CLEVELAND WAY
MANOR, TX 78653-2071

PAVON BORIS A & JORGE ALBERT
PAVON-MALDONADO
13216 WILLIAM MCKINLEY WAY
MANOR, TX 78653-2067

SMITH WYNDEL R & DENISE R
19429 TAYSHAS ST
MANOR, TX 78653-3993

CHU KI
19500 W T GALLAWAY ST MANOR, TX
78653-4074

MORALES GABRIEL A HERNANDEZ &
SELENE RODRIGUEZ MARTINES
19516 WT GALLAWAY ST
MANOR, TX 78653-4074

SALDANA ANDREW & GLORIA
19520 W T GALLAWAY ST
MANOR, TX 78653-4074

STANFORD JIMMY BRYAN & ARSENIA C
19612 W T GALLAWAY
MANOR, TX 78653-4075

HARRIS CYNTHIA LYNN
19701 JAMES MANOR ST
MANOR, TX 78653-2177

BOUZAN FILIBERTO S
19716 W T GALLAWAY ST
MANOR, TX 78653-4076

TRYON JOANNA & PHILIP
19805 W T GALLAWAY ST
MANOR, TX 78653-3423

AH4R PROPERTIES LLC
ATTN: PROPERTY TAX DEPT
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302-4012

LABORICO VICTOR OLIVA &
ISABEL MORQUECHO
13212 WILLIAM MCKINLEY WAY
MANOR, TX 78653-2067

VANHOOK TINA R
19420 W T GALLAWAY ST
MANOR, TX 78653-3992

RAMIREZ ERNESTO JR &
ELVIA L CAMPOS
19433 TAYSHAS ST
MANOR, TX 78653-3993

MGM FORESTRY LTD
PO BOX 36
WOODVILLE, TX 75979-0035

HERNANDEZ ERNESTO J & RUTH
19512 W T GALLAWAY ST
MANOR, TX 78653-4074

LAWRENCE AISHAMMA
19517 WT GALLAWAY ST
MANOR, TX 78653-4073

PATEL JAWAHAR
19521 W T GALLAWAY ST
MANOR, TX 78653-4073

JACKSON SHERILYN DEONA
19608 W T GALLAWAY ST
MANOR, TX 78653-4075

MASON MARNEY O & KRISTIN M
19601 W T GALLAWAY ST
MANOR, TX 78653-4075

BOGESS DAVID B
19616 W T GALLAWAY ST
MANOR, TX 78653-4075

PEARLSTEIN DENNIS & SANDY
19701 W T GALLAWAY ST
MANOR, TX 78653-4076

LARA LUIS MANUEL SANTOS
19721 W T GALLAWAY ST
MANOR, TX 78653-4076

ASG HOME BUILDERS & MGNT LLC
19210 HUEBNER RD
SAN ANTONIO, TX 78258-3103

BAEZ ACOSTA JESUS M &
KRIZALIS E DIAZ
13209 WILLIAM MCKINLEY WAY
MANOR, TX 78653-2067

AH4R PROPERTIES LLC
ATTN: PROPERTY TAX DEPT
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302-4012

HUNTER MICHELLE & ALTON
19417 TAYSHAS ST
MANOR, TX 78653-3993

SANCHEZ JESSE LEE
19421 W T GALLAWAY ST
MANOR, TX 78653-3992

DIALLO MAMADOU BOBO
16428 TAYSHAS ST
MANOR, TX 78653

BELMAREZ BENJAMIN
& CINDY ANN PADILLA
19504 W T GALLAWAY ST MANOR, TX
78653-4074

JONES CHRIS LAMONT
19509 JAMES MANOR ST
MANOR, TX 78653-4071

HERRERA-DOERRE BRANDON
& RANDAL DOERRE
19509 W.T. GALLAWAY ST
MANOR, TX 78653-4074

MEESTER THOMAS B & COLE A SEELEY
19600 WT GALLAWAY ST
MANOR, TX 78653-4075

RIVERA VICKY DELCARMEN
& CARMEN RIVERA
19604 W T GALLAWAY ST
MANOR, TX 78653-4075

WALKER NATHAN
& JOSHALYN FREEMAN
19617 JAMES MANOR ST
MANOR, TX 78653-4072

BRAVO ELIZABETH
19705 W T GALLAWAY ST
MANOR, TX 78653-4076

COLE BRIA DANIELLE &
ASHTON JAMAL MAYS
19713 JAMES MANOR ST
MANOR, TX 78653-4073

RIVERA JERRY L
13200 WILLIAM MCKINLEY WAY
MANOR, TX 78653-2067

WELTER ERNEST FRANK JR
13201 WILLIAM MCKINLEY WAY
MANOR, TX 78653-2067

HERRERA HENRY R & SONIA T
19413 W T GALLAWAY ST
MANOR, TX 78653-3992

MACK TORY LATRICE
19428 W T GALLAWAY
MANOR, TX 78653-3992

WEST ELGIN DEVELOPMENT CORP
ATTN PETER A DWYER
9900 US HIGHWAY 290 E MANOR, TX
78653-9720

ERWIN DEBRA I & DORIS
19425 W T GALLAWAY ST
MANOR, TX 78653

SEGUNDO JOSE SANTOS REYES &
ERENDIRA MORAIMA REYES
19420 TAYSHAS ST
MANOR, TX 78653-3993

TERRELL TIMMERMANN FARMS LP
PO BOX 4784
AUSTIN, TX 78746-5732

STEPHENSON WILLIAM ALAN
19601 JAMES MANOR ST
MANOR, TX 78653-4072

FOUR ROCK LLC
147 PECK ST
KYLE, TX 78640-4176

DISBRO JOHN D & CAROLYN
19617 W T GALLAWAY ST
MANOR, TX 78653-4075

HARPER KALEB KEITH &
JACK VICTOR MARTINEZ JR
19624 W T GALLAWAY ST
MANOR, TX 78653-4075

STEPHENS RAQUEL DENISE & TRAVIS
19713 W T GALLAWAY ST
MANOR, TX 78653-4076

VALAVALA PRATIMA
1735 GILSON ST
FALLS CHURCH, VA 22043

STEPHENS-HILL JACQUELINE L
19813 W T GALLAWAY ST
MANOR, TX 78653-3423

ANDREWS RYAN R & STEPHANIE ANN
19412 TAYSHAS ST
MANOR, TX 78653-3993

SANDOVAL MONICA L
19505 WT GALLAWAY ST
MANOR, TX 78653-4074

CASTILLO JESSE JR & CARMEN MAREZ
16513 JAMES MANOR ST
MANOR, TX 78653

STEIN PETER A & KIMBERLY A
1519 PINEHURST LN
ROUND ROCK, TX 78664-6147

MITCHELL GLENDA RETTA &
BRANDON DAESHUN MITCHELL
19517 JAMES MANOR ST
MANOR, TX 78653-4071

DACKO DAVE
1025 OAKLANDS DR
ROUND ROCK, TX 78681-4066

MCVADE KENNETH & RHODA GILMORE
13204 WILLIAM MCKINLEY WAY
MANOR, TX 78653-2067

HUBER GARRETT
19805 JAMES MANOR ST
MANOR, TX 78653-3428

GONZALEZ KATHY
19808 W T GALLAWAY ST
MANOR, TX 78653-3423

WILLIAMS DEDRA
13219 WILLIAM MCKINLEY WAY
MANOR, TX 78653-2067

HITT COREY A
19419 W T GALLAWAY ST
MANOR, TX 78653

ROARK JOHNNY RUSSELL
19424 W T GALLAWAY ST
MANOR, TX 78653-3992

SUDA MALIAKAI & AVIBO
19425 TAYSHAS ST
MANOR, TX 78653-3993

SALINAS BEAU & RUBBIE
19416 TAYSHAS ST
MANOR, TX 78653-3993

HERNANDEZ HILBERT G
19429 W T GALLAWAY ST
MANOR, TX 78653-3992

TOO BLUE MOO & PAW PO SOE
& GYI PAWN
19501 JAMES MANOR ST
MANOR, TX 78653-4071

SALAZAR JOSE G & ROSALINDA S
19605 WT GALLAWAY ST
MANOR, TX 78653-4075

RAMOS ROLAND
19620 W T GALLAWAY ST
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GALVAN CHRISTOPHER N & DAVID C
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23975 PARK SORRENTO STE 300
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13208 WILLIAM MCKINLEY WAY
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LUCKETT JERMERY R & BRENDA & JULIUS
& BEATRICE R BEN & NANA L LUWENGO
19805 GROVER CLEVELAND WAY
MANOR, TX 78653-2071

JIANG GE & YUN XIONG
19417 W T GALLAWAY ST
MANOR, TX 78653-3992

LGI HOMES - TEXAS LLC
1450 LAKE ROBBINS DR STE 430 THE
WOODLANDS, TX 77380-3294

CARRAZCO-AGUILAR ALFREDO
19521 JAMES MANOR ST
MANOR, TX 78653-4071

HERRERA FELIX
19605 JAMES MANOR ST
MANOR, TX 78653-4072

LACY DANA V
19609 W T GALLAWAY ST
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MANOR, TX 78653-4071

WILLIAMS VALERIE S
19612 JAMES MANOR ST
MANOR, TX 78653-4072

BECKHAM REBECCA L
4213 PRINCE ANDREW LN
AUSTIN, TX 78730-3465

RODRIGUEZ EDWARD DANIEL
19613 WT GALLAWAY ST
MANOR, TX 78653-4075

STAFF DYLAN
4284 LOWER MISSION VALLEY RD
VICTORIA, TX 77905

HUESTIS MATTHEW
19801 JAMES MANOR ST
MANOR, TX 78653-3428

BLAKE LEONARD & PENNIE
19720 W T GALLAWAY ST
MANOR, TX 78653-4076

BANDI SHEETAL
14308 LAURINBURG DR
AUSTIN, TX 78717-5041

WOLFE WILLIAM JEFFREY &
CATHERINE HILLE WOLFE
13205 WILLIAM MCKINLEY WAY
MANOR, TX 78653-2067



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Rezoning Application for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD).

Applicant: SEC Planning
Owner: Enfield Partners, LLC

BACKGROUND/SUMMARY:

The Preliminary PUD Site Plan was approved by the City Council on 11/17/21. There were no modifications requested or made between the Preliminary PUD Site Plan and the Final PUD Site Plan. This PUD is for a maximum 400 lot single family subdivision with commercial along the FM 973 frontage. Improvements from the PUD include: additional parkland/open space acreage with trails, playgrounds, pavilion, and dog park; landscaping buffers along Gregg Lane (15' wide) and internal collector (10' wide), and upgraded masonry fencing along the internal unloaded collector and Gregg Lane. The modifications to our Code in the PUD are: up to 80% of the lots can be 50' wide (60' is the Code requirement), minimum lot square footage is 6,000 sf (7,500 is Code requirement), and maximum building coverage is 50% (Code requirement is 40%).

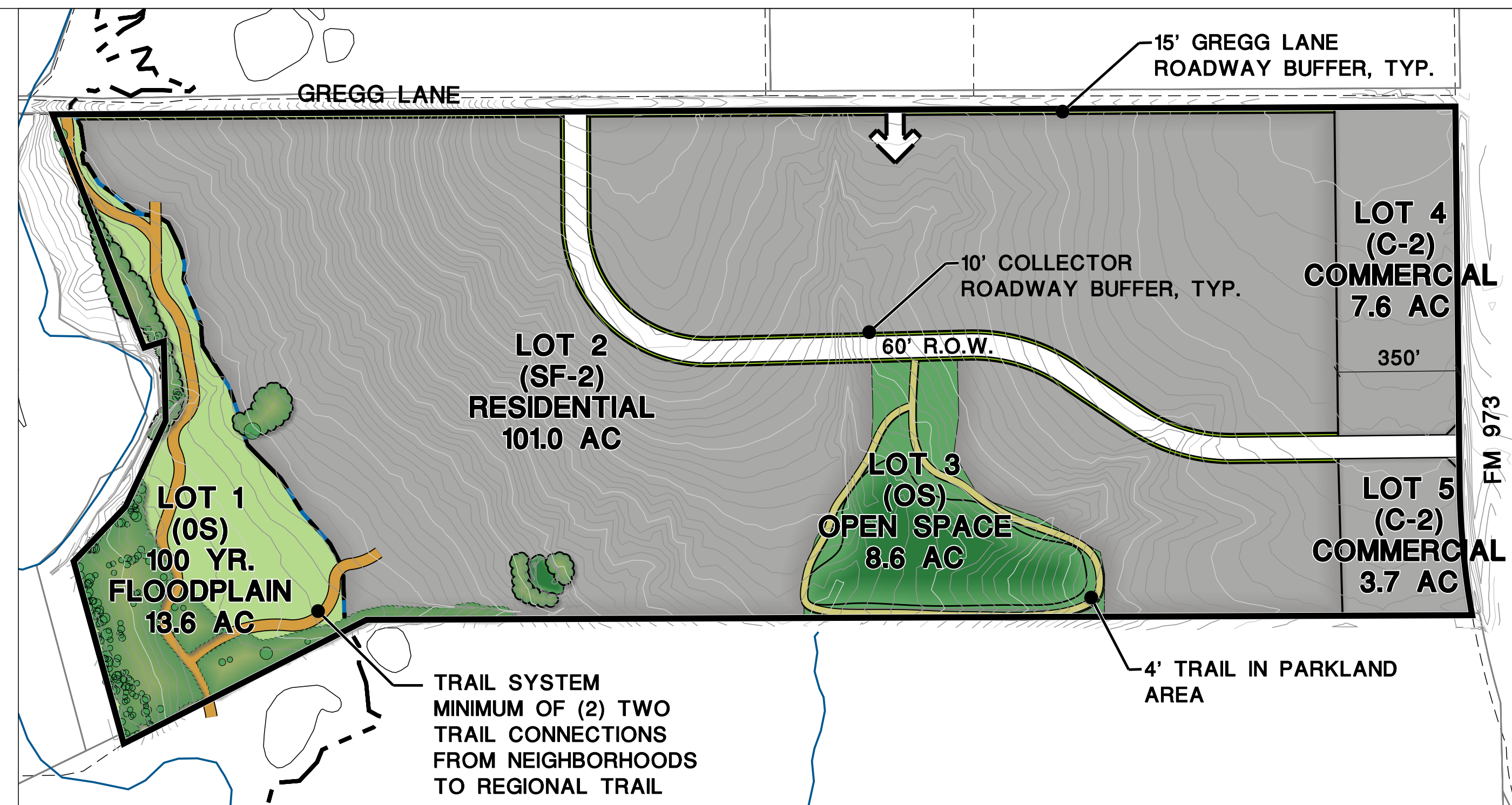
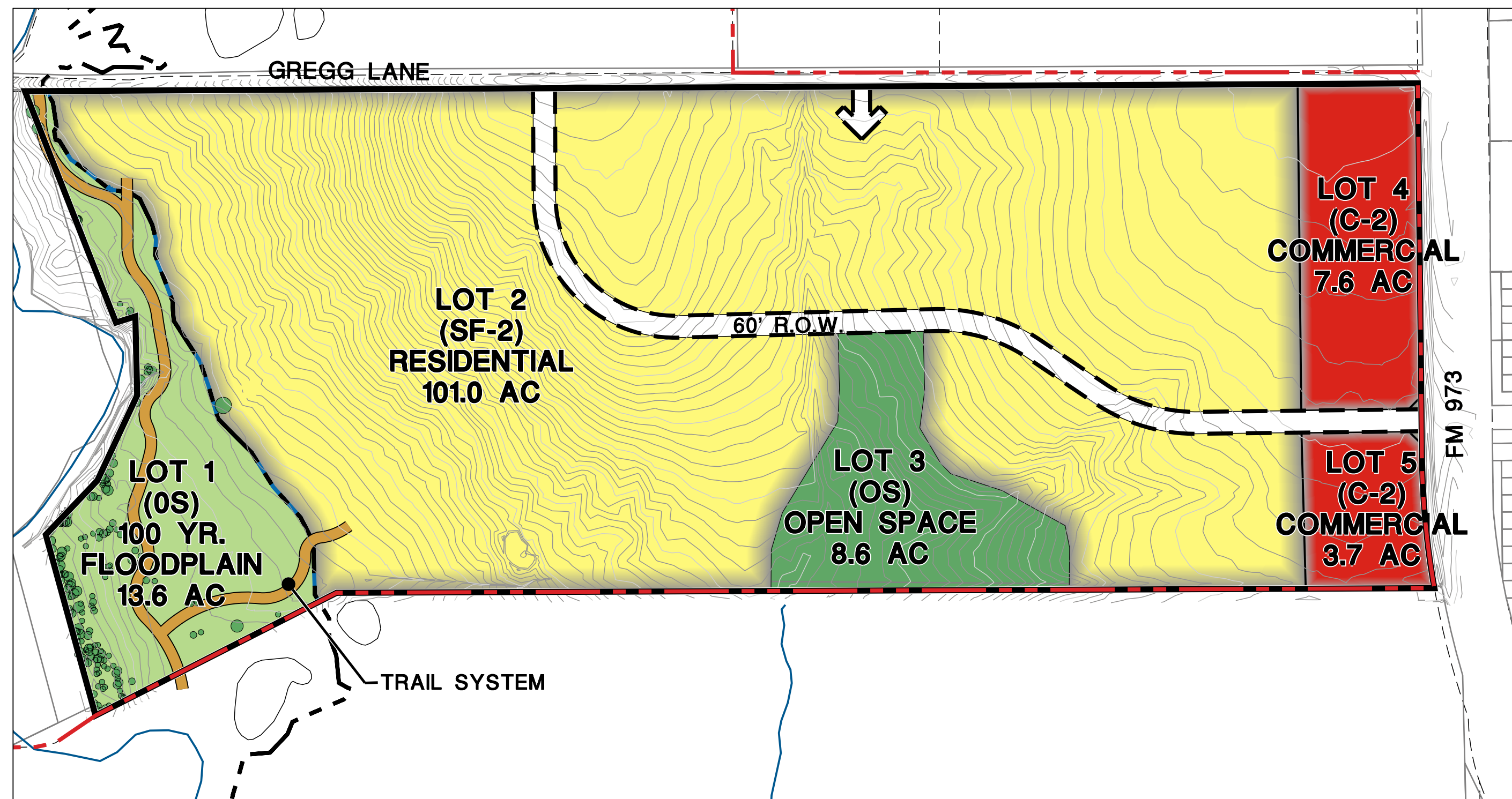
LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Final PUD Site Plan
- Map
- Notice
- Label

STAFF RECOMMENDATION:

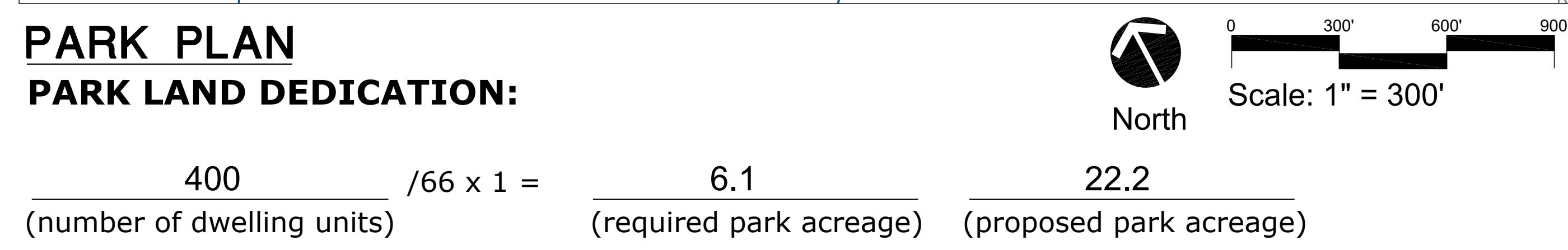
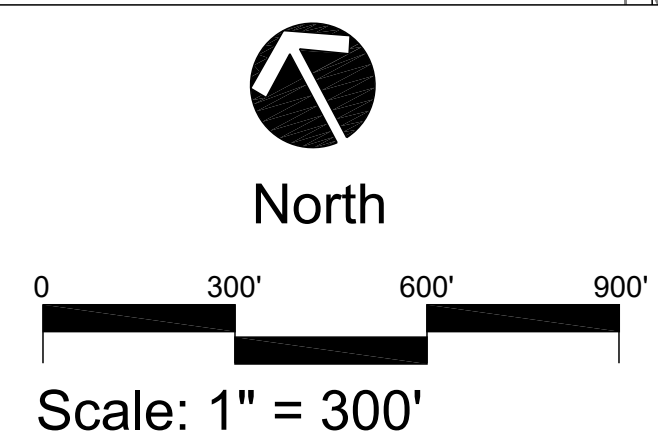
It is the City staff's recommendation that the Planning and Zoning Commission conduct a public hearing.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**



LAND USE	ACREAGE	LOTS	DENSITY
(SF-2) RESIDENTIAL	101.0 ACRES	400 LOTS	4.0 DU/AC
(C-2) MEDIUM COMMERCIAL	11.3 ACRES	2 LOTS	
(OS) FLOODPLAIN	13.6 ACRES	1 LOTS	
(OS) OPEN SPACE	8.6 ACRES	1 LOTS	
TOTAL	134.5 ACRES	3.0 DU/AC	

LEGEND
— PLAN BOUNDARY
- - - PROPOSED RIGHT-OF-WAY
- - - CITY LIMITS
— 4' WALKS
— 8' TRAILS



PARK PLAN
PARK LAND DEDICATION:

$$\frac{400}{(\text{number of dwelling units})} / 66 \times 1 = \frac{6.1}{(\text{required park acreage})} = \frac{22.2}{(\text{proposed park acreage})}$$

8' CONCRETE TRAIL (2,674 L.F.)

A. Purpose and Intent

1. The Monarch Ranch Planned Unit Development (PUD) is comprised of approximately 134.5 acres. The development of this Property is a combination of light commercial along FM 973 at the Eastern edge of the Property and a single-family detached residential community on the remainder of the Property.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Manor Code of Ordinances, except as established in this exhibit, titled Final PUD Site Plan.

2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Manor Code of Ordinances:

- SF-2 (Single-Family Standard)
- C-2 (Medium Commercial)

C. Conceptual Site Layout and Land Use Plan

1. The Land Use Plan has been attached to this PUD to illustrate the design intent for the Property. The Final PUD Site Plan is intended to serve as a guide to illustrate the general community vision and design concept and is not intended to serve as a final document.

D. Allowable/Prohibited Uses

- The allowable residential use shall be detached single-family dwellings on individually platted lots. The maximum residential lot count shall be four hundred (400). Commercial uses shall be consistent with allowable C-2 (Medium Commercial) land uses as defined in Division 3, Section 14.02.017 of City of Manor Code of Ordinances except as modified herein.
- The following uses shall be prohibited within the C-2 area of the PUD:
 - Amusement (outdoor)
 - Automobile Repair (minor)
 - Automobile Repair (major)
 - Commercial Off-Street Parking
 - Contractor's Shop
 - Financial Services (alternative)
 - Funeral Services
 - Kennel
 - Laundry Services
 - Mini-Storage Warehouse
 - Off-Site Accessory Parking
 - Pawnshop
 - Recreational Vehicle Sales and Rental
 - Truck and Trailer Sales and Rental
 - Veterinary Service, Large

E. Residential Development Standards

1. To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:

- A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
- A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.

2. The Monarch Ranch residential development will comply with the Development Standards set forth below:

RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)
 Lot Width: (minimum)50 ft.
 Front Setback: (minimum)25 ft.
 Side Setback: (minimum)5 ft.
 Street Side Setback: (minimum)15 ft.
 Rear Setback to residential:(minimum)10 ft.
 Rear Setback to commercial: 15 ft.
 Minimum dwelling unit size: 1,700 sq. ft.
 Maximum building coverage: 50%
 Maximum building coverage plus accessory structures: 60%

3. Standards not listed follow code, as amended

F. Commercial Development Standards

1. The Monarch Ranch commercial development shall comply with the C-2 (Medium Commercial) development standards set forth in the City of Manor Code of Ordinances, as amended.

G. Drainage Dedication and Facilities

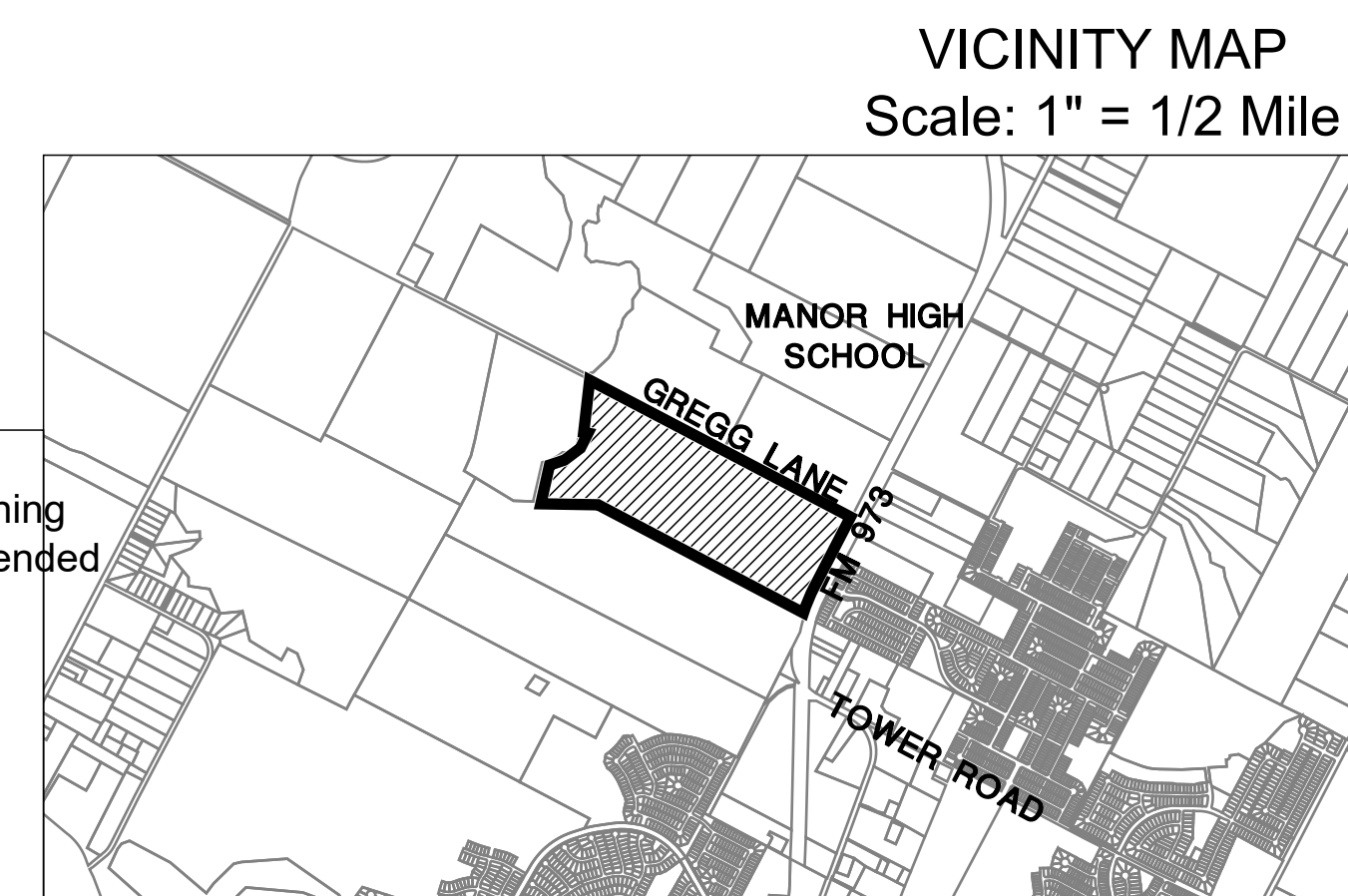
1. Residential drainage facilities shall utilize earthen berms and be designed with a curvilinear shape where possible. If concrete retaining walls are required in the design of detention facilities, such areas shall be limited to not more than forty percent (40%) of the perimeter of the pond.

H. Parkland and Open Space

- This Final PUD Site Plan provides approximately 22.2 acres of park and open space with the dedication of two (2) tracts of land as illustrated on the Parks Plan on this sheet. The parks and open space will include detention facilities for the project, tree preservation areas, 100 year floodplain, trail corridor and active programmed parkland.
- An eight-foot (8') concrete trail shall provide pedestrian/bike access along the parkland corridor connecting from the north property boundary to the south property boundary, as depicted on Park Plan. Trees shall be planted parallel to the concrete trail at a spacing of one (1) tree for every forty (40) linear feet. Trees shall be a minimum of three (3) inch caliper and selected from the Type A/B tree list of the City of Manor Code of Ordinances.
- Parkland amenities located within the Enfield PUD shall include a minimum of the following recreational elements: playground, parking area, dog park, picnic areas, picnic pavilion and open lawn/gaming area.
 - Age 5-12 playground
 - Age 2-5 playground
 - Parking area with a minimum of 20 parking spaces
 - Minimum 10,000 square foot dog park (may be allowed within detention area)
 - Minimum 20 foot by 30 foot picnic pavilion
- A portion of the parkland may be utilized for a private amenity pool and associated restroom facility. This lot defined for the private amenity will not be dedicated to the City and final boundary will be determined at the platting stage of development. The private amenity portion of the overall parkland will be a maximum of 2 acres.
- A minimum 4 foot wide, concrete sidewalk shall be provided parallel to the Gregg Lane Landscape Buffer.
- The proposed parkland shall be dedicated to the City of Manor and privately maintained by the Monarch Ranch Homeowner's Association.

I. Landscaping

- Gregg Lane Landscape Buffer
 - A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.
- Unloaded Collector Landscape Buffer.
 - For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.
- Storm Water Detention
 - Storm water detention facilities shall be screened according to the requirements outlined in the City of Manor Code of Ordinances, Section 15.03.021 (f).
- Masonry wall shall be provided along the rear and side lotlines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.
- All landscape buffers and walls shall be privately maintained by the Monarch Ranch Homeowners Association.



Approval and authorized for record by the City Council for the City of Manor, Texas.

Dated this ____ Day of _____, 20__

By: _____
 Honorable Mayor Dr. Larry Wallace Jr.
 Mayor of the City of Manor, Texas

This Final PUD Site Plan has been submitted to and considered by the Planning and Zoning Commission of the City of Manor, Texas, and is hereby recommended for approval by the City Council.

Dated this ____ Day of _____, 20__

By: _____
 Philip Tryon, Chairperson

SEC Planning, LLC
 Austin, Texas
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 COMMUNITY BRANDING
 4201 W. Farmer Lane Bldg A Suite 220
 Austin, TX 78727
 T 512.246.7003
 F 512.246.7103
 www.secplanning.com
 Email: info@secplanning.com

BLACKBURN HOMES

MONARCH RANCH
FINAL PUD SITE PLAN
MANOR, TEXAS

Z:\210038-BBGR\Cadfiles\PLANNING\Submittals\Preliminary PUD Site Plan.dwg

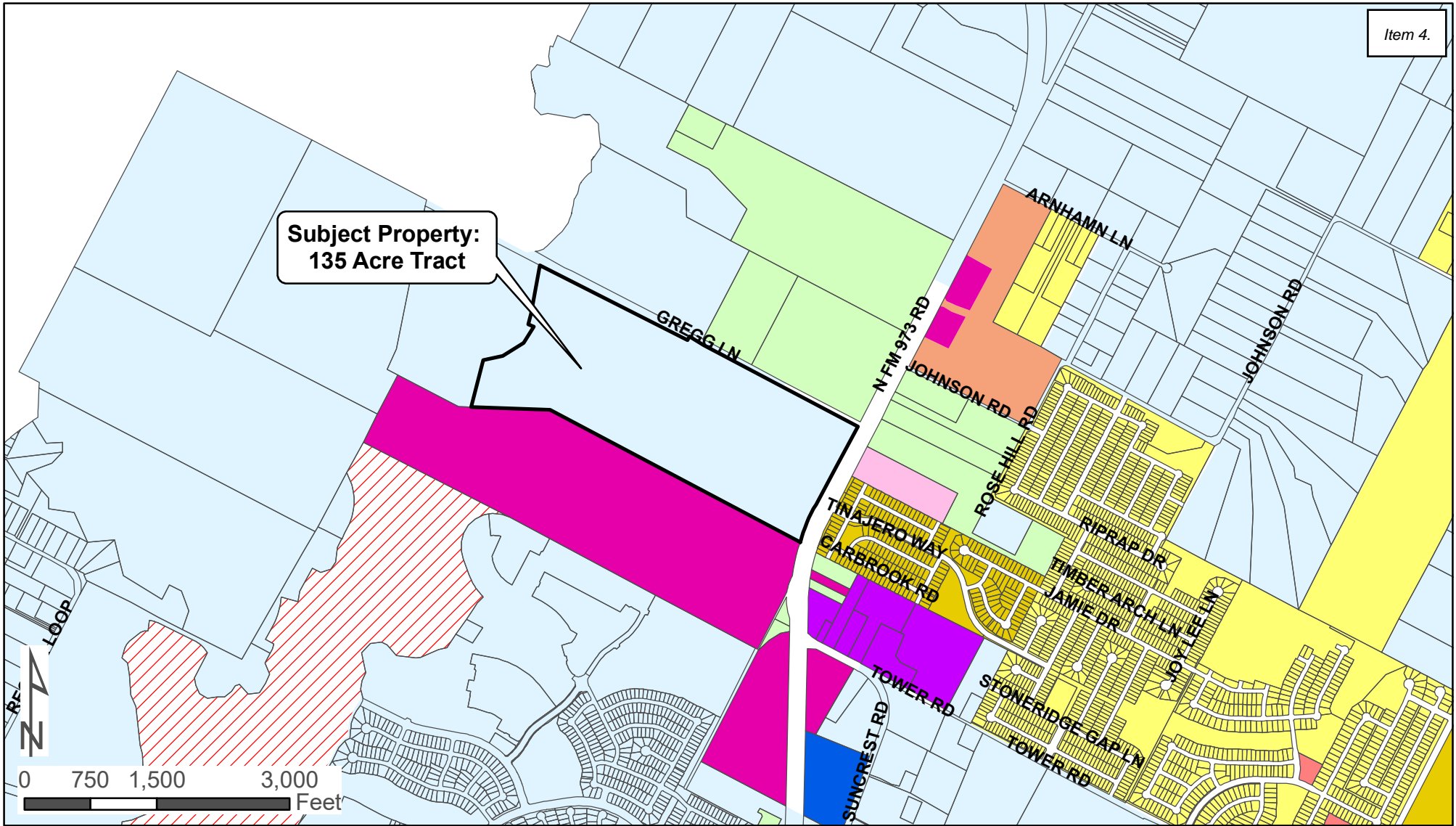
Issued:	
1. PUD Submittal	5/24/2021
2.	
3.	
4.	
5.	
Revisions:	
1. PUD Submittal	7/29/2021
2. PUD Submittal	8/30/2021
3. PUD Submittal	11/11/2021
4.	
5.	
Issue Date:	

Drawn By:
 Reviewed By: MB

Project No.
 210038 - BBGR

SHEET 1 of 1

Subject Property:
135 Acre Tract



Proposed Zoning: Planned Unit Development (PUD)

Zone		
 A - Agricultural	 MH-1 - Manufactured Home	 NB - Neighborhood Business
 SF-1 - Single Family Suburban	 I-1 - Institutional Small	 DB - Downtown Business
 SF-2 - Single Family Standard	 I-2 - Institutional Large	 IN-1 - Light Industrial
 TF	 GO - General Office	 IN-2 - Heavy Industrial
 MF-2 - Multi-Family 25	 C-1 - Light Commercial	 PUD - Planned Unit Development
	 C-2 - Medium Commercial	 ETJ



November 17, 2021

City of Manor Development Services

Notification for a Rezoning Application

Case Number: 2021-P-1387-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 135 acres, more or less, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD).

***Applicant:* SEC Planning**

***Owner:* Enfield Partners, LLC**

The Planning and Zoning Commission will meet at 6:30PM on December 8, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on December 15, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

CITY OF PFLUGERVILLE
PO BOX 589
PFLUGERVILLE, TX 78691-0589

GREGG LANE DEV LLC
101 PARKLANE BLVD STE 102
SUGAR LAND, TX 77478-5521

BOARD OF TRUSTEES OF THE MANOR
INDEPENDENT SCHOOL DISTRICT
% DENNIS ANDERSON ETAL
533 HIWASEE ROAD
WAXAHACHIE, TX 75165-6448

UNITED STATES OF AMERICA
UNITED STATES ATTORNEYS' OFFICE
% ANDERSON DENNIS ETAL
533 HIWASEE RD
WAXAHACHIE, TX 75165-6448

RUST CREEK LLC
9606 OLD MANOR RD #1
AUSTIN, TX 78724-1114

WALLACE H DALTON
9505 JOHNNY MORRIS RD
AUSTIN, TX 78724-1527

STRABO HOLDINGS LLC
13510 BROADMEADE AVE
AUSTIN, TX 78729

FOXTROT HOLDING LLC
14605 FM 973 N
MANOR, TX 78653-3539

SW HOMEOWNERS ASSOCIATION INC
9601 AMBERGLEN BLVD STE 150
AUSTIN, TX 78729-1190

HOLLEY EBONY L & TERRY G JR
14526 PERNELLA RD
MANOR, TX 78653-2062

BLAKELY ARTURO S V & JENNIFER A
14522 PERNELLA RD
MANOR, TX 78653-2062

SHEPPERD RICHARD &
ROSE MARY SHEPPERD
14518 PERNELLA RD
MANOR, TX 78653-2062

AGUILERA JAVIER R &
LAURA GUDINO PENA & RAUL PENA &
LUZ ROSAS DE GUDINO
14514 PERNELLA RD
MANOR, TX 78653-2062

RODARTE GAMALIEL & ALEXANDRIA
14510 PERNALLA RD
MANOR, TX 78653-2062

MORALES GERARDO M
14506 PERNELLA RD
MANOR, TX 78653-2062

CONTINENTAL HOMES OF TEXAS LP
10700 PECAN PARK BLVD SUITE 400
AUSTIN, TX 78750-1227

CHAPARRO JUAN P &
SULEIVA CHAPARRO-RODRIGUEZ
14408 PERNELLA RD
MANOR, TX 78653-2061

CLARK MARY M
14404 PERNELLA RD
MANOR, TX 78653-2061

ESCOBEDO KRISTINE A & MATTHEW J
14400 PERNELLA RD
MANOR, TX 78653-2061

ESTRADA GILBERTO A & MARIA D
14411 FM 973 N
MANOR, TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of November 10, 2021, Regular Session.

BACKGROUND/SUMMARY:

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- November 10, 2021, Regular Session Minutes

STAFF RECOMMENDATION:

It is the City staff’s recommendation that the Planning and Zoning Commission approve the Planning and Zoning Commission minutes of the November 10, 2021, Regular Session.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
NOVEMBER 10, 2021**

PRESENT:

COMMISSIONERS:

Julie Leonard, Vice Chair Place 1
Anthony Butler, Place 2 (Absent)
Cresandra Hardeman, Place 3
Prince John Chavis, Place 4
Grant E. Loveless, Place 5 (Absent)
Cecil Meyer, Place 6
Lakesha Small, Place 7

CITY STAFF:

Scott Dunlop, Interim City Manager
Mandy Miller, Administrative Assistant

REGULAR SESSION – 6:30 P.M.

With a quorum of the Planning and Zoning (P&Z) Commission present, the regular session of the Manor P&Z Commission was called to order by Vice Chair Leonard at 6:31 p.m. on Wednesday, November 10, 2021, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

No one appeared to speak at this time.

PUBLIC HEARING

1. **Public Hearing: Conduct a public hearing on a variance request from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 41 on Lots 11-14 and east 15 feet of Lot 15, Block 29, and located at 109 North Lexington Street, Manor, TX, to allow for a stormwater detention exemption. Applicant: Davis Capital Investments, LLC. Owner: Davis Capital Investments, LLC**

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Leonard opened the public hearing.

Interim City Manager Dunlop gave a comprehensive outline of the variance request. The Commission was given details regarding the planned development for the property and how that affects the drainage of the lots. Mr. Dunlop answered questions from the Commission regarding stormwater detention and drainage codes.

Eric Davis with Davis Capital Investments, LLC, P.O. Box 298, Manor, Texas, submitted a speaker card in support of this item but did not wish to speak; however, he was available to answer any questions.

MOTION: Upon a motion made by Commissioner Chavis and Seconded by Commissioner Small to close the public hearing.

There was no further discussion.

Motion to close carried 5-0

2. **Public Hearing: Conduct a public hearing on a Preliminary Planned Unit Development Site Plan Rezoning request for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract No. 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD). Applicant: SEC Planning. Owner: Enfield Partners LLC.**

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Leonard opened the public hearing.

Rachel Shanks with Blackburn Homes, 2088 Old Taylor Rd., Oxford, Mississippi, submitted a speaker card to speak in support of this item. Ms. Shanks gave a presentation on the planned development of Monarch Ranch by Blackburn Homes. (*PowerPoint attached*)

Interim City Manager Dunlop and Rachel Shanks answered questions regarding the increase to traffic flow, traffic control modifications and future road improvements through the areas specifically the ones prone to flooding. Ms. Shanks asked questions on the details of development which included the progression of development, amenities being offered, cost to buyers once complete, and completion time frames.

MOTION: Upon a motion made by Commissioner Chavis and Seconded by Commissioner Meyer to close the public hearing.

There was no further discussion.

Motion to close carried 5-0

3. **Public Hearing: Conduct a public hearing on a Preliminary Plat for the Las Entradas North Subdivision Phase 3, seven (7) lots on 9.65 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: Las Entradas Development Corp.**

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Leonard opened the public hearing.

Interim City Manager Dunlop gave a summary on the Preliminary Plat for the Las Entradas North Subdivision Phase 3. Mr. Dunlop answered questions from the Commission in regard to the access points to the property.

MOTION: Upon a motion made by Commissioner Small and Seconded by Commissioner Chavis to close the public hearing.

There was no further discussion.

Motion to close carried 5-0

- 4. Public Hearing: Conduct a public hearing on a Preliminary Plat for the Manor Heights Phase 6, five (5) lots on 47.66 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154 and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: RHO, LLC.**

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Leonard opened the public hearing.

Interim City Manager Dunlop gave a summary of the Preliminary Plat for the Manor Heights Phase 6. Mr. Dunlop answered questions regarding the plat layout of internal streets and access points. The Commission expressed concerns for potential issues with dead-end streets that limit the ability to access or evacuate the area easily.

MOTION: Upon a motion made by Commissioner Small and Seconded by Commissioner Hardeman to close the public hearing.

There was no further discussion.

Motion to close carried 5-0

- 5. Public Hearing: Conduct a public hearing on a Preliminary Plat for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX. Applicant: BGE, Inc. Owner: Geraldine & Edward Wolf.**

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Leonard opened the public hearing.

Interim City Manager Dunlop outlined the Preliminary Plat for the Palomino Subdivision. Mr. Dunlop stated that the plans were approved by City Engineers.

The discussion was held regarding the layout of the property, parkland, and detention areas within the floodplain area. Mr. Dunlop clarified the park and detention areas would be maintained by the Homeowners Association.

Interim City Manager Dunlop answered questions from the Commission concerning the revisions to the roadways along with traffic control device upgrades.

MOTION: Upon a motion made by Commissioner Meyer and Seconded by Commissioner Chavis to close the public hearing.

There was no further discussion.

Motion to close carried 5-0

- 6. Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Manor Addition Subdivision, one (1) lot on 30.86 acres, more or less, and being located at 13119 US Hwy 290 E, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: Laureate-Wealth Management.**

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Leonard opened the public hearing.

Interim City Manager Dunlop gave a detailed description of Short Form Final Plat for the Manor Addition Subdivision. Mr. Dunlop answered questions about this item as well as the property's history.

The discussion was held. Mr. Dunlop confirmed this item was approved by City Engineers and no further action is needed from City Council.

MOTION: Upon a motion made by Commissioner Hardeman and Seconded by Commissioner Small to close the public hearing.

There was no further discussion.

Motion to close carried 5-0

CONSENT AGENDA

- 7. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of September 8, 2021, Regular Session and the October 13, 2021, Regular Session.**

MOTION: Upon a motion made by Commissioner Chavis and Seconded by Commissioner Hardeman to approve the Consent Agenda.

Motion to approve carried 4-1 (Commissioner Small voted against)

Interim City Manager Dunlop gave an explanation to the layout and content of the October 13, 2021, Regular Session Minutes, and the Texas Local Government Code Statute requirements for the municipality in regard to a Short Form Final Plat.

There was no further discussion.

Chair Leonard called for a revote on the original motion.

MOTION: Upon a motion made by Commissioner Chavis and Seconded by Commissioner Hardeman to approve the Consent Agenda.

Motion to approve carried 4-1 (Commissioner Small voted against)

REGULAR AGENDA

8. Consideration, discussion, and possible action on appointing a Planning and Zoning Commission Chairperson.

Interim City Manager Dunlop detailed the options to the Commission regarding the appointment of a chairperson for the Planning and Zoning Commission.

MOTION: Upon a motion made by Commissioner Meyer and Seconded by Commissioner Small to appoint Julie Leonard as Chair of the Planning and Zoning Commission for the unexpired term plus 1 term.

There was no further discussion.

Motion to appoint carried 5-0

9. Consideration, discussion, and possible action a variance request from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 41 on Lots 11-14 and east 15 feet of Lot 15, Block 29, and located at 109 North Lexington Street, Manor, TX, to allow for a stormwater detention exemption. Applicant: Davis Capital Investments, LLC. Owner: Davis Capital Investments, LLC.

Interim City Manager Dunlop answered questions from Commissioners regarding drainage options for the property owner. Discussion was held in concerns to the impact of future developments as a result of approving this specific variance.

Eric Davis with Davis Capital Investments, LLC, P.O. Box 298, Manor, Texas, submitted a speaker card in support of this item but did not wish to speak; however, he was available to answer any questions.

MOTION: Upon a motion made by Commissioner Meyer and Seconded by Commissioner Hardeman to approve the variance request with a provision of the drainage to Lexington Street.

There was no further discussion.

Motion to approve carried 5-0

10. Consideration, discussion, and possible action on a Preliminary Planned Unit Development Site Plan Rezoning request for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract No. 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD). Applicant: SEC Planning. Owner: Enfield Partners LLC.

The City staff recommended that the P&Z Commission approve the Preliminary Planned Unit Development Site Plan Rezoning request.

Interim City Manager Dunlop gave details to the P&Z Commission about the deviations from the City Code as it relates to this project. Parkland amenities such as trails, playground, pavilion, dog park, sidewalk and landscape buffers were amount the items negotiated as a result of the allowed modifications.

Rachel Shanks with Blackburn Homes, 2088 Old Taylor Rd., Oxford, Mississippi, submitted a speaker card to speak in support of this item. Ms. Shanks gave a presentation during the public hearing section of the meeting. Ms. Shanks answered questions from the Commission regarding specific details of the development. (*PowerPoint attached*)

MOTION: Upon a motion made by Commissioner Small and Seconded by Commissioner Hardeman to approve the Preliminary Planned Unit Development Site Plan Rezoning request.

There was no further discussion.

Motion to approve carried 5-0

- 11. Consideration, discussion, and possible action on a Preliminary Plat for the Las Entradas North Subdivision Phase 3, seven (7) lots on 9.65 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: Las Entradas Development Corp.**

The City staff recommended that the P&Z Commission approve the Preliminary Plat for the Las Entradas North Subdivision Phase 3.

Interim City Manager Dunlop answered questions from the Commission regarding the future plans of TxDOT to make improvements to US 290. Mr. Dunlop stated that studies were still being completed by TxDOT and Texas Toll Authority.

MOTION: Upon a motion made by Commissioner Chavis and Seconded by Commissioner Small to approve the Preliminary Plat for the Las Entradas North Subdivision Phase 3.

There was no further discussion.

Motion to approve carried 5-0

- 12. Consideration, discussion, and possible action on a Preliminary Plat for the Manor Heights Phase 6, five (5) lots on 47.66 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154 and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: RHOF, LLC.**

The City staff recommended that the P&Z Commission approve the Preliminary Plat for the Manor Heights Phase 6.

Interim City Manager Dunlop gave a brief summary of the item. Mr. Dunlop confirmed a public hearing was conducted earlier in the meeting.

MOTION: Upon a motion made by Commissioner Hardeman and Seconded by Commissioner Chavis to approve the Preliminary Plat for the Manor Heights Phase 6.

Motion to approve failed 3-2 (Commissioner Meyer and Commissioner Small voted against)

Interim City Manager Dunlop stated that the Commission is obligated to approve Subdivision Plans that meet the City's Subdivision Code.

Discussion was held regarding ways to inform the developer of the concerns of the Commission.

Commissioner Meyer and Commissioner Small expressed concerns with access points and the commercial lots being developed too close to the residential areas. Commissioner Meyer amended the motion as followed:

MOTION: Upon a motion made by Commissioner Meyer and Seconded by Commissioner Small to approve the Preliminary Plat for the Manor Heights Phase 6 with a note to review and prioritize access points on future submitted plans.

There was no further discussion.

Motion to approve carried 5-0

- 13. Consideration, discussion, and possible action on a Preliminary Plat for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX. Applicant: BGE, Inc. Owner: Geraldine & Edward Wolf.**

The City staff recommended that the P&Z Commission approve the Preliminary Plat for the Palomino Subdivision.

Interim City Manager Dunlop answered questions from the Commission regarding the history of the project. Mr. Dunlop confirmed this is the first project of this type in the area.

MOTION: Upon a motion made by Commissioner Meyer and Seconded by Commissioner Chavis to approve the Preliminary Plat for the Palomino Subdivision.

There was no further discussion.

Motion to approve carried 5-0

- 14. Consideration, discussion, and possible action on a Final Plat for the Presidential Glen Commercial Subdivision Phase 1, three (3) lots on 5.37 acres, more or less, and being located near the intersection of US Hwy 290 E and Paseo de Presidente Blvd, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: West Elgin Development Corp.**

The City staff recommended that the P&Z Commission approve the Final Plat for the Presidential Glen Commercial Subdivision Phase 1.

Interim City Manager Dunlop gave a summary of the Final Plat.

MOTION: Upon a motion made by Commissioner Meyer and Seconded by Commissioner Small to approve Final Plat for the Presidential Glen Commercial Subdivision Phase 1.

There was no further discussion.

Motion to approve carried 5-0

- 15. Consideration, discussion, and possible action on a Short Form Final Plat for the Manor Addition Subdivision, one (1) lot on 30.86 acres, more or less, and being located at 13119 US Hwy 290 E, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: Laureate-Wealth Management.**

The City staff recommended that the P&Z Commission approve the Final Plat for the Manor Addition Subdivision.

MOTION: Upon a motion made by Commissioner Small and Seconded by Commissioner Hardeman to approve Final Plat for the Manor Addition Subdivision.

There was no further discussion

Motion to approve carried 4-1 (Commissioner Leonard voted against)

16. Consideration, discussion, and possible action on a Joined Lot Affidavit for the West 15 feet of Lot 8 and Lots 9 and 10, Block 67, Town of Manor, locally known as 108 West Townes Street, Manor, TX. Applicant: Conrad Jonse. Owner: Conrad Jonse.

The City staff recommended that the P&Z Commission approve the Joined Lot Affidavit for the West 15 feet of Lot 8 and Lots 9 and 10, Block 67, Town of Manor, locally known as 108 West Townes Street, Manor, TX

Interim City Manager spoke regarding the reasons behind the submission of the Joining Lots Affidavit. Mr. Dunlop gave a history of the property, the current building structures and how it affects the future development plans of the owner.

MOTION: Upon a motion made by Commissioner Small and Seconded by Commissioner Chavis to approve the Joined Lot Affidavit.

There was no further discussion

Motion to approve carried 5-0

17. Consideration, discussion, and possible action on a Joined Lot Affidavit for Lots 9 and 10, Block 5, Town of Manor, locally known as 101 East Brenham Street, Manor, TX. Applicant: Dennis Kerlin. Owner: Dennis Kerlin.

The City staff recommended that the P&Z Commission approve the Joined Lot Affidavit for Lots 9 and 10, Block 5, Town of Manor, locally known as 101 East Brenham Street, Manor, TX.

Interim City Manager spoke regarding the reasons behind the submission of the Joining Lots Affidavit. Mr. Dunlop stated the property owners have already been approved by City Council regarding special use of the property for mobile food truck use. A history of the approval process was detailed. The Joining Lot Affidavit approval is needed to satisfy parking requirements in City Code.

MOTION: Upon a motion made by Commissioner Meyer and Seconded by Commissioner Hardeman to approve the Joined Lot Affidavit.

There was no further discussion

Motion to approve carried 5-0

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Small and Seconded by Commissioner Chavis to adjourn the regular session of the P&Z Commission at 7:58 p.m. on Wednesday, November 10, 2021.

There was no further discussion.

Motion to approve carried 5-0

These minutes approved by the P&Z Commission on the 8th day of December 2021. *(Audio Recording Archived)*

APPROVED:

Julie Leonard
Chairperson

ATTEST:

Scott Dunlop
Interim City Manager



Monarch Ranch

Located at southwest corner of Gregg Lane and FM 973



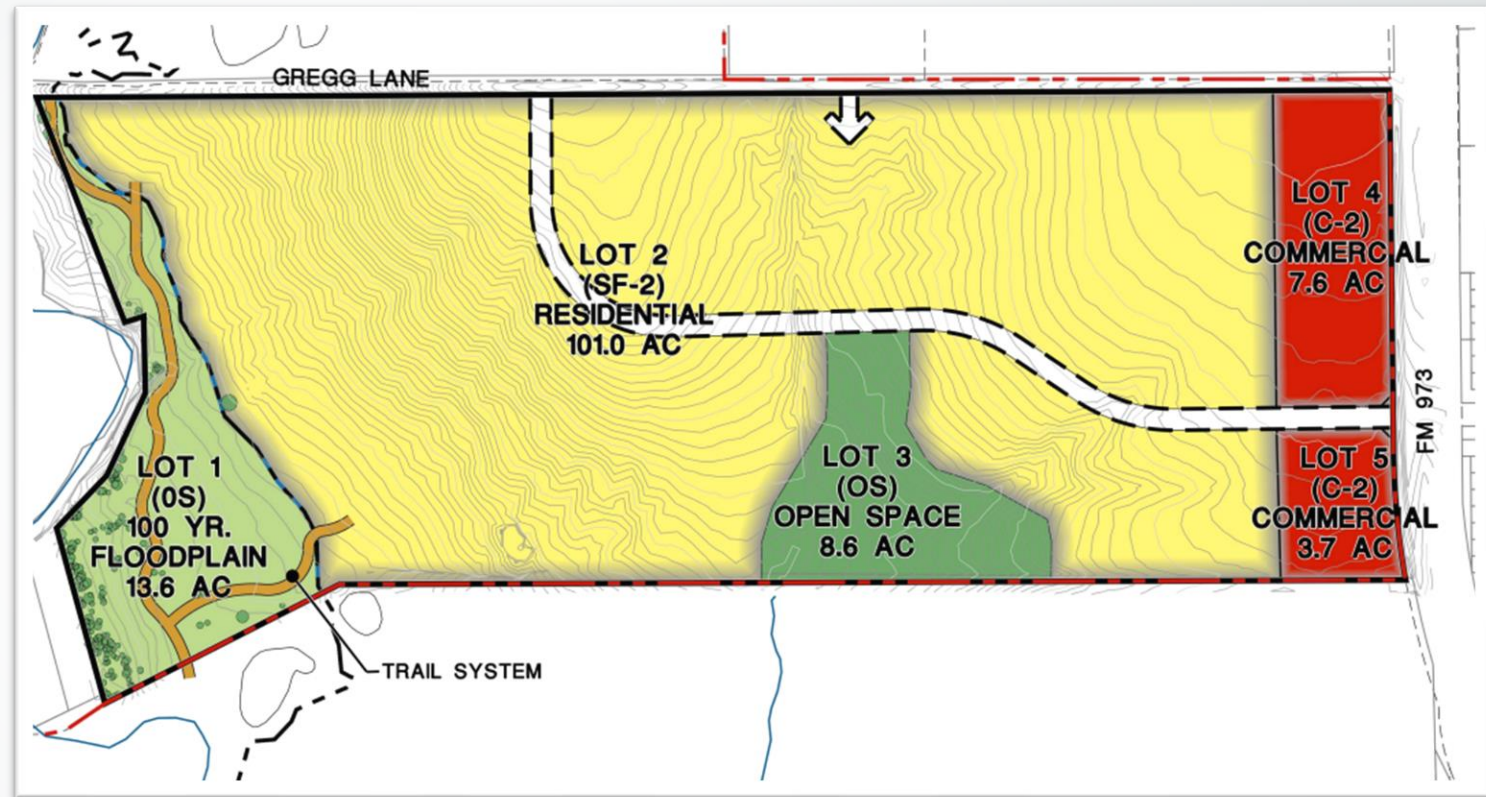
Blackburn Homes



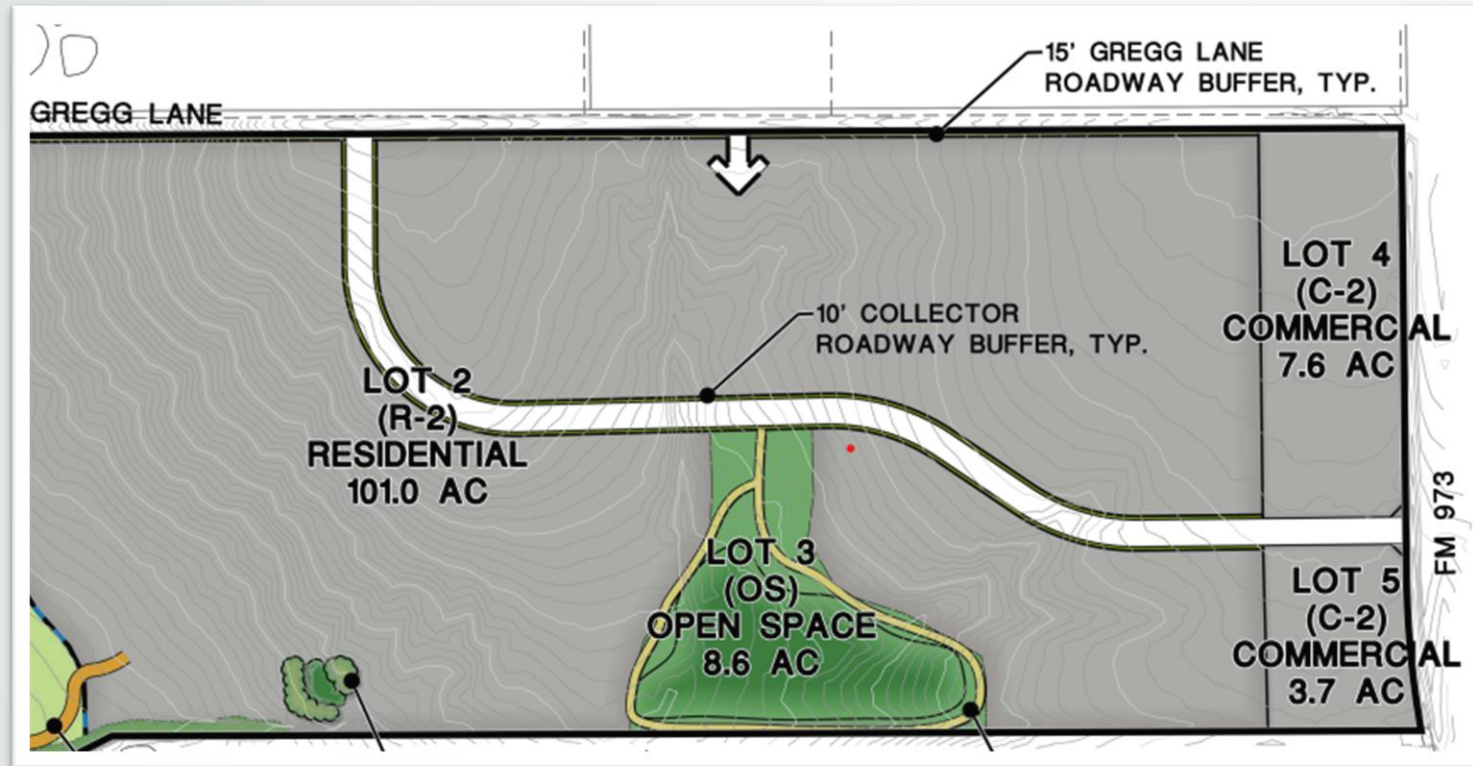
- ▶ 1st residential development in the Greater Austin Area:
 - ▶ Oaks at Wildwood, Georgetown
- ▶ Since 2007:
 - ▶ Preserve at Mayfield Ranch
 - ▶ Gardens at Mayfield Ranch
 - ▶ Diamond Oaks
 - ▶ The Crossing at Wells Branch
 - ▶ Trails at Blackhawk
 - ▶ Brooks Ranch
 - ▶ Retreat at Hero Way
 - ▶ Heights at San Gabriel

Monarch Ranch

- 134.528 acres
- PUD
 - 123.550 residential acreage
 - 10.978 commercial acreage
- 382 homes
 - Min. lot size is 50'



Connections



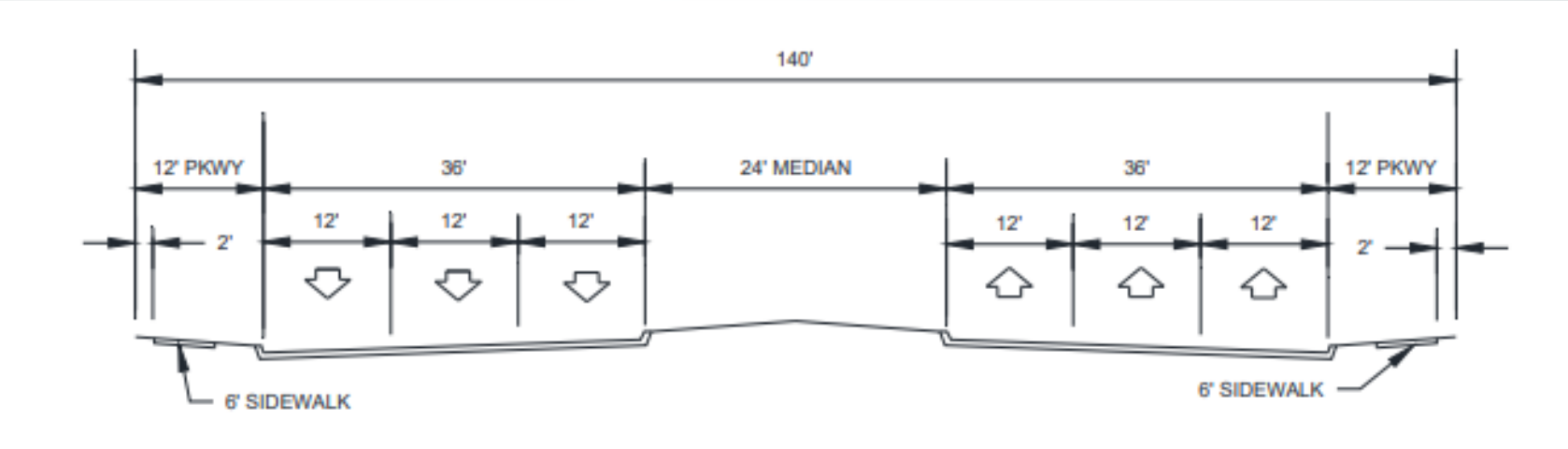
Tinajero Way

- ▶ Extending the 64' road from Stonewater Subdivision
- ▶ Connecting to the major collector road in the development north of Gregg Lane

Connections

Gregg Lane

- Dedicating 45' ROW to widen Gregg Lane to MAD 6
- Contributing funds for the future expansion



22.2 acres of Open Space/ Parkland

Amenities:

- | Public Amenities Maintained by the HOA | |
|--|---|
| ➤ Trails with picnic areas | ➤ Dog park |
| ➤ Playground | ➤ Concrete trail to connect to ShadownGlen's park |
| ➤ Pavilion with Restrooms | ➤ Open Play Areas |



Questions ?

Mark Baker, SEC
Planning, LLC

Rachel Shanks,
Blackburn Homes



BLACKBURN
HOMES



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on appointing a Planning and Zoning Commission Vice Chair.

BACKGROUND/SUMMARY:

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: NO

STAFF RECOMMENDATION:

It is the City staff's recommendation that the Planning and Zoning Commission appoint a Vice Chairperson.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve a Variance Request from Manor Code of Ordinances, Chapter 10, Article III, Section 41(b)(1) for a stormwater detention exemption on Lots 1 and 2, Final Plat of Hill Lane Industrial and being located at 9917 and 10111 Hill Lane, Manor, TX

Applicant: Garza EMC

Owner: Butler Family Partnership Ltd.

BACKGROUND/SUMMARY:

The project is a proposed 132,000 sf cold storage distribution center on Lot 2 (9917 Hill Lane). There is also a future planned light industrial warehouse on Lot 1 (10111 Hill Lane) by the same developer, so the variance request is for both Lot 1 and Lot 2. The applicant is requesting a detention variance to construct the projects without stormwater detention facilities because detaining stormwater from the sites does not substantially improve peak flows in Gilleland Creek. Our engineers have reviewed the request and concluded developing the sites without detention facilities would have no negative impact to the peak flows of Gilleland Creek. The Las Entradas Development, which is directly east of this project, also was approved this same variance many years ago as early release of stormwater, meaning the flows are not intercepted by a detention facility, was similarly concluded as having no negative impact on Gilleland Creek's peak flows.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Engineer Approval
- Detention variance request
- Site Plan Grading and Detention Sheets

STAFF RECOMMENDATION:

It is the City staff's recommendation that the Planning and Zoning Commission approve a Variance Request from Manor Code of Ordinances, Chapter 10, Article III, Section 41(b)(1) for a stormwater detention exemption on Lots 1 and 2, Final Plat of Hill Lane Industrial and being located at 9917 and 10111 Hill Lane, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

November 18, 2021

Mr. Darren Huckert, P.E.
Garza EMC
7708 Rialto Blvd, Ste. 125
Austin, Texas 78735

Re: Review of the Detention Waiver Request for Hill Lane Industrial Subdivision
Manor, Texas

Dear Mr. Huckert:

The Detention Waiver Request for Hill Lane Industrial Subdivision prepared by Garza EMC and received by our office on November 11, 2021, has been reviewed for compliance with the City of Manor's drainage requirements. Based upon this review, we can offer the following comments:

Per the information provided, it appears that the hydrologic analysis of the developed basins indicates that there would be no significant negative impact to the peak flows in Gilleland Creek, therefore, the general recommendation to develop Hill Lane Industrial Subdivision without detention appears to achieve the intent of the City's 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 compliance. Please call if you have any questions or need additional information.

Yours truly,



Pauline M. Gray, P.E.

PMG/s

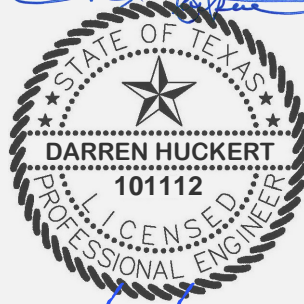
Copy: Scott Dunlop, City of Manor

PN: 14667.12-0065



garza
emc

A handwritten signature in blue ink, appearing to read 'Darren Huckert', is written over the 'emc' text.



11/05/2021

Cold Site

9917 Hill Lane

Manor, Travis County, TX 78653

Detention Waiver Request

Prepared by:

GARZA EMC, LLC.
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
TBPE Registration No. F-14629

11/05/2021

Mr. Scott Dunlop
City of Manor Development Services
105 E. Eggleston Street
Manor, Texas 77865

RE: Detention Waiver Request
Cold Site
Manor, Travis County, Texas

Dear Mr. Dunlop,

On behalf of the property owner, Butler Family Partnership Ltd., GarzaEMC is submitting this Site Plan Application for the above referenced project. The proposed development consists of a 15.86-acre lot with 133,062 square feet of initial building area (44,522 square feet for future buildout) and related parking, access, and utility infrastructure. The site is located northeast of the intersection of SH 130 and Hwy 290 and is bounded to the north by Hill Lane and the west by the Manor city limits line.

The proposed development lies within the full purpose city limits of Manor, Texas and is zoned IN-1 (Light Industrial). The planned improvements consist of mass grading and stormwater conveyance systems on Lot 1 (the South lot) and site improvements to construct a cold storage office/warehouse facility on Lot 2 (North site) of the Hill Industrial Subdivision, which is a short form plat application currently under review with the City of Manor. The overall acreage of the property is 46.4494 acres of which approximately 32.81 acres will comprise the project's limits of construction across both lots. The site is located in the Gilleland Creek watershed and has portions of the FEMA defined flood plain on its southern, downgradient area according to FEMA FIRM map panel number 48453C0480J, dated August 18, 2014.

The site will receive water and wastewater utility service from the City of Manor through public facilities within Hill Lane. The public facilities are being extended down Hill Lane currently as part of the neighboring St. Joseph's Catholic Church development.

Please contact our office should you require any additional items or if you have any questions in your review of the application.

We are requesting a waiver for the City of Manor Code of Ordinances, Chapter 10, Article III, Section 41(b)(1), which states that “all drainage improvements within the City’s jurisdiction shall be designed in accordance with the City of Austin’s Drainage Criteria Manual.” The specific section of The City of Austin’s Drainage Criteria Manual (DCM) that this waiver applies to is Section 1.2.2(D). The proposed development complies with Section 1.2.2(A) of the DCM, which states that “stormwater runoff peak flow rates for the two (2), ten (10), 25 and 100-year frequency storms shall not cause increase inundation of any building or roadway surface or create any additional adverse flooding impacts.”

A detention analysis is included as a subsection of this Engineering & Drainage report. The results of this analysis show the proposed development does not cause an adverse impact to Gilleland Creek. As such, GarzaEMC requests a Detention Waiver be granted for the subject tract.

Sincerely,



Darren Huckert, P.E., LEED AP
Vice President



1.0 EXISTING CONDITIONS

The hydrologic methods used for the analysis of existing conditions in the Gilleland Creek watershed consisted of the use of the City of Austin HEC HMS model downloaded from the City of Austin FloodPro database. The HEC HMS version used is 3.0.1. The model was used with ATLAS 14 rainfall data from the City of Austin Drainage Criteria Manual to predict peak discharges and peak times for the Gilleland Creek watershed.

1.1 DRAINAGE BASIN DELINEATION

The subbasins used in the model were the preexisting subbasins specified in the City of Austin HEC HMS model. These subbasins were also provided in the form of shapefiles to be used in AutoCAD. The existing subbasins are shown in Figure 1.

1.2 MODEL INPUT PARAMETERS

Model input parameters were taken directly from the COA's existing conditions Gilleland Creek HEC HMS model with no modifications. The model utilized Soil Conservation Service (SCS) Loss Rate method, establishing base curve numbers for each drainage basin with impervious cover input separately based on existing condition land usage. The SCS dimensionless unit hydrograph was used to define the unit hydrographs' overall shape and timing. The existing model lag times were not modified.

Rainfall data was obtained from the COA Drainage Criteria Manual for a 24 hour frequency storm. The 2, 10, 25, and 100-year storms were analyzed.

1.3 MODEL RESULTS

Model results for existing conditions in the vicinity of the project area through the City of Manor are summarized in Table 1 for each frequency storm.

Table 1 – Existing Conditions Hydrologic Results

HMS Element ID	Existing Conditions 100-Year Peak Flow (cfs)	Existing Conditions 25-Year Peak Flow (cfs)	Existing Conditions 10-Year Peak Flow (cfs)	Existing Conditions 2-Year Peak Flow (cfs)
GIL970	464.56	335.07	254.28	119.7
J970	2244.26	1551.02	1171.77	584.02
J970_975	25824.87	16629.39	11720.89	4352.54
GIL980	355.52	257.6	196.21	92.56
GIL990	544.23	394.55	300.74	142.31
J980_990	25851.7	16645.56	11727.92	4354.12
J1020	25796.93	16636.68	11718.28	4352.66

2.0 DEVELOPED CONDITIONS

The existing conditions HEC HMS model was used as the starting point for the developed conditions analysis. The ultimate Cold Site development conditions were analyzed for a maximum impervious cover value within the drainage basin to compare realistic future conditions to current conditions.

2.1 DRAINAGE BASIN DELINEATION

Using the existing subbasins as a starting point, the subbasin boundaries were modified and a new subbasin was added to contain the developed site. Figure 2 shows the developed conditions drainage basins in the project area, as well as their area within the overall Gilleland Creek watershed. The figure also labels the HEC HMS nodes for which peak flows are calculated and summarized in the results section.

2.2 MODEL INPUT PARAMETERS

Using the existing HEC HMS model as a starting point, modifications were made to the drainage basin areas, impervious cover percentages, and lag times for the basins in the vicinity of the project to account for developed conditions. No changes were made to other model parameters.

The new Site subbasin was created with the same curve number as the area it previously occupied, but with an increased impervious cover. It was connected downstream to junction J980_990 which is where the outfall would be expected to go. The surrounding subbasins' lag times were recalculated to account for the new geometry due to the new subbasin.

2.3 PRELIMINARY DETENTION POND ESTIMATION

A detention pond was preliminarily sized to receive, store, and release stormwater runoff from the new Site subbasin. The pond was located at the downstream end of the subbasin. The outlet structure consists of two orifices and a weir.

2.4 MODEL RESULTS

Model results for developed conditions without detention ponds in the vicinity of the project area and along Gilleland Creek through the City of Manor are summarized in Table 2 for each frequency storm. Table 3 summarizes the model results for each frequency storm for the developed condition with the preliminary detention pond in place. Finally, Table 4 provides a side-by-side comparison of the model results for existing conditions, developed conditions without a pond, and developed conditions with a pond for the 100-year storm only.

Table 2 – Developed Conditions without Detention Pond Hydrologic Results

HMS Element ID	Developed Conditions 100-Year Peak Flow (cfs)	Developed Conditions 25-Year Peak Flow (cfs)	Developed Conditions 10-Year Peak Flow (cfs)	Developed Conditions 2-Year Peak Flow (cfs)
GIL970	417.26	301.48	229.11	108.06
J970	2164.42	1500.71	1127.26	564.69
J970_975	25812.95	16625.03	11718.42	4351.84
Site	388.46	294.2	237.51	135.72
GIL980	379.2	275	209.82	99.16
GIL990	315.14	226.03	170.96	80.03
J980_990	25858.76	16647.5	11728.87	4354.34
J1020	25803.91	16638.62	11719.24	4352.88

Table 3 – Developed Conditions with Detention Pond Hydrologic Results

HMS Element ID	Developed Conditions 100-Year Peak Flow (cfs)	Developed Conditions 25-Year Peak Flow (cfs)	Developed Conditions 10-Year Peak Flow (cfs)	Developed Conditions 2-Year Peak Flow (cfs)
GIL970	417.26	301.48	229.11	108.06
J970	2164.42	1500.71	1127.26	564.69
J970_975	25812.95	16625.03	11718.42	4351.84
Site	388.46	294.2	237.51	135.72
Pond	174.2	91.25	48.09	23.3
GIL980	379.2	275	209.82	99.16
GIL990	315.14	226.03	170.96	80.03
J980_990	25873.62	16657.36	11730.9	4357.48
J1020	25818.76	16648.54	11721.27	4356.02

Table 4 – Comparison of Hydrologic Results for the 100-Year Storm

HMS Element ID	Existing Condition Peak Flow (cfs)	Developed Condition Peak Flow (cfs)	Developed Condition w/ Pond Peak Flow (cfs)	Existing Condition Peak Time	Developed Condition Peak Time	Developed Condition w/ Pond Peak Time
GIL970	464.56	417.26	417.26	12:30	12:27	12:27
J970	2244.26	2164.42	2164.42	12:46	12:46	12:46
J970_975	25824.87	25812.95	25812.95	14:28	14:28	14:28
Site	N/A	388.46	388.46	N/A	12:04	12:04
Pond	N/A	N/A	174.2	N/A	N/A	12:11
GIL980	355.52	379.2	379.2	12:20	12:17	12:17
GIL990	544.23	315.14	315.14	12:20	12:39	12:39
J980_990	25851.7	25858.76	25873.62	14:35	14:35	14:35
J1020	25796.93	25803.91	25818.76	14:39	14:39	14:39

3.0 CONCLUSIONS

Based on the Gilleland Creek hydrologic analysis performed for the Cold Site development, it can be concluded that construction of stormwater detention on the Cold Site property would not achieve the goals of the drainage policy requirements for developments within the City of Manor. Stormwater detention is not estimated to have any measurable effect on peak flows when compared to

developed conditions without detention. As shown, the increased flows due to development have a negligible effect on downstream flows in the main stem of Gilleland Creek (less than 0.1%). This is due to the small flows from Cold Site compared to the overall flow of Gilleland Creek, and the fact that the peak flow arrives from developed conditions earlier than existing conditions. In contrast, the pond releases its flow later, contributing more flow to the peak flow of the main stem. With the flows leaving the project site calculated at approximately 1.5% of the peak flows in the main stem of Gilleland Creek, there is no change to the time to peak in the Gilleland main stem for all scenarios studied in this analysis.

Based on the above analysis, it is concluded that the most prudent and cost effective method for meeting the City of Manor's drainage policy goals for the Cold Site development is to develop the property as proposed, without the inclusion of on-site detention. Results of this hydrologic analysis indicate that this development strategy for this site would not increase peak flows or effect the Gilleland Creek Watershed's timing of peak runoff.

HEC HMS Gilleland Creek Existing Conditions Parameters

Basin ID	Drainage Area (sq mi)	Curve Numver	Impervious Cover (%)	Tc (min)	Lag Time (min)
GIL970	0.133	84	6	47	28
GIL980	0.083	84	5	32	19
GIL990	0.127	84	6	32	19

HEC HMS Gilleland Creek Proposed Conditions Parameters

Basin ID	Drainage Area (sq mi)	Curve Numver	Impervious Cover (%)	Tc (min)	Lag Time (min)
GIL970	0.1123	84	6	42	25
GIL980	0.0813	84	5	27	16
GIL990	0.1055	84	6	62	37
SITE*	0.0441	84	85	5	3

*The difference in drainage area for GIL970, GIL980, and GIL990 is due to the inclusion of the site drainage area, which is part of all three basins in the existing conditions

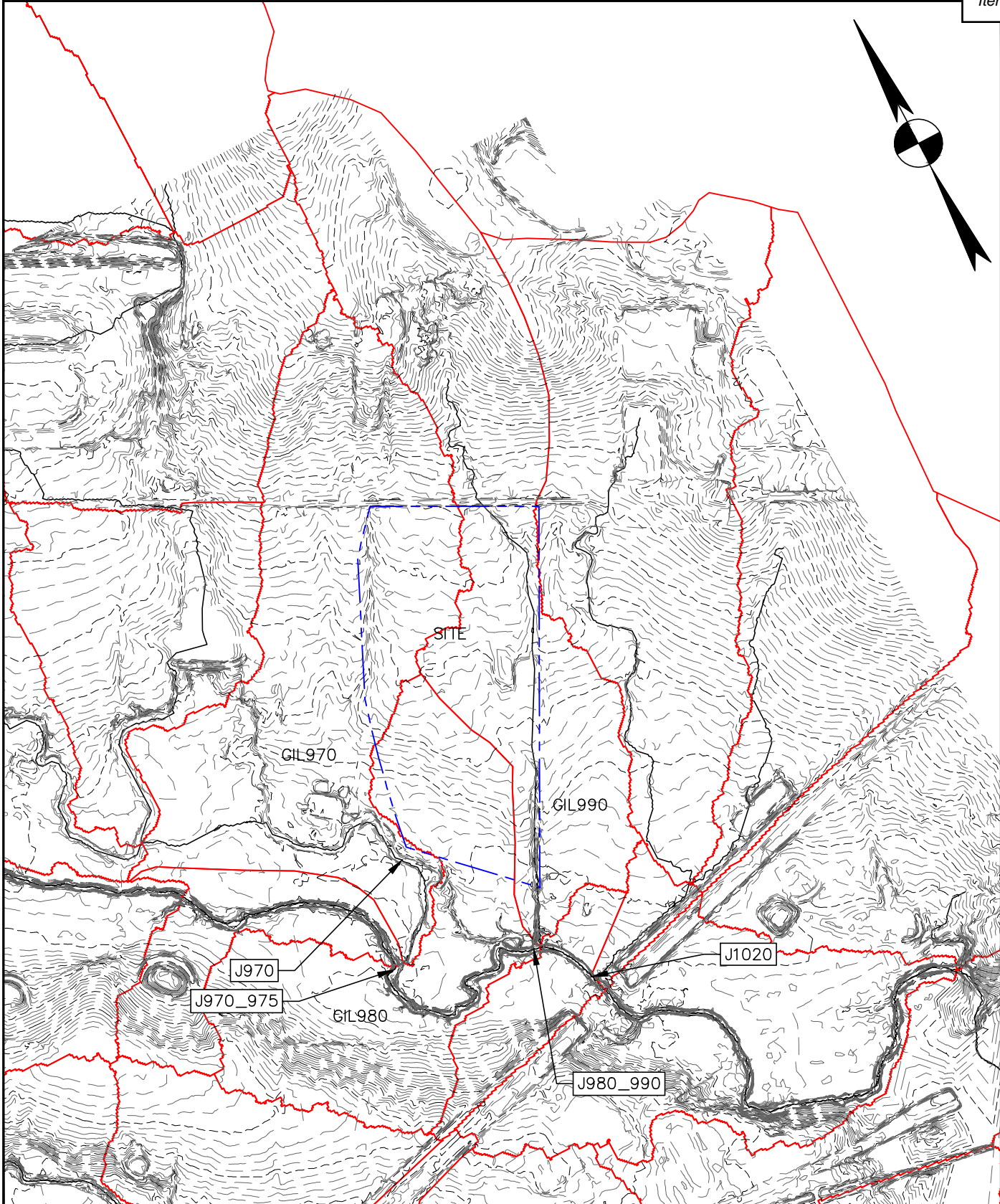
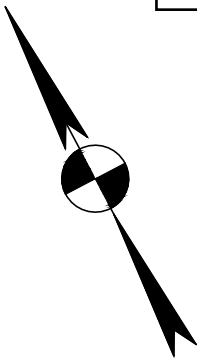
LIST OF FIGURES

Figure 1 – Existing Conditions Basin Map

Figure 2 – Developed Conditions Basin Map

Figure 1

EXISTING CONDITIONS BASIN MAP



garza
 7708 Rialto Blvd., Suite 125
 Austin, Texas 78735
 Tel. (512) 298-3284 Fax (512) 298-2592
 TBPE # F-14629
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COLD SITE
 HILL LN

RYAN COMPANIES

FIGURE 1

DATE:

SCALE:

DRAWN BY:

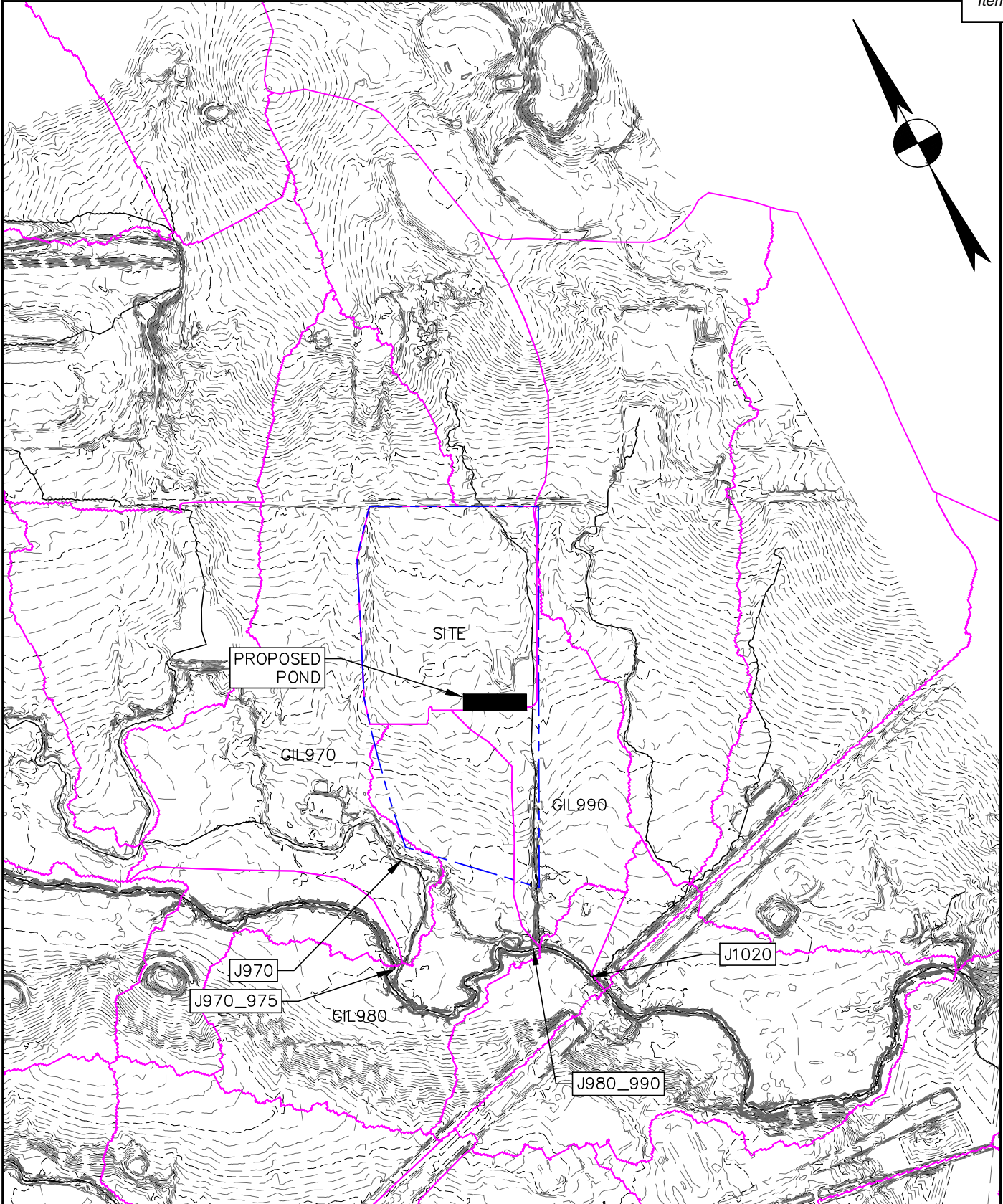
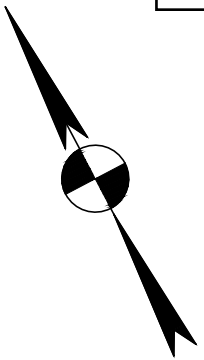
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PROJECT No.

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Figure 2

DEVELOPED CONDITIONS BASIN MAP



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COLD SITE
 HILL LN

RYAN COMPANIES

FIGURE 2

DATE:

SCALE:

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FILE:

PROJECT No.

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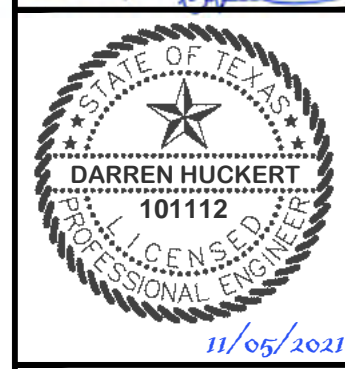
7708 Rialto Blvd. | Suite 125
Austin, TX. 78735

p: (512) 298-3284 | e: info@garzaemc.com

Presented by:



garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 288-3284 Fax: (512) 288-2592
TBPE # F-14629
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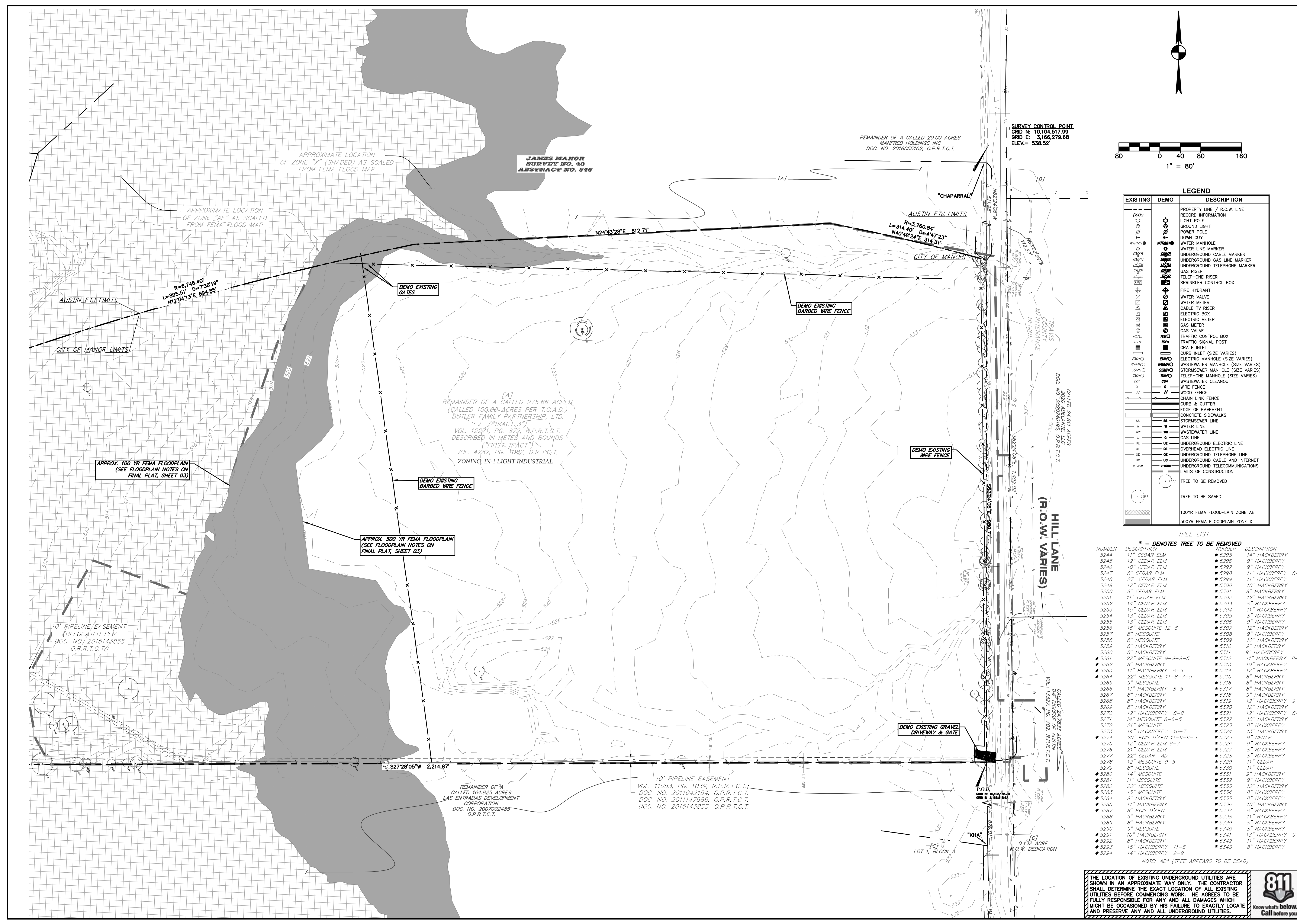


EXISTING CONDITIONS & DEMOLITION PLAN

COLD SITE 9917 & A PORTION OF 10111 HILL LN RYAN COMPANIES

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 119804-0007

SHEET
04
OF 33



LEGEND

EXISTING	DEMO	DESCRIPTION
(---)	(---)	PROPERTY LINE / R.O.W. LINE
(---)	(---)	RECORD INFORMATION
(---)	(---)	LIGHT POLE
(---)	(---)	GROUND LIGHT
(---)	(---)	POWER POLE
(---)	(---)	DOWN GUY
(---)	(---)	WATER MANHOLE
(---)	(---)	UNDERGROUND CABLE MARKER
(---)	(---)	UNDERGROUND GAS LINE MARKER
(---)	(---)	UNDERGROUND TELEPHONE MARKER
(---)	(---)	GAS RISER
(---)	(---)	TELEPHONE RISER
(---)	(---)	SPRINKLER CONTROL BOX
(---)	(---)	FIRE HYDRANT
(---)	(---)	WATER VALVE
(---)	(---)	WATER METER
(---)	(---)	CABLE TV RISER
(---)	(---)	ELECTRIC BOX
(---)	(---)	ELECTRIC METER
(---)	(---)	GAS METER
(---)	(---)	GAS VALVE
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	STORMSEWER MANHOLE (SIZE VARIES)
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER CLEANOUT
(---)	(---)	WIRE FENCE
(---)	(---)	WOOD FENCE
(---)	(---)	CHAIN LINK FENCE
(---)	(---)	CURB & GUTTER
(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	CONCRETE SIDEWALKS
(---)	(---)	STORMSEWER LINE
(---)	(---)	WATER LINE
(---)	(---)	WASTEWATER LINE
(---)	(---)	GAS LINE
(---)	(---)	UNDERGROUND ELECTRIC LINE
(---)	(---)	OVERHEAD ELECTRIC LINE
(---)	(---)	UNDERGROUND TELEPHONE LINE
(---)	(---)	UNDERGROUND CABLE AND INTERNET
(---)	(---)	UNDERGROUND TELECOMMUNICATIONS
(---)	(---)	LIMITS OF CONSTRUCTION
(---)	(---)	TREE TO BE REMOVED
(---)	(---)	TREE TO BE SAVED
(---)	(---)	100YR FEMA FLOODPLAIN ZONE AE
(---)	(---)	500YR FEMA FLOODPLAIN ZONE X

TREE LIST

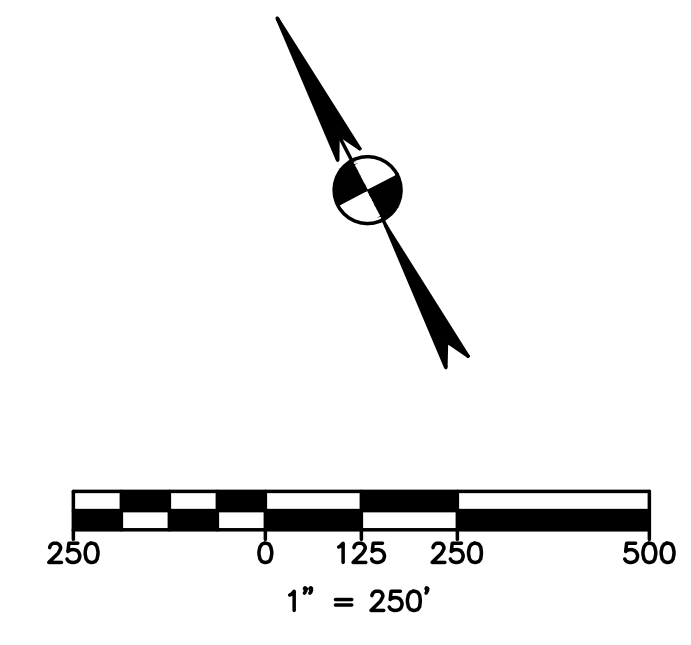
* - DENOTES TREE TO BE REMOVED

NUMBER	DESCRIPTION	NUMBER	DESCRIPTION
5244	11" CEDAR ELM	5295	14" HACKBERRY
5245	12" CEDAR ELM	5296	9" HACKBERRY
5246	10" CEDAR ELM	5297	9" HACKBERRY
5247	8" CEDAR ELM	5298	11" HACKBERRY
5248	27" CEDAR ELM	5299	11" HACKBERRY
5249	12" CEDAR ELM	5300	10" HACKBERRY
5250	9" CEDAR ELM	5301	8" HACKBERRY
5251	11" CEDAR ELM	5302	12" HACKBERRY
5252	14" CEDAR ELM	5303	8" HACKBERRY
5253	15" CEDAR ELM	5304	11" HACKBERRY
5254	13" CEDAR ELM	5305	8" HACKBERRY
5255	13" CEDAR ELM	5306	9" HACKBERRY
5256	16" MESQUITE 12-8	5307	12" HACKBERRY
5257	8" MESQUITE	5308	9" HACKBERRY
5258	8" MESQUITE	5309	10" HACKBERRY
5259	8" HACKBERRY	5310	9" HACKBERRY
5260	8" HACKBERRY	5311	9" HACKBERRY
5261	22" MESQUITE 9-9-9-5	5312	11" HACKBERRY
5262	8" HACKBERRY	5313	10" HACKBERRY
5263	11" HACKBERRY 8-5	5314	12" HACKBERRY
5264	22" MESQUITE 11-8-7-5	5315	8" HACKBERRY
5265	9" MESQUITE	5316	8" HACKBERRY
5266	11" HACKBERRY 8-5	5317	8" HACKBERRY
5267	8" HACKBERRY	5318	9" HACKBERRY
5268	8" HACKBERRY	5319	12" HACKBERRY
5269	8" HACKBERRY	5320	12" HACKBERRY
5270	12" HACKBERRY 8-8	5321	12" HACKBERRY
5271	14" MESQUITE 8-6-5	5322	10" HACKBERRY
5272	21" MESQUITE	5323	8" HACKBERRY
5273	14" HACKBERRY 10-7	5324	13" HACKBERRY
5274	20" BOIS D'ARC 11-6-6-5	5325	9" CEDAR
5275	12" CEDAR ELM 8-7	5326	9" HACKBERRY
5276	21" CEDAR ELM	5327	8" HACKBERRY
5277	22" CEDAR AD	5328	8" HACKBERRY
5278	12" MESQUITE 9-5	5329	11" CEDAR
5279	8" MESQUITE	5330	11" CEDAR
5280	14" MESQUITE	5331	9" HACKBERRY
5281	11" MESQUITE	5332	9" HACKBERRY
5282	22" MESQUITE	5333	12" HACKBERRY
5283	15" MESQUITE	5334	8" HACKBERRY
5284	9" HACKBERRY	5335	8" HACKBERRY
5285	11" HACKBERRY	5336	10" HACKBERRY
5287	8" BOIS D'ARC	5337	8" HACKBERRY
5288	9" HACKBERRY	5338	11" HACKBERRY
5289	8" HACKBERRY	5339	8" HACKBERRY
5290	9" MESQUITE	5340	8" HACKBERRY
5291	10" HACKBERRY	5341	13" HACKBERRY
5292	8" HACKBERRY	5342	11" HACKBERRY
5293	15" HACKBERRY 11-8	5343	8" HACKBERRY
5294	14" HACKBERRY 9-9		

NOTE: AD* (TREE APPEARS TO BE DEAD)

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.





Cold Site

Existing Conditions

Peak Discharge Calculations:

Area:						DA1			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	54.52	54.52	54.52	54.52	54.52	Pasture/Range, 2-7%	53.52	2,331,331	98.17
C	0.34	0.39	0.43	0.50	0.59	Concrete	1.00	43,560	1.83
Tc	48.70	48.70	48.70	48.70	48.70				
I	2.21	3.32	4.15	5.53	7.41				
Q	40.7	70.4	97.0	150.5	237.3	Total	54.52	2,374,891	100

Area:						DA2			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	54.91	54.91	54.91	54.91	54.91	Pasture/Range, 2-7%	53.91	2,348,320	98.18
C	0.34	0.39	0.43	0.50	0.59	Concrete	1.00	43,560	1.82
Tc	52.53	52.53	52.53	52.53	52.53				
I	2.11	3.17	3.97	5.30	7.11				
Q	39.1	67.6	93.4	145.1	229.4	Total	54.91	2,391,880	100

NOTE:

1. THE HYDROLOGIC CALCULATIONS DEPICTED HEREON WERE DERIVED USING THE RATIONAL METHOD IN CONJUNCTION WITH ATLAS 14 RAINFALL TOTALS
2. SEE ENGINEERING REPORT AND DETENTION ANALYSIS REPORT FOR DETAILS

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY (R.O.W.) LINE
---	---	CONTOUR
---	---	TIME OF CONCENTRATION
---	---	DRAINAGE DIVIDE
---	---	DIRECTION OF FLOW
	P1	DRAINAGE AREA NUMBER AND ACREAGE
	1.03 AC.	

EXISTING DRAINAGE AREA MAP

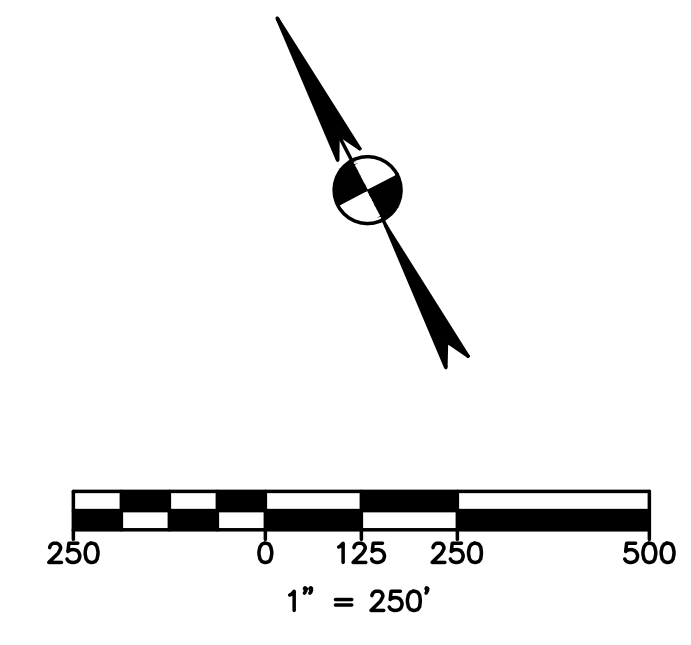
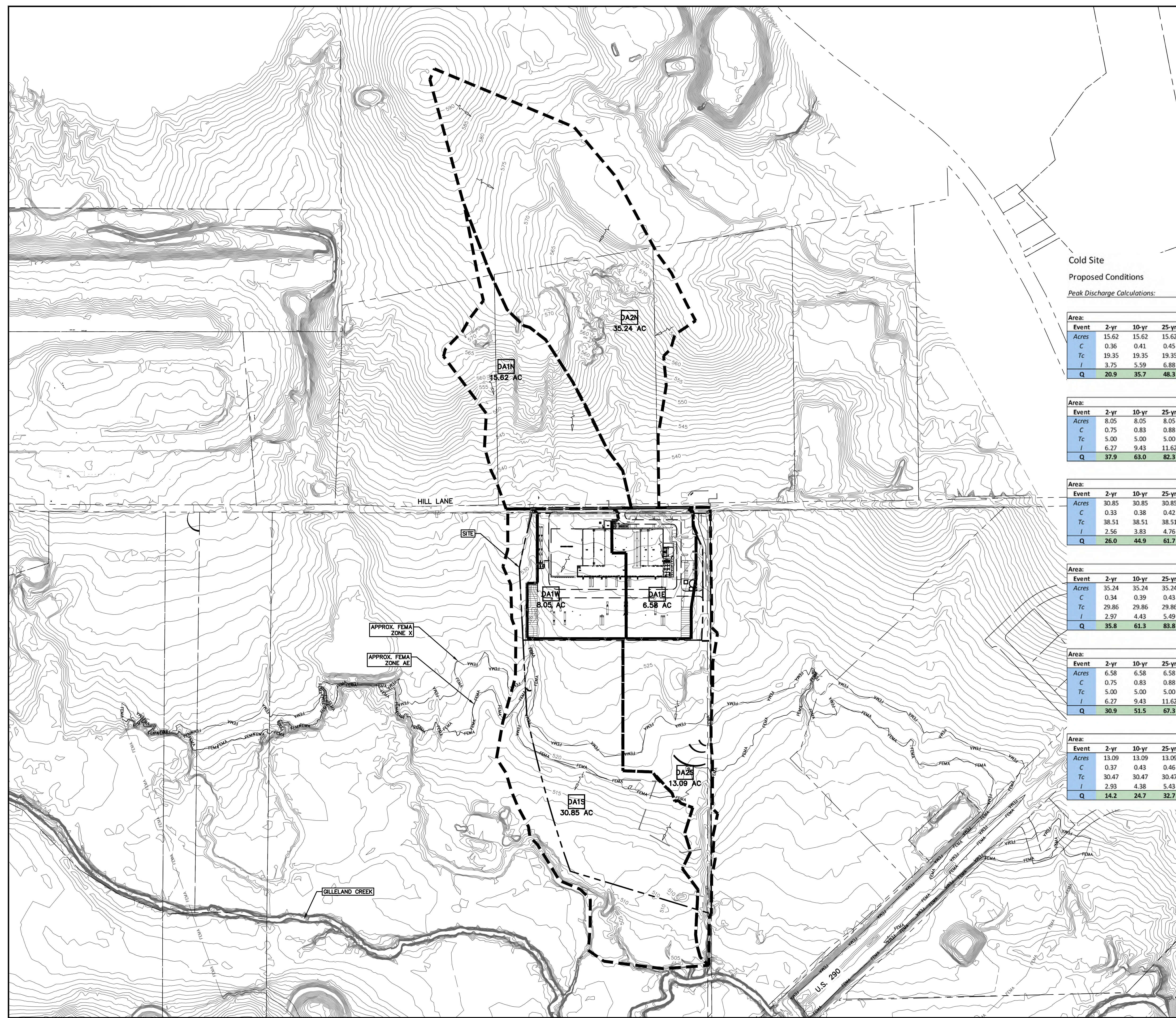
COLD SITE
9917 & A PORTION OF 10111 HILL LN
RYAN COMPANIES

DRAWN BY:
DESIGNED BY:
QA / OC:
PROJECT NO.: 113604-0007

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05
OF 33

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.





Cold Site

Proposed Conditions

Peak Discharge Calculations:

Area:						DA 1N0			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	15.62	15.62	15.62	15.62	15.62	Grass, Fair, 2-7%	14.62	636,847	93.60
C	0.36	0.41	0.45	0.52	0.61	Concrete	1.00	43,560	6.40
Tc	19.35	19.35	19.35	19.35	19.35				
I	3.75	5.59	6.88	9.07	11.85				
Q	20.9	35.7	48.3	73.8	112.3	Total	15.62	680,407	100

Area:						DA W			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	8.05	8.05	8.05	8.05	8.05	Concrete	8.05	350,658	100.00
C	0.75	0.83	0.88	0.97	1.00				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.27	9.43	11.62	15.32	20.02				
Q	37.9	63.0	82.3	119.6	161.2	Total	8.05	350,658	100

Area:						DA 1S0			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	30.85	30.85	30.85	30.85	30.85	Grass, Fair, 2-7%	30.85	1,343,826	100.00
C	0.33	0.38	0.42	0.49	0.58				
Tc	38.51	38.51	38.51	38.51	38.51				
I	2.56	3.83	4.76	6.32	8.40				
Q	26.0	44.9	61.7	95.6	150.2	Total	30.85	1,343,826	100

Area:						DA 2N0			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	35.24	35.24	35.24	35.24	35.24	Grass, Fair, 2-7%	34.24	1,491,494	97.16
C	0.34	0.39	0.43	0.50	0.59	Concrete	1.00	43,560	2.84
Tc	29.86	29.86	29.86	29.86	29.86				
I	2.97	4.43	5.49	7.27	9.58				
Q	35.8	61.3	83.8	129.0	199.8	Total	35.24	1,535,054	100

Area:						DA E			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	6.58	6.58	6.58	6.58	6.58	Concrete	6.58	286,625	100.00
C	0.75	0.83	0.88	0.97	1.00				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.27	9.43	11.62	15.32	20.02				
Q	30.9	51.5	67.3	97.8	131.7	Total	6.58	286,625	100

Area:						DA 2S0			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	13.09	13.09	13.09	13.09	13.09	Grass, Poor, 2-7%	13.09	570,200	100.00
C	0.37	0.43	0.46	0.53	0.61				
Tc	30.47	30.47	30.47	30.47	30.47				
I	2.93	4.38	5.43	7.19	9.48				
Q	14.2	24.7	32.7	49.9	75.7	Total	13.09	570,200	100

NOTE:
 1. THE HYDROLOGIC CALCULATIONS DEPICTED HEREON WERE DERIVED USING THE RATIONAL METHOD IN CONJUNCTION WITH ATLAS 14 RAINFALL TOTALS
 2. SEE ENGINEERING REPORT AND DETENTION ANALYSIS REPORT FOR DETAILS

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
- - - 678 - - -	---	PROPERTY (R.O.W.) LINE
---	---	CONTOUR
---	---	TIME OF CONCENTRATION
---	---	DRAINAGE DIVIDE
---	---	DIRECTION OF FLOW
---	---	DRAINAGE AREA NUMBER AND ACREAGE
	P1	1.03 AC.

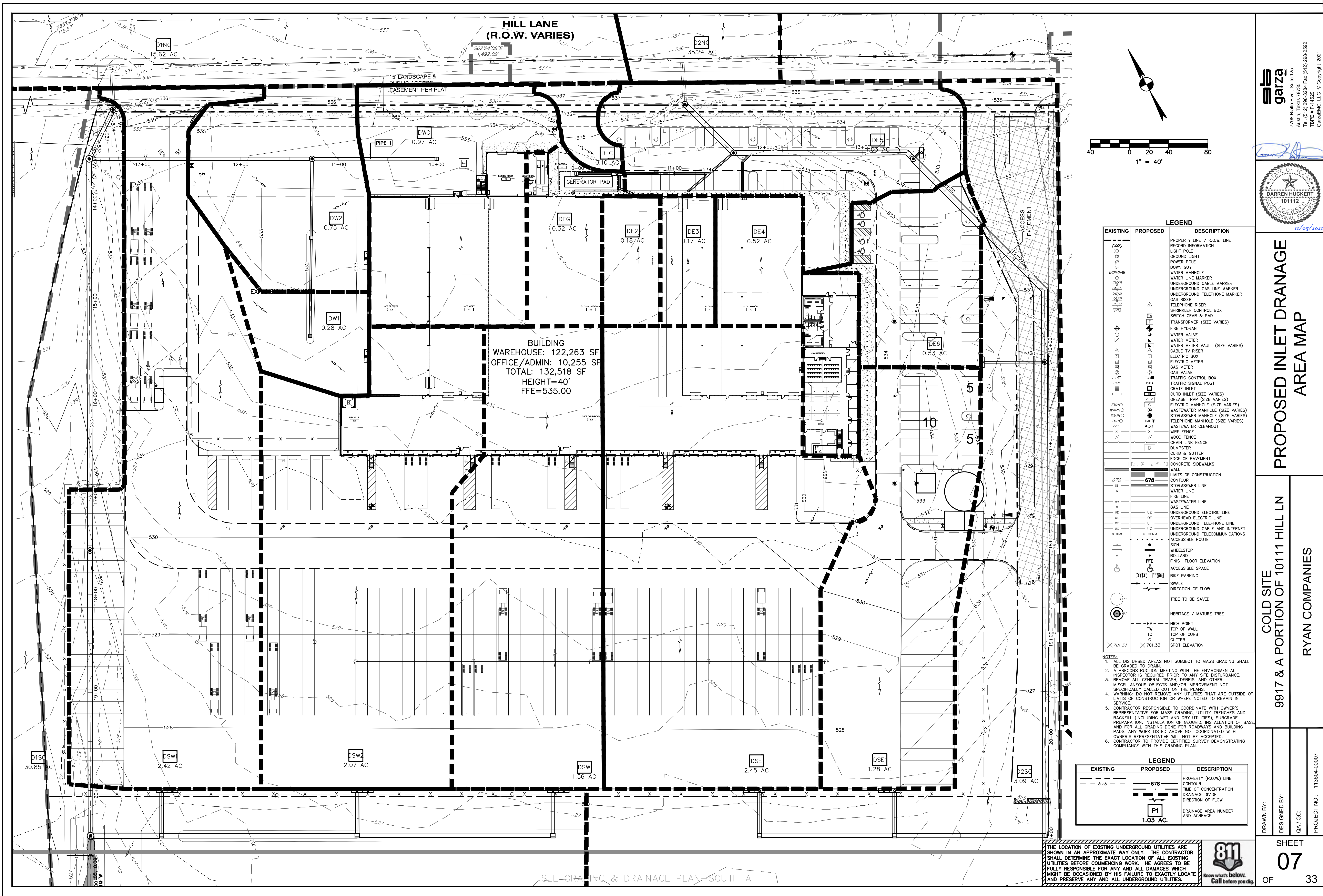
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



PROPOSED DRAINAGE AREA MAP
 COLD SITE
 9917 & A PORTION OF 10111 HILL LN
 RYAN COMPANIES

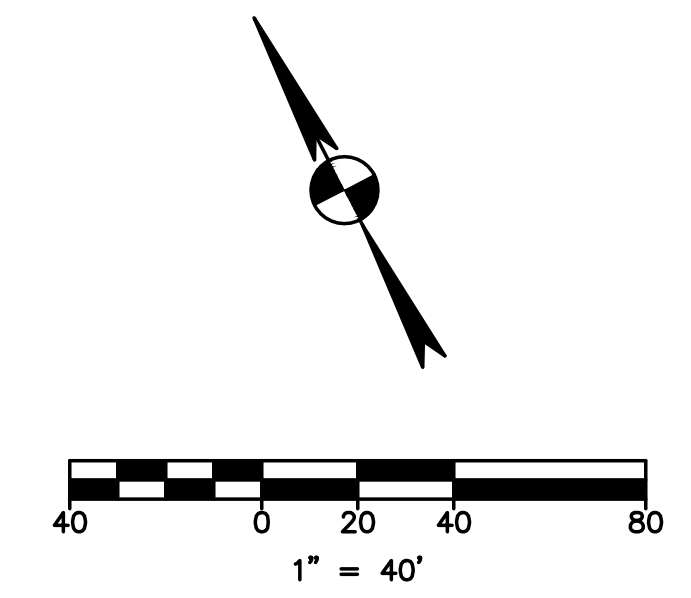
DRAWN BY:
 DESIGNED BY:
 QA / QC:
 PROJECT NO.: 113804-0007
 SHEET
06
 OF 33

7708 Rialto Blvd., Suite #25
 Austin, Texas 78725
 Tel: (512) 298-3284 Fax: (512) 298-2592
 TBPE # F-14629
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HILL LANE
(R.O.W. VARIES)

BUILDING
WAREHOUSE: 122,263 SF
OFFICE/ADMIN: 10,255 SF
TOTAL: 132,518 SF
HEIGHT=40'
FFE=535.00



garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBPE # F-14629
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LEGEND

EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY LINE / R.O.W. LINE
(---)	(---)	RECORD INFORMATION
(---)	(---)	LIGHT POLE
(---)	(---)	GROUND LIGHT
(---)	(---)	POWER POLE
(---)	(---)	DOWN GUT
(---)	(---)	WATER MANHOLE
(---)	(---)	WATER LINE MARKER
(---)	(---)	UNDERGROUND CABLE MARKER
(---)	(---)	UNDERGROUND GAS LINE MARKER
(---)	(---)	UNDERGROUND TELEPHONE MARKER
(---)	(---)	GAS RISER
(---)	(---)	TELEPHONE RISER
(---)	(---)	SPRINKLER CONTROL BOX
(---)	(---)	SWITCH GEAR & PAD
(---)	(---)	TRANSFORMER (SIZE VARIES)
(---)	(---)	FIRE HYDRANT
(---)	(---)	WATER VALVE
(---)	(---)	WATER METER
(---)	(---)	WATER METER VAULT (SIZE VARIES)
(---)	(---)	CABLE TV RISER
(---)	(---)	ELECTRIC BOX
(---)	(---)	ELECTRIC METER
(---)	(---)	GAS METER
(---)	(---)	GAS VALVE
(---)	(---)	GAS METER
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	GREASE TRAP (SIZE VARIES)
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	STORMWATER MANHOLE (SIZE VARIES)
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER CLEANOUT
(---)	(---)	WIRE FENCE
(---)	(---)	WOOD FENCE
(---)	(---)	CHAIN LINK FENCE
(---)	(---)	DUMPSTER
(---)	(---)	CURB & GUTTER
(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	CONCRETE SIDEWALKS
(---)	(---)	WALL
(---)	(---)	LIMITS OF CONSTRUCTION
(---)	(---)	CONTOUR
(---)	(---)	678
(---)	(---)	WATER LINE
(---)	(---)	FIRE LINE
(---)	(---)	WASTEWATER LINE
(---)	(---)	GAS LINE
(---)	(---)	UNDERGROUND ELECTRIC LINE
(---)	(---)	OVERHEAD ELECTRIC LINE
(---)	(---)	UNDERGROUND TELEPHONE LINE
(---)	(---)	UNDERGROUND CABLE AND INTERNET
(---)	(---)	UNDERGROUND TELECOMMUNICATIONS
(---)	(---)	ACCESSIBLE ROUTE
(---)	(---)	SIEN
(---)	(---)	WHEELSTOP
(---)	(---)	BOLLARD
(---)	(---)	FINISH FLOOR ELEVATION
(---)	(---)	ACCESSIBLE SPACE
(---)	(---)	BIKE PARKING
(---)	(---)	SWALE
(---)	(---)	DIRECTION OF FLOW
(---)	(---)	TREE TO BE SAVED
(---)	(---)	HERITAGE / MATURE TREE
(---)	(---)	HP
(---)	(---)	TOP OF WALL
(---)	(---)	TOP OF CURB
(---)	(---)	GUTTER
(---)	(---)	SPOT ELEVATION

- NOTES:**
- ALL DISTURBED AREAS NOT SUBJECT TO MASS GRADING SHALL BE GRADED TO DRAIN.
 - A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
 - REMOVE ALL GENERAL TRASH, DEBRIS, AND OTHER MISCELLANEOUS OBJECTS AND/OR IMPROVEMENT NOT SPECIFICALLY CALLED OUT ON THE PLANS.
 - WARNING: DO NOT REMOVE ANY UTILITIES THAT ARE OUTSIDE OF LIMITS OF CONSTRUCTION OR WHERE NOTED TO REMAIN IN SERVICE.
 - CONTRACTOR RESPONSIBLE TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR MASS GRADING, UTILITY TRENCHES AND BACKFILL (INCLUDING WET AND DRY UTILITIES), SUBGRADE PREPARATION, INSTALLATION OF GEOTEXTILE, INSTALLATION OF BASE AND FOR ALL GRADING DONE FOR ROADS AND BUILDING PADS. ANY WORK LISTED ABOVE NOT COORDINATED WITH OWNER'S REPRESENTATIVE WILL NOT BE ACCEPTED.
 - CONTRACTOR TO PROVIDE CERTIFIED SURVEY DEMONSTRATING COMPLIANCE WITH THIS GRADING PLAN.

EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY (R.O.W.) LINE
(---)	(---)	CONTOUR
(---)	(---)	TIME OF CONCENTRATION
(---)	(---)	DRAINAGE DIVIDE
(---)	(---)	DIRECTION OF FLOW
(---)	(---)	DRAINAGE AREA NUMBER AND ACREAGE
(---)	(---)	P1
(---)	(---)	1.03 AC.

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SEE GRADING & DRAINAGE PLAN - SOUTH A

PROPOSED INLET DRAINAGE AREA MAP

COLD SITE 9917 & A PORTION OF 10111 HILL LN

RYAN COMPANIES

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113604-0007

SHEET
07
OF 33

Cold Site

Proposed Inlet Conditions

Peak Discharge Calculations:

Area:		DA WG					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Grass, Fair, 2-7%	Concrete	Acres	SF	%	Acres	SF	%	Acres	SF	%		
Acres	0.97	0.97	0.97	0.97	0.97			0.34	14,810	35.05								
C	0.60	0.67	0.72	0.80	0.85			0.63	27,443	64.95								
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	3.7	6.2	8.1	11.9	16.6		Total	0.97	42,253	100								

Area:		DA W1					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Grass, Fair, 2-7%	Concrete	Acres	SF	%	Acres	SF	%	Acres	SF	%		
Acres	0.28	0.28	0.28	0.28	0.28			0.28	12,197	100.00								
C	0.33	0.38	0.42	0.49	0.58													
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	0.6	1.0	1.4	2.1	3.3		Total	0.28	12,197	100								

Area:		DA W2					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Grass, Fair, 2-7%	Concrete	Acres	SF	%	Acres	SF	%	Acres	SF	%		
Acres	0.75	0.75	0.75	0.75	0.75			0.75	32,670	100.00								
C	0.33	0.38	0.42	0.49	0.58													
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	1.6	2.7	3.7	5.6	8.7		Total	0.75	32,670	100								

Area:		DA SW					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Acres	SF	%	Acres	SF	%	Acres	SF	%			
Acres	1.56	1.56	1.56	1.56	1.56		1.56	67,954	100.00									
C	0.75	0.83	0.88	0.97	1.00													
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	7.3	12.2	16.0	23.2	31.2		Total	1.56	67,954	100								

Area:		DA SW2					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Acres	SF	%	Acres	SF	%	Acres	SF	%			
Acres	2.07	2.07	2.07	2.07	2.07		1.95	84,942	94.20									
C	0.73	0.80	0.85	0.94	0.98		0.12	5,227	5.80									
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	9.4	15.7	20.5	29.9	40.4		Total	2.07	90,169	100								

Area:		DA SW1					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Acres	SF	%	Acres	SF	%	Acres	SF	%			
Acres	2.42	2.42	2.42	2.42	2.42		2.10	91,476	86.78									
C	0.69	0.77	0.82	0.91	0.94		0.32	13,939	13.22									
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	10.5	17.6	23.0	33.6	45.8		Total	2.42	105,415	100								

Area:		DA EG					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Acres	SF	%	Acres	SF	%	Acres	SF	%			
Acres	0.32	0.32	0.32	0.32	0.32		0.32	13,939	100.00									
C	0.75	0.83	0.88	0.97	1.00													
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	1.5	2.5	3.3	4.8	6.4		Total	0.32	13,939	100								

Area:		DA EC					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Acres	SF	%	Acres	SF	%	Acres	SF	%			
Acres	0.10	0.10	0.10	0.10	0.10		0.10	4,356	100.00									
C	0.75	0.83	0.88	0.97	1.00													
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	0.5	0.8	1.0	1.5	2.0		Total	0.10	4,356	100								

Area:		DA E2					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Acres	SF	%	Acres	SF	%	Acres	SF	%			
Acres	0.18	0.18	0.18	0.18	0.18		0.18	7,841	100.00									
C	0.75	0.83	0.88	0.97	1.00													
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	0.8	1.4	1.8	2.7	3.6		Total	0.18	7,841	100								

Area:		DA E3					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Acres	SF	%	Acres	SF	%	Acres	SF	%			
Acres	0.17	0.17	0.17	0.17	0.17		0.17	7,405	100.00									
C	0.75	0.83	0.88	0.97	1.00													
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	0.8	1.3	1.7	2.5	3.4		Total	0.17	7,405	100								

Area:		DA E4					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Acres	SF	%	Acres	SF	%	Acres	SF	%			
Acres	0.52	0.52	0.52	0.52	0.52		0.52	22,651	100.00									
C	0.75	0.83	0.88	0.97	1.00													
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	2.4	4.1	5.3	7.7	10.4		Total	0.52	22,651	100								

Area:		DA E5					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Grass, Fair, 2-7%	Acres	SF	%	Acres	SF	%	Acres	SF	%		
Acres	1.03	1.03	1.03	1.03	1.03			0.74	32,234	71.84								
C	0.63	0.70	0.75	0.83	0.88			0.29	12,632	28.16								
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	4.1	6.8	9.0	13.2	18.2		Total	1.03	44,867	100								

Area:		DA E6					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Grass, Fair, 2-7%	Acres	SF	%	Acres	SF	%	Acres	SF	%		
Acres	0.53	0.53	0.53	0.53	0.53			0.44	19,166	83.02								
C	0.68	0.75	0.80	0.89	0.93			0.09	3,920	16.98								
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	2.3	3.8	4.9	7.2	9.9		Total	0.53	23,087	100								

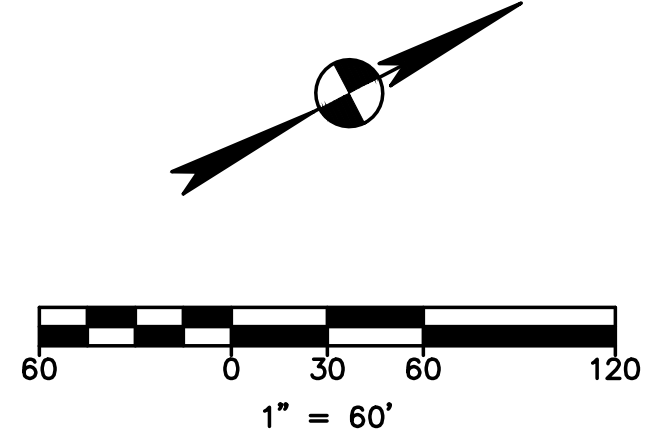
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Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Acres	SF	%	Acres	SF	%	Acres	SF	%			
Acres	2.4																	

JAMES MANOR SURVEY NO. 40 ABSTRACT NO. 546

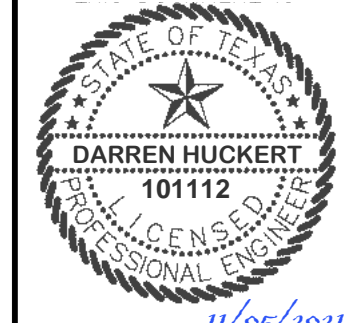
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SURVEY CONTROL POINT GRID N: 10,104,517.99 GRID E: 3,166,279.68 ELEV. = 538.52

SEE GRADING & DRAINAGE PLAN-SOUTH A SEE GRADING & DRAINAGE PLAN-NORTH



garza garza 7708 Rialto Blvd., Suite 125 Austin, Texas 78725 Tel: (512) 288-3284 Fax: (512) 288-2592 TBPE # F-14629 GarzaEMC, LLC © Copyright, 2021



MASTER GRADING & DRAINAGE PLAN

COLD SITE 9917 & A PORTION OF 10111 HILL LN RYAN COMPANIES

APPROX. FEMA 100 YR FLOODPLAIN PER FIRM PANEL NO. 48453C0480J

APPROX. FEMA 500 YR FLOODPLAIN PER FIRM PANEL NO. 48453C0480J

PROPOSED ATLAS 14 100 YR FLOODPLAIN

BUILDING WAREHOUSE: 122,263 SF OFFICE/ADMIN: 10,258 SF TOTAL: 132,521 SF HEIGHT=40' FFE=535.00

EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY LINE / R.O.W. LINE
(---)	(---)	RECORD INFORMATION
(---)	(---)	LIGHT POLE
(---)	(---)	GROUND LIGHT
(---)	(---)	POWER POLE
(---)	(---)	DOWN GUY
(---)	(---)	WATER MANHOLE
(---)	(---)	WATER LINE MARKER
(---)	(---)	UNDERGROUND CABLE MARKER
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(---)	(---)	UNDERGROUND TELEPHONE MARKER
(---)	(---)	GAS RISER
(---)	(---)	TELEPHONE RISER
(---)	(---)	SPRINKLER CONTROL BOX
(---)	(---)	SWITCH GEAR & PAD
(---)	(---)	TRANSFORMER (SIZE VARIES)
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(---)	(---)	CABLE TV RISER
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(---)	(---)	ELECTRIC METER
(---)	(---)	GAS METER
(---)	(---)	GAS VALVE
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	GREASE TRAP (SIZE VARIES)
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	STORMSEWER MANHOLE (SIZE VARIES)
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER CLEANOUT
(---)	(---)	WIRE FENCE
(---)	(---)	WOOD FENCE
(---)	(---)	CHAIN LINK FENCE
(---)	(---)	DUMPSTER
(---)	(---)	CURB & GUTTER
(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	CONCRETE SIDEWALK
(---)	(---)	WALL
(---)	(---)	LIMITS OF CONSTRUCTION
(---)	(---)	CONTOUR
(---)	(---)	STORMSEWER LINE
(---)	(---)	WATER LINE
(---)	(---)	FIRE LINE
(---)	(---)	WASTEWATER LINE
(---)	(---)	GAS LINE
(---)	(---)	UNDERGROUND ELECTRIC LINE
(---)	(---)	OVERHEAD ELECTRIC LINE
(---)	(---)	UNDERGROUND TELEPHONE LINE
(---)	(---)	UNDERGROUND CABLE AND INTERNET
(---)	(---)	UNDERGROUND TELECOMMUNICATIONS
(---)	(---)	ACCESSIBLE ROUTE
(---)	(---)	SIGN
(---)	(---)	WHEELSTOP
(---)	(---)	BOLLARD
(---)	(---)	FINISH FLOOR ELEVATION
(---)	(---)	ACCESSIBLE SPACE
(---)	(---)	BIKE PARKING
(---)	(---)	GUTTER
(---)	(---)	SWALE
(---)	(---)	DIRECTION OF FLOW
(---)	(---)	TREE TO BE SAVED
(---)	(---)	HERITAGE / MATURE TREE
(---)	(---)	HIGH POINT
(---)	(---)	TOP OF WALL
(---)	(---)	TOP OF CURB
(---)	(---)	GUTTER
(---)	(---)	SPOT ELEVATION

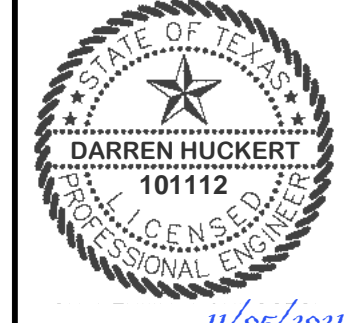
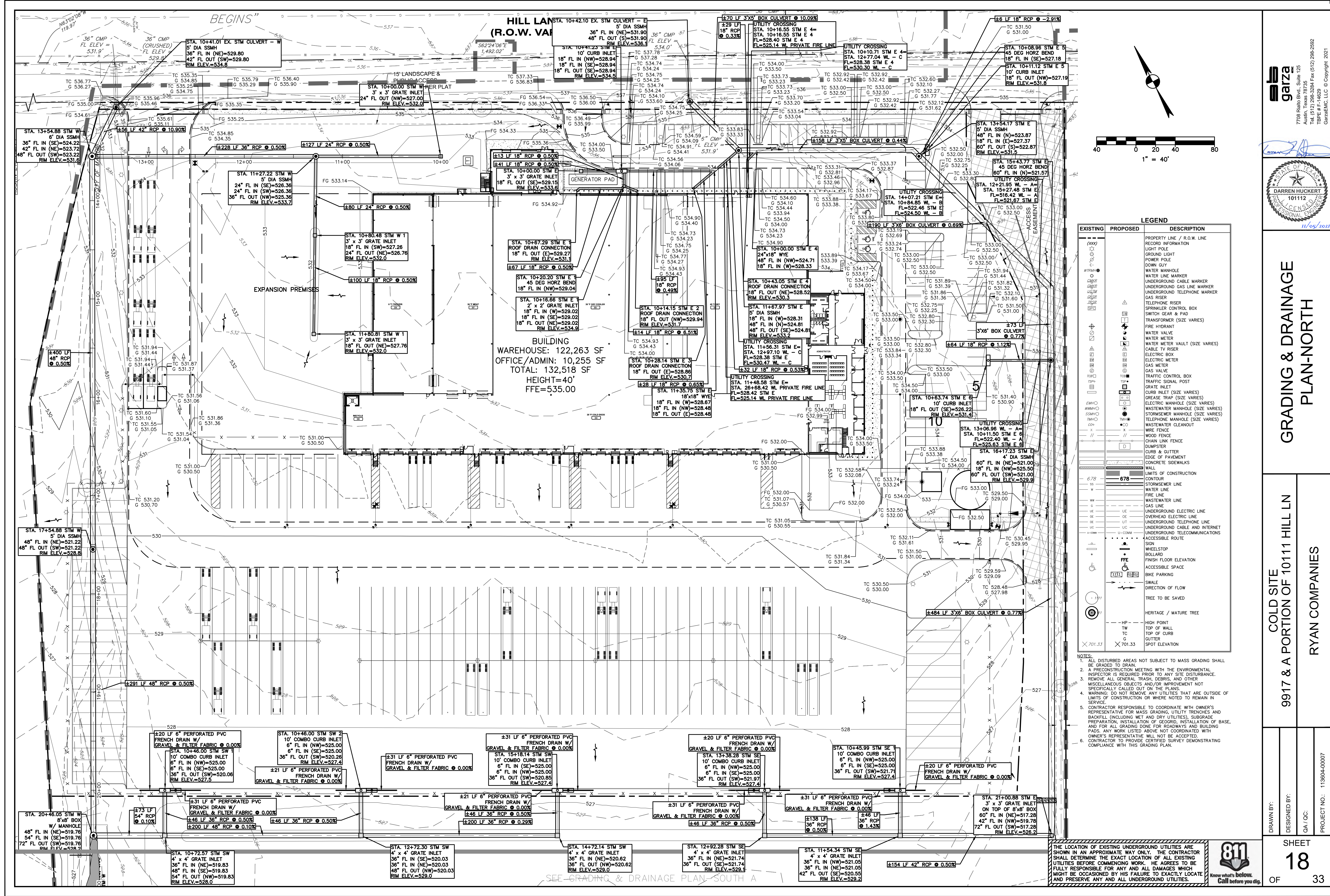
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SHEET 17 OF 33

DRAWN BY: DESIGNED BY: QA / OC: PROJECT NO.: 113604-0007



**GRADING & DRAINAGE
PLAN-NORTH**

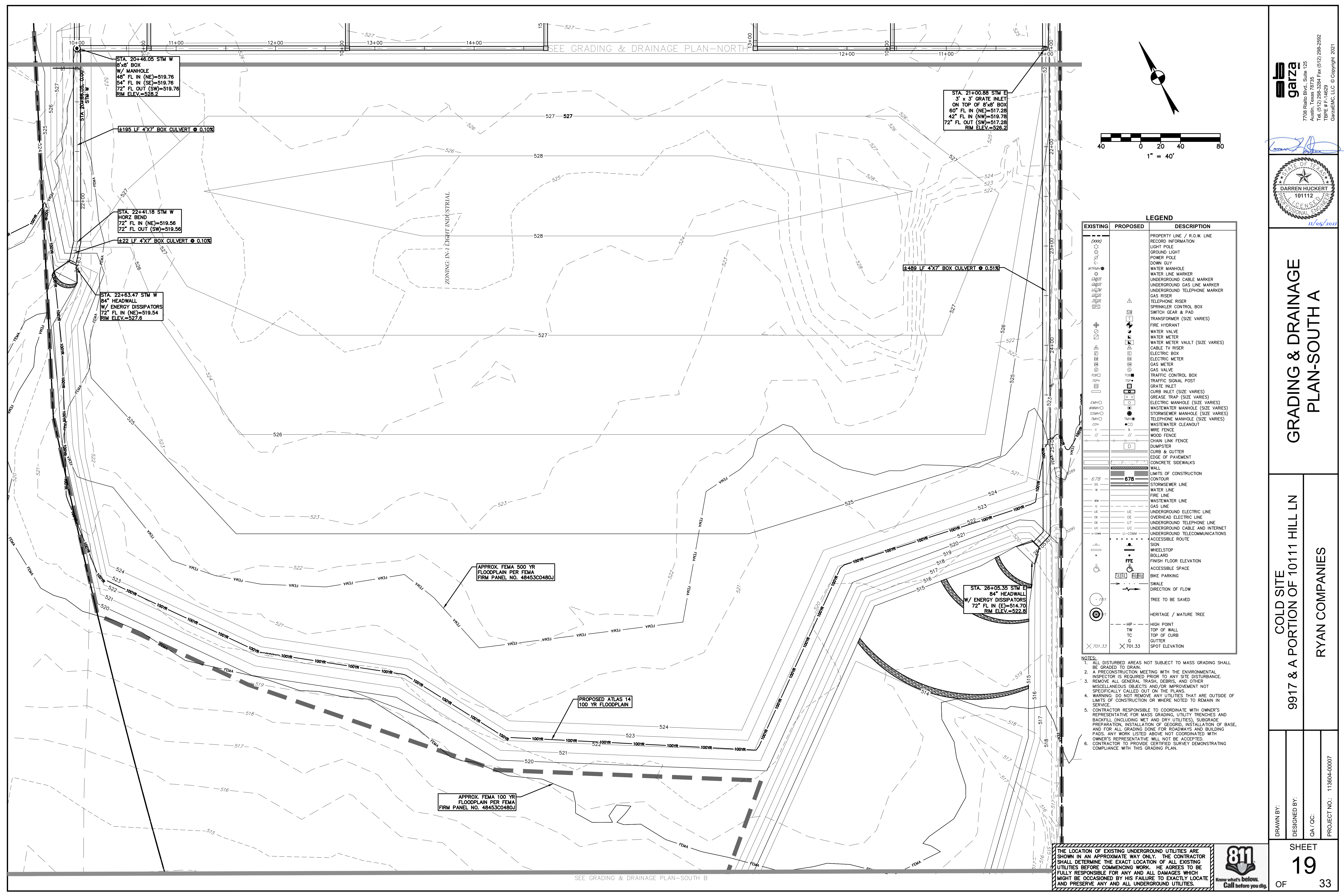
**COLD SITE
9917 & A PORTION OF 10111 HILL LN**

RYAN COMPANIES

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 119804-0007

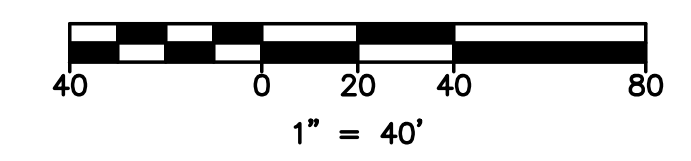
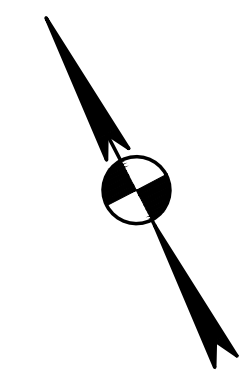
SHEET
18
OF
33





SEE GRADING & DRAINAGE PLAN-NORTH

SEE GRADING & DRAINAGE PLAN-SOUTH B



EXISTING	PROPOSED	DESCRIPTION
(XXX)		PROPERTY LINE / R.O.W. LINE
(---)		RECORD INFORMATION
(○)		LIGHT POLE
(○)		GROUND LIGHT
(○)		POWER POLE
(○)		DOWN GUY
(○)		WATER MANHOLE
(○)		WATER LINE MARKER
(○)		UNDERGROUND CABLE MARKER
(○)		UNDERGROUND GAS LINE MARKER
(○)		UNDERGROUND TELEPHONE MARKER
(○)		GAS RISER
(○)		TELEPHONE RISER
(○)		SPRINKLER CONTROL BOX
(○)		SWITCH GEAR & PAD
(○)		TRANSFORMER (SIZE VARIES)
(○)		FIRE HYDRANT
(○)		WATER VALVE
(○)		WATER METER
(○)		WATER METER VAULT (SIZE VARIES)
(○)		CABLE TV RISER
(○)		ELECTRIC BOX
(○)		ELECTRIC METER
(○)		GAS METER
(○)		GAS VALVE
(○)		TRAFFIC CONTROL BOX
(○)		TRAFFIC SIGNAL POST
(○)		GRATE INLET
(○)		CURB INLET (SIZE VARIES)
(○)		GREASE TRAP (SIZE VARIES)
(○)		ELECTRIC MANHOLE (SIZE VARIES)
(○)		WASTEWATER MANHOLE (SIZE VARIES)
(○)		STORMSEWER MANHOLE (SIZE VARIES)
(○)		TELEPHONE MANHOLE (SIZE VARIES)
(○)		WASTEWATER CLEANOUT
(○)		WIRE FENCE
(○)		WOOD FENCE
(○)		CHAIN LINK FENCE
(○)		DUMPSTER
(○)		CURB & GUTTER
(○)		EDGE OF PAVEMENT
(○)		CONCRETE SIDEWALKS
(○)		WALL
(○)		LIMITS OF CONSTRUCTION
(○)		CONTOUR
(○)		STORMSEWER LINE
(○)		WATER LINE
(○)		FIRE LINE
(○)		WASTEWATER LINE
(○)		GAS LINE
(○)		UNDERGROUND ELECTRIC LINE
(○)		OVERHEAD ELECTRIC LINE
(○)		UNDERGROUND TELEPHONE LINE
(○)		UNDERGROUND CABLE AND INTERNET
(○)		UNDERGROUND TELECOMMUNICATIONS
(○)		ACCESSIBLE ROUTE
(○)		SIGN
(○)		WHEELSTOP
(○)		BOLLARD
(○)		FINISH FLOOR ELEVATION
(○)		ACCESSIBLE SPACE
(○)		BIKE PARKING
(○)		SWALE
(○)		DIRECTION OF FLOW
(○)		TREE TO BE SAVED
(○)		HERITAGE / MATURE TREE
(○)		HIGH POINT
(○)		TOP OF WALL
(○)		TOP OF CURB
(○)		GUTTER
(○)		SPOT ELEVATION

- NOTES:
- ALL DISTURBED AREAS NOT SUBJECT TO MASS GRADING SHALL BE GRADED TO DRAIN.
 - A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
 - REMOVE ALL GENERAL TRASH, DEBRIS, AND OTHER MISCELLANEOUS OBJECTS AND/OR IMPROVEMENTS NOT SPECIFICALLY CALLED OUT ON THE PLANS.
 - WARNING: DO NOT REMOVE ANY UTILITIES THAT ARE OUTSIDE OF LIMITS OF CONSTRUCTION OR WHERE NOTED TO REMAIN IN SERVICE.
 - CONTRACTOR RESPONSIBLE TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR MASS GRADING, UTILITY TRENCHES AND BACKFILL (INCLUDING WET AND DRY UTILITIES), SUBGRADE PREPARATION, INSTALLATION OF GEOTEXTILE, INSTALLATION OF BASE, AND FOR ALL GRADING DONE FOR ROADWAYS AND BUILDING PADS. ANY WORK LISTED ABOVE NOT COORDINATED WITH OWNER'S REPRESENTATIVE WILL NOT BE ACCEPTED.
 - CONTRACTOR TO PROVIDE CERTIFIED SURVEY DEMONSTRATING COMPLIANCE WITH THIS GRADING PLAN.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 288-3284 Fax: (512) 288-2592
TBP# F-14629
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DARREN HUCKERT
101112
11/05/2021

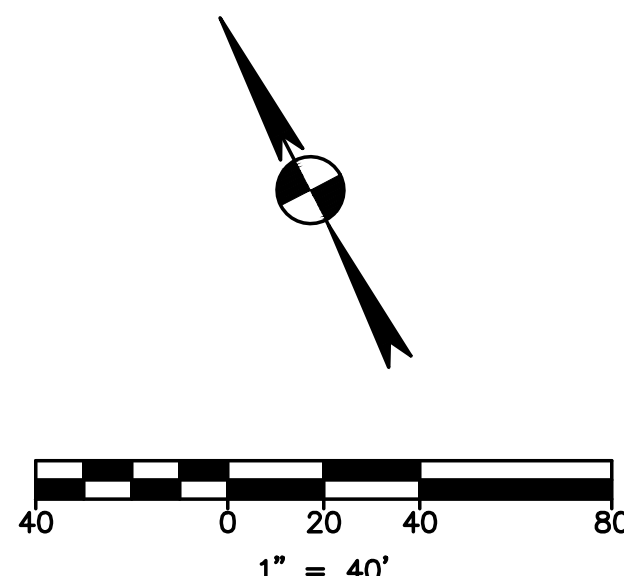
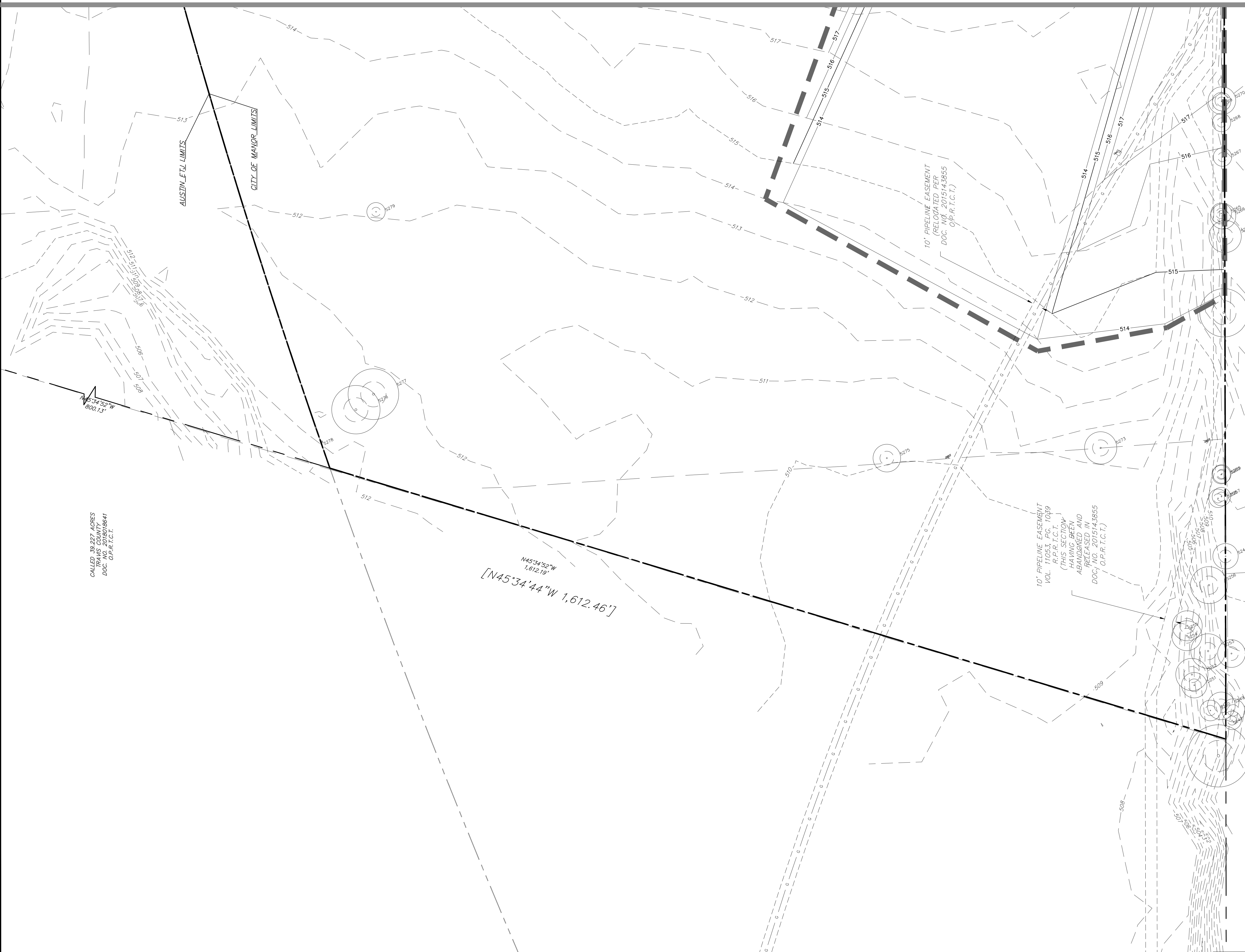
**GRADING & DRAINAGE
PLAN-SOUTH A**

**COLD SITE
9917 & A PORTION OF 10111 HILL LN
RYAN COMPANIES**

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113604-0007

SHEET
19
OF 33

SEE GRADING & DRAINAGE PLAN-SOUTH A



LEGEND

EXISTING	PROPOSED	DESCRIPTION
(XXX)		PROPERTY LINE / R.O.W. LINE
		RECORD INFORMATION
○	○	LIGHT POLE
○	○	GROUND LIGHT
○	○	POWER POLE
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 6. CONTRACTOR TO PROVIDE CERTIFIED SURVEY DEMONSTRATING COMPLIANCE WITH THIS GRADING PLAN.

CALLER 39.927, 0855
 TRAVIS COUNTY
 DOC. NO. 2018018641
 O.P.R.T.C.T.

N45°34'52"W
 1,612.19'
 [N45°34'44"W 1,612.46']

10' PIPELINE EASEMENT
 VOL. 11053, P.C. 1039
 R.P.R.T.C.T.
 HAVING BEEN
 ABANDONED AND
 RELOCATED PER
 DOC. NO. 2015143865
 O.P.R.T.C.T.

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SHEET
20
 OF 33

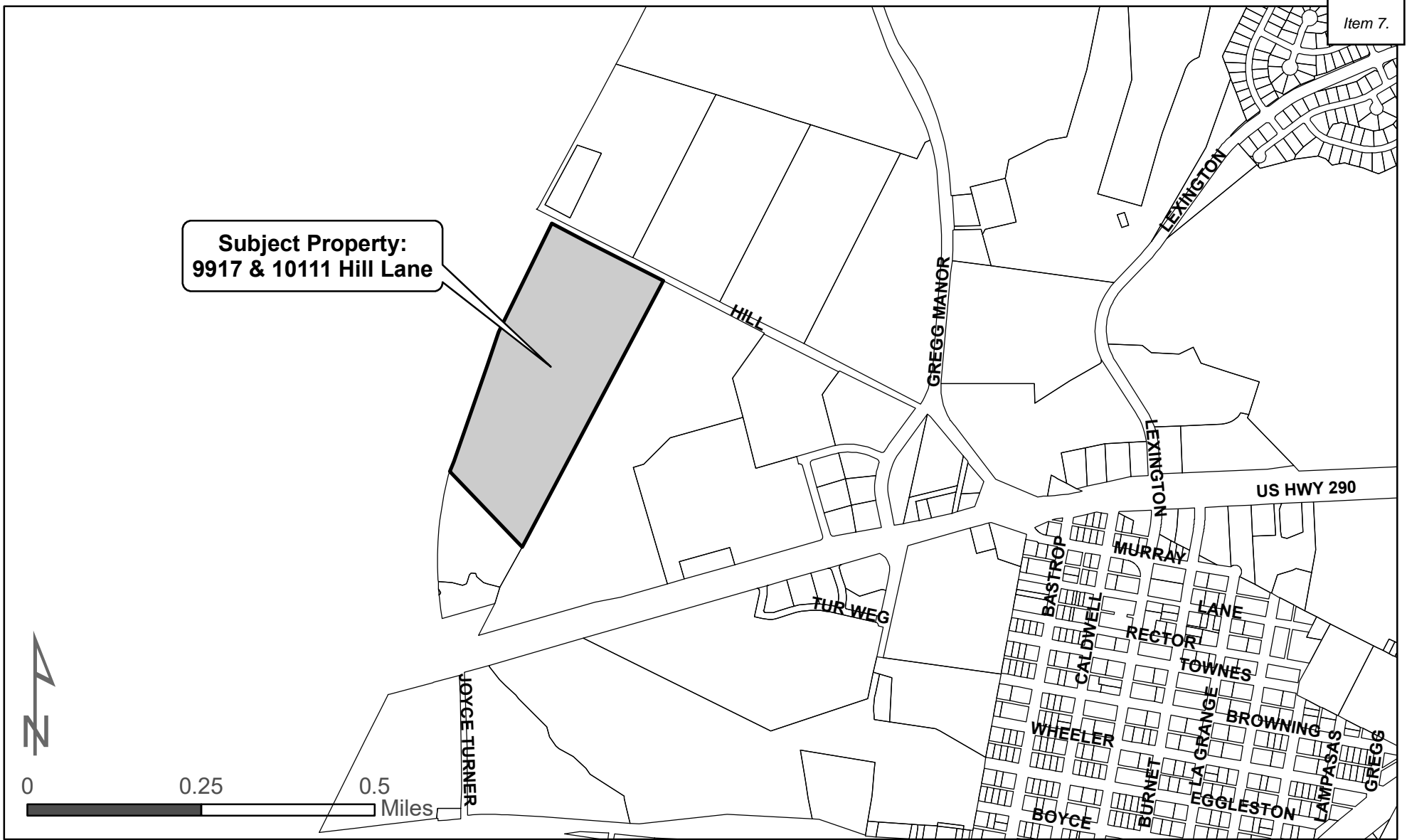
**GRADING & DRAINAGE
 PLAN-SOUTH B**

**COLD SITE
 9917 & A PORTION OF 10111 HILL LN
 RYAN COMPANIES**

DRAWN BY:
 DESIGNED BY:
 QA / OC:
 PROJECT NO.: 113604-0007

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 7708 Rialto Blvd., Suite 125
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 TBPE # F-14629
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**Subject Property:
9917 & 10111 Hill Lane**



 Subject Property



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application for 8.57 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315 and the Calvin Barker Survey No. 38, Abstract No. 58, and being located at 12920 Old Highway 20, Manor, TX from Agricultural (A) to Neighborhood Business (NB) and Townhome (TH).

Applicant: Rao's Consulting Engineers, LLC

Owner: Sampsg Properties, LLC

BACKGROUND/SUMMARY:

This property was voluntarily annexed in April 2017. 1.68 acres of the 10 acres was zoned Neighborhood Business (NB) in May 2017. This zoning request is to increase the Neighborhood Business area to 3.41 acres and rezone the remaining 6.59 to Townhome (TH) residential. Townhome zoning permits up to 12 units per acre, which would be 79 units, but they've indicated constructed at 10 units per acre which would be 66 units. Townhome units are 3-6 attached units and can either be constructed with single lots with 1 unit or as part of a common lot development with private roads, like how multi-family apartment complexes are constructed.

Neighborhood Business permits retail, restaurant and office uses as well as residential above or behind the commercial in the same structure. The unit density in Neighborhood Business is 10 units per acre.

- LEGAL REVIEW:** NO
- FISCAL IMPACT:** NO
- PRESENTATION:** NO
- ATTACHMENTS:** YES

- Letter of Intent
- NB Land Uses
- Location Map

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for 8.57 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315 and the Calvin Barker Survey No. 38, Abstract No. 58, and being located at 12920 Old Highway 20, Manor, TX from Agricultural (A) to Neighborhood Business (NB) and Townhome (TH).

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
--	---------------------------	--------------------	-------------



RAO'S CONSULTING ENGINEERS

TBPE Registered Engineering Firm No. F-17655

210.549.7557 512.856.4595 www.raosengineering.com

P.O. BOX NO: 592991,

SAN ANTONIO, TX 78258

Land Development | Water Resources | Environmental | Transportation

Item 8.

September 15, 2021

City of Manor
Development Services Department
Attn: Mr. Scott Dunlop, Director
105 E. Eggleston Street
Manor, Texas 78653

Re: **Hwy 20 Development - Rezoning**
Letter of Intent

Dear Mr. Dunlop,

The subject property 10.0 acres located at 12920 Old Hwy 20 is currently zoned as agricultural (AG). Requesting rezone, the property to Neighborhood Commercial (NB) and Townhomes (TH) in the back. The front 3.41- acres will be rezoned as NB with Low Density Apartments and back 6.59 acres will be rezoned as TH.

Physical and Natural Features:

The subject site is currently undeveloped. The landscape is predominately flat without any significant trees through the 10.0-acre tract. The site has approximately 418-ft frontage onto Old Highway 20.

Future Land Use Map:

The Future Land Use category for the site is Mixed Density NH. This category comprises of commercial and low-density multi-family, with housing types including small-lot detached and attached single-family dwellings (such as townhomes).

Surrounding Properties:

The property has a residential property on north, east and west side, Old Highway 20 along south boundary of the property.

Proposed zoning:

We are requesting rezone the front 3.41- acres will be rezoned as NB and back 6.59 acres will be rezoned as TH.

The neighborhood business districts (NB) is intended as a low-intensity mix of commercial and residential uses, excluding single-family residential and manufactured home residential, and being located at or near single-family and multifamily residential development and along a primary collector or greater roadway. Building scale and site development should be cohesive with adjacent residential. This district can serve as a transition to more intense commercial uses.

The townhome district (TH) is intended to establish and preserve areas of medium intensity land use devoted to moderate density residential development with up to 12 units per acre allowed. However, we are requesting only 10 units per acre. This district often provides a transition between lower intensity residential uses and more intensive uses. Townhouses may be developed in either a common-lot or single-lot configuration. The TH District is appropriate in areas designated on the Future Land Use Plan as the mixed-use categories and may be appropriate in the moderate density residential area based on location, surrounding uses, and infrastructure impacts. The TH District is appropriate adjacent to both residential and non-residential districts and may serve as a transition between single-family districts and more intense multifamily or commercial districts.

The property does not have any delinquent taxes. Existing zoning map has been attached.

If you have any questions or need any additional information, please call me at 210-549-7550

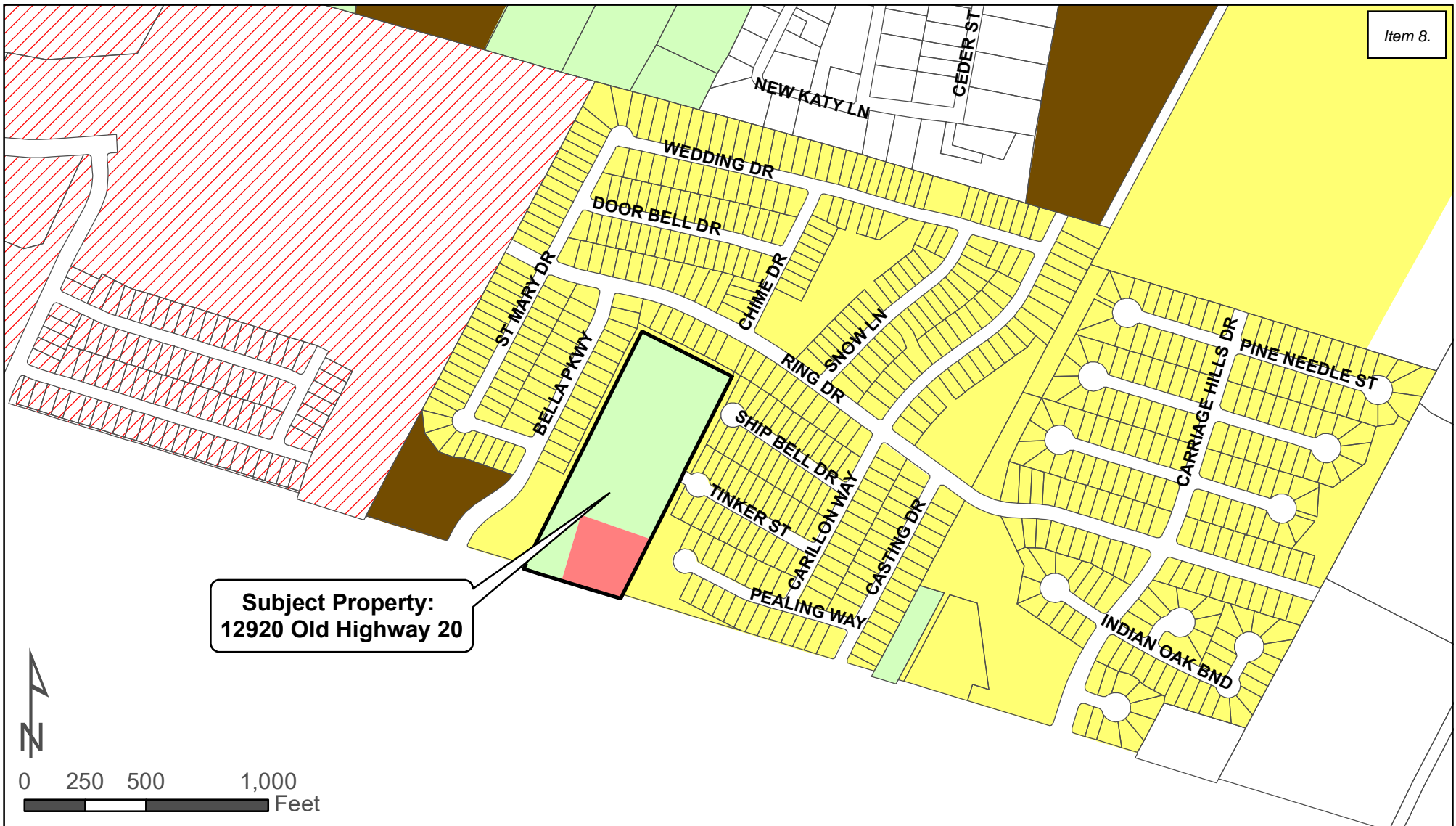
Respectfully,

Rao's Consulting Engineers, LLC.

Texas Board of Professional Engineers Firm Registration #17655

Rao Vasamsetti, P.E.

Principal



Proposed Zoning:
Neighborhood Business (NB)
Townhome (TH)

Current Zoning:
Agricultural (A)

Zone

- | | | | | | | | | | | | | | | | | | |
|------------------|-------------------------------|-------------------------------|----|------------------------|------------------------|--------------------------|---------------------------|---------------------------|---------------------|------------------------|-------------------------|------------------------|----------------------------|------------------------|-------------------------|-------------------------|---------------------------|
| A - Agricultural | SF-1 - Single Family Suburban | SF-2 - Single Family Standard | TF | MF-1 - Multi-Family 15 | MF-2 - Multi-Family 25 | MH-1 - Manufactured Home | I-1 - Institutional Small | I-2 - Institutional Large | GO - General Office | C-1 - Light Commercial | C-2 - Medium Commercial | C-3 - Heavy Commercial | NB - Neighborhood Business | DB - Downtown Business | IN-1 - Light Industrial | IN-2 - Heavy Industrial | PUD - Planned Development |
|------------------|-------------------------------|-------------------------------|----|------------------------|------------------------|--------------------------|---------------------------|---------------------------|---------------------|------------------------|-------------------------|------------------------|----------------------------|------------------------|-------------------------|-------------------------|---------------------------|



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application for 10.24 acres, more or less, out of the A.C. Caldwell Survey, Abstract 154, and being located near the intersection of Paseo de Presidente and Gunn Lane, Manor, TX from Single Family Suburban (SF-1) to Multi-Family 15 (MF-1).
Applicant: Kimley-Horn and Associates, Inc.
Owner: Dywer Realty

BACKGROUND/SUMMARY:

This property was in the original Presidential Glen Development Agreement had stated an application would be made to rezone it to Commercial. The Development Agreement was recently amended by the City Council on 10/27/2021 to change it to Multi-Family, which permits them to make this rezoning request to MF-1. MF-1 permits up to 15 units per acre. It is a moderate density residential district that can serve as a buffer between single family uses and commercial uses.

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Letter of Intent
- Map

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Rezoning Application for 10.24 acres, more or less, out of the A.C. Caldwell Survey, Abstract 154, and being located near the intersection of Paseo de Presidente and Gunn Lane, Manor, TX from Single Family Suburban (SF-1) to Multi-Family 15 (MF-1).

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None

July 26, 2021

Mr. Scott Dunlop
City of Manor
Planning Department
105 E. Eggleston St.
Manor, TX 78653

Via Electronic Submittal

Re: Application for Rezoning; ±10.46 acres located east of Paseo De Presidente Blvd, south of WT Gallaway St, and north of Gunn Ln, Manor, TX 78653 (the "Property")

Dear Mr. Dunlop:

As representatives of the owner of the above stated Property we respectfully submit the attached application for rezoning. The Property is located of Paseo De Presidente Blvd, south of WT Gallaway St, and north of Gunn Ln, Manor, TX 78653 (see Location Map attached) and is currently zoned Single Family Residential (R-1). The proposed zoning is Multifamily 15 (MF-1). The purpose of the rezoning is to allow for transitional housing proposed between the residential zoning to the north and the commercial zoning to the south of the site.

This request is consistent with the Third Amendment of the Development Agreement for the Presidential Glen Subdivision, Subsection 8 (Zoning Applications), which requires the rezoning from R-1 to MF-1.

Surrounding zoning is commercial to the south and residential to the north, east and west. Surrounding land uses include single family residential to north and west, and undeveloped land to the south and east.

If you have any questions about this application for rezoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.



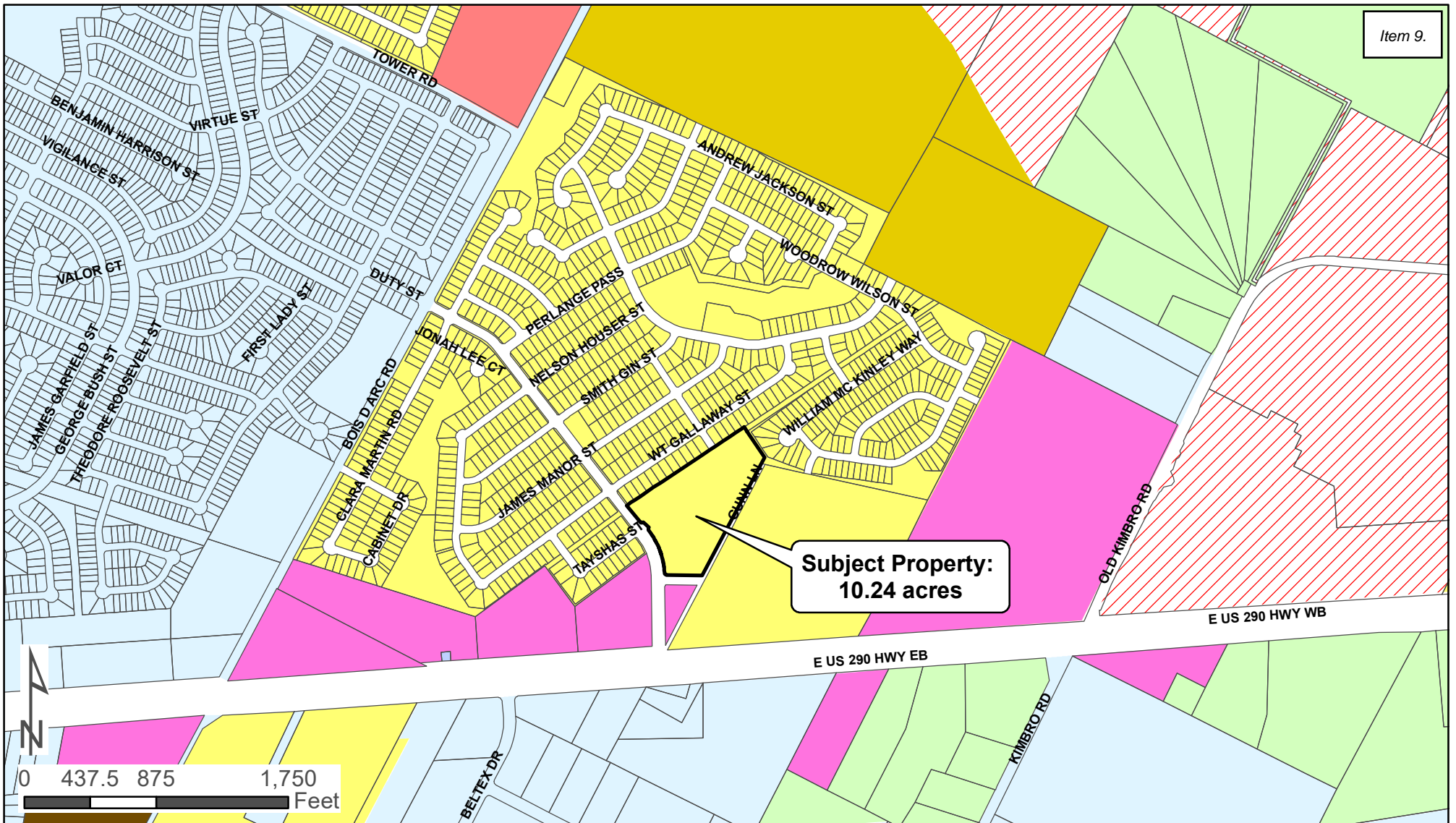
Amanda Couch Brown



PASEO DE PRESIDENTE BLVD
 REZONING
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

SITE LOCATION MAP

Kimley»Horn
 10814 Jollyville Road
 Avallent IV, Suite 200
 Austin, Texas 78759



Proposed Zoning: Multi-Family 15 (MF-1)

*Current Zoning:
Single Family Suburban (SF-1)*

Zone

- | | | |
|-------------------------------|---------------------------|-----------------------------|
| A - Agricultural | I-1 - Institutional Small | C-3 - Heavy Commercial |
| SF-1 - Single Family Suburban | I-2 - Institutional Large | NB - Neighborhood Business |
| SF-2 - Single Family Standard | GO - General Office | DB - Downtown Business |
| TF | C-1 - Light Commercial | IN-1 - Light Industrial |
| MF-1 - Multi-Family 15 | C-2 - Medium Commercial | IN-2 - Heavy Industrial |
| MF-2 - Multi-Family 25 | ETJ | PUD - Planned U Development |



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD).

Applicant: SEC Planning

Owner: Enfield Partners, LLC

BACKGROUND/SUMMARY:

The Preliminary PUD Site Plan was approved by the City Council on 11/17/21. There were no modifications requested or made between the Preliminary PUD Site Plan and the Final PUD Site Plan. This PUD is for a maximum 400 lot single family subdivision with commercial along the FM 973 frontage. Improvements from the PUD include: additional parkland/open space acreage with trails, playgrounds, pavilion, and dog park; landscaping buffers along Gregg Lane (15’ wide) and internal collector (10’ wide), and upgraded masonry fencing along the internal unloaded collector and Gregg Lane. The modifications to our Code in the PUD are: up to 80% of the lots can be 50’ wide (60’ is the Code requirement), minimum lot square footage is 6,000 sf (7,500 is Code requirement), and maximum building coverage is 50% (Code requirement is 40%).

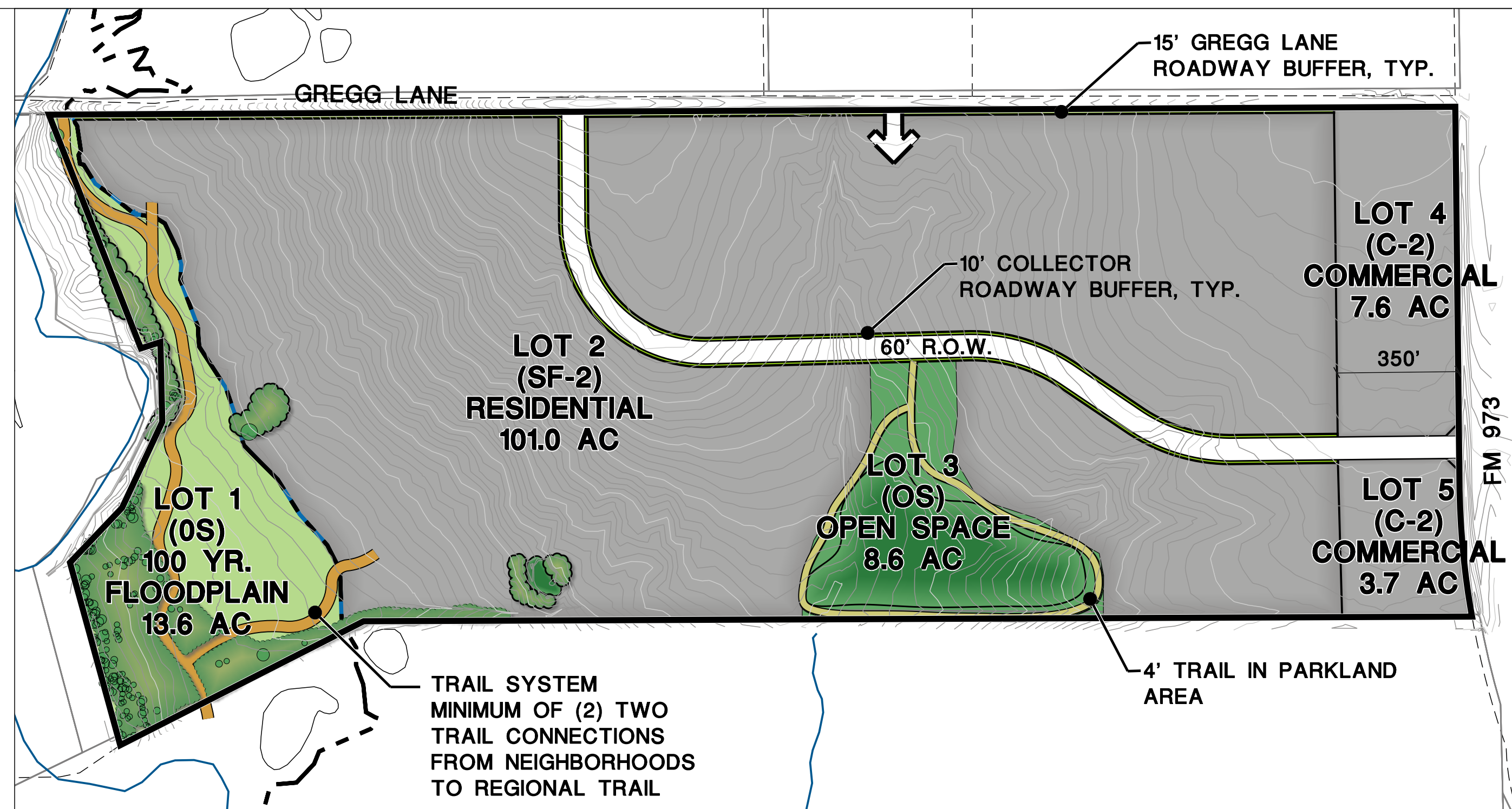
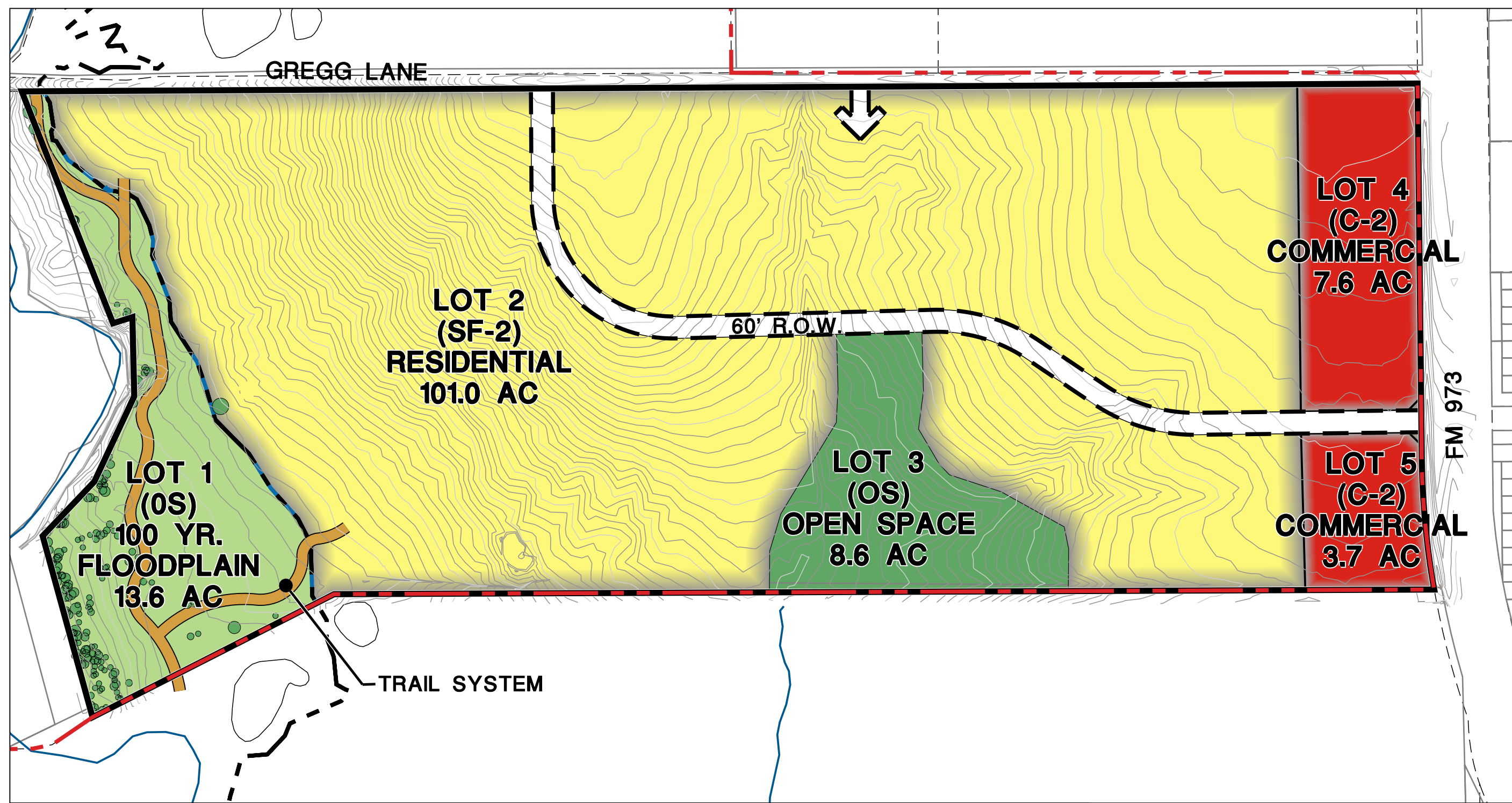
LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Final PUD Site Plan
- Area Map

STAFF RECOMMENDATION:

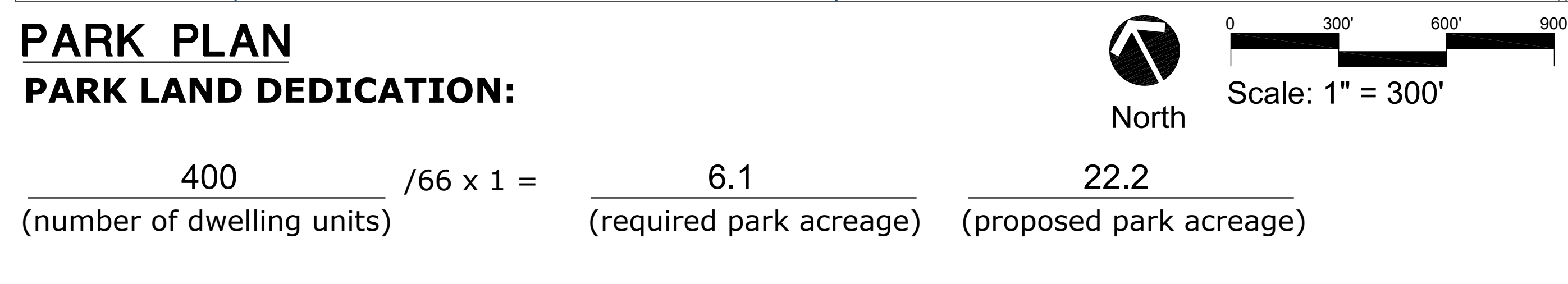
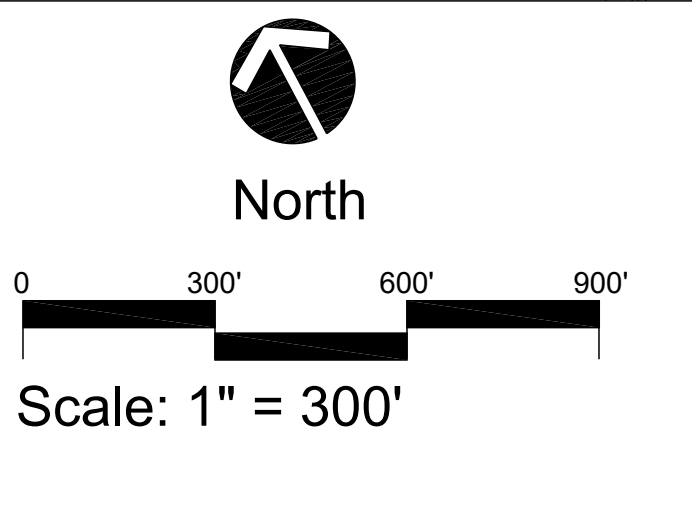
It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Rezoning Application for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD).

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**



LAND USE	ACREAGE	LOTS	DENSITY
(SF-2) RESIDENTIAL	101.0 ACRES	400 LOTS	4.0 DU/AC
(C-2) MEDIUM COMMERCIAL	11.3 ACRES	2 LOTS	
(OS) FLOODPLAIN	13.6 ACRES	1 LOTS	
(OS) OPEN SPACE	8.6 ACRES	1 LOTS	
TOTAL	134.5 ACRES	3.0 DU/AC	

LEGEND
— PLAN BOUNDARY
- - - PROPOSED RIGHT-OF-WAY
- - - CITY LIMITS
— 4' WALKS
— 8' TRAILS



PARK PLAN
PARK LAND DEDICATION:

$$\frac{400}{(\text{number of dwelling units})} / 66 \times 1 = \frac{6.1}{(\text{required park acreage})} \quad \frac{22.2}{(\text{proposed park acreage})}$$

8' CONCRETE TRAIL (2,674 L.F.)

A. Purpose and Intent

- The Monarch Ranch Planned Unit Development (PUD) is comprised of approximately 134.5 acres. The development of this Property is a combination of light commercial along FM 973 at the Eastern edge of the Property and a single-family detached residential community on the remainder of the Property.

B. Applicability and Base Zoning

- All aspects regarding the development of this PUD shall comply with the City of Manor Code of Ordinances, except as established in this exhibit, titled Final PUD Site Plan.
- For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Manor Code of Ordinances:
 - SF-2 (Single-Family Standard)
 - C-2 (Medium Commercial)

C. Conceptual Site Layout and Land Use Plan

- The Land Use Plan has been attached to this PUD to illustrate the design intent for the Property. The Final PUD Site Plan is intended to serve as a guide to illustrate the general community vision and design concept and is not intended to serve as a final document.

D. Allowable/Prohibited Uses

- The allowable residential use shall be detached single-family dwellings on individually platted lots. The maximum residential lot count shall be four hundred (400). Commercial uses shall be consistent with allowable C-2 (Medium Commercial) land uses as defined in Division 3, Section 14.02.017 of City of Manor Code of Ordinances except as modified herein.
- The following uses shall be prohibited within the C-2 area of the PUD:
 - Amusement (outdoor)
 - Automobile Repair (minor)
 - Automobile Repair (major)
 - Commercial Off-Street Parking
 - Contractor's Shop
 - Financial Services (alternative)
 - Funeral Services
 - Kennel
 - Laundry Services
 - Mini-Storage Warehouse
 - Off-Site Accessory Parking
 - Pawnshop
 - Recreational Vehicle Sales and Rental
 - Truck and Trailer Sales and Rental
 - Veterinary Service, Large

E. Residential Development Standards

- To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:
 - A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
 - A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.
- The Monarch Ranch residential development will comply with the Development Standards set forth below:

RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)
 Lot Width: (minimum)50 ft.
 Front Setback: (minimum)25 ft.
 Side Setback: (minimum)5 ft.
 Street Side Setback: (minimum)15 ft.
 Rear Setback to residential:(minimum)10 ft.
 Rear Setback to commercial: 15 ft.
 Minimum dwelling unit size: 1,700 sq. ft.
 Maximum building coverage: 50%
 Maximum building coverage plus accessory structures: 60%

- Standards not listed follow code, as amended

F. Commercial Development Standards

- The Monarch Ranch commercial development shall comply with the C-2 (Medium Commercial) development standards set forth in the City of Manor Code of Ordinances, as amended.

G. Drainage Dedication and Facilities

- Residential drainage facilities shall utilize earthen berms and be designed with a curvilinear shape where possible. If concrete retaining walls are required in the design of detention facilities, such areas shall be limited to not more than forty percent (40%) of the perimeter of the pond.

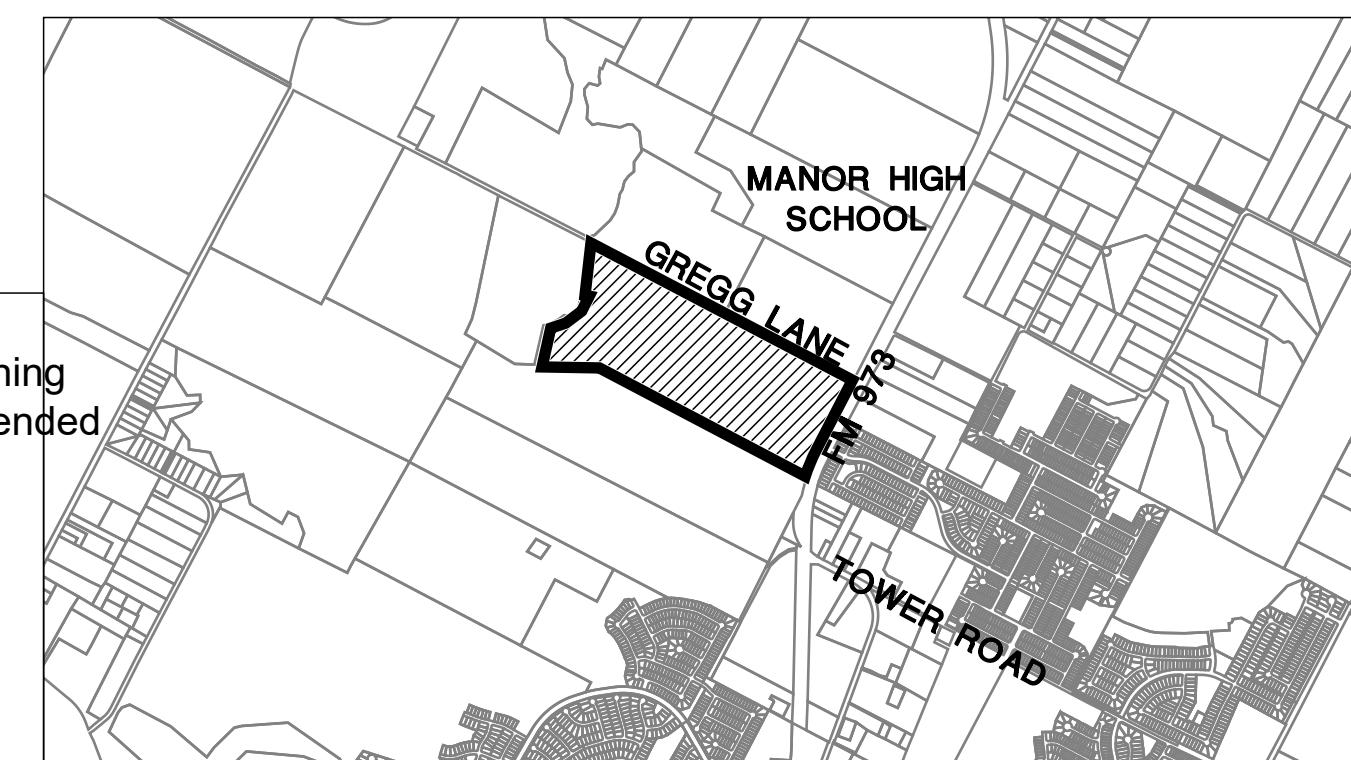
H. Parkland and Open Space

- This Final PUD Site Plan provides approximately 22.2 acres of park and open space with the dedication of two (2) tracts of land as illustrated on the Parks Plan on this sheet. The parks and open space will include detention facilities for the project, tree preservation areas, 100 year floodplain, trail corridor and active programmed parkland.
- An eight-foot (8') concrete trail shall provide pedestrian/bike access along the parkland corridor connecting from the north property boundary to the south property boundary, as depicted on Park Plan. Trees shall be planted parallel to the concrete trail at a spacing of one (1) tree for every forty (40) linear feet. Trees shall be a minimum of three (3) inch caliper and selected from the Type A/B tree list of the City of Manor Code of Ordinances.
- Parkland amenities located within the Enfield PUD shall include a minimum of the following recreational elements: playground, parking area, dog park, picnic areas, picnic pavilion and open lawn/gaming area.
 - Age 5-12 playground
 - Age 2-5 playground
 - Parking area with a minimum of 20 parking spaces
 - Minimum 10,000 square foot dog park (may be allowed within detention area)
 - Minimum 20 foot by 30 foot picnic pavilion
- A portion of the parkland may be utilized for a private amenity pool and associated restroom facility. This lot defined for the private amenity will not be dedicated to the City and final boundary will be determined at the platting stage of development. The private amenity portion of the overall parkland will be a maximum of 2 acres.
- A minimum 4 foot wide, concrete sidewalk shall be provided parallel to the Gregg Lane Landscape Buffer.
- The proposed parkland shall be dedicated to the City of Manor and privately maintained by the Monarch Ranch Homeowner's Association.

I. Landscaping

- Gregg Lane Landscape Buffer
 - A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.
- Unloaded Collector Landscape Buffer.
 - For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.
- Storm Water Detention
 - Storm water detention facilities shall be screened according to the requirements outlined in the City of Manor Code of Ordinances, Section 15.03.021 (f).
- Masonry wall shall be provided along the rear and side lotlines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.
- All landscape buffers and walls shall be privately maintained by the Monarch Ranch Homeowners Association.

VICINITY MAP
Scale: 1" = 1/2 Mile



Approval and authorized for record by the City Council for the City of Manor, Texas.
 Dated this ____ Day of _____, 20____
 By: _____
 Honorable Mayor Dr. Larry Wallace Jr.
 Mayor of the City of Manor, Texas

This Final PUD Site Plan has been submitted to and considered by the Planning and Zoning Commission of the City of Manor, Texas, and is hereby recommended for approval by the City Council.
 Dated this ____ Day of _____, 20____
 By: _____
 Philip Tryon, Chairperson

SEC Planning, LLC
 Austin, Texas
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 COMMUNITY BRANDING
 4201 W. Farmer Lane Bldg A Suite 220
 Austin, TX 78727
 T 512.246.7003
 F 512.246.7103
 www.secplanning.com
 Email: info@secplanning.com

BLACKBURN HOMES

MONARCH RANCH
FINAL PUD SITE PLAN
MANOR, TEXAS

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Issued:	PUD Submittal	5/24/2021
1.		
2.		
3.		
4.		
5.		
Revisions:		
1.	PUD Submittal	7/29/2021
2.	PUD Submittal	8/30/2021
3.	PUD Submittal	11/11/2021
4.		
5.		
Issue Date:		

Drawn By:
 Reviewed By: MB

Project No.
 210038 - BBGR

SHEET 1 of 1

