



Philip Tryon, Chair, Place 3
Julie Leonard, Vice-Chair, Place 1
Tasha Green, Place 2
Prince John Chavis, Place 4
Grant E. Loveless, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7

Planning & Zoning Commission Regular Meeting

Wednesday, July 14, 2021 at 6:30 PM

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

AGENDA

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 on a Concept Plan for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.
Applicant: BGE, Inc.
Owner: Geraldine and Edward Wolf

- 2.** **Public Hearing:** Conduct a public hearing on a Concept Plan for the Compass Rose Academy Subdivision, one (1) lot on 13.19 acres more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX.
Applicant: Kimley-Horn & Associates
Owner: FM 973 Building Hope, LLC

- 3.** **Public Hearing:** Conduct a public hearing upon a rezoning request for 19.81 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located in the 11000 block of Hill Lane, Manor, TX from Light Commercial (C-1) to Light Industrial (IN-1).
Applicant: Doucet & Associates, Inc.
Owner: Las Entradas 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 Commission Member; 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 June 9, 2021, Regular Session.**

REGULAR AGENDA

- 5. Consideration, discussion, and possible action on a Concept Plan for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.
Applicant: BGE, Inc.
*Owner: Geraldine and Edward Wolf***
- 6. Consideration, discussion, and possible action on a Concept Plan for the Compass Rose Academy Subdivision, one (1) lot on 13.19 acres more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX.
Applicant: Kimley-Horn & Associates
*Owner: FM 973 Building Hope, LLC***
- 7. Consideration, discussion, and possible action on a rezoning request for 19.81 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located in the 11000 block of Hill Lane, Manor, TX from Light Commercial (C-1) to Light Industrial (IN-1).
Applicant: Doucet & Associates, Inc.
*Owner: Las Entradas Development Corp.***
- 8. Consideration, discussion, and possible action on a Preliminary Plat for Manor Heights Subdivision Phase 4 & 5, four hundred sixty-three (468) lots on 140.66 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.
Applicant: Kimley-Horn and Associates
*Owner: Forestar (USA) Real Estate Group, Inc.***
- 9. Consideration, discussion, and possible action on a Final Plat for the St. Joseph Subdivision, one (1) lot on 24.77 acres, more or less, and being located at 10104 Hill Lane, Manor, TX.
Applicant: Migl Engineer and Consulting
*Owner: Catholic Diocese of Austin***
- 10. Consideration, discussion, and possible action on a Coordinate Sign Plan for the Shadowglen Medical Tower and being located at 14008 Shadowglen Blvd., Manor, TX.
Applicant: Executive Signs
*Owner: Perardi Development***
- 11. Consideration, discussion, and possible action on a Setback Waiver for Lot 8, Block 46, Town of Manor, locally known as 306 West Wheeler to reduce the front setback to 20' and side setbacks to 5'.
Applicant: Epifanio Delgado
*Owner: Epifanio Delgado***

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, July 9, 2021, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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: July 14, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Concept Plan for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.
Applicant: BGE, Inc.
Owner: Geraldine and Edward Wolf

BACKGROUND/SUMMARY:

This concept plan has been approved by our engineers.

This property was rezoned to Two-Family and Medium Commercial on 10/7/20. This concept plan is their first step in the subdivision process in order to develop the property. It is 117 two-family lots (234 units), 2 commercial lots and 2 parkland lots.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Plat
- Notice Letter
- Mailing Labels

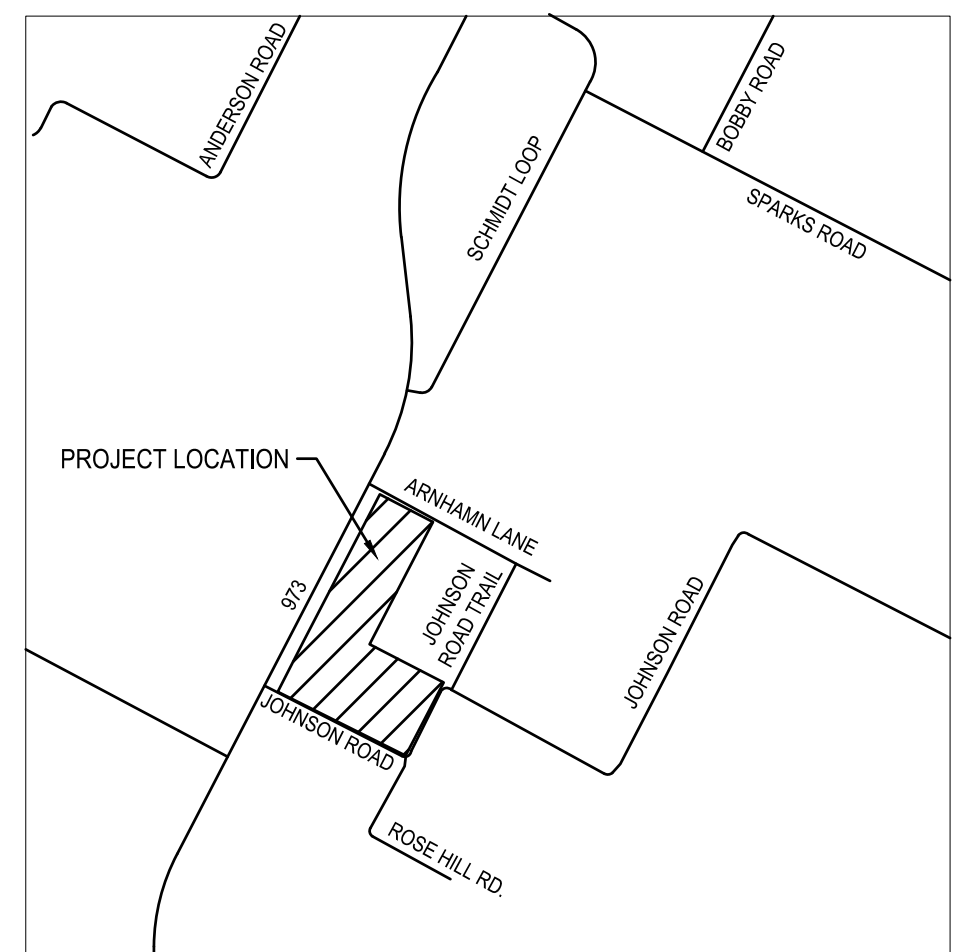
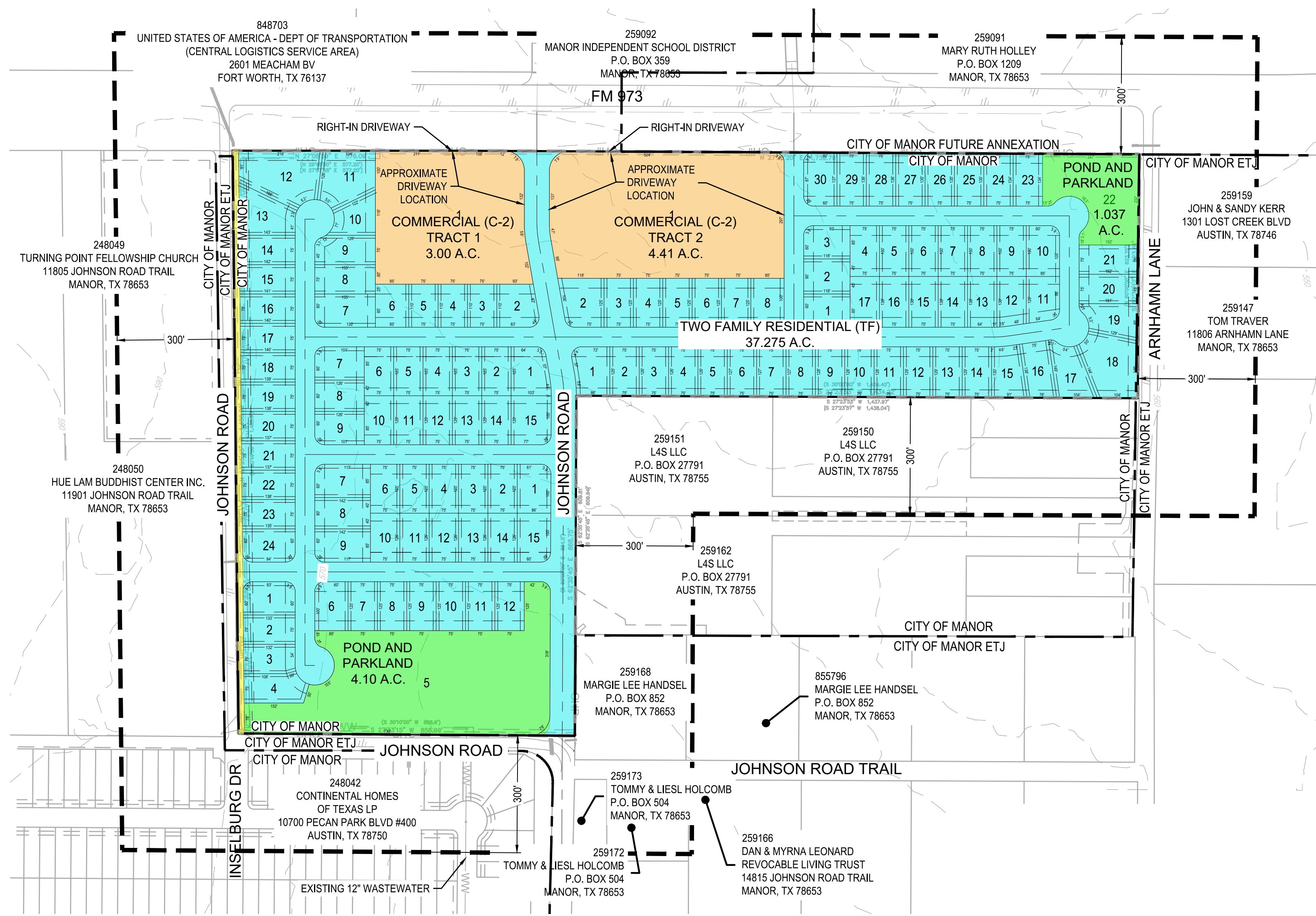
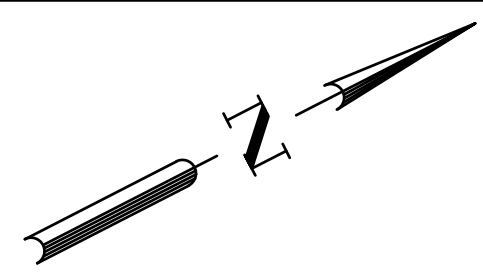
STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission conduct a public hearing on a Concept Plan for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

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

PALOMINO CONCEPT PLAN

DATE PREPARED: NOVEMBER 11, 2020



LOCATION MAP
SCALE: 1" = 2000"

TOTAL AREA: 50.340 AC.

	TWO-FAMILY RESIDENTIAL (TF) 234 UNITS (117 LOTS)	37.275 AC
	COMMERCIAL (C-2) 2 LOTS	7.41 AC
	PARKLAND	5.137 AC
	RIGHT OF WAY DEDICATION	0.513 AC
	300' PROPERTY SETBACK	
	JURISDICTIONAL BOUNDARY	

OWNER: GERALDINE & EDWARD WOLF
2868 COUNTY ROAD 267
CAMERON, TEXAS 76520

DEVELOPER: D.R. HORTON
10700 PECAN PARK BOULEVARD, 4TH FLOOR
AUSTIN, TEXAS 78750
(512) 533-1468

ENGINEER: BGE, INC., TBPE F-1046
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728
(512) 879-0400

PROJECT INFORMATION:

WASTEWATER LUE'S:	-RESIDENTIAL (DUPLX) - 117 -COMMERCIAL (TRACT 1) - 7 -COMMERCIAL (TRACT 2) - 62
WATER LUE'S:	-RESIDENTIAL (DUPLX) - 234 -COMMERCIAL (RETAIL) - 7 -COMMERCIAL (GAS) - 62
TRAFFIC GENERATION (VPD):	-RESIDENTIAL (DUPLX) - 2,273 -COMMERCIAL (TRACT 1) - 5,462 -COMMERCIAL (TRACT 2) - 3,107

CITY OF MANOR ACKNOWLEDGEMENTS

THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE __ DAY OF ____, 20__ A.D.

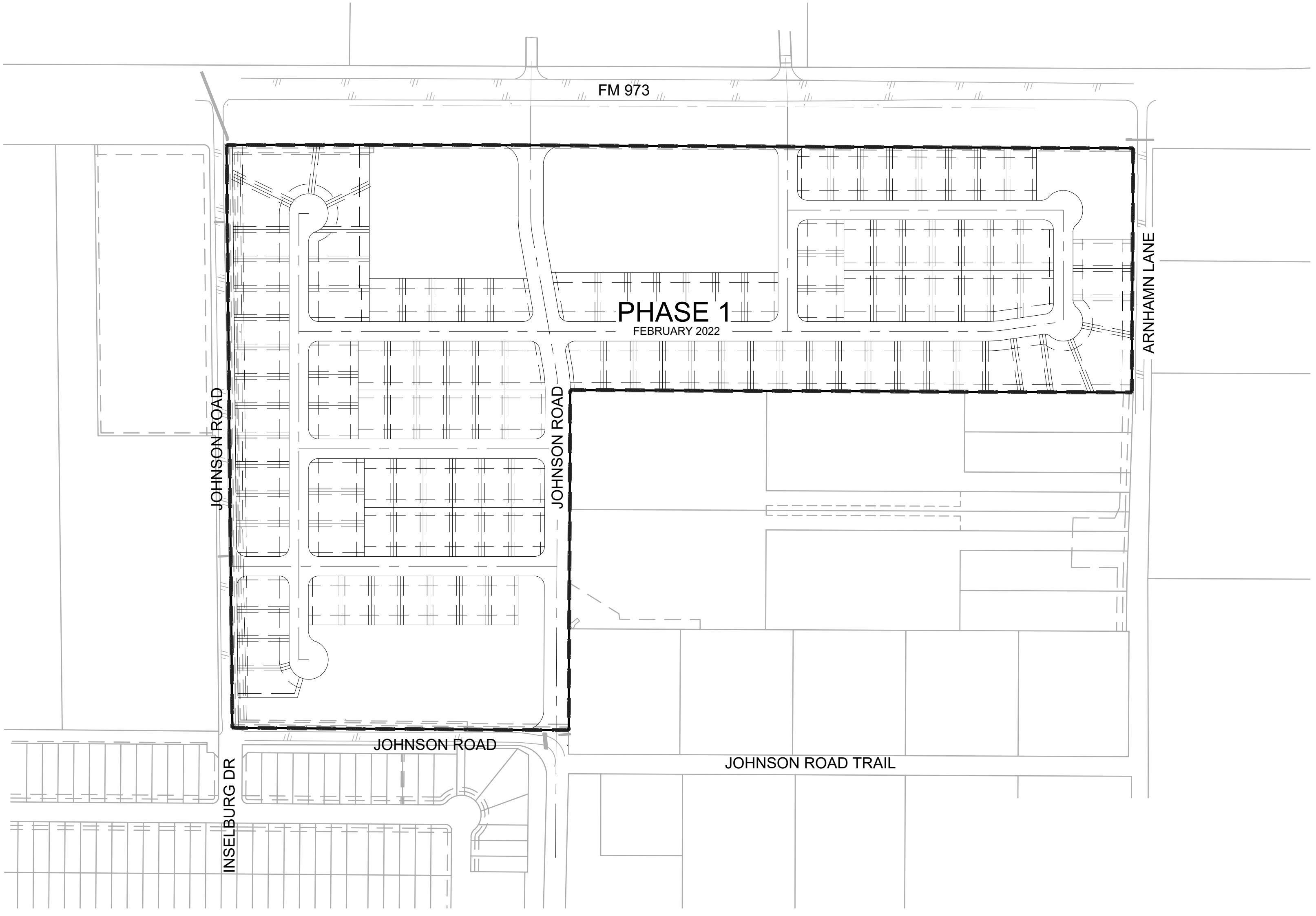
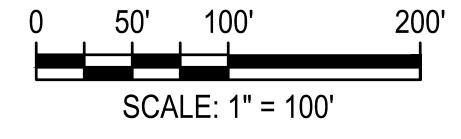
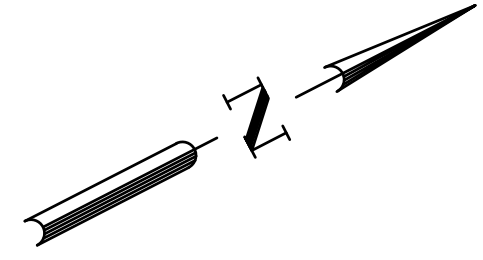
APPROVED: _____ ATTEST: _____
CHAIRPERSON CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS ON THIS THE __ DAY OF ____, 20__ A.D.

BY: _____ ATTEST: _____
MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

G:\TXC\Projects\DR\Horton\8316-00-Manor_Wolf\LD01_CADD\05_Exhibits\Concept Plan.dwg Layout: Concept Plan Plotted: 4/30/2021 9:35:35 AM

MANOR WOLF PHASING PLAN



■ ■ PHASING LIMIT
PH 1 = 234 UNITS (117 LOTS)

NOTE: THE CONSTRUCTION OF THIS SUBDIVISION
WILL BE COMPLETED IN ONE PHASE



June 23, 2021

City of Manor Development Services

Notification for a Subdivision Concept Plan

Case Number: 2020-P-1288-CP

Case Manager: Scott Dunlop

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

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Subdivision Concept Plan for the Palomino Subdivision located near the intersection of N. FM 973 and Johnson Road, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Concept Plan for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

***Applicant:* BGE, Inc.**

***Owner:* Geraldine and Edward Wolf**

The Planning and Zoning Commission will meet at 6:30PM on July 14, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on July 21, 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 Concept Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

USA - DEPT OF TRANSPORTATION
CENTRAL LOGISTICS SERVICE AREA
2601 MEACHAM BV
FORT WORTH, TX 76137

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CENTRAL LOGISTICS SERVICE AREA
2601 MEACHAM BV
FORT WORTH, TX 76137

MARY RUTH HOLLEY
P.O. BOX 1209
MANOR, TX 78653

TURNING POINT FELLOWSHIP CHURCH
11805 JOHNSON ROAD TRAIL
MANOR, TX 78653

TURNING POINT FELLOWSHIP CHURCH
11805 JOHNSON ROAD TRAIL
MANOR, TX 78653

MARY RUTH HOLLEY
P.O. BOX 1209
MANOR, TX 78653

HUE LAM BUDDHIST CENTER INC.
11901 JOHNSON ROAD TRAIL
MANOR, TX 78653

HUE LAM BUDDHIST CENTER INC.
11901 JOHNSON ROAD TRAIL
MANOR, TX 78653

MANOR ISD
P.O. BOX 359
MANOR, TX 78653

CONTINENTAL HOMES OF TEXAS LP
10700 PECAN PARK BLVD #400
AUSTIN, TX 78750

CONTINENTAL HOMES OF TEXAS LP
10700 PECAN PARK BLVD #400
AUSTIN, TX 78750

MANOR ISD
P.O. BOX 359
MANOR, TX 78653

TOMMY & LIESL HOLCOMB
P.O. BOX 504
MANOR, TX 78653

TOMMY & LIESL HOLCOMB
P.O. BOX 504
MANOR, TX 78653

DAN & MYRNA LEONARD
14815 JOHNSON ROAD TRAIL
MANOR, TX 78653

DAN & MYRNA LEONARD
14815 JOHNSON ROAD TRAIL
MANOR, TX 78653

MARGIE LEE HANDSEL
P.O. BOX 852
MANOR, TX 78653

MARGIE LEE HANDSEL
P.O. BOX 852
MANOR, TX 78653

L4S LLC
P.O. BOX 27791
AUSTIN, TX 78755

L4S LLC
P.O. BOX 27791
AUSTIN, TX 78755

TOM TRAVER
11806 ARNHAMN LANE
MANOR, TX 78653

TOM TRAVER
11806 ARNHAMN LANE
MANOR, TX 78653

JOHN & SANDY KERR
1301 LOST CREEK BLVD
AUSTIN, TX 78746

JOHN & SANDY KERR
1301 LOST CREEK BLVD
AUSTIN, TX 78746



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 14, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Concept Plan for the Compass Rose Academy Subdivision, one (1) lot on 13.19 acres more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX.
Applicant: Kimley-Horn & Associates
Owner: FM 973 Building Hope, LLC

BACKGROUND/SUMMARY:

This concept plan has been approved by our engineers.
This is a one lot subdivision for the proposed Compass Rose Charter School near N. FM 973 and Shadowglen Trace.

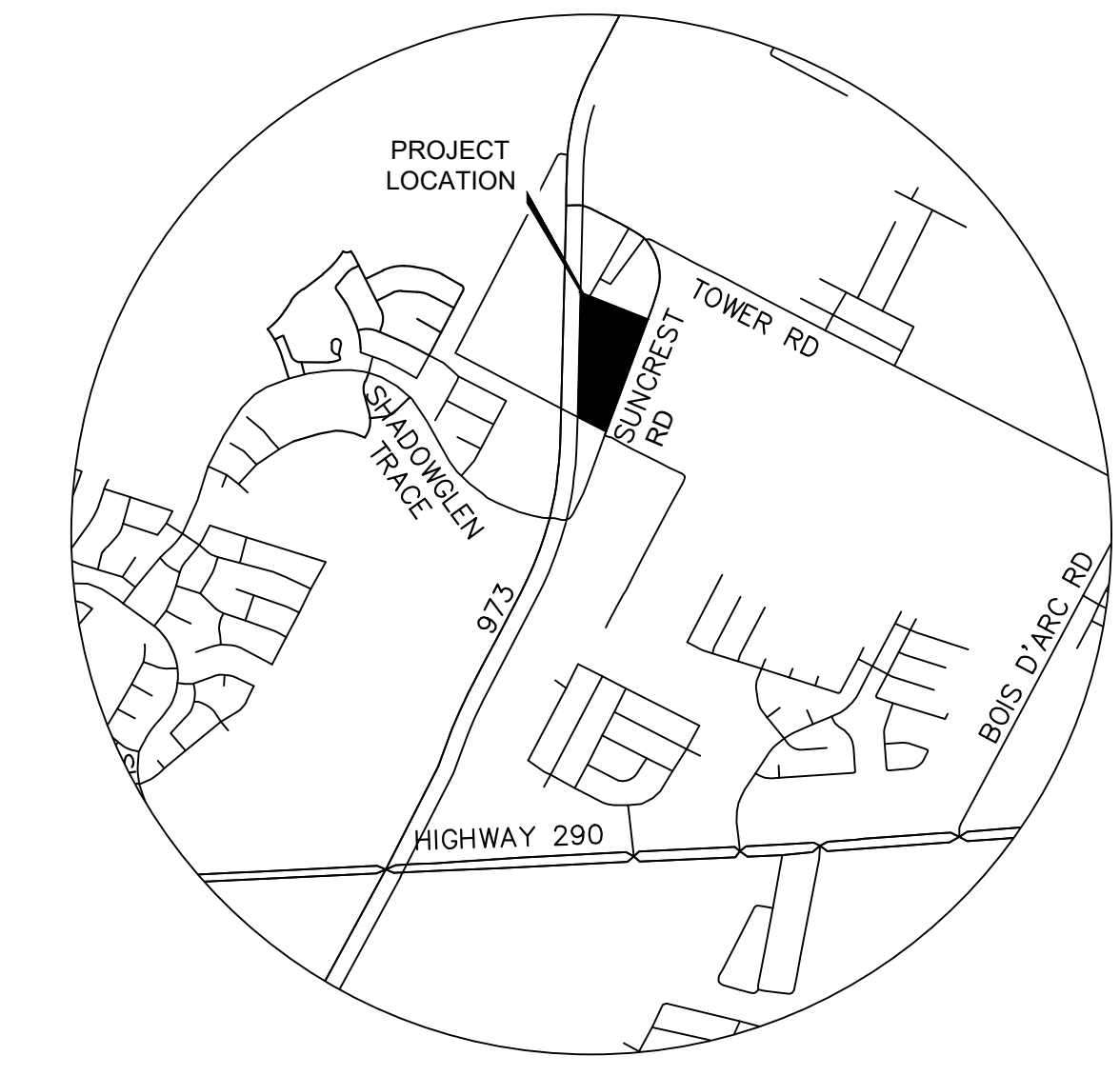
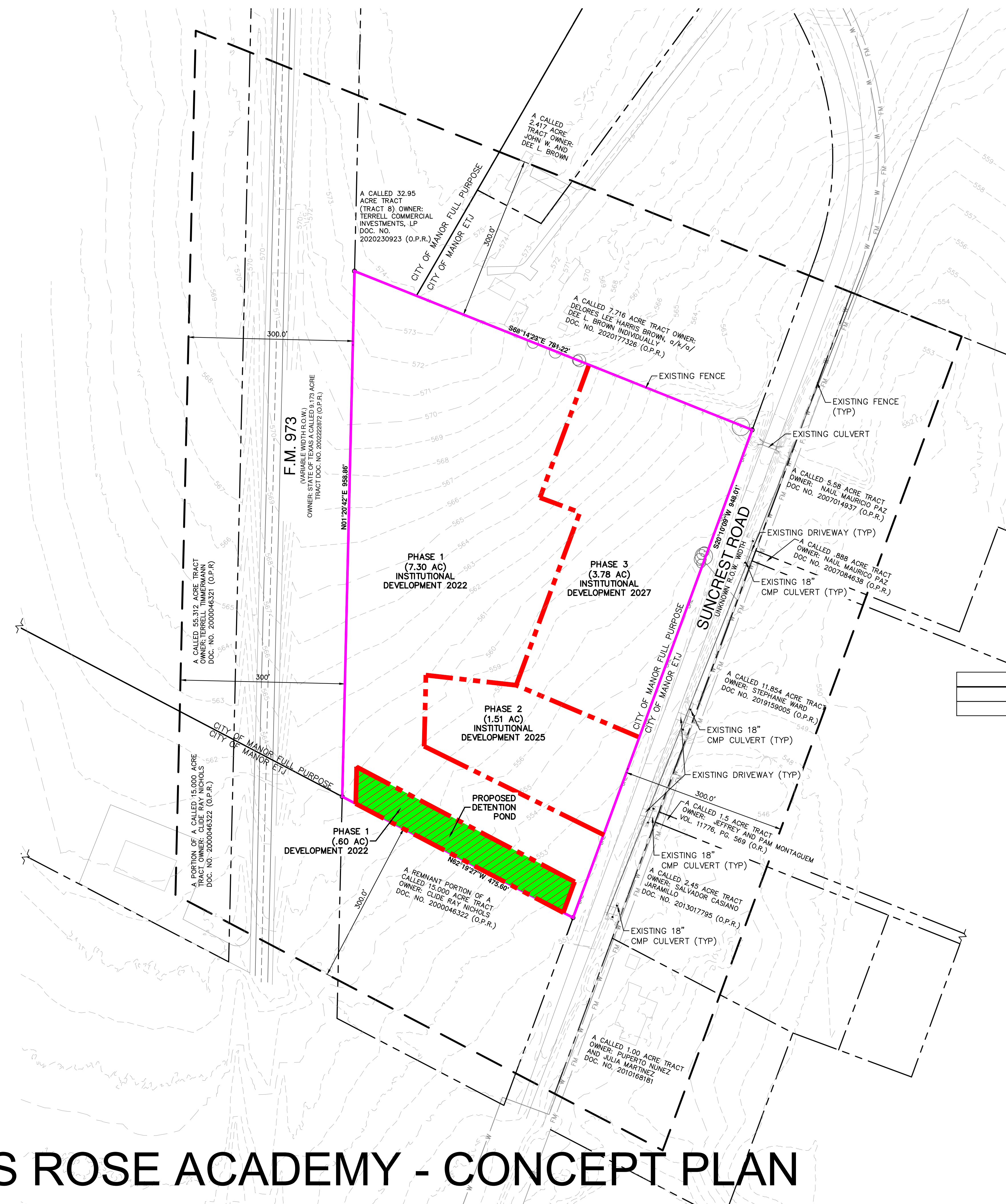
LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Plat
- Notice Letter
- Mailing Label

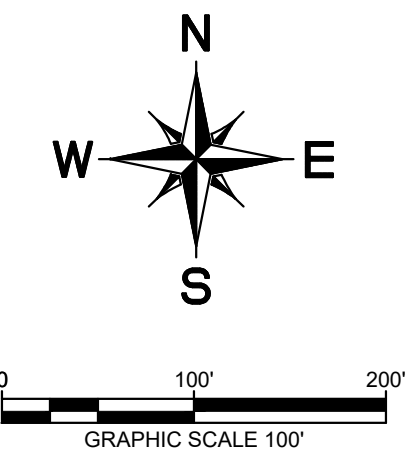
STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission conduct a public hearing on a Concept Plan for the Compass Rose Academy Subdivision, one (1) lot on 13.19 acres more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX.

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



VICINITY MAP
SCALE: 1" = 2,000'



LEGEND

- CONCEPT PLAN BOUNDARY
- CITY/ETJ LIMITS
- PROPERTY LINE
- PHASE LINE
- MAIL BOX
- WATER VALVE
- TREE
- ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
- COMMUNICATION, TELEPHONE, CABLE PEDESTAL
- BARBED WIRE FENCE
- POST & RAIL/HOG WIRE FENCE
- CHAIN LINK FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING FORCE WASTEWATER LINE
- EXISTING STORM CULVERT
- EXISTING POWER POLE
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

COMPASS ROSE ACADEMY PHASING PLAN

PHASE	LAND USE	# Students	ACRES
Phase 1	INSTITUTIONAL (ELEMENTARY SCHOOL)	625	7.90
Phase 2	INSTITUTIONAL (MIDDLE SCHOOL)	406	1.51
Phase 3	INSTITUTIONAL (HIGH SCHOOL)	500	3.78
TOTAL		1531	13.19

LUE BREAKDOWN

LAND USE	ACRES	NO. LOTS	NO. STUDENTS	LUE's*
Institutional (I)	13.19	1	1531	111.36
TOTALS				111.36

*1 LUE/15 Elementary School Students
*1 LUE/13 Middle/High School Students

TRAFFIC VOLUMES

LAND USE	ITE Code	Unit	No. of Units	Daily Trips	AM Trips	PM Trips
Charter Elementary School		537 Sudents	1531	1531	1699	1057

SITE SUMMARY

PROJECT NAME: COMPASS ROSE ACADEMY
 SITE ADDRESS: SOUTH OF THE INTERSECTION OF US HIGHWAY 973 AND SUNCREST ROAD.- MANOR, TX.
 CURRENT ZONING: I (INSTITUTIONAL)

OWNER: FM 973 BUILDING HOPE LLC
 910 17TH STREET NW #1100
 WASHINGTON, D.C. 20006

OWNER'S AGENT: BRANDON HAMMANN, P.E.

ENGINEER: KIMLEY-HORN
 10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
 AUSTIN, TEXAS 78759
 PHONE (512)271-6314

SURVEYOR: PAPE-DAWSON ENGINEERS
 10801 NORTH MOPAC EXPRESSWAY BUILDING 3-SUITE 200
 AUSTIN, TEXAS 78759
 PHONE: 210.454.8711
 CONTACT: VALERIE ZURCHER

LEGAL DESCRIPTION: A 13.189 ACRE, OR 574,517 SQUARE FOOT TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 55.312 ACRE TRACT OF LAND CONVEYED TO TERRELL TIMMERMAN RECORDED IN DOCUMENT NO. 2000046321 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SITUATED IN THE GREENS URY GATES SURVEY, SECTION NO. 63, ABSTRACT NO. 31J IN TRAVIS COUNTY TEXAS, SAID 13.189 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

FLOODPLAIN: NO PORTION OF THIS PROPERTY IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL# 4845300485J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.

NOTES: 1. SURFACE PARKING FOR PHASES 2 AND 3 WILL BE ADDED WITHIN PHASE 1 LIMITS

COMPASS ROSE ACADEMY - CONCEPT PLAN

Austin, Texas
May 2021



10814 Jollyville Road
Campus IV, Suite 200
Austin, TX 78759
512-418-1771
State of Texas Registration No. F-928



June 23, 2021

City of Manor Development Services

Notification for a Subdivision Concept Plan

Case Number: 2021-P-1317-CP
Case Manager: Scott Dunlop
Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Subdivision Concept Plan for the Compass Rose Academy Subdivision located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX. The request will be posted on the agenda as follows:

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***Applicant:* Kimley-Horn & Associates**

***Owner:* FM 973 Building Hope, LLC**

The Planning and Zoning Commission will meet at 6:30PM on July 14, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on July 21, 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 Concept Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

NICHOLS CLIDE R
415 HONEYCOMB CIR
DRIFTWOOD, TX 78619-5706

NUNEZ RUPERTO & JULIA MARTINEZ
13809 FM 973 N
MANOR , TX 78653-3896

CASIANO-JARAMILLO CESAR & SALVADOR
CASIANO-JARAMILLO
13901 SUNCREST RD
MANOR , TX 78653-4156

MONTAGUE JEFFREY T & PAM
13909 SUNCREST RD
MANOR , TX 78653-3897

WARD STEPHANIE L
13915 SUNCREST RD
MANOR , TX 78653-3897

PAZ NAUL MAURICO
14005 SUNCREST RD
MANOR , TX 78653-3898

PAZ NAUL MAURICIO & FRANCISCO A CHAVEZ
1116 CANYON MAPLE RD
PFLUGERVILLE , TX 78660-5808

BROWN DEE L
14200 SUNCREST RD
MANOR , TX 78653-3902

BROWN DELORES LEE HARRIS
14200A SUNCREST RD
MANOR, TX 78653-3902

TIMMERMANN TERRELL
PO BOX 4784
AUSTIN , TX 78765-4784



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 14, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing upon a rezoning request for 19.81 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located in the 11000 block of Hill Lane, Manor, TX from Light Commercial (C-1) to Light Industrial (IN-1).

Applicant: Doucet & Associates, Inc.

Owner: Las Entradas Development Corp.

BACKGROUND/SUMMARY:

This 19.81 tract is in the Las Entradas North development. This Light Industrial (IN-1) request is directly adjacent to a recently approved IN-1 tract (Butler Family tract). As part of this development, the Las Entradas developer will improve Hill Lane and construct Entradaglen Blvd to provide increased access to the site and area. This property is within the Entradaglen Public Improvement District (PID), which is funding the roadway improvements, but as part of the associated Development Agreement with that PID, which was approved by City Council on 7/7/21, any loading docks that face a public right-of-way or major drive aisle has to have additional screening to our bufferyard standards to minimize the impact to surround commercial and multifamily projects.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Letter of Intent
- Survey exhibit
- Area Image
- Layout Exhibit
- Notice Letter
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing upon a rezoning request for 19.81 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located in the 11000 block of Hill Lane, Manor, TX from Light Commercial (C-1) to Light Industrial (IN-1).

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



7401B Highway 71 West, Suite 100
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Item 3.

Doucetengineers.com

June 10, 2021

City of Manor
Development Services
105 E. Eggleston St.
Manor, Texas 78653

RE: 19.81-acre Tract Rezoning Request
South of Hill Ln., North of US 290 E – Travis CAD ID #938234
Manor, Texas 78653

Dear Development Services,

On behalf of the property owner, Las Entradas Development Corporation, Doucet & Associates is submitting the attached rezoning application request for the above referenced tract. This document shall serve as the Letter of Intent for this application.

The subject tract is approximately 19.81 acres and is located along Hill Ln., south of Manor High School and north of US 290 E in the City of Manor Full Purpose Jurisdiction. At this time, we are requesting that the subject tract be rezoned from Light Commercial (C-1) to Light Industrial (IN-1).

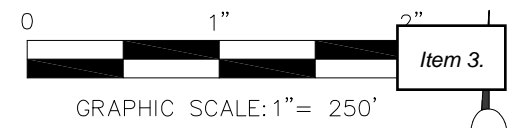
The demand for industrial warehouse space is growing rapidly in Central Texas and as such Las Entradas Development Corporation, on behalf of Transpak, is seeking to fill that void at this proposed location. Rezoning this tract will allow Transpak to bring an employment center to Manor and will provide opportunities for job training and growth for Manor graduates. The Transpak business line is a catalyst for proposed rooftop and commercial growth and their employment is forecasted to double over the next three years. The tract to the west was rezoned to Light Industrial just last month, so we believe that rezoning the subject tract as proposed will not alter or impair the adjacent uses/properties.

We appreciate your consideration of the proposed rezoning application for approval and will be available to answer questions you might have regarding this matter. Please do not hesitate to email or call with your questions and comments.

Sincerely,

Davood Salek, P.E.
Division Manager, Land Development
North (Williamson County) Office
Doucet & Associates, Inc.
TBPE Firm # 3937
State of Texas Surveying Firm Certification # 10105800

**EXHIBIT OF
19.81 ACRES (863,102 SQUARE FEET)
OUT OF
CALLED 104.825 ACRES
JAMES MANOR SURVEY No. 40
ABSTRACT No. 546
TRAVIS COUNTY, TEXAS**



LEGEND

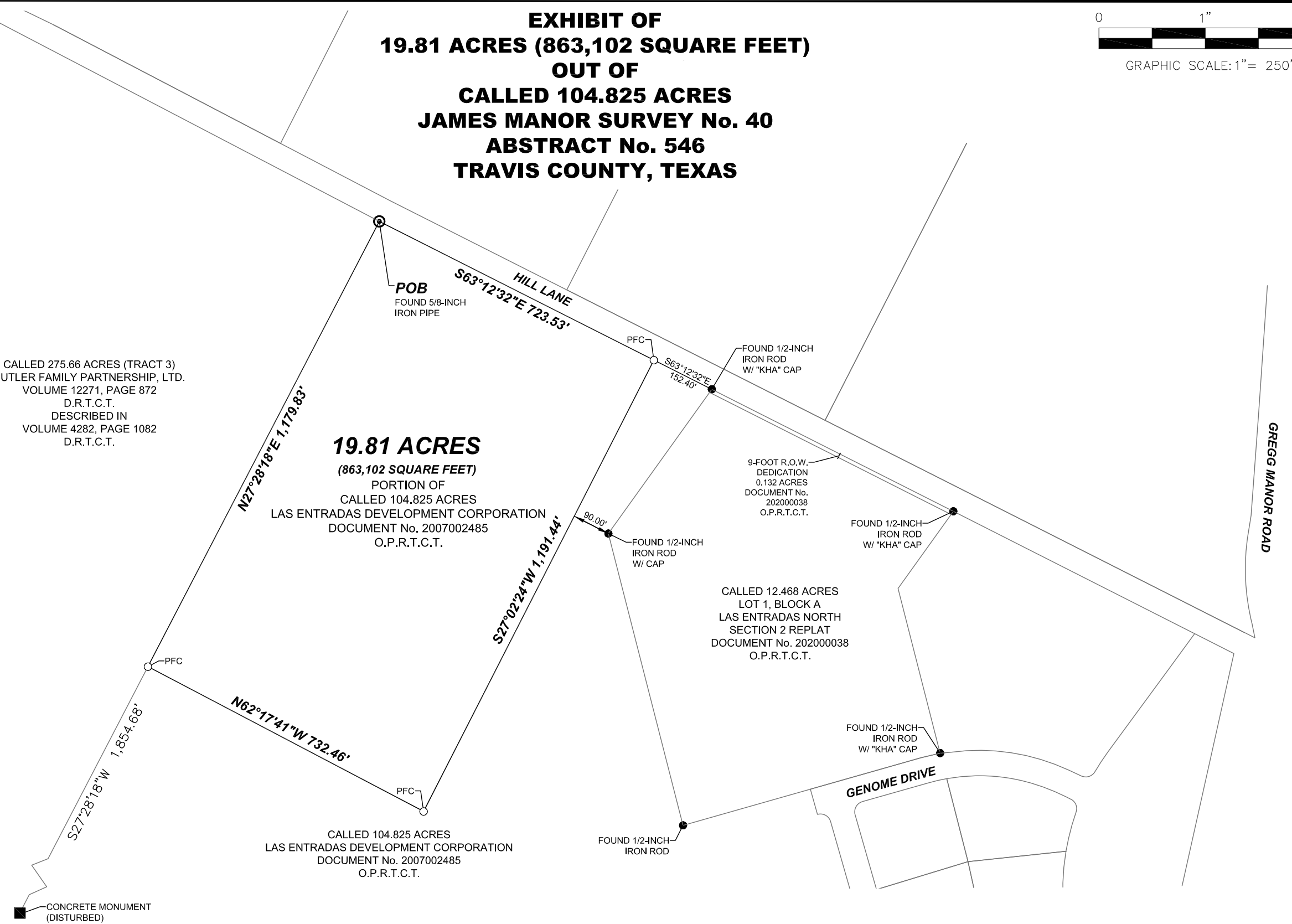
	PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	IRON ROD FOUND [UNLESS NOTED]
	IRON PIPE FOUND [AS NOTED]
	PFC POINT FOR CORNER
	P.O.B. POINT OF BEGINNING
	DOC. NO. DOCUMENT NUMBER
	VOL. VOLUME
	PG. PAGE
	O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
	D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS

CALLLED 275.66 ACRES (TRACT 3)
BUTLER FAMILY PARTNERSHIP, LTD.
VOLUME 12271, PAGE 872
D.R.T.C.T.
DESCRIBED IN
VOLUME 4282, PAGE 1082
D.R.T.C.T.

19.81 ACRES
(863,102 SQUARE FEET)
PORTION OF
CALLED 104.825 ACRES
LAS ENTRADAS DEVELOPMENT CORPORATION
DOCUMENT No. 2007002485
O.P.R.T.C.T.

CALLLED 104.825 ACRES
LAS ENTRADAS DEVELOPMENT CORPORATION
DOCUMENT No. 2007002485
O.P.R.T.C.T.

CALLLED 12.468 ACRES
LOT 1, BLOCK A
LAS ENTRADAS NORTH
SECTION 2 REPLAT
DOCUMENT No. 202000038
O.P.R.T.C.T.



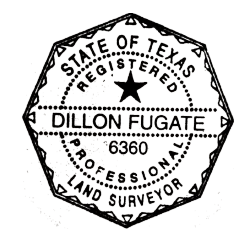
NOTES:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE [4202], NAD 83 (2011), EPOCH 2010, AS BASED ON LEICA SMARTNET VRS GPS OBSERVATIONS. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 0.99993.
UNITS: US SURVEY FEET

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ENCUMBRANCES MAY EXIST NOT SHOWN HEREON.

I, J. DILLON FUGATE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS EXHIBIT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

Dillon Fugate

J. DILLON FUGATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360
DOUCET & ASSOCIATES
DFUGATE@DOUCETENGINEERS.COM



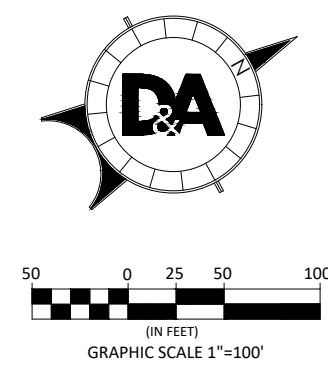
ORIGINAL: 06/03/2021
REVISED: 06/30/2021

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
10190 Katy Freeway, Suite 110
Houston, Texas 77042,
Phone: (346)-250-4425
www.doucetengineers.com
TBPLS Firm No.: 10194551

Date:	06/30/2021
Scale:	1"=250'
Drawn by:	JS
Reviewer:	DF
Project:	2281-001
Sheet:	1 OF 1
Field Book:	XXXX
Party Chief:	BS
Survey Date:	06/02



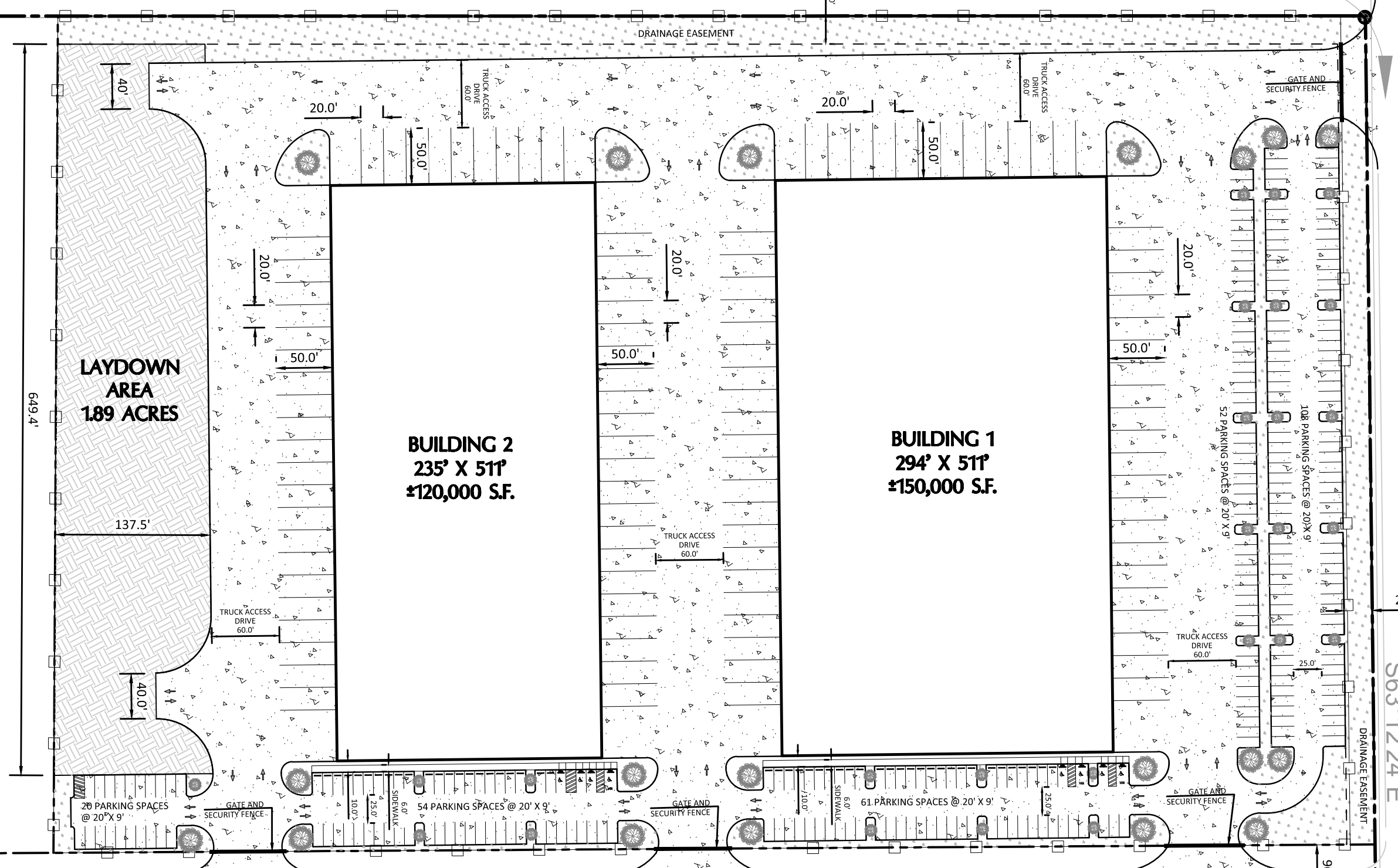
3) C.
RITNERSHIP, LTD.
PG. 872
RIBED IN
1082 PG. 1082
T.C.D.R.



N27°26'59"E 3036.76'

SITE NOTES:

- PROJECT AREA = 19.81 ACRES
- BUILDING 1 AREA = 150,000 S.F.
- BUILDING 2 AREA = 120,000 S.F.
- LAYDOWN AREA = 1.89 ACRES
- PAVEMENT AREA = 9.68 ACRES
- TOTAL PROPOSED I.C. = 17.77 ACRES (89.7%)
- LANDSCAPE AREA = 2.04 ACRES (10.3%)
- PASSENGER CAR PARKING SPACES = 295



24,783 ACRES
JOHN MCCARTHY
VOL. 13327, PG. 702
T.C.D.R.

24,835 ACRES
MANOR I.S.D.
VOL. 12597, PG. 1543
T.C.D.R.

REMAINDER OF 2,020 AC.
TRAVIS COUNTY
VOL. 779 PG. 342
T.C.D.R.

PARCEL 1
104,823 ACRES
(4,566,160 SQ. FT.)

CALLED 12.468 ACRES
LOT 1, BLOCK A
LAS ENTRADAS NORTH SECTION 2 REPLAT
DOCUMENT NO. 202000038
O.P.R.T.C.T.

US HIGHWAY 290
(VARIABLE R.O.W.)

ENTRADA BLVD.

HILL LANE
(VARIABLE R.O.W.)

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, TX 78735. Tel: (512)-583-2400
www.doucetengineers.com
TBPE Firm Number: 3937
TBPLS Firm Number: 10105800

CONCEPTUAL PLAN

TRANSPAK MANOR, TX

Designed:	RP
Drawn:	JCR
Reviewed:	DS
Date:	6/28/2021
SHEET	
1	
OF 1	
Project No.:	2281-001

Drawn: C:\pw_working\charlie.pham\m5349\Conceptual Plan.dwg
User: REWAK
Last Modified: Jun 29, 21, 15:33
Plot Date/Time: Jun 29, 21, 15:33:45

PARCEL 1
102.92 ACRES
VOL. 483



June 23, 2021

City of Manor Development Services

Notification for a Rezoning Application

Case Number: 2021-P-1339-ZO

Case Manager: Scott Dunlop

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

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 19.81 acres +/- in the 11000 block of Hill Lane, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing upon a rezoning request for 19.81 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located in the 11000 block of Hill Lane, Manor, TX from Light Commercial (C-1) to Light Industrial (IN-1).

***Applicant:* Doucet & Associates, Inc.**

***Owner:* Las Entradas Development Corp.**

The Planning and Zoning Commission will meet at 6:30PM on July 14, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on July 21, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

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

MANOR GRAND LLC
PROPERTY ID: 0239590201
300 CRESCENT CT, STE. 1425
DALLAS, TX 75201-1890

LAS ENTRADAS DEVELOPMENT dba LAS
ENTRADAS (PROPOSED RETAIL)
PROPERTY ID: 0234600805
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720

MANOR INDEPENDENT SCHOOL DIST
PROPERTY ID: 0234600102
PO BOX 359
MANOR, TX 78653-0359

BUTLER FAMILY PARTNERSHIP LTD
PROPERTY ID: 0234500128
PO BOX 9190
AUSTIN, TX 78766-9190

2020 ADELANTE LLC
PROPERTY ID: 0234500202
300 BOWIE ST., STE. 106-A
AUSTIN, TX 78703-4661

ROMAN CATHOLIC DIOCESE OF AUSTIN TEXAS
PROPERTY ID: 0234500203
6225 HWY 290 E
AUSTIN, TX 78723-1025

MANOR INDEPENDENT SCHOOL DISTRICT
PROPERTY ID: 0234600101
PO BOX 359
MANOR, TX 78653-0359



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 14, 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 June 9, 2021, Regular Session.

BACKGROUND/SUMMARY:

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- June 9, 2021, Regular Session Minutes

STAFF RECOMMENDATION:

It is the City staff's recommendation that the Planning and Zoning Commission approve the Planning and Zoning Commission minutes of the June 9, 2021, Regular Session.

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



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
JUNE 9, 2021**

PRESENT:

Philip Tryon, Chair, Place 3

COMMISSIONERS:

- Julie Leonard, Vice Chair, Place 1
- Vacant, Place 2
- Prince John Chavis, Place 4
- Vacant, Place 5
- Cecil Meyer, Place 6
- Lakesha Small, Place 7

CITY STAFF:

- Scott Dunlop, Development Services Director
- Frank T. Phelan, City Engineer
- Mandy Miller, Administrative Assistant

REGULAR SESSION – 6:30 P.M.

With a quorum of the Planning and Zoning (P&Z) Commission present the regular session of the Manor P&Z Commission was called to order by Chair Tryon at 6:34 p.m. on Wednesday, June 9, 2021.

PUBLIC COMMENTS

Frank T. Phelan, P.E. with George Butler Associates, P. O. Box 2029, Leander, Texas, submitted a speaker card to address the P&Z Commission regarding the Community Impact Fee Advisory Committee (CIF). Mr. Phelan stated that Manor is experiencing major unexpected growth on the north side of town near FM 973 and Gregg Lane; therefore, the CIF Advisory Committee will need to resume meetings starting in July and continue to meet through approximately February of 2022.

No one else appeared to speak at this time.

PUBLIC HEARING

1. **Public Hearing:** Conduct a public hearing on a Preliminary Plat for Manor Heights Subdivision Phase 4 & 5, four hundred sixty-three (468) lots on 140.66 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX. *Applicant: Kimley-Horn and Associates Owner: Forestar (USA) Real Estate Group, Inc.*

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

Chair Tryon opened the public hearing.

Development Services Director Dunlop gave a summary of the item and answered questions regarding the placement of the lots, pipelines running through the property, and the roadway system including the exit points for the people living in the 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

2. **Public Hearing:** Conduct a public hearing on a Short Form Final Plat for the Headrick Subdivision, one (1) lot on 3.978 acres, more or less, and being located at 16101 Anderson Road, Manor, TX. *Applicant: Sandlin Services Owner: Sylvia Headrick*

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

Chair Tryon opened the public hearing.

Development Services Director Dunlop gave a summary of the item.

Sylvia Headrick, 16101 Anderson Rd., Manor, Texas, submitted a speaker card in support of this item; however, she did not wish to speak.

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

There was no further discussion.

Motion to close carried 5-0

3. **Public Hearing:** Conduct a public hearing on amendments to the following provisions of Manor Code of Ordinances Chapter 14 Zoning: Definitions; Residential Land Uses, and Land Use Conditions; Modifying General Development Regulations for Single-Family District; Amending Non-Residential and Mixed-Use District Land Uses; Amending Non-Residential and Mixed-Use Districts Conditions; Amending Non-Residential and Mixed-Use Districts Land Use Conditions; Amending Accessory Structures; Amending Development Standards for Outdoor Storage and Display; Amending Single-Family Attached Architectural Standards; and Amending Planned Unit Development Procedures, and other related matters.

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

Chair Tryon opened the public hearing.

Development Services Director Dunlop answered questions from the P&Z Commission regarding the sports complex regulations specifically the time frames of operations, setback requirements for accessory structures, travel centers restrictions, construction services definition and the impact to established neighborhood business.

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

There was no further discussion.

Motion to close carried 5-0

CONSENT AGENDA

4. **Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of May 12, 2021, Regular Session.**

MOTION: Upon a motion made by Commissioner Small and Seconded by Commissioner Meyer to approve the consent agenda.

There was no further discussion.

Motion to approve carried 5-0

REGULAR AGENDA

5. **Consideration, discussion, and possible action on a Preliminary Plat for Manor Heights Subdivision Phase 4 & 5, four hundred sixty-three (468) lots on 140.66 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn and Associates Owner: Forestar (USA) Real Estate Group, Inc.**

The City staff recommended that the P&Z Commission approve the Preliminary Plat for Manor Heights Subdivision Phase 4 & 5, four hundred sixty-three (468) lots on 140.66 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.

Development Services Director Scott Dunlop answered questions posed by the Commission regarding standards on points of entrance for subdivisions.

MOTION: Upon a motion made by Vice Chair Leonard to approve the Preliminary Plat for Manor Heights Subdivision Phase 4 & 5.

Motion failed due to lack of second.

MOTION: Upon a motion made by Commissioner Small and Seconded by Commissioner Chavis to postpone action regarding the Preliminary Plat for Manor Heights Subdivision Phase 4 & 5, four hundred sixty-three (468) lots on 140.66 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.

The P&Z Commission would like clarification on Exit Points and Confirmation of Approval by the Engineer reviewing the Preliminary Plat.

There was no further discussion.

Motion to postpone carried 5-0

6. Consideration, discussion, and possible action on a Short Form Final Plat for the Headrick Subdivision, one (1) lot on 3.978 acres, more or less, and being located at 16101 Anderson Road, Manor, TX. Applicant: Sandlin Services Owner: Sylvia Headrick

The City staff recommended that the P&Z Commission approve the Short Form Final Plat for the Headrick Subdivision, one (1) lot on 3.978 acres, more or less, and being located at 16101 Anderson Road, Manor, TX.

Development Services Director Dunlop gave a summary of the item and was available to answer questions posed by the Commission.

MOTION: Upon a motion made by Commissioner Chavis and Seconded by Commissioner Meyer to approve the Short Form Final Plat for the Headrick Subdivision, one (1) lot on 3.978 acres, more or less, and being located at 16101 Anderson Road, Manor, TX.

There was no further discussion.

Motion to approve carried 5-0

7. **Consideration, discussion, and possible action on amendments to the following provisions of Manor Code of Ordinances Chapter 14 Zoning: Definitions; Residential Land Uses, and Land Use Conditions; Modifying General Development Regulations for Single-Family District; Amending Non-Residential and Mixed-Use District Land Uses; Amending Non-Residential and Mixed-Use Districts Conditions; Amending Non-Residential and Mixed-Use Districts Land Use Conditions; Amending Accessory Structures; Amending Development Standards for Outdoor Storage and Display; Amending Single-Family Attached Architectural Standards; and Amending Planned Unit Development Procedures, and other related matters.**

The City staff recommended that the P&Z Commission approve the amendments to the following provisions of Manor Code of Ordinances Chapter 14 Zoning: Definitions; Residential Land Uses, and Land Use Conditions; Modifying General Development Regulations for Single-Family District; Amending Non-Residential and Mixed-Use District Land Uses; Amending Non-Residential and Mixed-Use Districts Conditions; Amending Non-Residential and Mixed-Use Districts Land Use Conditions; Amending Accessory Structures; Amending Development Standards for Outdoor Storage and Display; Amending Single-Family Attached Architectural Standards; and Amending Planned Unit Development Procedures, and other related matters.

Development Services Director Dunlop answered questions posed by the P&Z Commission regarding procedure for making recommendations.

- MOTION:** Upon a motion made by Vice Chair Leonard and Seconded by Commissioner Small to approve the amendments to the Manor Code of Ordinances Chapter 14 Zoning with the suggestion to City Council to change the lighting availability start time from 9 a.m. to a start time of 7 a.m.

There was no further discussion.

Motion to approve carried 5-0

8. **Consideration, discussion, and possible action on a Joined Lot Affidavit for Lot 14 and Lot 15, Block 25, Town of Manor. Applicant: Ringo Sun & Yu-Chi Wu Owner: Ringo Sun & Yu-Chi Wu**

The City staff recommended approval of the Joined Lot Affidavit

Development Services Director Dunlop gave a summary of the item.

Ringo Sun, 204 Parsons Street, Manor, Texas, submitted a speaker card and spoke in support of this item. Ms. Sun answered questions regarding the nature of her business which she stated was music with a focus on helping local artists.

Development Services Director Dunlop answered questions regarding site plan process and parking issues for the business.

Yu Chi Wu, 204 Parsons Street, Manor, Texas, submitted a speaker card and spoke in support of this item.

MOTION: Upon a motion made by Commissioner Meyer and Seconded by Vice Chair Leonard to approve the Joined Lot Affidavit for Lot 14 and Lot 15, Block 25, Town of Manor.

There was no further discussion.

Motion to approve carried 5-0

9. Consideration, discussion, and possible action on a request to remove 3 trees from Grace Covenant Christian Center located at 14518 East US Hwy 290.

Development Services Director Dunlop clarified number of trees being removed, gave a summary of this item and described the process of removing and replacing the trees.

Tim Urban with Grace Covenant Church, 14518 E. Hwy 290, Manor, Texas, submitted a speaker card and spoke in support of this item. Mr. Urban stated he was the landscape architect working on the project. Mr. Urban answered questions regarding species of trees planned for replacing the ones removed.

Marco Castaneda with Grace Covenant Church, 6844 Ashen Lane, Austin, Texas, submitted a speaker card and spoke in support of this item. Mr. Castaneda answered questions from the P&Z Commission regarding options of relocation for the trees instead of removal.

The discussion was held. Development Services Director Dunlop informed the P&Z Commission about the differences in the regulations and requirements for removal of trees versus relocation of trees.

Alan Young with Grace Covenant Christian Center, 14518 U.S. Hwy 290 E, Manor, Texas submitted a speaker card in support of this item and was available to answer questions; however, did not wish to speak.

MOTION: Upon a motion made by Commissioner Chavis and Seconded by Commissioner Small to approve the request to remove 3 trees from Grace Covenant Christian Center located at 14518 East US Hwy 290.

There was no further discussion.

Motion to approve carried 4-1 (Vice Chair Leonard opposed)

ADJOURNMENT

MOTION: Upon a motion made by Vice Chair Leonard and Seconded by Commissioner Meyer to adjourn the regular session of the P&Z Commission at 7:31 p.m. on Wednesday, June 9, 2021.

There was no further discussion.

Motion to approve carried 5-0

These minutes approved by the P&Z Commission on the 14th day of July 2021.

APPROVED:

Philip Tryon
Chairperson

ATTEST:

Scott Dunlop
Development Services Director

Draft Minutes



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 14, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Concept Plan for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

Applicant: BGE, Inc.

Owner: Geraldine and Edward Wolf

BACKGROUND/SUMMARY:

This concept plan has been approved by our engineers.

This property was rezoned to Two-Family and Medium Commercial on 10/7/20. This concept plan is their first step in the subdivision process in order to develop the property. It is 117 two-family lots (234 units), 2 commercial lots and 2 parkland lots.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

ATTACHMENTS: *YES*

- Plat
- Engineer Comments
- Conformance Letter

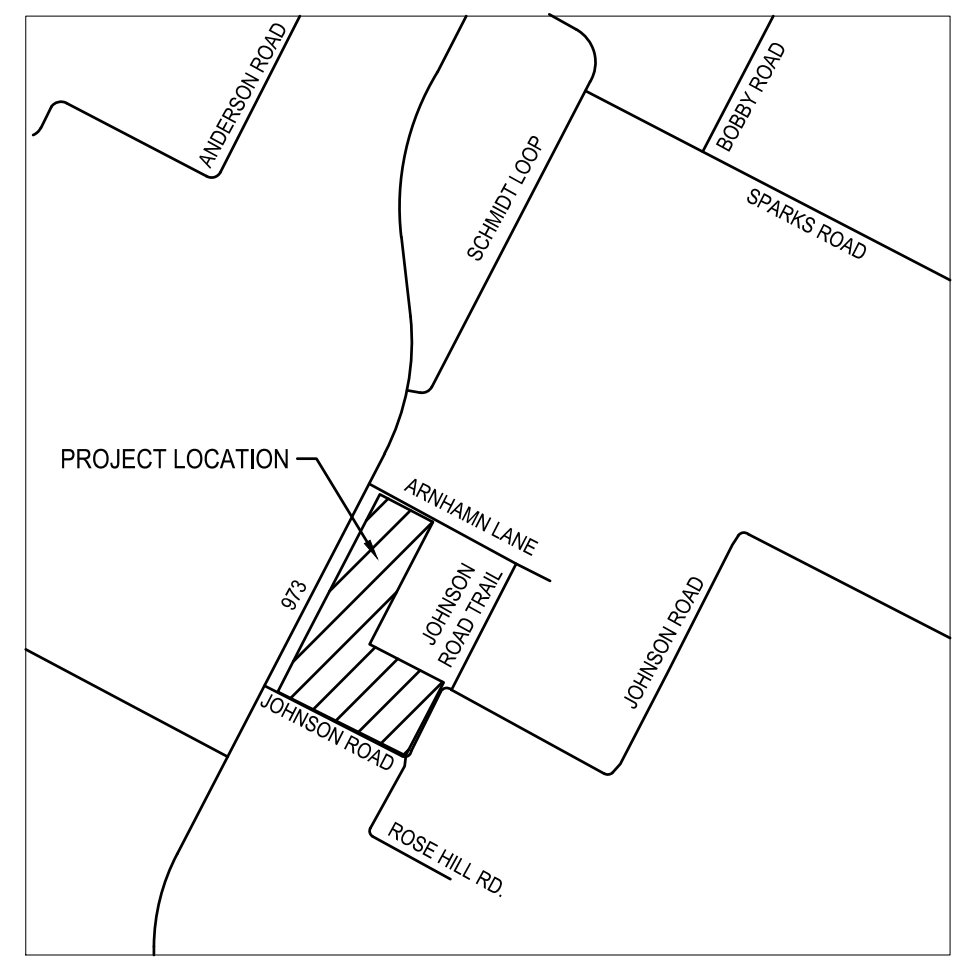
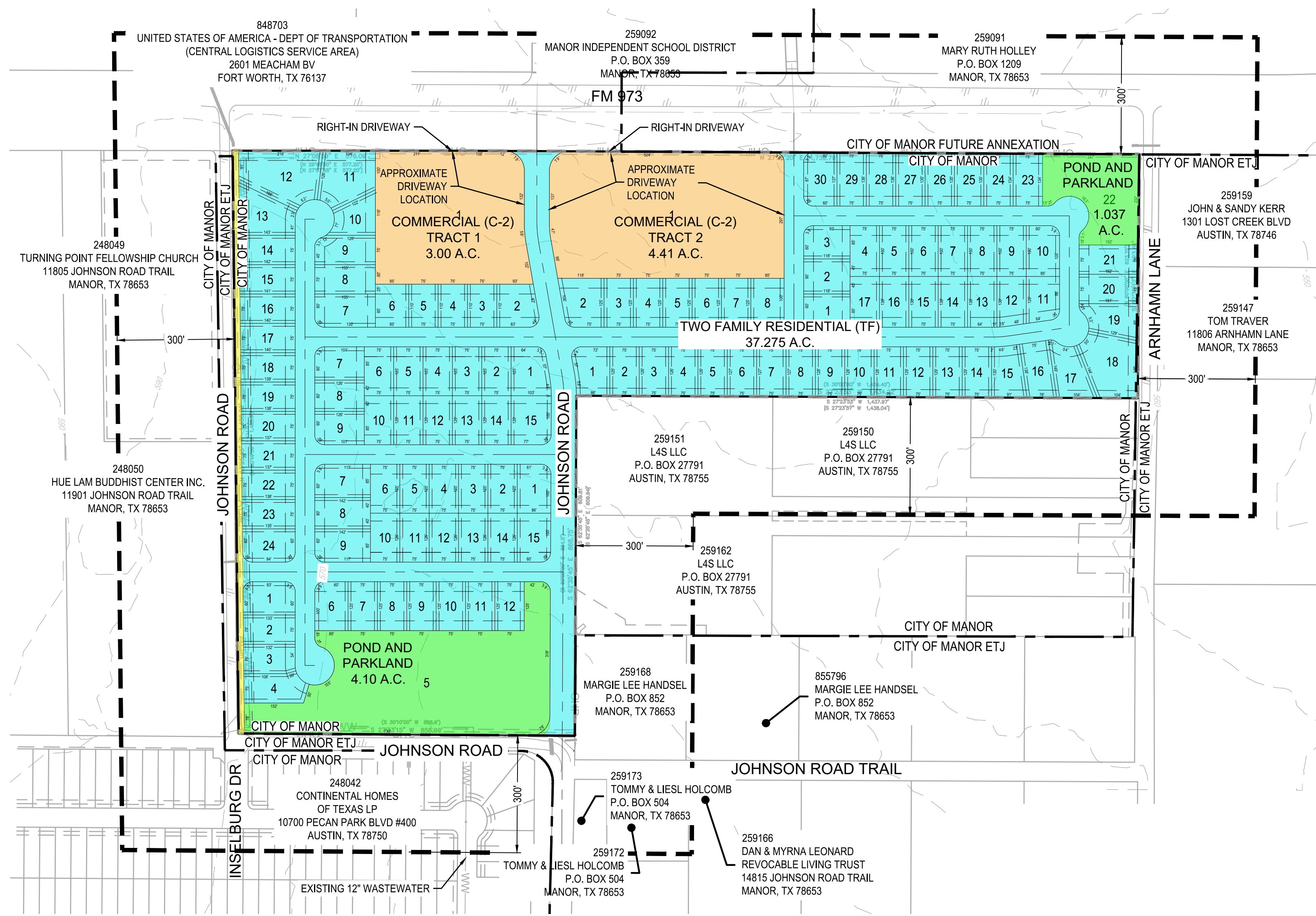
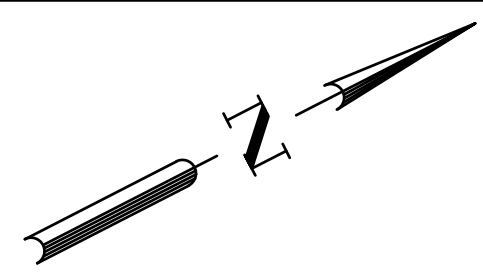
STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Concept Plan for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

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

PALOMINO CONCEPT PLAN

DATE PREPARED: NOVEMBER 11, 2020



LOCATION MAP
SCALE: 1" = 2000"

TOTAL AREA: 50.340 AC.

	TWO-FAMILY RESIDENTIAL (TF) 234 UNITS (117 LOTS)	37.275 AC
	COMMERCIAL (C-2) 2 LOTS	7.41 AC
	PARKLAND	5.137 AC
	RIGHT OF WAY DEDICATION	0.513 AC
	300' PROPERTY SETBACK	
	JURISDICTIONAL BOUNDARY	

OWNER: GERALDINE & EDWARD WOLF
2868 COUNTY ROAD 267
CAMERON, TEXAS 76520

DEVELOPER: D.R. HORTON
10700 PECAN PARK BOULEVARD, 4TH FLOOR
AUSTIN, TEXAS 78750
(512) 533-1468

ENGINEER: BGE, INC., TBPE F-1046
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728
(512) 879-0400

PROJECT INFORMATION:

WASTEWATER LUE'S:
-RESIDENTIAL (DUPLX) - 117
-COMMERCIAL (TRACT 1) - 7
-COMMERCIAL (TRACT 2) - 62

WATER LUE'S:
-RESIDENTIAL (DUPLX) - 234
-COMMERCIAL (RETAIL) - 7
-COMMERCIAL (GAS) - 62

TRAFFIC GENERATION (VPD):
-RESIDENTIAL (DUPLX) - 2,273
-COMMERCIAL (TRACT 1) - 5,462
-COMMERCIAL (TRACT 2) - 3,107

CITY OF MANOR ACKNOWLEDGEMENTS

THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE __ DAY OF ____, 20__ A.D.

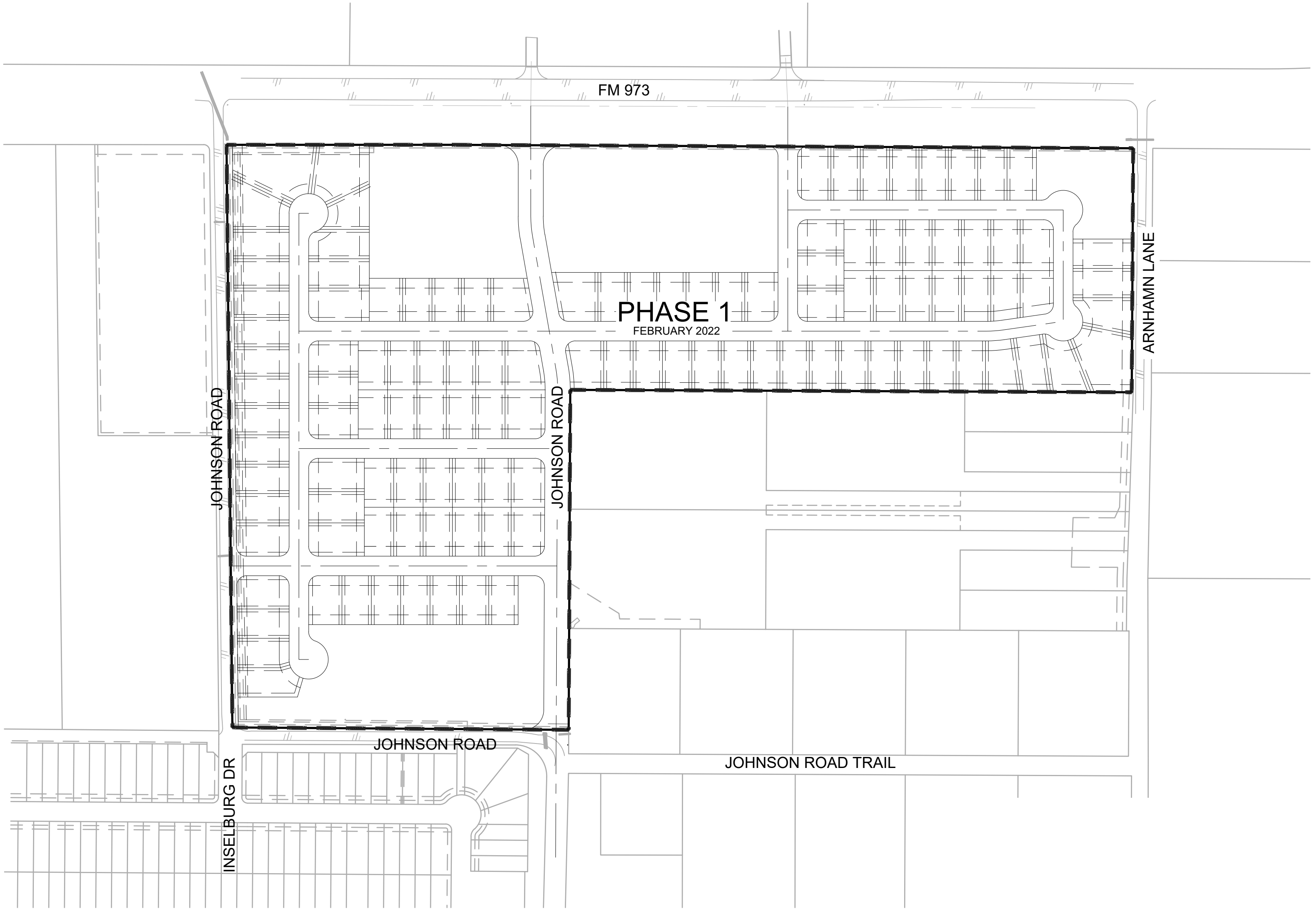
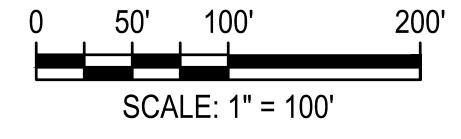
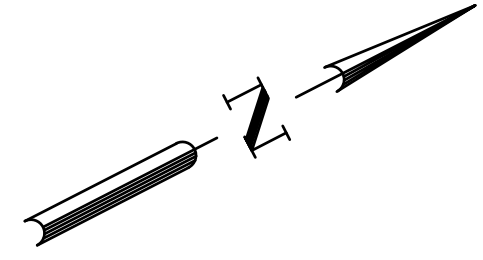
APPROVED: _____ ATTEST: _____
CHAIRPERSON CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS ON THIS THE __ DAY OF ____, 20__ A.D.

BY: _____ ATTEST: _____
MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

G:\TXC\Projects\DR\Horton\8316-00-Manor_Wolf\LD01_CADD\05_Exhibits\Concept Plan.dwg Layout: Concept Plan Plotted: 4/30/2021 9:35:35 AM

MANOR WOLF PHASING PLAN



■ ■ PHASING LIMIT
PH 1 = 234 UNITS (117 LOTS)

NOTE: THE CONSTRUCTION OF THIS SUBDIVISION
WILL BE COMPLETED IN ONE PHASE



Texas Engineering Firm #4242

Date: Monday, January 11, 2021

Richard Rychlik
BGE, Inc
101 W Louis Henna Blvd, Suite 400
Austin TX 78728
rychlik@bgeinc.com

Permit Number 2020-P-1288-CP
Job Address: Palomino Development - Concept Plan, Manor, TX. 78653

Dear Richard Rychlik,

The first submittal of the Wolf Tract - Palomino Development - Concept Plan (*Concept Plan*) submitted by BGE, Inc and received on May 03, 2021, 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. Signature blocks for the P&Z Chairperson and City Mayor need to be added to the Concept Plan. A copy will be provided.
2. The anticipated timing of each proposed phase of the development should be listed on the Concept Plan.
3. A proposed phasing plan is required to be included on the Concept Plan.

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,

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

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

1/11/2021 11:31:04 AM
Wolf Tract - Palomino Development - Concept Plan
2020-P-1288-CP
Page 2

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



January 12, 2021

Pauline Gray, P.E.
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78641

**RE: Manor Wolf Concept Plan
Permit Number 2020-P-1288-CP
Comments Dated January 11, 2021**

Engineer Review

1. Signature blocks for the P&Z Chairperson and City Mayor need to be added to the Concept Plan. A copy will be provided.

Response: A signature block has been added to the concept plan.

2. The anticipated timing of each proposed phase of the development should be listed on the Concept Plan.

Response: A phasing plan with the requested information has been provided.

3. A proposed phasing plan is required to be included on the Concept Plan.

Response: A phasing plan has been added to the concept plan submittal as requested.

If you have any questions, please feel free to contact me.

Thanks,

A handwritten signature in blue ink, appearing to read "Richard Rychlik Jr.", is written in a cursive style.

Richard Rychlik Jr, P.E.
512-879-0460
RRychlik@bgeinc.com



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Friday, February 5, 2021

Richard Rychlik
BGE, Inc
101 W Louis Henna Blvd, Suite 400
Austin TX 78728
rrychlik@bgeinc.com

Permit Number 2020-P-1288-CP
Job Address: Palomino Development - Concept Plan, Manor 78653

Dear Richard Rychlik,

We have conducted a review of the concept plan for the above-referenced project, submitted by Richard Rychlik and received by our office on May 03, 2021, 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 Concept Plan to Scott Dunlop at the City of Manor for signatures. A copy of the signed Concept Plan 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



Texas Engineering Firm #4242

Date: Wednesday, April 21, 2021

Richard Rychlik
BGE, Inc
101 W Louis Henna Blvd, Suite 400
Austin TX 78728
rrychlik@bgeinc.com

Permit Number 2020-P-1288-CP
Job Address: Palomino Development - Concept Plan, Manor, TX. 78653

Dear Richard Rychlik,

The first submittal of the Wolf Tract - Palomino Development - Concept Plan (*Concept Plan*) submitted by BGE, Inc and received on May 03, 2021, 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. These comments are for the revised Concept Plan submitted on March 26, 2021.
2. Provide updated trip generation numbers for the commercial portion of the project if there is an increase in commercial use. Also provide the traffic count for the two family portion of the project. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(8)(ii). An updated TIA determination form should be provided for review.
3. Please show the boundary line for the City of Manor on the Concept Plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(15).
4. The anticipated timing of each proposed phase of the development should be listed on the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(13).
5. A proposed phasing plan is required to be submitted with the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(16).

4/21/2021 1:38:48 PM
Wolf Tract - Palomino Development - Concept Plan
2020-P-1288-CP
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



April 30, 2021

Pauline Gray, P.E.
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78641

**RE: Palomino (Manor Wolf) Concept Plan
Permit Number 2020-P-1288-CP
Comments Dated April 21, 2021**

Engineer Review

1. These comments are for the revised Concept Plan submitted on March 26, 2021.

Response: Acknowledged.

2. Provide updated trip generation numbers for the commercial portion of the project if there is an increase in commercial use. Also provide the traffic count for the two family portion of the project. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(8)(ii). An updated TIA determination form should be provided for review.

Response: Trip generation numbers have been updated. An updated TIA determination form has been provided.

3. Please show the boundary line for the City of Manor on the Concept Plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(15).

Response: Boundary lines have been provided.

4. The anticipated timing of each proposed phase of the development should be listed on the concept plan . Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(13).

Response: The project will be constructed in one phase. A phasing plan has been added and a note has been added to reflect this timeline.

5. A proposed phasing plan is required to be submitted with the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(16).

Response: The project will be constructed in one phase. A phasing plan has been added and a note has been added to reflect this timeline.

If you have any questions, please feel free to contact me.

Thanks,

A handwritten signature in blue ink that reads "Richard Rychlik Jr." in a cursive style.

Richard Rychlik Jr, P.E.
512-879-0460
RRychlik@bgeinc.com



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Monday, May 24, 2021

Richard Rychlik
BGE, Inc
101 W Louis Henna Blvd, Suite 400
Austin TX 78728
rrychlik@bgeinc.com

Permit Number 2020-P-1288-CP
Job Address: Palomino Development - Concept Plan, Manor 78653

Dear Richard Rychlik,

The submittal of the revised Wolf Tract - Palomino Development - Concept Plan Site Plans submitted by BGE, Inc and received by our office on 5/3/2021, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. 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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 14, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Concept Plan for the Compass Rose Academy Subdivision, one (1) lot on 13.19 acres more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX.

Applicant: Kimley-Horn & Associates
Owner: FM 973 Building Hope, LLC

BACKGROUND/SUMMARY:

This concept plan has been approved by our engineers.

This is a one lot subdivision for the proposed Compass Rose Charter School near N. FM 973 and Shadowglen Trace.

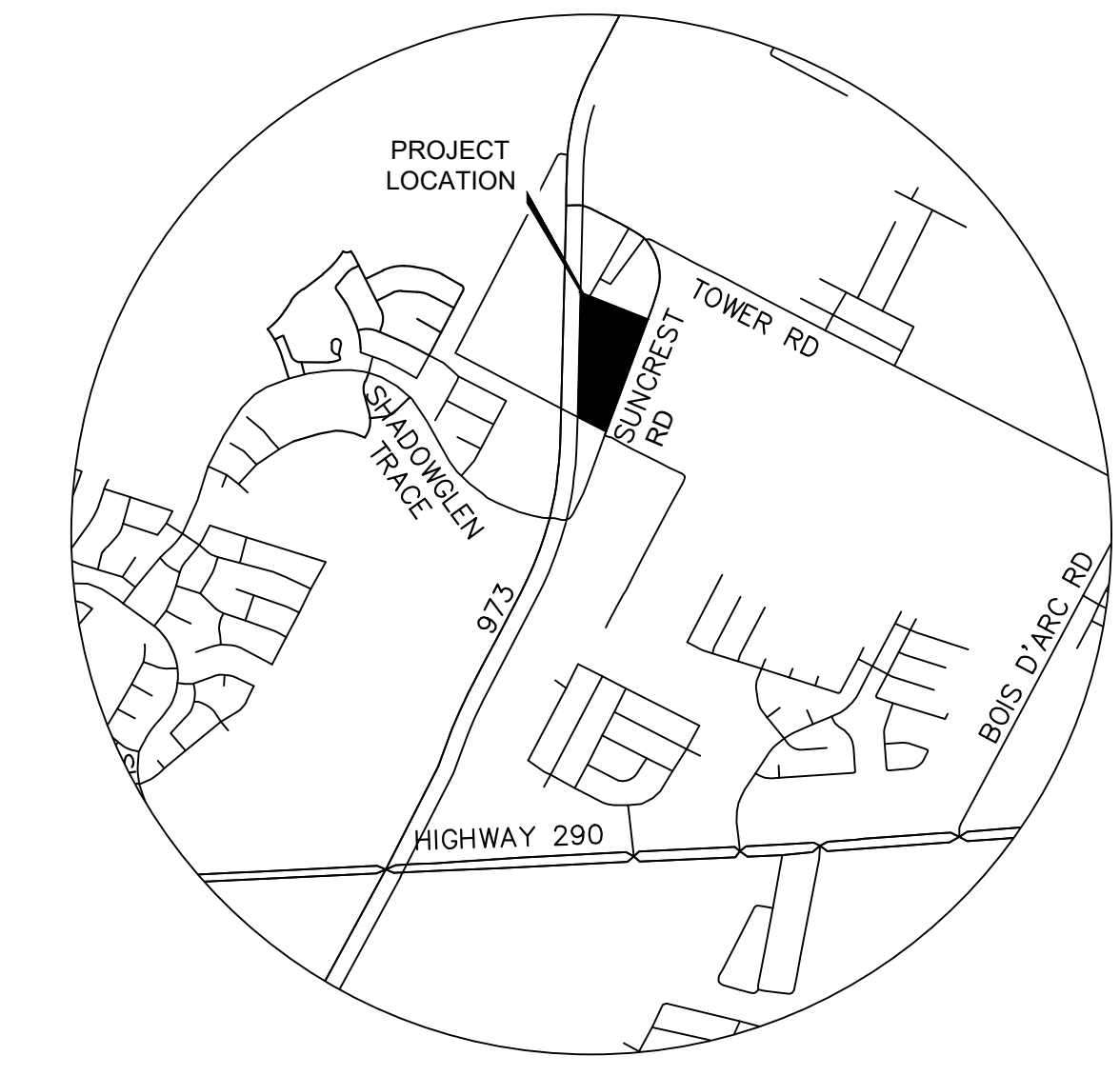
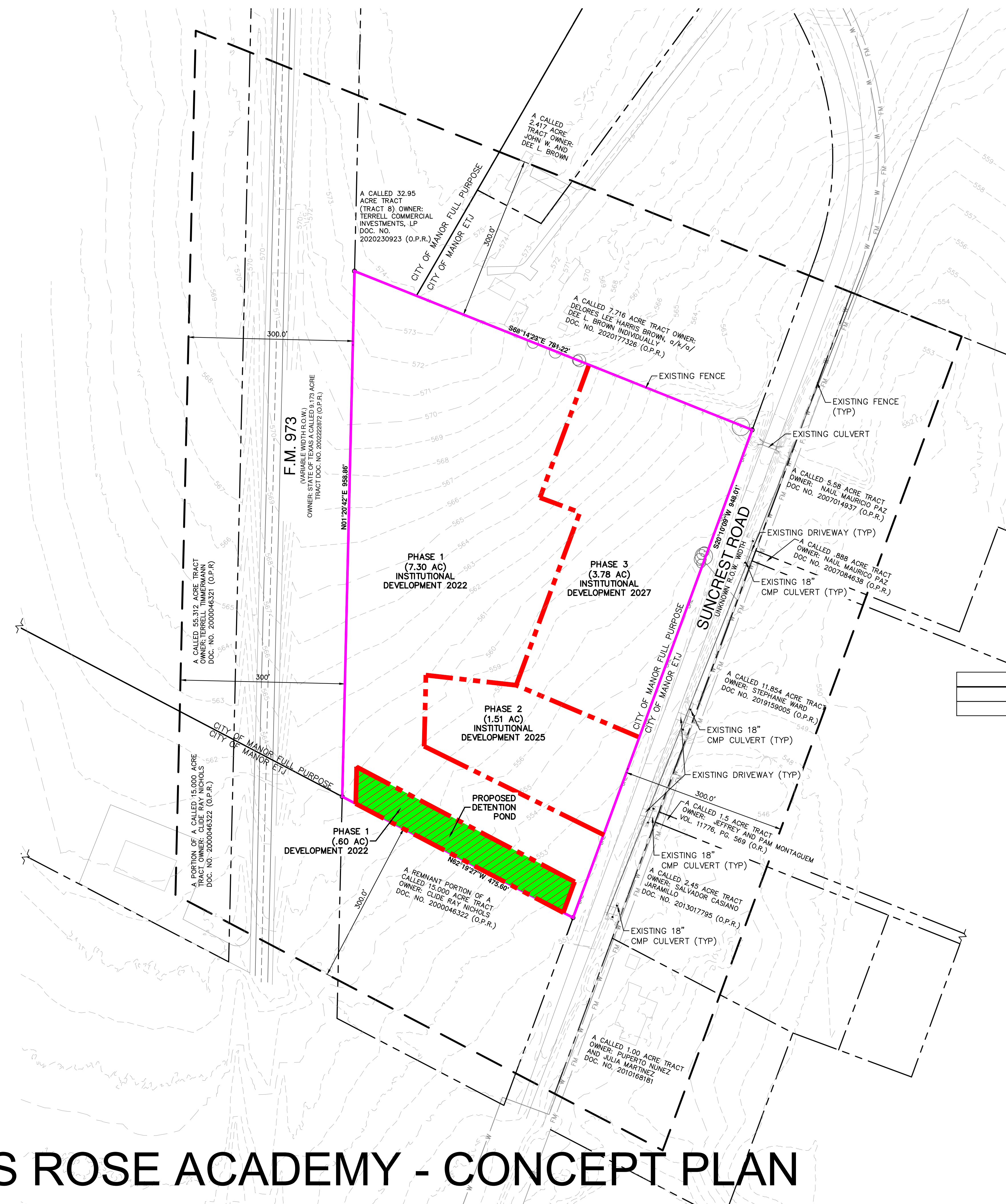
LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Plat
- Engineer Comments
- Conformance Letter

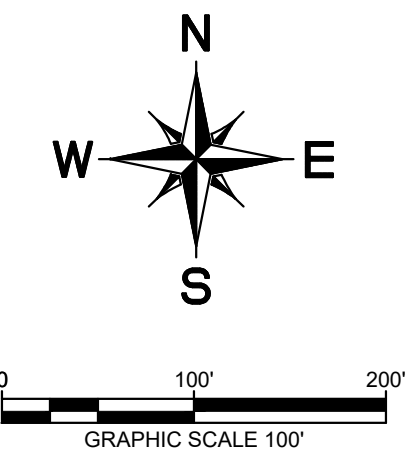
STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Concept Plan for the Compass Rose Academy Subdivision, one (1) lot on 13.19 acres more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX.

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



VICINITY MAP
SCALE: 1" = 2,000'



LEGEND

- CONCEPT PLAN BOUNDARY
- CITY/ETJ LIMITS
- PROPERTY LINE
- PHASE LINE
- MAIL BOX
- WATER VALVE
- TREE
- ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
- COMMUNICATION, TELEPHONE, CABLE, PEDESTAL
- BARBED WIRE FENCE
- POST & RAIL/HOG WIRE FENCE
- CHAIN LINK FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING FORCE WASTEWATER LINE
- EXISTING STORM CULVERT
- EXISTING POWER POLE
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

COMPASS ROSE ACADEMY PHASING PLAN

PHASE	LAND USE	# Students	ACRES
Phase 1	INSTITUTIONAL (ELEMENTARY SCHOOL)	625	7.90
Phase 2	INSTITUTIONAL (MIDDLE SCHOOL)	406	1.51
Phase 3	INSTITUTIONAL (HIGH SCHOOL)	500	3.78
TOTAL		1531	13.19

LUE BREAKDOWN

LAND USE	ACRES	NO. LOTS	NO. STUDENTS	LUE's*
Institutional (I)	13.19	1	1531	111.36
TOTALS				111.36

*1 LUE/15 Elementary School Students
*1 LUE/13 Middle/High School Students

TRAFFIC VOLUMES

LAND USE	ITE Code	Unit	No. of Units	Daily Trips	AM Trips	PM Trips
Charter Elementary School		537 Sudents	1531	1531	1699	1057

SITE SUMMARY

PROJECT NAME: COMPASS ROSE ACADEMY
 SITE ADDRESS: SOUTH OF THE INTERSECTION OF US HIGHWAY 973 AND SUNCREST ROAD.- MANOR, TX.
 CURRENT ZONING: I (INSTITUTIONAL)

OWNER: FM 973 BUILDING HOPE LLC
 910 17TH STREET NW #1100
 WASHINGTON, D.C. 20006

OWNER'S AGENT: BRANDON HAMMANN, P.E.

ENGINEER: KIMLEY-HORN
 10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
 AUSTIN, TEXAS 78759
 PHONE (512)271-6314

SURVEYOR: PAPE-DAWSON ENGINEERS
 10801 NORTH MOPAC EXPRESSWAY BUILDING 3-SUITE 200
 AUSTIN, TEXAS 78759
 PHONE: 210.454.8711
 CONTACT: VALERIE ZURCHER

LEGAL DESCRIPTION: A 13.189 ACRE, OR 574,517 SQUARE FOOT TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 55.312 ACRE TRACT OF LAND CONVEYED TO TERRELL TIMMERMAN RECORDED IN DOCUMENT NO. 2000046321 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SITUATED IN THE GREENS URY GATES SURVEY, SECTION NO. 63, ABSTRACT NO. 311 IN TRAVIS COUNTY, TEXAS, SAID 13.189 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

FLOODPLAIN: NO PORTION OF THIS PROPERTY IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL# 4845300485J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.

NOTES: 1. SURFACE PARKING FOR PHASES 2 AND 3 WILL BE ADDED WITHIN PHASE 1 LIMITS

COMPASS ROSE ACADEMY - CONCEPT PLAN

Austin, Texas
May 2021



10814 Jollyville Road
Campus IV, Suite 200
Austin, TX 78759
512-418-1771
State of Texas Registration No. F-928



Texas Engineering Firm #4242

Date: Friday, April 30, 2021

Becka brien
Kimley Horn
Jollyville Road Campus IV, suite 2
Austin 78759
becka.brien@kimley-horn.com

Permit Number 2021-P-1317-CP
Job Address: 30°21'53.6, manor, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear Becka brien,

The first submittal of the Compass Rose Concept Plan (*Concept Plan*) submitted by Kimley Horn and received on May 10, 2021, 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. The letter submitted by Kimley-Horn states that IDEA has opted to sell the property but has not indicated that the property has been sold, so the title of the project will need to change to "Charter School, Phase 1" instead of "Compass Rose Academy" to match the authorization letter from IDEA to the letter submitted by Kimley-Horn for the project unless documentation is provided to show that the property has been sold.

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,

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

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



May 5, 2021

Jaeco Engineering Firm
1500 County Road 269
Leander, TX 78641

**RE: Compass Rose Manor
2021-P-1317-CP
30°21'53.6, Manor, TX. 78653
Concept Plan – 1st Plan Check**

To Whom It May Concern:

Please accept this *Comment Response Letter* in reply to Compass Rose Manor Concept Plan Review, dated April 09, 2021, regarding the above referenced project. Original comments have been included below for reference. All Kimley-Horn responses are listed in **maroon**.

Concept Plan

1. The letter submitted by Kimley-Horn states that IDEA has opted to sell the property but has not indicated that the property has been sold, so the title of the project will need to change to "Charter School, Phase 1" instead of "Compass Rose Academy" to match the authorization letter from IDEA to the letter submitted by Kimley-Horn for the project unless documentation is provided to show that the property has been sold.

Response: The title was not changed and left as Compass Rose Academy in anticipation of the closing of ownership on 5/18 at which time we will provide proof of the ownership change to FM 973 Building Hope LLC.

End of Report.

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Brandon Hammann, PE
Brandon.hammann@kimley-horn.com
(512) 271 6314



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Thursday, May 27, 2021

Becka brien
Kimley Horn
Jollyville Road Campus IV, suite 2
Austin 78759
becka.brien@kimley-horn.com

Permit Number 2021-P-1317-CP
Job Address: 30°21'53.6, manor 78653

Dear Becka brien,

We have conducted a review of the concept plan for the above-referenced project, submitted by Becka brien and received by our office on May 10, 2021, 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 Concept Plan to Scott Dunlop at the City of Manor for signatures. A copy of the signed Concept Plan 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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 14, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a rezoning request for 19.81 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located in the 11000 block of Hill Lane, Manor, TX from Light Commercial (C-1) to Light Industrial (IN-1).
Applicant: Doucet & Associates, Inc.
Owner: Las Entradas Development Corp.

BACKGROUND/SUMMARY:

This 19.81 tract is in the Las Entradas North development. This Light Industrial (IN-1) request is directly adjacent to a recently approved IN-1 tract (Butler Family tract). As part of this development, the Las Entradas developer will improve Hill Lane and construct Entradaglen Blvd to provide increased access to the site and area. This property is within the Entradaglen Public Improvement District (PID), which is funding the roadway improvements, but as part of the associated Development Agreement with that PID, which was approved by City Council on 7/7/21, any loading docks that face a public right-of-way or major drive aisle has to have additional screening to our bufferyard standards to minimize the impact to surround commercial and multifamily projects.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Letter of Intent
- Survey Exhibit
- Area Image
- Layout Exhibit
- IN-1 Permitted Uses

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a rezoning request for 19.81 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located in the 11000 block of Hill Lane, Manor, TX from Light Commercial (C-1) to Light Industrial (IN-1).

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



7401B Highway 71 West, Suite 100
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

June 10, 2021

City of Manor
Development Services
105 E. Eggleston St.
Manor, Texas 78653

RE: 19.81-acre Tract Rezoning Request
South of Hill Ln., North of US 290 E – Travis CAD ID #938234
Manor, Texas 78653

Dear Development Services,

On behalf of the property owner, Las Entradas Development Corporation, Doucet & Associates is submitting the attached rezoning application request for the above referenced tract. This document shall serve as the Letter of Intent for this application.

The subject tract is approximately 19.81 acres and is located along Hill Ln., south of Manor High School and north of US 290 E in the City of Manor Full Purpose Jurisdiction. At this time, we are requesting that the subject tract be rezoned from Light Commercial (C-1) to Light Industrial (IN-1).

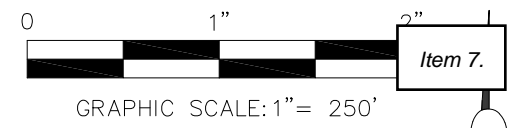
The demand for industrial warehouse space is growing rapidly in Central Texas and as such Las Entradas Development Corporation, on behalf of Transpak, is seeking to fill that void at this proposed location. Rezoning this tract will allow Transpak to bring an employment center to Manor and will provide opportunities for job training and growth for Manor graduates. The Transpak business line is a catalyst for proposed rooftop and commercial growth and their employment is forecasted to double over the next three years. The tract to the west was rezoned to Light Industrial just last month, so we believe that rezoning the subject tract as proposed will not alter or impair the adjacent uses/properties.

We appreciate your consideration of the proposed rezoning application for approval and will be available to answer questions you might have regarding this matter. Please do not hesitate to email or call with your questions and comments.

Sincerely,

Davood Salek, P.E.
Division Manager, Land Development
North (Williamson County) Office
Doucet & Associates, Inc.
TBPE Firm # 3937
State of Texas Surveying Firm Certification # 10105800

**EXHIBIT OF
19.81 ACRES (863,102 SQUARE FEET)
OUT OF
CALLED 104.825 ACRES
JAMES MANOR SURVEY No. 40
ABSTRACT No. 546
TRAVIS COUNTY, TEXAS**



LEGEND

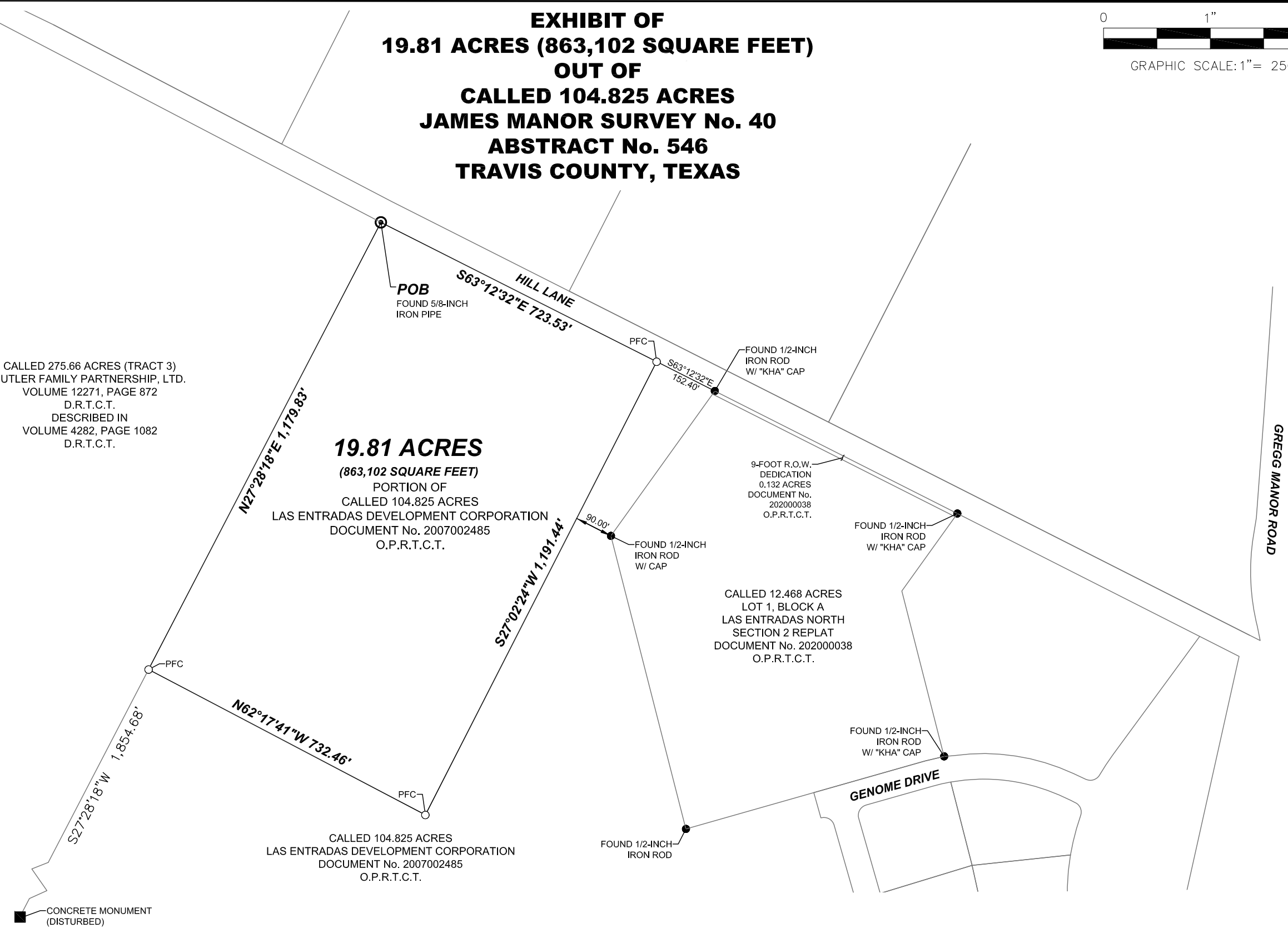
	PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	IRON ROD FOUND [UNLESS NOTED]
	IRON PIPE FOUND [AS NOTED]
	PFC POINT FOR CORNER
	P.O.B. POINT OF BEGINNING
	DOC. NO. DOCUMENT NUMBER
	VOL. VOLUME
	PG. PAGE
	O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
	D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS

CALLED 275.66 ACRES (TRACT 3)
BUTLER FAMILY PARTNERSHIP, LTD.
VOLUME 12271, PAGE 872
D.R.T.C.T.
DESCRIBED IN
VOLUME 4282, PAGE 1082
D.R.T.C.T.

19.81 ACRES
(863,102 SQUARE FEET)
PORTION OF
CALLED 104.825 ACRES
LAS ENTRADAS DEVELOPMENT CORPORATION
DOCUMENT No. 2007002485
O.P.R.T.C.T.

CALLED 104.825 ACRES
LAS ENTRADAS DEVELOPMENT CORPORATION
DOCUMENT No. 2007002485
O.P.R.T.C.T.

CALLLED 12.468 ACRES
LOT 1, BLOCK A
LAS ENTRADAS NORTH
SECTION 2 REPLAT
DOCUMENT No. 202000038
O.P.R.T.C.T.

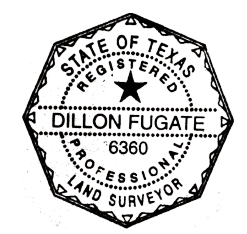


NOTES:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE [4202], NAD 83 (2011), EPOCH 2010, AS BASED ON LEICA SMARTNET VRS GPS OBSERVATIONS. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 0.99993.
UNITS: US SURVEY FEET

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ENCUMBRANCES MAY EXIST NOT SHOWN HEREON.

I, J. DILLON FUGATE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS EXHIBIT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

J. Dillon Fugate
J. DILLON FUGATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360
DOUCET & ASSOCIATES
DFUGATE@DOUCETENGINEERS.COM



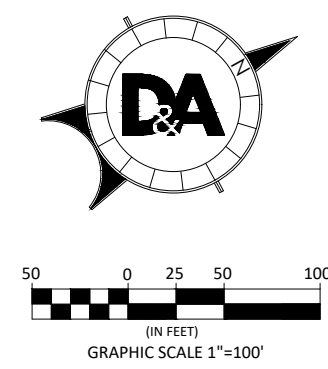
ORIGINAL: 06/03/2021
REVISED: 06/30/2021

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
10190 Katy Freeway, Suite 110
Houston, Texas 77042,
Phone: (346)-250-4425
www.doucetengineers.com
TBPLS Firm No.: 10194551

Date:	06/30/2021
Scale:	1"=250'
Drawn by:	JS
Reviewer:	DF
Project:	2281-001
Sheet:	1 OF 1
Field Book:	XXXX
Party Chief:	BS
Survey Date:	06/02



3) C.
RITERSHIP, LTD.
PG. 872
RIBED IN
1082 PG. 1082
T.C.D.R.



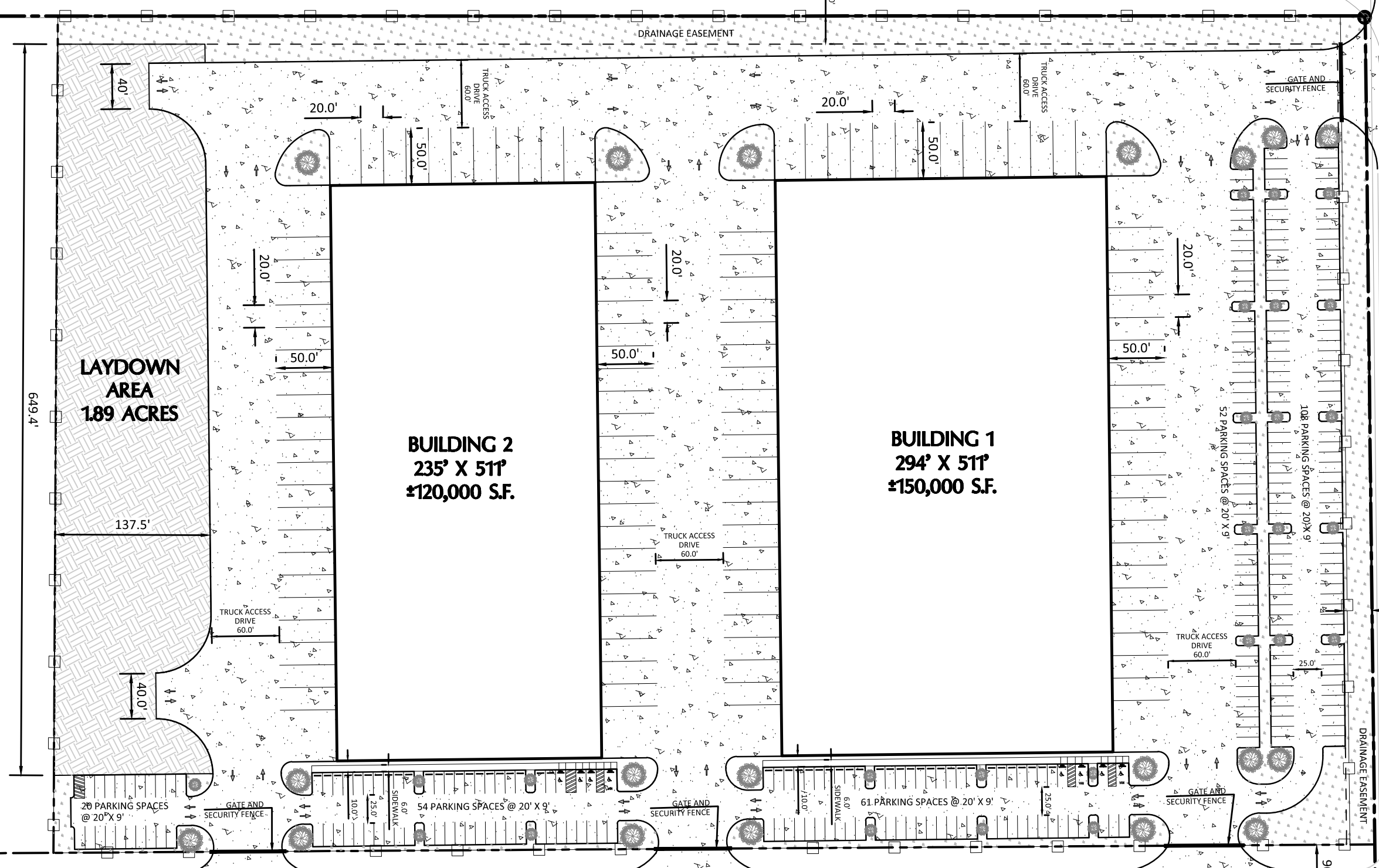
DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, TX 78735. Tel: (512)-583-2400
www.doucetengineers.com
TBPE Firm Number: 3937
TBPLS Firm Number: 10105800

N27°26'59"E 3036.76'

SITE NOTES:

- PROJECT AREA = 19.81 ACRES
- BUILDING 1 AREA = 150,000 S.F.
- BUILDING 2 AREA = 120,000 S.F.
- LAYDOWN AREA = 1.89 ACRES
- PAVEMENT AREA = 9.68 ACRES
- TOTAL PROPOSED I.C. = 17.77 ACRES (89.7%)
- LANDSCAPE AREA = 2.04 ACRES (10.3%)
- PASSENGER CAR PARKING SPACES = 295

24,783 ACRES
JOHN MCCARTHY
VOL. 13327, PG. 702
T.C.D.R.



24,835 ACRES
MANOR I.S.D.
VOL. 12597, PG. 1543
T.C.D.R.

REMAINDER OF 2,020 AC.
TRAVIS COUNTY
VOL. 779 PG. 342
T.C.D.R.

PARCEL 1
104,823 ACRES
(4,566,160 SQ. FT.)

CALLED 12.468 ACRES
LOT 1, BLOCK A
LAS ENTRADAS NORTH SECTION 2 REPLAT
DOCUMENT NO. 202000038
O.P.R.T.C.T.

US HIGHWAY 290
(VARIABLE R.O.W.)

Drawn: C:\pw_working\charlie.pham\10483483\Conceptual Plan.dwg
User: REWAK
Last Modified: Jun 29, 21, 15:33
Plot Date/Time: Jun 29, 21, 15:33:45

102.92
PARCEL
104.83

CONCEPTUAL PLAN

**TRANSPAK
MANOR, TX**

Designed: RP
 Drawn: JCR
 Reviewed: DS
 Date: 6/28/2021

SHEET
1
OF 1

Project No.:
 2281-001

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

Item 7.

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 7.

Non-Residential Uses	Zoning Districts										
	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
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	

Item 7.

Non-Residential Uses	Zoning Districts										
	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Construction and equipment sales (Minor)								P	P	P	
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

Item 7.

Non-Residential Uses	Zoning Districts										
	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
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	
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

Item 7.

Non-Residential Uses	Zoning Districts										
	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
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		
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	

Item 7.

Non-Residential Uses	Zoning Districts										
	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
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	
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

Item 7.

Non-Residential Uses	Zoning Districts										
	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Research services (general)				P					P	P	
Research services (hazard)											P
Restaurant				P	P	P	P	P	P		
Restaurant—Drive- in or drive-through							C	C	C		
School, boarding		P	P				P	P	P		
School, business or trade		P	P				P	P	P		
School, college or university		P	P					P	P		
School, private or parochial		P	P				P	P	P		
School, public		P	P				P	P	P		
Shooting range, indoor									P	P	
Smoke shop or tobacco store								P	P		
Theater							P	P	P		

Item 7.

Non-Residential Uses	Zoning Districts										
	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
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		
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

Item 7.

Non-Residential Uses	Zoning Districts										
	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
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: July 14, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plat for Manor Heights Subdivision Phase 4 & 5, four hundred sixty-three (468) lots on 140.66 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.
Applicant: Kimley-Horn and Associates
Owner: Forestar (USA) Real Estate Group, Inc.

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. The phases are 454 single family lots, 3 medium density lots, 1 neighborhood commercial tract, and 3 public park lots.
This plat was postponed at the June 9th P&Z meeting to address access concerns. The new street was added, an access easement was added, and a stub out street to unplatted property was added.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Summary Letter
- Plat
- Revised Plat
- Engineer Comments
- Conformance Letter
- Conformance Letter for Revised Plat

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Preliminary Plat for Manor Heights Subdivision Phase 4 & 5, four hundred sixty-three (468) lots on 140.66 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.

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

December 14, 2020

City of Manor
Planning and Development Review Department
105 E. Eggleston Street
Manor, Texas 78653

■
10814 Jollyville Road
Building IV, Suite 200
Austin, Texas
78759

**Re: *Summary Letter – Manor Heights Phase 4-5
Preliminary Plat Application
Northwest intersection of Old Kimbro Rd and Highway 290.
Manor, Texas 78653***

To Whom It May Concern:

The Manor Heights community is located north of Highway 290, northeast of the intersection of Old Kimbro Road and Highway 290. The site is in the City of Manor, Travis County. The existing property is undeveloped and totals approximately 248 acres. Manor Heights Phase 4 & 5 encompass approximately 111.14 and 61.96 acres respectively of the total property.

The proposed improvements include 252 residential lots in Phase 4 and 197 in Phase 5. The development also comprises streets, sidewalk, storm sewer, water, wastewater, and other associated site improvements. This project is located within the Cottonwood Creek watershed of the Colorado River basin.

A portion of the site is in the Federal Emergency Management Agency's 100-year floodplain per Flood Insurance Rate Map 48453C0485J, effective 08/18/2014, Travis County, Texas and incorporated areas.

A detention waiver has been prepared by Kimley-Horn. After analyzing the overall area contributing to the floodplain on site, it has been determined that detention should not be required as proposed flows do not have a negative impact on flows downstream. The Detention Waiver has been attached as a part of this submittal with additional supporting information.

If you have any questions or comments regarding this request, please contact me at 512-551-1839.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jason Reece, P.E.
Project Manager

Plotted By: Bermudez, Gabriel Date: March 31, 2021 06:51:22pm File Path: K:\AUS-Civil\069255700-Sky Village South\Cad\Preliminary Phases 4-5\PlanSheets\Cover SHEET.dwg
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PRELIMINARY PLANS

FOR

MANOR HEIGHTS PHASES 4 & 5

CITY OF MANOR, TRAVIS COUNTY, TEXAS

PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY	01/08/2021
2ND SUBMITTAL TO CITY	02/12/2021
3RD SUBMITTAL TO CITY	04/01/2021

ENGINEER

Kimley»Horn

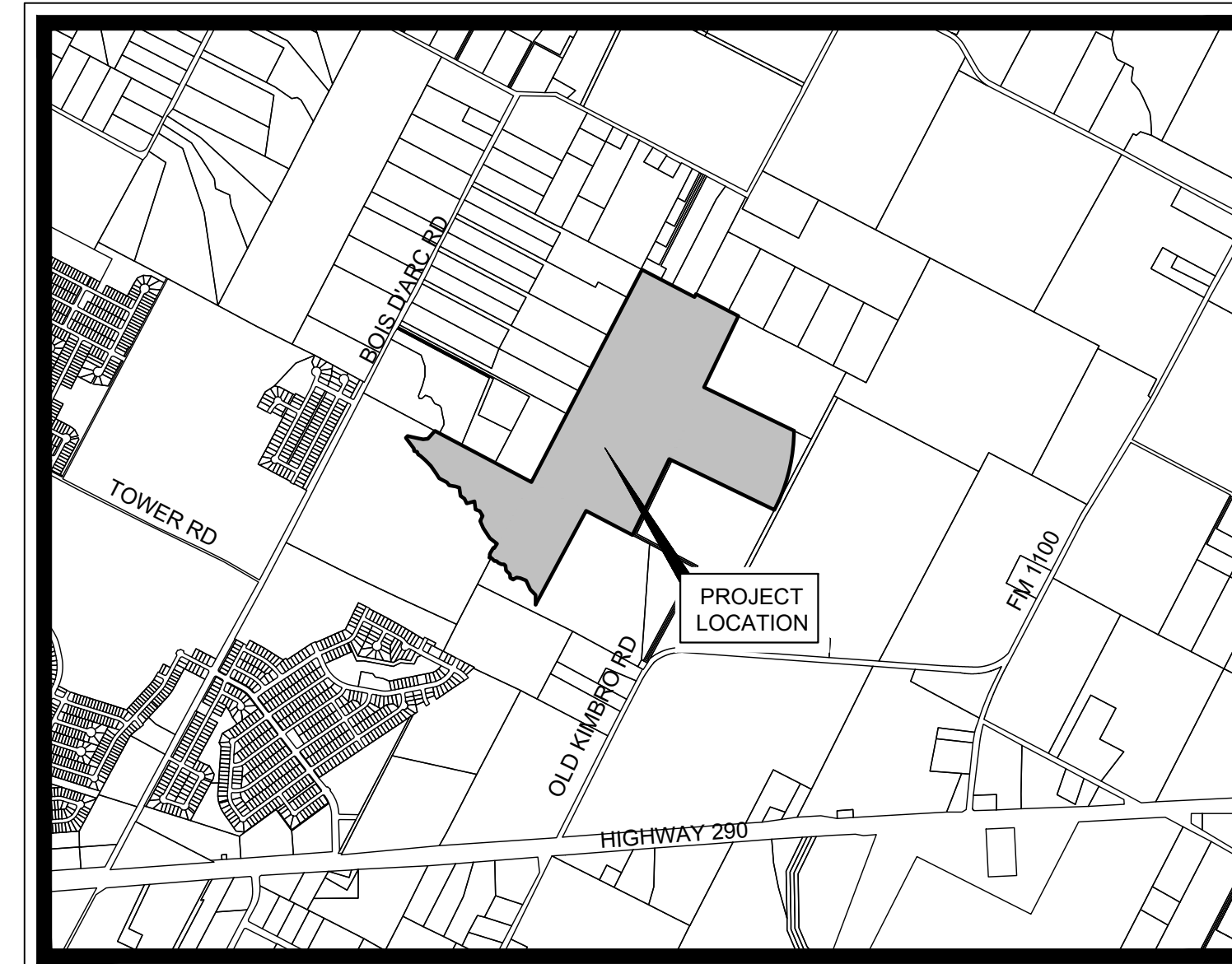
10814 JOLLYVILLE ROAD STATE OF TEXAS
 AVALLON IV, SUITE 200 REGISTRATION NO. F-928
 AUSTIN, TEXAS 78759
 PH. (512) 418-1771
 CONTACT: JASON B. REECE, P.E.

OWNER/DEVELOPER

FORESTAR REAL ESTATE GROUP, INC.
 10700 PECAN PARK BLVD., SUITE 150
 AUSTIN, TEXAS 78750
 CONTACT: JEFF SCOTT



Know what's below.
Call before you dig.



VICINITY MAP

SCALE: 1" = 2,000'

APRIL 2021

LEGAL DESCRIPTION

BEING 140.660 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE CITY OF MANOR TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

AND BEING 33.721 ACRES OF 35.626 ACRES LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199902007, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME 35.626 ACRES CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	AERIAL
4	OVERALL PRELIMINARY PLAN
5	PRELIMINARY PLAN (SHEET 1 OF 4)
6	PRELIMINARY PLAN (SHEET 2 OF 4)
7	PRELIMINARY PLAN (SHEET 3 OF 4)
8	PRELIMINARY PLAN (SHEET 4 OF 4)
9	UTILITY PLAN (SHEET 1 OF 3)
10	UTILITY PLAN (SHEET 2 OF 3)
11	UTILITY PLAN (SHEET 3 OF 3)
12	OVERALL DRAINAGE MAP
13	INLET DRAINAGE AREA MAP (SHEET 1 OF 2)
14	INLET DRAINAGE AREA MAP (SHEET 2 OF 2)
15	INLET DRAINAGE AREA MAP (SHEET 3 OF 3)
16	DRAINAGE CALCULATIONS

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.

DATED THIS ___ DAY OF _____, 20__

BY: _____
 HONORABLE MAYOR DR. LARRY WALLACE JR.
 MAYOR OF THE CITY OF MANOR, TEXAS

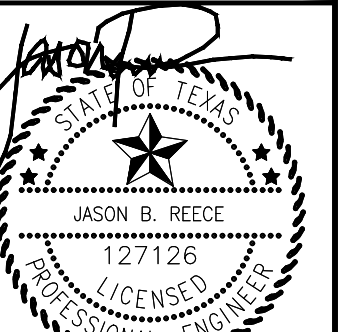
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.

DATED THIS ___ DAY OF _____, 20__

BY: _____
 PHILIP TRYON, P&Z CHAIRPERSON

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200, AUSTIN, TX 78759
 PHONE: 512-418-1771 FAX: 512-418-1791
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928



4/1/2021

KHA PROJECT	069255700
DATE	DECEMBER 2020
SCALE	AS SHOWN
DESIGNED BY:	CEM
DRAWN BY:	RJ
CHECKED BY:	JR

COVER SHEET

MANOR HEIGHTS
 PHASES 4 & 5
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

SHEET NUMBER 1

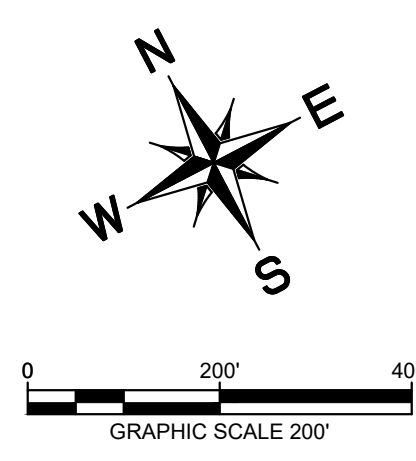
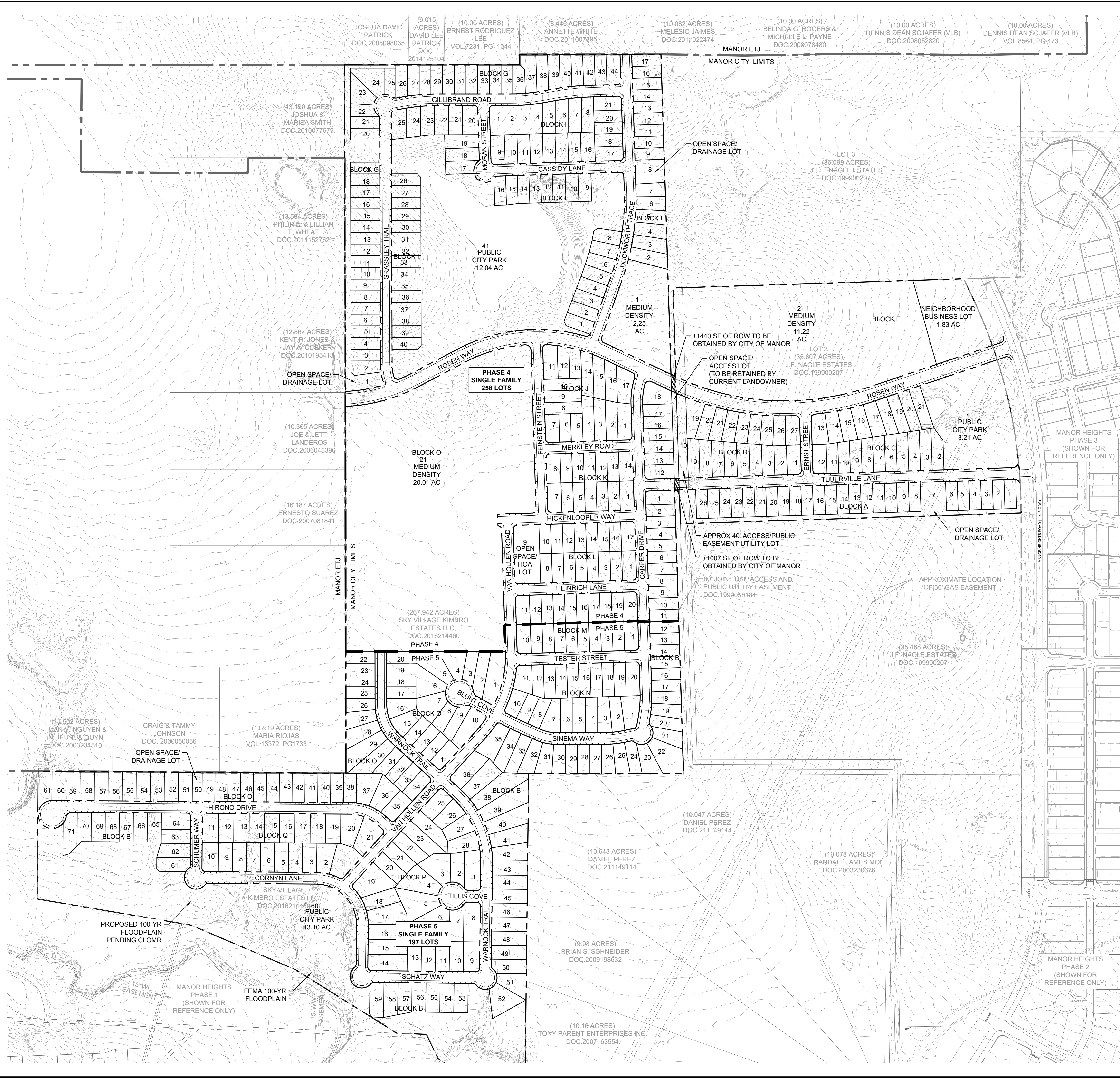
PRELIMINARY PLAN

KHA PROJECT NO. 069255700

MANOR HEIGHTS PHASES 4 & 5

Item B	No.	REVISIONS	DATE

Plotted By: Bermudez, Gabriel Date: March 31, 2021 06:55:30pm File Path: \\AUS-CWIN\069255700 Sky Village South_Cad Preliminary Phases 4-5\PlanSheets\OVERALL Preliminary Plan.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.



MANOR HEIGHTS PHASE 4 - GENERAL INFORMATION:

TOTAL ACREAGE	111.14
LINEAR FOOT OF 50' ROW	10,301
LINEAR FOOT OF 64' ROW	2,921
NUMBER OF SINGLE FAMILY LOTS	257
ACREAGE OF SINGLE FAMILY LOTS	40.74
NUMBER OF MEDIUM DENSITY LOTS	3
ACREAGE OF MEDIUM DENSITY LOTS	33.48
NUMBER OF NEIGHBORHOOD BUSINESS LOTS	1
ACREAGE OF NEIGHBORHOOD BUSINESS LOTS	1.83
NUMBER OF OPEN SPACE/DRAINAGE LOTS	3
ACREAGE OF OPEN SPACE/DRAINAGE LOTS	2.86
NUMBER OF PUBLIC CITY PARK LOTS	2
ACREAGE OF PUBLIC CITY PARK LOTS	15.27
NUMBER OF OPEN SPACE/ACCESS LOTS	1
ACREAGE OF OPEN SPACE/ACCESS LOTS	0.17
NUMBER OF ACCESS/PUBLIC UTILITY EASEMENT LOTS	1
ACREAGE OF ACCESS/PUBLIC UTILITY EASEMENT LOTS	0.32
NUMBER OF OPEN SPACE/HOA LOTS	1
ACREAGE OF OPEN SPACE/HOA LOTS	0.61
ACREAGE OF ROW	15.86
TOTAL NUMBER OF LOTS	269

MANOR HEIGHTS PHASE 5 - GENERAL INFORMATION:

TOTAL ACREAGE	61.96
LINEAR FOOT OF 50' ROW	8,370
NUMBER OF SINGLE FAMILY LOTS	197
ACREAGE OF SINGLE FAMILY LOTS	38.59
NUMBER OF PUBLIC CITY PARK LOTS	1
ACREAGE OF PUBLIC CITY PARK LOTS	13.10
NUMBER OF OPEN SPACE/DRAINAGE LOTS	1
ACREAGE OF OPEN SPACE/DRAINAGE LOTS	0.12
ACREAGE OF ROW	10.15
TOTAL NUMBER OF LOTS	199

LEGAL DESCRIPTION
 BEING 140.660 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE CITY OF MANOR TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

AND BEING 33.721 ACRES OF 35.626 ACRES LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME 35.626 ACRES CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LAND USE

Land Use	Manor Heights Land Use					Overall Acreage	% of Total Acreage in PUD	% of Total Acreage Provided
	Phase 2 Acreage	Phase 3 Acreage	Phase 4 Acreage	Phase 5 Acreage	Overall Acreage			
Single Family PUD SF-1	49.04	46.19	40.72	38.59	174.54	48.98%	40.97%	
PUD Medium Density	11.85	-	33.48	-	45.33	9.74%	10.64%	
Highway Commercial (C-2)	-	-	-	0.00	0.00	0.00%	0.00%	
Neighborhood Business (NB)	1.39	-	1.83	-	3.22	0.82%	0.76%	
HDA/Amenity Lot	-	1.74	0.83	-	2.57	0.36%	0.56%	
City Parkland	1.33	3.26	15.27	7.95	27.81	5.42%	6.53%	
Floodplain/Open Space	22.15	75.21	3.35	5.27	105.98	26.42%	24.88%	
Major Roadways	19.88	20.84	15.86	10.15	66.73	4.12%	15.67%	
Total	109.64	147.24	111.34	61.96	429.98	100%	100%	

WET UTILITIES

Land Use	Manor Heights Wet Utilities					Total LUE's in PUD	Total LUE's Provided
	Phase 2 LUE's	Phase 3 LUE's	Phase 4 LUE's	Phase 5 LUE's	Total LUE's		
Single Family PUD SF-1	264	277	258	197	996	935-995	
PUD Medium Density	75	-	214	-	289	238-280	
Highway Commercial (C-2)	-	-	-	-	0	244	
Neighborhood Business (NB)	61	-	21	-	82	5	
HDA/Amenity Lot	-	5	-	-	5	6	
City Parkland	-	-	-	-	-	-	
Floodplain/Open Space	-	-	-	-	-	-	
Major Roadways	-	-	-	-	-	-	
Total	400	282	493	197	1372	1428-1530	

PARKLAND SUMMARY

Manor Heights Parkland Data	
Total Area of Development	477.75 AC
Required Parkland (5% of Total Area)	23.89 AC
Phase 2 Provided Parkland	1.33 AC
Phase 3 Provided Parkland	3.26 AC
Phase 4 Provided Parkland	15.27 AC
Phase 5 Provided Parkland (Outside Floodplain)	7.95 AC
Total Public City Parkland Provided	27.81 AC

OVERALL LOT SUMMARY

Lot Width	Phase 2		Phase 3		Phase 4		Phase 5		Overall	Required Lot Mils per PUD*	Compatible with PUD?	
	Lot Count	Lot Mils	Lot Count	Lot Mils	Lot Count	Lot Mils	Lot Count	Lot Mils				
50'	190	72%	183	67%	231	90%	85	45%	692	69.69%	70%	YES
55'	75	28%	44	16%	26	10%	12	6%	157	15.81%	15%	YES
60'	0	0%	47	17%	0	0%	97	49%	144	14.50%	15%	YES
Total	265		274		257		197		993	100%	100%	YES

*The following percentages of the mix lot shall be met within SF-1 PUD areas within +/- 5%.

MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
PUD-SF-1	20	5	15	10	6250	50	35
PUD MEDIUM DENSITY	*10 OR 20	5	15	*20 OR 10	3300	30	35
C-2 AND NB	25	7	15	15	7500	50	60

Item 8
DATE

REVISIONS
No.

Kimley-Horn

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 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
 PHONE: 512-418-1771 FAX: 512-418-7191
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 TEXAS REGISTERED ENGINEERING FIRM F-928

JASON B. REECE
 12771216
 LICENSED PROFESSIONAL ENGINEER

4/1/2021

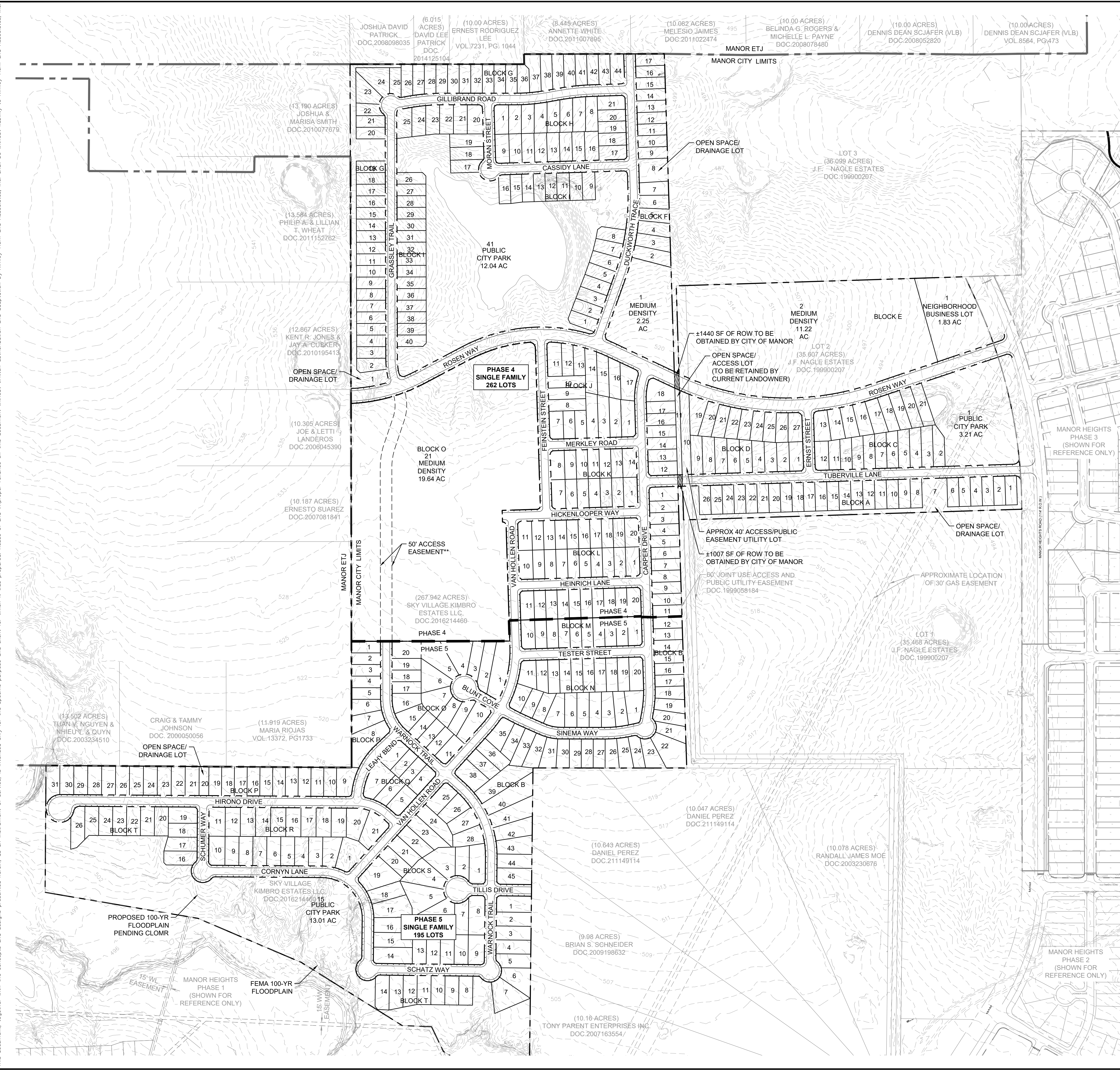
KHA PROJECT 069255700
 DATE DECEMBER 2020
 SCALE: AS SHOWN
 DESIGNED BY: CBM
 DRAWN BY: RJ
 CHECKED BY: JR

OVERALL PRELIMINARY PLAN

MANOR HEIGHTS PHASES 4 & 5
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
4

Plotted By: Curtis, Sr. Date: June 23, 2021 04:37:35pm File Path: K:\AUS_CVA\069255700_Sky_Village_South_Cover\Preliminary_Phases 4-5\PlanSheets\OVERALL PRELIMINARY PLAN.dwg
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****NOTE**
 50' ACCESS EASEMENT ALIGNMENT ON LOT 21 BLOCK O IS PRELIMINARY AND SUBJECT TO CHANGE WITH SITE PERMIT OF THIS LOT. ACCESS DRIVE WILL BE REQUIRED TO BE INSTALLED PRIOR TO THE APPROVAL OF THE PHASE 5 FINAL PLAT. PRIVATE ACCESS DRIVE SHALL BE OPEN TO TRAFFIC AT ALL TIMES (NOT SECURED) UNLESS SPECIFICALLY APPROVED BY THE CITY OF MANOR AND TCSD12.

MANOR HEIGHTS PHASE 4 - GENERAL INFORMATION:

TOTAL ACREAGE	112.33
LINEAR FOOT OF 50' ROW	10,301
LINEAR FOOT OF 64' ROW	2,921
NUMBER OF SINGLE FAMILY LOTS	262
ACREAGE OF SINGLE FAMILY LOTS	41.70
NUMBER OF MEDIUM DENSITY LOTS	3
ACREAGE OF MEDIUM DENSITY LOTS	33.11
NUMBER OF NEIGHBORHOOD BUSINESS LOTS	1
ACREAGE OF NEIGHBORHOOD BUSINESS LOTS	1.83
NUMBER OF OPEN SPACE/DRAINAGE LOTS	3
ACREAGE OF OPEN SPACE/DRAINAGE LOTS	2.86
NUMBER OF PUBLIC CITY PARK LOTS	2
ACREAGE OF PUBLIC CITY PARK LOTS	15.25
NUMBER OF OPEN SPACE/ACCESS LOTS	1
ACREAGE OF OPEN SPACE/ACCESS LOTS	0.17
NUMBER OF ACCESS/PUBLIC UTILITY EASEMENT LOTS	2
ACREAGE OF ACCESS/PUBLIC UTILITY EASEMENT LOTS	1.55
ACREAGE OF ROW	15.86
TOTAL NUMBER OF LOTS	272

MANOR HEIGHTS PHASE 5 - GENERAL INFORMATION:

TOTAL ACREAGE	60.43
LINEAR FOOT OF 50' ROW	8,915
NUMBER OF SINGLE FAMILY LOTS	195
ACREAGE OF SINGLE FAMILY LOTS	37.15
NUMBER OF PUBLIC CITY PARK LOTS	1
ACREAGE OF PUBLIC CITY PARK LOTS	13.01
NUMBER OF OPEN SPACE/DRAINAGE LOTS	1
ACREAGE OF OPEN SPACE/DRAINAGE LOTS	0.12
ACREAGE OF ROW	10.15
TOTAL NUMBER OF LOTS	197

LEGAL DESCRIPTION
 BEING 140.680 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE CITY OF MANOR TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
 AND BEING 33.721 ACRES OF 35.626 ACRES LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME 35.626 ACRES CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LAND USE

Land Use	Manor Heights Land Use					Overall Acreage	% of Total Acreage in PUD	% of Total Acreage Provided
	Phase 2 Acreage	Phase 3 Acreage	Phase 4 Acreage	Phase 5 Acreage	In PUD			
Single Family PUD SF-1	49.30	48.00	41.70	37.15	174.54	40.97%	40.97%	
PUD Medium Density	11.85	-	33.11	-	45.33	10.64%	10.64%	
Highway Commercial (C-2)	-	-	-	-	0.00	0.00%	0.00%	
Neighborhood Business (NB)	1.62	-	1.83	-	3.22	0.76%	0.76%	
HQA/Amenity Lot	-	0.88	1.55	-	2.37	0.56%	0.56%	
City Parkland	-	3.26	15.25	7.95	27.81	6.53%	6.53%	
Floodplain/Open Space	36.69	73.83	3.03	5.18	105.98	24.88%	24.88%	
Major Roadways	11.23	20.67	15.86	10.15	66.73	15.67%	15.67%	
Total	110.69	146.64	112.33	60.43	429.98	100%	100%	

WET UTILITIES

Land Use	Manor Heights Wet Utilities					Total LUE's Provided	Total LUE's In PUD
	Phase 2 LUE's	Phase 3 LUE's	Phase 4 LUE's	Phase 5 LUE's	In PUD		
Single Family PUD SF-1	252	284	362	195	993	935-995	
PUD Medium Density	75	-	214	-	289	238-280	
Highway Commercial (C-2)	-	-	-	-	0	244	
Neighborhood Business (NB)	61	-	21	-	82	5	
HQA/Amenity Lot	-	5	-	-	5	6	
City Parkland	-	-	-	-	-	-	
Floodplain/Open Space	-	-	-	-	-	-	
Major Roadways	-	-	-	-	-	-	
Total	388	289	497	195	1369	1428-1530	

PARKLAND SUMMARY

Manor Heights Parkland Data	
Total Area of Development	477.75 AC
Required Parkland (5% of Total Area)	23.89 AC
Phase 2 Provided Parkland	1.33 AC
Phase 3 Provided Parkland	3.26 AC
Phase 4 Provided Parkland	15.25 AC
Phase 5 Provided Parkland (Outside Floodplain)	7.95 AC
Total Public City Parkland Provided	27.81 AC

OVERALL LOT SUMMARY

Lot Width	Manor Heights Lot Data					Overall Lot Width	Required Lot Width per PUD*	Compatible with PUD?				
	Phase 2 Lot Count	Phase 3 Lot Count	Phase 4 Lot Count	Phase 5 Lot Count	In PUD							
50'	177	70%	193	68%	236	30%	87	45%	69.79%	70%	YES	
55'	75	30%	44	15%	26	10%	11	6%	156	15.71%	15%	YES
60'	0	0%	47	17%	0	0%	97	50%	144	14.50%	15%	YES
Total	252	284	362	195	993	195	993	100%	100%	100%	YES	

*The following percentages of the mix lot shall be met within SF-1 PUD areas within +/- 5%.

MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
PUD-SF-1	20	5	15	10	6250	50	35
PUD MEDIUM DENSITY	*10 OR 20	5	15	*20 OR 10	3300	30	35
C-2 AND NB	25	7	15	15	7500	50	60

Item 8.

DATE _____

REVISIONS _____

No. _____

DATE _____

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
 PHONE: 512-418-1771 FAX: 512-418-1791
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

OVERALL PRELIMINARY PLAN

MANOR HEIGHTS PHASES 4 & 5 CITY OF MANOR TRAVIS COUNTY, TEXAS

SHEET NUMBER **4**



Texas Engineering Firm #4242

Date: Tuesday, February 2, 2021

Jason Reece
 Kimley-Horn
 10814 Jollyville Road, Building 4, Suite 300
 Austin TX 78759
 jason.reece@kimley-horn.com

Permit Number 2021-P-1298-PP
 Job Address: Manor Heights Phase 4 & 5 Preliminary Plat, Manor, TX. 78653

Dear Jason Reece,

The first submittal of the Manor Heights Phase 4 & 5 Preliminary Plat (*Preliminary Plan*) submitted by Kimley-Horn and received on April 01, 2021, 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. Verify that the park acreage in Phase 5 is correct. The table on Sheet 3 appears to list a different acreage than what is shown on the plans.
2. Please clearly show the existing property lines and bearings and distances on the existing conditions sheet. They are hard to read.
3. There appears to be a note missing pm the checklist regarding why significant trees are not shown.
4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section22(c)(2)(vii), the locations, sizes and descriptions of all existing utilities should be shown on the preliminary plat. This includes storm sewer and wastewater manholes.
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section22(c)(2)(viii), the locations, dimensions, names and descriptions of public right-of-ways within the subdivision, intersecting or contiguous with its boundaries should be shown on the preliminary plat.
6. If there is a FEMA application for this Phase a copy should be provided.
7. Street names should be provided for the proposed streets as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section22(c)(3)(iii).
8. Clarify why no tree information was provided with the preliminary plat submittal.
9. The proposed water and wastewater service locations should be adjusted so that inlets are not located on the same lot line as the services.

2/2/2021 9:29:53 AM
Manor Heights Phase 4 & 5 Preliminary Plat
2021-P-1298-PP
Page 2

10. Dimensions should be added to the proposed access/public utility easement lot.
11. The size of the existing gas line should be added to the plans.
12. Clarify what is meant for the areas labeled ROW to be obtained by the City of Manor.
13. Clarify what the note on Sheet 8 regarding Denise Marie Pilotte Loshiavo is for.
14. Provide information for the wet pond and outlet structure. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(i), the location, size and description of any proposed drainage appurtenances including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site should be provided.
15. Show the location of the proposed development on the overall drainage map.

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



February 12, 2021

Pauline Gray
Senior Engineer
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78646-2029

**RE: Permit Number: 2021-P-1298-PP
Job Address: Manor Heights Phase 4 & 5 Preliminary Plat, Manor, TX. 78653**

Dear Pauline Gray:

Please accept this **Comment Response Letter** in reply to your review, dated February 02, 2021, of the first submittal of the *Manor Heights Phase 4 & 5 Preliminary Plat* submitted on January 08, 2021. Original comments have been included below for reference. Kimley-Horn's responses are in red.

Ordinance Requirements

1. Verify that the park acreage in Phase 5 is correct. The table on Sheet 3 appears to list a different acreage than what is shown on the plans.

Response: The Manor Heights Parkland Data table on Sheet 3, indicates 7.95 acres of Parkland in Phase 5. This acreage corresponds to Parkland area outside the floodplain to be provided within this phase. The 13.10 acres is the acreage of the lot. The table was modified to avoid confusion and provide clarity.

2. Please clearly show the existing property lines and bearings and distances on the existing conditions sheet. They are hard to read.

Response: The Existing Condition sheet was revised to show clearly existing property lines and bearings.

3. There appears to be a note missing pm the checklist regarding why significant trees are not shown.

Response: Per the PUD notes #2, an inventory of significant trees to remain and to be removed will be submitted with construction plans. This note is included in Note #2 of the general notes on Sheet 5.

4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(vii), the locations, sizes and descriptions of all existing utilities should be shown on the preliminary plat. This includes storm sewer and wastewater manholes.

Response: Existing wastewater and stormwater structures were labeled.

5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(viii), the locations, dimensions, names and descriptions of public right-of-ways within the subdivision, intersecting or contiguous with its boundaries should be shown on the preliminary plat.

Response: Row width of intersecting streets were labeled.

6. If there is a FEMA application for this Phase a copy should be provided.

Response: There is no FEMA application for these phases.

7. Street names should be provided for the proposed streets as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(iii).

Response: Street names are provided.

8. Clarify why no tree information was provided with the preliminary plat submittal.

Response: Per the PUD notes #2, an inventory of significant trees to remain and to be removed will be submitted with construction plans. This note is included in Note #2 of the general notes on Sheet 5. An aerial of the site has been provided in Sheet 3.

9. The proposed water and wastewater service locations should be adjusted so that inlets are not located on the same lot line as the services.

Response: Water and wastewater services were revised so that inlets are not located on the same lot line.

10. Dimensions should be added to the proposed access/public utility easement lot.

Response: All dimensions of the proposed access/public utility easement lot were labeled.

11. The size of the existing gas line should be added to the plans.

Response: The size of the existing gas line was labeled on the Existing Condition sheet. The existing gas line is an 8".

12. Clarify what is meant for the areas labeled ROW to be obtained by the City of Manor.

Response: These areas currently provide access to Lots 1, 2 and 3 of the J.F. Nagle estates. The proposed ROW will encroach portions of these flag lots. The purpose of these areas is to show the City the portion that will become public with ROW. The remaining portions not encroaching the ROW will be retained by current owners.

13. Clarify what the note on Sheet 8 regarding Denise Marie Pilotte Loshiavo is for.

Response: This label was not shown correctly and has been deleted.

14. Provide information for the wet pond and outlet structure. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(i), the location, size and description of any proposed drainage appurtenances including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site should be provided.

Response: The existing pond will be filled in some areas to be utilized as a drainage feature to route storm runoff to Cottonwood Creek. No detention will be provided as a detention waiver was approved for this phase. A rough storage volume of the proposed pond is shown in Sheet 14.

15. Show the location of the proposed development on the overall drainage map.

Response: The boundaries of the proposed phases were added to the overall drainage area map.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jason Reece, P.E.
(512) 551-1839
jason.reece@kimley-horn.com



Texas Engineering Firm #4242

Date: Tuesday, March 16, 2021

Jason Reece
 Kimley-Horn
 10814 Jollyville Road, Building 4, Suite 300
 Austin TX 78759
 jason.reece@kimley-horn.com

1500 County Road 269
 Leander, TX 78641

PO Box 2029
 Leander, TX 78646-2029

Permit Number 2021-P-1298-PP
 Job Address: Manor Heights Phase 4 & 5 Preliminary Plat, Manor 78653

Dear Jason Reece,

The subsequent submittal of the Manor Heights Phase 4 & 5 Preliminary Plat submitted by Kimley-Horn and received on April 01, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. 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. Verify that the park acreage in Phase 5 is correct. The table on Sheet 3 appears to list a different acreage than what is shown on the plans.~~
- ~~2. Please clearly show the existing property lines and bearings and distances on the existing conditions sheet. They are hard to read.~~
- ~~3. There appears to be a note missing pm the checklist regarding why significant trees are not shown.~~
- ~~4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B-Section22(c)(2)(vii), the locations, sizes and descriptions of all existing utilities should be shown on the preliminary plat. This includes storm sewer and wastewater manholes.~~
- ~~5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B-Section22(c)(2)(viii), the locations, dimensions, names and descriptions of public right of ways within the subdivision, intersecting or contiguous with its boundaries should be shown on the preliminary plat.~~
- ~~6. If there is a FEMA application for this Phase a copy should be provided.~~

- ~~7. Street names should be provided for the proposed streets as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(iii).~~
8. Clarify why no tree information was provided with the preliminary plat submittal.
9. ~~The proposed water and wastewater service locations should be adjusted so that inlets are not located on the same lot line as the services.~~
- ~~10. Dimensions should be added to the proposed access/public utility easement lot.~~
11. The size of the existing gas line should be added to the plans.
12. Clarify what is meant for the areas labeled ROW to be obtained by the City of Manor.
13. Clarify what the note on Sheet 8 regarding Denise Marie Pilotte Loshiavo is for.
- 14. Provide information for the wet pond and outlet structure. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(i), the location, size and description of any proposed drainage appurtenances including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site should be provided.**
- ~~15. Show the location of the proposed development on the overall drainage map.~~
- 16. Provide information for the owner of the property where the pond outlet will drain.**
- 17. The parkland acreages provided on the preliminary plat appear to be different than what is listed in the Development Agreement.**

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. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@gbateam.com.

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



March 29, 2021

Pauline Gray
Senior Engineer
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78646-2029

**RE: Permit Number: 2021-P-1298-PP
Job Address: Manor Heights Phase 4 & 5 Preliminary Plat, Manor, TX. 78653**

Dear Pauline Gray:

Please accept this **Comment Response Letter** in reply to your review, dated March 16, 2021, of the first submittal of the *Manor Heights Phase 4 & 5 Preliminary Plat* submitted on February 17, 2021. Original comments have been included below for reference. Kimley-Horn's responses are in red.

Ordinance Requirements

1. Provide information for the wet pond and outlet structure. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(i), the location, size and description of any proposed drainage appurtenances including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site should be provided.

Response: Information regarding pond size and outlet structure is provided in the Drainage Calculations sheet.

2. Provide information for the owner of the property where the pond outlet will drain.

Response: Owner information has been added to drainage sheet.

3. The parkland acreages provided on the preliminary plat appear to be different than what is listed in the Development Agreement.

Response: Per the Development agreement there are three areas within Phases 4 and 5 provided as Public Parkland areas. These areas have a total combined acreage of 21.78. These same three parkland areas are provided with this application, however, the total provided area is 23.22 acres. More parkland is provided outside the floodplain (Lot 60, Block B), specifically to the southeast property boundary within Phase 5. Please note that more public parkland acreage is provided than what it is required in the Development agreement.



Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jason Reece, P.E.
(512) 551-1839
jason.reece@kimley-horn.com



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Friday, April 23, 2021

Jason Reece
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin TX 78759
jason.reece@kimley-horn.com

Permit Number 2021-P-1298-PP
Job Address: Manor Heights Phase 4 & 5 Preliminary Plat, Manor 78653

Dear Jason Reece,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Jason Reece and received by our office on April 01, 2021, 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



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Wednesday, June 30, 2021

Jason Reece
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin TX 78759
jason.reece@kimley-horn.com

Permit Number 2021-P-1298-PP
Job Address: Manor Heights Phase 4 & 5 Preliminary Plat, Manor 78653

Dear Jason Reece,

The submittal of the revised Manor Heights Phase 4 & 5 Preliminary Plat Site Plans submitted by Kimley-Horn and received by our office on 6/24/2021, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. 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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 14, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for the St. Joseph Subdivision, one (1) lot on 24.77 acres, more or less, and being located at 10104 Hill Lane, Manor, TX.

Applicant: Migl Engineer and Consulting
Owner: Catholic Diocese of Austin

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a one lot subdivision for a new religious assembly use which is currently under site and building permit review.

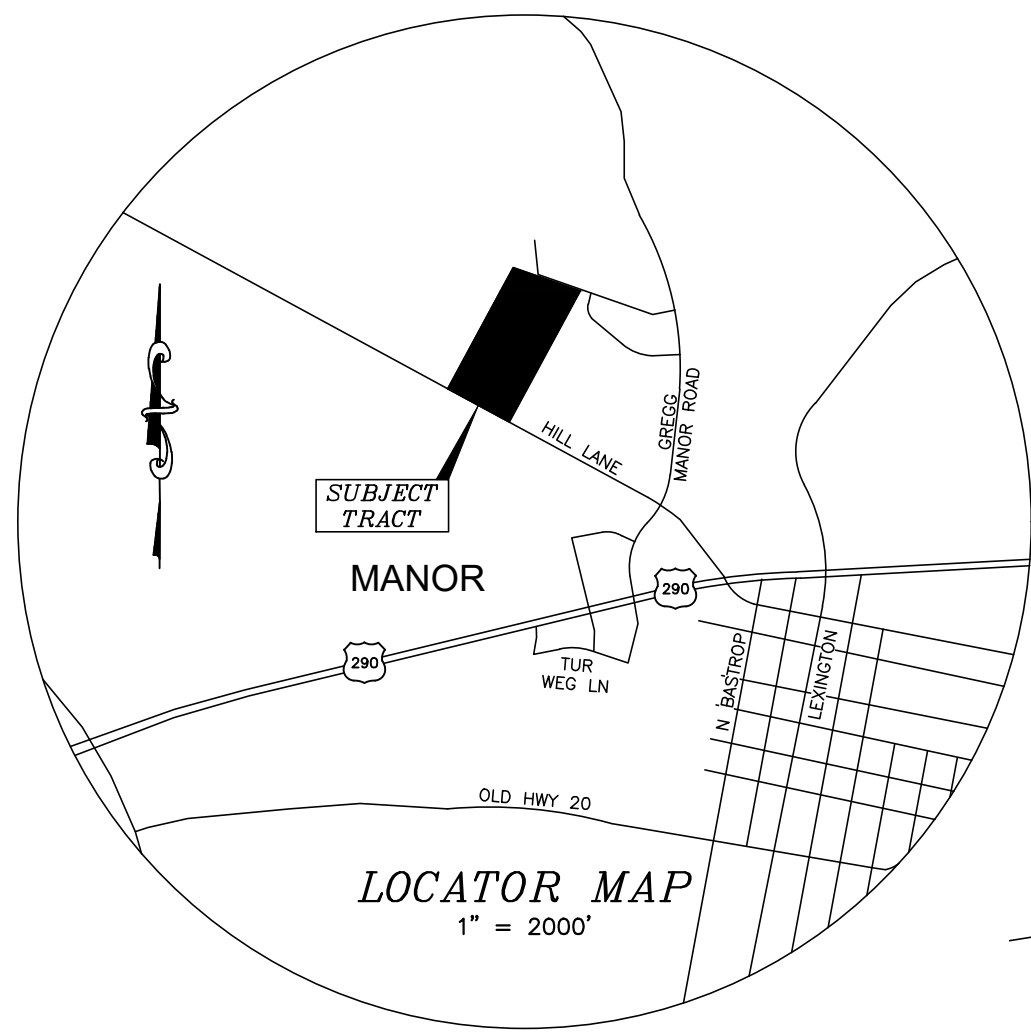
LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Plat
- Engineer Comments
- Conformance Letter

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Final Plat for the St. Joseph Subdivision, one (1) lot on 24.77 acres, more or less, and being located at 10104 Hill Lane, Manor, TX.

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



FINAL PLAT
ST. JOSEPH SUBDIVISION
CITY OF MANOR, TRAVIS COUNTY, TEXAS
24.77 ACRES

SCALE: 1" = 100'

CALLED 65.0 ACRES
MANOR INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 2001144922
O.P.R.T.C.T.

(S 68°33'49" E - 12.18')
S 71°25'59" E - 12.50' N: 10,104,373.5'
E: 3,169,942.4'

(S 68°56'35" E - 740.59')
S 72°15'19" E - 740.24'

N: 10,104,603.0'
E: 3,169,225.6'

(N 30°22'11" E - 1392.87')
N 27°05'13" E - 1392.87'

(N 59°50'56" W - 742.87')
S 30°06'08" W - 742.69'

(S 30°22'11" W - 1512.42')
S 27°05'25" W - 1512.42'

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DEVELOPER: ROMAN CATHOLIC DIOCESE OF AUSTIN
6225 EAST HIGHWAY 290
AUSTIN, TEXAS 78723

SITE: HILL LANE
MANOR, TEXAS 78653

ACREAGE: 24.77 ACRES

NUMBER OF BLOCKS: 1

ZONING: I-1 (INSTITUTIONAL)

PROPOSED USE: RELIGIOUS ASSEMBLY

LINEAR FEET OF NEW STREETS: 0 FEET

SUBMITTAL DATE: APRIL 13, 2021

DATE OF PLANNING & ZONING COMMISSION REVIEW:

ACREAGE BY LOT TYPE: DEVELOPMENT LOT - 24.77 ACRES

NUMBER OF LOTS BY TYPE: 1 DEVELOPMENT

PATENT SURVEY: S. BACON SURVEY, ABSTRACT NO. 63

BENCHMARK NO. 101
COTTON GIN SPINDLE IN ASPHALT FOUND, 2 FEET SOUTH OF THE NORTH EDGE OF ASPHALT OF HILL LANE AND APPROX. 1695 FEET WEST OF GREGG MANOR ROAD.
ELEVATION: 537.51'
NAVD '88 GEOID 2012A

BENCHMARK NO. 102:
COTTON GIN SPINDLE IN ASPHALT FOUND, 2 FEET SOUTH OF THE NORTH EDGE OF ASPHALT OF HILL LANE AND APPROX. 2425 FEET WEST OF GREGG MANOR ROAD.
ELEVATION: 537.28'
NAVD '88 GEOID 2012A

SURVEYOR: MARGARET A. NOLEN, R.P.L.S.
CP&Y, INC.
ONE CHISHOLM TRAIL, SUITE NO. 130
ROUND ROCK, TEXAS 78681
PHONE: (512) 248-0065
TBPELS FIRM LICENSE NO. 10194125

ENGINEER: TAMMI R. MIGL, P.E.
MIGL ENGINEERING AND CONSULTING
9600 ESCARPMENT BLVD, SUITE 745-174
AUSTIN, TEXAS 78749
PHONE: (512) 750-0440
TEXAS REGISTERED ENGINEERING FIRM F-16967

BUTLER FAMILY PARTNERSHIP LTD
VOL. 12271, PG. 872
R.P.R.T.C.T.

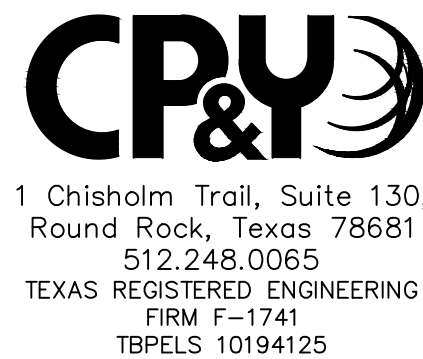
NOTES:
1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. ____ DAY OF _____, 2021.

LEGEND

- = 1/2" IRON ROD FOUND
- 5/8" ○ = 5/8" IRON PIPE FOUND
- ◆ = BENCHMARK
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. = REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- () = RECORD BEARING AND DISTANCE PER VOL. 13327, PG. 702 R.P.R.T.C.T.
- = PROPOSED SIDEWALK



MIGL ENGINEERING AND CONSULTING
9600 Escarpment Blvd, Suite 745-174
Austin, TX 78749 | 512 750 0440
Texas Registered Engineering Firm F-16967



1 Chisholm Trail, Suite 130,
Round Rock, Texas 78681
512.248.0065
TEXAS REGISTERED ENGINEERING
FIRM F-1741
TBPELS 10194125

Proj. No. 2000313	Sheet 1
Date: 02-07-2020	of 2
Drawing: 2000313R-PLAT	of 2
Scale: 1" = 100'	C-1702

FINAL PLAT
ST. JOSEPH SUBDIVISION
CITY OF MANOR, TRAVIS COUNTY, TEXAS
24.77 ACRES

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, THE MOST REVEREND JOE S. VASQUEZ, BISHOP OF THE DIOCESE OF AUSTIN AND HIS SUCCESSORS IN OFFICE, AS THE OWNER OF THAT CERTAIN CALLED 24.7833 ACRE TRACT OF LAND OUT OF THE S. BACON SURVEY, ABSTRACT NO. 63, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED OF RECORD IN VOLUME 13327, PAGE 707 OF THE OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 24.77 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS:

ST. JOSEPH SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2021 A.D.

BY: MOST REVEREND JOE S. VASQUEZ,
BISHOP OF THE CATHOLIC DIOCESE OF AUSTIN

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOST REVEREND JOE S. VASQUEZ, BISHOP OF THE CATHOLIC DIOCESE OF AUSTIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 2021 A.D.
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 2021 A.D.
APPROVED: _____ ATTEST: _____

PHILIP TRYON _____ LLUVIA T. ALAMARAZ
CHAIRPERSON CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 2021 A.D.
APPROVED: _____ ATTEST: _____

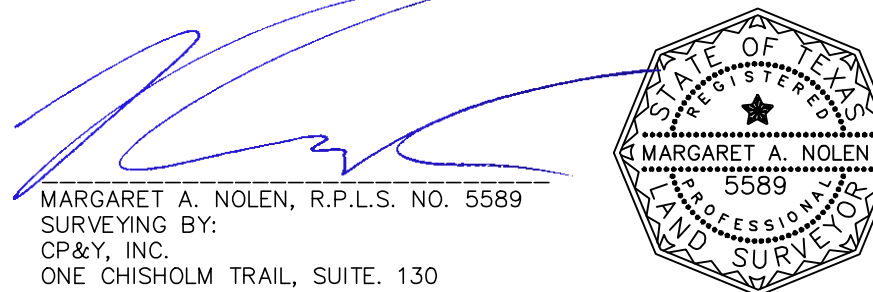
DR. LARRY WALLACE, JR. _____ LLUVIA T. ALAMARAZ
MAYOR CITY SECRETARY

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TRAVIS §

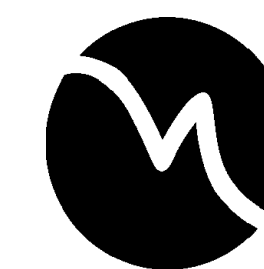
KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARGARET A. NOLEN, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEY RELATED PORTIONS OF TITLE 25, IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND WAS PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION DURING JANUARY, 2020.



MARGARET A. NOLEN, R.P.L.S. No. 5589
SURVEYING BY:
CP&Y, INC.
ONE CHISHOLM TRAIL, SUITE 130
ROUND ROCK, TEXAS 78681
PHONE: (512) 248-0065
TBPELS FIRM LICENSE NO. 10194125

APRIL 15, 2021
DATE



MIGL ENGINEERING AND CONSULTING
9600 Escarpment Blvd, Suite 745-174
Austin, TX 78749 | 512 750 0440
Texas Registered Engineering Firm F-16967



1 Chisholm Trail, Suite 130,
Round Rock, Texas 78681
512.248.0065
TEXAS REGISTERED ENGINEERING
FIRM F-1741
TBPELS 10194125

Proj. No. 2000313	Sheet 1
Date: 02-07-2020	of 2
Drawing: 2000313R-PLAT	of 2
Scale: 1" = 100'	C-1702

METES AND BOUNDS DESCRIPTION

FOR A 24.77 ACRE TRACT OF LAND, IN TRAVIS COUNTY, TEXAS, BEING THE SAME CALLED 24.7833 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE MOST REVEREND JOHN MCCARTHY, BISHOP OF THE DIOCESE OF AUSTIN AND HIS SUCCESSORS IN OFFICE, RECORDED IN VOLUME 13327, PAGE 702 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND HAVING A TEXAS CENTRAL STATE PLANE NAD '83 (HARN '93) COORDINATE OF: NORTHING = 10,103,027.1 FEET AND EASTING = 3,169,253.7 FEET, FOR THE COMMON SOUTH CORNER OF SAID 24.7833 ACRE TRACT AND THE WEST CORNER OF A CALLED 24.8354 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MANOR INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 12597, PAGE 1543 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, BEING ON THE NORTH RIGHT-OF-WAY LINE OF HILL LANE (RIGHT-OF-WAY WIDTH VARIES), FOR THE SOUTH CORNER AND POINT OF BEGINNING HEREOF;

THENCE WITH SAID NORTH RIGHT-OF-WAY LINE OF HILL LANE AND THE SOUTH LINE OF SAID 24.7833 ACRE TRACT, NORTH 63° 06' 08" WEST, A DISTANCE OF 742.69 FEET TO A 1/2-INCH IRON ROD FOUND ON THE COMMON WEST CORNER OF SAID 24.7833 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 24.811 ACRE TRACT OF LAND DESCRIBED IN A DEED TO 9 SUNNY PARTNERS, LP, RECORDED IN DOCUMENT NUMBER 2006189066 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, FOR THE WEST CORNER HEREOF;

THENCE WITH THE COMMON WEST LINE OF SAID 24.7833 ACRE TRACT AND THE EAST LINE OF SAID 24.811 ACRE TRACT, NORTH 27° 05' 13" EAST, A DISTANCE OF 1392.87 FEET TO A 1/2-INCH IRON ROD FOUND ON THE COMMON NORTH CORNER OF SAID 24.7833 ACRE TRACT AND THE EAST CORNER OF SAID 24.811 ACRE TRACT, BEING ON THE SOUTH LINE OF A CALLED 65.0 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MANOR INDEPENDENT SCHOOL DISTRICT RECORDED IN DOCUMENT NUMBER 2001144922 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, FOR NORTH CORNER HEREOF;

THENCE WITH THE COMMON NORTH LINE OF SAID 24.7833 ACRE TRACT AND THE SOUTH LINE OF SAID 65.0 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 72° 15' 15" EAST, A DISTANCE OF 740.24 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT HEREOF, AND
- 2) SOUTH 71° 25' 59" EAST, A DISTANCE OF 12.50 FEET TO A 1/2-INCH IRON ROD FOUND ON THE COMMON WEST CORNER OF SAID 24.7833 ACRE TRACT, AND THE NORTH CORNER OF SAID 24.8354 ACRE TRACT, FOR THE EAST CORNER HEREOF;

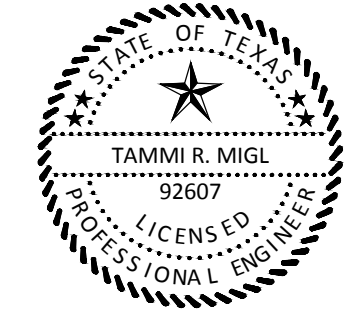
THENCE WITH THE COMMON EAST LINE OF SAID 24.7833 ACRE TRACT AND THE WEST LINE OF SAID 24.8354 ACRE TRACT, SOUTH 27° 05' 25" WEST, A DISTANCE OF 1512.42 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 24.77 ACRES OF LAND.

ENGINEER'S CERTIFICATION:

I, TAMMI R. MIGL, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING RELATED STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS SUBDIVISION FALLS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 48453 C 0480 J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY.

TAMMI R. MIGL, P.E. No. 92607
ENGINEERING BY:
MIGL ENGINEERING AND CONSULTING
9600 ESCARPMENT BLVD, SUITE NO. 745-174
AUSTIN, TEXAS 78749
PHONE: (512) 750-0440
TEXAS REGISTERED ENGINEERING FIRM F-16967



06/09/2021
DATE

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE ____ DAY OF _____, 2021 A.D., AT ____ O'CLOCK ____ M., DULY RECORDED

ON THE ____ DAY OF _____, 2021 A.D., AT ____ O'CLOCK ____ M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 2021 A.D.

DANA DEBEAUVOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY



Texas Engineering Firm #4242

Date: Monday, June 7, 2021

Tammi Migl
Migl Engineering and Consulting
9600 Escarpment Boulevard, Suite 745-174
Austin TX 78749
tammi@miglengineering.com

Permit Number 2021-P-1328-FP
Job Address: 10104 Hill Lane, Manor, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear Tammi Migl,

The first submittal of the Catholic Diocese of Austin Final Plat (*Final Plat*) submitted by Migl Engineering and Consulting and received on June 11, 2021, 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. Please list the parcel zoning and proposed use on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(iv).
2. Label the Right-of-Way width for Hill Lane on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(iii).
3. Provide the X & Y coordinates for four property corners using the State Plane Coordinate System per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(i).
4. If construction of improvements needed to serve the subdivision are not completed prior to filing the plat for recordation the developer must provide financial assurance for the completion of improvements in accordance with City of Manor Subdivision Ordinance Article II Section 24(d)(1).
5. Provide any performance or maintenance guarantees as required by the City per City of Manor Subdivision Ordinance Article II Section 24(d)(2)(vi).
6. Please ensure the names of official in the City of Manor signature blocks are correct on the Plat. The Mayor and P&Z chair are currently blank. The P&Z Chairperson is Philip Tryon. The Mayor is Dr. Larry Wallace, Jr.
7. Please direct any questions regarding these review comments to Anthony Girondo (agirondo@gbateam.com).

6/7/2021 11:58:26 AM
Catholic Diocese of Austin Final Plat
2021-P-1328-FP
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



June 10, 2021

Pauline Gray, P.E.
City of Manor/ Jay Engineering Company Inc.
P.O. Box 1220
Leander, Texas 78646

RE: St. Joseph Subdivision – Final Plat
Permit No. 2021-P-1328-FP
10104 Hill Lane, Manor, TX 78653
Comment Response Letter

Dear Mrs. Gray:

Please accept the following response letter addressing comments dated June 7, 2021 for the above referenced project:

ENGINEER REVIEW

1. Please list the parcel zoning and proposed use on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(iv).
RESPONSE: *The zoning (I-1) and proposed use (religious assembly) have been added to the plat.*
2. Label the right-of-way width for Hill lane on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(iii).
RESPONSE: *The right-of-way width for Hill Lane has been labeled.*
3. Provide the X & Y coordinates for four property corners using the State Plane Coordinate System per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(i).
RESPONSE: *The X-Y Coordinates have been added to four property corners.*
4. If construction of improvements needed to serve the subdivision are not completed prior to filing the plat for recordation the developer must provide financial assurance for the completion of improvements in accordance with City of Manor Subdivision Ordinance Article II Section 24(d)(1).
RESPONSE: *Fiscal surety will be posted for the water and wastewater main extensions. We understand surety in the amount of 110% of the Engineer's OPC will be required. We will submit the fiscal surety separately once the final cost has been determined.*

5. Provide any performance or maintenance guarantees as required by the City of Manor Subdivision Ordinance Article II Section 24(d)(2)(vi).

RESPONSE: *Fiscal surety will be posted for the water and wastewater main extensions. Maintenance guarantees will be provided at construction closeout.*

6. Please ensure the names of official in the City of Manor signature blocks are correct on the Plat. The Mayor and P&Z chair are currently blank. The P&Z Chairperson is Philip Tryon. The Mayor is Dr. Larry Wallace, Jr.

RESPONSE: *Signature blocks have been updated.*

7. Please direct any questions regarding these review comments to Anthony Girondo (agirondo@gbateam.com).

RESPONSE: *Comment noted.*

Please let me know if you have any additional comments or questions.

Sincerely,



Tammi Migl, PE





Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Friday, July 2, 2021

Tammi Migl
Migl Engineering and Consulting
9600 Escarpment Boulevard, Suite 745-174
Austin TX 78749
tammi@miglengineering.com

Permit Number 2021-P-1328-FP
Job Address: 10104 Hill Lane, Manor 78653

Dear Tammi Migl,

We have conducted a review of the final plat for the above-referenced project, submitted by Tammi Migl and received by our office on June 11, 2021, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 14, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Coordinate Sign Plan for the Shadowglen Medical Tower and being located at 14008 Shadowglen Blvd., Manor, TX.

Applicant: Executive Signs
Owner: Perardi Development

BACKGROUND/SUMMARY:

The previous sign plan for the building was just an amalgamation of various tenant signs so there was no uniformity/coordination in design between them. A new tenant is locating in the building and applied for an attached wall sign permit. Since the current Coordinated Sign Plan did not allow for a sign in location they specified they needed to amend the Plan. Since the Plan was to be amended it was proposed that it be completed redone to be non-tenant specific, have each sign be uniform in height and style, allow for more flexibility in sign locations.

Approval of this Plan will not cause the current signs to have to be replaced immediately. Some may become nonconforming since they would not meet the uniformity of the new plan, but those tenants would only need to comply with this Plan as the sign are removed at their discretion, such as if they choose to rebrand or a new tenant takes over their space and removes the sign. A nonconforming sign can remain in perpetuity until it is altered by actions taken by the tenant.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Coordinated Sign Plan
- Previous Coordinated Sign Plan

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Coordinate Sign Plan for the Shadowglen Medical Tower and being located at 14008 Shadowglen Blvd., Manor, TX.

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

MEDICAL TOWERS

SHADOWGLEN

MASTER SIGN PLAN

Client: **Perardi Development**
 Location: **Shadowglen Medical Building**
 Sales: **IH** Designer: **MG**
 Date: **06.28.21**
 Path: **X/ESSM/Perardi Dev/Medical Buildings/Shadowglen**
 File: **Perardi - Shadowglen MSP**

Color Schedule & Notes:

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.
 Each sign must have:
 1. A minimum of one dedicated 120V 20A Circuit
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral
 All Signs will be manufactured to accommodate 120 volt current unless otherwise Instructed by customer.

This is an original drawing created by Executive Signs Inc. It is submitted for your personal use, however, it shall at all times remain the property of Executive Signs Ent. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.
 Design time includes up to three (3) revisions. Any revisions or changes to design after the initial three (3) will incur a charge of \$90/hr.

APPROVAL SIGNATURE and DATE 86



Client: **Perardi Development**
Location: **Shadowglen
Medical Building**

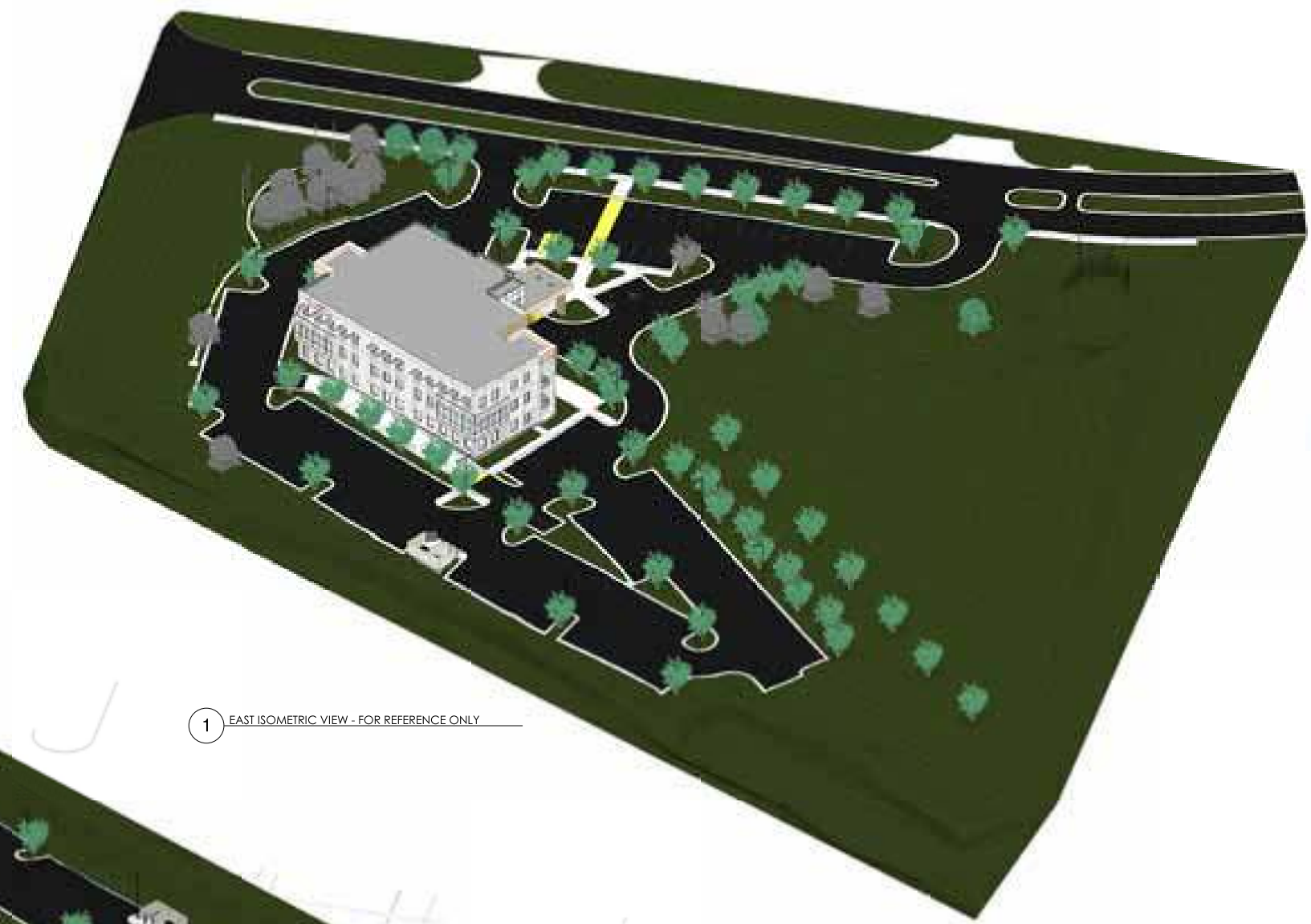
Sales: **IH** Designer: **MG**
Date: **06.28.21**
Path: **X/ESSM/Perardi Dev/Medical Buildings/Shadowglen**
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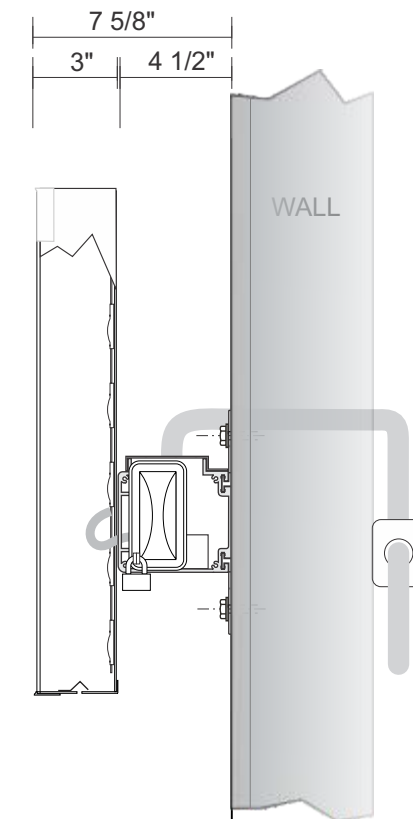
APPROVAL, SIGNATURE and DATE



1 EAST ISOMETRIC VIEW - FOR REFERENCE ONLY



2 WEST ISOMETRIC VIEW - FOR REFERENCE ONLY



FACE-LIT CHANNEL LETTER ON RCWY SIGN SPECS:

FACES: #7328 WHITE ACRYLIC W/ FIRST SURFACE VINYL

TRIMCAP: 1" PAINTED

RETURNS: 3" DEEP .040 ALUMINUM RETURNS PAINTED

BACKS: 3MM ACM ALUM. - INSIDE PAINTED W/ L.E.F.

ILLUMINATION: WHITE L.E.D. INTERNAL BELOW 3000 KELVIN (PER CITY CODE)

MOUNTING: 4.5" X 7" RACEWAY PTM FASCIA (T.B.D)

___ Sqft

LETTER SECTION

N.T.S.

(1) 20 AMP. 120v CIRCUIT REQUIRED

**5621 Central Texas Dr.
San Marcos, TX 78666**
☎ 210-492-9436
📠 210-492-9483
Toll Free: 888-492-9436

State License TSCL 18330
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 PO Box 12157, Austin, Tx. 78711, 1-800-803-9202, 512-463-6599
license.state.tx.us/complaints
 TSSA TEXAS SIGN ASSOCIATION San Antonio Sign Association UL

Client: **Perardi Development**
 Location: **Shadowglen Medical Building**
 Sales: **IH** Designer: **MG**
 Date: **06.28.21**
 Path: **X/ESSM/Perardi Dev/Medical Buildings/Shadowglen**
 File: **Perardi - Shadowglen MSP**

Color Schedule & Notes:

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have:
 1. A minimum of one dedicated 120V 20A Circuit
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral
 All Signs will be manufactured to accommodate 120 volt current unless otherwise Instructed by customer.

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★ Per city code illuminated signs must be turned off closing time or 10pm at the latest.

APPROVAL, SIGNATURE and DATE 89

SOUTH ELEVATION

Item 10.

EXECUTIVE SIGNS.com

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San Marcos, TX 78666**
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📠 210-492-9483
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Client: **Perardi Development**
 Location: **Shadowglen Medical Building**
 Sales: **IH** Designer: **MG**
 Date: **06.28.21**
 Path: **X/ESSM/Perardi Dev/Medical Buildings/Shadowglen**
 File: **Perardi - Shadowglen MSP**

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APPROVAL, SIGNATURE and DATE 90



WEST ELEVATION



Item 10.

EXECUTIVE SIGNS.com

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F 210-492-9483

Toll Free: 888-492-9436

State License TSCL 18330

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PO Box 12157, Austin, Tx. 78711, 1-800-803-9202, 512-463-6599
license.state.tx.us/complaints



Client: Perardi Development
Location: Shadowglen Medical Building

Sales: IH Designer: MG
Date: 06.28.21
Path: X/ESSM/Perardi Dev/Medical Buildings/Shadowglen
File: Perardi - Shadowglen MSP

Color Schedule & Notes:

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APPROVAL, SIGNATURE and DATE

NORTH ELEVATION



Item 10.

EXECUTIVE SIGNS.com

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San Marcos, TX 78666**
☎ 210-492-9436
📠 210-492-9483
Toll Free: 888-492-9436

State License TSCL 18330
Regulated by the Texas Department of Licensing and Regulation
PO Box 12157, Austin, Tx. 78711, 1-800-803-9202, 512-463-6599
license.state.tx.us/complaints

Client: **Perardi Development**
Location: **Shadowglen Medical Building**

Sales: **IH** Designer: **MG**
Date: **06.28.21**
Path: **X/ESSM/Perardi Dev/Medical Buildings/Shadowglen**
File: **Perardi - Shadowglen MSP**

Color Schedule & Notes:

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have:

1. A minimum of one dedicated 120V 20A Circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

All Signs will be manufactured to accommodate 120 volt current unless otherwise instructed by customer.

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APPROVAL, SIGNATURE and DATE 92

EAST ELEVATION



Item 10.

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San Marcos, TX 78666

☎ 210-492-9436

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Client: **Perardi Development**

Location: **Shadowglen**

Medical Building

Sales: **IH**

Designer: **MG**

Date: **06.28.21**

Path: **X/ESSM/Perardi Dev/Medical Buildings/Shadowglen**

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APPROVAL, SIGNATURE and DATE

93

TENANT MONUMENT PANELS



Manufacture and Install:

(1) 15"x55" DPV w/ UV Laminate for existing tenant panel.



Item 10.

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✉ 210-492-9483
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license.state.tx.us/complaints



Client: Perardi Development
Location: Shadowglen Medical Building

Sales: IH Designer: MG
Date: 06.28.21
Path: X/ESSM/Perardi Dev/Medical Buildings/Shadowglen
File: Perardi - Shadowglen MSP

Color Schedule & Notes:

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.
 Each sign must have:
 1. A minimum of one dedicated 120V 20A Circuit
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral
 All Signs will be manufactured to accommodate 120 volt current unless otherwise instructed by customer.

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APPROVAL, SIGNATURE and DATE

SHADOWGLEN MEDICAL TOWER UNIFORM SIGN PLAN

Previously Approved: August 2014

Approved Sign Square Footage: 285 sq ft

Total Allowable: 305.2 sq ft (152.6 x 2)

Current Sign Square Footage: 304.5 sq ft

Sign Plan Amendments

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

Total Square Footage After Amendment: 345.5 sq ft - July 2015

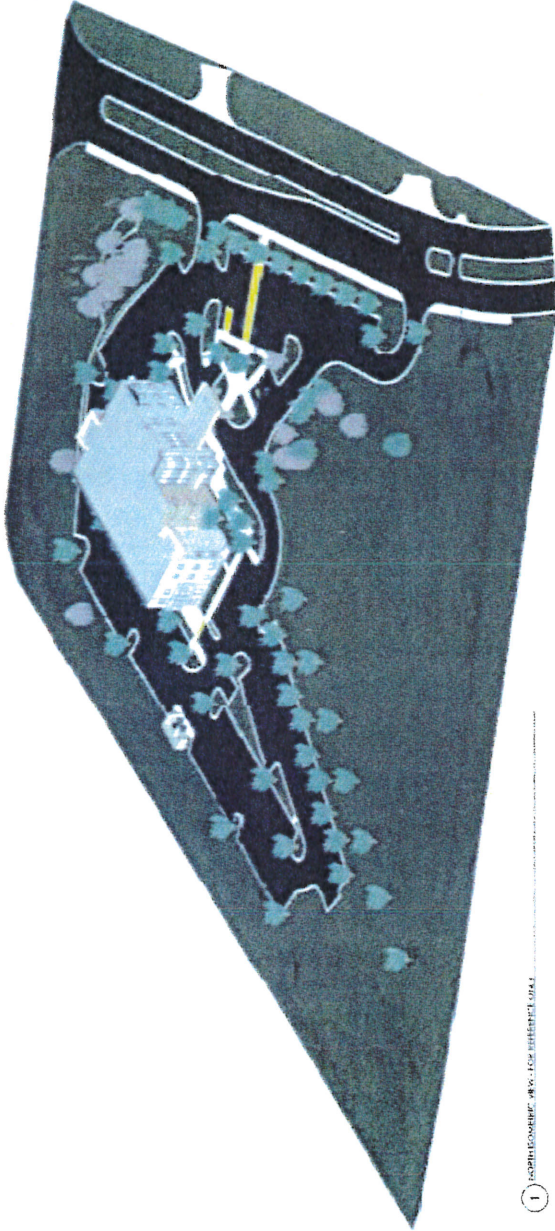
Shadowglenn Signage Proposal

Rev. 4

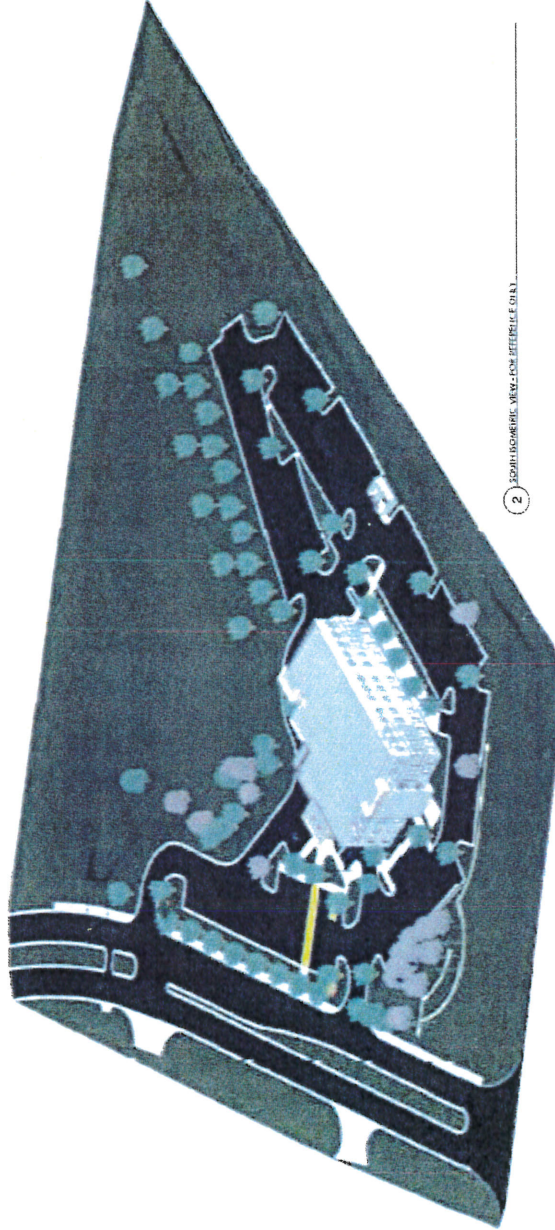


Brian Leslie
Brian@texascustomsigns.com

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



1. Medical Towers @ Shadowglenn



2. Medical Towers @ Shadowglenn

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 Ph: 512-401-6500 Fax: 512-401-6502
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UL LISTED
 TSCL# 18361

USA BBA MEMBER
BBB

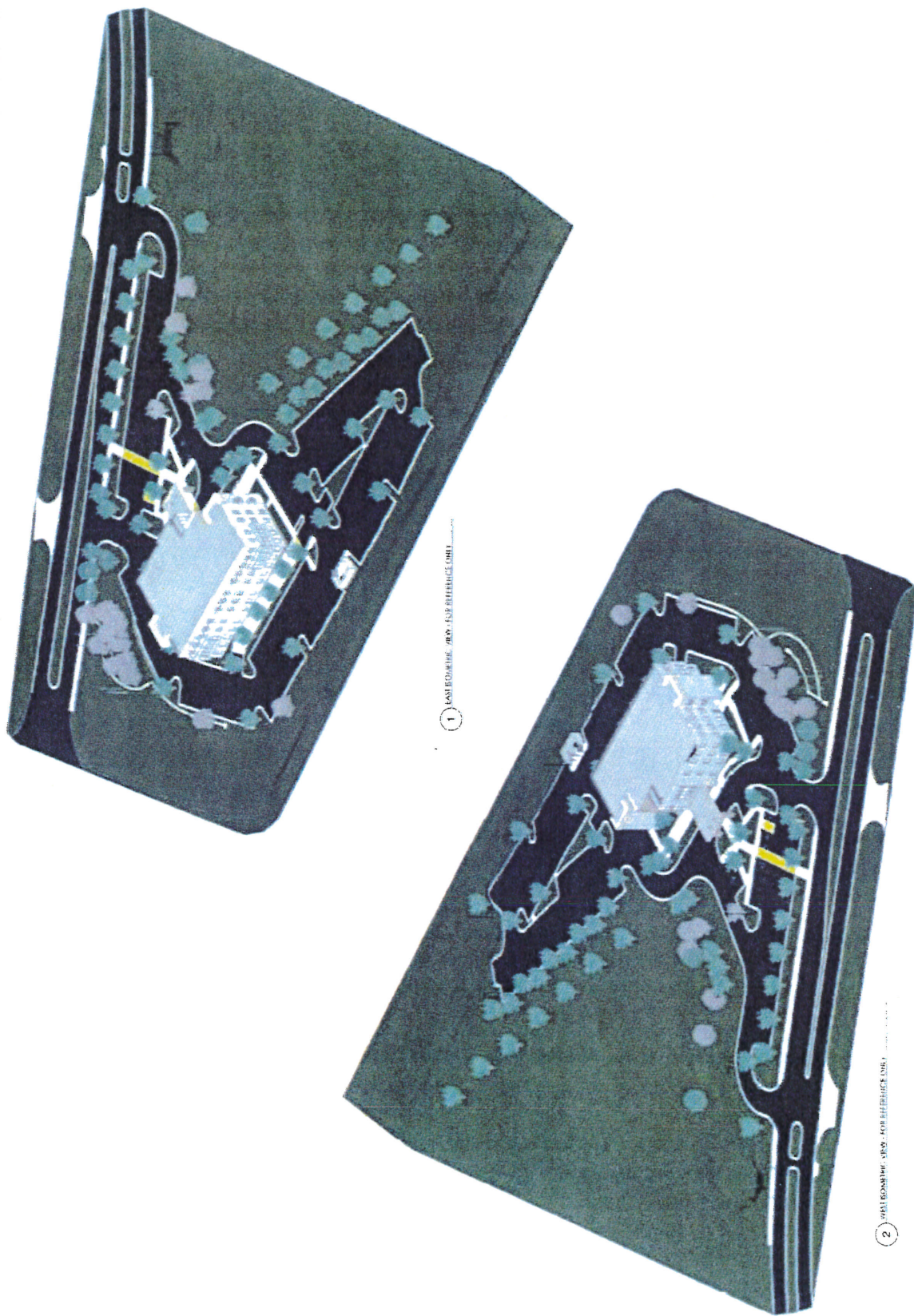
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Client Name: Shadowglenn
Address:
Start Date: 3.31.14
Last Revision: 6.23.14
Revision #: R 2
Filename: ShadowglennPkg.pdf
Page: 2 of 9

Project Manager:
 Brian Lewis
 brian@texascustomsigns.com

Client Approval
*Production will not begin without authorized signatory.

Item 10.



Signs will be handled with 1-800-845-4343. All Primary electrical service to the sign is the responsibility of the buyer. This sign is intended to be installed in accordance with the requirements of article 610 of the NEC and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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Page: 3 of 9

Project Manager:
 Brian Leslie
 brian@texascustomsigns.com

Client Approval
*Provide this with not begin without appropriate signature here!

Item 10.

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 Cedar Park, Texas 78613
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 TSCL# 18361

ISA BBB MEMBER

Medical Towers @ Shadowglenn

Texas Urgent Care (Electrically lighted)
Channel Letter Locations
50 sq. ft. (75 sq. ft. x 2 = 150 sq. ft.)

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

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

(Non electric) Monument Sign Location
(4' x 4' sq. ft.)

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



THIS DRAWING IS THE PROPERTY OF TEXAS CUSTOM SIGNS, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF TEXAS CUSTOM SIGNS, INC. ALL RIGHTS RESERVED.

1 ELECTRICAL REQUIREMENTS TABLE

Texas Custom SIGNS

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

UL LISTED
TSCL# 18361

ISA MEMBER
BBB MEMBER

Signs will be manufactured with LED lights etc. all Primary electrical service to the sign is the responsibility of the buyer. This sign is intended to be installed in accordance with the requirements of Article 605 of the NEC and/or other applicable local codes. This includes project grounding and bonding of the sign.

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Project Manager:
Brian Leslie
brian@texascustomsigns.com

Client Approval

Item 10.

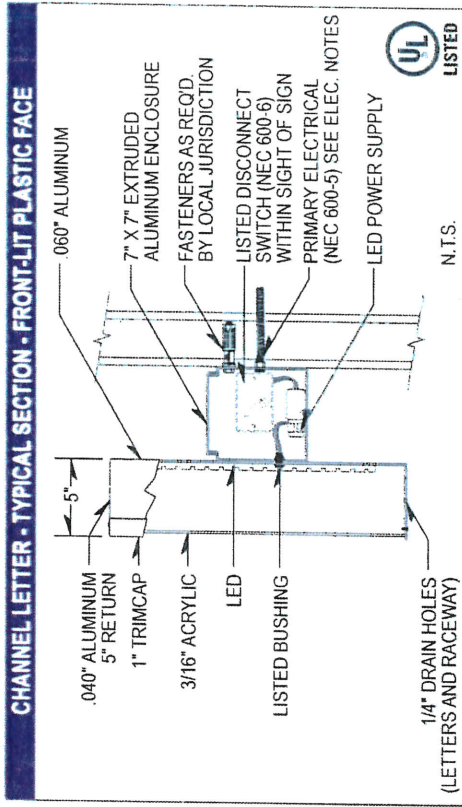


A Front-Lit, Plex-Face Channel Letters w/ LED, Raceway Mounted

INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

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

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



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401-6500 Fax: 512-401-6502
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TSCL# 18361

Signs will be manufactured with 120 volts AC - all primary electrical service to the sign is the responsibility of the buyer. This sign is intended to be installed in accordance with the requirements of Article 600 of the NEC and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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Page: 5 of 9

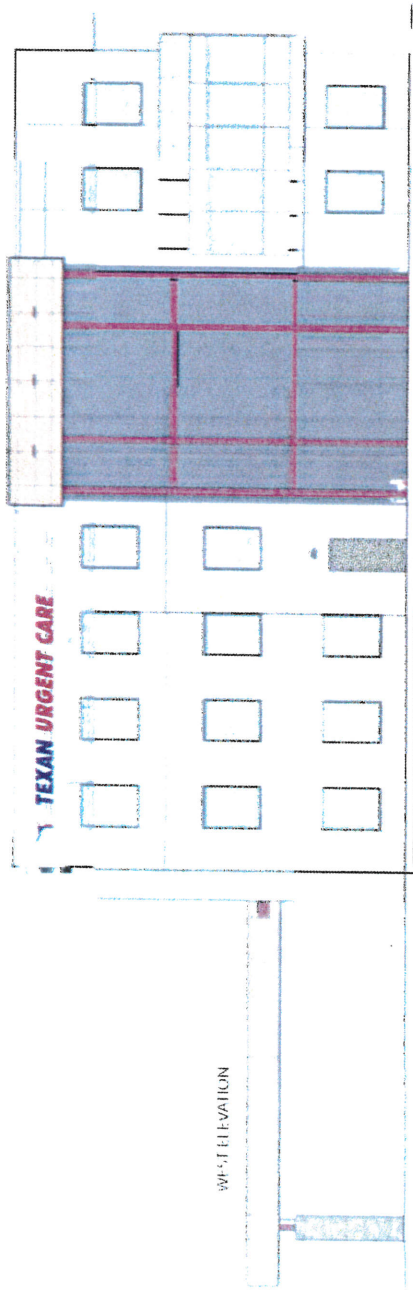
Project Manager:
 Brian Leslie
 brian@texascustomsigns.com

Client Approval:

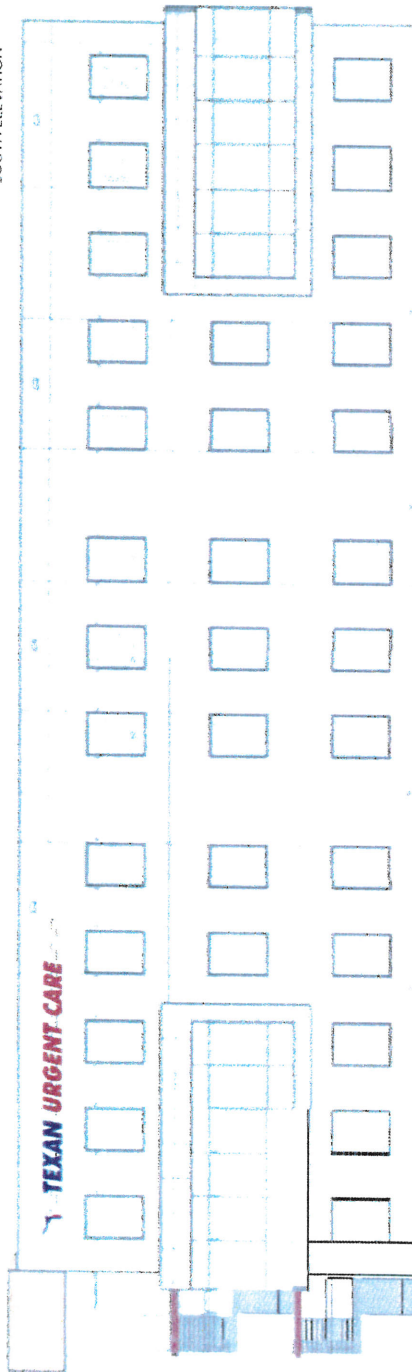
Item 10.

night view:

TEXAN URGENT CARE



SOUTH ELEVATION



(Rendering not to exact scale)



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Filename: ShadowglennPkg.pdf
Page: 6 of 9

Project Manager:
Brian Leslie
brian@texascustomsigns.com

Client Approval

Item 10.

*Printed files will not begin without written approval from the client.



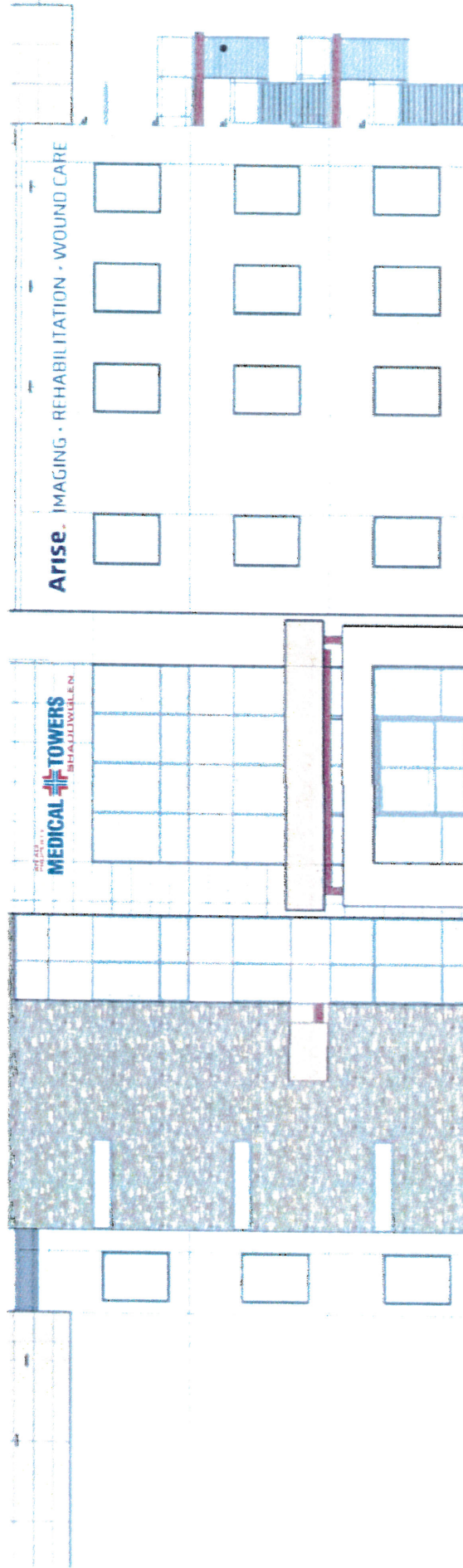
Arise. IMAGING • REHABILITATION • WOUND CARE

NON-ILLUMINATED 1/2" THICK ALUMINUM LETTERS

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

NON-ILLUMINATED 1/2" THICK ALUMINUM LETTERS

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



Texas Custom SIGNS logo, address: 2007 Windy Terrace, Suite A, Cedar Park, Texas, 78613, 701-6500 Fax: 512-401-6502, www.texascustomsigns.com

Signs will be manufactured with 1/2" x 3/8" x 1/2" aluminum. All primary electrical service to the sign is the responsibility of the buyer. This sign is intended to be installed in accordance with the requirements of Article 610 of the NEC, and in all other applicable local codes. The installer must provide proper grounding and bonding of the sign.

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Revision #: R 2
Filename: ShadowglennPag.pdf
Page: 7 of 9

Project Manager:
Brian Leslie
brian@texascustomsigns.com

Item 10.

Client Approval
*Please don't forget to sign off on the drawings!

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

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

Flat-cut Aluminum lettering, flush-mounted.

5" concrete cap.

Rockwork to match existing monument

(Rendering not to exact scale)



Texas Custom SIGNS

2017 Windy Terrace, Suite A
Cedar Park, Texas 78613
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www.texascustomsigns.com

UL LISTED
TSCL# 18361

USA BBB MEMBER
TSA MEMBER

Signs will be manufactured with LED lights and all primary electrical work is the sign is the responsibility of the buyer. This sign is intended to be installed in accordance with the requirements of the local code of the city and/or other applicable local codes. This includes proper grounding and bonding of the sign.

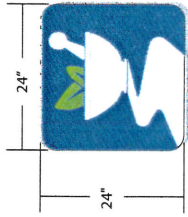
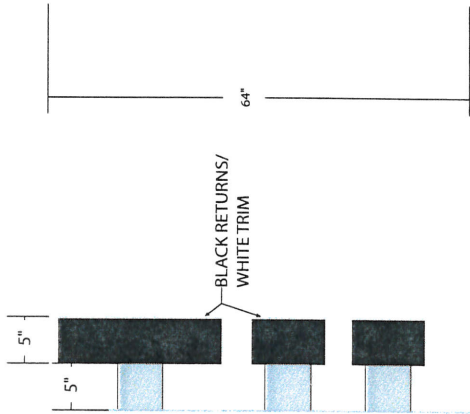
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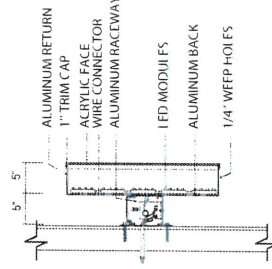
Project Manager:
Brian Leslie
brian@texascustomsigns.com

Client Approval
*Signature will not begin without approval of agency

Item 10.



COMPOUNDING PHARMACY



SPECIFICATIONS

CLIENT: MANOR PHARMACY
 DRAWING: 4816 CL2
 DATE: 1.27.15
 SCALE: 3/4" = 1'-0"

SIGN: FABRICATED ALUMINUM CHANNEL LETTERS AND LOGO.
 FACES: WHITE ACRYLIC WITH TRANSLUCENT VINYL GRAPHICS.
 LAMPS: INTERNAL ILLUMINATION WITH WHITE LED UNITS.
 OTHER: SIGN TO BE INSTALLED ON FABRICATED ALUMINUM RACEWAY. RACEWAY PAINT TO MATCH BUILDING FACADE.

COLORS

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

OPTION 2

Manor Pharmacy is a registered trademark of Manor Pharmacy, Inc. All other trademarks are the property of their respective owners. This drawing is for informational purposes only. It is not to be used for construction without the approval of the project architect. All dimensions are in feet and inches unless otherwise noted.



PROPOSED SIGN



EXISTING SIGN

OPTION 2

CLIENT: MAJOR PHARMACY
PROJECT: 45th St. N. C.
DATE: 12/15/15
SCALE: 1/8" = 1'-0"



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 14, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Setback Waiver for Lot 8, Block 46, Town of Manor, locally known as 306 West Wheeler to reduce the front setback to 20’ and side setbacks to 5’.

Applicant: Epifanio Delgado

Owner: Epifanio Delgado

BACKGROUND/SUMMARY:

This setback waiver is the same type that has been requested by other similarly situated property owners. In the older part of the city the lot sizes are smaller than what current ordinances require (50’ x 115’ = 5,750 sf) and therefore our Code allows these property owners to request to reduce their setbacks so they can accommodate a structure on the property that meets current zoning requirements, which for this property is 1,500 sf of living area, 2-car garage and a 100-sf cover or uncovered patio.

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

- Setback Waiver

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Setback Waiver for Lot 8, Block 46, Town of Manor, locally known as 306 West Wheeler to reduce the front setback to 20’ and side setbacks to 5’.

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



SETBACK WAIVER REQUEST

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

City of Manor Code of Ordinance, Chapter 14, Article 14.02, Division I, Section 14.02.007(c)(3).

Applicant Contact Information

Name: Epifanio delgado
 Address: 5503 Hibiscus Dr Austin TX 78724
 Phone Number: 512-947-9479 Email: HuertaElias41@yahoo.com
L.visionhomes@yahoo.com

Property Information

Address: 306 W Wheeler St Manor TX 78653
 Lot: 8 Block: 46
 Zoning District: SF-1
 Requested Front Setback: 20 Feet
 Requested Rear Setback: _____
 Requested Side Setback: 5 Feet

Epifanio delgado

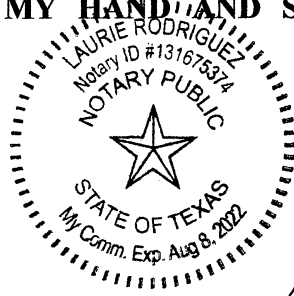
Applicant Signature

02/14/2021
Date

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME the undersigned authority on this day personally appeared Epifanio Delgado Garcia, Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing document and that s/he executed such document for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 16th day of June, 2021.



Laurie Rodriguez
Notary Public - State of Texas

PASSED AND APPROVED on this the _____ day of _____ 2021.

THE CITY OF MANOR, TEXAS

Philip Tryon,
Chairperson

ATTEST:

Scott Dunlop
Assistant Development Director

After recording return to:
Development Services Dept.
City of Manor
105 East Eggleston St.
Manor, TX 78653