



Philip Tryon, Chairperson, Place 3
Julie Leonard, Vice-Chair, Place 1
Jacob Hammersmith, Place 2
Prince J. Chavis, Place 4
Ruben J. Cardona, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7

Planning and Zoning Commission Regular Meeting

Wednesday, February 10, 2021 at 6:30 PM

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

AGENDA

Via Telephone/Video Conference (Zoom Meeting)

This meeting will be live streamed on Manor Facebook Live

You can access the meeting at <https://www.facebook.com/cityofmanor/>

Pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in person meetings that assemble large groups of people the Planning and Zoning Commission Regular Meeting scheduled for Wednesday, February 10th, 2021, will only be open to the public via remote access.

Instructions for Public Speaking:

- *Members of the public that wish to speak during public comments, public hearing or an agenda item will need to register in advance by visiting www.cityofmanor.org where a registration link will be posted on the calendar entry for each public meeting. You will register by filling in the speaker card available for that specific meeting and submitting it to publiccomments@cityofmanor.org. Once registered, instructions will be emailed to you on how to join the videoconference by calling in. Your Speaker Card must be received two (2) hours prior to scheduled meeting.*

Upon receiving instructions to join zoom meeting the following rules will apply:

- *All speakers must address their comments to the Chairperson rather than to individual Commission Members or city staff. Speakers should speak clearly into their device and state their name and address prior to beginning their remarks. Speakers will be allowed three (3) minutes for testimony. Speakers making personal, impertinent, profane or slanderous remarks may be removed from the meeting.*

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

*Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning and Zoning Commission, please complete the white card and present it to the City staff prior to the meeting. **No Action May be Taken by the Planning and Zoning Commission During Public Comments.***

PUBLIC HEARING

- 1.** **Public Hearing:** Conduct a public hearing upon a rezoning request for 10.01 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, Travis County Texas, and being located at 14719 US Hwy 290 E, Manor, TX from Agricultural (A) to Heavy Commercial (C-3).
Applicant: RL Posey Consulting, LLC
Owner: EARTC, LLC

- 2.** **Public Hearing:** Conduct a public hearing upon a rezoning request for 8.93 acres, more or less, out of the A.C. Caldwell Survey, Travis County Texas, and being located at 13300 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2).
Applicant: South Llano Strategies
Owner: Timmermann Properties, Inc.

- 3.** **Public Hearing:** Conduct a public hearing upon a Preliminary Plat for Shadowview Section 3 Subdivision, three (3) lots on 15.89 acres, more or less, and being located near the intersection of US Hwy 290 E and Manor Downs Road, Manor, TX.
Applicant: Kimley-Horn and Associates
Owner: Shadowglen Development Corp.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Chairperson or a Commissioner; in which event, the item will be removed from the consent agenda and considered separately.

- 4.** **Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of January 13, 2021, Regular Session.**

REGULAR AGENDA

- 5.** **Consideration, discussion, and possible action on a rezoning request for 10.01 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, Travis County Texas, and being located at 14719 US Hwy 290 E, Manor, TX from Agricultural (A) to Heavy Commercial (C-3).**
Applicant: RL Posey Consulting, LLC
Owner: EARTC, LLC

- 6. Consideration, discussion and possible action on a rezoning request for 8.93 acres, more or less, out of the A.C. Caldwell Survey, Travis County Texas, and being located at 13300 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2).**

Applicant: South Llano Strategies

Owner: Timmermann Properties, Inc.

- 7. Consideration, discussion, and possible action on a Preliminary Plat for Shadowview Section 3 Subdivision, three (3) lots on 15.89 acres, more or less, and being located near the intersection of US Hwy 290 E and Manor Downs Road, Manor, TX.**

Applicant: Kimley-Horn and Associates

Owner: Shadowglen Development Corp.

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

In accordance with Section 12.04 (Conflict of Interest) of the City Charter, "No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest."

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: Friday, February 5, 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

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail lalmaraz@cityofmanor.org.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 10, 2021
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing upon a rezoning request for 10.01 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, Travis County Texas, and being located at 14719 US Hwy 290 E, Manor, TX from Agricultural (A) to Heavy Commercial (C-3).

Applicant: RL Posey Consulting, LLC
Owner: EARTC, LLC

BACKGROUND/SUMMARY:

This property was annexed into the city in 2017 and the default Agricultural zoning was applied when that was finalized as a permanent zoning category was not requested. A construction services type business (fiber optic and traffic light installation) has located on the property. They were notified their use of the property was not consistent with the current zoning. C-3 Heavy Commercial has been requested since the outdoor storage area is not restricted in size. C-3 Heavy Commercial is our most permissive zoning category with almost all defined uses being allowed. If approved, they would need to plat the property as well as file site development plans and building permits.

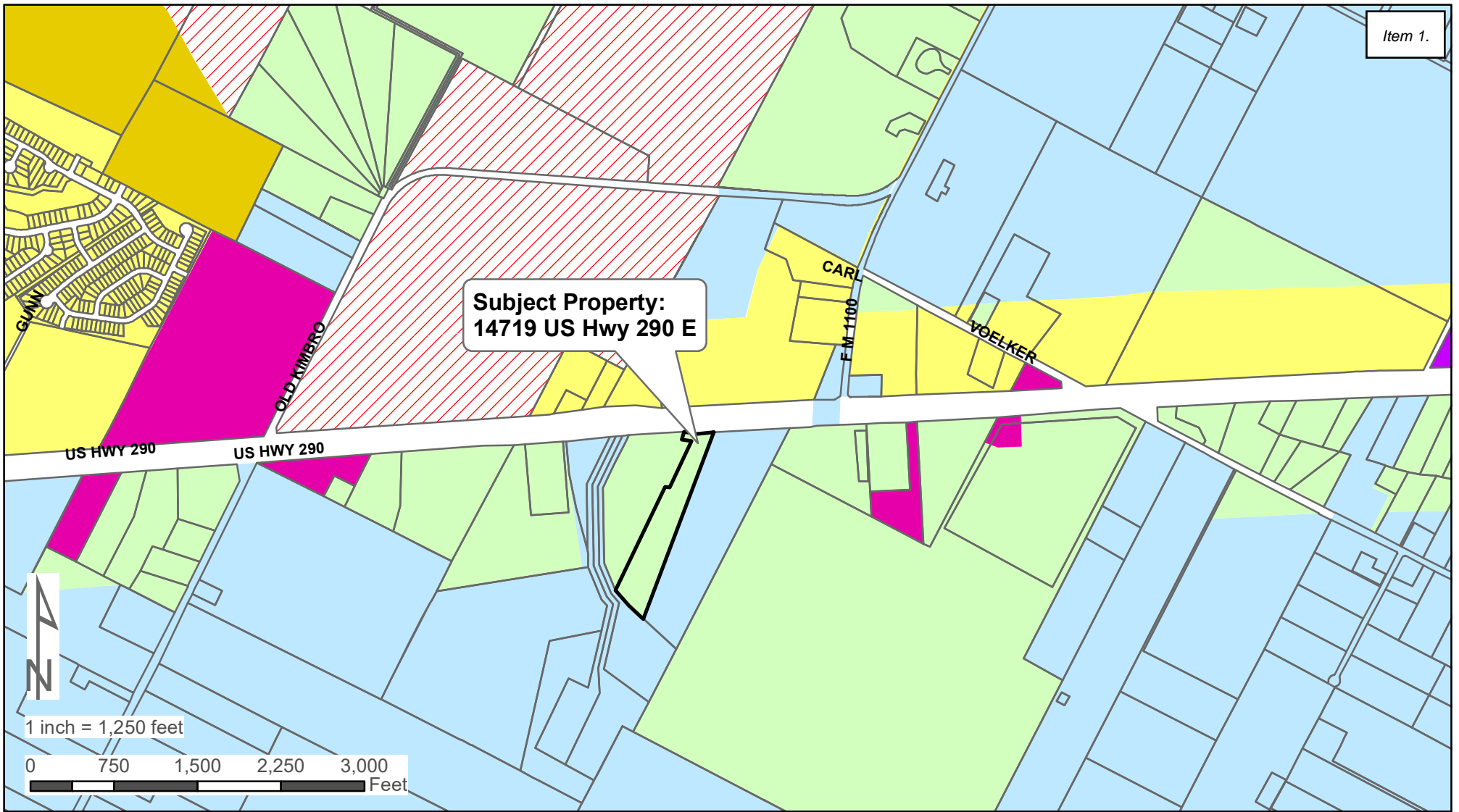
LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Rezoning Map
- Area Image
- C-3 Uses
- Notice Letter
- Mailing 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**



Proposed Zoning: Heavy Commercial (C-3)

*Current Zoning:
Agricultural (A)*

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



(b) *Non-residential uses in non-residential and mixed-use zoning districts.*

Item 1.

EXPAND

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	
Automobile repair (major)								C	C	C	C
Automobile repair (minor)							C	C	C	C	
Automobile sales and rental								C	C		
Automobile washing								C	C		

Item 1.

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								
Child care center (intermediate)		P	P	P	P	P	P	P	P		
Child care center (large)		P	P	P	P	P	P	P	P		
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	
Construction and equipment sales (Major)									P	P	
Construction and equipment sales (Minor)								P	P	P	

Item 1.

Construction services								C	C	C	C
Consumer repair services					P	P	P	P	P		
Contractor's shop									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	
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	

Item 1.

Gasoline station (full-service)								C	C		
Gasoline station (limited)					C/S		C/S	C	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		
Liquor sales					P	P	P	P	P		

Item 1.

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/S	C/S	C/S	
Personal improvement services					P	P	P	P	P		
Personal services					P	P	P	P	P		
Printing and publishing				C	C	C	C	C	C		
Product development services (general)				P					P	P	

Item 1.

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	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		

Item 1.

School, college or university		P	P					P	P		
School, private or parochial		P	P				P	P	P		
School, public		P	P				P	P	P		
Shooting range, indoor									P	P	
Smoke shop or tobacco store								P	P		
Theater							P	P	P		
Transportation terminal								C	C	C	C
Truck and trailer sales and rental								C	C	C	
Truck stop									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		

Item 1.

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		



January 20, 2021

RE: Notification for a Rezoning Application at 14719 US Hwy 290 E

Dear Property Owner,

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 10.01 acres at 14719 US Hwy 290 E, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing upon a rezoning request for 10.01 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, Travis County Texas, and being located at 14719 US Hwy 290 E, Manor, TX from Agricultural (A) to Heavy Commercial (C-3).

The Planning and Zoning Commission will meet at 6:30PM on February 10, 2021 at 105 East Eggleston Street in the City Hall Council Chambers**.

The City Council will meet at 7:00PM on February 17, 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.

If you have no interest in the case there is no need for you to attend**. You may address any comments to me at the email address or phone number below. Any communications I receive will be made available to the Commissioners and Council Members during the discussion of this item.

** Due to the declared Public Health Emergency related to COVID-19, at the time of this notification Planning and Zoning Commission meetings are being conducted via video conference and livestreamed on the City's Facebook page (facebook.com/cityofmanor) and the Chambers is closed to the public.

Members of the public that wish to speak during public comments, public hearing or an agenda item will need to register in advance by visiting the link below where registration information will be posted with the agenda for the public meeting. You will register by filling in the speaker card available for that specific meeting and submitting it to publiccomments@cityofmanor.org. Once registered, instructions will be emailed to you on how to join the video conference by calling in. Your Speaker Card must be received two (2) hours prior to scheduled meeting.

You may refer to the posted agendas for the February 10th Planning and Zoning Commission and February 17th City Council to see how the meeting will be conducted, whether via video conference or in-person, or by calling 512-215-8116. Agendas and speaker registration information can be found at the follow link under the date of the meeting: http://www.cityofmanor.org/page/homepage_calendar. Agendas are posted 72 hours prior to the scheduled meeting.

Sincerely,

Scott Dunlop,
Assistant Development Director
sdunlop@cityofmanor.org - 512-215-8262

MB & MS Enterprises, Inc.
P.O. Box 82653
Austin, TX 78708-2652

Krantz Properties, LLC.
14807 US Hwy 290 E
Manor, TX 78653-4513

Todd & Kim Mason-Darnell
14601 US Hwy 290 E, Apt. D
Mason, TX 78653-4568

Ronald J & Marilyn M Mason
14601 US Hwy 290 E, Apt. C
Mason, TX 78653-4568

Jeremy C & Amy L Kondrath
14601 US Hwy 290 E, Apt. B
Manor, TX 78653-4568

**Monroy Roberto M & Gonzalo C & Fidel
M Tinajero**
9009 Slayton Drive
Austin, TX 78753-5054

Dinh Chau Quang & Anh Kim Pham
1201 Porterfield Drive
Austin, TX 78753-1617

Hester Real Estate Investments #5, LLC
20217 Cameron Road
Manor, TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 10, 2021
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing upon a rezoning request for 8.93 acres, more or less, out of the A.C. Caldwell Survey, Travis County Texas, and being located at 13300 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

Applicant: South Llano Strategies
Owner: Timmermann Properties, Inc.

BACKGROUND/SUMMARY:

This property is at the intersection of US Hwy 290 and Bois D’Arc Road and was annexed in 2017. The property is zoned Agricultural because that is the default zoning after annexation and a permanent zoning category was not requested at the time.

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

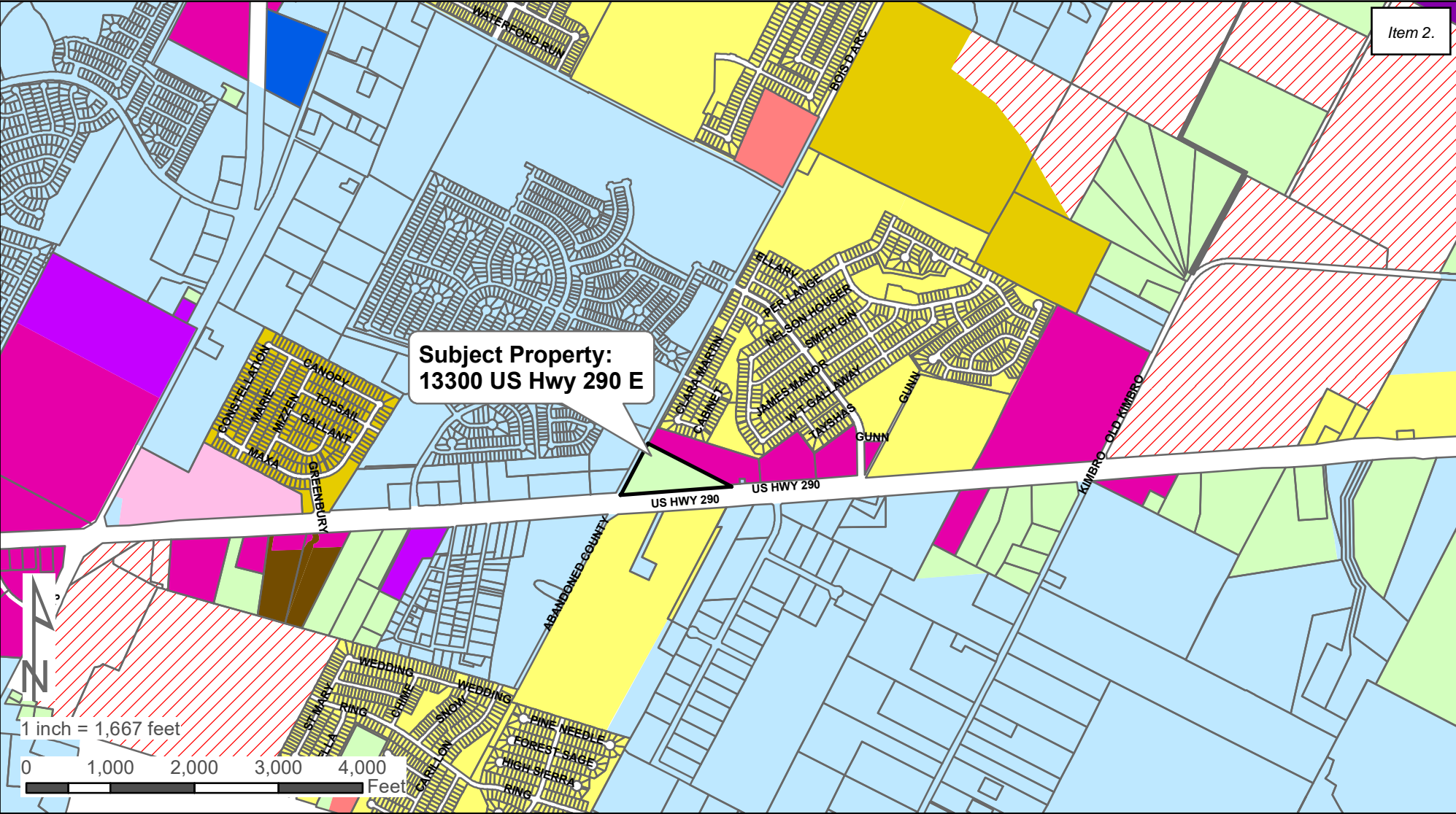
- Rezone Map
- Area Image
- Notice Letter
- Mailing Labels

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**

**Subject Property:
13300 US Hwy 290 E**



Proposed Zoning: Medium Commercial (C-2)

*Current Zoning:
Agricultural (A)*

Zone		Zone		Zone	
	A - Agricultural		I-1 - Institutional Small		NB - Neighborhood Business
	SF-1 - Single Family Suburban		I-2 - Institutional Large		DB - Downtown Business
	SF-2 - Single Family Standard		GO - General Office		IN-1 - Light Industrial
	MF-2 - Multi-Family 25		C-1 - Light Commercial		IN-2 - Heavy Industrial
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			ETJ		





January 20, 2021

RE: Notification for a Rezoning Application at 13300 US Hwy 290 E

Dear Property Owner,

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 8.93 acres at 13300 US Hwy 290, Manor, TX. The request will be posted on the agenda as follows:

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Sincerely,

Scott Dunlop,
Assistant Development Director
sdunlop@cityofmanor.org - 512-215-8262

MANOR RV PARK LLC
460 N MAIN ST STE 304
GLEN ELLYN, IL 60137-5176

MANOR BUSINESS CENTER LTD
148 CEDAR HILLS DR
ELGIN, TX 78621-9710

IBC PARTNERS LTD
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720

VOSS CEDRIC DWAYNE
19225 DENTON LINE DR
MANOR, TX 78653-4052

GINSEL FAMILY LTD
7111 CREIGHTON LN
AUSTIN, TX 78723-1539

PRESIDENTIAL GLEN LTD
ATTN PETE DWYER
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720

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

CARTER OC LABARON & JANELLE ENID
19205 DENTON LINE DR
MANOR, TX 78653-4052

THORNTON DOMINIQUE J
19209 DENTON LINE DR
MANOR, TX 78653-4052

RODRIGUEZ LEONEL A
19213 DENTON LINE DR
MANOR, TX 78653-4052

KELLEY THOMAS M
19217 DENTON LINE DR
MANOR, TX 78653-4052

MARSHALL SR
19221 DENTON LINE DR
MANOR, TX 78653-4052

MOTES CHRISTOPHER
19229 DENTON LINE DR
MANOR, TX 78653-4052



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 10, 2021
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing upon a Preliminary Plat for Shadowview Section 3 Subdivision, three (3) lots on 15.89 acres, more or less, and being located near the intersection of US Hwy 290 E and Manor Downs Road, Manor, TX.

Applicant: Kimley-Horn and Associates
Owner: Shadowglen Development Corp.

BACKGROUND/SUMMARY:

This plat had previously been approved but the plat expired. It was resubmitted and has been approved by our engineers. This plat includes the ROW where Hill Lane will be extended from Gregg Manor to Lexington.

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

- Summary Letter
- Plat
- Engineer Comments
- Conformance Letter
- Notice Letter
- Mailing 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**



September 21, 2020

City of Manor – City Hall
ATTN: Scott Dunlop, AICP
105 E. Eggleston Street
Manor, Texas 78653

**RE: Summary Letter – Shadowview Commercial Section 3
Preliminary Plan Application
Hill Lane between Gregg Manor Road and Lexington Street
Manor, Texas 78653**

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. Shadowview Commercial Section 3 is a proposed commercial subdivision located north of Highway 290 at Hill Lane between Gregg Manor Road and Lexington Street in the City of Manor, Travis County. The existing two properties included in the Preliminary Plat are approximately 20 acres and 3.5 acres of mostly undeveloped land. Section 3 encompass approximately +/-16 acres of the two properties.

The proposed improvements include the extension of Hill Lane to Lexington St., the realignment of Manor Downs Dr., 3 commercial lots, detention pond modifications, sidewalk, storm sewer, water, wastewater and other associated site improvements. This project is located within the Wilbarger Creek watershed of the Colorado River basin.

No portion of this site is located in the Federal Emergency Management Agency's 100-year floodplain according to the Flood Insurance Rate Map 48453C0485J dated August 18, 2014.

An existing detention facility on the eastern portion of the property will detain stormwater runoff generated from this Section, along with existing improvements to Section 2 and the existing Episcopal Church immediately to the north of the site.

A subdivision Preliminary Plan was submitted and eventually approved by the City Council for the City of Manor, Texas on September 14, 2016. The project number for the approved application is 160428003. This application has now expired, and a new application is submitted without any design revisions for the City's review.



Should you have any questions or comments, please feel free to contact me using the information in my signature below.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Gabriel Bermudez".

Gabriel Bermudez, P.E.

512-782-0594

PRELIMINARY PLANS
FOR

**SHADOWVIEW COMMERCIAL
SECTION 3**

CITY OF MANOR, TRAVIS COUNTY, TEXAS

PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY	09/25/2020
2ND SUBMITTAL TO CITY	XXXXXXXX
3RD SUBMITTAL TO CITY	XXXXXXXX
4TH SUBMITTAL TO CITY	XXXXXXXX
5TH SUBMITTAL TO CITY	XXXXXXXX

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN
3	UTILITY AND TREE PLAN
4	EXISTING DRAINAGE AREA MAP
5	PROPOSED DRAINAGE AREA MAP
6	PROPOSED DRAINAGE LAYOUT
7	DRAINAGE CALCULATIONS

ENGINEER / SURVEYOR

Kimley»Horn

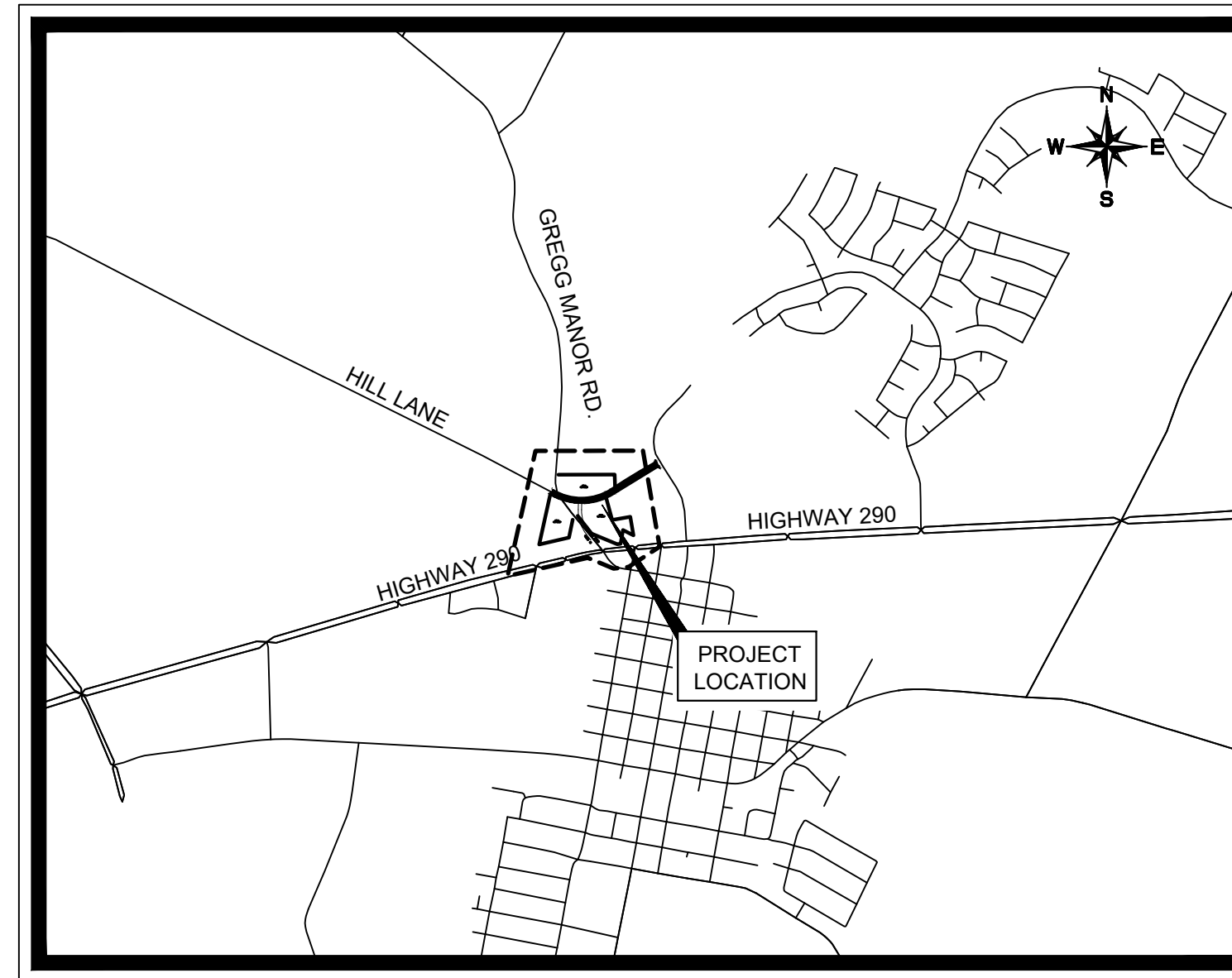
10814 JOLLYVILLE ROAD STATE OF TEXAS
AVALLON IV, SUITE 200 REGISTRATION NO. F-928
AUSTIN, TEXAS 78759
PH. (512) 418-1771
CONTACT: GABRIEL BERMUDEZ, P.E.

OWNER/DEVELOPER

SHADOWGLEN DEVELOPMENT
CORPORATION
9900 HIGHWAY 290 EAST
MANOR, TEXAS 78653
TEL: 512.327.7415
CONTACT: DANNY BURNETT



Know what's below.
Call before you dig.



VICINITY MAP

SCALE: 1" = 2,000'

LEGAL DESCRIPTION

20.5213 TOTAL ACRES OUT OF THE REMAINDER OF 181.445 ACRES OF THE WILLIAM STANDERFORD SURVEY NO. 69, ABSTRACT NO. 472, CONVEYED TO SHADOWGLEN DEVELOPMENT CORPORATION, DOC. #2013110720

3.566 ACRES OF LAND OUT OF THE WILLIAM JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, IN TRAVIS COUNTY, TEXAS, BEING ONE AND THE SAME AS SAID TRACT DESCRIBED AS CONTAINING 5.559 ACRES IN DEED DATED SEPTEMBER 12, 2007 RECORDED IN DOC. #2007173868

THIS PRELIMINARY PLAT 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 OF COUNCIL ON THIS THE ____ DAY OF _____, 2020 A.D.

APPROVED:

PHILIP TRYON, P&Z CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 2020 A.D.

APPROVED:

HONORABLE DR. LARRY WALLACE JR., MAYOR OF THE CITY OF MANOR, TEXAS LLUVIA T. ALMARAZ, CITY SECRETARY

No.	REVISIONS	DATE

Kimley»Horn
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PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

Gabriel Bermudez
GABRIEL BERMUDEZ MONROIG
133576
PROFESSIONAL ENGINEER
12/8/2020

KHA PROJECT NO. 069241705
DATE: SEPTEMBER 2020
SCALE: AS SHOWN
DESIGNED BY: HMW
DRAWN BY: JDR
CHECKED BY: RJS

COVER SHEET

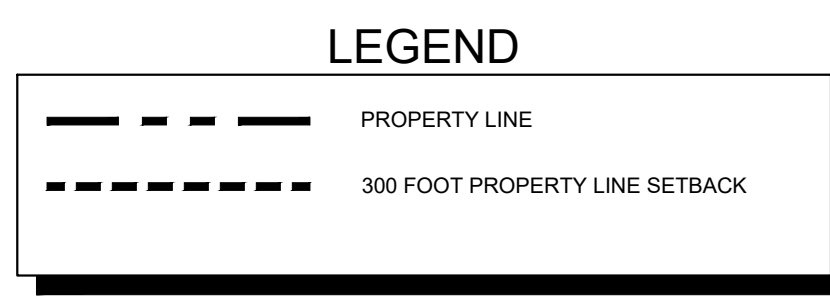
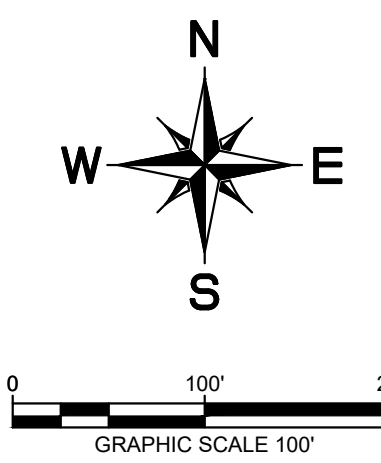
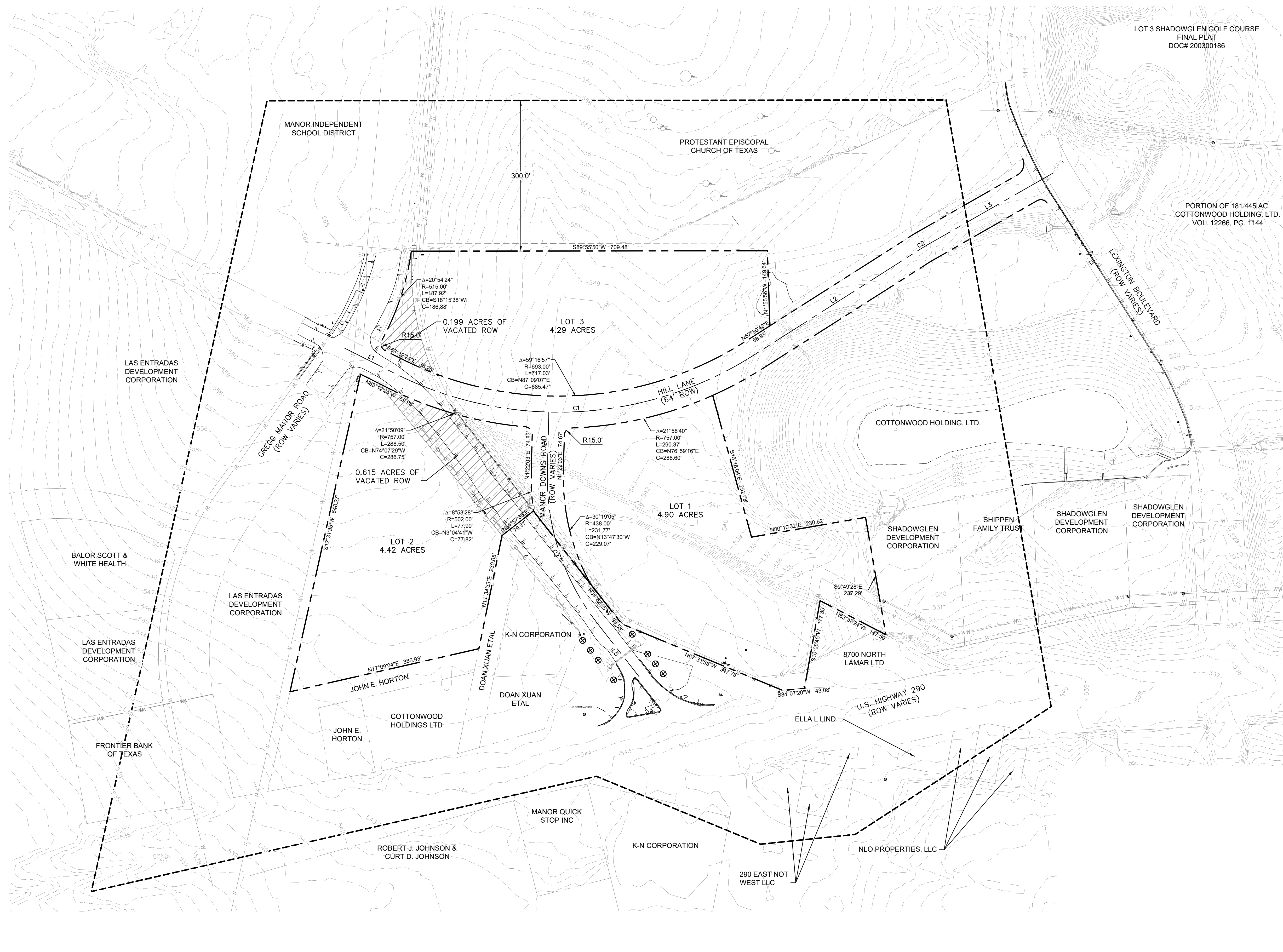
SHADOWVIEW
COMMERCIAL SECTION 3
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
1

SEPTEMBER 2020

Plotted By: Bermudez, Gabriel. Date: December 08, 2020. 07:16:12am. File Path: K:\AUS-Civil\069241705-Shadowview-Section 3\Drawings\Preliminary\Plot\Drawings\Plan_Sheets\1_Cover_Sheet.dwg
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THIS SITE IS LOCATED IN THE WILBARGER CREEK AND GILLELAND CREEK WATERSHED.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C04855, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

SHADOWVIEW COMMERCIAL SECTION 3 GENERAL INFORMATION:

TOTAL ACREAGE.....	15.89 ACRES
ACREAGE OF PROPOSED 64' ROW.....	2.25 ACRES
ACREAGE OF VACATED ROW.....	0.81 ACRES
NUMBER OF LIGHT COMMERCIAL LOTS.....	3
ACREAGE OF LIGHT COMMERCIAL LOTS.....	13.64 ACRES
TOTAL NUMBER OF LOTS.....	3

LEGAL DESCRIPTION

20.5213 TOTAL ACRES OUT OF THE REMAINDER OF 181.445 ACRES OF THE WILLIAM STANDERFORD SURVEY NO. 69, ABSTRACT NO. 472, CONVEYED TO SHADOWGLEN DEVELOPMENT CORPORATION, DOC. #2013110720

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LINE TABLE

LINE	LENGTH	BEARING
L1	110.47	S63°12'24.29"E
L2	388.52	N57°30'39.00"E
L3	286.92	N60°14'49.42"E
L4	120.32	N1°22'02.95"E
L5	134.80	N38°02'24.55"W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	725.00'	750.14'	N87°09'07"E	717.12'	59°16'57"	412.55'
C2	470.00'	22.45'	N58°52'44"E	22.44'	2°44'10"	11.22'
C3	470.00'	323.26'	N18°20'11"W	316.93'	39°24'27"	168.32'

BENCHMARKS

BM #1: SET ON TOP OF EDGE CURB, 124.75' SOUTHWESTERLY FROM THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT, ELEVATION = 563.07' (X=3171075.66', Y=101,10103113.87')

BM #2: SET ON THE TOP AND CENTER OF CURB INLET ON THE EASTERLY SIDE OF LEXINGTON ST., 78.76' SOUTHWESTERLY FROM THE SOUTHWESTERLY CORNER OF ST. MARY MAGDALENE, EPISCOPAL CHURCH SUBDIVISION DOC.# 201400143, ELEVATION = 540.99' (X=3172469.1467', Y=101,03368.1320')

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 PHONE: 512-418-1771 FAX: 512-418-7191
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

12/8/2020
 KHA PROJECT 069241705
 DATE SEPTEMBER 2020
 SCALE: AS SHOWN
 DESIGNED BY: HMH
 DRAWN BY: JDR
 CHECKED BY: RJS

PRELIMINARY PLAN
 COMMERCIAL SECTION 3
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
2

No. _____
 REVISIONS _____
 DATE _____

Item 3.
 B

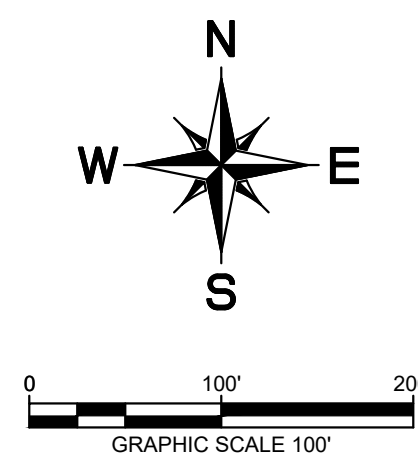
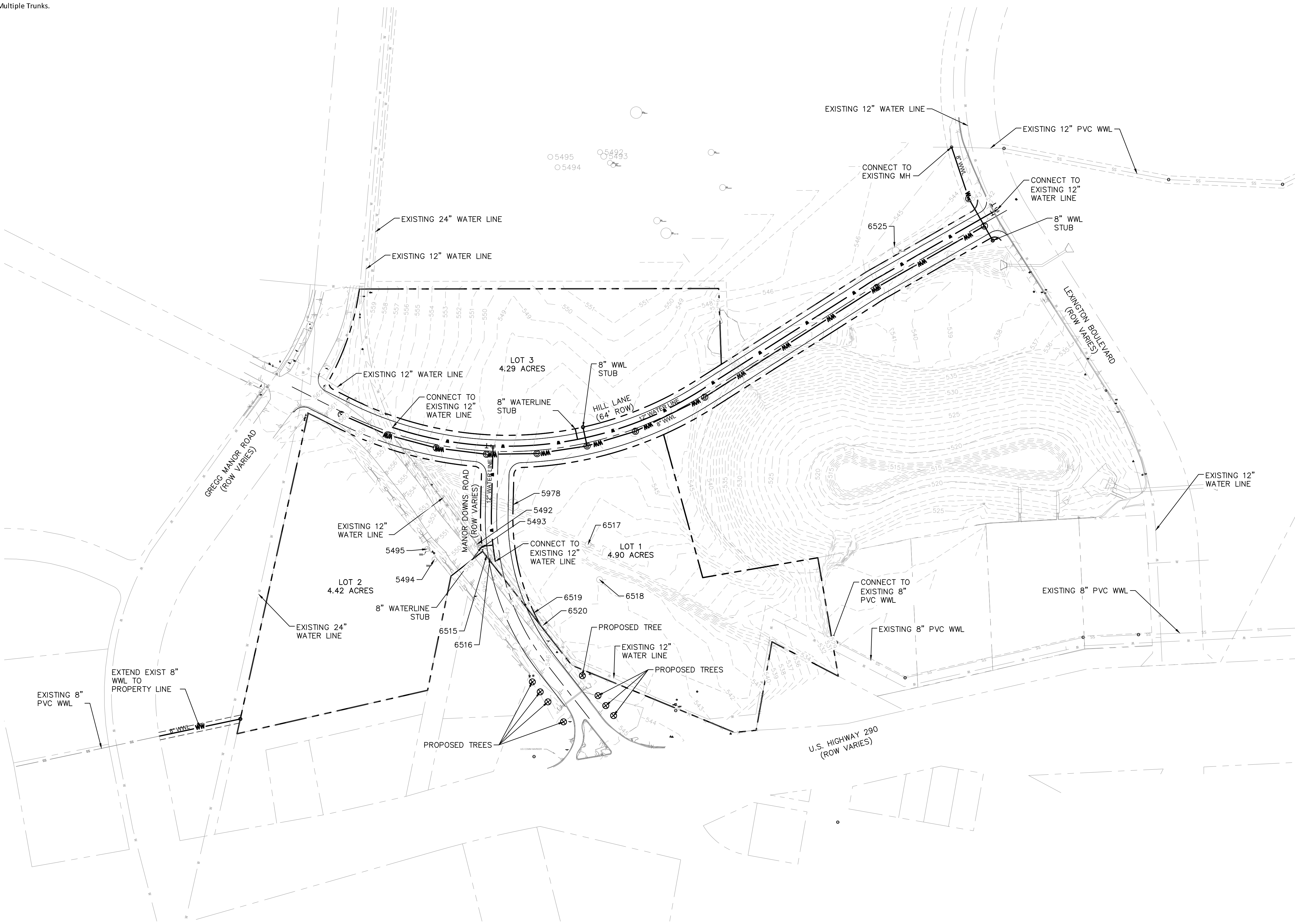
Plotted By: Bermudez, Gabriel Date: December 08, 2020 07:18:52am File Path: K:\AUS-Civil\069241705-Shadowview-Section 3\Draw\Preliminary\Plot\Draw\Plan_Sheets\3 UTILITY PLAN.dwg
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TREE TABLE	
TREE NUMBER	TREE SIZE/TYPE
5492	10" HACKBERRY
5493	12" MESQUITE
5494	10" PECAN
5495	10" PECAN
5978	23" MESQUITE
R 6515	10" HACKBERRY
R 6516	9" HACKBERRY
6517	12" MESQUITE
6518	12" HACKBERRY
6519	13" HACKBERRY
6520	21" HACKBERRY MT
6525	14" HACKBERRY

Note: 'R' Denotes tree to be removed. MT Denotes Multiple Trunks.

Tree Mitigation Calculations				
Trees to Remove/Mitigate				
Tree Number	Tree Size/Type	Total Inches to Remove	Required Inches to Replace	Proposed Trees*
6515	10" HACKBERRY	10	10	
6516	9" HACKBERRY	9	9	
6519	13" HACKBERRY	13	13	
Total		32	32	8

*4" per proposed tree. 8 trees X 4" = 32" of proposed replacement trees



UTILITY LEGEND

	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	IRRIGATION SLEEVE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	PROPOSED TREE

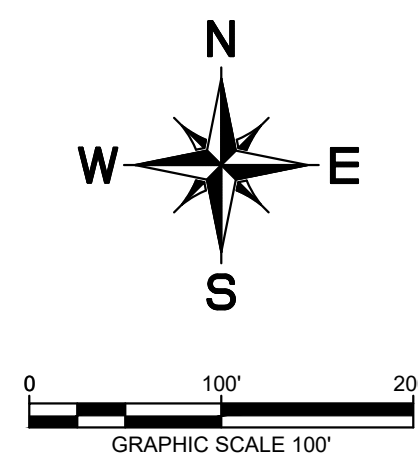
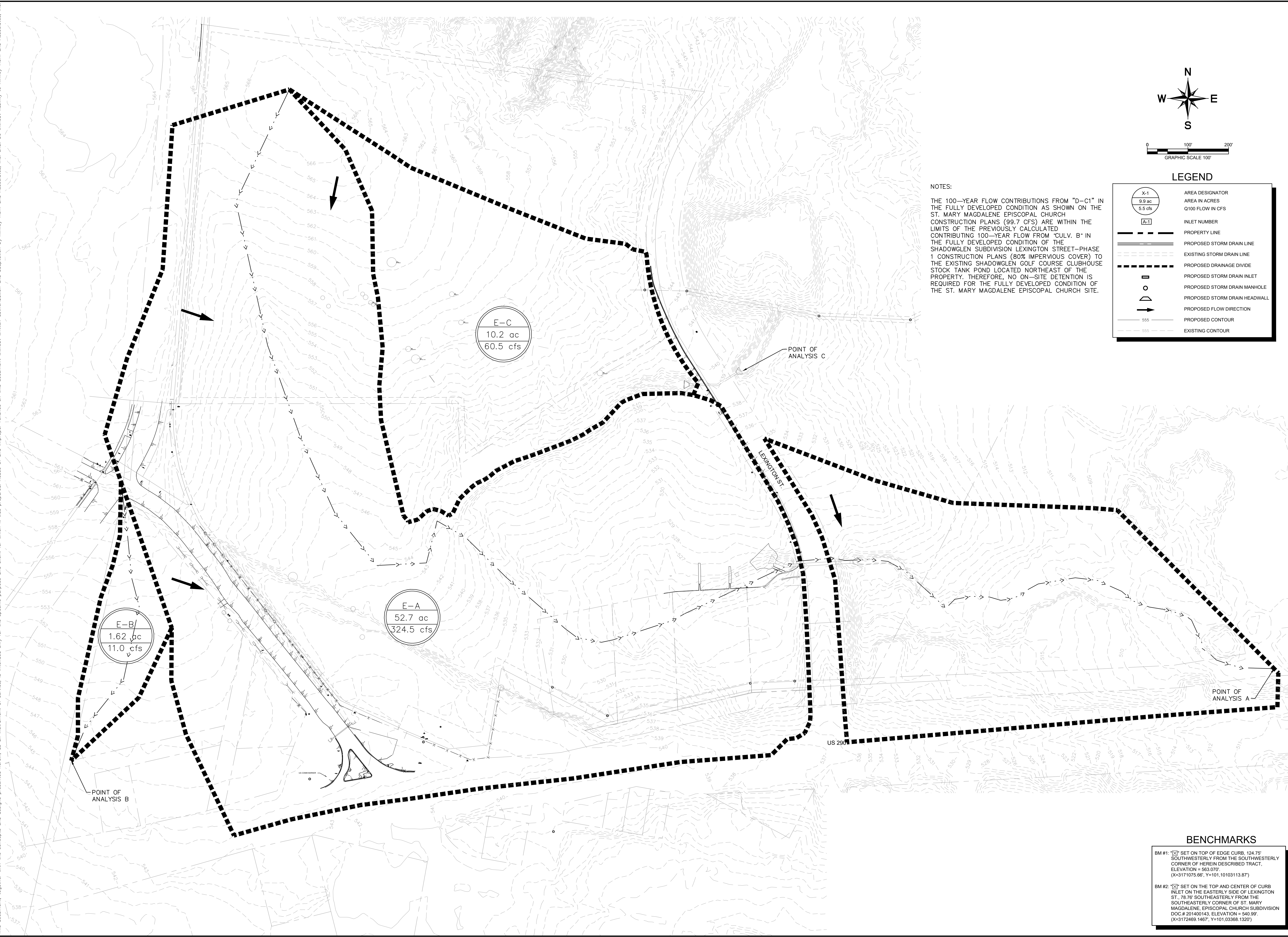
BENCHMARKS

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BM #2: SET ON THE TOP AND CENTER OF CURB INLET ON THE EASTERLY SIDE OF LEXINGTON ST., 78.76' SOUTHEASTERLY FROM THE SOUTHEASTERLY CORNER OF ST. MARY MAGDALENE, EPISCOPAL CHURCH SUBDIVISION DOC.# 201400143, ELEVATION = 540.99' (X=3172469.1467; Y=101,03368.1320)

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UTILITY AND TREE PLAN	SHADOWVIEW COMMERCIAL SECTION 3 CITY OF MANOR TRAVIS COUNTY, TEXAS
KHA PROJECT: 069241705 DATE: SEPTEMBER 2020 SCALE: AS SHOWN DESIGNED BY: HMH DRAWN BY: JDR CHECKED BY: RJS	SHEET NUMBER 3
12/8/2020	REVISIONS No. DATE

Plotted By: Bermudez, Gabriel Date: December 08, 2020 07:20:10am File Path: K:\AUS-Civil\069241705_Shadowview Section 3\Draw\Preliminary\Plot\Draw\Plan_Sheets\4_Existing Drainage Area Map.dwg
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LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

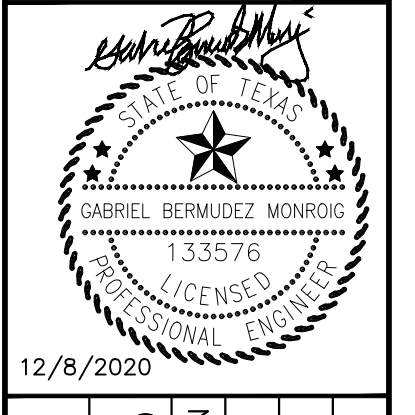
NOTES:
 THE 100-YEAR FLOW CONTRIBUTIONS FROM "D-C1" IN THE FULLY DEVELOPED CONDITION AS SHOWN ON THE ST. MARY MAGDALENE EPISCOPAL CHURCH CONSTRUCTION PLANS (99.7 CFS) ARE WITHIN THE LIMITS OF THE PREVIOUSLY CALCULATED CONTRIBUTING 100-YEAR FLOW FROM "CULV. B" IN THE FULLY DEVELOPED CONDITION OF THE SHADOWGLEN SUBDIVISION LEXINGTON STREET-PHASE 1 CONSTRUCTION PLANS (80% IMPERVIOUS COVER) TO THE EXISTING SHADOWGLEN GOLF COURSE CLUBHOUSE STOCK TANK POND LOCATED NORTHEAST OF THE PROPERTY. THEREFORE, NO ON-SITE DETENTION IS REQUIRED FOR THE FULLY DEVELOPED CONDITION OF THE ST. MARY MAGDALENE EPISCOPAL CHURCH SITE.

BENCHMARKS

BM #1: [Symbol] SET ON TOP OF EDGE CURB, 124.75' SOUTHWESTERLY FROM THE SOUTHWESTERLY CORNER OF HEREN DESCRIBED TRACT, ELEVATION = 563.07' (X=3171075.66, Y=101,10103113.87)
 BM #2: [Symbol] SET ON THE TOP AND CENTER OF CURB INLET ON THE EASTERLY SIDE OF LEXINGTON ST., 78.76' SOUTHEASTERLY FROM THE SOUTHEASTERLY CORNER OF ST. MARY MAGDALENE, EPISCOPAL CHURCH SUBDIVISION DOC.# 201400143, ELEVATION = 540.99' (X=3172469.1467, Y=101,03368.1320)

Item 3.	B
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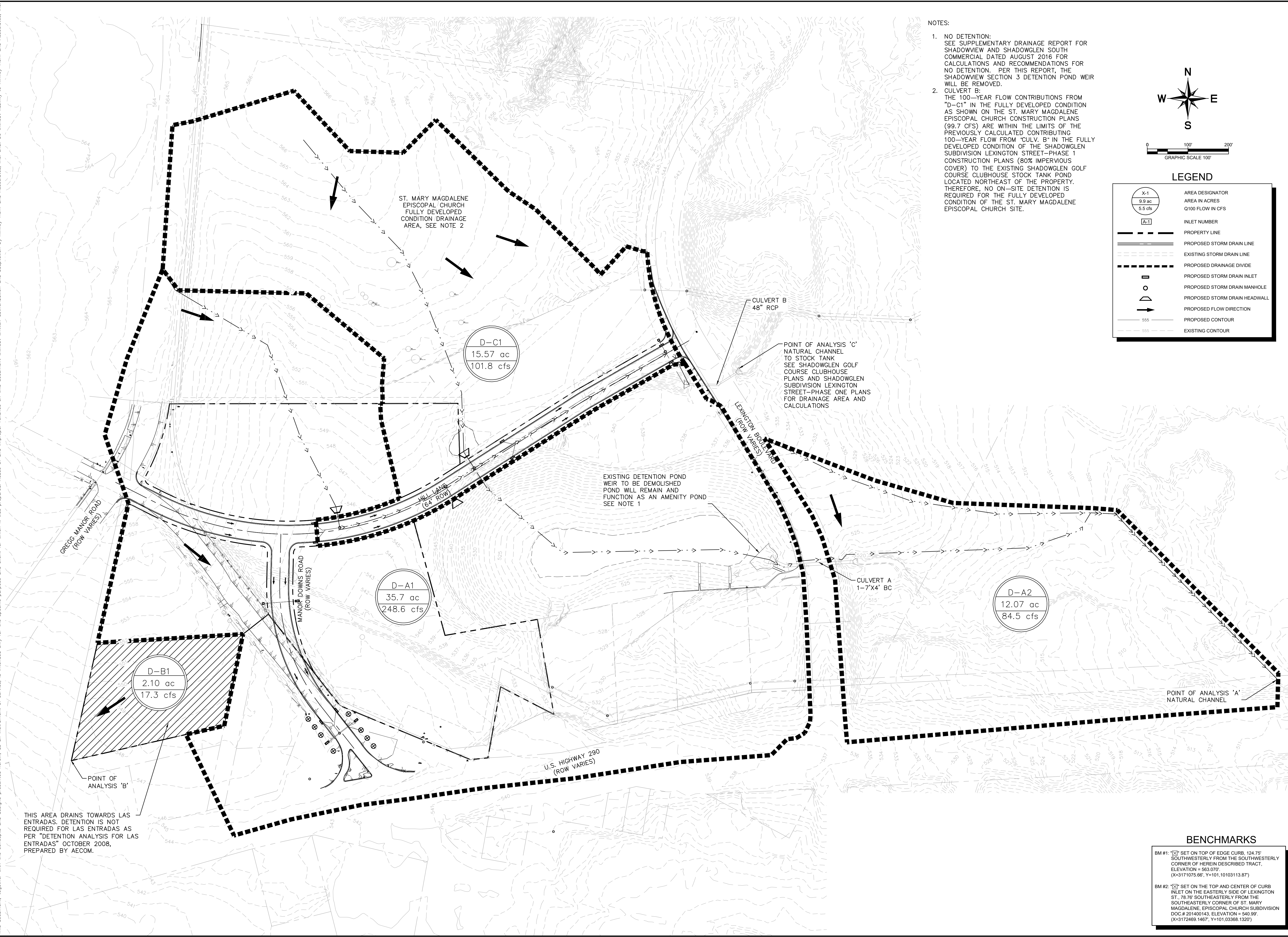
KHA PROJECT	069241705
DATE	SEPTEMBER 2020
SCALE	AS SHOWN
DESIGNED BY:	HMH
DRAWN BY:	JDR
CHECKED BY:	RJS

EXISTING DRAINAGE AREA MAP

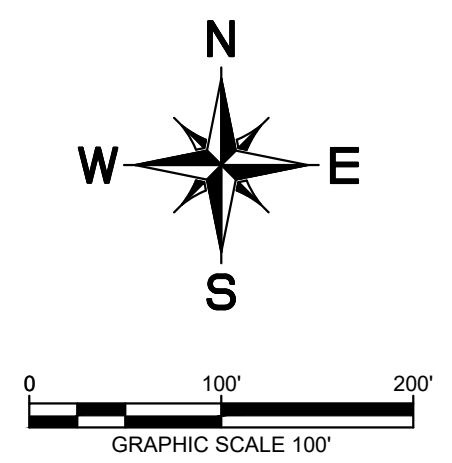
SHADOWVIEW COMMERCIAL SECTION 3 CITY OF MANOR TRAVIS COUNTY, TEXAS

SHEET NUMBER
4

Plotted By: Bermudez, Gabriel Date: December 08, 2020 07:22:11am File Path: K:\AUS_Civil\069241705_Shadowview_Section 3\Draw\Preliminary\Plot\Draw\Proposed Drainage Area Map.dwg
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- NOTES:
- NO DETENTION: SEE SUPPLEMENTARY DRAINAGE REPORT FOR SHADOWVIEW AND SHADOWGLEN SOUTH COMMERCIAL DATED AUGUST 2016 FOR CALCULATIONS AND RECOMMENDATIONS FOR NO DETENTION. PER THIS REPORT, THE SHADOWVIEW SECTION 3 DETENTION POND WEIR WILL BE REMOVED.
 - CULVERT B: THE 100-YEAR FLOW CONTRIBUTIONS FROM "D-C1" IN THE FULLY DEVELOPED CONDITION AS SHOWN ON THE ST. MARY MAGDALENE EPISCOPAL CHURCH CONSTRUCTION PLANS (99.7 cfs) ARE WITHIN THE LIMITS OF THE PREVIOUSLY CALCULATED CONTRIBUTING 100-YEAR FLOW FROM 'CULV. B' IN THE FULLY DEVELOPED CONDITION OF THE SHADOWGLEN GOLF COURSE CLUBHOUSE STOCK TANK POND LOCATED NORTHEAST OF THE PROPERTY. THEREFORE, NO ON-SITE DETENTION IS REQUIRED FOR THE FULLY DEVELOPED CONDITION OF THE ST. MARY MAGDALENE EPISCOPAL CHURCH SITE.



LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

BENCHMARKS

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THIS AREA DRAINS TOWARDS LAS ENTRADAS. DETENTION IS NOT REQUIRED FOR LAS ENTRADAS AS PER "DETENTION ANALYSIS FOR LAS ENTRADAS" OCTOBER 2008, PREPARED BY AECOM.

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KHA PROJECT 069241705	DATE SEPTEMBER 2020
SCALE: AS SHOWN	DESIGNED BY: HMW
DRAWN BY: JDR	CHECKED BY: RJUS
PROPOSED DRAINAGE AREA MAP	
SHADOWVIEW COMMERCIAL SECTION 3 CITY OF MANOR TRAVIS COUNTY, TEXAS	
SHEET NUMBER 5	
No.	REVISIONS
Item 3.	DATE

Plotted By: Bermudez, Gabriel Date: December 08, 2020 07:24:25am File Path: K:\AUS-Civil\069241705 Shadowview Section 3\Draw\Preliminary\Plot\Draw\Plan_Sheets\6 Inlet Drainage Area Map.dwg
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LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

BENCHMARKS

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	KHA PROJECT: 069241705 DATE: SEPTEMBER 2020 SCALE: AS SHOWN DESIGNED BY: HMW DRAWN BY: JDR CHECKED BY: RJS
PROPOSED DRAINAGE LAYOUT	12/8/2020 GABRIEL BERMUDEZ MONROE 133576 LICENSED PROFESSIONAL ENGINEER
SHADOWVIEW COMMERCIAL SECTION 3 CITY OF MANOR TRAVIS COUNTY, TEXAS	SHEET NUMBER 6

POINT OF ANALYSIS 'A', 'B' AND 'C' PRE AND POST DEVELOPMENT PEAK FLOWS
(WITH DETENTION POND)

Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (No Detention) (cfs)	Runoff Difference at Point of Analysis (cfs)	Is Developed ≤ Existing?
A	2	74.69	64.51	10.18	YES
	10	176.90	124.51	52.39	YES
	25	232.77	156.27	76.50	YES
	100	324.54	210.40	114.14	YES
B	2	2.62	6.58	-3.96	NO*
	10	6.03	11.10	-5.07	NO*
	25	8.03	14.29	-6.26	NO*
	100	10.97	17.35	-6.38	NO*
C	2	13.41	27.09	-13.68	NO**
	10	32.48	58.16	-25.68	NO**
	25	42.93	74.64	-31.71	NO**
	100	60.50	101.70	-41.20	NO**

Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method as documented in the Technical Release 55. Pond Pack V8i was used to calculate the runoff and design the pond volume and outlet structure.

**This area drains towards Las Entradas. Detention is not required for Las Entradas as per "Detention Analysis for Las Entradas" October 2008, prepared by AECOM.

**The 100-year flow contributions from "D-C1" in the fully developed condition are less than the limits of the previously calculated contributing 100-year flow from "Club B" in the fully developed condition of the Shadowglen Subdivision Lexington Street/Phase 1 Construction Plans (103.5 cfs) to the existing Shadowglen Golf Course Clubhouse stock tank pond located northeast of the property. Therefore, no on-site detention is required for the fully developed condition of the St. Mary Magdalene Episcopal Church site.

SHADOWVIEW COMMERCIAL SECTION 3 DRAINAGE CALCULATIONS - SCS METHOD

SHADOWVIEW COMMERCIAL SEC. 3

Drainage Calculations - SCS Method

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER		PERVIOUS CURVE NO.	WEIGHTED CURVE NO.	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW								TOTAL Tc** (min)	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)												
			%	Cn*			SHEET FLOW				Grass Surface				Paved Surface				Channel Flow 1									Channel Flow 2											
							P-2yr24hr (in)	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	a (ft ²)	Pw (ft)						r	n	S (ft/ft)	Tt(min)	L (ft)	V (fps)	a (ft ²)	Pw (ft)	r	n	S (ft/ft)	Tt(min)
E-A	2,295,612	52.70	6.810	12.92	80.00	82.33	0.20	100	0.013	14.00	0.015	-	-	0.00	-	-	0.00	2400	14.6	88	35.3	2.49	0.03	0.026	2.74	1223	14.1	64	29.3	2.1843	0.03	0.029	1.44	18.19	74.69	176.90	232.77	324.54	
E-B	70,567	1.62	0.200	12.35	80.00	82.22	0.20	100	0.040	9.02	0.015	-	-	0.00	633	2.8748	0.02	3.67	0	14.6	88	35.3	2.49	0.03	0.026	0.00	0	14.1	64	29.3	2.1843	0.03	0.029	0.00	12.68	2.62	6.03	8.03	10.97
E-C	444,312	10.20	0.880	8.63	80.00	81.55	0.24	100	0.015	15.44	0.015	-	-	0.00	740	3.0829	0.023	4.00	0	14.6	88	35.3	2.49	0.03	0.026	0.00	0	14.1	64	29.3	2.1843	0.03	0.029	0.00	19.44	13.41	32.48	42.93	60.50
D-A1	1,555,092	35.70	28.560	80.00	80.00	94.40	0.24	75	0.020	10.93	0.016	25	0.010	0.69	654	2.5511	0.025	4.27	-	-	-	-	0.03	0.026	1.39	-	-	-	-	0.03	0.010	0.00	16.60	79.74	150.60	187.66	248.60		
D-A2	525,769	12.07	9.656	80.00	80.00	94.40	0.20	100	0.015	13.35	0.015	-	-	0.00	-	-	-	0.00	1365	8.4	64	29.3	2.18	0.03	0.010	2.72	-	-	-	0.03	0.029	0.00	16.07	27.15	51.13	63.82	84.54		
D-B1	91,476	2.10	1.680	80.00	80.00	94.40	0.15	0	0.020	0.00	0.015	0	0.017	0.00	0	3.2269	0.04	0.00	0	-	-	-	-	-	-	-	-	-	-	-	-	5.00	6.58	11.10	14.29	17.35			
D-C1	678,229	15.57	6.070	38.99	80.00	87.02	0.24	70	0.020	10.35	0.015	30	0.017	0.61	640	2.3986	0.0221	4.45	200	2.87484	0.02	1.16	-	-	-	-	-	-	-	-	-	-	17.58	27.09	58.16	74.64	101.70		

Existing Condition:

Meadow; Type D soil group with a Cn of 80.

Proposed Condition:

Open Space; Type D soil group with a Cn of 80.

Cn Values based on USDA TR-55 Manual

**The minimum Tc is 6 minutes per the TR-55.

SHADOWVIEW COMMERCIAL SECTION 3 INLET DRAINAGE CALCULATIONS - RATIONAL METHOD

SHADOWVIEW COMMERCIAL SEC. 3

Peak Flow Calculation - Rational Method

DRAINAGE AREA	Area (Acres)	Impervious Cover (Acres)	% I.C.	RUNOFF COEFFICIENT (C)				Tc (min)	RAINFALL INTENSITY (I)							
				2-Year	10-Year	25-Year	100-Year		2-Year	10-Year	25-Year	100-Year	2-Year	10-Year	25-Year	100-Year
A-1	0.38	0.25	66%	0.58	0.65	0.70	0.78	5	5.76	8.57	10.11	12.54	1.27	2.11	2.67	3.71
A-2	0.38	0.25	66%	0.58	0.65	0.70	0.78	5	5.76	8.57	10.11	12.54	1.27	2.11	2.67	3.71
A-3	11.21	8.97	80%	0.65	0.72	0.77	0.86	16.39	3.73	5.99	6.67	8.61	27.14	45.34	57.76	82.84
A-4	6.81	5.45	80%	0.65	0.72	0.77	0.86	15.21	3.86	5.78	6.90	8.89	17.09	28.52	36.30	51.93
A-5	0.35	0.24	69%	0.59	0.66	0.71	0.79	5	5.76	8.57	10.11	12.54	1.19	1.99	2.51	3.49
A-6	0.47	0.30	64%	0.57	0.64	0.68	0.77	5	5.76	8.57	10.11	12.54	1.54	2.57	3.25	4.52
B-1	0.35	0.22	64%	0.57	0.64	0.68	0.77	5	5.76	8.57	10.11	12.54	1.15	1.91	2.42	3.37
B-2	0.35	0.22	64%	0.57	0.64	0.68	0.77	5	5.76	8.57	10.11	12.54	1.15	1.91	2.42	3.37
C-1	0.98	0.78	80%	0.65	0.72	0.77	0.86	5	5.76	8.57	10.11	12.54	3.67	6.08	7.65	10.55
C-2	0.32	0.21	66%	0.58	0.65	0.69	0.78	5	5.76	8.57	10.11	12.54	1.06	1.78	2.25	3.12
C-3	2.32	1.86	80%	0.65	0.72	0.77	0.86	5	5.76	8.57	10.11	12.54	8.68	14.39	18.11	24.97
C-4	1.07	0.86	80%	0.65	0.72	0.77	0.86	5	5.76	8.57	10.11	12.54	4.00	6.64	8.35	11.52
D-1	2.89	2.31	80%	0.65	0.72	0.77	0.86	5.00	5.76	8.57	10.11	12.54	10.81	17.93	22.56	31.11

Notes: Runoff Coefficient (C) and Rainfall Intensity (I) per City of Austin Drainage Criteria Manual; Runoff Coefficient C = C_{perv}*(A_{perv}/A_{total}) + C_{imperv}*(A_{imperv}/A_{total}); Rainfall Intensity I = a/(Tc + b)^b; Peak Flow Q = CIA

BENCHMARKS

BM #1: SET ON TOP OF EDGE CURB, 124.75' SOUTHWESTERLY FROM THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT, ELEVATION = 563.07'. (X=3171075.66; Y=101,10103113.87)

BM #2: SET ON THE TOP AND CENTER OF CURB INLET ON THE EASTERLY SIDE OF LEXINGTON ST., 78.76' SOUTHEASTERLY FROM THE SOUTHEASTERLY CORNER OF ST. MARY MAGDALENE, EPISCOPAL CHURCH SUBDIVISION DOC.# 201400143, ELEVATION = 540.99'. (X=3172469.1467; Y=101,03368.1320)

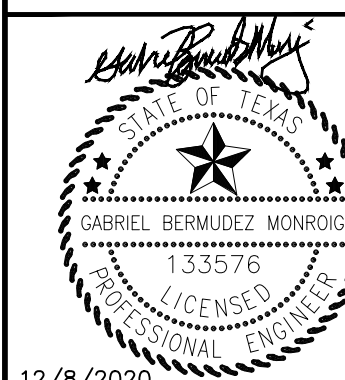
DRAINAGE CALCULATIONS

SHADOWVIEW COMMERCIAL SECTION 3 CITY OF MANOR TRAVIS COUNTY, TEXAS

SHEET NUMBER

7

Kimley-Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT	069241705
DATE	SEPTEMBER 2020
SCALE	AS SHOWN
DESIGNED BY	HMH
DRAWN BY	JDR
CHECKED BY	RJS

Plotted By: Bermudez, Gabriel. Date: December 08, 2020 07:24:55am. File Path: K:\AUS=Civil\069241705 Shadowview Section 3\Draw\Preliminary\Plot\Draw\Plan_Sheets_V7_DRAINAGE_CALCULATIONS.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Texas Engineering Firm #4242

Date: Monday, November 30, 2020

Gabriel Bermudez
Kimley-Horn
10814
Austin TX 78759
gabriel.bermudez@kimley-horn.com

Permit Number 2020-P-1271-PP
Job Address: 12601 Gregg Manor Road, Manor, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear Gabriel Bermudez,

The first submittal of the Shadowview Commercial Section 3 Preliminary - Hill Lane Ext. (*Preliminary Plan*) submitted by Kimley-Horn and received on December 09, 2020, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

1. Per Chapter 10, Article 10.02, Section 22.C (3)(i) and Section 22.c (4)(i) of the City of Manor Municipal Code. The proposed drainage flows appear to be correct. The proposed areas in question have higher impervious areas and shorter times of concentration with equal or larger areas compared to existing areas. But the runoff is shown as less and the weir on the lake is being removed as the report states detention is not needed. Please review these calculations and provide justification for the smaller flows.
2. Per Chapter 10, Article 10.02, Section 22.C (3)(vii) of the City of Manor Municipal Code. Please provide dashed circles for the existing trees to be removed.
3. Per Chapter 10, Article 10.02, Section 22.C (3)(viii) of the City of Manor Municipal Code. Please label the proposed trees on the plan or place a symbol in the legend.
4. Per Chapter 10, Article 10.02, Section 22.C (4)(iv) of the City of Manor Municipal Code. A copy of the approved Traffic Impact Analysis was not provided with this submittal.
5. The Drainage Exhibits in the Engineer's Report do not match the provided Drainage Sheets in the preliminary plat set.

11/30/2020 1:50:48 PM
Shadowview Commercial Section 3 Preliminary - Hill
Lane Ext.
2020-P-1271-PP
Page 2

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

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

Thank you,



Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA



December 08, 2020

Pauline Gray, P.E.
Jay Engineering Company, Inc.
P.O. Box 2029
Leander, Texas 78646-2029

**RE: *Shadowview Commercial Section 3
Preliminary Plan
Permit Number: 2020-P-1271-PP***

Dear Pauline Gray,

The purpose of this letter is to provide satisfactory answers to the comments, in a comment letter dated November 30, 2020. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

Comment 1: Per Chapter 10, Article 10.02, Section 22.C (3)(i) and Section 22.c (4)(i) of the City of Manor Municipal Code. The proposed drainage flows appear to be correct. The proposed areas in question have higher impervious areas and shorter times of concentration with equal or larger areas compared to existing areas. But the runoff is shown as less and the weir on the lake is being removed as the report states detention is not needed. Please review these calculations and provide justification for the smaller flows.

Response 1: The peak flow calculations shown in the plans and the engineering report for the proposed drainage areas were verified to make sure the information provided for all point of interests are correct. Although the peak flows were validated, a small error was found in table 4.2 of the engineer's report. The total drainage area flowing to POI A is 47.7 acres instead of the 65.44 acres shown previously. Table 4.2 was updated, and it is also shown below for reference.

The main contributing factor for developed flows to be smaller than the existing ones at point A is due to a reduction in drainage area. The portion west of Lexington St. of drainage area E-A is 40.48 acres, while the remaining area East of the existing street is 12.07 acres. In the proposed condition, the pond creates a drainage boundary that divides drainage area E-A into two. These two drainage areas are DA-1 and DA-2. DA-2 will have the same area as in the existing condition with 12.07 acres, while DA-1 decreases in size from 40.48 to 35.70. DA-1 and DA-2 will generate a combined flow of 333.14 cfs, which is greater than the 324.54 cfs created in the existing condition.

However, the peak flows at POI A are smaller than the existing flows because DA-1 and DA-2 peak at different times. Additionally, even though detention is not provided because the weir was removed, Culvert A (7'x4' BC) will limit the flowrate at which the pond will outflow developed runoff going into the pond.

Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Time of Concentration (min)	Storm Event	Developed Runoff (cfs)
A	47.77	38.22	80.00%	16.60	2	64.51
					10	124.51
					25	156.27
					100	210.40
B	2.10	1.68	80.00%	5.00	2	6.58
					10	11.10
					25	14.29
					100	17.35
C	15.57	6.07	38.99%	17.58	2	27.09
					10	58.16
					25	74.64
					100	101.70

Comment 2: Per Chapter 10, Article 10.02, Section 22.C (3)(vii) of the City of Manor Municipal Code. Please provide dashed circles for the existing trees to be removed.

Response 2: The line type for trees to be removed was revised to a dashed line. This symbol was also added to legend in sheet. Please see Sheet 3.

Comment 3: Per Chapter 10, Article 10.02, Section 22.C (3)(viii) of the City of Manor Municipal Code. Please label the proposed trees on the plan or place a symbol in the legend.

Response 3: All proposed trees were labeled. Additionally, the proposed tree symbol was added to the legend. Please see sheet 3.

Comment 4: Per Chapter 10, Article 10.02, Section 22.C (4)(iv) of the City of Manor Municipal Code. A copy of the approved Traffic Impact Analysis was not provided with this submittal.

Response 4: A copy of the Traffic Impact Analysis (TIA) is included with this submittal.

Comment 5: The Drainage exhibits in the Engineer's report do not match the provided Drainage Sheets in the Preliminary plat set.

The Engineer's was revised with updated drainage sheets.

Please contact me at 512-782-0594 or gabriel.bermudez@kimley-horn.com should you have any questions.

Sincerely,



Gabriel Bermudez Mon, PE



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Tuesday, December 29, 2020

Gabriel Bermudez
Kimley-Horn
10814
Austin TX 78759
gabriel.bermudez@kimley-horn.com

Permit Number 2020-P-1271-PP
Job Address: 12601 Gregg Manor Road, Manor 78653

Dear Gabriel Bermudez,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Gabriel Bermudez and received by our office on December 09, 2020, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

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

Sincerely,

A handwritten signature in blue ink that reads "Pauline M. Gray".

Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA



January 20, 2021

RE: Notification for a Subdivision Preliminary Plat

Dear Property Owner,

The City of Manor Planning and Zoning Commission will be conducting a regularly scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for Shadowview Section 3 near the intersection of US Hwy 290 E and Manor Downs Road, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing upon a Preliminary Plat for Shadowview Section 3 Subdivision, three (3) lots on 15.89 acres, more or less, and being located near the intersection of US Hwy 290 E and Manor Downs Road, Manor, TX.

The Planning and Zoning Commission will meet at 6:30PM on February 10, 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 Subdivision Preliminary Plat has been filed.

If you have no interest in the case there is no need for you to attend**. You may address any comments to me at the email address or phone number below. Any communications I receive will be made available to the Commissioners during the discussion of this item.

** Due to the declared Public Health Emergency related to COVID-19, at the time of this notification Planning and Zoning Commission meetings are being conducted via video conference and livestreamed on the City's Facebook page (facebook.com/cityofmanor) and the Chambers is closed to the public.

Members of the public that wish to speak during public comments, public hearing or an agenda item will need to register in advance by visiting the link below where registration information will be posted with the agenda for the public meeting. You will register by filling in the speaker card available for that specific meeting and submitting it to publiccomments@cityofmanor.org. Once registered, instructions will be emailed to you on how to join the video conference by calling in. Your Speaker Card must be received two (2) hours prior to scheduled meeting.

You may refer to the posted agenda for the February 10th Planning and Zoning Commission to see how the meeting will be conducted, whether via video conference or in-person, or by calling 512-215-8116. Planning and Zoning Commission agendas and speaker registration information can be found at the following link under the date of the meeting: http://www.cityofmanor.org/page/homepage_calendar. Agendas are posted 72 hours prior to the scheduled meeting.

Sincerely,


 Scott Dunlop,
 Assistant Development Director
sdunlop@cityofmanor.org - 512-215-8262

8700 North Lamar Ltd

PMB 92
3267 Bee Caves Road, Suite 107
Austin, TX 78746-6773

Shadowglen Dev. Corp.

9900 Hwy 290 E
Manor, TX 78653-9720

Shippen Family Trust

c/o O'Rilley Auto Enterprises
PO Box 9167
Springfield, MO 65801-9167

Protestant Episcopal Church

c/o Cottonwood Holding Ltd
9900 Hwy 290 E
Manor, TX 78653-9720

Manor Independent School District

PO Box 359
Manor, TX 78653

Las Entradas Development Corp

9900 Hwy 290 E.
Manor, TX 78653-9720

Balor Scott & White Health

MS-20-D642
2401 S 31st Street
Temple, TX 76508-0001

Frontier Bank of Texas

PO Box 551
Elgin, TX 78621-0551

John E. Horton

5201 Rain Creek Pkwy
Austin, TX 78759-5641

Cottonwood Holdings Ltd.

9900 Hwy 290 E
Manor, TX 78653-9720

K-N Corporation

1717 W 6th Street, Ste 330
Austin, TX 78703-4791

Doan Xuan Et Al

1411 Dexford Drive
Austin, TX 78753-1607

290 East Not West, LLC

421D Congress Ave
Austin, TX 78701

Ella L Lind

10011 Taylor Lane
Manor, TX 78653-4712

NLO Properties, LLC

PO Box 355
Marble Falls, TX 78654-0355

8700 North Lamar Ltd

PMB 92
3267 Bee Caves Road, Suite 107
Austin, TX 78746-6773

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PO Box 355
Marble Falls, TX 78654-0355

AGENDA ITEM NO. _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 10, 2021
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of January 13, 2021, Regular Session.

BACKGROUND/SUMMARY:

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

- January 13, 2021 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 January 13, 2021, Regular Session.

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



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
JANUARY 13, 2021
Via Telephone/Video Conference
(Zoom Meeting)**

The meeting was live streamed on Manor Facebook Live beginning at 6:30 p.m.
<https://www.facebook.com/cityofmanor/>

Pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in person meetings that assemble large groups of people the Planning and Zoning Commission meeting scheduled for Wednesday, January 13th, was only open to the public via remote access.

The following instructions were provided to the general public.

Instructions for Public Speaking:

- Members of the public that wish to speak during public comments, public hearing or an agenda item will need to register in advance by visiting www.cityofmanor.org where a registration link will be posted on the calendar entry for each public meeting. You will register by filling in the speaker card available for that specific meeting and submitting it to publiccomments@cityofmanor.org. Once registered, instructions will be emailed to you on how to join the videoconference by calling in. Your Speaker Card must be received two (2) hours prior to scheduled meeting.

Upon receiving instructions to join zoom meeting the following rules will apply:

- All speakers must address their comments to the Chairperson rather than to individual Commission Members or city staff. Speakers should speak clearly into their device and state their name and address prior to beginning their remarks. Speakers will be allowed three (3) minutes for testimony. Speakers making personal, impertinent, profane or slanderous remarks may be removed from the meeting.

All votes were conducted by a Roll Call Vote, meaning each Commissioner would be called on separately to cast their vote.

PRESENT VIA ZOOM:

Philip Tryon, Chair, Place 3

COMMISSIONERS:

Julie Leonard, Vice Chair, Place 1
Jacob Hammersmith, Place 2 (Absent)
Prince John Chavis, Place 4
Ruben J. Cardona, Place 5 (Absent)
Cecil Meyer, Place 6
Lakesha Small, Place 7

CITY STAFF:

Scott Dunlop, Assistant Development Services Director

REGULAR SESSION – 6:30 P.M.

With a quorum of the Planning and Zoning (P&Z) Commission present via video/telephone conference, the regular session of the Manor P&Z Commission was called to order by Chairman Tryon at 6:30 p.m. on Wednesday, January 13, 2021.

PUBLIC COMMENTS

There were no public comments received prior to the meeting.

PUBLIC HEARINGS

- 1. Conduct a public hearing on a Concept Plan for the Manor-OZ Subdivision and being 10.88 acres, more or less, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX. Applicant: Carlson, Brigance, & Doering, Inc. Owner: Manor Apartments, LLC**

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

Chairman Tryon opened the public hearing.

Assistant Development Services Director Dunlop discussed the proposed Concept Plan for the Manor-OZ Subdivision.

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

- 2. Conduct a public hearing regarding a Concept Plan for the Manor Downs Multi-Family Subdivision and being 24.81 acres, more or less, and being located at 9910 Hill Lane, Manor, TX. Applicant: Kimley-Horn & Associates, Inc. Owner: 2020 Adelante, LLC**

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

Chairman Tryon opened the public hearing.

Jason Reece with Kimley Horn & Associates, 10814 Jollyville Rd., Bldg. 4, Suite 200, Austin, Texas, submitted a speaker card in support of this item; however, he did not wish to speak but was available for any questions.

Assistant Development Services Director Dunlop discussed the proposed Concept Plan for the Manor Downs Multi-Family Subdivision.

MOTION: Upon a motion made by Vice Chair Leonard and seconded by Commissioner Small, to close the Public Hearing.

There was no further discussion.

Motion to close carried 5-0

CONSENT AGENDA

- 3. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of December 9, 2020, Regular Session.**

MOTION: Upon a motion made by Commissioner Small and seconded by Vice Chair Leonard, to approve the Consent Agenda.

There was no further discussion.

Motion to approve carried 5-0

REGULAR AGENDA

- 4. Consideration, discussion, and possible action on a Concept Plan for the Manor-OZ Subdivision, one (1) lot on 10.88 acres, more or less, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX. Applicant: Carlson, Brigance, & Doering, Inc. Owner: Manor Apartments, LLC**

The City staff recommended that the P&Z Commission approve a Concept Plan for the Manor-OZ Subdivision being 10.88 acres, more or less, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX.

The discussion was held regarding the extension of streets.

MOTION: Upon a motion made by Vice Chair Leonard and seconded by Commissioner Small, to approve the Concept Plan for the Manor-OZ Subdivision being 10.88 acres, more or less, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX.

There was no further discussion.

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

- 5. Consideration, discussion, and possible action on a Concept Plan for the Manor Downs Multi-Family Subdivision and being 24.81 acres, more or less, and being located at 9910 Hill Lane, Manor, TX. Applicant: Kimley-Horn & Associates, Inc. Owner: 2020 Adelante, LLC**

The City staff recommended that the P&Z Commission approve a Concept Plan for the Manor Downs Multi-Family Subdivision and being 24.81 acres, more or less, and being located at 9910 Hill Lane, Manor, TX.

The discussion was held regarding traffic concerns.

MOTION: Upon a motion made by Commissioner Chavis and seconded by Commissioner Small, to approve a Concept Plan for the Manor Downs Multi-Family Subdivision and being 24.81 acres, more or less, and being located at 9910 Hill Lane, Manor, TX.

There was no further discussion.

Motion to approve carried 5-0

At the direction of Assistant Development Services Director Dunlop Agenda Item 6, Item 7, and Item 8 were conducted in one motion.

6. **Consideration, discussion, and possible action on a setback waiver for Lot 1, Block 16 Town of Manor to allow for a 20-foot front setback, 10-foot rear setback and 5-foot side setback. Applicant: Barbara White Owner: Barbara White**
7. **Consideration, discussion, and possible action on a setback waiver for Lot 2, Block 16 Town of Manor to allow for a 20-foot front setback, 10-foot rear setback and 5-foot side setback. Applicant: Barbara White Owner: Barbara White**
8. **Consideration, discussion, and possible action on a setback waiver for Lot 3, Block 16 Town of Manor to allow for a 20-foot front setback, 10-foot rear setback and 5-foot side setback. Applicant: Barbara White Owner: Barbara White**

The City staff recommended that the Planning and Zoning Commission approve Item No. 6; Item No. 7; and Item No. 8.

MOTION: Upon a motion made by Vice Chair Leonard and seconded by Commissioner Meyer, to approve Item No. 6, Item No. 7, and Item No. 8.

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 6:55 p.m. on Wednesday, January 13, 2021.

There was no further discussion.

Motion to adjourn carried 5-0

These minutes approved by the P&Z Commission on the 10th day of February 2021.

APPROVED:

Philip Tryon
Chair

ATTEST:

Scott Dunlop
Assistant Development Services Director



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 10, 2021
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a rezoning request for 10.01 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, Travis County Texas, and being located at 14719 US Hwy 290 E, Manor, TX from Agricultural (A) to Heavy Commercial (C-3).

Applicant: RL Posey Consulting, LLC
Owner: EARTC, LLC

BACKGROUND/SUMMARY:

This property was annexed into the city in 2017 and the default Agricultural zoning was applied when that was finalized as a permanent zoning category was not requested. A construction services type business (fiber optic and traffic light installation) has located on the property. They were notified their use of the property was not consistent with the current zoning. C-3 Heavy Commercial has been requested since the outdoor storage area is not restricted in size. C-3 Heavy Commercial is our most permissive zoning category with almost all defined uses being allowed. If approved, they would need to plat the property as well as file site development plans and building permits.

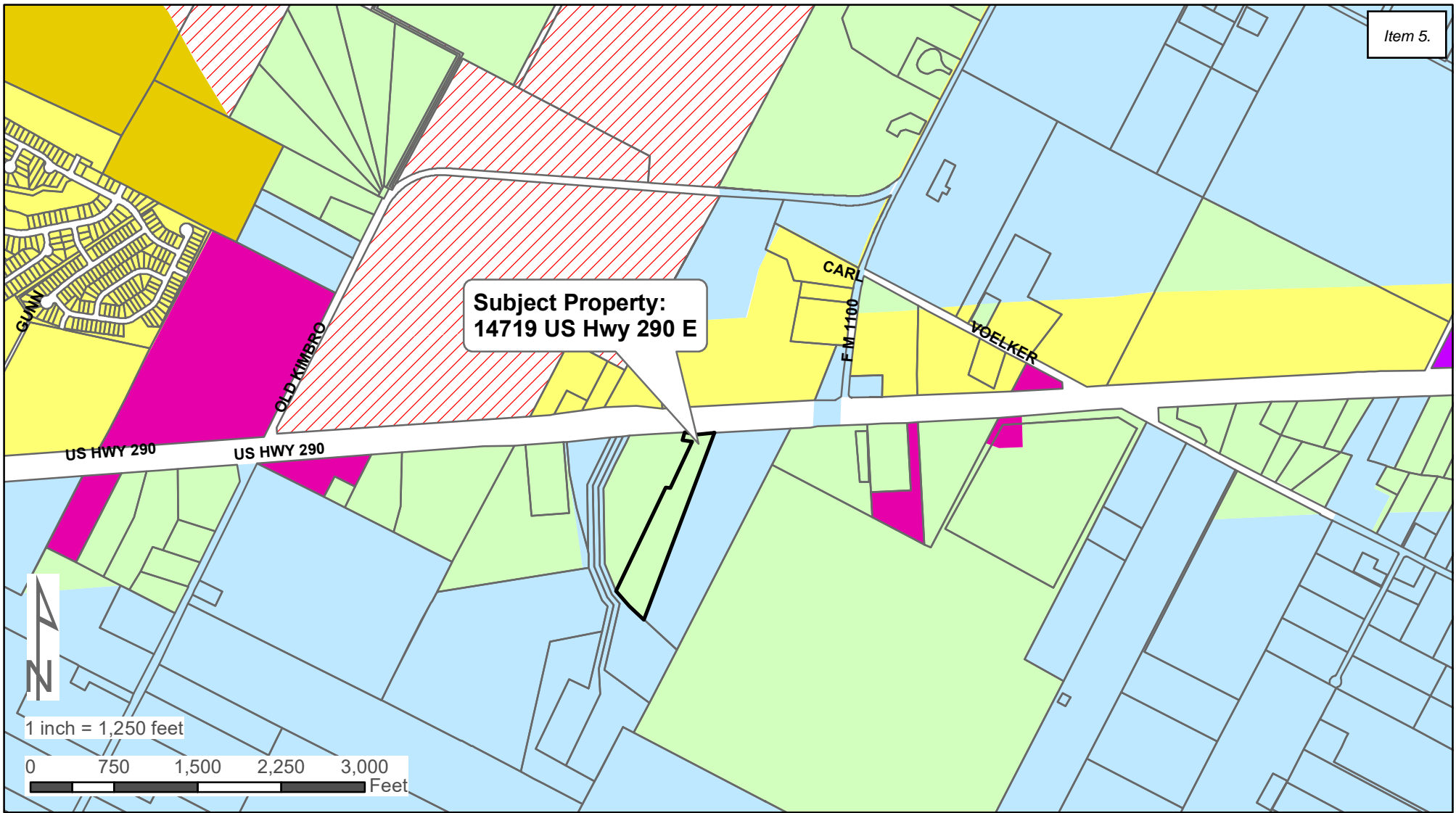
LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Rezoning Map
- Area Image
- C-3 Uses

STAFF RECOMMENDATION:

It is the City staff's recommendation that the Planning and Zoning Commission approve a rezoning request for 10.01 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, Travis County Texas, and being located at 14719 US Hwy 290 E, Manor, TX from Agricultural (A) to Heavy Commercial (C-3).

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



Subject Property:
14719 US Hwy 290 E

Proposed Zoning: Heavy Commercial (C-3)

*Current Zoning:
Agricultural (A)*



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



(b) *Non-residential uses in non-residential and mixed-use zoning districts.*

Item 5.

EXPAND

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	
Automobile repair (major)								C	C	C	C
Automobile repair (minor)							C	C	C	C	
Automobile sales and rental								C	C		
Automobile washing								C	C		

Item 5.

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								
Child care center (intermediate)		P	P	P	P	P	P	P	P		
Child care center (large)		P	P	P	P	P	P	P	P		
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	
Construction and equipment sales (Major)									P	P	
Construction and equipment sales (Minor)								P	P	P	

Item 5.

Construction services								C	C	C	C
Consumer repair services					P	P	P	P	P		
Contractor's shop									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	
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	

Item 5.

Gasoline station (full-service)								C	C		
Gasoline station (limited)					C/S		C/S	C	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		
Liquor sales					P	P	P	P	P		

Item 5.

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/S	C/S	C/S	
Personal improvement services					P	P	P	P	P		
Personal services					P	P	P	P	P		
Printing and publishing				C	C	C	C	C	C		
Product development services (general)				P					P	P	

Item 5.

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	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		

Item 5.

School, college or university		P	P					P	P		
School, private or parochial		P	P				P	P	P		
School, public		P	P				P	P	P		
Shooting range, indoor									P	P	
Smoke shop or tobacco store								P	P		
Theater							P	P	P		
Transportation terminal								C	C	C	C
Truck and trailer sales and rental								C	C	C	
Truck stop									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		

Item 5.

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		



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 10, 2021
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a rezoning request for 8.93 acres, more or less, out of the A.C. Caldwell Survey, Travis County Texas, and being located at 13300 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

Applicant: South Llano Strategies
Owner: Timmermann Properties, Inc.

BACKGROUND/SUMMARY:

This property is at the intersection of US Hwy 290 and Bois D’Arc Road and was annexed in 2017. The property is zoned Agricultural because that is the default zoning after annexation and a permanent zoning category was not requested at the time.

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

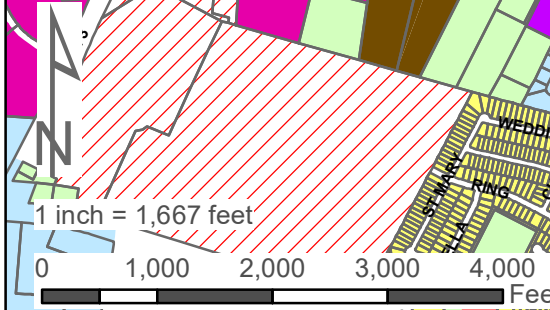
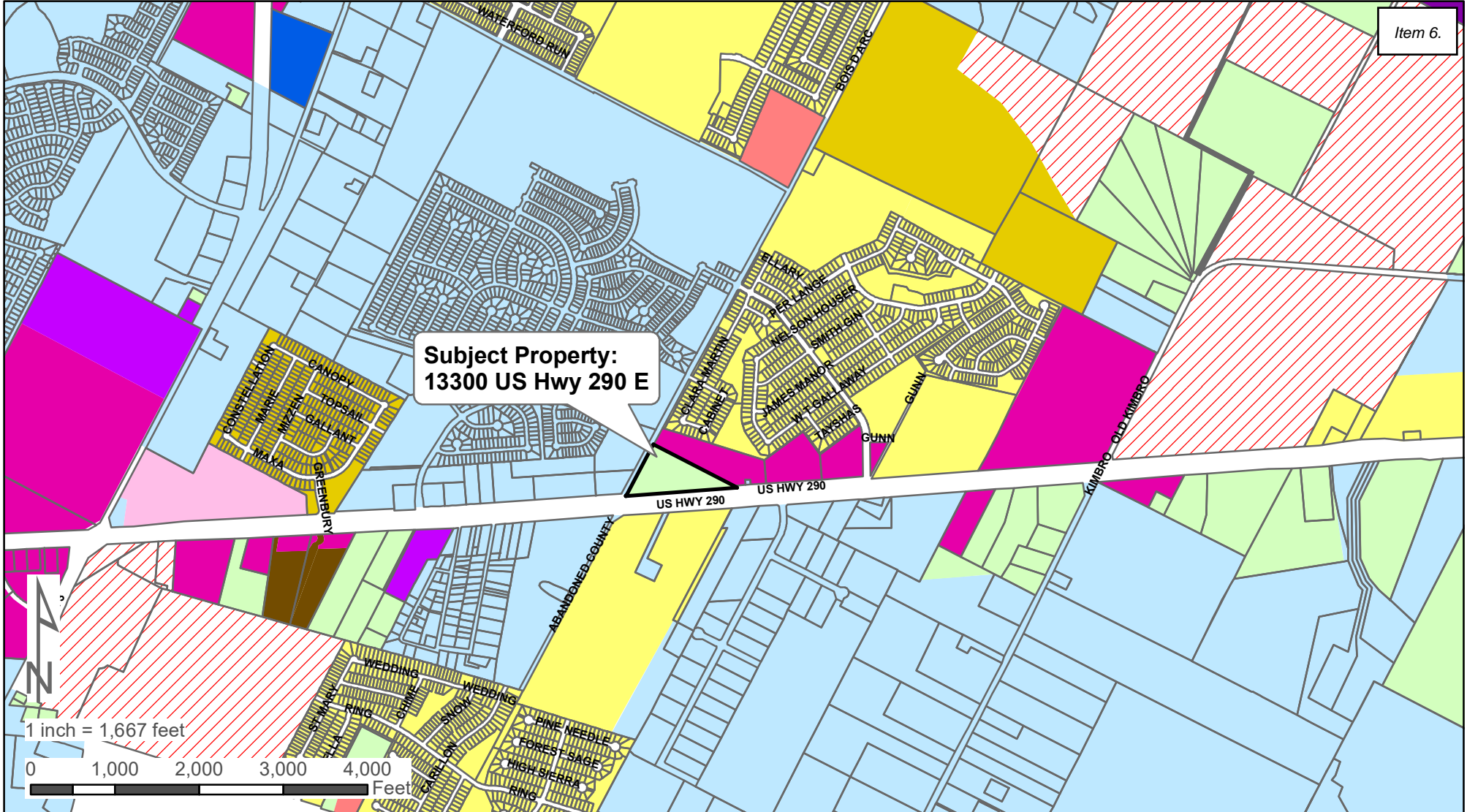
- Rezone Map
- Area Image

STAFF RECOMMENDATION:

It is the City staff’s recommendation that the Planning and Zoning Commission approve a rezoning request for 8.93 acres, more or less, out of the A.C. Caldwell Survey, Travis County Texas, and being located at 13300 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

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

**Subject Property:
13300 US Hwy 290 E**



Proposed Zoning: Medium Commercial (C-2)

*Current Zoning:
Agricultural (A)*

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



AGENDA ITEM NO. _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 10, 2021
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plat for Shadowview Section 3 Subdivision, three (3) lots on 15.89 acres, more or less, and being located near the intersection of US Hwy 290 E and Manor Downs Road, Manor, TX.

Applicant: Kimley-Horn and Associates
Owner: Shadowglen Development Corp.

BACKGROUND/SUMMARY:

This plat had previously been approved but the plat expired. It was resubmitted and has been approved by our engineers. This plat includes the ROW where Hill Lane will be extended from Gregg Manor to Lexington.

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

- Plat
- Engineer Comments
- Conformance Letter

STAFF RECOMMENDATION:

It is the City staff’s recommendation that the Planning and Zoning Commission approve a Preliminary Plat for Shadowview Section 3 Subdivision, three (3) lots on 15.89 acres, more or less, and being located near the intersection of US Hwy 290 E and Manor Downs Road, Manor, TX.

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



September 21, 2020

City of Manor – City Hall
ATTN: Scott Dunlop, AICP
105 E. Eggleston Street
Manor, Texas 78653

**RE: Summary Letter – Shadowview Commercial Section 3
Preliminary Plan Application
Hill Lane between Gregg Manor Road and Lexington Street
Manor, Texas 78653**

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. Shadowview Commercial Section 3 is a proposed commercial subdivision located north of Highway 290 at Hill Lane between Gregg Manor Road and Lexington Street in the City of Manor, Travis County. The existing two properties included in the Preliminary Plat are approximately 20 acres and 3.5 acres of mostly undeveloped land. Section 3 encompass approximately +/-16 acres of the two properties.

The proposed improvements include the extension of Hill Lane to Lexington St., the realignment of Manor Downs Dr., 3 commercial lots, detention pond modifications, sidewalk, storm sewer, water, wastewater and other associated site improvements. This project is located within the Wilbarger Creek watershed of the Colorado River basin.

No portion of this site is located in the Federal Emergency Management Agency's 100-year floodplain according to the Flood Insurance Rate Map 48453C0485J dated August 18, 2014.

An existing detention facility on the eastern portion of the property will detain stormwater runoff generated from this Section, along with existing improvements to Section 2 and the existing Episcopal Church immediately to the north of the site.

A subdivision Preliminary Plan was submitted and eventually approved by the City Council for the City of Manor, Texas on September 14, 2016. The project number for the approved application is 160428003. This application has now expired, and a new application is submitted without any design revisions for the City's review.



Should you have any questions or comments, please feel free to contact me using the information in my signature below.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Gabriel Bermudez".

Gabriel Bermudez, P.E.

512-782-0594

Plotted By: Bermudez, Gabriel Date: December 08, 2020 07:15:12am File Path: K:\AUS_Civil\069241705_Shadowview_Section 3\Drawings\Preliminary\Plan_Sheets\Cover_Sheet.dwg
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PRELIMINARY PLANS FOR **SHADOWVIEW COMMERCIAL SECTION 3** CITY OF MANOR, TRAVIS COUNTY, TEXAS

PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY	09/25/2020
2ND SUBMITTAL TO CITY	XXXXXXXX
3RD SUBMITTAL TO CITY	XXXXXXXX
4TH SUBMITTAL TO CITY	XXXXXXXX
5TH SUBMITTAL TO CITY	XXXXXXXX

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN
3	UTILITY AND TREE PLAN
4	EXISTING DRAINAGE AREA MAP
5	PROPOSED DRAINAGE AREA MAP
6	PROPOSED DRAINAGE LAYOUT
7	DRAINAGE CALCULATIONS

ENGINEER / SURVEYOR

Kimley»Horn

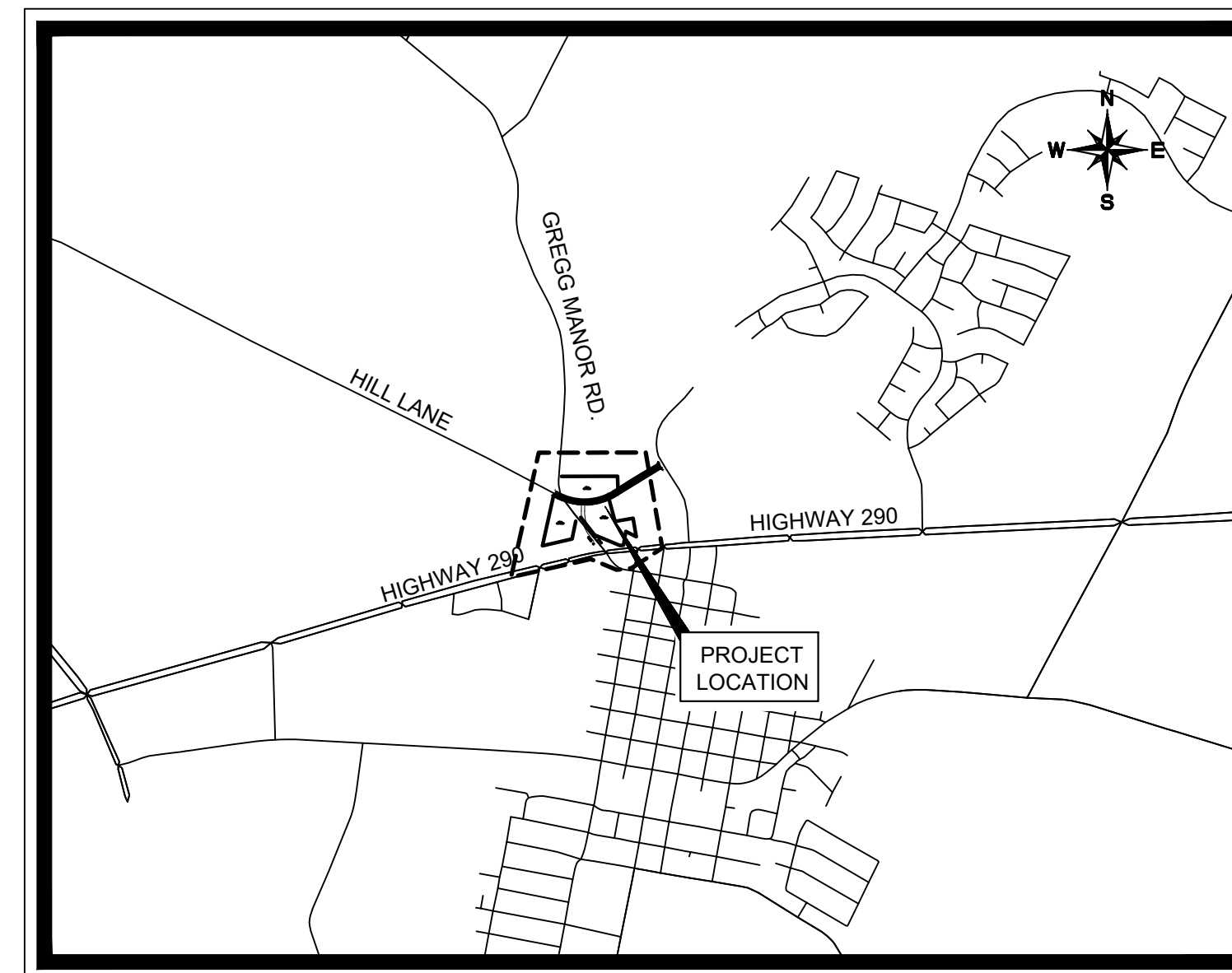
10814 JOLLYVILLE ROAD STATE OF TEXAS
 AVALLON IV, SUITE 200 REGISTRATION NO. F-928
 AUSTIN, TEXAS 78759
 PH. (512) 418-1771
 CONTACT: GABRIEL BERMUDEZ, P.E.

OWNER/DEVELOPER

SHADOWGLEN DEVELOPMENT
 CORPORATION
 9900 HIGHWAY 290 EAST
 MANOR, TEXAS 78653
 TEL: 512.327.7415
 CONTACT: DANNY BURNETT



Know what's below.
Call before you dig.



VICINITY MAP
SCALE: 1" = 2,000'

LEGAL DESCRIPTION

20.5213 TOTAL ACRES OUT OF THE REMAINDER OF 181.445 ACRES OF THE WILLIAM STANDERFORD SURVEY NO. 69, ABSTRACT NO. 472, CONVEYED TO SHADOWGLEN DEVELOPMENT CORPORATION, DOC. #2013110720

3.566 ACRES OF LAND OUT OF THE WILLIAM JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, IN TRAVIS COUNTY, TEXAS, BEING ONE AND THE SAME AS SAID TRACT DESCRIBED AS CONTAINING 5.559 ACRES IN DEED DATED SEPTEMBER 12, 2007 RECORDED IN DOC. #2007173868

THIS PRELIMINARY PLAT 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 OF COUNCIL ON THIS THE ____ DAY OF _____, 2020 A.D.

APPROVED:

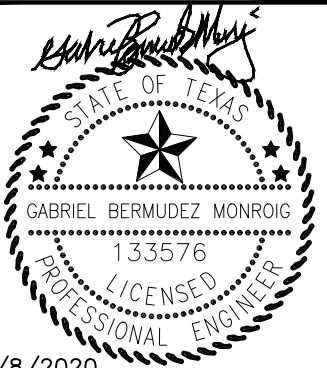
PHILIP TRYON, P&Z CHAIRPERSON _____ LLUVIA T. ALMARAZ, CITY SECRETARY _____

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 2020 A.D.

APPROVED:

HONORABLE DR. LARRY WALLACE JR., _____ LLUVIA T. ALMARAZ,
 MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

Kimley»Horn
 © 2016 KIMLEY-HORN AND ASSOCIATES, INC.
 10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300, AUSTIN, TX 78759
 PHONE: 512-418-1771 FAX: 512-418-1791
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT NO. 069241705
 DATE: SEPTEMBER 2020
 SCALE: AS SHOWN
 DESIGNED BY: HMW
 DRAWN BY: JDR
 CHECKED BY: RJS

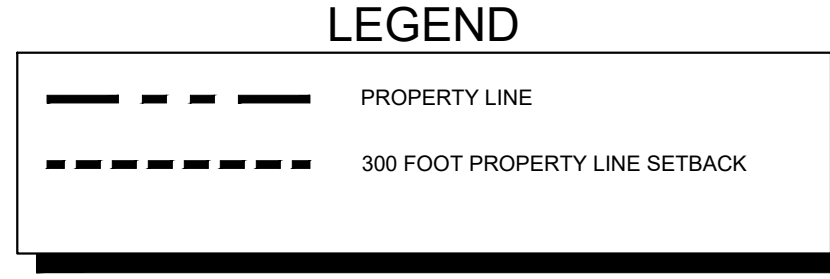
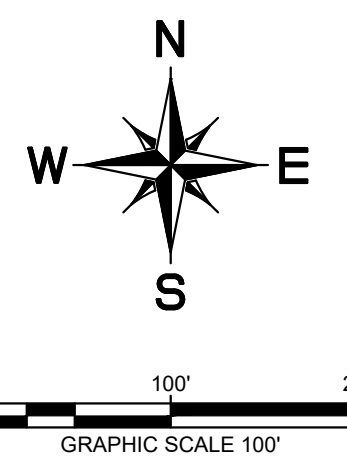
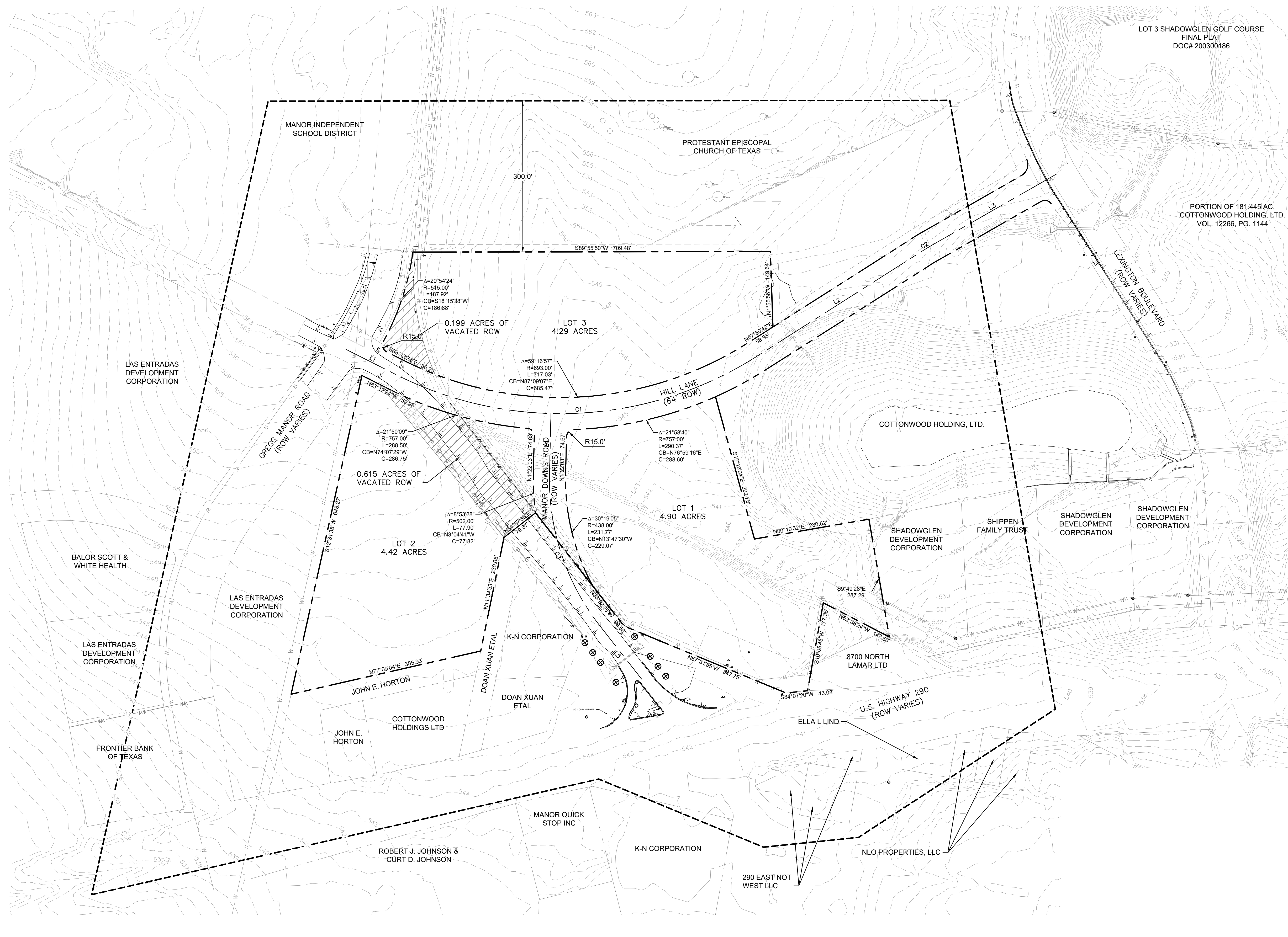
COVER SHEET

SHADOWVIEW
 COMMERCIAL SECTION 3
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
1

Item 7
 REVISIONS
 No. DATE
 SHADOWVIEW - SECTION 3
 PRELIMINARY PLANS
 KHA PROJECT NO. 069241705

Plotted By: Bermudez, Gabriel Date: December 08, 2020 07:17:33am File Path: K:\AUS\Civil\069241709 Shadowview Section 3\Draw\Preliminary\Plot\Draw\Plan Sheets C - PRELIMINARY PLAN.dwg
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THIS SITE IS LOCATED IN THE WILBARGER CREEK AND LILLELAND CREEK WATERSHED.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C04855, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

SHADOWVIEW COMMERCIAL SECTION 3 GENERAL INFORMATION:

TOTAL ACREAGE.....	15.89 ACRES
ACREAGE OF PROPOSED 64' ROW.....	2.25 ACRES
ACREAGE OF VACATED ROW.....	0.81 ACRES
NUMBER OF LIGHT COMMERCIAL LOTS.....	3
ACREAGE OF LIGHT COMMERCIAL LOTS.....	13.64 ACRES
TOTAL NUMBER OF LOTS.....	3

LEGAL DESCRIPTION

20.5213 TOTAL ACRES OUT OF THE REMAINDER OF 181.445 ACRES OF THE WILLIAM STANDERFORD SURVEY NO. 69, ABSTRACT NO. 472, CONVEYED TO SHADOWVIEW COMMERCIAL SECTION 3 GENERAL INFORMATION, DOC. #2013110720

3.566 ACRES OF LAND OUT OF THE WILLIAM JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, IN TRAVIS COUNTY, TEXAS, BEING ONE AND THE SAME AS SAID TRACT DESCRIBED AS CONTAINING 5.559 ACRES IN DEED DATED SEPTEMBER 12, 2007 RECORDED IN DOC. #2007173868

LINE TABLE

LINE	LENGTH	BEARING
L1	110.47	S63°12'24.29"E
L2	388.52	N57°30'39.00"E
L3	286.92	N60°14'49.42"E
L4	120.32	N1°22'02.95"E
L5	134.80	N38°02'24.55"W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	725.00'	750.14'	N87°09'07"E	717.12'	59°16'57"	412.55'
C2	470.00'	22.45'	N58°52'44"E	22.44'	2°44'10"	11.22'
C3	470.00'	323.26'	N18°20'11"W	316.93'	39°24'27"	168.32'

BENCHMARKS

BM #1: [X] SET ON TOP OF EDGE CURB, 124.75' SOUTHWESTERLY FROM THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT. ELEVATION = 563.07' (X=3171075.66', Y=101,10103113.87')

BM #2: [X] SET ON THE TOP AND CENTER OF CURB INLET ON THE EASTERLY SIDE OF LEXINGTON ST., 78.76' SOUTHWESTERLY FROM THE SOUTHEASTERLY CORNER OF ST. MARY MAGDALENE, EPISCOPAL CHURCH SUBDIVISION DOC.# 201400143, ELEVATION = 540.99' (X=3172469.1467', Y=101,03368.1320')

		Item 7. DATE
© 2016 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM		REVISIONS No.
		TEXAS REGISTERED ENGINEERING FIRM F-928
KHA PROJECT 069241709	DATE SEPTEMBER 2020	
SCALE: AS SHOWN	DESIGNED BY: HMH	
DRAWN BY: JDR	CHECKED BY: RJS	
<h2 style="margin: 0;">PRELIMINARY PLAN</h2>		
<h3 style="margin: 0;">SHADOWVIEW COMMERCIAL SECTION 3</h3>		
CITY OF MANOR TRAVIS COUNTY, TEXAS		
SHEET NUMBER <h2 style="margin: 0;">2</h2>		

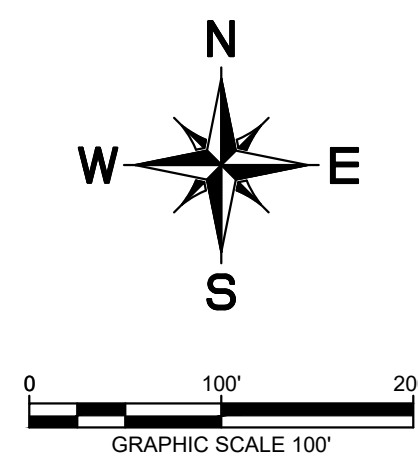
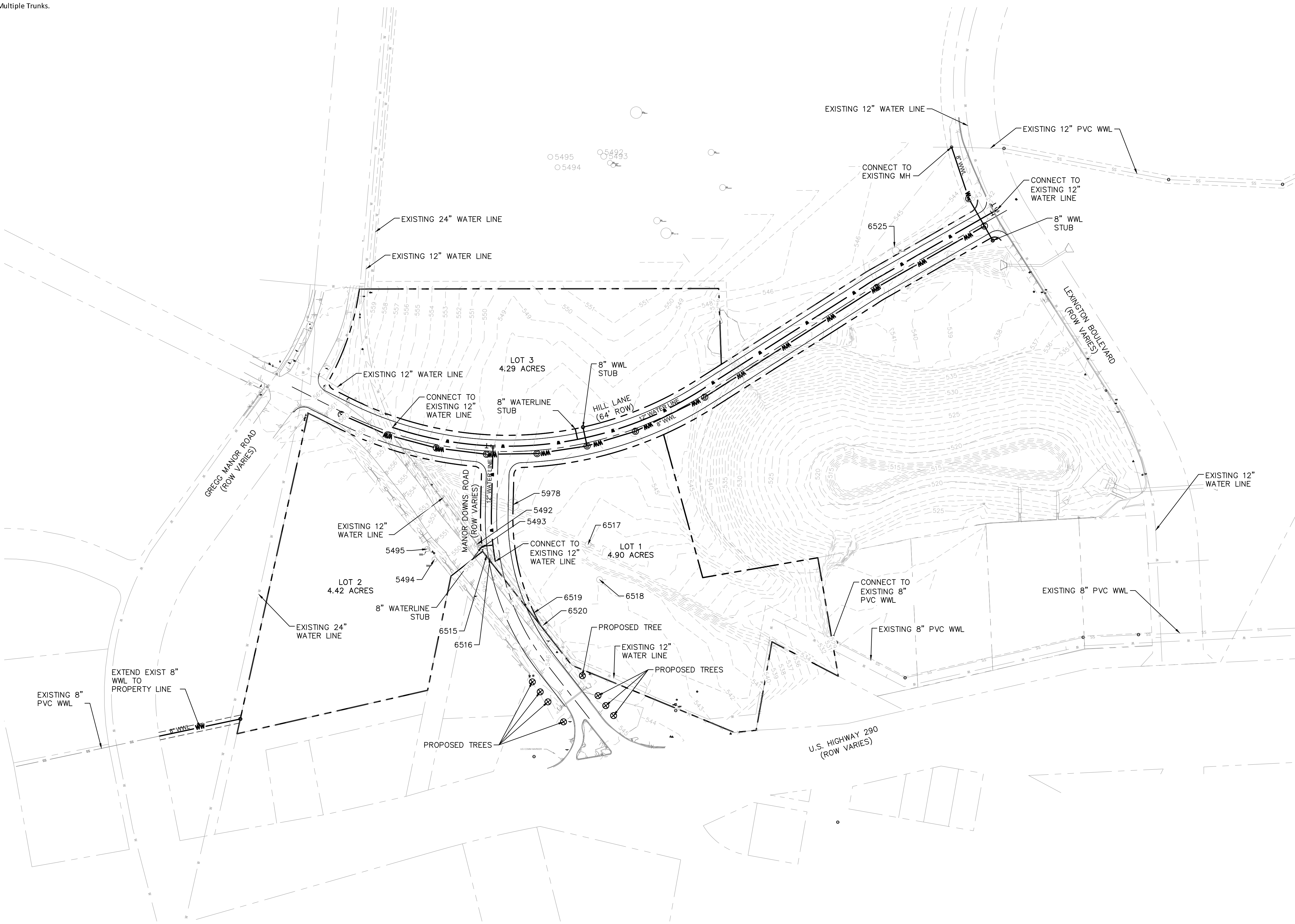
Plotted By: Bermudez, Gabriel Date: December 08, 2020 07:18:52am File Path: K:\AUS-Civil\069241705-Shadowview-Section 3\Draw\Preliminary\Plot\Draw\Plan_Sheets\3 UTILITY PLAN.dwg
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TREE TABLE	
TREE NUMBER	TREE SIZE/TYPE
5492	10" HACKBERRY
5493	12" MESQUITE
5494	10" PECAN
5495	10" PECAN
5978	23" MESQUITE
R 6515	10" HACKBERRY
R 6516	9" HACKBERRY
6517	12" MESQUITE
6518	12" HACKBERRY
6519	13" HACKBERRY
6520	21" HACKBERRY MT
6525	14" HACKBERRY

Note: 'R' Denotes tree to be removed. MT Denotes Multiple Trunks.

Tree Mitigation Calculations				
Trees to Remove/Mitigate				
Tree Number	Tree Size/Type	Total Inches to Remove	Required Inches to Replace	Proposed Trees*
6515	10" HACKBERRY	10	10	
6516	9" HACKBERRY	9	9	8
6519	13" HACKBERRY	13	13	
Total		32	32	

*4" per proposed tree. 8 trees X 4" = 32" of proposed replacement trees



UTILITY LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- IRRIGATION SLEEVE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE

BENCHMARKS

BM #1: SET ON TOP OF EDGE CURB, 124.75' SOUTHWESTERLY FROM THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT, ELEVATION = 563.07' (X=3171075.66; Y=101,10103113.87)

BM #2: SET ON THE TOP AND CENTER OF CURB INLET ON THE EASTERLY SIDE OF LEXINGTON ST., 78.76' SOUTHEASTERLY FROM THE SOUTHEASTERLY CORNER OF ST. MARY MAGDALENE, EPISCOPAL CHURCH SUBDIVISION DOC.# 201400143, ELEVATION = 540.99' (X=3172469.1467; Y=101,03368.1320)

Item	No.	REVISIONS	DATE

Kimley»Horn

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 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78759
 PHONE: 512-418-1771 FAX: 512-418-1791
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

12/8/2020

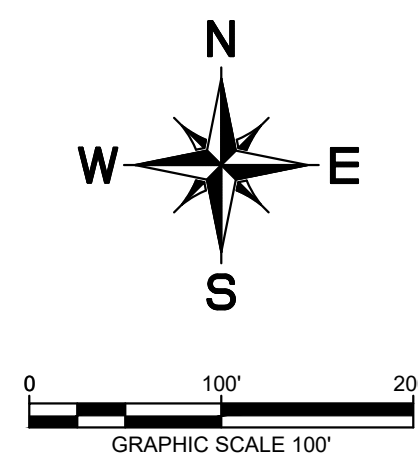
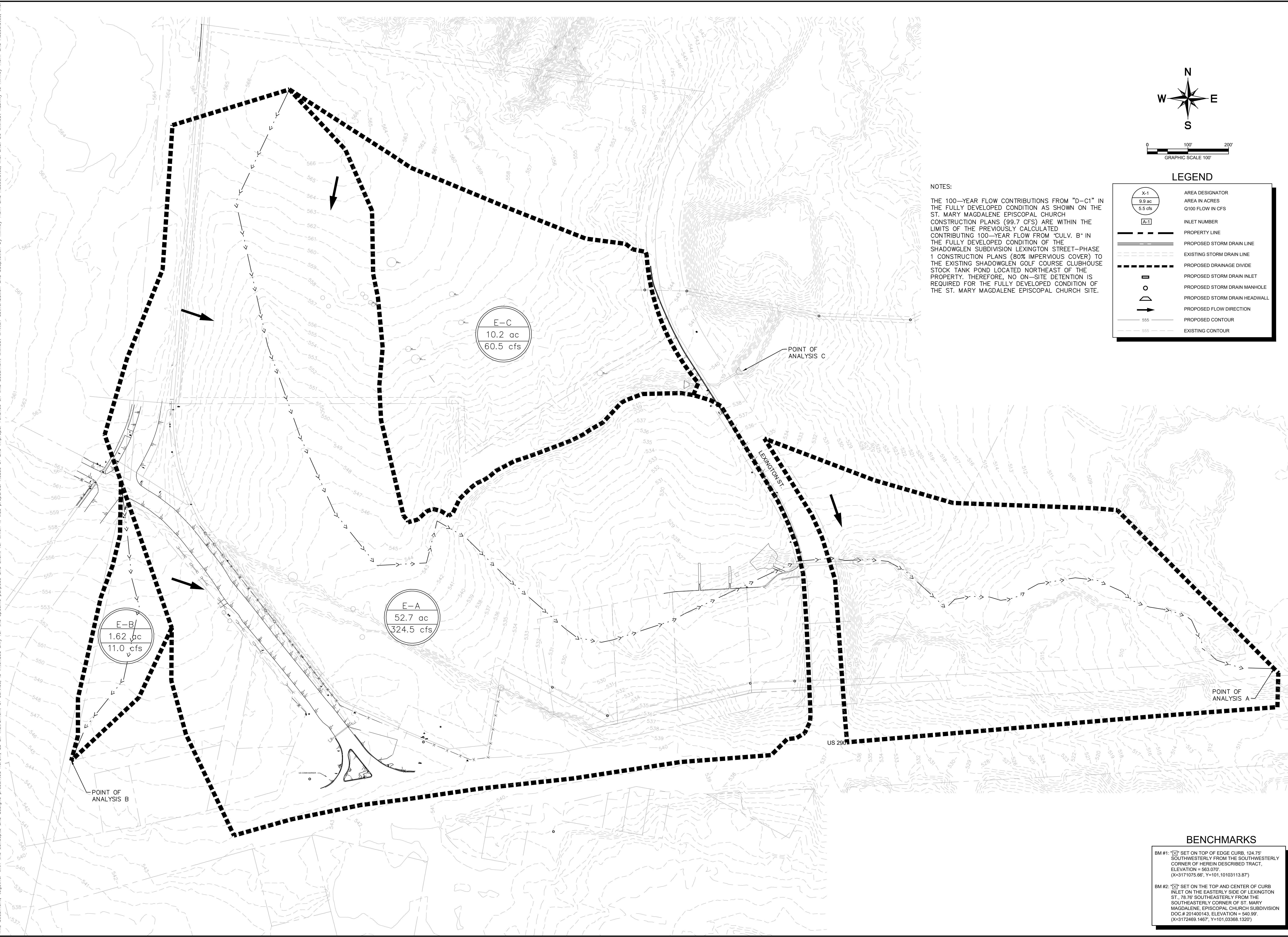
KHA PROJECT: 069241705
 DATE: SEPTEMBER 2020
 SCALE: AS SHOWN
 DESIGNED BY: HMH
 DRAWN BY: JDR
 CHECKED BY: RJS

**SHADOWVIEW
 COMMERCIAL SECTION 3
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS**

UTILITY AND TREE PLAN

SHEET NUMBER
3

Plotted By: Bermudez, Gabriel Date: December 08, 2020 07:20:10am File Path: K:\AUS-Civil\069241705_Shadowview Section 3\Draw\Preliminary\Plot\Draw\Area Map.dwg Section 3\Draw\Preliminary\Plot\Draw\Area Map.dwg
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LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

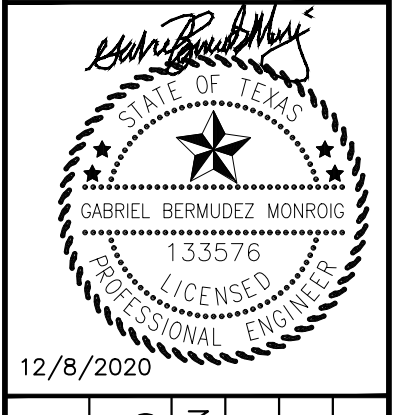
NOTES:
 THE 100-YEAR FLOW CONTRIBUTIONS FROM "D-C1" IN THE FULLY DEVELOPED CONDITION AS SHOWN ON THE ST. MARY MAGDALENE EPISCOPAL CHURCH CONSTRUCTION PLANS (99.7 CFS) ARE WITHIN THE LIMITS OF THE PREVIOUSLY CALCULATED CONTRIBUTING 100-YEAR FLOW FROM "CULV. B" IN THE FULLY DEVELOPED CONDITION OF THE SHADOWGLEN SUBDIVISION LEXINGTON STREET-PHASE 1 CONSTRUCTION PLANS (80% IMPERVIOUS COVER) TO THE EXISTING SHADOWGLEN GOLF COURSE CLUBHOUSE STOCK TANK POND LOCATED NORTHEAST OF THE PROPERTY. THEREFORE, NO ON-SITE DETENTION IS REQUIRED FOR THE FULLY DEVELOPED CONDITION OF THE ST. MARY MAGDALENE EPISCOPAL CHURCH SITE.

BENCHMARKS

BM #1: [Symbol] SET ON TOP OF EDGE CURB, 124.75' SOUTHWESTERLY FROM THE SOUTHWESTERLY CORNER OF HEREN DESCRIBED TRACT, ELEVATION = 563.07' (X=3171075.66, Y=101,10103113.87)
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Item 7.	B
REVISIONS	DATE
No.	

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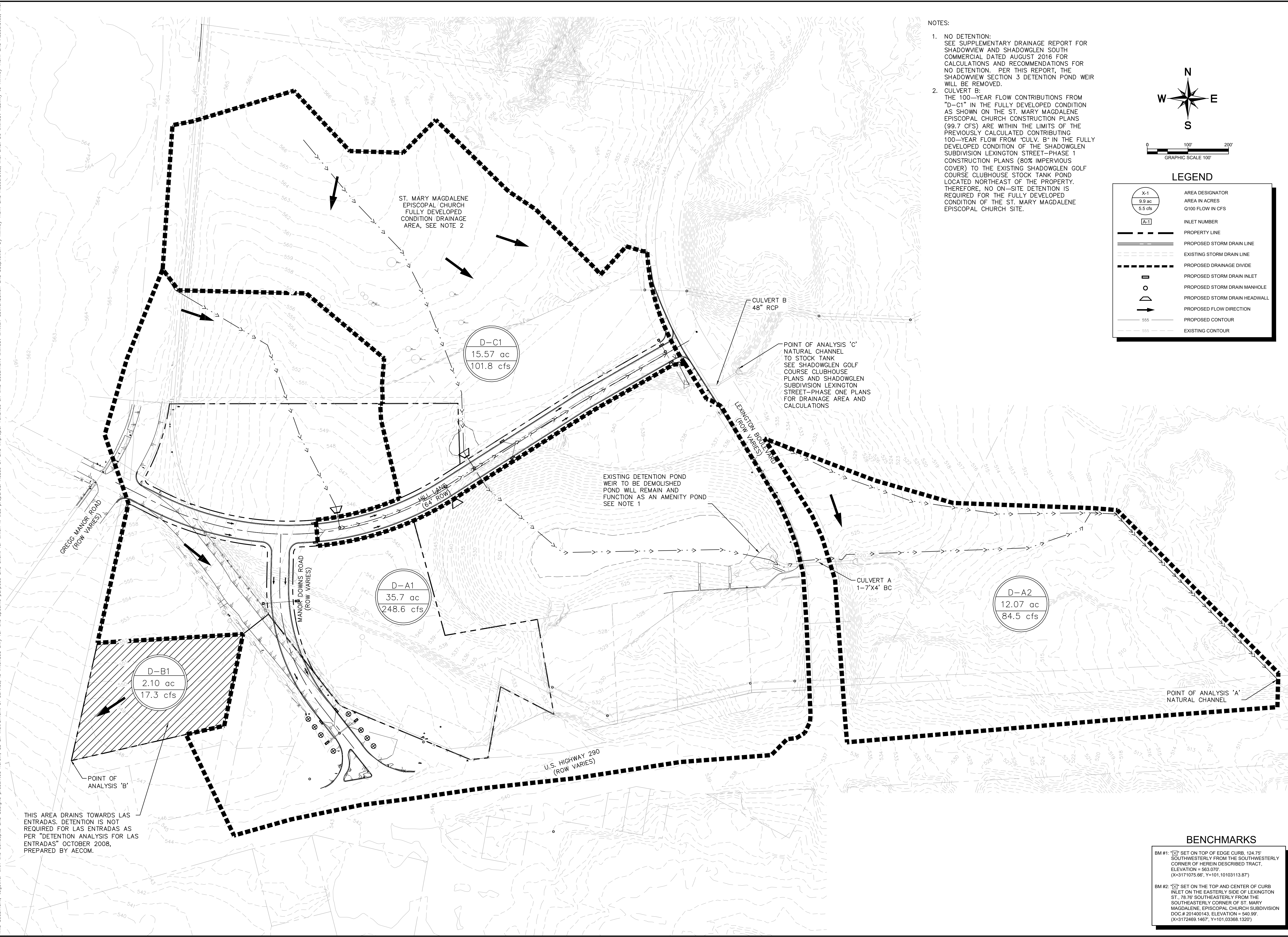
KHA PROJECT	069241705
DATE	SEPTEMBER 2020
SCALE	AS SHOWN
DESIGNED BY:	HMH
DRAWN BY:	JDR
CHECKED BY:	RJS

EXISTING DRAINAGE AREA MAP

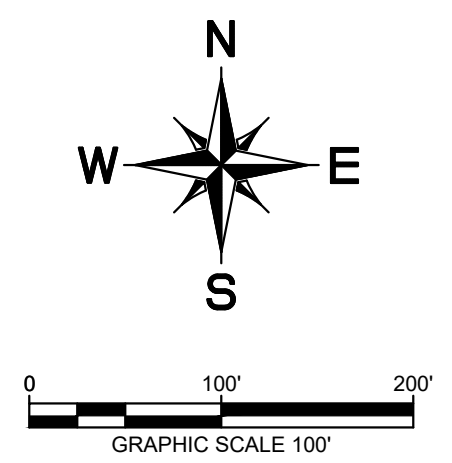
SHADOWVIEW COMMERCIAL SECTION 3 CITY OF MANOR TRAVIS COUNTY, TEXAS

SHEET NUMBER
4

Plotted By: Bermudez, Gabriel Date: December 08, 2020 07:22:11am File Path: K:\AUS_Civil\069241705_Shadowview_Section 3\Draw\Preliminary\Plot\Draw\Proposed Drainage Area Map.dwg
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- NOTES:
- NO DETENTION: SEE SUPPLEMENTARY DRAINAGE REPORT FOR SHADOWVIEW AND SHADOWGLEN SOUTH COMMERCIAL DATED AUGUST 2016 FOR CALCULATIONS AND RECOMMENDATIONS FOR NO DETENTION. PER THIS REPORT, THE SHADOWVIEW SECTION 3 DETENTION POND WEIR WILL BE REMOVED.
 - CULVERT B: THE 100-YEAR FLOW CONTRIBUTIONS FROM "D-C1" IN THE FULLY DEVELOPED CONDITION AS SHOWN ON THE ST. MARY MAGDALENE EPISCOPAL CHURCH CONSTRUCTION PLANS (99.7 cfs) ARE WITHIN THE LIMITS OF THE PREVIOUSLY CALCULATED CONTRIBUTING 100-YEAR FLOW FROM 'CULV. B' IN THE FULLY DEVELOPED CONDITION OF THE SHADOWGLEN GOLF COURSE CLUBHOUSE STOCK TANK POND LOCATED NORTHEAST OF THE PROPERTY. THEREFORE, NO ON-SITE DETENTION IS REQUIRED FOR THE FULLY DEVELOPED CONDITION OF THE ST. MARY MAGDALENE EPISCOPAL CHURCH SITE.



LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

THIS AREA DRAINS TOWARDS LAS ENTRADAS. DETENTION IS NOT REQUIRED FOR LAS ENTRADAS AS PER "DETENTION ANALYSIS FOR LAS ENTRADAS" OCTOBER 2008, PREPARED BY AECOM.

BENCHMARKS

BM #1:	SET ON TOP OF EDGE CURB, 124.75' SOUTHWESTERLY FROM THE SOUTHWESTERLY CORNER OF HEREN DESCRIBED TRACT, ELEVATION = 563.07' (X=3171075.66; Y=101,10103113.87)
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KHA PROJECT	069241705												
DATE	SEPTEMBER 2020												
SCALE	AS SHOWN												
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CHECKED BY	RJS												
<p>PROPOSED DRAINAGE AREA MAP</p>													
<p>SHADOWVIEW COMMERCIAL SECTION 3 CITY OF MANOR TRAVIS COUNTY, TEXAS</p>													
<p>SHEET NUMBER</p> <p>5</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO.</td> <td style="width: 50%;">DATE</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DATE										
NO.	DATE												

Plotted By: Bermudez, Gabriel Date: December 08, 2020 07:24:25am File Path: K:\AUS-Civil\069241705 Shadowview Section 3\Draw\Preliminary\Plot\Draw\Plan_Sheets\6 Inlet Drainage Area Map.dwg
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N
W —+— E
S


0 100' 200'
GRAPHIC SCALE 100'

LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
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<h1 style="margin: 0;">Kimley»Horn</h1> <p style="font-size: 8px; margin: 0;">© 2016 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928</p>	 12/8/2020 KHA PROJECT: 069241705 DATE: SEPTEMBER 2020 SCALE: AS SHOWN DESIGNED BY: HMW DRAWN BY: JDR CHECKED BY: RJS						
<h2 style="margin: 0;">PROPOSED DRAINAGE LAYOUT</h2>	<h2 style="margin: 0;">SHADOWVIEW COMMERCIAL SECTION 3</h2> <p style="font-size: 8px; margin: 0;">CITY OF MANOR TRAVIS COUNTY, TEXAS</p>						
<p style="font-size: 24px; margin: 0;">6</p>	<p style="font-size: 8px; margin: 0;">SHEET NUMBER</p>						
<p style="font-size: 8px; margin: 0;">REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">No.</th> <th style="width: 85%;">Description</th> <th style="width: 10%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Description	DATE				<p style="font-size: 8px; margin: 0;">Item 7</p>
No.	Description	DATE					

Plotted By: Bermudez, Gabriel. Date: December 08, 2020. 07:24:55am. File Path: K:\AUS-Civil\069241705-Shadowview Section 3\Draw\Preliminary\Plot\Draw\Plan_Sheets\7_DRAINAGE_CALCULATIONS.dwg.
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POINT OF ANALYSIS 'A', 'B' AND 'C' PRE AND POST DEVELOPMENT PEAK FLOWS
(WITH DETENTION POND)

Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (No Detention) (cfs)	Runoff Difference at Point of Analysis (cfs)	Is Developed \leq Existing?
A	2	74.69	64.51	10.18	YES
	10	176.90	124.51	52.39	YES
	25	232.77	156.27	76.50	YES
	100	324.54	210.40	114.14	YES
B	2	2.62	6.58	-3.96	NO*
	10	6.03	11.10	-5.07	NO*
	25	8.03	14.29	-6.26	NO*
	100	10.97	17.35	-6.38	NO*
C	2	13.41	27.09	-13.68	NO**
	10	32.48	58.16	-25.68	NO**
	25	42.93	74.64	-31.71	NO**
	100	60.50	101.70	-41.20	NO**

Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method as documented in the Technical Release 55. Pond Pack V8i was used to calculate the runoff and design the pond volume and outlet structure.

*This area drains towards Las Entradas. detention is not required for Las Entradas as per "Detention Analysis for Las Entradas" October 2008, prepared by AECOM.

**The 100-year flow contributions from "D-C1" in the fully developed condition are less than the limits of the previously calculated contributing 100-year flow from "Cluv B" in the fully developed condition of the Shadowglen Subdivision Lexington Street Phase 1 Construction Plans (103.5 cfs) to the existing Shadowglen Golf Course Clubhouse stock tank pond located northeast of the property. therefore, no on-site detention is required for the fully developed condition of the St. Mary Magdalene Episcopal Church site.

SHADOWVIEW COMMERCIAL SECTION 3 DRAINAGE CALCULATIONS - SCS METHOD

SHADOWVIEW COMMERCIAL SEC. 3

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER		PERVIOUS CURVE NO.	WEIGHTED CURVE NO.	SHEET FLOW				SHALLOW CONCENTRATED FLOW								TOTAL Tc** (min)	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)																
			% COVER				P-2yr24hr 3.44 IN				Grass Surface				Paved Surface																								
							N	L (ft)	S (ft/ft)	Tt(min)	N	L (ft)	S (ft/ft)	Tt(min)	L	V (fps)	S (ft/ft)	Tt(min)						L	V (fps)	S (ft/ft)	Tt(min)												
							N	L (ft)	S (ft/ft)	Tt(min)	N	L (ft)	S (ft/ft)	Tt(min)	L	V (fps)	a (ft ²)	Pw (ft)						r	n	S (ft/ft)	Tt(min)												
E-A	2,295,612	52.70	6.810	12.92	80.00	82.33	0.20	100	0.013	14.00	0.015	-	-	0.00	-	-	0.00	2400	14.6	88	35.3	2.49	0.03	0.026	2.74	1223	14.1	64	29.3	2.1843	0.03	0.029	1.44	18.19	74.69	176.90	232.77	324.54	
E-B	70,567	1.62	0.200	12.35	80.00	82.22	0.20	100	0.040	9.02	0.015	-	-	0.00	633	2.8748	0.02	3.67	0	14.6	88	35.3	2.49	0.03	0.026	0.00	0	14.1	64	29.3	2.1843	0.03	0.029	0.00	12.68	2.62	6.03	8.03	10.97
E-C	444,312	10.20	0.880	8.63	80.00	81.55	0.24	100	0.015	15.44	0.015	-	-	0.00	740	3.0829	0.023	4.00	0	14.6	88	35.3	2.49	0.03	0.026	0.00	0	14.1	64	29.3	2.1843	0.03	0.029	0.00	19.44	13.41	32.48	42.93	60.50
D-A1	1,555,092	35.70	28.560	80.00	80.00	94.40	0.24	75	0.020	10.93	0.016	25	0.010	0.69	654	2.5511	0.025	4.27	-	-	-	-	-	-	-	-	-	-	-	-	0.03	0.010	0.00	16.60	79.74	150.60	187.66	248.60	
D-A2	525,769	12.07	9.656	80.00	80.00	94.40	0.20	100	0.015	13.35	0.015	-	-	0.00	0	-	-	0.00	1365	8.4	64	29.3	2.18	0.03	0.010	2.72	-	-	-	-	0.03	0.029	0.00	16.07	27.15	51.13	63.82	84.54	
D-B1	91,476	2.10	1.680	80.00	80.00	94.40	0.15	0	0.020	0.00	0.015	0	0.017	0.00	0	3.2269	0.04	0.00	0	-	-	-	-	-	-	-	-	-	-	-	-	5.00	6.58	11.10	14.29	17.35			
D-C1	678,229	15.57	6.070	38.99	80.00	87.02	0.24	70	0.020	10.35	0.015	30	0.017	0.61	640	2.3986	0.0221	4.45	200	2.87484	0.02	1.16	-	-	-	-	-	-	-	-	-	17.58	27.09	58.16	74.64	101.70			

Existing Condition: Meadow; Type D soil group with a Cn of 80.
Proposed Condition: Open Space; Type D soil group with a Cn of 80.

Cn Values based on US SCS TR-55 Manual
**The minimum Tc is 6 minutes per the TR-55.

SHADOWVIEW COMMERCIAL SECTION 3 INLET DRAINAGE CALCULATIONS - RATIONAL METHOD

DRAINAGE AREA	Area (Acres)	Impervious Cover (Acres)	% I.C.	RUNOFF COEFFICIENT (C)				Tc (min)	RAINFALL INTENSITY (I)							
				2-Year	10-Year	25-Year	100-Year		2-Year	10-Year	25-Year	100-Year	2-Year	10-Year	25-Year	100-Year
A-1	0.38	0.25	66%	0.58	0.65	0.70	0.78	5	5.76	8.57	10.11	12.54	1.27	2.11	2.67	3.71
A-2	0.38	0.25	66%	0.58	0.65	0.70	0.78	5	5.76	8.57	10.11	12.54	1.27	2.11	2.67	3.71
A-3	11.21	8.97	80%	0.65	0.72	0.77	0.86	16.39	3.73	5.99	6.67	8.61	27.14	45.34	57.76	82.84
A-4	6.81	5.45	80%	0.65	0.72	0.77	0.86	15.21	3.86	5.78	6.90	8.89	17.09	28.52	36.30	51.93
A-5	0.35	0.24	69%	0.59	0.66	0.71	0.79	5	5.76	8.57	10.11	12.54	1.19	1.99	2.51	3.49
A-6	0.47	0.30	64%	0.57	0.64	0.68	0.77	5	5.76	8.57	10.11	12.54	1.54	2.57	3.25	4.52
B-1	0.35	0.22	64%	0.57	0.64	0.68	0.77	5	5.76	8.57	10.11	12.54	1.15	1.91	2.42	3.37
B-2	0.35	0.22	64%	0.57	0.64	0.68	0.77	5	5.76	8.57	10.11	12.54	1.15	1.91	2.42	3.37
C-1	0.98	0.78	80%	0.65	0.72	0.77	0.86	5	5.76	8.57	10.11	12.54	3.67	6.08	7.65	10.55
C-2	0.32	0.21	66%	0.58	0.65	0.69	0.78	5	5.76	8.57	10.11	12.54	1.06	1.78	2.25	3.12
C-3	2.32	1.86	80%	0.65	0.72	0.77	0.86	5	5.76	8.57	10.11	12.54	8.68	14.39	18.11	24.97
C-4	1.07	0.86	80%	0.65	0.72	0.77	0.86	5	5.76	8.57	10.11	12.54	4.00	6.64	8.35	11.52
D-1	2.89	2.31	80%	0.65	0.72	0.77	0.86	5.00	5.76	8.57	10.11	12.54	10.81	17.93	22.56	31.11

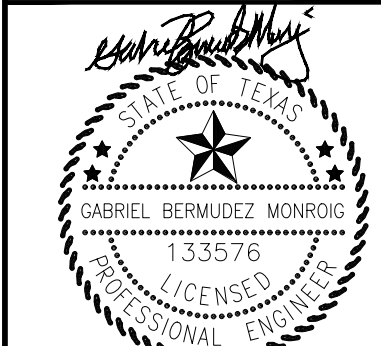
Notes: Runoff Coefficient (C) and Rainfall Intensity (I) per City of Austin Drainage Criteria Manual; Runoff Coefficient C = $C_{perv} \cdot (A_{perv}/A_{total}) + C_{imperv} \cdot (A_{imperv}/A_{total})$; Rainfall Intensity I = $a/(Tc+b)^c$; Peak Flow Q = CIA

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CHECKED BY:	RJS

DRAINAGE CALCULATIONS

SHADOWVIEW COMMERCIAL SECTION 3 CITY OF MANOR TRAVIS COUNTY, TEXAS
 SHEET NUMBER 7



Texas Engineering Firm #4242

Date: Monday, November 30, 2020

Gabriel Bermudez
Kimley-Horn
10814
Austin TX 78759
gabriel.bermudez@kimley-horn.com

Permit Number 2020-P-1271-PP
Job Address: 12601 Gregg Manor Road, Manor, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear Gabriel Bermudez,

The first submittal of the Shadowview Commercial Section 3 Preliminary - Hill Lane Ext. (*Preliminary Plan*) submitted by Kimley-Horn and received on December 09, 2020, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

1. Per Chapter 10, Article 10.02, Section 22.C (3)(i) and Section 22.c (4)(i) of the City of Manor Municipal Code. The proposed drainage flows appear to be correct. The proposed areas in question have higher impervious areas and shorter times of concentration with equal or larger areas compared to existing areas. But the runoff is shown as less and the weir on the lake is being removed as the report states detention is not needed. Please review these calculations and provide justification for the smaller flows.
2. Per Chapter 10, Article 10.02, Section 22.C (3)(vii) of the City of Manor Municipal Code. Please provide dashed circles for the existing trees to be removed.
3. Per Chapter 10, Article 10.02, Section 22.C (3)(viii) of the City of Manor Municipal Code. Please label the proposed trees on the plan or place a symbol in the legend.
4. Per Chapter 10, Article 10.02, Section 22.C (4)(iv) of the City of Manor Municipal Code. A copy of the approved Traffic Impact Analysis was not provided with this submittal.
5. The Drainage Exhibits in the Engineer's Report do not match the provided Drainage Sheets in the preliminary plat set.

11/30/2020 1:50:48 PM
Shadowview Commercial Section 3 Preliminary - Hill
Lane Ext.
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Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

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

Thank you,



Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA



December 08, 2020

Pauline Gray, P.E.
Jay Engineering Company, Inc.
P.O. Box 2029
Leander, Texas 78646-2029

**RE: *Shadowview Commercial Section 3
Preliminary Plan
Permit Number: 2020-P-1271-PP***

Dear Pauline Gray,

The purpose of this letter is to provide satisfactory answers to the comments, in a comment letter dated November 30, 2020. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

Comment 1: Per Chapter 10, Article 10.02, Section 22.C (3)(i) and Section 22.c (4)(i) of the City of Manor Municipal Code. The proposed drainage flows appear to be correct. The proposed areas in question have higher impervious areas and shorter times of concentration with equal or larger areas compared to existing areas. But the runoff is shown as less and the weir on the lake is being removed as the report states detention is not needed. Please review these calculations and provide justification for the smaller flows.

Response 1: The peak flow calculations shown in the plans and the engineering report for the proposed drainage areas were verified to make sure the information provided for all point of interests are correct. Although the peak flows were validated, a small error was found in table 4.2 of the engineer's report. The total drainage area flowing to POI A is 47.7 acres instead of the 65.44 acres shown previously. Table 4.2 was updated, and it is also shown below for reference.

The main contributing factor for developed flows to be smaller than the existing ones at point A is due to a reduction in drainage area. The portion west of Lexington St. of drainage area E-A is 40.48 acres, while the remaining area East of the existing street is 12.07 acres. In the proposed condition, the pond creates a drainage boundary that divides drainage area E-A into two. These two drainage areas are DA-1 and DA-2. DA-2 will have the same area as in the existing condition with 12.07 acres, while DA-1 decreases in size from 40.48 to 35.70. DA-1 and DA-2 will generate a combined flow of 333.14 cfs, which is greater than the 324.54 cfs created in the existing condition.

However, the peak flows at POI A are smaller than the existing flows because DA-1 and DA-2 peak at different times. Additionally, even though detention is not provided because the weir was removed, Culvert A (7'x4' BC) will limit the flowrate at which the pond will outflow developed runoff going into the pond.

Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Time of Concentration (min)	Storm Event	Developed Runoff (cfs)
A	47.77	38.22	80.00%	16.60	2	64.51
					10	124.51
					25	156.27
					100	210.40
B	2.10	1.68	80.00%	5.00	2	6.58
					10	11.10
					25	14.29
					100	17.35
C	15.57	6.07	38.99%	17.58	2	27.09
					10	58.16
					25	74.64
					100	101.70

Comment 2: Per Chapter 10, Article 10.02, Section 22.C (3)(vii) of the City of Manor Municipal Code. Please provide dashed circles for the existing trees to be removed.

Response 2: The line type for trees to be removed was revised to a dashed line. This symbol was also added to legend in sheet. Please see Sheet 3.

Comment 3: Per Chapter 10, Article 10.02, Section 22.C (3)(viii) of the City of Manor Municipal Code. Please label the proposed trees on the plan or place a symbol in the legend.

Response 3: All proposed trees were labeled. Additionally, the proposed tree symbol was added to the legend. Please see sheet 3.

Comment 4: Per Chapter 10, Article 10.02, Section 22.C (4)(iv) of the City of Manor Municipal Code. A copy of the approved Traffic Impact Analysis was not provided with this submittal.

Response 4: A copy of the Traffic Impact Analysis (TIA) is included with this submittal.

Comment 5: The Drainage exhibits in the Engineer's report do not match the provided Drainage Sheets in the Preliminary plat set.

The Engineer's was revised with updated drainage sheets.

Please contact me at 512-782-0594 or gabriel.bermudez@kimley-horn.com should you have any questions.

Sincerely,



Gabriel Bermudez Mon, PE



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Tuesday, December 29, 2020

Gabriel Bermudez
Kimley-Horn
10814
Austin TX 78759
gabriel.bermudez@kimley-horn.com

Permit Number 2020-P-1271-PP
Job Address: 12601 Gregg Manor Road, Manor 78653

Dear Gabriel Bermudez,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Gabriel Bermudez and received by our office on December 09, 2020, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

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

Sincerely,

A handwritten signature in blue ink that reads "Pauline M. Gray".

Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA