Jeffrey Stensland, Chair, Place 5
Prince Chavis, Vice Chair, Place 2
Julie Leonard, Place 1
Gabrielle Orion, Place 3
Felix Paiz, Place 4
Cecil Meyer, Place 6
Jim Terry, Place 7
Gabriel Nila, Alternate No. 1
Vacant, Alternate No. 2

Planning & Zoning Commission Regular Meeting

Wednesday, January 08, 2025 at 6:30 PM

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

AGENDA

This meeting will be live streamed on Manor's YouTube Channel
You can access the meeting at https://www.cityofmanor.org/page/livestream

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

Non-Agenda Item Public Comments (white card): 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.

Agenda Item Public Comments (yellow card): Comments will be taken from the audience on non-agenda and agenda items combined for a length of time, not to exceed five (5) minutes total per person on all items, except for Public Hearings. Comments on Public Hearing items must be made when the item comes before the Board/Commission/Committee and, not to exceed two (2) minutes per person. No Action or Discussion May be Taken by the Board/Commission/Committee during Public Comments on Non-Agenda Items.

To address the Board/Commission/Committee, please complete the white or yellow card and present it to the city staff designee prior to the meeting.

PUBLIC HEARING

1. **Conduct a public hearing on a Subdivision Preliminary Plat Amendment for Manor Heights Phases 4 and 5 being one hundred and eighty-two (182) lots on 24.33 acres, more or less, and being located near the intersection of Liberty Bell Blvd. and Old Kimbro Rd., Manor, TX.**
   Applicant: Kimley-Horn & Associates
   Owner: Forestar

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.

2. **Consideration, discussion, and possible action to approve the Planning and Zoning Commission minutes for December 11, 2024, Planning and Zoning Commission Regular Session.**

REGULAR AGENDA

3. **Consideration, Discussion, and Possible Action on a rezoning application for one (1) lot on 4.879 acres, more or less, and being located at 16023 E US 290, Manor, TX from (GO) General Office to (C-3) Heavy Commercial.**
   Applicant: Henderson Professional Engineers
   Owner: 16023 HWY 290 LLC

4. **Consideration, Discussion, and Possible Action on a Subdivision Preliminary Plat Amendment for Manor Heights Phases 4 and 5 being one hundred and eighty-two (182) lots on 24.33acres, more or less, and being located near the intersection of Liberty Bell Blvd. and Old Kimbro Rd., Manor, TX.**
   Applicant: Kimley-Horn & Associates
   Owner: Forestar

5. **Consideration, Discussion, and possible action on a short form final plat for the Lagos Lakeside Subdivision being 4 (four) lots on 17.710 acres, more or less, and being located near the intersection of FM 973 and Murchison St. Manor, TX.**
   Applicant: Kimley-Horn Associates
   Owner: Peter Dwyer

6. **Consideration, Discussion, and possible action on a short form final plat for 101, 104, 107, and 108 W Boyce St. being 3 (three) lots on 0.96 acres, more or less, and being LOTS 1-5 BLOCK 43 & lots 1-5 block 43 & lots 16-20 block 29 Town of Manor, Manor, TX.**
   Applicant: Build Block Inc.
   Owner: Build Block Inc.

7. **Consideration Discussion, and Possible Action on recommending two P&Z commissioners for the Tree Advisory Committee.**

8. **Consideration, discussion, and possible action to appoint a Planning and Zoning Commission Chair and Vice Chair to serve a 1-year term.**

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: Sunday, January 05, 2025, by 6:00 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 10 days prior to this meeting. Please contact the City Secretary at 512.215.8285 or e-mail lalmaraz@manortx.gov

AGENDA ITEM NO. 1

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8, 2025
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Preliminary Plat Amendment for Manor Heights Phases 4 and 5 being one hundred and eighty-two (182) lots on 24.33 acres, more or less, and being located near the intersection of Liberty Bell Blvd. and Old Kimbro Rd., Manor, TX.

Applicant: Kimley-Horn & Associates
Owner: Forestar

BACKGROUND/SUMMARY: This preliminary plat amendment is an alteration to lot configuration. The layout of the medium density lots has been updated to be front loaded lots instead of the previously submitted alley loaded lots.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of intent
- Approved Plat
- Engineer Comments
- Approval Letter
- Public Notice
- Mailing Labels

ACTIONS:

Discretion	Discretionary

Subdivision Review Type	Not Application

Actions	Open, Close, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Preliminary Plat Amendment for Manor Heights Phases 4 and 5 being one hundred and eighty-two (182) lots on 24.33acres, more or less, and being located near the intersection of Liberty Bell Blvd. and Old Kimbro Rd., Manor, TX.

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

November 11, 2024

Tyler Shows
Staff Engineer
GBA
1500 County Road 269
Leander, TX 78646-2029

RE: Permit Number: 2024-P-1675-PP
Manor Heights Phases 4&5 Preliminary Plat – Revision 1
Job Address: Old Kimbro Road, Manor, TX. 78653

Dear Tyler Shows:

Please accept this letter for the above referenced project. This letter is to provide documentation for our request to submit revisions for the Manor Heights Phases 4 and 5 Preliminary Plat. The layout of the medium density lots has been updated to be front loaded lots instead of the previously submitted alley loaded lots. The revised sheets are clouded as seen on Sheets 1, 4, 5, 6, 7, 8, 10, 11, 12, 15, 16, 17, and 19. This is not meant to be a separate revision, but an update on the previously proposed layout.

Please contact me at 512-617-8504 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Sarah Starkey, P.E.
(512) 617-8504
sarah.starkey@kimley-horn.com

REVISIONS/CORRECTIONS							
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF MANOR APPROVAL DATE	DATE IMAGED
1	REVISE/ADD LOT LAYOUT	R – 1,4,5,6,7, 8,10,11,12,15,16,17,19 A – 9,13,18	19	0	0.00%		

PRELIMINARY PLANS

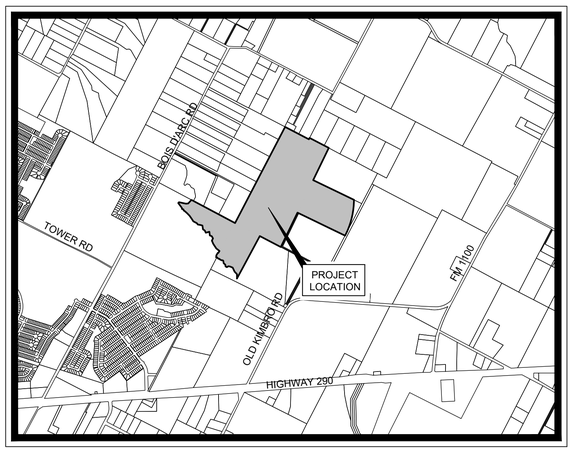
FOR

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
4TH SUBMITTAL TO CITY	06/22/2021



VICINITY MAP

SCALE: 1" = 2,000'

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. 199902027, 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 CONVYED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS
SARAH F. STARKEY
145662
LICENSED
PROFESSIONAL ENGINEER
10/30/2024

SHEET INDEX

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

ENGINEER

Kimley»Horn

501 S AUSTIN AVE
SUITE 1310
GEORGETOWN, TEXAS 78626
PH. (512) 520-0768
CONTACT: SARAH STARKEY, P.E.

STATE OF TEXAS
REGISTRATION NO. F-928

OWNER/DEVELOPER

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

JUNE 2021

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

DATED THIS ___ DAY OF _____, 20__

BY: _____
HONORABLE MAYOR DR. CHRISTOPHER HARVEY
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: _____
P&Z CHAIRPERSON

Plotted By:Cupin, Warren Date:October 30, 2024 01:29:45pm File Path:K:\Cou$_civil\069255700 sky village south\Cad\preliminary phases 4 &5\plansheets\COVER SHEET.dwg
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Item 1.

No.	REVISIONS	DATE	BY
1	ADDED MEDIUM DENSITY LOTS, UPDATED UTILITIES, UPDATED DA MAP	10/30/2024	SFS

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

STATE OF TEXAS
JASON B. REECE
127126
LICENSED
PROFESSIONAL ENGINEER
6/23/2021

KHA PROJECT	069255700
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	GBM
DRAWN BY:	RJ
CHECKED BY:	JR

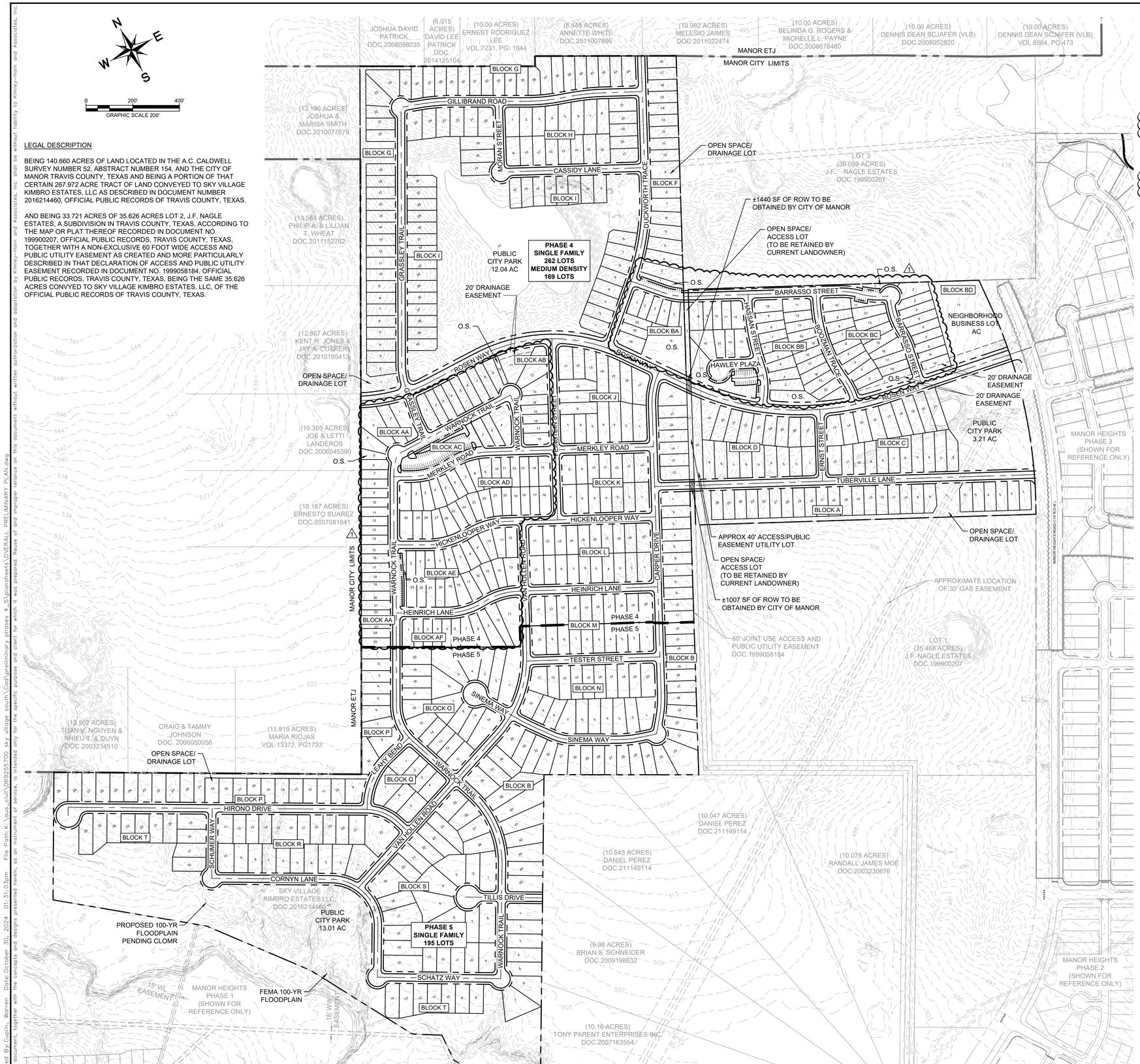
MANOR HEIGHTS
PHASES 4 & 5
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
1

PRELIMINARY PLAN

KHA PROJECT NO. 069255700

MANOR HEIGHTS PHASES 4 & 5



MANOR HEIGHTS PHASE 4 - GENERAL INFORMATION:

TOTAL ACREAGE	112.33
LINEAR FOOT OF 50' ROW	15,651
LINEAR FOOT OF 64' ROW	3,019
LINEAR FOOT OF ALLEY	5,798
NUMBER OF SINGLE FAMILY LOTS	262
ACREAGE OF SINGLE FAMILY LOTS	41.70
NUMBER OF MEDIUM DENSITY LOTS	169
ACREAGE OF MEDIUM DENSITY LOTS	22.48
NUMBER OF NEIGHBORHOOD BUSINESS LOTS	1
ACREAGE OF NEIGHBORHOOD BUSINESS LOTS	1.83
NUMBER OF OPEN SPACE/DRAINAGE LOTS	13
ACREAGE OF OPEN SPACE/DRAINAGE LOTS	1.85
NUMBER OF PUBLIC CITY PARK LOTS	2
ACREAGE OF PUBLIC CITY PARK LOTS	15.25
NUMBER OF OPEN SPACE/ACCESS LOTS	16
ACREAGE OF OPEN SPACE/ACCESS LOTS	2.83
NUMBER OF ACCESS/PUBLIC UTILITY EASEMENT LOTS	2
ACREAGE OF ACCESS/PUBLIC UTILITY EASEMENT LOTS	1.55
ACREAGE OF ROW	28.15
TOTAL NUMBER OF LOTS	445

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 140.660 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. 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 CONVYED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LAND USE

Land Use	Phase 2 Acreage	Phase 3 Acreage	Phase 4 Acreage	Phase 5 Acreage	Overall Acreage	% of Total Acreage in PUD	% of Total Acreage Provided
Manor Heights Land Use							
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%
HOA/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	425.98	100%	100%

WET UTILITIES

Land Use	Phase 2 LUE'S	Phase 3 LUE'S	Phase 4 LUE'S	Phase 5 LUE'S	Total LUE'S Provided	Total LUE'S in PUD
Manor Heights Wet Utilities						
Single Family PUD SF-1	252	284	262	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
HOA/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	Phase 2 Lot Count	Phase 2 Lot Mix	Phase 3 Lot Count	Phase 3 Lot Mix	Phase 4 Lot Count	Phase 4 Lot Mix	Phase 5 Lot Count	Phase 5 Lot Mix	Overall Lot Count	Overall Lot Mix	Required Lot Mix per PUD*	Compatible with PUD?
Manor Heights Lot Data												
50'	177	70%	193	68%	236	90%	87	45%	693	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**		**262**		**195**		**993**	100%	100%	YES

*The following percentages of the mix lot 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

No.	REVISIONS	DATE	BY
1	ADDED MEDIUM DENSITY LOTS	10/30/2024	SFS

Kimley»Horn

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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

STATE OF TEXAS — SARAH E. STARKEY — 145662 — LICENSED PROFESSIONAL ENGINEER
10/30/2024

STATE OF TEXAS — JASON B. REESE — 127126 — LICENSED PROFESSIONAL ENGINEER
6/23/2021

KHA PROJECT 069255700
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: GBM
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: Cuplin, Warren Date: October 30, 2024 01:31:03pm File Path: K:\aus-civil\069255700 sky village south\Cad\preliminary phases 4-5\plansheets\OVERALL PRELIMINARY PLAN.dwg
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Plotted By:Cyprin Warren Date:October 30, 2024 01:33:21pm File Path:K:\ous_civil\069255700 sky village south\Cad\preliminary phases 4_5\plansheets\PRELIMINARY PLAN SHEET.dwg
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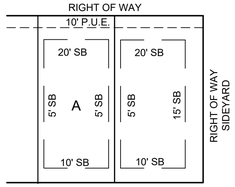
ADJACENT PROPERTY OWNERS MAILING ADDRESSES

BLOCK	LOT	TAX ID PARCEL @ PROPERTY ID	GEO ID	PROPERTY OWNER NAME	PROPERTY ADDRESS	CITY/STATE/ZIP	MAILING ADDRESS (IF DIFFERENT THAN THE PROPERTY ADDRESS)	MAILING CITY/STATE/ZIP
ABS 154	SUR 52	248124	0242800215	PARENT TONY ENTERPRISES INC	13550 OLD KIMBRO RD BLDG 1	MANOR TX 78653	13350 OLD KIMBRO RD BLDG 1	MANOR, TX 78653
ABS 154	SUR 52	705863	0242800277	SCHNEIDER BRIAN S	13550 OLD KIMBRO RD BLDG 2	MANOR , TX 78653	PO BOX 1303	ELGIN, TX 78621-8303
ABS 154	SUR 52	704715	0242800275	PEREZ DANIEL	13550 OLD KIMBRO RD BLDG 3	MANOR, TX 78653	12200 JOHNSON RD	MANOR, TX 78653
ABS 154	SUR 52	704712	0242800274	DUQUE STATES LLC	13550 OLD KIMBRO RD BLDG 4	MANOR, TX 78653	4868 E YAGER LN	MANOR, TX 78653
NAGLE J	LOT 1	248121	0242800212	FORESTAR USA REAL ESTATE GROUP	13354 OLD KIMBRO RD	MANOR, TX 78653	2221 E LAMAR BLVD STE 790	ARLINGTON, TX 76006
BLK A	LOT 2	500922	0242800265	JOHNSON CRAIG & TAMMY	BOIS D ARC LN	MANOR, TX 78653	13034 PARTRIDGE BEND DR	AUSTIN, TX 78729
ABS 456	SUR 64	442769	0242700310	DE LA LUZ EDUVIGES	14211 BOIS D ARC LN	MANOR, TX 78653	14211 BOIS DARC LANE	MANOR, TX 78653
ABS 456	SUR 64	460355	0242800254	RIOJAS MARIA	14217 BOIS D ARC LN	MANOR, TX 78613	14217 BOIS D ARC LN	MANOR, TX 78653-3814
ABS 456	SUR 64	460356	0242800255	SUAREZ ERNESTO	14121 BOIS D ARC LN	MANOR, TX 78653	14121 BOIS D ARC LN	MANOR, TX 78653
ABS 456	SUR 64	460357	0242800256	LANDEROS LETICIA C & JOSE J REVOCABLE TRUST	14315 BOIS D ARC LN	MANOR, TX 78653	14315 BOIS D ARC LN	MANOR, TX 78653
ABS 456	SUR 64	460358	0242800257	TELLO TIMOTHY & JESSICA ANDERSON	14409 BOIS D ARC LN	MANOR, TX 78653	900 BRISTOL CREEK BND	LAKEWAY, TX 78738
ABS 456	SUR 64	442776	0242800249	WHEAT PHILIP A & LILLIAN T	14425 BOIS D ARC LN	MANOR, TX 78653	14425 BOIS D ARC LN	MANOR, TX 78653
ABS 456	SUR 64	460351	0242800250	PHILIPS TAMMIE C	14515 BOIS D ARC RD	MANOR, TX 78653	14515 BOIS D ARC LN	MANOR, TX 78653
	LOT 5	500927	0242800270	PATRICK JOSHUA DAVID	14813 BOIS D ARC LN	MANOR, TX 78653	14809 BOIS D ARC LN	MANOR, TX 78653
ABS 456	SUR 64	248126	0242800217	PATRICK DAVID LEE	14817 BOIS D ARC LN	MANOR, TX 78653	14805 BOIS D ARC	MANOR, TX 78653
ABS 456	SUR 64	248145	0242800233	RODRIGUEZ ERNEST LEE	BOIS D ARC LN	MANOR, TX 78653	238 BEVERLY DRIVE	SAN ANTONIO, TX 78228-5141
ABS 456	SUR 64	248152	0242800239	UGARTE JOSE V & EVA BENITEZ	14831 BOIS D ARC LN 2	MANOR, TX 78653	14831 BOIS D ARC LN	MANOR, TX 78653
ABS 456	SUR 64	248149	0242800237	FRANCISCO DOMEINGUEZ JAIMES	14831 BOIS D ARC LN 4	MANOR, TX 78754	11606 AUS TEX ACRES LN	MANOR, TX 78753
NAGLE J F ESTATES	LOT 3	477400	0242800263	FORESTAR USA REAL ESTATE GROUP	13354 OLD KIMBRO RD	MANOR, TX 78653	2221 E LAMAR BLVD STE 790	ARLINGTON, TX 76006-7458
ABS 456	SUR 64	460349	0241700317	NGUYEN TUAN & NHIEU NGUYEN	BOIS D ARC LN	MANOR, TX 78613	124 SNOWFLAKE DR	ROUND ROCK, TX 78664-4063
BLK A	LOT 100	952002	0241790137	FORESTAR REAL ESTATE GROUP INC	ALLEN SHIVERS STREET	MANOR, TX 78653	2221 E LAMAR BLVD STE 790	ARLINGTON, TX 76006-7458

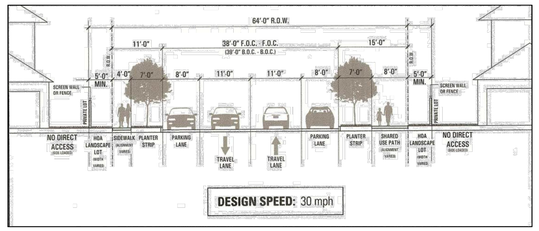
BUILDING SETBACK DETAIL

SCALE: 1"=60'

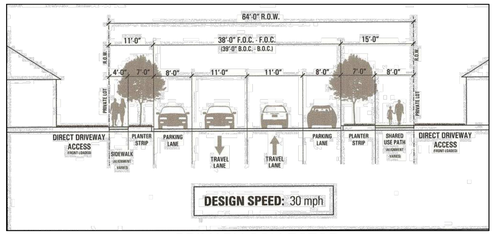


GENERAL NOTES

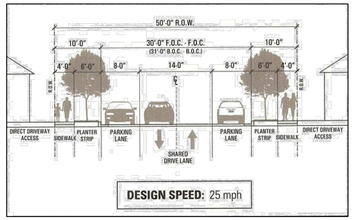
1. AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
2. AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER OR LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
3. THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, WILL BE SUBMITTED WITH FOR REVIEW WITH THE CONSTRUCTION PLANS, ON A PER PHASE BASIS.
4. SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
5. THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, LOT COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
6. LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
7. SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
8. THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.
9. THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,250 SQUARE FEET WITHIN PUD-SF-1, AND 3300 SQUARE FEET WITHIN PUD-MEDIUM DENSITY.
10. LOT FRONTAGE WIDTHS OF PUD SF-1 SHALL BE AS FOLLOWS:
    - 10.1. ALL LOTS EXCEPT THOSE IN CUL-DE-SACS OR ALONG A CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 50 FEET.
    - 10.2. LOTS ALONG CUL-DE-SACS AND CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 30 FEET AT THE RIGHT OF WAY, AND 50' WIDE FRONTAGE MEASURED AT THE PROPERTY SETBACK LINE.
11. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.
12. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SET BACK OF TEN (10) FEET FOR EACH LOT.
13. OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE COMMERCIAL TRACTS HAVE BEEN CONTEMPLATED AND WILL MEET CITY OF MANOR'S PARKING CALCULATION TABLES REQUIREMENTS.
14. EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE SUITABLE FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS.
15. LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BUFFERS TO SHIELD LIGHTS, NOISE, MOVEMENT OR ACTIVITIES FROM ADJACENT PROPERTIES.
16. NO DUPLEXES ARE ALLOWED IN THIS PUD.
17. THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
18. MINIMUM ON-SITE PARKING REQUIREMENTS FOR PUD MEDIUM DENSITIES SHALL BE TWO SPACES FOR EACH LIVING UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 10% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEM SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
19. ALL RESIDENTIAL HOMES WITHIN THIS PUD WILL FOLLOW THE DESIGN STANDARDS THAT ARE AGREED UPON BETWEEN THE DEVELOPER AND CITY OF MANOR.
20. THERE WILL BE A (4) FOUR HOUR MAXIMUM TIME LIMIT FOR THE PARKING ON RESIDENTIAL STREETS.
21. PUBLIC TRAILS SHOWN ALONG FLOODPLAIN, CITY PARKLAND, AND OPEN SPACE SHALL BE A MINIMUM OF 8' WIDE AND SHALL BE COMPOSED OF A COMBINATION OF DECOMPOSED GRANITE AND CONCRETE DEPENDING ON SITE CONDITIONS AT TRAIL LOCATIONS.
22. REQUIRED MINIMUM MASONRY REQUIREMENTS ARE PER THE DEVELOPMENT AGREEMENT DATED NOVEMBER 7, 2018, AS MAY BE AMENDED.
23. HOUSE PLANS SUBMITTED TO THE CITY SHALL BE STAMPED OR INDICATED BY LETTER OF TRANSMITTAL (OR SIMILAR LANGUAGE) THAT THE ARCHITECTURAL REVIEW COMMITTEE (ARC) HAS REVIEWED AND APPROVED THE HOUSE PLANS AS COMPLYING WITH THE PUD ARCHITECTURAL DESIGN REQUIREMENTS FOR CITY REVIEW.
24. LOTS UNDER THE PUD MEDIUM DENSITY CATEGORY SHALL BE ALLEY LOADED WHEN THE PROPOSED FRONT YARD SETBACK IS 10 FEET.



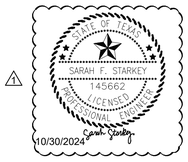
PRIMARY COLLECTOR
(WITH NO SF-1 FRONTAGE)



PRIMARY COLLECTOR
(WITH SF-1 FRONTAGE)



STANDARD RESIDENTIAL
ROADWAY SECTION



No.	REVISIONS	DATE	BY
1	UPDATED PROPERTY OWNERS	10/30/2024	SFS

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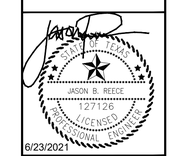
TEXAS REGISTERED ENGINEERING FIRM F-928



6/23/2021

KHA PROJECT	069255700
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	GBM
DRAWN BY:	RJ
CHECKED BY:	JR

PRELIMINARY PLAN
(SHEET 1 OF 5)

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

SHEET NUMBER
5

Plotted By: Caplin Warren Date: October 30, 2024 01:33:43pm File Path: K:\aus_civil\069255700 sky village south\Cad\preliminary phases 4_5\plansheets\PRELIMINARY PLAN SHEET.dwg
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JOSHUA DAVID PATRICK
DOC.2008098035

(6.015 ACRES)
DAVID LEE PATRICK
DOC.2014125104

(10.00 ACRES)
ERNEST RODRIGUEZ LEE
VOL.7231, PG. 1044

(8.445 ACRES)
ANNETTE WHITE
DOC.2011007895

(10.082 ACRES)
MELESIO JAIMES
DOC.2011022474

(13.190 ACRES)
JOSHUA & MARISA SMITH
DOC.2010077679

(13.584 ACRES)
PHILIP A. & LILLIAN T WHEAT
DOC.2011152762

(12.867 ACRES)
KENT R. JONES & JAY A. CUSKER
DOC.2010195413

(10.305 ACRES)
JOE & LETTI LANDEROS
DOC.2006045390

(10.187 ACRES)
ERNESTO SUAREZ
DOC.2007081841

GRASSLEY TRAIL
GILLIBRAND ROAD
MORAN STREET
CASSIDY LANE
DUCKWORTH TRACE
ROSEN WAY
FEINSTEIN STREET
CARPER DRIVE
MERKLEY ROAD
WARNOCK TRAIL
HICKENLOOPER WAY
BARRASSO STREET
HASSAN STREET
HAWLEY PLAZA
TUBERVILLE LANE
MATCHLINE SHEET 8
MATCHLINE SHEET 7

BLOCK G, BLOCK H, BLOCK I, BLOCK F, BLOCK J, BLOCK K, BLOCK AA, BLOCK AB, BLOCK AC, BLOCK AD, BLOCK BA, BLOCK D

1 58420 SF OPEN SPACE/ DRAINAGE LOT 1.34 AC

OPEN SPACE/ DRAINAGE LOT

20' DRAINAGE EASEMENT

41 521479 SF

±1440 SF OF ROW TO BE OBTAINED BY CITY OF MANOR

±1007 SF OF ROW TO BE OBTAINED BY CITY OF MANOR

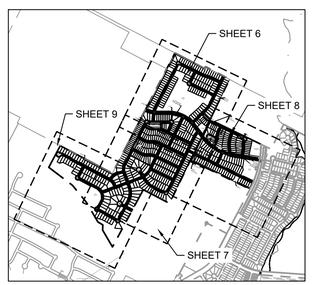
O.S.

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PHASE LINE
- PROPOSED SIDEWALK
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED 100-YEAR FLOODPLAIN
- PROPOSED EASEMENT
- OFFSITE EASMENT
- PROPOSED ROAD CENTERLINE
- EXISTING CONTOUR
- ROW TO BE OBTAINED BY THE CITY OF MANOR

N E S W

0 100' 200'
GRAPHIC SCALE 100'



KEY MAP
N.T.S.

NOTES:

1. SEE SHEET 4 FOR LINE AND CURVE TABLES.
2. ALL PAVEMENT DIMENSIONS ARE TO THE FACE OF CURB.

STATE OF TEXAS
SARAH F. STARKEY
145662
LICENSED
PROFESSIONAL ENGINEER
10/30/2024

STATE OF TEXAS
JASON B. REESE
127126
LICENSED
PROFESSIONAL ENGINEER
6/23/2021

No.	REVISIONS	DATE	BY
1	ADDED MEDIUM DENSITY LOTS	10/30/2024	SFS

Kimley»Horn

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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT 069255700
DATE: JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: GBM
DRAWN BY: RJ
CHECKED BY: JR

PRELIMINARY PLAN (SHEET 2 OF 5)

MANOR HEIGHTS PHASES 4 & 5

CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
6

Plotted By:Cuplin, Warren Date:October 30, 2024 01:33:53pm File Path:K:\aus_civil\069255700 sky village south\Cad\preliminary phases 4_5\plansheets\PRELIMINARY PLAN SHEET.dwg
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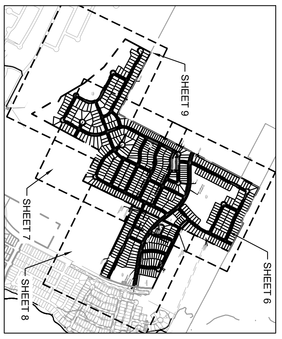
MATCHLINE SHEET 9

MATCHLINE SHEET 6

MATCHLINE SHEET 8

NOTES:
1. SEE SHEET 4 FOR LINE AND CURVE TABLES.
2. ALL PAVEMENT DIMENSIONS ARE TO THE FACE OF CURB.

KEY MAP
N.T.S



LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PHASE LINE
- PROPOSED SIDEWALK
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED 100-YEAR FLOODPLAIN
- PROPOSED EASEMENT
- OFFSITE EASEMENT
- PROPOSED ROAD CENTERLINE
- EXISTING CONTOUR
- ROW TO BE OBTAINED BY THE CITY OF MANOR

GRAPHIC SCALE 1"=100'

10/30/2024

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

PRELIMINARY PLAN
(SHEET 3 OF 5)

KHA PROJECT	069255700
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	GBM
DRAWN BY:	RJ
CHECKED BY:	JR

6/23/2021

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No.	REVISIONS	DATE	BY
1	ADDED MEDIUM DENSITY LOTS	10/30/2024	SFS

SHEET NUMBER 7

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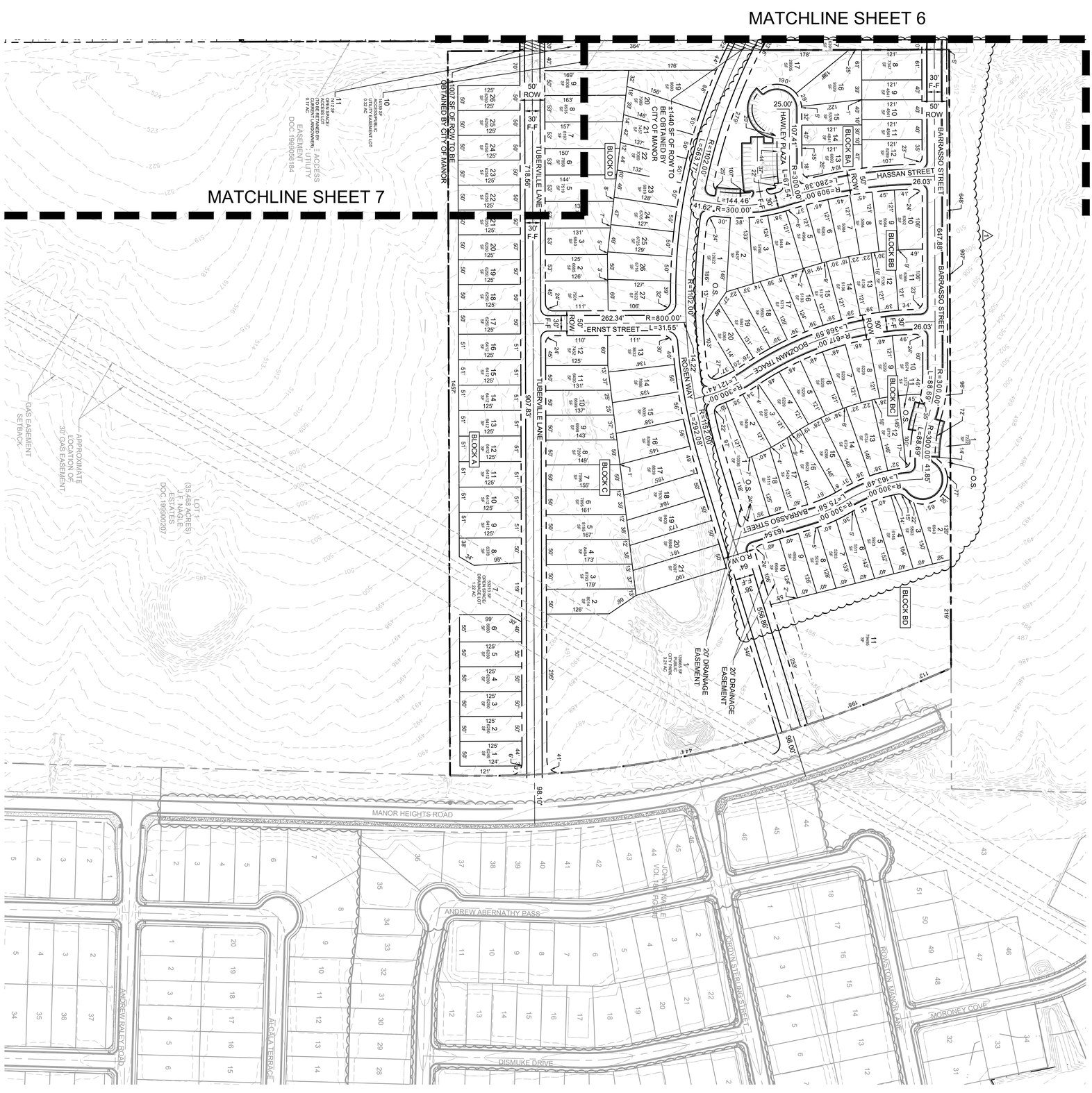
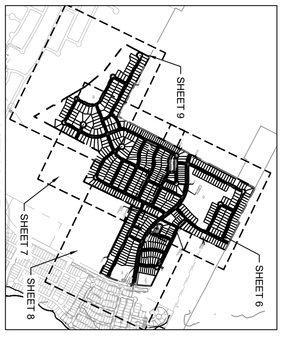


NOTES:
1. SEE SHEET 4 FOR LINE AND CURVE TABLES.
2. ALL PAVEMENT DIMENSIONS ARE TO THE FACE OF CURB.



KEY MAP
N.T.S.



LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PHASE LINE
- PROPOSED SIDEWALK
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED 100-YEAR FLOODPLAIN
- PROPOSED EASEMENT
- OFFSITE EASEMENT
- PROPOSED ROAD CENTERLINE
- EXISTING CONTOUR
- ROW TO BE OBTAINED BY THE CITY OF MANOR



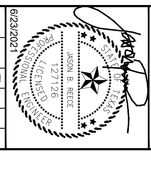
SHEET NUMBER 8

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

PRELIMINARY PLAN
(SHEET 4 OF 5)

KHA PROJECT	069255700
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	GBM
DRAWN BY:	RJ
CHECKED BY:	JR

6/23/2021



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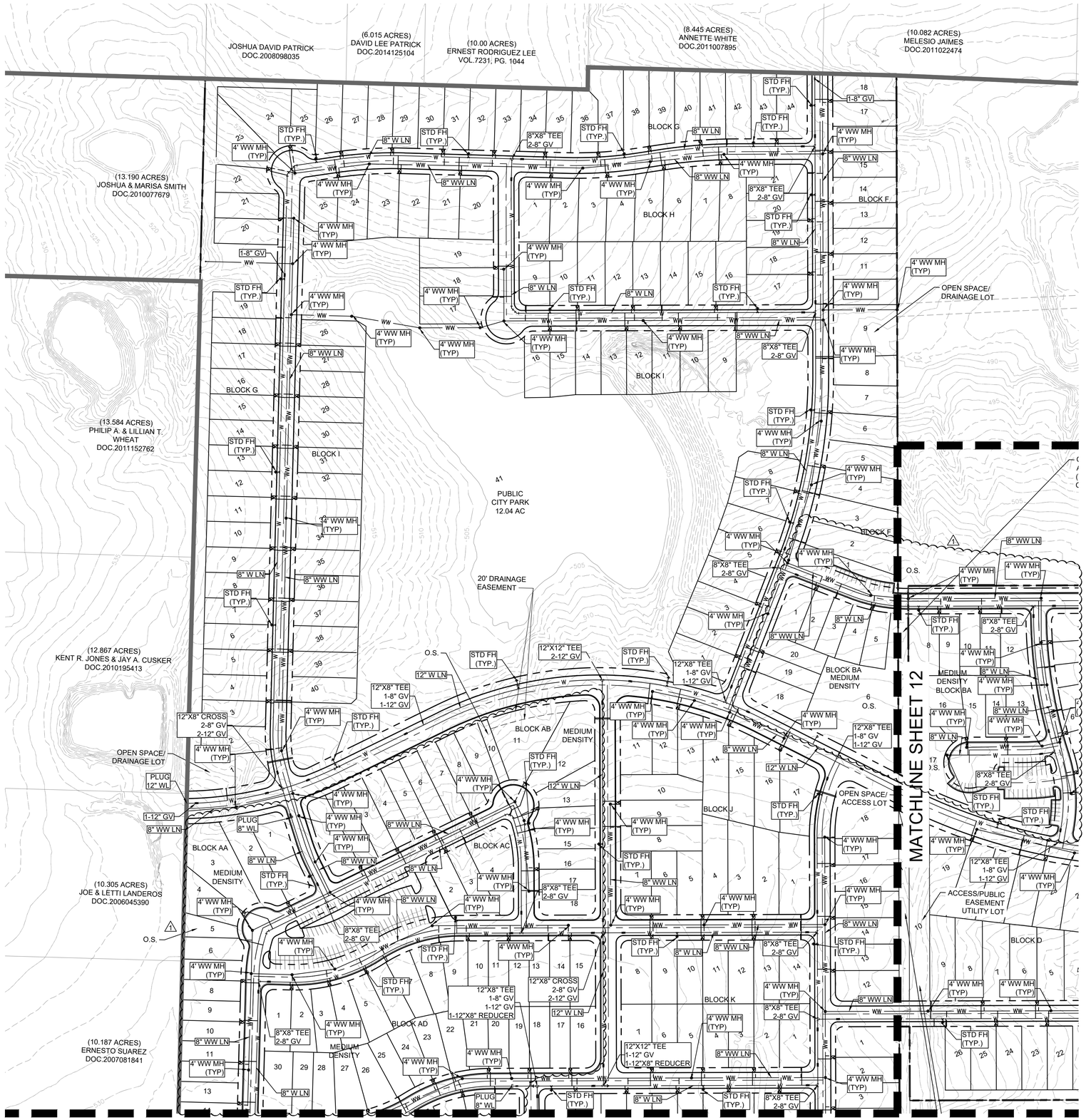
No.	REVISIONS	DATE	B
1	ADDED MEDIUM DENSITY LOTS	10/30/2024	SFS

11

Item 1



UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED WASTE WATER CLEANOUT
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- IRRIGATION SLEEVE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

GRAPHIC SCALE 100'

LUE TABLE

Phase	Type	LUE	Area (Acres)
Phases 4-5	SF	456	172.14
	Medium Density	170	
	NB	20.62	
	Irrigation	3	
Total Water		649.62	
Total Wastewater*		646.62	

*Irrigation LUE not included in wastewater demand

1

SARAH F. STARKEY 145662 LICENSED PROFESSIONAL ENGINEER
10/30/2024

1

JASON B. REESE 127126 LICENSED PROFESSIONAL ENGINEER
6/23/2021

MANOR HEIGHTS PHASES 4 AND 5

WASTEWATER CAPACITY CALCULATIONS

Design Criteria

Project Data

Development Size =	172.14	Acres
Units =		Units
LUE/Unit=		

Population:

	LUE's	People per LUE	Total Pop.
MD	456	3.5	1,596.0
SF-1	170.00	3.5	595.00
Total	691.19		2,191.00

Data from City of Austin Utility Criteria Manual

Wastewater Generation =	70	Gal/Person/Day
Inflow and Infiltration =	750	Gal/Acre/Day

Calculations

Total Avg Dry Weather Flow (F) - 153,370 Gal/day or 106.51 gpm

Peaking Factor (Mp =) 3.55 Unitless

$$Mp = \frac{18 + (0.0206 * F)^{0.5}}{4 + (0.0206 * F)^{0.5}}$$

1 Min. Flow Factor (Mm =) 0.22 Unitless

$$Mm = 0.2 * (0.0144 * F)^{0.198}$$

Minimum Dry Weather Flow - 33,384.66 Gal/day or 23.18 gpm = 0.05 cfs

Peak Dry Weather Flow - 545,103 Gal/day 378.54 gpm = 0.84 cfs

I&I Contribution - 129,105 Gal/Day or 89.66 gpm = 0.20 cfs

Total Peak Wet Weather Flow - 674,208 Gal/ Day or 468.20 gpm = 1.04 cfs

8" PVC Max flow at 0.5% 652,635 Gal/ Day or 453.22 gpm = 1.01 cfs

MANOR HEIGHTS PHASES 4 AND 5

WATER CAPACITY CALCULATIONS

Population:

	LUE's	People per LUE	Total Pop.
SF-1	626.00	3.5	2,191.00
Total			2,191.00

Data from City of Austin Utility Criteria Manual

Peak hour demand 900 Gal/Person/Day = 0.00139 cfs

Calculations

Total Peak Hour Demand 1,971,900 Gal/Day or 1,369.38 gpm = 3.051 cfs

No.	REVISIONS	DATE	
1	ADDED MEDIUM DENSITY LOTS, UPDATED UTILITIES	10/30/2024	SFS

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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT 069255700
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: GBM
DRAWN BY: RJ
CHECKED BY: JR

UTILITY PLAN (SHEET 1 OF 4)

MANOR HEIGHTS PHASES 4 & 5

CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER 10

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MATCHLINE SHEET 10

MATCHLINE SHEET 12

MATCHLINE SHEET 13

(10.187 ACRES)
ERNESTO SUAREZ
DOC.2007081841

(10.919 ACRES)
MARIA RIOJAS
VOL.9372, PG1733

(10.047 ACRES)
DANIEL PEREZ
DOC.211149114

(10.643 ACRES)
DANIEL PEREZ
DOC.211149114

(9.98 ACRES)
BRIAN S. SCHNEIDER
DOC.2009198632

SKY VILLAGE KIMBRO ESTATES LLC

BLOCK AA
BLOCK AD
BLOCK AE
BLOCK AF MEDIUM DENSITY
BLOCK K
BLOCK L
BLOCK M
BLOCK N
BLOCK O
BLOCK P
BLOCK B
MEDIUM DENSITY
O.S.
CITY PARK
13.01 AC

PHASE 4
PHASE 5

4" WW MH (TYP.)
STD FH (TYP.)
8" WW LN
8" W LN
12" W LN
8"X8" TEE 2-8" GV
12"X8" TEE 1-8" GV 1-12" GV 1-12"X8" REDUCER
12"X8" CROSS 2-8" GV 2-12" GV
12"X12" TEE 1-8" GV 1-12" GV 1-12"X8" REDUCER
12"X12" CROSS 2-8" GV 1-12" GV 2-12"X8" REDUCER
12"X12" TEE 2-12" GV 1-12"X8" REDUCER
12"X12" TEE 1-8" GV 1-12" GV 1-12"X8" REDUCER
8"X8" CROSS 3-8" GV
PLUG 8" WL
1-8" GV
1-12" GV
APPROX 40' ACCESS/PUBLIC EASEMENT UTILITY LOT
OPEN SPACE/ ACCESS LOT (TO BE RETAINED BY CURRENT LANDOWNER)
60' JOINT USE ACCESS AND PUBLIC UTILITY EASEMENT DOC. 1999068184
PROPOSED 100-YR FLOODPLAIN PENDING CLOMR
FEMA100-YR FLOODPLAIN

N E W S

0 100' 200'
GRAPHIC SCALE 100'

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED WASTE WATER CLEANOUT
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- IRRIGATION SLEEVE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

No.	REVISIONS	DATE	
1	ADDED MEDIUM DENSITY LOTS, UPDATED UTILITIES	10/30/2024	SFS

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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS — SARAH F. STARKEY — 145662 — LICENSED PROFESSIONAL ENGINEER — 10/30/2024

STATE OF TEXAS — JASON B. REESE — 127126 — LICENSED PROFESSIONAL ENGINEER — 6/23/2021

KHA PROJECT	069255700
DATE	JUNE 2021
SCALE	AS SHOWN
DESIGNED BY:	GBM
DRAWN BY:	RJ
CHECKED BY:	JR

UTILITY PLAN (SHEET 2 OF 4)

MANOR HEIGHTS PHASES 4 & 5

CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
11

Plotted By: Cuplin, Warren Date: October 30, 2024 01:37:02pm File Path: K:\aus_civil\069255700 sky village south\Cad\preliminary phases 4_5\plansheets\UTILITY PLAN.dwg
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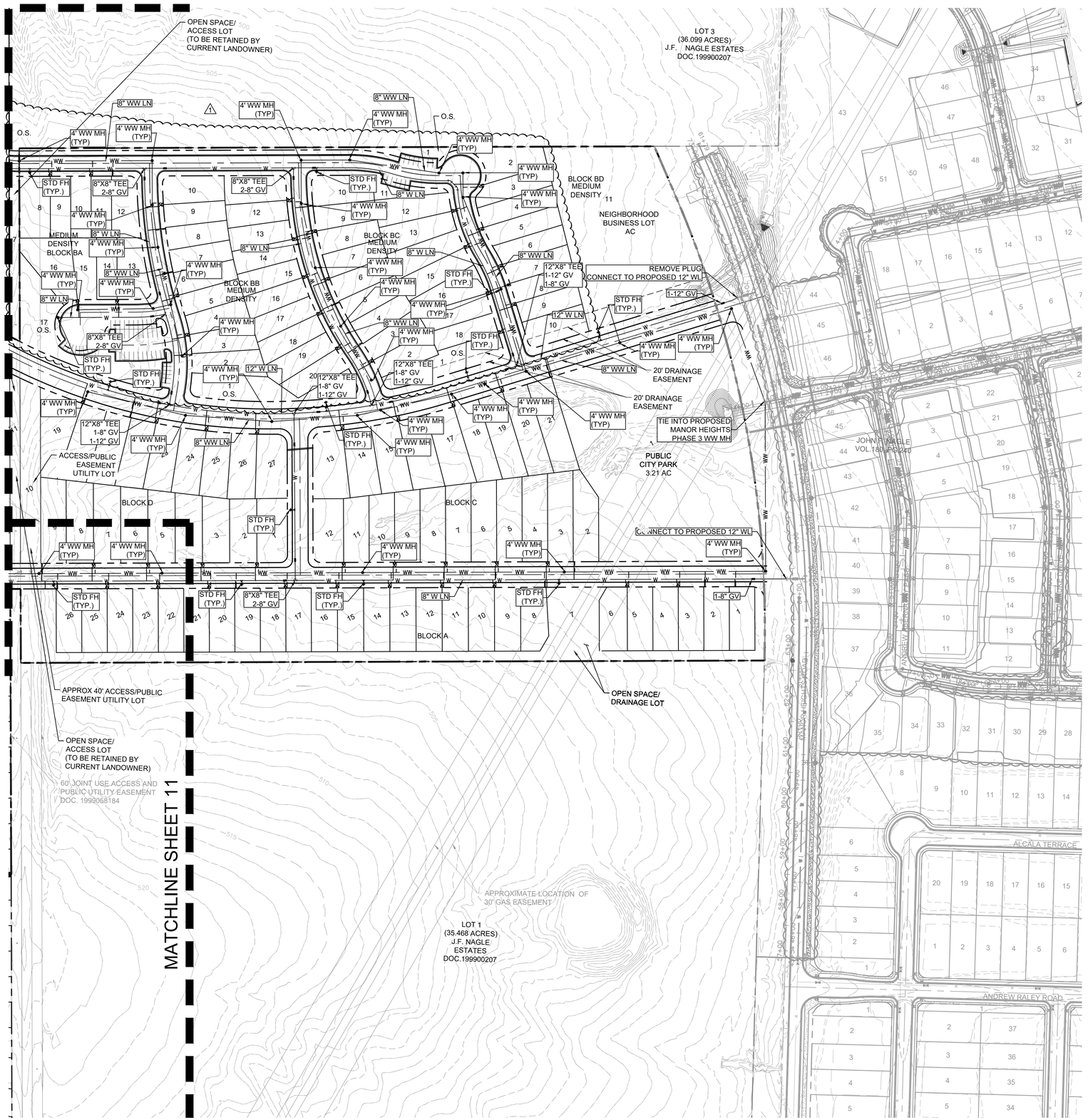



UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED WASTE WATER CLEANOUT
- WASTE WATER FLOW DIRECTION
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- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

No.	REVISIONS	DATE	BY
1	ADDED MEDIUM DENSITY LOTS, UPDATED UTILITIES	10/30/2024	SFS

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KHA PROJECT
069255700
DATE
JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: GBM
DRAWN BY: RJ
CHECKED BY: JR

UTILITY PLAN
(SHEET 3 OF 4)

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

SHEET NUMBER
12

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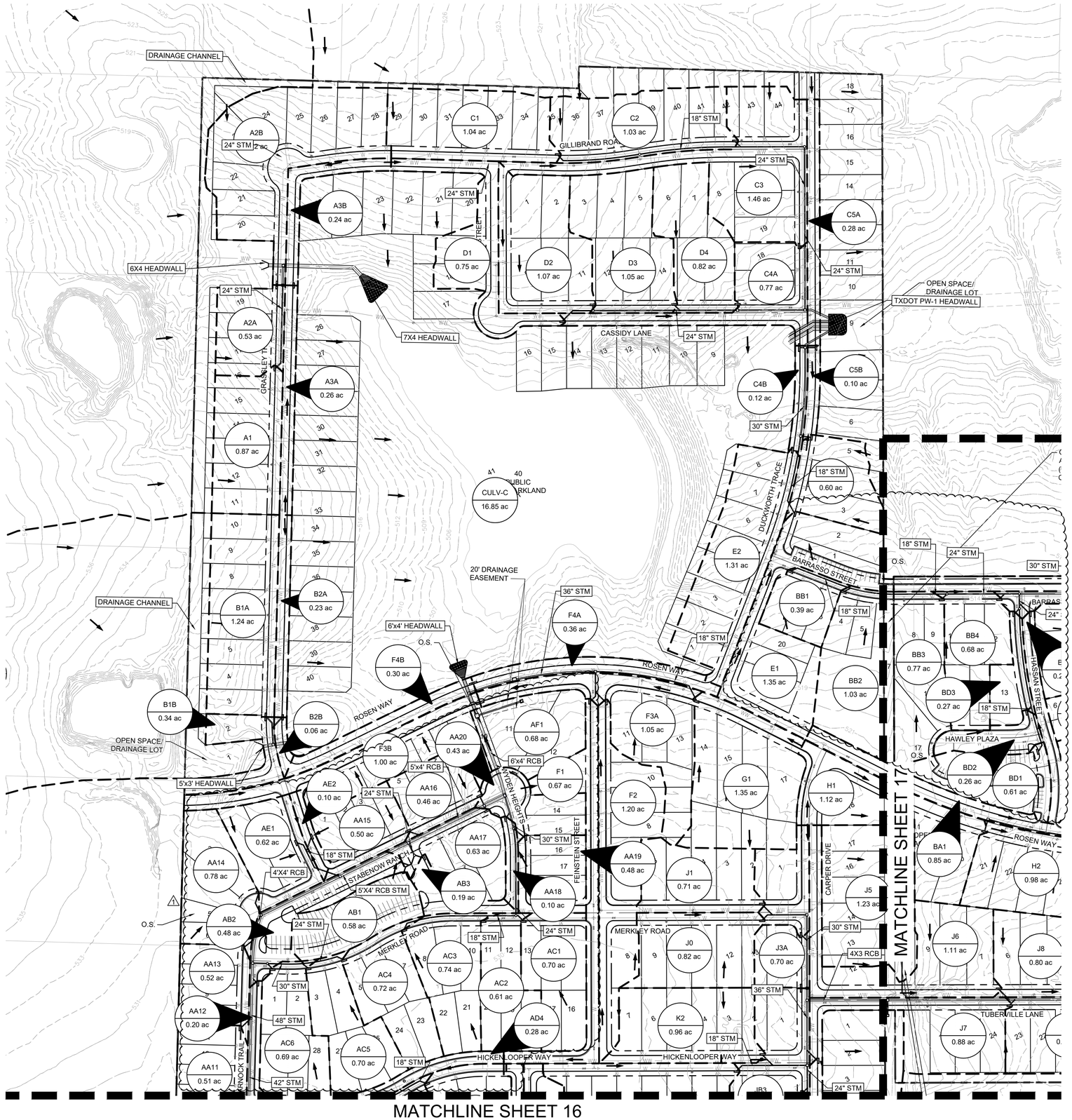

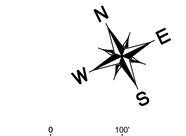

LEGEND

- X-1 / 9.9 ac — AREA DESIGNATOR / AREA IN ACRES
- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- 555 — PROPOSED CONTOUR
- 555 — EXISTING CONTOUR
- Tc FLOWPATH

NOTE: REFER TO DRAINAGE CALCULATIONS SHEET 19 FOR CALCULATIONS.

No.	REVISIONS	DATE	BY
1	ADDED MEDIUM DENSITY LOTS, UPDATED MAP AND UTILITIES	10/30/2024	SFS

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KHA PROJECT	069255700
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	GBM
DRAWN BY:	XXX
CHECKED BY:	JR

INLET DRAINAGE AREA MAP (SHEET 1 OF 4)

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

SHEET NUMBER
15

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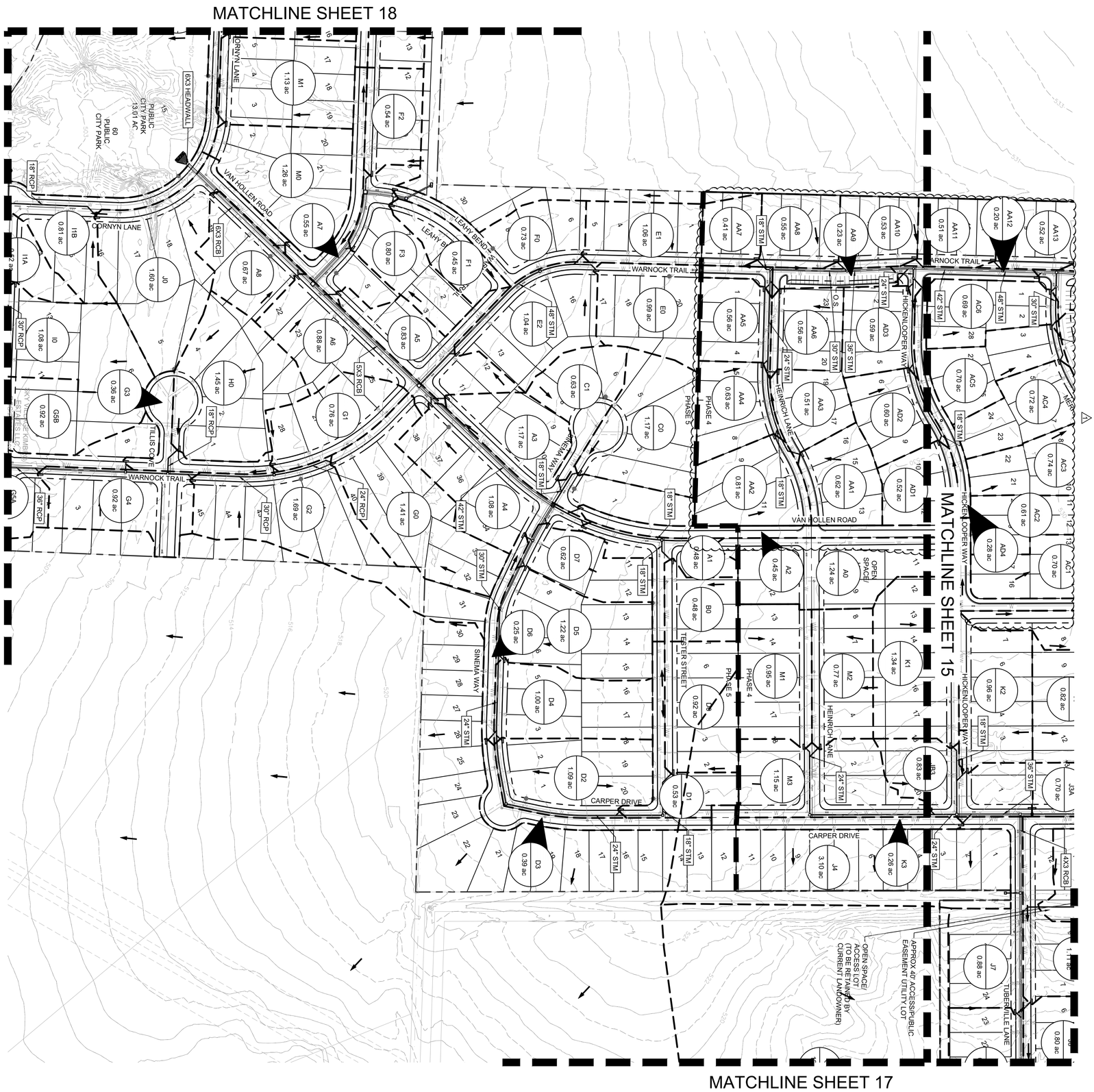



NOTE: REFER TO DRAINAGE CALCULATIONS SHEET 19 FOR CALCULATIONS.

LEGEND

- X-1 9.9 ac — AREA DESIGNATOR / AREA IN ACRES
- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- 555 — PROPOSED CONTOUR
- 555 — EXISTING CONTOUR
- Tc FLOWPATH

GRAPHIC SCALE 100'

SHEET NUMBER 16	MANOR HEIGHTS PHASES 4 & 5 CITY OF MANOR TRAVIS COUNTY, TEXAS	INLET DRAINAGE AREA MAP (SHEET 2 OF 4)	KHA PROJECT 069255700 DATE JUNE 2021 SCALE: AS SHOWN DESIGNED BY: GBM DRAWN BY: RJ CHECKED BY: JR	6/23/2021

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No.	REVISIONS	DATE	B
1	ADDED MEDIUM DENSITY LOTS, UPDATED MAP AND UTILITIES	10/30/2024	SFS

Item 1

Plotted By: Cuplin, Warren Date: October 30, 2024 01:41:02pm File Path: K:\aus_civil\069255700 sky village south\Cad\preliminary phases 4_5\plansheets\INLET DRAINAGE AREA MAP.dwg
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NOTE: REFER TO DRAINAGE CALCULATIONS SHEET 19 FOR CALCULATIONS.

LEGEND

- X-1 9.9 ac — AREA DESIGNATOR / AREA IN ACRES
- PROPERTY LINE
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- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- PROPOSED CONTOUR
- 555 — EXISTING CONTOUR
- Tc FLOWPATH

GRAPHIC SCALE 100' 0 100' 200'

N S E W

SHEET NUMBER 17	MANOR HEIGHTS PHASES 4 & 5 CITY OF MANOR TRAVIS COUNTY, TEXAS	INLET DRAINAGE AREA MAP (SHEET 3 OF 4)	KHA PROJECT 069255700 DATE JUNE 2021 SCALE: AS SHOWN DESIGNED BY: GBM DRAWN BY: XRM CHECKED BY: JR

6/23/2021

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No.	REVISIONS	DATE	B
1	ADDED MEDIUM DENSITY LOTS, UPDATED MAP AND UTILITIES	10/30/2024	SFS

Item 1

Manor Heights Phase 4
Proposed "C" Value Calculations

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	Lots	SF of Lots	LF of Local	SF of Local	LF of Collector	SF of Collector	IMPERVIOUS COVER (sf)	IMPERVIOUS COVER %	Comp. C_{10}	Comp. C_{25}	Comp. C_{100}
A1	37743.96	0.866	5.50	19,470	298	5,811		0	25,281	67%	**0.66**	**0.72**	**0.80**
A2A	23201.7	0.533	3.50	12,390	174	3,393		0	15,783	68%	**0.66**	**0.72**	**0.81**
A2B	74858.79	1.719	9.00	31,860	515	10,043		0	41,903	56%	**0.61**	**0.66**	**0.75**
A3A	11447.78	0.263	0.00	0	458	8,931		0	8,931	78%	**0.71**	**0.77**	**0.86**
A3B	10433.22	0.240	0.00	0	439	8,561		0	8,561	82%	**0.73**	**0.79**	**0.88**
CULV-A	1947771.85	44.715	0.00	0	0	0		0	99,317	5%	**0.37**	**0.41**	**0.49**
B1A	18155.93	1.243	8.00	28,320	403	7,859		0	36,179	67%	**0.66**	**0.72**	**0.80**
B1B	14915.56	0.342	1.00	3,540	278	5,421		0	8,961	60%	**0.63**	**0.68**	**0.77**
B2A	10677.8	0.231	0.00	0	403	7,859		0	7,859	74%	**0.71**	**0.77**	**0.86**
B2B	2716.98	0.062	0.00	0	95	1,853		0	1,853	68%	**0.66**	**0.72**	**0.81**
CULV-B	5006556.25	11.698	0.00	0	0	0		0	59,242	12%	**0.40**	**0.45**	**0.52**
C1	45424.62	1.043	6.50	23,010	336	6,552		0	29,562	65%	**0.65**	**0.71**	**0.79**
C2	45067.65	1.035	7.00	24,780	345	6,728		0	31,508	70%	**0.67**	**0.73**	**0.82**
C3	53837.36	1.454	6.50	23,010	1,017	19,835		0	42,845	68%	**0.66**	**0.72**	**0.80**
C4A	33550.44	0.770	2.00	7,080	806	15,717		0	22,797	68%	**0.66**	**0.72**	**0.80**
C4B	5560.89	0.121	0.00	0	204	3,978		0	3,978	72%	**0.69**	**0.75**	**0.84**
C5A	12266.45	0.282	0.00	0	491	9,575		0	9,575	78%	**0.71**	**0.77**	**0.86**
C5B	5892.82	0.105	0.00	0	178	3,471		0	3,471	76%	**0.70**	**0.76**	**0.85**
CULV-C	747431.14	17.159	32.00	113,280	0	0		0	113,280	15%	**0.42**	**0.46**	**0.54**
D1	32543.49	0.747	2.00	7,080	835	16,283		0	23,363	72%	**0.68**	**0.74**	**0.83**
D2	46429.41	1.066	13.00	17,700	494	8,438		0	27,138	58%	**0.62**	**0.68**	**0.76**
D3	46752.83	1.073	6.00	21,240	166	3,237		0	24,477	52%	**0.59**	**0.65**	**0.73**
D4	34633.88	0.797	4.00	14,160	126	2,457		0	16,617	48%	**0.57**	**0.62**	**0.70**
E1	54709	1.256	5.00	17,700	460	8,970	157	5,024	31,694	58%	**0.62**	**0.67**	**0.76**
E2	36618.7	1.307	5.00	17,700	320	6,206		0	42,306	74%	**0.69**	**0.75**	**0.84**
E3	41671	0.957	4.00	16,200	153	2,984		0	19,184	46%	**0.56**	**0.62**	**0.69**
F1	52263.23	1.200	5.00	17,700	838	16,364		0	34,064	65%	**0.65**	**0.71**	**0.79**
F2	20217.01	0.464	0.00	0	824	16,068		0	16,068	79%	**0.72**	**0.78**	**0.87**
F3A	45768.96	1.051	3.00	10,620	0	0	405	14,880	25,500	56%	**0.61**	**0.66**	**0.74**
F3B	17636.5	0.405	0.00	0	0	0	610	19,520	19,520	98%	**0.80**	**0.87**	**0.96**
F4A	15861.08	0.364	0.00	0	0	0	488	15,616	15,616	98%	**0.80**	**0.87**	**0.96**
F4B	11889.81	0.296	0.00	0	0	0	398	12,736	12,736	99%	**0.80**	**0.87**	**0.96**
CULV-F	502185.64	11.529	0.00	0	0	0	0	0	287,496	57%	**0.61**	**0.67**	**0.75**
G1	7294.23	1.353	4.00	14,160	0	0	226	7,232	21,392	36%	**0.52**	**0.56**	**0.64**
H1	48878.15	1.122	3.00	10,620	136	2,652	391	12,512	25,784	53%	**0.59**	**0.65**	**0.73**
H2	42633.33	0.979	5.00	17,700	0	0	243	7,776	25,476	60%	**0.62**	**0.68**	**0.76**
I1	45523.73	1.045	4.00	14,160	141	2,750	262	8,384	25,294	56%	**0.61**	**0.66**	**0.74**
H4	37449	0.860	0.00	0	0	0	923	29,536	29,536	79%	**0.71**	**0.78**	**0.86**
I1A	24653.57	0.566	4.00	14,160	0	0	213	6,816	20,976	85%	**0.74**	**0.81**	**0.89**
I2A	57939.78	1.330	3.00	10,620	0	0	374	11,968	22,588	39%	**0.53**	**0.58**	**0.66**
I2B	14059.74	0.323	0.00	0	0	0	193	6,176	6,176	44%	**0.55**	**0.61**	**0.68**
I3A	41101	0.944	0.00	0	0	0	550	17,600	17,600	43%	**0.55**	**0.60**	**0.68**
I3B	14847.46	0.341	0.00	0	0	0	189	6,048	6,048	41%	**0.54**	**0.60**	**0.67**
I4	80795	1.855	0.00	0	0	0	0	0	0	0%	**0.35**	**0.39**	**0.46**
J0	35743.95	0.821	4.50	15,930	244	4,758		0	20,688	58%	**0.62**	**0.67**	**0.76**
J1	35780.76	0.709	4.50	15,930	244	4,758		0	20,688	67%	**0.66**	**0.72**	**0.80**
J2	17241.5	0.396	2.00	7,080	138	2,691		0	9,771	57%	**0.61**	**0.67**	**0.75**
J3A	14005.66	0.321	2.00	7,080	138	8,050		0	11,590	89%	**0.76**	**0.82**	**0.91**
J3B	36121	0.829	4.00	14,160	242	10,332		0	24,492	68%	**0.66**	**0.72**	**0.81**
J4	134631.41	3.091	11.00	38,940	0	0		0	38,940	29%	**0.48**	**0.53**	**0.61**
J5	53672.24	1.232	5.50	19,470	0	0		0	19,470	36%	**0.52**	**0.57**	**0.65**
J6	52069.82	1.195	3.50	12,390	690	13,455		0	25,845	50%	**0.58**	**0.63**	**0.71**
J7	38334.41	0.880	5.00	17,700	525	10,238		0	27,938	73%	**0.69**	**0.75**	**0.83**
J8	34739.03	0.797	4.00	14,160	214	4,173		0	18,333	53%	**0.59**	**0.65**	**0.73**
J9	38154.35	0.876	5.00	17,700	250	4,875		0	22,575	59%	**0.62**	**0.68**	**0.76**
J10	46522.15	1.068	6.00	21,240	306	5,967		0	27,207	58%	**0.62**	**0.68**	**0.76**
J11	59858.66	1.374	7.00	24,780	594	11,583		0	36,363	61%	**0.63**	**0.69**	**0.77**
J12	40161.14	1.922	5.00	17,700	259	5,051		0	22,751	57%	**0.61**	**0.66**	**0.74**
J13	43696.04	1.003	6.00	21,240	552	10,764		0	32,004	73%	**0.69**	**0.75**	**0.83**
J14	51204.72	1.175	5.00	17,700	349	6,806		0	24,506	48%	**0.57**	**0.62**	**0.70**
CULV-J	149094.9	3.423	0.00	0	0	0		0	41,600	28%	**0.48**	**0.53**	**0.60**
OFF-J	531676	12.206	0.00	0	0	0		0	167,706	32%	**0.50**	**0.54**	**0.62**
K1	58426.46	1.341	6.50	23,010	392	7,644		0	30,654	52%	**0.59**	**0.65**	**0.73**
K2	42889.69	0.985	5.50	19,470	315	6,143		0	25,613	60%	**0.62**	**0.68**	**0.76**
K3	11491.45	0.264	0.00	0	450	8,775		0	8,775	76%	**0.70**	**0.76**	**0.85**
M1	41540.6	0.954	5.50	19,470	285	5,558		0	25,028	60%	**0.63**	**0.69**	**0.77**
M2	33672.82	0.773	5.00	19,470	286	5,577		0	25,047	74%	**0.69**	**0.75**	**0.84**
L1	56210.42	1.290	5.00	13,800	240	4,688	699	18,216	37,704	67%	**0.66**	**0.72**	**0.80**
AA2	26944.86	0.616	3.00	8,280	166	3,233	132	3,102	14,615	54%	**0.60**	**0.66**	**0.74**
AA3	6406.05	0.148	0.00	0	0	0			3,807	59%	**0.62**	**0.68**	**0.76**
AAAA	37913.51	0.870	1.00	2,760	113	2,656	561	13,184	18,599	49%	**0.58**	**0.63**	**0.71**
AAA5	5488.39	0.126	0.00	0	0	0	173	4,066	4,066	74%	**0.69**	**0.75**	**0.84**
AA5	82536.81	1.895	0.00	0	0	0			0	0%	**0.35**	**0.39**	**0.46**
AB1	53683.95	1.232	4.00	11,040	241	4,693		0	19,711	37%	**0.52**	**0.57**	**0.65**
AB2	9669.45	0.222	0.00	0	0	0		0	5,435	56%	**0.61**	**0.67**	**0.75**
AB3	8382.07	0.192	0.00	0	293	5,715		0	5,715	68%	**0.66**	**0.72**	**0.81**
AB4	18697.80	0.429	0.00	0	551	10,751		0	10,751	57%	**0.62**	**0.67**	**0.75**
AB5	7753.60	0.178	0.00	0	0	0		0	4,606	59%	**0.62**	**0.68**	**0.76**
AB6	8532.13	0.196	0.00	0	283	5,515		0	5,515	65%	**0.65**	**0.71**	**0.79**
AB7	31421.74	0.721	0.00	0	406	7,927		0	9,918	32%	**0.50**	**0.54**	**0.62**
AB8	19639.70	0.455	3.00	8,280	267	5,201		0	13,481	68%	**0.66**	**0.72**	**0.81**
AB9	25153.41	0.577	3.00	8,280	143	2,789		0	11,069	44%	**0.55**	**0.60**	**0.68**
AB10	25047.65	0.575	3.00	8,280	158	3,087		0	11,367	45%	**0.56**	**0.61**	**0.69**
AB11	32080.99	0.736	5.00	13,800	184	3,583		0	17,383	54%	**0.60**	**0.66**	**0.74**
AC1	16528.52	0.379	3.00	8,280	113	2,210		0	10,490	63%	**0.64**	**0.70**	**0.78**
AC2	27632.57	0.634	3.00	8,280	279	5,443	65	1,529	16,254	59%	**0.62**	**0.68**	**0.76**
AC3	20117.58	0.462	3.00	8,280	137	2,665		0	10,945	54%	**0.60**	**0.66**	**0.74**
AC4	18693.41	0.429	3.00	8,280	137	2,665		0	11,948	64%	**0.64**	**0.70**	**0.79**
AD1	24675.67	0.573	4.00	11,040	0	0	39	1,076	14,342	57%	**0.61**	**0.67**	**0.75**
AD2	34842.14	0.800	5.00	13,800	0	0		0	16,810	48%	**0.57**	**0.63**	**0.71**
AD3	16433.44	0.377	2.00	5,520	138	2,683		0	8,203	50%	**0.58**	**0.63**	**0.71**
AD4	18901.73	0.457	3.00	8,280	138	2,683		0	10,963	58%	**0.62**	**0.68**	**0.76**
AD5	18796.74	0.431	3.00	8,280	124	2,415		0	10,695	57%	**0.61**	**0.67**	**0.75**
BA1	22218.34	0.510	4.00	11,040	0	0		0	13,092	59%	**0.62**	**0.68**	**0.76**
BA2	20677.5	0.479	4.00	11,040	0	0		0	13,020	62%	**0.64**	**0.70**	**0.78**
BA3	26291.54	0.604	5.00	13,800	0	0		0	16,332	62%	**0.64**	**0.69**	**0.78**
BB1	18077.93	0.415	0.00	0	216	4,212		0	12,276	68%	**0.66**	**0.72**	**0.81**
BB2	32150.34	0.739	0.00	0	0	0		0	8,232	26%	**0.47**	**0.52**	**0.59**
BC1	33934.76	0.779	3.00	8,280	0	0		0	12,059	36%	**0.51**	**0.56**	**0.64**
BC2	27150.56	0.623	4.00	11,040	148	2,886		0	13,926	51%	**0.59**	**0.64**	**0.72**
BC3	22587.85	0.519	3.00	8,280	266	5,187		0	13,467	60%	**0.62**	**0.68**	**0.76**
BC4	11203.92	0.257	0.00	0	0	0		0	9,019	80%	**0.72**	**0.78**	**0.87**
BC5	37029.78	0.850	5.00	13,800	301	5,870		0	22,850	62%	**0.63**	**0.69**	**0.77**
BC6	32379.06	0.743	6.00	16,560	238	4,641		0	21,201	65%	**0.65**	**0.71**	**0.79**
BC7	33806.99	0.776	6.00	16,560	249	4,856		0	21,416	63%	**0.64**	**0.70**	**0.78**
BC8	29492.05	0.677	5.00	13,800	238	4,641		0	18,441	63%	**0.64**	**0.70**	**0.78**
BC9	35949.92	0.825	6.00	16,560	184	3,588		0	20,148	56%	**0.61**	**0.66**	**0.75**
BD1	36709.91	0.843	4.00	11,040	0	0		0	16,500	45%	**0.56**	**0.61**	**0.69**
BD2	33743.36	0.775	4.00	14,240	242	4,719		0	18,959	56%	**0.61**	**0.67**	**0.75**
BD3	40057.18	0.920	6.00	16,560	236	4,602		0	21,162	53%	**0.59**	**0.65**	**0.73**
BD4	42239.93	0.970	5.00	17,800	266	5,577		0	23,377	55%	**0.60**	**0.66**	**0.74**
BD6	16773.91	0.385	2.00	5,520	160	3,120		0	9,888	59%	**0.62**	**0.68**	**0.76**
BD8	9835.89	0.226	0.00	0	0	0		0	5,916	60%	**0.63**	**0.68**	**0.77**
BD7	16085.84	0.369	3.00	8,280	0	0		0	9,720	60%	**0.63**	**0.69**	**0.77**
BD9	14845.95	0.341	2.00	5,520	0	0		0	8,340	56%	**0.61**	**0.67**	**0.75**
BE1	35146.18	0.807	3.00	8,280	0	0		0	12,287	35%	**0.51**	**0.56**	**0.64**
BE2	27228.53	0.625	4.00	11,040	189	3,686		0	14,726	54%	**0.60**	**0.65**	**0.74**
BE3	41791.54	0.959	5.00	13,800	202	3,939		0	17,739	42%	**0.55**	**0.60**	**0.68**
BE4	21627.08	0.496	4.00	11,040	164	3,198		0	14,238	66%	**0.65**	**0.71**	**0.80**
BE5	40913.3	0.939	5.00	13,800	230	4,485		0	18,285	45%	**0.56**	**0.61**	**0.69**
BE6	33560.54	0.771	5.00	13,800	201	3,920		0	17,720	53%	**0.59**	**0.65**	**0.73**

Manor Heights Phase 4
Proposed Inlet Runoff (Q) Calculations

D.A. Number	Drainage Area (Ac)	TOTAL I.C. (%)	Comp. C_{25}	Comp. C_{100}	TOTAL T_c (Min.)	I_{25} (in/hr)	I_{100} (in/hr)	Q_{25} (cfs)	Q_{100} (cfs)
A1	**0.87**	67%	0.72	**0.80**	9.0	11.57	12.74	**7.20**	**8.85**
A2A	**0.53**	68%	0.72	**0.81**	9.3	9.65	12.58	**3.72**	**5.41**
A2B	**1.72**	56%	0.66	**0.75**	9.5	9.58	12.50	**10.94**	**16.01**
A3A	**0.26**	78%	0.77	**0.86**	6.7	10.80	14.10	**2.19**	**3.16**
A3B	**0.24**	82%	0.79	**0.88**	5.7	11.34	14.82	**2.15**	**3.12**
CULV-A	**44.71**	5%	0.41	0.49	27.4	5.86	7.70	**108.70**	**167.44**
B1A	**1.24**	67%	0.72	**0.80**	10.4	9.27	12.08	**8.26**	**12.03**
B1B	**0.34**	60%	0.68	**0.77**	8.9	9.81	12.80	**2.30**	**3.36**
B2A	**0.23**	78%	0.77	**0.86**	5.3	11.61	15.18	**2.07**	**3.01**
B2B	**0.06**	68%	0.72	**0.81**	5.0	11.79	15.42	**0.53**	**0.78**
CULV-B	**11.70**	12%	0.45	0.52	22.8	6.46	8.47	**33.76**	**51.44**
C1	**1.04**	65%	0.71	**0.79**	11.4	8.92	11.64	**6.60**	**9.61**
C2	**1.03**	70%	0.73	**0.82**	10.9	9.09	11.81	**6.86**	**9.97**
C3	**1.45**	68%	0.72	**0.80**	11.5	8.89	11.59	**9.32**	**13.57**
C4A	**0.77**	68%	0.72	**0.81**	11.4	8.90	11.61	**4.96**	**7.21**
C4B	**0.12**	76%	0.76	**0.85**	7.0	10.68	13.95	**0.98**	**1.42**
C5A	**0.28**	78%	0.77	**0.86**	6.8	10.79	14.08	**2.35**	**3.40**
C5B	**0.10**	76%	0.76	**0.85**	6.3	11.03	14.40	**0.85**	**1.28**
CULV-C	**17.16**	15%	0.46	0.54	28.9	5.69	7.49	**45.35**	**69.09**
D1	**0.75**	72%	0.70	**0.83**	9.4	9.61	12.54	**5.33**	**7.97**
D2	**1.07**	58%	0.68	0.76	10.8	9.11	11.89	**6.57**	**9.61**
D3	**1.07**	52%	0.65	**0.73**	10.9	9.10	11.87	**6.31**	**9.26**
D4	**0.80**	48%	0.62	0.70	10.7	9.16	11.95	**4.56**	**6.70**
E1	**1.26**	58%	0.67	**0.76**	13.1	8.42	10.99	**7.13**	**10.43**
E2	**1.31**	74%	0.75	**0.84**	13.6	8.27	10.79	**8.15**	**11.83**
E3	**0.96**	46%	0.62	0.69	9.6	9.55	12.46	**5.62**	**8.28**
F1	**1.20**	65%	0.71	**0.79**	10.3	9.30	12.13	**7.92**	**11.54**
F2	**0.46**	79%	0.78	**0.87**	10.0	9.39	12.24	**3.40**	**4.92**
F3A	**1.05**	56%	0.66	**0.74**	10.7	9.16	11.95	**6.38**	**9.34**
F3B	**0.46**	98%	0.87	0.96	6.8	10.77	14.06	**4.28**	**6.16**
F4A	**0.36**	98%	0.87	0.96	6.8	10.77	14.06	**3.33**	**4.80**
F4B	**0.30**	99%	0.87	0.96	7.2	10.59	13.83	**2.74**	**3.94**
CULV-F	**11.53**	57%	0.67	**0.75**	13.8	8.23	10.74	**63.62**	**93.13**
G1	**1.35**	36%	0.57	0.65	13.5	8.30	10.83	**6.38**	**9.45**
H1	**1.12**	53%	0.65	**0.73**	14.6	8.03	10.44	**5.84**	**8.57**
H2	**0.98**	60%	0.68	**0.76**	12.2	8.67	11.31	**5.79**	**8.46**
I1	**1.05**	56%	0.66	**0.74**	14.9	7.95	10.38	**5.50**	**8.07**
H4	**0.86**	79%	0.78	**0.86**	10.6	9.32	12.16	**7.26**	**10.53**
I1A	**0.57**	85%	0.81	**0.89**	12.4	8.61	11.24	**3.93**	**5.68**
I2A	**1.33**	39%	0.56	0.66	15.1	10.35	13.51	**8.00**	**11.84**
I2B	**0.32**	44%	0.61	**0.68**	8.5	9.98	13.02	**1.95**	**2.88**
I3A	**0.94**	43%	0.60	**0.68**	11.8	8.79	11.47	**4.98**	**7.34**
I3B	**0.15**	95%	0.86	**0.95**	8.5	10.00	13.04	**1.25**	**1.80**
I4	**1.85**	0%	0.39	0.46	12.4	8.62	11.22	**6.22**	**9.87**
J0	**0.82**	58%	0.67	0.76	11.5	8.89	11.59	**4.91**	**7.18**
J1	**0.71**	67%	0.72	**0.80**	8.8	9.87	12.88	**5.03**	**7.32**
J2	**0.40**	57%	0.67	**0.75**	9.5	9.72	12.69	**2.57**	**3.76**
J3A	**0.30**	89%	0.82	**0.91**	9.9	9.42	12.29	**2.33**	**3.36**
J3B	**0.83**	68%	0.72	**0.81**	9.7	9.52	12.41	**5.79**	**8.29**
J4	**3.10**	29%	0.53	0.61	15.8	7.73	10.09	**12.71**	**18.97**
J5	**1.23**	36%	0.57	0.65	20.1	6.89	9.02	**4.82**	**7.17**
J6	**1.20**	50%	0.63	**0.71**	11.1	9.03	11.77	**6.83**	**10.04**
J7	**0.88**	73%	0.75	**0.83**	5.8	11.31	14.78	**7.44**	**10.82**
J8	**0.80**	53%	0.65	**0.73**	8.4	10.03	13.08	**5.19**	**7.61**
J9	**0.88**	59%	0.68	**0.76**	8.2	10.09	13.17	**6.01**	**8.76**
J10	**1.07**	58%	0.68	**0.76**	11.8	8.80	11.47	**6.35**	**9.29**
J11	**1.37**	61%	0.69	**0.77**	8.9	9.82	12.81	**9.28**	**13.55**
J12	**0.92**	57%	0.67	**0.75**	9.1	9.75	12.72	**6.00**	**8.75**
J13	**1.00**	73%	0.75	**0.83**	11.8	8.78	11.45	**6.60**	**9.58**
J14	**1.18**	48%	0.62	0.70	12.1	8.71	11.36	**6.39**	**9.40**
CULV-J	**3.42**	28%	0.53	0.60	12.9	8.45	11.03	**15.24**	**22.74**
OFF-J	**12.21**	32%	0.54	0.62	23.3	6.39	8.39	**42.49**	**63.55**
K1	**1.34**	52%	0.65	**0.73**	12.1	8.69	11.33	**7.54**	**11.06**
K2	**0.98**	60%	0.68	**0.76**	10.5	9.26	12.08	**6.78**	**9.90**
K3	**0.26**	76%	0.76	**0.85**	8.8	9.86	12.86	**1.99**	**2.88**
M1	**0.95**	60%	0.69	**0.77**	14.9	7.95	10.39	**5.20**	**7.60**
M2	**0.77**	74%	0.75	**0.84**	11.9	8.77	11.44	**5.11**	**7.42**
L1	**1.29**	67%	0.72	**0.80**	10.4	9.27	12.08	**8.61**	**12.03**
AA2	**0.62**	54%	0.66	0.74	9.5	9.59	12.51	**3.88**	**5.69**
AA3	**0.15**	59%	0.68	**0.76**	5.0	11.79	15.42	**1.18**	**1.74**
AAAA	**0.87**	49%	0.63	0.71	10.1	9.34	12.18	**5.13**	**7.53**
AAA5	**0.13**	74%	0.75	**0.84**	5.0	11.79	15.42	**1.52**	**1.53**
AA5	**1.90**	0%	0.39	0.46	11.2	8.97	11.70	**6.65**	**10.24**
AB1	**1.23**	37%	0.57	0.65	9.3	9.65	12.58	**6.78**	**10.04**
AB2	**0.22**	56%	0.67	0.75	5.0	11.79	15.42	**1.74**	**2.56**
AB3	**0.19**	68%	0.72	**0.81**	5.0	11.79	15.42	**1.64**	**2.40**
AB4	**0.43**	57%	0.67	0.75	5.0	11.79	15.42	**3.40**	**4.99**
AB5	**0.18**	59%	0.68	**0.76**	5.0	11.79	15.42	**1.43**	**2.09**
AB6	**0.20**	65%	0.71	**0.79**	5.0	11.79	15.42	**1.83**	**2.39**
AB7	**0.72**	32%	0.54	0.62	5.0	11.79	15.42	**4.63**	**6.91**
AB8	**0.46**	68%	0.72	**0.81**	8.7	9.91	12.93	**3.25**	**4.75**
AB9	**0.58**	44%	0.61	0.68	9.0	9.79	12.77	**3.42**	**5.05**
AB10	**0.58**	45%	0.61	0.69	9.4	9.64	12.57	**3.39**	**5.00**
AB11	**0.74**	54%	0.66	0.74	9.0	9.76	12.74	**4.71**	**6.91**
AC1	**0.38**	63%	0.70	**0.78**	8.8	9.86	12.86	**2.62**	**3.82**
AC2	**0.63**	59%	0.68	**0.76**	8.7	9.91	12.93	**4.26**	**6.23**
AC3	**0.46**	54%	0.66	0.74	8.9	9.83	12.83	**2.98**	**4.37**
AC4	**0.43**	64%	0.70	**0.79**	8.9	9.84	12.83	**2.97**	**4.33**
AD1	**0.57**	57%	0.67	**0.75**	8.8	9.85	12.85	**3.79**	**5.55**
AD2	**0.80**	48%	0.63	0.71	9.1	9.73	12.69	**4.88**	**7.17**
AD3	**0.50**	63%	0.71	**0.81**	8.6	9.96	13.00	**2.38**	**3.50**
AD4	**0.46**	55%	0.66	0.74	8.7	9.91	12.92	**2.99**	**4.37**
AD5	**0.43**	57%	0.67	**0.75**	8.8	9.85	12.85	**2.84**	**4.15**
AD6	**0.44**	56%	0.66	0.74	8.8	9.84	12.83	**2.87**	**4.21**
BA1	**0.51**	59%	0.68	**0.76**	8.8	9.84	12.83	**3.41**	**4.98**
BA2	**0.48**	62%	0.70	**0.78**	8.9	9.83	12.82	**3.25**	**4.75**
BA3	**0.60**	62%	0.69	**0.78**	9.0	9.76	12.74	**4.09**	**5.97**
BB1	**0.42**	68%	0.72	**0.81**	5.0	11.79	15.42	**3.54**	**5.16**
BB2	**0.74**	26%	0.52	**0.59**	5.0	11.79	15.42	**4.49**	**6.73**
BC1	**0.78**	36%	0.56	**0.64**	9.4	9.63	12.55	**4.23**	**6.27**
BC2	**0.62**	51%	0.64	**0.72**	8.9	9.81	12.80	**3.92**	**5.76**
BC3	**0.52**	60%	0.68	**0.76**	8.8	9.87	12.87	**3.49**	**5.10**
BC4	**0.26**	80%	0.78	**0.87**	5.0	11.79	15.42	**2.38**	**3.45**
BC5	**0.85**	62%	0.69	**0.77**	9.2	9.70	12.65	**5.71**	**8.33**
BC6	**0.74**	65%	0.71	**0.79**	9.2	9.71	12.67	**5.13**	**7.48**
BC7	**0.78**	63%	0.70	**0.78**	9.2	9.72	12.67	**5.28**	**7.70**
BC8	**0.65**	63%	0.70	**0.78**	9.2	9.72	12.67	**4.58**	**6.68**
BC9	**0.83**	56%	0.66	**0.75**	9.1	9.76	12.73	**5.35**	**7.83**
BD1	**0.

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Wednesday, September 18, 2024

Sarah Starkey
Kimley-Horn & Associates
501 South Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2024-P-1675-PP
Job Address: Old Kimbro Road, Manor, TX. 78653

Dear Sarah Starkey,

The first submittal of the Manor Heights Phase 4 and 5 Preliminary Plat revision *(Preliminary Plan*) submitted by Kimley-Horn & Associates and received on November 13, 2024, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

i. Remove Feliz Paiz as the P&Z chairperson, only call out the P&Z chairperson.
ii. The drainage calculations provide the additional Q values for the additional lots added. Provide a comparison table for the existing vs the proposed runoff on the plans. The proposed runoff will need to equal to or be less than the existing.
    a. With the addition of additional lots this will increase the impervious cover. Does this increase exceed the allowable runoff for this site? Provide additional information.
    b. Highlight the point of analysis.
    c. A highlighted summary showing the overall results will be sufficient. Reference table 2: peak flow summary in the engineering report.
iii. Has confirmation from the city been given that the additional water demand added to this site is allowable for the amount of LUEs dedicated to this area? If so, please provide.
iv. Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.
    a. Will the additional lots impact any trees?
v. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:
    a. 1:2 for Significant Trees eighteen (18) inches in caliper and larger
    b. 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.
    c. Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.
        1. Will the additional lots impact any trees?
vi. Has the revised TIA been reviewed and approved? If so, provide this documentation.
    a. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.
vii. Has the concept plan been approved for this? If so, please provide.
viii. Does the engineer report include the additional lots in the runoff calculations? table 2: Peak flow summary.

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,

Tyler Shows
Staff Engineer
GBA

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Friday, December 13, 2024

Sarah Starkey
Kimley-Horn & Associates
501 South Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2024-P-1675-PP
Job Address: Old Kimbro Road, Manor 78653

Dear Sarah Starkey,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Sarah Starkey and received by our office on November 13, 2024, 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,

Pauline Gray, P.E.
Lead AES
GBA

12/19/24

City of Manor Development Services

Notification for a Subdivision Preliminary Plat Amendment

Project Name: Manor Heights Phase 4 and 5 Preliminary Plat revision
Case Number: 2024-P-1675-PP
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Preliminary Plat Amendment for Manor Heights Phases 4 and 5. Subdivision Preliminary Plat Amendments that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Preliminary Plat Amendment for Manor Heights Phases 4 and 5 being one hundred and eighty-two (182) lots on 24.33 acres, more or less, and being located near the intersection of Liberty Bell Blvd. and Old Kimbro Rd., Manor, TX.

Applicant: Kimley-Horn & Associates
Owner: Forestar

The Planning and Zoning Commission will meet at 6:30PM on January 8, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on January 15, 2025 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 Preliminary Plat Amendment 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 during the discussion of this item.

PARENT TONY ENTERPRISES INC
13350 OLD KIMBRO RD BLDG 1
MANOR, TX 78653

SCHNEIDER BRIAN S
PO BOX 1303
ELGIN, TX 78621-8303

PEREZ DANIEL
12200 JOHNSON RD
MANOR, TX 78653

DUQUE STATES LLC
4868 E YAGER LN
MANOR, TX 78653

FORESTAR USA REAL ESTATE GROUP
2221 E LAMAR BLVD STE 790
ARLINGTON, TX 76006

JOHNSON CRAIG & TAMMY
13034 PARTRIDGE BEND DR
AUSTIN, TX 78729

DE LA LUZ EDUVIGES
14211 BOIS D ARC LN
MANOR, TX 78653

MOE RANDALL JAMES
1 COUNTY ROAD 473
THRALL, TX 76578-8797

GONZALEZ JULIO CESAR
13804 ANDREW ABERNATHY PASS
MANOR, TX 78653

LANDEROS LETICIA & JOSE J REVOCABLE TRUST
14315 BOIS D ARC LN
MANOR, TX 78653

TELLO TIMOTHY & JESSICA ANDERSON
900 BRISTOL CREEK BND
LAKEWAY, TX 78738

WHEAT PHILIP A & LILLIAN T
14425 BOIS D ARC LN
MANOR, TX 78653

PHILIPS TAMMIE C
14515 BOIS D ARC LN
MANOR, TX 78653

PATRICK JOSHUA DAVID
14809 BOIS D ARC LN
MANOR, TX 78653

RODRIGUEZ ERNEST LEE
238 BENERLY DRIVE
SAN ANTONIO, TX 78228-5141

UGARTE JOSE & EVA BENITZ
14831 BOIS D ARC LN
MANOR, TX 78653

ESPARAZA JOSE RUIZ
14793 BOIS D ARC LANE
MANOR, TX 78653-3654

MENDONCA MARCILIO
13816 ANDREW ABERNATHY PASS
MANOR, TX 78653-1904

SUAREZ ERNESTO
14121 BOIS D ARC LN
MANOR, TX 78653

TERRETT WILLIAM C
13700 ANDREW ABERNATHY PASS
MANOR, TX 78653-1903

RIOJAS MARIA
14217 BOIS D ARC LN
MANOR, TX 78653-3814

FRANCISCO DOMEINGUEZ JAIMES
11606 AUS TEX ACRES LN
MANOR, TX 78653

NGUYEN TUAN & NHIEU NGUYEN
124 SNOWFLAKE DR
ROUND ROCK, TX 78664-4063

HERNANDEZ FELIX JUNIOR
13708 ANDREW ABERNATHY PASS
MANOR, TX 78653-1903

PATRICK DAVID LEE
14805 BOIS D ARC
MANOR, TX 78653

PATRICK JOSHUA DAVID
14809 BOIS D ARC LANE
MANOR, TX 78653-4097

CONTINENTAL HOMES OF TEXAS L P
10700 PECAN PARK BLVD STE 400
AUSTIN, TX 78750-1447

AGENDA ITEM NO. 2

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8, 2025

PREPARED BY: Michael Burrell, Interim Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the Planning and Zoning Commission minutes for December 11, 2024, Planning and Zoning Commission Regular Session

BACKGROUND/SUMMARY:

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- December 11, 2024, Planning and Zoning Commission Regular Session

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the consent agenda.

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

PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
DECEMBER 11, 2024

This meeting was live streamed on Manor's YouTube channel at:
https://www.youtube.com/@cityofmanorsocial/stream

PRESENT:

COMMISSIONERS:

Jeffrey Stensland, Chair, Place 5
Prince Chavis, Vice Chair, Place 2
Julie Leonard, Place 1
Gabrielle Orion, Place 3
Felix Paiz, Chair, Place 4
Cecil Meyer, Place 6
James Terry, Place 7

CITY STAFF:

Michael Burrell, Interim Development Services Director
Veronica Rivera, Assistant City Attorney
Mandy Miller, Development Services Supervisor
Brittney Lopez, Deputy City Secretary

REGULAR SESSION: 6:30 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum present, the regular session of the Manor Planning and Zoning (P&Z) Commission was called to order by Chair Stensland at 6:37 p.m. on Wednesday, December 11, 2024, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PUBLIC COMMENTS

Cristian Garcia with Manor Grocery, 102 E. Parsons Street, Manor, Texas, submitted a speaker card to speak in support of Item # 9. Mr. Garcia introduced himself. He stated the reasons for his appearance at the meeting.

Inayat Marediya with Minimax, 13320 E. US Hwy 290, Manor, Texas, submitted a speaker card to speak in support of Item # 12. Mr. Marediya introduced himself. He encouraged the Commission to approve his request.

Chair Stensland announced the P&Z Commission received a printout of an email submitted by Robert Battaile.

PUBLIC HEARING

1. **Conduct a public hearing on a rezoning application for one (1) lot on 4.879 acres, more or less, and being located at 16023 E US 290, Manor, TX from (GO) General Office to (C-3) Heavy Commercial.** Applicant: Henderson Professional Engineers. Owner: 16023 HWY 290 LLC.

Chair Stensland opened the public hearing.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing.

Chair Stensland announced there were no speaker cards submitted for this item.

Interim Director Burrell gave a summary of the rezoning application for 16023 E. US Hwy 290, Manor Texas.

Assistant City Attorney Rivera clarified the appropriate type of motion to be considered.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Paiz to close the public hearing.

There was no further discussion.

Motion to Close carried 7-0.

2. **Conduct a public hearing on a Rezoning application for three (3) lots on 0.2376 acres, more or less, and being located at the southwest corner of the intersection of E. Parsons St and Lexington St., Manor, TX from (DB) Downtown Business to (C-1) Light Commercial.** Applicant: CG Design. Owner: Manor Grocery.

Chair Stensland opened the public hearing.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing.

Cristian Garcia with Manor Grocery, 102 E. Parsons Street, Manor Texas, submitted a speaker card to speak in support of this item. Mr. Garcia gave a presentation. *See attached.*

MOTION: Upon a motion made by Commissioner Paiz and seconded by Commissioner Orion to close the public hearing.

There was no further discussion.

Motion to Close carried 7-0.

3. **Conduct a public hearing on a Subdivision Preliminary Plat Amendment for Manor Heights Phase 6 being twelve (12) lots on 47.696 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and Old Kimbro Rd., Manor, TX.** Applicant: Kimley-Horn & Associates. Owner: RHOF LLC.

Chair Stensland opened the public hearing.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing.

Chair Stensland announced there were no speaker cards submitted for this item.

Interim Director Burrell gave a summary of the Manor Heights Phase 6 Subdivision Preliminary Plat Amendment.

MOTION: Upon a motion made by Commissioner Paiz and seconded by Commissioner Leonard to close the public hearing.

There was no further discussion.

Motion to Close carried 7-0.

4. Conduct a public hearing on a Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8 being six hundred and ninety (690) lots on 247.029 acres, more or less, and being located at 14111 Fuchs Grove Rd., Manor, TX. Applicant: KTCivil. Owner: Meritage Homes of Texas LLC.

Chair Stensland opened the public hearing.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing.

Chair Stensland announced there were no speaker cards submitted for this item.

Interim Director Burrell gave a summary of the Shadowglen Phase 3 Section 3 Subdivision Preliminary Plat.

MOTION: Upon a motion made by Commissioner Orion and seconded by Commissioner Paiz to close the public hearing.

There was no further discussion.

Motion to Close carried 7-0.

CONSENT AGENDA

Assistant City Attorney Rivera requested the Chair read the agenda items on the Consent Agenda.

5. Consideration, discussion, and possible action to approve the Planning and Zoning Commission minutes for November 11, 2024, Planning and Zoning Commission Regular Session.

7. Consideration, discussion, and possible action on a 2025 Subdivision Calendar.

City Staff recommended that the Planning and Zoning Commission approve the consent agenda**.**

Commissioner Meyer requested Item #6 be pulled from the Consent Agenda to be considered under the Regular Agenda.

Assistant City Attorney Rivera clarified the process of pulling an item from the Consent Agenda to be considered under the Regular Agenda stating the action did not require a motion and vote from the Commission.

Interim Director Burrell addressed questions about Item # 6 being placed under the Consent Agenda.

MOTION: Upon a motion made by Commissioner Paiz and seconded by Commissioner Terry to approve Consent Agenda Item 5 and Item 7.

There was no further discussion.

Motion to Approve carried 7-0.

REGULAR AGENDA

6. **Consideration, Discussion, and Possible Action on a subdivision final plat for Mustang Valley being one hundred and nineteen (119) lots on 41.973 acres, more or less, and being located at 15200 N FM Rd 973 Manor, TX.** Applicant: Carlson, Brigance & Doering, Inc. Owner: KB Home Lone Star, Inc.

City Staff recommended that the Planning and Zoning Commission approve the subdivision final plat for Mustang Valley being one hundred and nineteen (119) lots on 41.973 acres, more or less, and being located at 15200 N FM Rd 973 Manor, TX.

Commissioner Meyer stated the agenda item was for the complete Holley Smith – Mustang Valley Final Plat, however, the background information appeared to be only Phase 3.

Interim Director Burrell confirmed the amendment was for phase 3. He described how items were titled on the agenda.

Discussion was held regarding the history of approvals for the Holley Smith -Mustang Valley Subdivision.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Orion to approve the subdivision final plat for Mustang Valley – Phase 3 being one hundred and nineteen (119) lots on 41.973 acres, more or less, and being located at 15200 N FM Rd 973 Manor, TX.

There was no further discussion.

Motion to Approve carried 7-0.

8. **Consideration, Discussion, and Possible Action on a rezoning application for one (1) lot on 4.879 acres, more or less, and being located at 16023 E US 290, Manor, TX from (GO) General Office to (C-3) Heavy Commercial.** Applicant: Henderson Professional Engineers. Owner: 16023 HWY 290 LLC.

City Staff recommended that the Planning and Zoning Commission approve the Rezoning Application for one (1) for lot on 4.879 acres, more or less, and being located at 16023 E US Hwy 290, Manor, TX from (GO) General Office to (C-3) Heavy Commercial with certain permitted uses removed.

Interim Director Burrell gave a summary for the rezoning application and answered specific questions about the Letter of Intent from the applicant.

Discussion was held regarding the commercial uses already approved for properties near this lot. Consideration was given to the permissible uses of the C-3 zoning.

Interim Director Burrell reminded commissioners of their ability to remove unfavorable uses within the zoning category.

Chair Stensland recommended the commission use caution with rezoning approvals for this area to ensure it is being rezoned in a way that is conducive to the goals of the city. He stated the Comprehensive Plan calls for 70% retail mix along the 290 Corridor.

Chair Stensland read the permittable uses for the C-3 (Heavy Commercial) zoning.

Commissioner Orion spoke regarding the permitted uses that were read.

Interim Director Burrell reminded commissioners that they were allowed to approve a lesser zoning category.

Commissioner Terry questioned statements in the applicant's Letter of Intent.

Assistant City Attorney Rivera addressed items that would be legally binding. She stated the Commission would recommend and the City Council would execute. She reviewed the motion options available regarding this item.

Chair Stensland recommended the motion be for a lesser zoning category.

Commissioner Leonard stated that she was in favor of following past actions of the Commission and postponing the item with a condition of the owner or applicant be present at the meeting.

Commissioner Meyer stated that other properties near this one were rezoned to C-3 (Heavy Commercial) therefore this zoning would be appropriate.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Orion to postpone Item 8 to the January 8, 2025, Planning and Zoning Regular Session with the condition that a representative be present to answer questions.

Commissioner Meyer requested information on any restrictions to the allowable uses on the other properties near this lot that was recently rezoned C-3.

Interim Director Burrell stated there were allowable uses that were removed. He confirmed one of the uses removed in the other zoning was Office, warehouse.

There was no further discussion.

Motion to Postpone carried 6-1. Opposed by Chair Stensland.

9. Consideration, Discussion, and Possible Action on a Rezoning application for three (3) lots on 0.2376 acres, more or less, and being located at the southwest corner of the intersection of E. Parsons St and Lexington St., Manor, TX from (DB) Downtown Business to (C-1) Light Commercial. Applicant: CG Design. Owner: Manor Grocery.

City Staff recommended that the Planning and Zoning Commission deny the Rezoning application for three (3) lots on 0.2376 acres, more or less, and being located at the southwest corner of the intersection of E. Parsons St and Lexington St., Manor, TX from (DB) Downtown Business to (C-1) Light Commercial.

Interim Director Burrell gave a summary for this item. He spoke regarding the brief history of the recent business operations at this site. He confirmed the current zoning did not allow for gas station use but did allow for a grocery store.

Christian Garcia answered questions regarding proposed ingress and egress for the business. Mr. Garcia stated the plan is to remove the metal building to allow for more space on the lot.

Concerns were discussed regarding vehicle congestion on the property.

Commissioner Leonard expressed concerns for the potential increased risk for accidents at the Parsons and Lexington intersection.

Mr. Garcia answered questions pertaining to the façade changes.

Interim Director Burrell answered questions about the proposed parking for this development as represented in the presentation renderings.

Commissioner Paiz expressed his concerns about the feasibility of this location as a gas station. He recommended creating a modified version of a grocery store that included canopies and picnic tables for pedestrians in the area to gather.

Mr. Garcia conveyed his and the owner's appreciation for the success of the business without the gas pumps.

Chair Stensland expressed his concerns about the proposed zoning change.

Commissioner Orion expressed her concerns for a gas station creating additional issues for people residing in the immediate area.

Commissioner Paiz reiterated his earlier suggestion of keeping the grocery store while adding additional services other than gas station for the community.

Interim Director Burrell confirmed the property would remain zoned Downtown Business (DB) with all of the allowable uses within that category, which would include grocery stores, if this rezoning request resulted in a denial.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Paiz to deny the Rezoning application for three (3) lots on 0.2376 acres, more or less, and being located at the southwest corner of the intersection of E. Parsons St and Lexington St., Manor, TX from (DB) Downtown Business to (C-1) Light Commercial.

There was no further discussion.

Motion to Deny carried 7-0.

10. Consideration Discussion, and Possible Action on a Subdivision Preliminary Plat Amendment for Manor Heights Phase 6 being twelve (12) lots on 47.696 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and Old Kimbro Rd., Manor, TX. Applicant: Kimley-Horn & Associates. Owner: RHOF LLC.

City Staff recommended that the Planning and Zoning Commission approve the Subdivision Preliminary Plat Amendment for Manor Heights Phase 6 being twelve (12) lots on 47.696 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and Old Kimbro Rd., Manor, TX.

Interim Director Burrell stated this item was non-discretionary.

MOTION: Upon a motion made by Commissioner Paiz and seconded by Commissioner Leonard to approve the Subdivision Preliminary Plat Amendment for Manor Heights Phase 6 being twelve (12) lots on 47.696 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and Old Kimbro Rd., Manor, TX.

Commissioner Meyer requested additional map location information. He stated that in the back up for the item it only showed one lot.

Discussion was held regarding the map supplied for the backup documents. Interim Director Burrell gave a detailed description of the subdivision lay-out affected by this amendment.

Assistant City Attorney Rivera recommended tabling the item while Interim Director Burrell located the electronic copy of the approved preliminary plat for this item.

MOTION: Upon a motion made by Commissioner Paiz and seconded by Commissioner Meyer to table this item.

There was no further discussion.

Motion to Table carried 7-0.

11. **Consideration, Discussion, and Possible Action on a Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8 being six-hundred and ninety (690) lots on 247.029 acres, more or less, and being located at 14111 Fuchs Grove Rd., Manor, TX.** Applicant: KTCivil. Owner: Meritage Homes of Texas LLC.

City Staff recommended that the Planning and Zoning Commission approve the Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8 being six-hundred and ninety (690) lots on 247.029 acres, more or less, and being located at 14111 Fuchs Grove Rd., Manor, TX.

Interim Director Burrell stated the Subdivision Preliminary Plat was reviewed and deemed in compliance with Manor Code of ordinance by Manor's Engineers. This is a non-discretionary item.

Commissioner Meyer requested additional information on the parkland dedication planned for the Shadowglen Phase 3 Section 3 Subdivision Preliminary Plat.

Peggy Carrasquillo with KT Civil, 6805 N. Capital of Texas Highway, Suite 315, Austin, Texas, addressed questions from the Commission regarding the parkland dedication planned for Shadowglen Phase 3. She stated there was a development agreement between the city and the developer that included detailed parkland dedication. The parkland dedications were laid out on the Subdivision Final Plat.

Interim Director Burrell answered questions regarding floodplain areas related to this phase.

Concerns pertaining to property encroachments into the flood zones within this phase were raised.

Ms. Carrasquillo answered questions from the Commission. She confirmed the developer and engineers were working closely with FEMA to ensure everything would be out of the floodplain when the development is complete.

MOTION: Upon a motion made by Commissioner Paiz and seconded by Commissioner Terry to approve the Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8 being six-hundred and ninety (690) lots on 247.029 acres, more or less, and being located at 14111 Fuchs Grove Rd., Manor, TX

There was no further discussion.

Motion to Approve carried 7-0.

At the direction of Chair Stensland, Item # 10 was brought back for consideration.

10. Consideration Discussion, and Possible Action on a Subdivision Preliminary Plat Amendment for Manor Heights Phase 6 being twelve (12) lots on 47.696 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and Old Kimbro Rd., Manor, TX. Applicant: Kimley-Horn & Associates. Owner: RHOF LLC.

Interim Director Burrell presented an electronic copy of the engineer-approved preliminary plat for this item. *See attached.*

Chair Stensland gave a recap of this item.

MOTION: Upon a motion made by Commissioner Paiz and seconded by Commissioner Orion to approve the Subdivision Preliminary Plat Amendment for Manor Heights Phase 6 being twelve (12) lots on 47.696 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and Old Kimbro Rd., Manor, TX.

There was no further discussion.

Motion to Approve carried 7-0.

12. Consideration, discussion, and possible action on a Coordinated Sign Plan for the Mini-Max Gas Station located at 13320 E US HWY 290 Manor, TX. Applicant: Inayat Marediya. Owner: Inayat Marediya.

City Staff recommended that the Planning and Zoning Commission approve the Coordinated Sign Plan for the Mini-Max Gas Station located at 13320 E US HWY 290 Manor, TX.

Mr. Marediya answered questions regarding the planned business associated with this development. He stressed the importance of having a coordinated sign plan in place for the future businesses.

Interim Director Burrell gave a summary of this item describing how this development qualified as needing a coordinated sign plan. He specified there were details within the development agreement between the city and developer related to sign plan details. He explained the development agreement would allow them to have the signage however the coordinated sign plan would detail the look and functionality of the signs. *See attached for full sign plan details*

Mr. Marediya detailed the signs, including size and location, on the property and the reasoning behind the layout. He stated this coordinated sign plan would allow their business concept plan to be successful while meeting a needed demand for the residents. He answered questions specific to these details.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Orion to approve the Coordinated Sign Plan for the Mini-Max Gas Station located at 13320 E US HWY 290 Manor, TX.

There was no further discussion.

Motion to Approve carried 7-0.

13. Consideration, Discussion, and Possible action on a setback waiver for 202 E. Wheeler St. Manor, TX. Applicant: Daniel Zapata. Owner: Daniel Zapata.

City Staff recommended that the Planning and Zoning Commission approve the setback waiver for 202 E. Wheeler St. Manor, TX.

Interim Director Burrell stated they are requesting the least allowable setback area for this lot. He stated that he did not know the reason behind the request, however, was willing to gather the information on future requests if needed.

Chair Stensland stated there were no speaker cards submitted for this item. Mr. Zapata was not in attendance at this meeting.

MOTION: Upon a motion made by Commissioner Paiz and seconded by Commissioner Leonard to approve the setback waiver for 202 E. Wheeler St. Manor, TX.

There was no further discussion.

Motion to Approve carried 7-0.

14. Consideration, Discussion, and Possible action on a setback waiver for 204 E. Wheeler St. Manor, TX. Applicant: Daniel Zapata. Owner: Daniel Zapata.

City Staff recommended that the Planning and Zoning Commission approve the setback waiver for 204 E. Wheeler St. Manor, TX.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Paiz to approve the setback waiver for 204 E. Wheeler St. Manor, TX.

There was no further discussion.

Motion to Approve carried 7-0.

15. Consideration, Discussion, and Possible action on a setback waiver for 406 E Carrie Manor St. Manor, TX. Applicant: Uriel Ocampo. Owner: Uriel Ocampo.

City Staff recommended that the Planning and Zoning Commission approve the setback waiver for 406 E. Carrie Manor St. Manor, TX.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Paiz to approve the setback waiver for 406 E Carrie Manor St. Manor, TX.

There was no further discussion.

Motion to Approve carried 7-0.

16. Consideration, Discussion, and Possible action on a setback waiver for 104 W. Burton St. Manor, TX. Applicant: Yessica Valle and Juan Valle. Owner: Yessica Valle and Juan Valle.

City Staff recommended that the Planning and Zoning Commission approve the setback waiver for 104 W. Burton St. Manor, TX.

DRAFT

Commissioner Paiz asked for clarification on the location of 104 W. Burton Street.

Interim Director Burrell clarified the location. He explained the legal description located on the waiver was the most accurate address information available for the lot location. The google map location may not always be correct.

MOTION: Upon a motion made by Commissioner Paiz and seconded by Commissioner Leonard to approve the setback waiver for 104 W. Burton St. Manor, TX.

There was no further discussion.

Motion to Approve carried 7-0.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Paiz and seconded by Commissioner Orion to adjourn the Regular Session of the Manor Planning and Zoning Commission at 8:26 p.m. on Wednesday December 11, 2024.

There was no further discussion.

Motion to Adjourn carried 7-0.

The Planning and Zoning Commission approved these minutes on January 8, 2025.

APPROVED:

_____

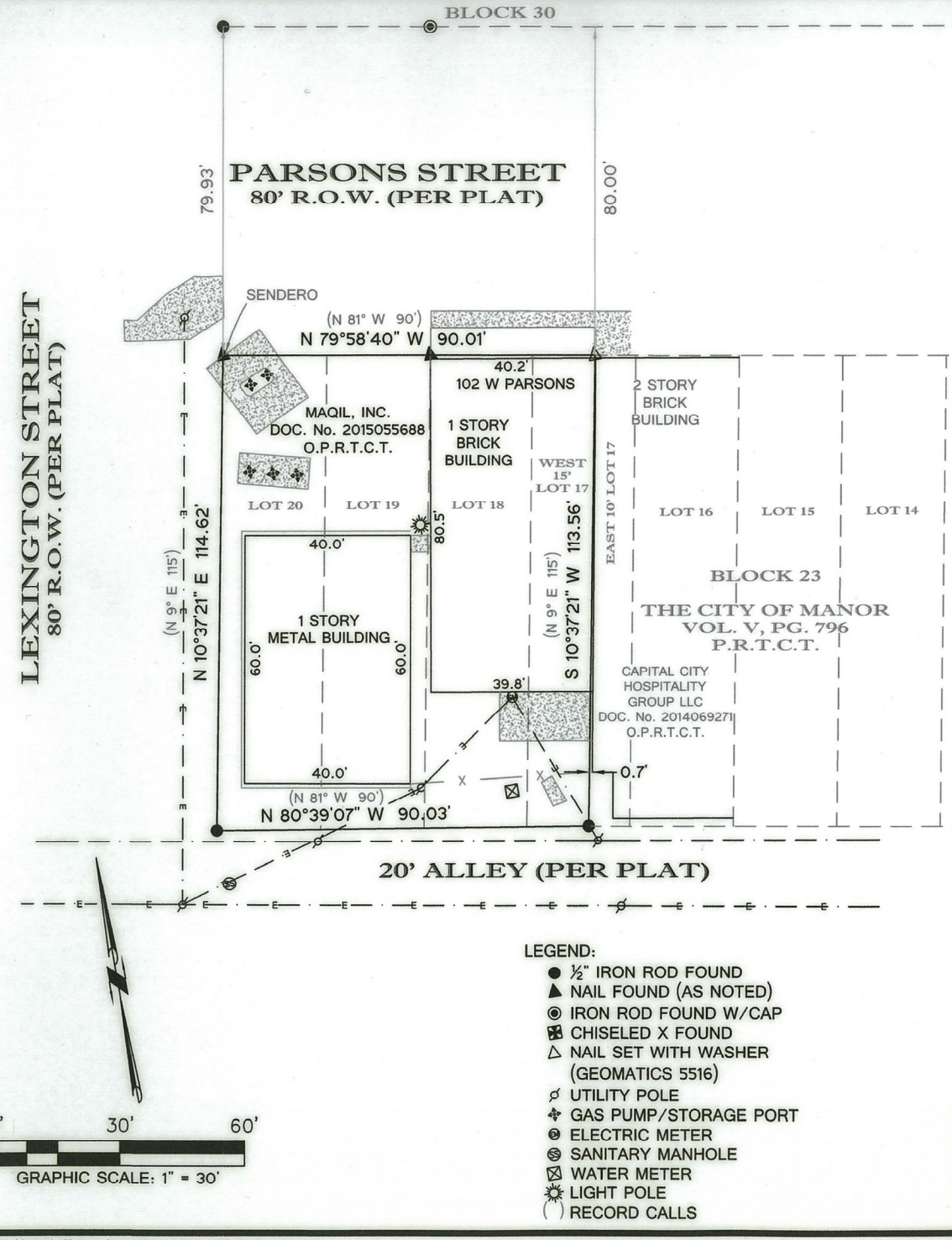
Jeffrey Stensland
Chairperson

ATTEST:

_____

Mandy Miller
Development Services Supervisor

DRAFT



NOTES:

1. Surveyor makes no expressed or implied warranties as to the fee ownersh the property shown.
2. No subsurface utility investigation was performed by Geomatics Surveying Mapping for the benefit of this survey.
3. Bearings and directional control based on the Texas State Plane Coordinat System, Central Zone (4203) NAD83.
4. This survey was perfomed without the benefit of a Title Commitment, there easements, restrictions, agreements and other matters that may affect the property may exist that are not shown hereon.

LEGAL DESCRIPTION:
Being the West 15 feet of Lot 17, and all of Lots 18, 19, and 20, Block 23, THE CITY OF MAN County, Texas, according to plat of record in Volume V, Page 796, Plat Records of Travis Co

FLOOD NOTE: By graphic plotting only, this property is in "ZONE X" as shown on the Federa Emergency Management Agency, Flood Insurance Rate Map, Community Panel No. 48453C effective date, August 18, 2014.

LEGEND:

- ● ½" IRON ROD FOUND
- ▲ NAIL FOUND (AS NOTED)
- ◉ IRON ROD FOUND W/CAP
- ⊠ CHISELED X FOUND
- △ NAIL SET WITH WASHER (GEOMATICS 5516)
- ⌀ UTILITY POLE
- ⛽ GAS PUMP/STORAGE PORT
- Ⓔ ELECTRIC METER
- Ⓢ SANITARY MANHOLE
- ⊠ WATER METER
- ☼ LIGHT POLE
- ( ) RECORD CALLS

SURVEYORS CERTIFICATION:
I hereby certify that this survey plat is true and correct to the best of my knowledge and is based on an on the ground survey performed under my direct supervision during the month of December, 2016.

1/5/2017

Jeffrey J. Curci
Registered Professional Land Surveyor
No. 5516 - State of Texas

STATE OF REGIST... JEFFREY J... 5516 ... PROFESS... LAND SU...

BOUNDARY SURVEY
WEST 15' OF LOT 17, LOT 18, 19, AND 20
BLOCK 23 - THE CITY OF MANOR
INCORPORATED MARCH 10, 1913
VOL. V, PG. 796 - P.R.T.C.T.

GEOMATICS
SURVEYING AND MAPPING INC.
10415 Old Manchaca Rd., #202, Austin, TX 78748
(512) 917-0184 | TBPLS FIRM REGISTRATION ... 101 |

...atics\Projects\1157-Manor Grocery\600-Survey\607-CADD\1157-Manor Grocery.dwg



NOTE:

FUEL ISLAND AND REFILL AT TANK TO MEET IFC 2012, CHAPTER 23, SECTION 2303.5.

d. IDENTIFY ON PLANS THE FUEL TANK VENT LOCATION. IDENTIFY ON PLANS THE FUEL TANK VENT LOCATION.

e. PROVIDE NOTE ON PLANS THE FUEL DISPENSING FACILITY WILL PROVIDE NOTE ON PLANS THE FUEL DISPENSING FACILITY WILL MEET THE IFC 2012 CHAPTER 23 .

6. SCOPE OF WORK IN THESE PLANS COVERS MERCANTILE BUILDING SCOPE OF WORK IN THESE PLANS COVERS MERCANTILE BUILDING ONLY.

NOTE: INSTALL 911 KEY BOX WITH FALCON DOOR LOCK AT EXTERIOR

LEGEND

HYD – INDICATES FIRE HYDRANT LOCATION

– INDICATES FIRE ACCESS ROAD

– INDICATES PROPOSED DRIVEWAY CONC.

FE – FIRE EXTEQUISHER TO MEET IFC 2012, CH:23–SEC:2305.5

GENERAL NOTES:

A. GENERAL

1. CURB LOCATED BETWEEN APPROVED FIRE LANE - TOW-AWAY-ZONE SIGN SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. CURB SHALL BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE - TOW-AWAY-ZONE" IN WHITE LETTERS AT LEAST 3 INCHES IN HEIGHT, AT INTERVALS NOT TO EXCEED 50 FEET

PARKING NOTES:

1. CONTRACTOR TO PAINT STRIPS, ARROWS AND ETC AS SPECIFIED AND AS SHOWN ON PLANS.

2. PROVIDE 4" WIDE YELLOW PARKING STRIPS.

REV	DESCRIPTION	BY	DATE
A	THIS IS A REVISION NOTE	CG	00/00/00

STATUS: CONSTRUCTION ISSUE

CG Design
12703 Lilac Stone Ct
Houston, TX 77044
832-584-7231
Cg_design90@hotmail.com
https://garcia-chris1990.myportfolio.com/portfolio-book

CLIENT: Manor Grocery
102 W. Parsons St.
Manor TX 78653

ARCHITECT: Cristian Garcia
832-584-7231

SITE: 102 W. Parsons St
Manor TX 78653

DRAWING: New Proposed Site Plan

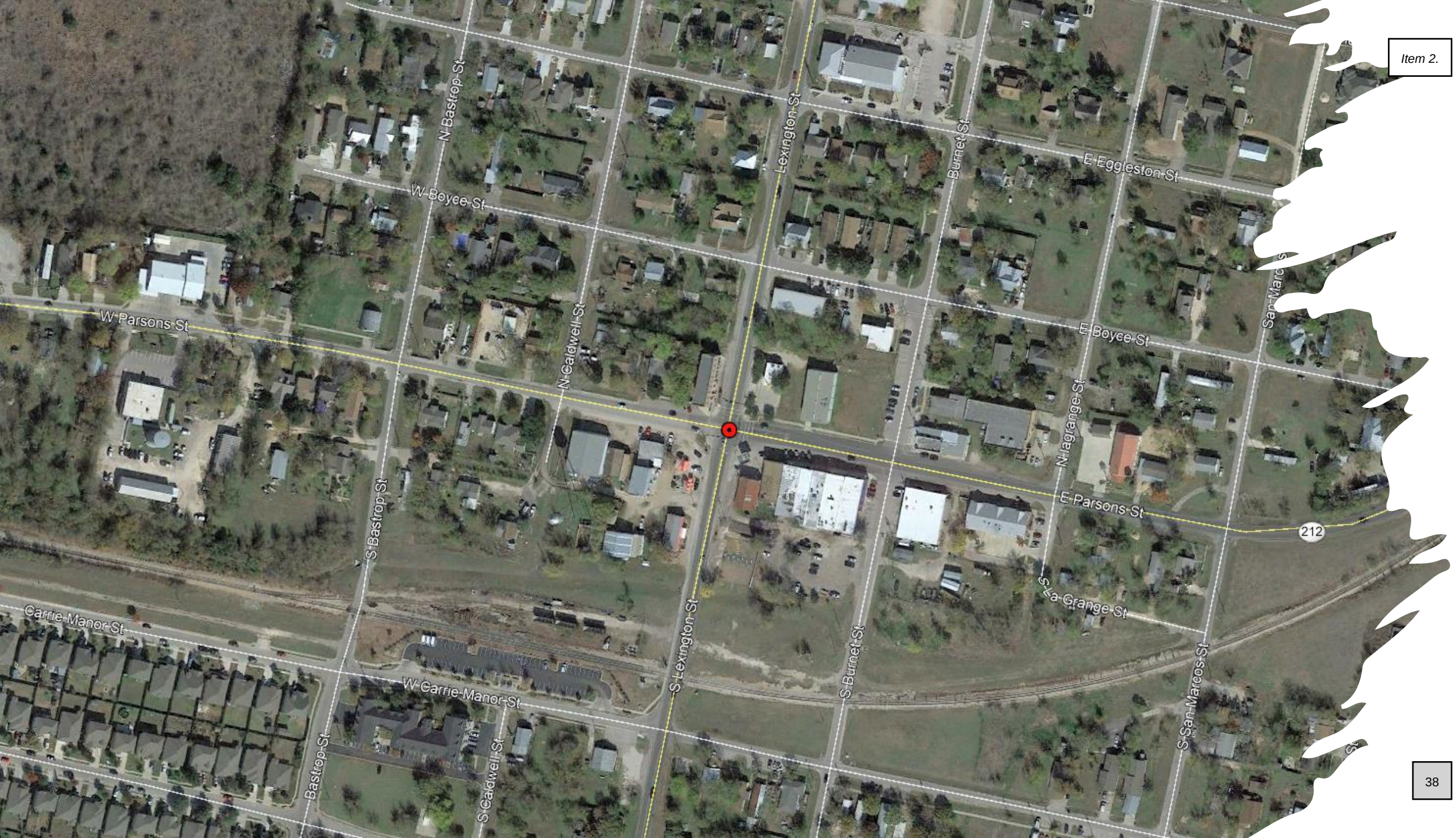
SCALE A1 A3:		DRAWN:	CHECKED:
1/16" = 1'-0"		CG	CG
	DRAWING NO:		REVISION: A

Copyright © 2020 Company Name



Lamsons Grocery
102 W. Parson St

Lamson’s Grocery, where Gilbert (Depp) works and Arnie (DiCaprio) frequently visits, is actually Manor Grocery, where locals tell you about the time the all-star cast came to town.

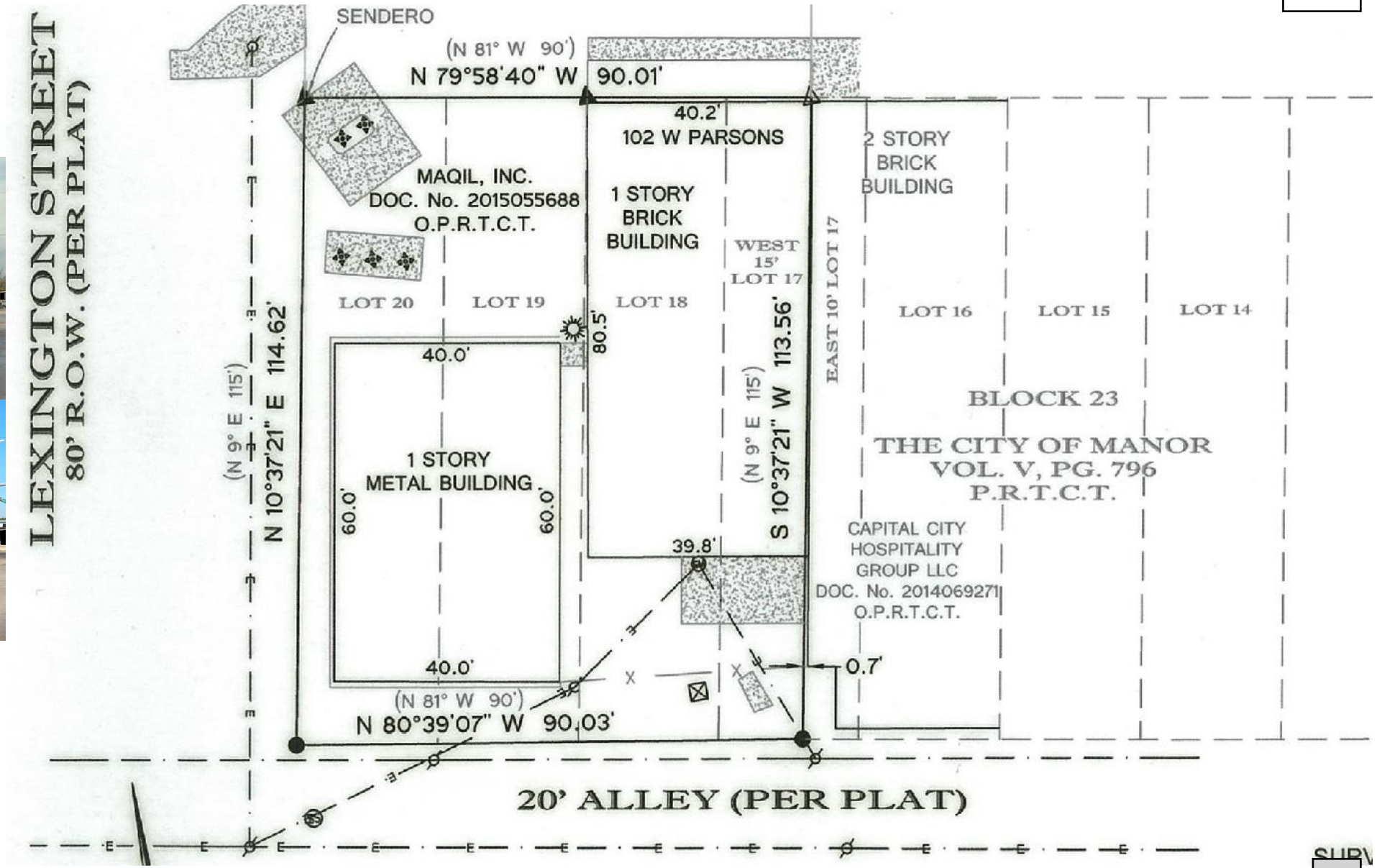

N Bastrop St
Lexington St
Burnet St
E Eggleston St
W Boyee St
W Parsons St
N Caldwell St
E Boyce St
San Marcos St
N La Grange St
E Parsons St
212
S Bastrop St
S Lexington St
S Burnet St
S La Grange St
S San Marcos St
Carrie Manor St
W Carrie Manor St
Bastrop St
S Caldwell St

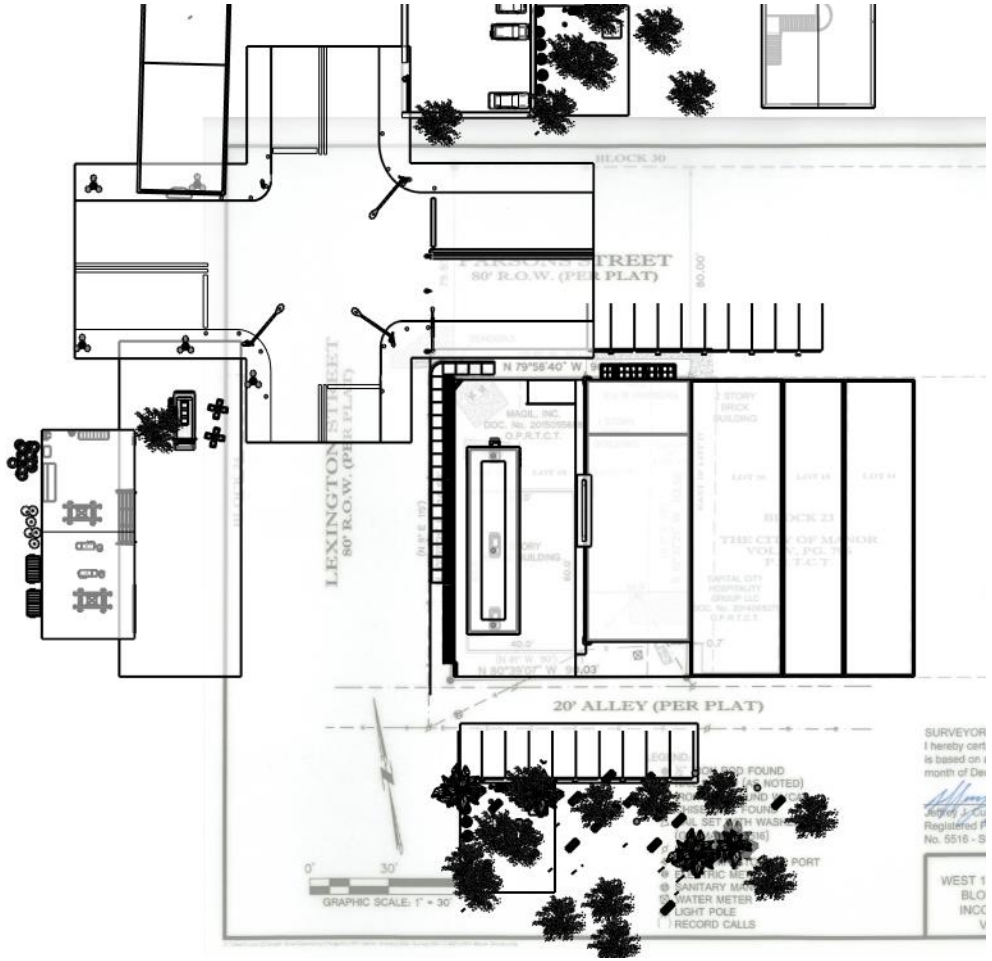

299
UNLEADED


299

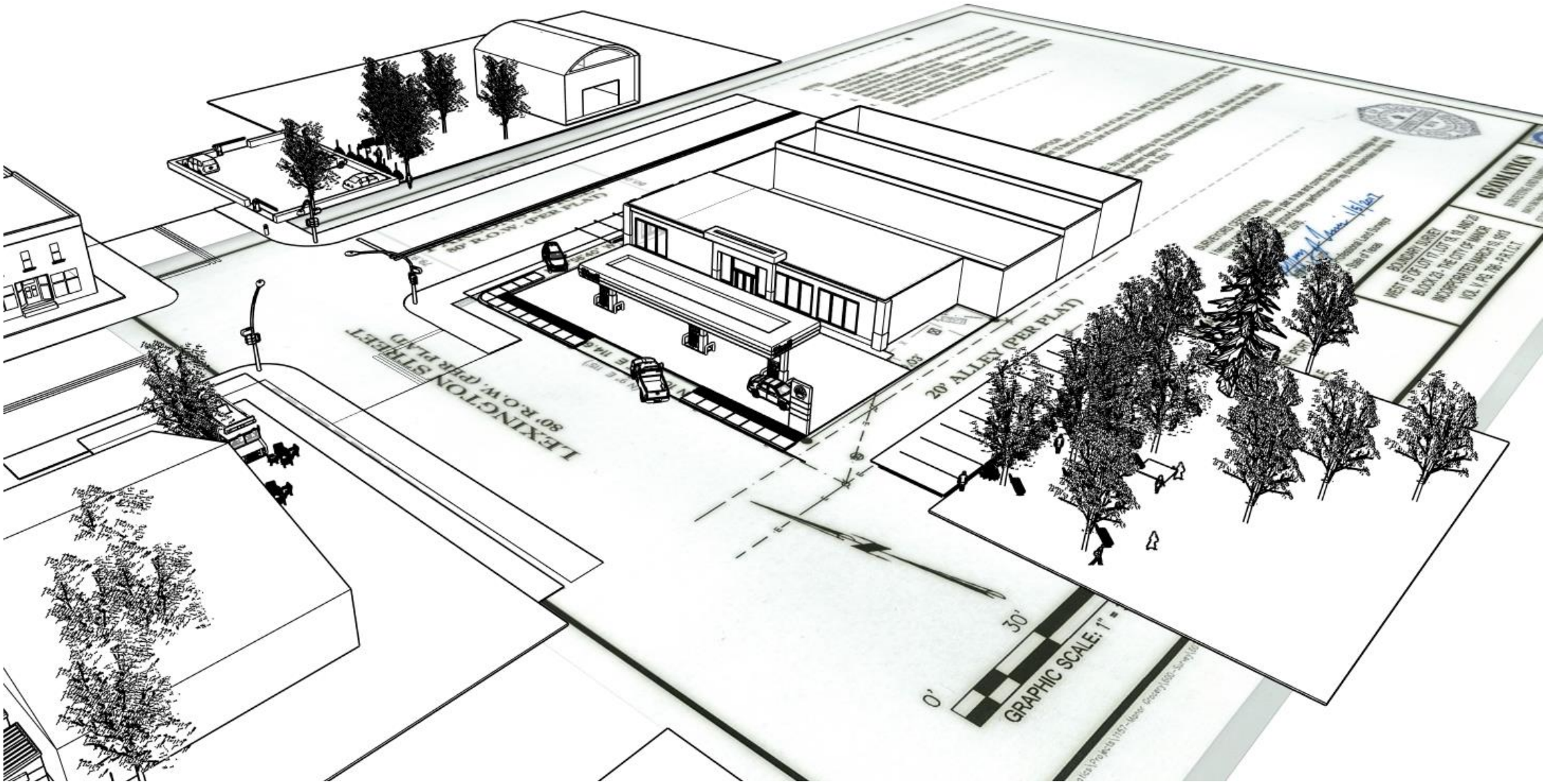

LAMSON'S GROCERY
SERVING YOU SINCE 1936

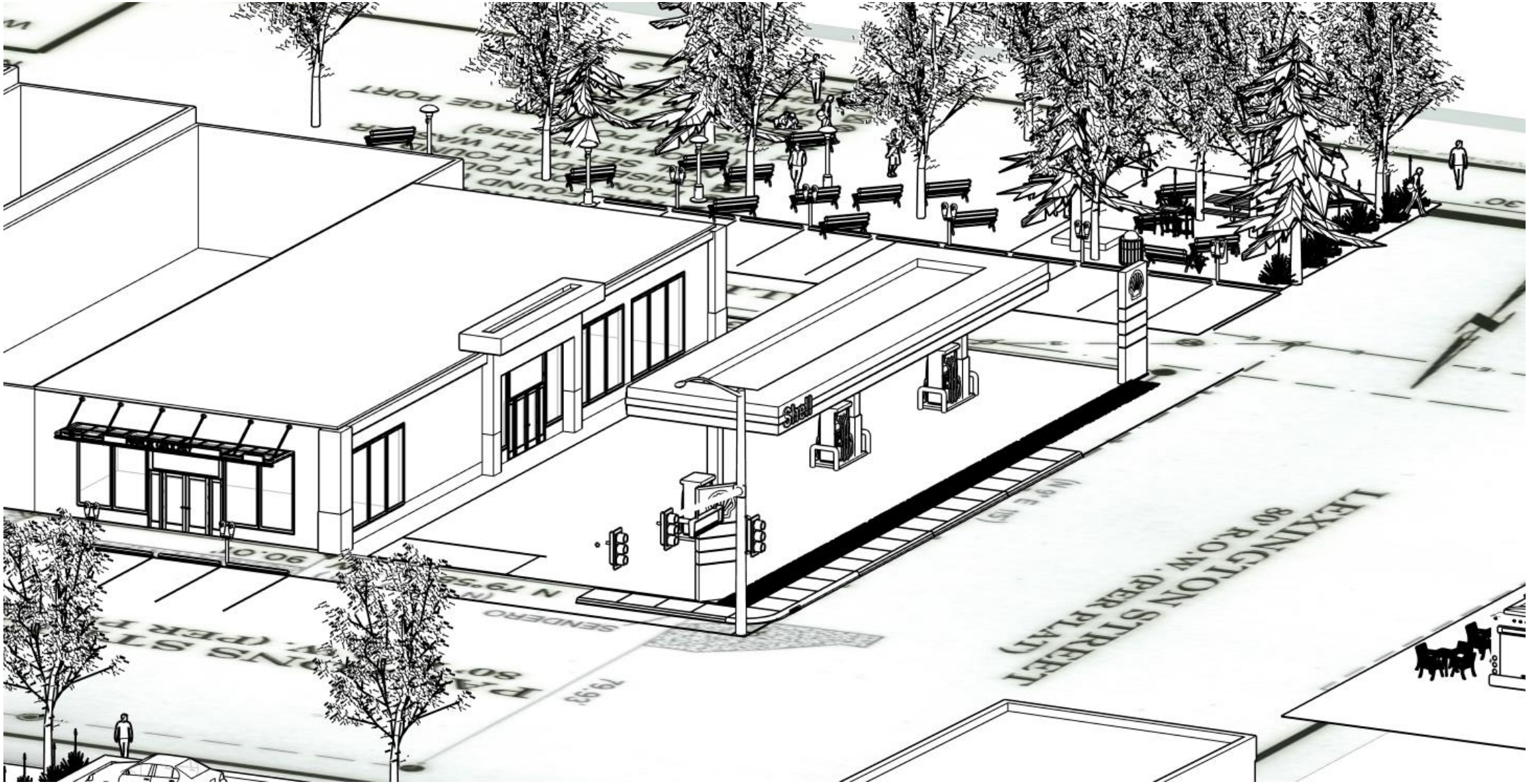

MANOR GROCERY
MANOR GROCERY


LEXINGTON STREET
80' R.O.W. (PER PLAT)
SENDERO
(N 81° W 90')
N 79°58'40" W 90.01'
40.2'
102 W PARSONS
2 STORY
BRICK
BUILDING
MAQIL, INC.
DOC. No. 2015055688
O.P.R.T.C.T.
1 STORY
BRICK
BUILDING
WEST
15'
LOT 17
EAST 10' LOT 17
LOT 20
LOT 19
LOT 18
LOT 16
LOT 15
LOT 14
80.5'
40.0'
(N 9° E 115')
N 10°37'21" E 114.62'
1 STORY
METAL BUILDING
60.0'
60.0'
(N 9° E 115')
S 10°37'21" W 113.56'
BLOCK 23
THE CITY OF MANOR
VOL. V, PG. 796
P.R.T.C.T.
39.8'
CAPITAL CITY
HOSPITALITY
GROUP LLC
DOC. No. 2014069271
O.P.R.T.C.T.
0.7'
40.0'
(N 81° W 90')
N 80°39'07" W 90.03'
20' ALLEY (PER PLAT)

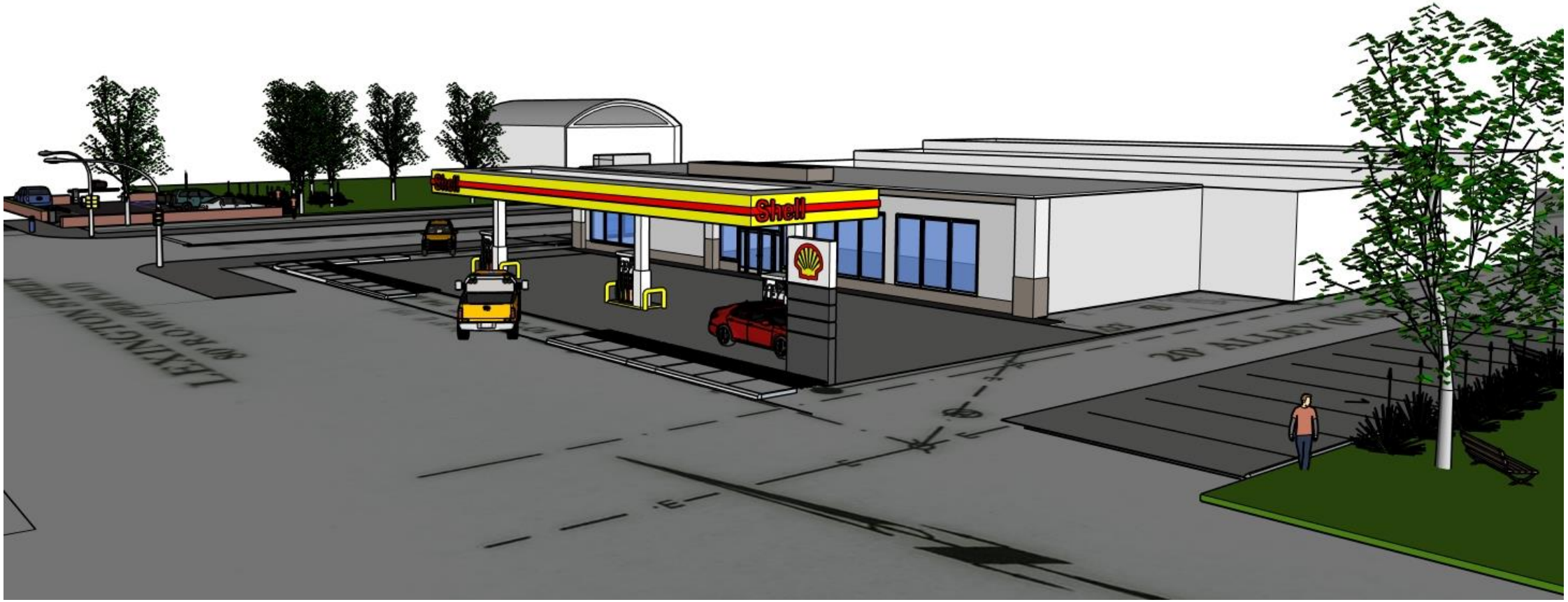

BLOCK 30
80' R.O.W. (PER PLAT)
LEXINGTON STREET
80' R.O.W. (PER PLAT)
N 79°58'40" W
20' ALLEY (PER PLAT)
GRAPHIC SCALE: 1" = 30'
LIGHT POLE
RECORD CALLS


OLD HWY 20
S LEXINGTON ST
NEW GAS CANOPY
MANOR GROCERY
20' ALLEY (PER PLAT)
MANOR ART PARK

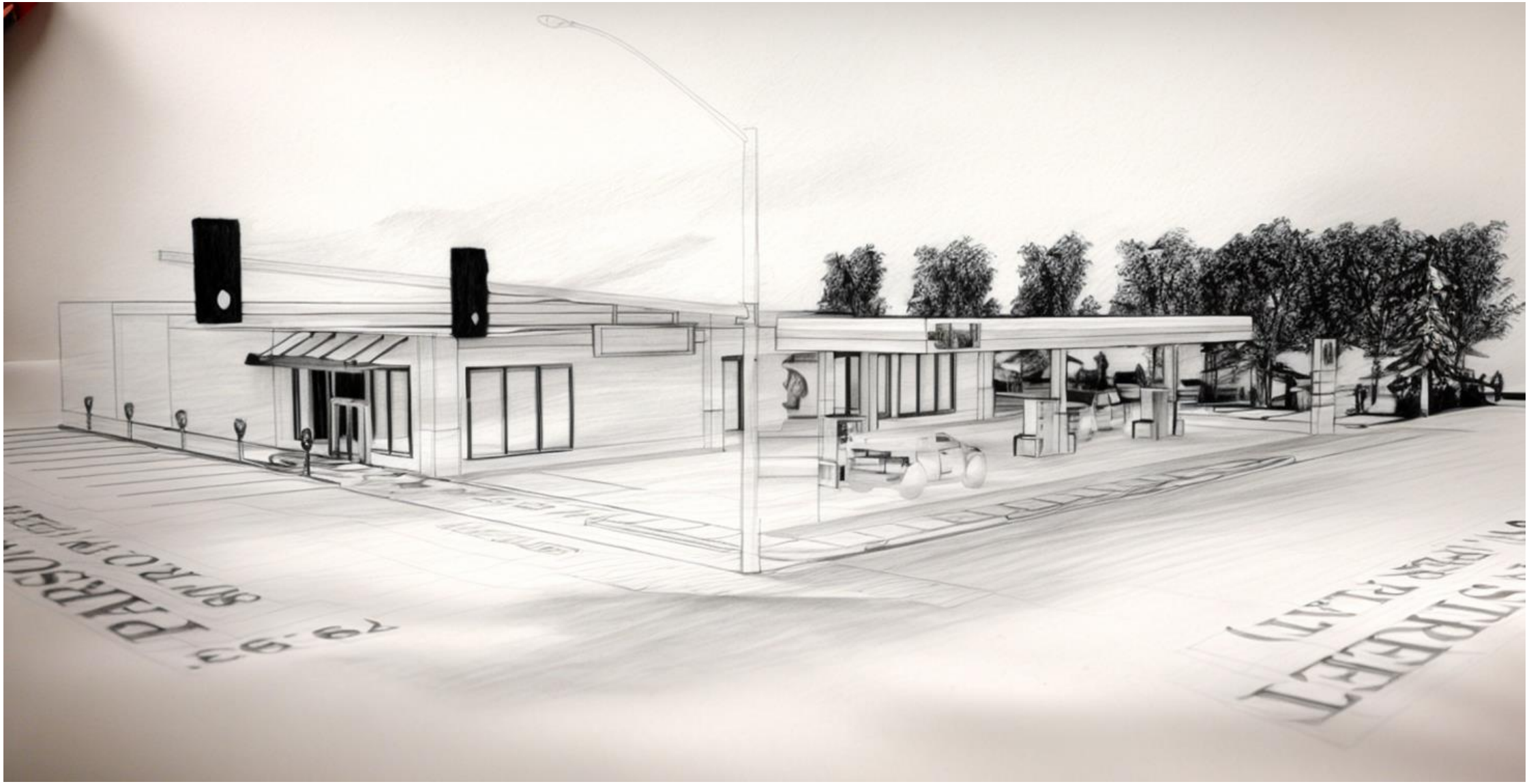

LEXINGTON STREET
80' R.O.W. (Public Plat)
20' ALLEY (PER PLAT)
GRAPHIC SCALE: 1" =
30'
0'


Shell


MANOR GROCERY
Shell


Shell
Shell








Shell






RITTERS

PRELIMINARY PLANS

FOR

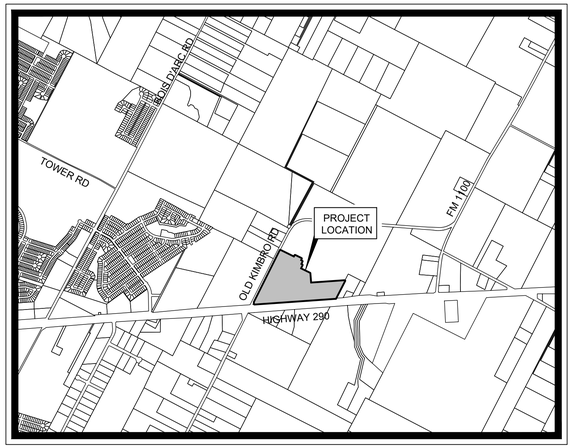
MANOR HEIGHTS PHASE 6

CITY OF MANOR, TRAVIS COUNTY, TEXAS

2023-P-1595-PP

PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY	07/21/2021
2ND SUBMITTAL TO CITY	09/01/2021



VICINITY MAP

SCALE: 1" = 2,000'

LEGAL DESCRIPTION

BEING A 47.656 ACRE TRACT OF LAND SITUATED IN THE THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154; BEING A CALLED 43.3791 AC TRACT OF LAND CONVEYED TO RHOF, LLC PER DEED RECORDED AS DOCUMENT NO. 2019198316 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.
AND
BEING 4.277 ACRES OUT OF THE 90.0886 ACRES OUT OF THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154; BEING A PORTION OF A CALLED 90.0886 ACRE TRACT OF LAND CONVEYED TO FORESTAR USA REAL ESTATE GROUP, INC PER DEED RECORDED AS DOCUMENT NO. 2019176021 OF THE OFFICIAL RECORDS OF TRAVIS CONTY, TEXAS.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	TREE DATA
4	OVERALL PRELIMINARY PLAN
5	PRELIMINARY PLAN NOTES
6	OVERALL UTILITY PLAN
7	UTILITY PLAN (SHEET 1 OF 2)
8	UTILITY PLAN (SHEET 2 OF 2)
9	OVERALL DRAINAGE AREA MAP
10	INLET DRAINAGE AREA MAP
11	DRAINAGE CALCULATIONS

ENGINEER/SURVEYOR

Kimley»Horn

10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 418-1771
CONTACT: ALEX E. GRANADOS, P.E.

STATE OF TEXAS
REGISTRATION NO. F-928

OWNER/DEVELOPER

RHOF, LLC.
2730 TRANSIT RD
WEST SENECA, NY 14224
CONTACT: JIM CICCHINI

811 Know what's below. Call before you dig.

JULY 2024

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

DATED THIS ___ DAY OF _____, 20__

BY: _____
HONORABLE MAYOR DR. CHRISTOPHER HARVEY
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: _____
P&Z CHAIRPERSON

No.	REVISIONS	DATE	B
1	REVISE LAND USE PER PUD AMMENDMENT, PROPOSED LOT LINES	04/23/2024	AEG

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

09/06/2021

STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
38084
LICENSED
PROFESSIONAL ENGINEER

Aljandro E. Rico Rico

KHA PROJECT 069254402
DATE SEPTEMBER 2021
SCALE: AS SHOWN
DESIGNED BY: SFC
DRAWN BY: AMP
CHECKED BY: AEG

COVER SHEET

PRELIMINARY PLANS FOR
MANOR HEIGHTS
PHASE 6
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
1

MANOR HEIGHTS PHASE 6 PRELIMINARY PLAN

KHA PROJECT NO. 069254402

PRELIMINARY PLAN

Plotted By:Berry, Kirby Date:July 03, 2024 02:11:55pm File Path:K:\AUS_Civil\069254402 Manor Heights Phase 6\Cad\Collector Road\Preliminary\PlanSheets\COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, 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.

No.	REVISIONS	DATE
1	REVISE LAND USE PER PUD AMMENDMENT	04/23/2024 AEG
	PROPOSED LOT LINES	

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

09/06/2021

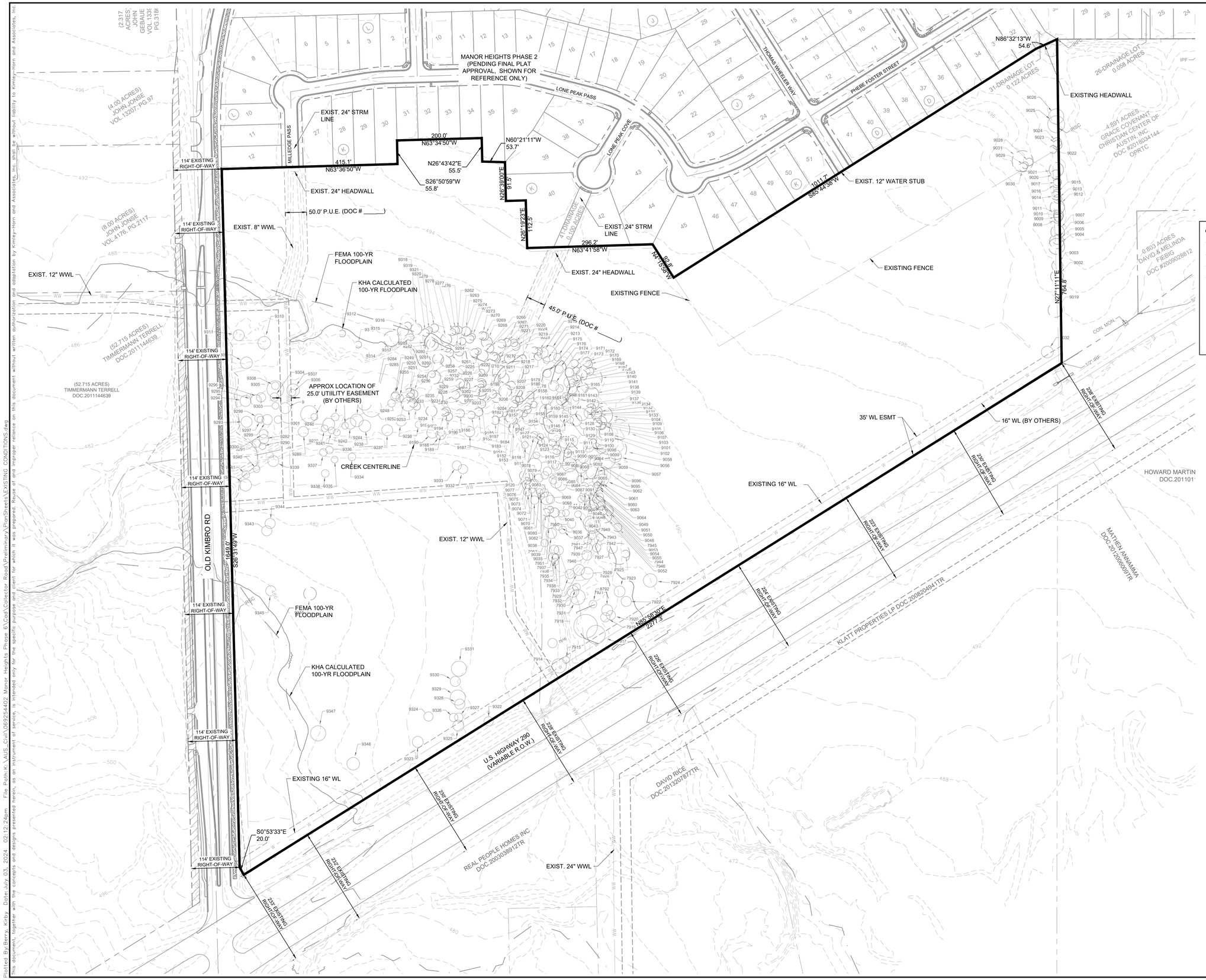
STATE OF TEXAS — ALEJANDRO E. MARROQUIN — 120056 — LICENSED PROFESSIONAL ENGINEER

KHA PROJECT: 069254402
DATE: SEPTEMBER 2021
SCALE: AS SHOWN
DESIGNED BY: SFC
DRAWN BY: AMP
CHECKED BY: AEG

EXISTING CONDITIONS

PRELIMINARY PLANS FOR
MANOR HEIGHTS PHASE 6
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
2





LEGEND

- PROPERTY LINE
- 632 EXISTING CONTOUR
- OHP EXISTING OVERHEAD POWER LINE
- W EXISTING WATER LINE
- SS EXISTING WASTEWATER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE
- EXISTING TREE
- TREE TO BE REMOVED

NOTE:
1. REFERENCE SHEET 3 FOR TREE TABLES.

BENCHMARKS

DATUM IS NAVD '88, USING GEOID 12a, BASED ON GPS OBSERVATIONS.

BM #101 MAG NAIL W/WASHER SET AT THE CONCRETE CULVERT EAST OF DRIVEWAY SOUTHEAST OF PROPERTY.
- ELEV.= 500.350'

BM #102 MAG NAIL W/WASHER SET AT THE CONCRETE CULVERT ON THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 290.
- ELEV.= 483.520'

BM #103 MAG NAIL W/WASHER SET AT THE CONCRETE ON THE NORTHWEST CORNER OF U.S. HIGHWAY 290 AND OLD KIMBRO ROAD.
- ELEV.= 495.520'

Plotted By: Berry, Kirby Date: July 03, 2024 02:12:24pm File Path: K:\AUS_Civil\069254402 Manor Heights Phase 6\Civil\Collector Road\Preliminary\PlanSheets\EXISTING CONDITIONS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, 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.

Tree Description	BDH (IN.)	Tag No.	Point No.	Removed/ Preserved	Mitigation Required
CEDAR ELM	17	831	7914	Preserved	N/A
CEDAR ELM	8	832	7915	Preserved	N/A
CEDAR ELM	11	833	7916	Preserved	N/A
MESQUITE	22	834	7917	Preserved	N/A
MESQUITE	28	835	7918	Preserved	N/A
MESQUITE	11	836	7919	Preserved	N/A
MESQUITE	11	837	7920	Preserved	N/A
MESQUITE	13	838	7921	Preserved	N/A
CEDAR ELM	12	839	7922	Preserved	N/A
MESQUITE	13	840	7923	Preserved	N/A
MESQUITE	16	841	7924	Preserved	N/A
CEDAR ELM	**9**	**842**	**7925**	**Removed**	**4.5**
MESQUITE	**25**	**843**	**7926**	**Removed**	**12.5**
CEDAR ELM	12	844	7927	Preserved	N/A
MESQUITE	14	845	7928	Preserved	N/A
CEDAR ELM	13	846	7929	Preserved	N/A
MESQUITE	9	847	7930	Preserved	N/A
CEDAR ELM	18	848	7931	Preserved	N/A
MESQUITE	14	849	7932	Preserved	N/A
CEDAR ELM	11	850	7933	Preserved	N/A
CEDAR ELM	8	851	7934	Preserved	N/A
CEDAR ELM	8	852	7935	Preserved	N/A
CEDAR ELM	11	853	7936	Preserved	N/A
CEDAR ELM	11	854	7937	Preserved	N/A
CEDAR ELM	11	855	7938	Preserved	N/A
MESQUITE	11	856	7939	Preserved	N/A
CEDAR ELM	12	857	7940	Preserved	N/A
CEDAR ELM	9	858	7941	Preserved	N/A
CEDAR ELM	10	859	7942	Preserved	N/A
CEDAR ELM	9	860	7943	Preserved	N/A
CEDAR ELM	**10**	**861**	**7944**	**Removed**	**5**
CEDAR ELM	**13**	**862**	**7945**	**Removed**	**6.5**
MESQUITE	**16**	**863**	**7946**	**Removed**	**8**
CEDAR ELM	18	864	7947	Preserved	N/A
CEDAR ELM	18	865	7948	Preserved	N/A
CEDAR ELM	10	866	7949	Preserved	N/A
CEDAR ELM	10	867	7950	Preserved	N/A
CEDAR ELM	12	868	7951	Preserved	N/A
CEDAR ELM	9	869	7952	Preserved	N/A
CEDAR ELM	9	692	8792	Preserved	N/A
CEDAR ELM	**15**	**801**	**9002**	**Removed**	**7.5**
MESQUITE	**13**	**802**	**9003**	**Removed**	**6.5**
CEDAR ELM	**19**	**803**	**9004**	**Removed**	**9.5**
CEDAR ELM	**17**	**804**	**9005**	**Removed**	**8.5**
CEDAR ELM	**11**	**805**	**9006**	**Removed**	**5.5**
CEDAR ELM	**16**	**806**	**9007**	**Removed**	**8**
CEDAR ELM	**11**	**807**	**9008**	**Removed**	**5.5**
CEDAR ELM	**11**	**808**	**9009**	**Removed**	**5.5**
CEDAR ELM	**12**	**809**	**9010**	**Removed**	**6**
CEDAR ELM	**9**	**810**	**9011**	**Removed**	**4.5**
CEDAR ELM	**17**	**811**	**9012**	**Removed**	**8.5**
CEDAR ELM	**10**	**812**	**9013**	**Removed**	**5**
CEDAR ELM	**10**	**813**	**9014**	**Removed**	**5**
CEDAR ELM	**9**	**814**	**9015**	**Removed**	**4.5**
CEDAR ELM	**10**	**815**	**9016**	**Removed**	**5**
CEDAR ELM	**9**	**816**	**9017**	**Removed**	**4.5**
CEDAR ELM	**17**	**817**	**9019**	**Removed**	**8.5**
CEDAR ELM	**11**	**818**	**9020**	**Removed**	**5.5**
MESQUITE	**17**	**819**	**9021**	**Removed**	**8.5**
CEDAR ELM	**9**	**820**	**9022**	**Removed**	**4.5**
CEDAR ELM	**11**	**821**	**9023**	**Removed**	**5.5**
CEDAR ELM	**11**	**822**	**9024**	**Removed**	**5.5**
MESQUITE	20	823	9025	Preserved	N/A
CEDAR ELM	18	824	9026	Preserved	N/A
MESQUITE	15	825	9027	Preserved	N/A
CEDAR ELM	9	826	9028	Preserved	N/A
CEDAR ELM	**8**	**827**	**9029**	**Removed**	**4**
CEDAR ELM	**10**	**828**	**9030**	**Removed**	**5**
CEDAR ELM	**25**	**830**	**9031**	**Removed**	**12.5**
MESQUITE	14	829	9032	Preserved	N/A
CEDAR ELM	15	870	9035	Preserved	N/A
CEDAR ELM	8	871	9036	Preserved	N/A
CEDAR ELM	9	872	9037	Preserved	N/A
CEDAR ELM	**9**	**873**	**9038**	**Removed**	**4.5**

Tree Description	BDH (IN.)	Tag	Point No.	Removed/ Preserved	Mitigation Required
CEDAR ELM	**8**	**874**	**9039**	**Removed**	**4**
CEDAR ELM	**11**	**875**	**9040**	**Removed**	**5.5**
CEDAR ELM	8	876	9041	Preserved	N/A
CEDAR ELM	8	877	9042	Preserved	N/A
CEDAR ELM	8	878	9043	Preserved	N/A
CEDAR ELM	8	879	9044	Preserved	N/A
MESQUITE	13	880	9045	Preserved	N/A
CEDAR ELM	8	881	9046	Preserved	N/A
CEDAR ELM	10	882	9047	Preserved	N/A
CEDAR ELM	10	883	9048	Preserved	N/A
CEDAR ELM	8	884	9049	Preserved	N/A
MESQUITE	8	885	9050	Preserved	N/A
MESQUITE	9	886	9051	Preserved	N/A
CEDAR ELM	10	887	9052	Preserved	N/A
CEDAR ELM	13	888	9053	Preserved	N/A
MESQUITE	**10**	**889**	**9054**	**Removed**	**5**
MESQUITE	**11**	**890**	**9055**	**Removed**	**5.5**
MESQUITE	15	891	9056	Preserved	N/A
CEDAR ELM	20	892	9057	Preserved	N/A
MESQUITE	**24**	**893**	**9058**	**Removed**	**12**
MESQUITE	15	894	9059	Preserved	N/A
CEDAR ELM	12	895	9060	Preserved	N/A
CEDAR ELM	9	896	9061	Preserved	N/A
CEDAR ELM	13	897	9062	Preserved	N/A
CEDAR ELM	8	898	9063	Preserved	N/A
CEDAR ELM	10	899	9064	Preserved	N/A
MESQUITE	9	900	9065	Preserved	N/A
CEDAR ELM	17	901	9066	Preserved	N/A
CEDAR ELM	14	902	9067	Preserved	N/A
CEDAR ELM	10	903	9068	Preserved	N/A
CEDAR ELM	15	904	9069	Preserved	N/A
CEDAR ELM	10	905	9070	Preserved	N/A
CEDAR ELM	8	906	9071	Preserved	N/A
CEDAR ELM	9	907	9072	Preserved	N/A
CEDAR ELM	**12**	**908**	**9073**	**Removed**	**6**
CEDAR ELM	**8**	**909**	**9074**	**Removed**	**4**
CEDAR ELM	**8**	**910**	**9075**	**Removed**	**4**
CEDAR ELM	**10**	**911**	**9076**	**Removed**	**5**
CEDAR ELM	**12**	**912**	**9077**	**Removed**	**6**
CEDAR ELM	11	913	9078	Preserved	N/A
CEDAR ELM	10	914	9079	Preserved	N/A
CEDAR ELM	11	915	9080	Preserved	N/A
CEDAR ELM	8	916	9081	Preserved	N/A
CEDAR ELM	8	917	9082	Preserved	N/A
CEDAR ELM	10	918	9083	Preserved	N/A
CEDAR ELM	13	919	9084	Preserved	N/A
MESQUITE	10	920	9085	Preserved	N/A
CEDAR ELM	9	921	9086	Preserved	N/A
CEDAR ELM	10	922	9087	Preserved	N/A
CEDAR ELM	8	923	9088	Preserved	N/A
CEDAR ELM	11	924	9089	Preserved	N/A
MESQUITE	17	925	9090	Preserved	N/A
CEDAR ELM	11	926	9091	Preserved	N/A
CEDAR ELM	9	927	9092	Preserved	N/A
CEDAR ELM	13	928	9093	Preserved	N/A
CEDAR ELM	12	929	9094	Preserved	N/A
CEDAR ELM	12	930	9095	Preserved	N/A
CEDAR ELM	8	931	9096	Preserved	N/A
MESQUITE	11	932	9097	Preserved	N/A
CEDAR ELM	12	933	9098	Preserved	N/A
CEDAR ELM	9	934	9099	Preserved	N/A
MESQUITE	10	935	9100	Preserved	N/A
CEDAR ELM	**16**	**936**	**9101**	**Removed**	**8**
MESQUITE	**11**	**937**	**9102**	**Removed**	**5.5**
MESQUITE	**24**	**938**	**9103**	**Removed**	**12**
MESQUITE	**21**	**939**	**9104**	**Removed**	**10.5**
CEDAR ELM	**16**	**940**	**9105**	**Removed**	**8**
CEDAR ELM	**8**	**941**	**9106**	**Removed**	**4**
CEDAR ELM	**9**	**942**	**9107**	**Removed**	**4.5**
CEDAR ELM	**9**	**943**	**9108**	**Removed**	**4.5**
CEDAR ELM	**10**	**944**	**9109**	**Removed**	**5**
MESQUITE	16	945	9110	Preserved	N/A
MESQUITE	14	946	9111	Preserved	N/A

Tree Description	BDH (IN.)	Tag	Point No.	Removed/ Preserved	Mitigation Required
CEDAR ELM	15	947	9112	Preserved	N/A
CEDAR ELM	**10**	**948**	**9113**	**Removed**	**5**
CEDAR ELM	**11**	**949**	**9114**	**Removed**	**5.5**
CEDAR ELM	**9**	**950**	**9115**	**Removed**	**4.5**
CEDAR ELM	8	951	9116	Preserved	N/A
CEDAR ELM	17	952	9117	Preserved	N/A
CEDAR ELM	8	953	9118	Preserved	N/A
CEDAR ELM	8	954	9119	Preserved	N/A
CEDAR ELM	8	955	9120	Preserved	N/A
CEDAR ELM	8	956	9121	Preserved	N/A
CEDAR ELM	9	957	9122	Preserved	N/A
CEDAR ELM	8	958	9123	Preserved	N/A
CEDAR ELM	15	959	9124	Preserved	N/A
CEDAR ELM	11	960	9125	Preserved	N/A
CEDAR ELM	10	961	9126	Preserved	N/A
CEDAR ELM	11	962	9127	Preserved	N/A
CEDAR ELM	10	963	9128	Preserved	N/A
CEDAR ELM	8	964	9129	Preserved	N/A
CEDAR ELM	14	965	9130	Preserved	N/A
CEDAR ELM	14	966	9131	Preserved	N/A
CEDAR ELM	13	967	9132	Preserved	N/A
CEDAR ELM	**12**	**968**	**9133**	**Removed**	**6**
CEDAR ELM	**13**	**969**	**9134**	**Removed**	**6.5**
CEDAR ELM	**11**	**970**	**9135**	**Removed**	**5.5**
CEDAR ELM	**11**	**971**	**9136**	**Removed**	**5.5**
CEDAR ELM	**10**	**972**	**9137**	**Removed**	**5**
MESQUITE	**16**	**973**	**9138**	**Removed**	**8**
MESQUITE	**9**	**974**	**9139**	**Removed**	**4.5**
MESQUITE	**25**	**975**	**9140**	**Removed**	**12.5**
CEDAR ELM	**13**	**976**	**9141**	**Removed**	**6.5**
CEDAR ELM	8	977	9142	Preserved	N/A
CEDAR ELM	13	978	9143	Preserved	N/A
CEDAR ELM	14	979	9144	Preserved	N/A
CEDAR ELM	17	980	9145	Preserved	N/A
CEDAR ELM	**8**	**981**	**9146**	**Removed**	**4**
CEDAR ELM	**8**	**982**	**9147**	**Removed**	**4**
CEDAR ELM	**10**	**983**	**9150**	**Removed**	**5**
CEDAR ELM	**13**	**984**	**9151**	**Removed**	**6.5**
CEDAR ELM	**8**	**985**	**9152**	**Removed**	**4**
CEDAR ELM	**13**	**986**	**9153**	**Removed**	**6.5**
CEDAR ELM	**9**	**987**	**9154**	**Removed**	**4.5**
CEDAR ELM	**8**	**988**	**9155**	**Removed**	**4**
CEDAR ELM	**9**	**989**	**9156**	**Removed**	**4.5**
CEDAR ELM	**8**	**990**	**9157**	**Removed**	**4**
CEDAR ELM	**8**	**991**	**9158**	**Removed**	**4**
CEDAR ELM	9	992	9159	Preserved	N/A
CEDAR ELM	11	993	9160	Preserved	N/A
CEDAR ELM	9	994	9161	Preserved	N/A
CEDAR ELM	9	995	9162	Preserved	N/A
CEDAR ELM	13	996	9163	Preserved	N/A
CEDAR ELM	9	997	9164	Preserved	N/A
CEDAR ELM	12	998	9165	Preserved	N/A
CEDAR ELM	**10**	**999**	**9166**	**Removed**	**5**
CEDAR ELM	**13**	**1000**	**9167**	**Removed**	**6.5**
CEDAR ELM	**9**	**1501**	**9168**	**Removed**	**4.5**
CEDAR ELM	**9**	**1502**	**9169**	**Removed**	**4.5**
CEDAR ELM	**11**	**1503**	**9170**	**Removed**	**5.5**
CEDAR ELM	**9**	**1504**	**9171**	**Removed**	**4.5**
CEDAR ELM	**8**	**1505**	**9172**	**Removed**	**4**
CEDAR ELM	**11**	**1506**	**9173**	**Removed**	**5.5**
CEDAR ELM	10	1507	9174	Preserved	N/A
CEDAR ELM	9	1508	9175	Preserved	N/A
CEDAR ELM	10	1509	9176	Preserved	N/A
CEDAR ELM	12	1510	9177	Preserved	N/A
CEDAR ELM	**9**	**1511**	**9178**	**Removed**	**4.5**
CEDAR ELM	**9**	**1512**	**9179**	**Removed**	**4.5**
CEDAR ELM	**10**	**1513**	**9180**	**Removed**	**5**
CEDAR ELM	**9**	**1514**	**9181**	**Removed**	**4.5**
CEDAR ELM	**9**	**1515**	**9182**	**Removed**	**4.5**
CEDAR ELM	**8**	**1516**	**9183**	**Removed**	**4**
MESQUITE	**9**	**1517**	**9184**	**Removed**	**4.5**
CEDAR ELM	**10**	**1518**	**9185**	**Removed**	**5**
CEDAR ELM	**9**	**1519**	**9186**	**Removed**	**4.5**

Tree Description	BDH (IN.)	Tag	Point No.	Removed/ Preserved	Mitigation Required
CEDAR ELM	12	1520	9187	Preserved	N/A
CEDAR ELM	12	1521	9188	Preserved	N/A
CEDAR ELM	8	1522	9189	Preserved	N/A
CEDAR ELM	13	1523	9190	Preserved	N/A
CEDAR ELM	8	1524	9191	Preserved	N/A
CEDAR ELM	**13**	**1525**	**9192**	**Removed**	**6.5**
CEDAR ELM	**9**	**1526**	**9193**	**Removed**	**4.5**
CEDAR ELM	**10**	**1527**	**9194**	**Removed**	**5**
CEDAR ELM	**10**	**1528**	**9195**	**Removed**	**5**
CEDAR ELM	**10**	**1529**	**9196**	**Removed**	**5**
CEDAR ELM	**10**	**1530**	**9197**	**Removed**	**5**
CEDAR ELM	**10**	**1531**	**9198**	**Removed**	**5**
MESQUITE	**8**	**1532**	**9199**	**Removed**	**4**
CEDAR ELM	**8**	**1533**	**9200**	**Removed**	**4**
CEDAR ELM	**11**	**1534**	**9201**	**Removed**	**5.5**
CEDAR ELM	**8**	**1535**	**9202**	**Removed**	**4**
CEDAR ELM	**10**	**1536**	**9203**	**Removed**	**5**
CEDAR ELM	**11**	**1537**	**9204**	**Removed**	**5.5**
CEDAR ELM	**15**	**1538**	**9205**	**Removed**	**7.5**
CEDAR ELM	**10**	**1539**	**9206**	**Removed**	**5**
CEDAR ELM	**13**	**1540**	**9207**	**Removed**	**6.5**
CEDAR ELM	**10**	**1541**	**9208**	**Removed**	**5**
CEDAR ELM	**16**	**1542**	**9209**	**Removed**	**8**
CEDAR ELM	**8**	**1543**	**9210**	**Removed**	**4**
CEDAR ELM	**9**	**1544**	**9211**	**Removed**	**4.5**
CEDAR ELM	8	1545	9212	Preserved	N/A
CEDAR ELM	8	1546	9213	Preserved	N/A
CEDAR ELM	19	1547	9214	Preserved	N/A
CEDAR ELM	13	1548	9215	Preserved	N/A
CEDAR ELM	**9**	**1549**	**9216**	**Removed**	**4.5**
CEDAR ELM	9	1550	9217	Preserved	N/A
CEDAR ELM	**8**	**1551**	**9218**	**Removed**	**4**
CEDAR ELM	**10**	**1552**	**9219**	**Removed**	**5**
CEDAR ELM	**9**	**1553**	**9220**	**Removed**	**4.5**
CEDAR ELM	**10**	**1554**	**9221**	**Removed**	**5**
CEDAR ELM	**12**	**1555**	**9222**	**Removed**	**6**
CEDAR ELM	**9**	**1556**	**9223**	**Removed**	**4.5**
CEDAR ELM	**10**	**1557**	**9224**	**Removed**	**5**
CEDAR ELM	**10**	**1558**	**9225**	**Removed**	**5**
CEDAR ELM	**12**	**1559**	**9226**	**Removed**	**6**
CEDAR ELM	**8**	**1560**	**9227**	**Removed**	**4**
CEDAR ELM	**13**	**1561**	**9228**	**Removed**	**6.5**
CEDAR ELM	**11**	**1562**	**9229**	**Removed**	**5.5**
CEDAR ELM	**11**	**1563**	**9230**	**Removed**	**5.5**
CEDAR ELM	**10**	**1564**	**9231**	**Removed**	**5**
CEDAR ELM	**9**	**1565**	**9232**	**Removed**	**4.5**
CEDAR ELM	**14**	**1566**	**9233**	**Removed**	**7**
CEDAR ELM	**9**	**1567**	**9234**	**Removed**	**4.5**
CEDAR ELM	**10**	**1568**	**9235**	**Removed**	**5**
CEDAR ELM	13	1569	9236	Preserved	N/A
MESQUITE	13	1570	9237	Preserved	N/A
CEDAR ELM	14	1571	9238	Preserved	N/A
CEDAR ELM	8	1572	9239	Preserved	N/A
BOIS D'ARC	14	1573	9240	Preserved	N/A
CEDAR ELM	8	1574	9241	Preserved	N/A
CEDAR ELM	8	1575	9242	Preserved	N/A
CEDAR ELM	8	1576	9243	Preserved	N/A
CEDAR ELM	13	1577	9244	Preserved	N/A
CEDAR ELM	15	1578	9245	Preserved	N/A
CEDAR ELM	23	1579	9246	Preserved	N/A
CEDAR ELM	16	1580	9247	Preserved	N/A
CEDAR ELM	9	1581	9248	Preserved	N/A
CEDAR ELM	10	1582	9249	Preserved	N/A
CEDAR ELM	9	1583	9250	Preserved	N/A
CEDAR ELM	9	1584	9251	Preserved	N/A
CEDAR ELM	**12**	**1585**	**9252**	**Removed**	**6**
CEDAR ELM	16	1586	9253	Preserved	N/A
CEDAR ELM	**10**	**1587**	**9254**	**Removed**	**5**
CEDAR ELM	**11**	**1588**	**9255**	**Removed**	**5.5**
CEDAR ELM	**10**	**1589**	**9256**	**Removed**	**5**
CEDAR ELM	**16**	**1590**	**9257**	**Removed**	**8**
CEDAR ELM	**8**	**1591**	**9258**	**Removed**	**4**
CEDAR ELM	**10**	**1592**	**9259**	**Removed**	**5**

Tree Description	BDH (IN.)	Tag	Point No.	Removed/ Preserved	Mitigation Required
MESQUITE	**12**	**1593**	**9260**	**Removed**	**6**
MESQUITE	**10**	**1594**	**9261**	**Removed**	**5**
CEDAR ELM	**9**	**1595**	**9262**	**Removed**	**4.5**
CEDAR ELM	**11**	**1596**	**9263**	**Removed**	**5.5**
CEDAR ELM	**10**	**1597**	**9264**	**Removed**	**5**
CEDAR ELM	**8**	**1598**	**9265**	**Removed**	**4**
CEDAR ELM	**13**	**1599**	**9266**	**Removed**	**6.5**
CEDAR ELM	**10**	**1600**	**9267**	**Removed**	**5**
CEDAR ELM	**13**	**1601**	**9268**	**Removed**	**6.5**
CEDAR ELM	**10**	**1602**	**9269**	**Removed**	**5**
CEDAR ELM	**10**	**1603**	**9270**	**Removed**	**5**
CEDAR ELM	**10**	**1604**	**9271**	**Removed**	**5**
CEDAR ELM	**10**	**1605**	**9272**	**Removed**	**5**
CEDAR ELM	**8**	**1606**	**9273**	**Removed**	**4**
CEDAR ELM	**9**	**1607**	**9274**	**Removed**	**4.5**
CEDAR ELM	**11**	**1608**	**9275**	**Removed**	**5.5**
CEDAR ELM	**9**	**1609**	**9276**	**Removed**	**4.5**
CEDAR ELM	**10**	**1610**	**9277**	**Removed**	**5**
CEDAR ELM	**8**	**1611**	**9278**	**Removed**	**4**
CEDAR ELM	**13**	**1612**	**9279**	**Removed**	**6.5**
CEDAR ELM	**8**	**1613**	**9280**	**Removed**	**4**
CEDAR ELM	**13**	**1614**	**9281**	**Removed**	**6.5**
CEDAR ELM	**14**	**1615**	**9282**	**Removed**	**7**
CEDAR ELM	**13**	**1616**	**9283**	**Removed**	**6.5**
CEDAR ELM	9	1617	9284	Preserved	N/A
CEDAR ELM	8	1618	9285	Preserved	N/A
CEDAR ELM	9	1619	9286	Preserved	N/A
HACKBERRY	8	1620	9287	Preserved	N/A
MESQUITE	20	1621	9288	Preserved	N/A
CEDAR ELM	12	1622	9289	Preserved	N/A
CEDAR ELM	8	1623	9290	Preserved	N/A
CEDAR ELM	10	1624	9291	Preserved	N/A
CEDAR ELM	11	1625	9292	Preserved	N/A
MESQUITE	13	1626	9293	Preserved	N/A
MESQUITE	13	1627	9294	Preserved	N/A
MESQUITE	13	1628	9295	Preserved	N/A
MESQUITE	11	1629	9296	Preserved	N/A
CEDAR ELM	8	1630	9297	Preserved	N/A
CEDAR ELM	10	1631	9298	Preserved	N/A
MESQUITE	12	1632	9299	Preserved	N/A
CEDAR ELM	10	1633	9300	Preserved	N/A
HACKBERRY	9	1634	9301	Preserved	N/A
MESQUITE	13	1635	9302	Preserved	N/A
MESQUITE	8	1636	9303	Preserved	N/A
MESQUITE	10	1637	9304	Preserved	N/A
MESQUITE	20	1638	9305	Preserved	N/A
MESQUITE	8	1639	9306	Preserved	N/A
CEDAR ELM	15	1640	9307	Preserved	N/A
MESQUITE	9	1641	9308	Preserved	N/A
CEDAR ELM	14	1642	9309	Preserved	N/A
MESQUITE	15	1643	9310	Preserved	N/A
MESQUITE	13	1644	9311	Preserved	N/A
CEDAR ELM	**8**	**1645**	**9312**	**Removed**	**4**
CEDAR ELM	**8**	**1646**	**9313**	**Removed**	**4**
MESQUITE	**18**	**1647**	**9314**	**Removed**	**9**
CEDAR ELM	**13**	**1648**	**9315**	**Removed**	**6.5**
CEDAR ELM	**9**	**1649**	**9316**	**Removed**	**4.5**
HACKBERRY	**8**	**1650**	**9317**	**Removed**	**4**
CEDAR ELM	**13**	**1651**	**9318**	**Removed**	**6.5**
CEDAR ELM	**9**	**1652**	**9319**	**Removed**	**4.5**
CEDAR ELM	**10**	**1653**	**9320**	**Removed**	**5**
CEDAR ELM	**8**	**1654**	**9321**	**Removed**	**4**
HACKBERRY	11	1655	9322	Preserved	N/A
HACKBERRY	13	1656	9323	Preserved	N/A
HACKBERRY	11	1657	9324	Preserved	N/A
HACKBERRY	13	1658	9325	Preserved	N/A
HACKBERRY	10	1659	9326	Preserved	N/A
HACKBERRY	10	1660	9327	Preserved	N/A
HACKBERRY	12	1661	9328	Preserved	N/A
HACKBERRY	18	1662	9329	Preserved	N/A
HACKBERRY	12	1663	9330	Preserved	N/A
HACKBERRY	18	1664	9331	Preserved	N/A
CEDAR ELM	11	1665	9332	Preserved	N/A

Tree Description	BDH (IN.)	Tag	Point No.	Removed/ Preserved	Mitigation Required
CEDAR ELM	11	1666	9333	Preserved	N/A
CEDAR ELM	9	1667	9334	Preserved	N/A
HACKBERRY	8	1668	9335	Preserved	N/A
CEDAR ELM	9	1669	9336	Preserved	N/A
HACKBERRY	9	1670	9337	Preserved	N/A
HACKBERRY	9	1671	9338	Preserved	N/A
CEDAR ELM	13	1672	9339	Preserved	N/A
CEDAR ELM	8	1673	9340	Preserved	N/A
HACKBERRY	9	1674	9341	Preserved	N/A
HACKBERRY	14	1675	9342	Preserved	N/A
MESQUITE	12	1676	9343	Preserved	N/A
MESQUITE	12	1677	9344	Preserved	N/A
MESQUITE	12	1678	9345	Preserved	N/A
MESQUITE	**15**	**1679**	**9346**	**Removed**	**7.5**
MESQUITE	18	1680	9347	Preserved	N/A
MESQUITE	15	1681	9348	Preserved	N/A
TOTAL MITIGATION REQUIRED:					**952**

PER APPROVED MANOR HEIGHTS GENERAL NOTE #4, SIGNIFICANT COTTONWOOD, HACKBERRY, OR MESQUITE TREES REMOVED SHALL BE MITIGATED FOR AT A RATE OF 50%, ALL OTHER SIGNIFICANT TREES TO BE MITIGATED AT THE DEFINTED RATIOS IN THE CITY'S SUBDIVISION ORDINANCE.

ALL MITIGATION TO BE FULFILLED WITH PLANTINGS WITHIN THE SITE DEVELOPMENT PLANS OF THIS DEVELOPMENT.

BENCHMARKS

DATUM IS NAVD '88, USING GEOID 12a, BASED ON GPS OBSERVATIONS.

BM #101 MAG NAIL W/WASHER SET AT THE CONCRETE CULVERT EAST OF DRIVEWAY SOUTHEAST OF PROPERTY.
- ELEV.= 500.350'

BM #102 MAG NAIL W/WASHER SET AT THE CONCRETE CULVERT ON THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 290.
- ELEV.= 483.520'

BM #103 MAG NAIL W/WASHER SET AT THE CONCRETE ON THE NORTHWEST CORNER OF U.S. HIGHWAY 290 AND OLD KIMBRO ROAD.
- ELEV.= 495.520'

No.	REVISIONS	DATE	BY
1	REVISE LAND USE PER PUD AMMENDMENT, PROPOSED LOT LINES	04/23/2024	AEG

Kimley»Horn

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

09/06/2021

STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
130084
LICENSED PROFESSIONAL ENGINEER
PRELIMINARY - NOT FOR CONSTRUCTION

KHA PROJECT 069254402
DATE SEPTEMBER 2021
SCALE: AS SHOWN
DESIGNED BY: SFC
DRAWN BY: AMP
CHECKED BY: AEG

TREE DATA

PRELIMINARY PLANS FOR
MANOR HEIGHTS
PHASE 6
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
3

Plotted By: Berry, Kirby Date: July 03, 2024 02:12:29pm File Path: K:\AUS_Civil\069254402 Manor Heights Phase 6\Cad\Collector Road\Preliminary\PlanSheets\EXISTING CONDITIONS.dwg
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Item 2.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	280.00'	170.71'	S17°12'06"E	168.08'	34°55'58"	88.10'
C2	90.00'	43.97'	S12°50'17"W	43.54'	27°59'42"	22.44'
C3	50.00'	42.29'	S50°50'29"W	41.04'	48°27'18"	22.50'
C4	35.00'	59.75'	S27°21'42"W	52.76'	97°49'09"	40.13'
C5	80.00'	24.98'	S12°36'14"E	24.88'	17°53'18"	12.59'
C6	25.00'	21.85'	S21°22'53"W	21.16'	50°04'55"	11.68'
C7	35.00'	37.59'	S15°39'06"W	35.81'	61°32'29"	20.84'
C8	479.50'	20.70'	S10°00'59"E	20.69'	2°28'23"	10.35'
C9	460.50'	56.23'	S7°45'16"E	56.20'	6°59'48"	28.15'
C10	479.50'	20.45'	S1°31'07"W	20.45'	2°26'37"	10.23'
C11	460.50'	56.23'	S0°45'28"E	56.20'	6°59'48"	28.15'
C12	30.00'	47.00'	S49°08'27"E	42.34'	89°46'09"	29.88'
C13	28.75'	45.30'	S38°32'00"W	40.76'	90°17'15"	28.89'
C14	479.50'	37.86'	S6°31'05"E	37.85'	4°31'25"	18.94'
C15	479.50'	38.10'	S1°58'47"E	38.09'	4°33'11"	19.06'

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.09	S34°40'05.48"E
L2	74.74	S3°39'34.36"E
L3	65.62	S46°25'20.42"W
L4	32.54	S14°03'28.48"E
L5	74.43	S25°54'50.91"E
L6	32.53	S37°53'30.08"E
L7	18.19	S3°56'57.85"E
L8	62.80	S71°29'49.17"E
L9	42.52	S4°09'00.84"W
L10	101.05	S71°19'24.89"E
L11	94.77	S29°54'24.96"E
L12	31.52	S59°04'04.78"E
L13	55.20	S11°32'10.84"W
L14	117.50	S48°19'33.07"W
L15	0.82	S48°19'33.07"W
L16	66.98	S22°07'18.47"W
L17	161.15	S2°41'51.03"E
L18	32.92	S34°35'49.15"W
L19	62.04	S4°01'32.37"E
L20	206.50	N85°58'27.63"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	121.57	N85°58'27.63"E
L22	128.04	N85°58'27.63"E
L23	46.09	S62°48'00.44"E
L24	54.58	N86°32'12.87"W
L25	50.00	S85°44'37.59"W
L26	92.84	N4°15'57.60"W
L27	112.46	N26°19'22.84"E
L28	46.90	N63°36'46.30"W
L29	91.45	N26°39'00.06"E
L30	53.72	N60°21'11.45"W
L31	55.53	N26°43'42.08"E
L32	200.00	N63°34'50.27"W
L33	55.85	S26°50'58.95"W
L34	30.52	N85°58'27.63"E



REVISIONS		
No.	DATE	
1	11/29/2023	AEG
	REVISE LAND USE PER PUD AMMENDMENT	
	PROPOSED LOT LINES	

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TEXAS REGISTERED ENGINEERING FIRM F-928

09/06/2021

STATE OF TEXAL
ALEJANDRO ENRIQUE ECHEGOYEN
103654
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT	069254402
DATE	SEPTEMBER 2021
SCALE:	AS SHOWN
DESIGNED BY:	SFC
DRAWN BY:	AMP
CHECKED BY:	AEG

OVERALL PRELIMINARY PLAN

PRELIMINARY PLANS FOR
MANOR HEIGHTS
PHASE 6
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
4

Plotted By:Barry, Kirby Date:July 03, 2024 02:12:54pm File Path:K:\AUS_Civil\069254402 Manor Heights Phase 6\Civil\Collector Road\Preliminary\PlanSheets\OVERALL PRELIMINARY PLAN.dwg
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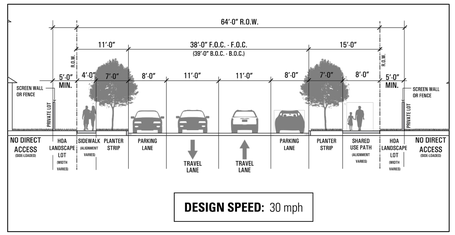
ADJACENT PROPERTY OWNERS								
MAILING ADDRESS								
BLOCK	LOT	PARCEL #	GEO ID	PROPERTY OWNER NAME	PROPERTY ADDRESS	CITY/STATE/ZIP	MAILING ADDRESS	MAILING CITY/ STATE/ZIP
BLK 1	LOT 1	236955	0234800204	GRACE COVENANT CHRISTIAN	E US HY 290	MANOR, TX, 78653	CENTER OF AUSTIN INC, PO BOX 1068	MANOR, TX 7865
ABS 154	SUR 52	902644	0242800801	FORESTAR USA REAL ESTATE GROUP INC.	OLD KIMBRO RD	MANOR, TX, 78653	2221 E LAMAR BLVD STE 790	ARLINGTON, TX 76006
ABS 154	SUR 52	236951	234800101	TIMMERMAN COMMERCIAL INVESTMENTS LP	14018 E U S HY 290	MANOR, TX, 78653	501 VALE ST	AUSTIN, TX 78746
BLK 1	LOT 3	442664	234800531	KONDRATH AMY L & JEREMY C	14601 E U S HY 290	MANOR, TX, 78653	14601 US HWY 290E UNIT B	MANOR, TX 78653
BLK 1	LOT 1	442666	234800533	MASON-DARNELL TODD & KIM	14601 E U S HY 290	MANOR, TX, 78653	APT C, 14601 US HIGHWAY 290 E	MANOR, TX 78653
ABS 154	SUR 52	236993	0234800527	RUIZ FRANCISCO & SINDY SILVA	14209 E U S HY 290	MANOR, TX, 78653	13232 HIGH SIERRA ST	MANOR, TX 78653
	LOT 1	547094	0234800536	AUSPRO ENTERPRISES LP	14101 E U S HY 290	MANOR, TX, 78653	PO BOX 13549	AUSTIN, TX 78711
ABS 154	SUR 52	236976	0234800508	RICE DAVID	14215 E U S HY 290	MANOR, TX, 78653	14215 E U S HY 290	MANOR, TX, 78653
ABS 154	SUR 52	236977	0234800509	KLATT PROPERTIES LP	14411 E U S HY 290	MANOR, TX, 78653	2001 PICADILLY DR	ROUND ROCK , TX 78664
ABS 154	SUR 52	236969	234800502	HESTER REAL ESTATE INVESTMENTS	14601 E U S HY 290	MANOR, TX 78653	#5 LLC, 20217 CAMERON ROAD	MANOR, TX 78653
BLK A	LOT 1	799783	234800541	HESTER REAL ESTATE	E U S HY 290	MANOR, TX 78653	INVESTMENTS 6 LLC 7930 SPRING VILLAGE DR	SPRING, TX 77389

GENERAL NOTES

1. THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, WILL BE SUBMITTED WITH FOR REVIEW WITH THE CONSTRUCTION PLANS, ON A PER PHASE BASIS.
2. SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
3. THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, LOT COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
4. THE CONSTRUCTION OF SIDEWALKS IN COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.
5. OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE COMMERCIAL TRACTS HAVE BEEN CONTEMPLATED AND WILL MEET CITY OF MANOR'S PARKING CALCULATION TABLES REQUIREMENTS.
6. EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE SUITABLE FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS.
7. LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BUFFERS TO SHIELD LIGHTS, NOISE, MOVEMENT OR ACTIVITIES FROM ADJACENT PROPERTIES.
8. NO DUPLEXES ARE ALLOWED IN THIS PUD.
9. THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
10. MINIMUM ON-SITE PARKING REQUIREMENTS FOR PUD MEDIUM DENSITIES SHALL BE TWO SPACES FOR EACH LIVING UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 10% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEM SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
11. THERE WILL BE A (4) FOUR HOUR MAXIMUM TIME LIMIT FOR THE PARKING ON COLLECTOR STREETS.
12. REQUIRED MINIMUM MASONRY REQUIREMENTS ARE PER THE DEVELOPMENT AGREEMENT DATED NOVEMBER 7, 2018, AS MAY BE AMENDED.
13. ALL LOTS ZONED PER MANOR HEIGHTS PUD APPROVED NOVEMBER 14, 2018, PER CITY OF MANOR ORDINANCE NO. 534.
14. THE MINI-STORAGE WAREHOUSE IS PERMITTED WITH ALL CONDITIONS ESTABLISHED IN UDC 14.02.018 FOR THE USE. ADDITIONALLY, NO PORTION OF THE MINI-STORAGE WAREHOUSE USE SHALL BE LOCATED WITHIN 500-FEET OF U.S. HIGHWAY 290.



PRIMARY COLLECTOR
(WITH NO SF-1 FRONTAGE)

MANOR HEIGHTS - PHASE 6 INFORMATION:

TOTAL ACREAGE.....47.66 AC

LINEAR FOOT OF 64' ROW.....659'

NUMBER OF FLOODPLAIN/OPEN LOTS.....1

ACREAGE OF FLOODPLAIN/OPEN LOTS.....18.62 AC

NUMBER OF COMMERCIAL LOTS 11

ACREAGE OF COMMERCIAL LOTS.....28.08 AC

ACREAGE OF ROW.....0.96 AC

TOTAL NUMBER OF LOTS.....12

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

PORTIONS OF THIS SITE LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 484533C0505H, EFFECTIVE 09/26/2008, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

No.	REVISIONS	DATE
1	REVISE LAND USE PER PUD AMMENDMENT, PROPOSED LOT LINES	11/29/2023 AEG

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09/06/2021



KHA PROJECT	069254402
DATE	SEPTEMBER 2021
SCALE:	AS SHOWN
DESIGNED BY:	SFC
DRAWN BY:	AMP
CHECKED BY:	AEG

PRELIMINARY PLAN NOTES

PRELIMINARY PLANS FOR
MANOR HEIGHTS
PHASE 6
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
5

Plotted By:Berry, Kirby Date:July 03, 2024 02:12:57pm File Path:K:\AUS_Civil\069254402 Manor Heights Phase 6\Cad\Collector Road\Preliminary\PlanSheets\OVERALL PRELIMINARY PLAN.dwg
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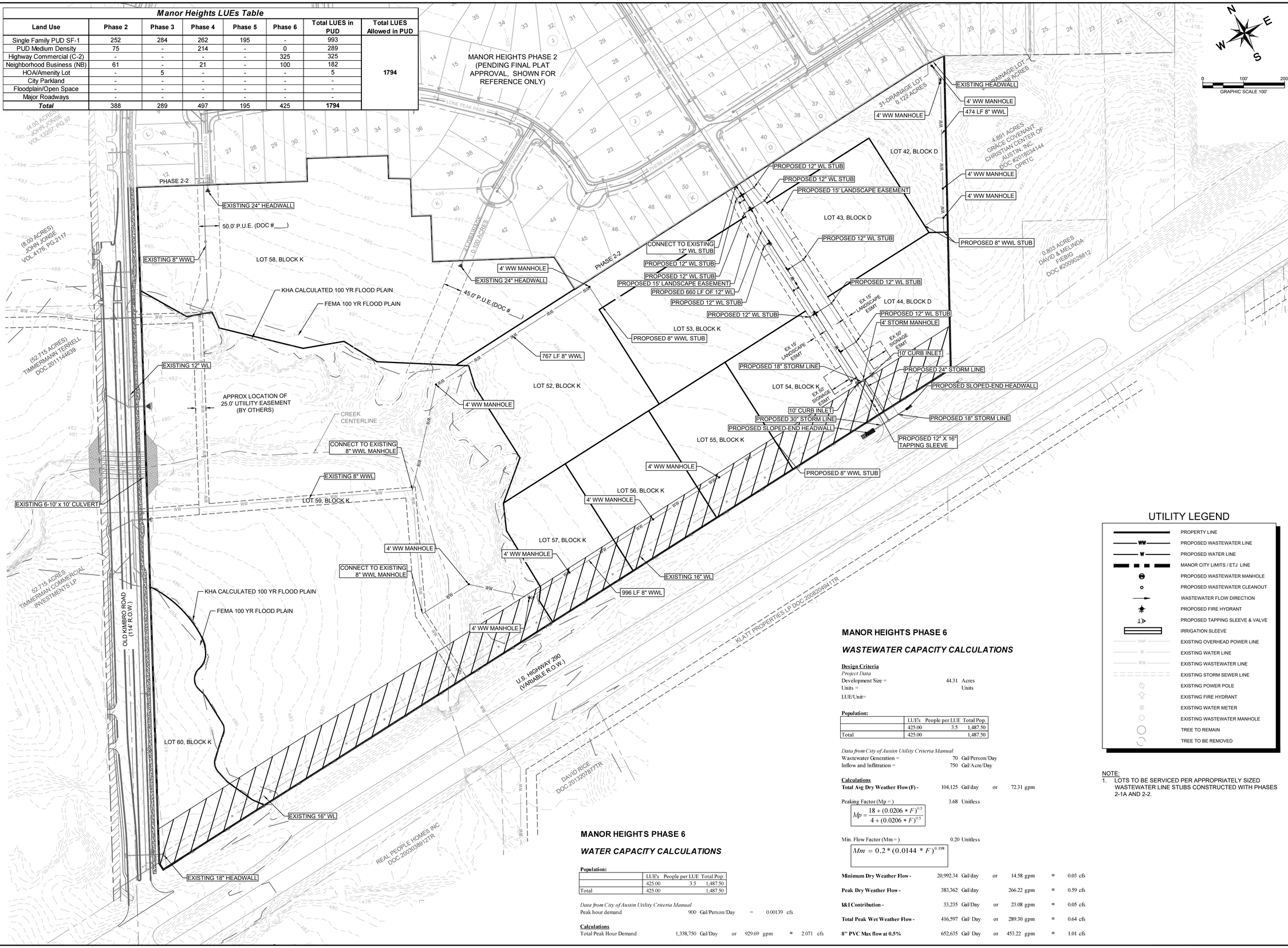
Manor Heights LUEs Table

Land Use	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Total LUES in PUD	Total LUES Allowed in PUD
Single Family PUD SF-1	252	284	262	195	-	993	
PUD Medium Density	75	-	214	-	0	289	
Highway Commercial (C-2)	-	-	-	-	325	325	
Neighborhood Business (NB)	61	-	21	-	100	182	
HOA/Amenity Lot	-	5	-	-	-	5	**1794**
City Parkland	-	-	-	-	-	-	
Floodplain/Open Space	-	-	-	-	-	-	
Major Roadways	-	-	-	-	-	-	
Total	388	289	497	195	425	**1794**	



MANOR HEIGHTS PHASE 6

WATER CAPACITY CALCULATIONS

Population:

	LUE's	People per LUE	Total Pop.
	425.00	3.5	1,487.50
Total	425.00		1,487.50

Data from City of Austin Utility Criteria Manual

Peak hour demand 900 Gal/Person/Day = 0.00139 cfs

Calculations

Total Peak Hour Demand 1,338,750 Gal/Day or 929.69 gpm = 2.071 cfs

MANOR HEIGHTS PHASE 6

WASTEWATER CAPACITY CALCULATIONS

Design Criteria

Project Data

Development Size = 44.31 Acres

Units = Units

LUE/Unit=

Population:

	LUE's	People per LUE	Total Pop.
	425.00	3.5	1,487.50
Total	425.00		1,487.50

Data from City of Austin Utility Criteria Manual

Wastewater Generation = 70 Gal/Person/Day

Inflow and Infiltration = 750 Gal/Acre/Day

Calculations

Total Avg Dry Weather Flow (F) - 104,125 Gal/day or 72.31 gpm

Peaking Factor (Mp =) 3.68 Unitless

$$Mp = \frac{18 + (0.0206 * F)^{0.5}}{4 + (0.0206 * F)^{0.5}}$$

Min. Flow Factor (Mm=) 0.20 Unitless

$$Mm = 0.2 * (0.0144 * F)^{0.198}$$

Minimum Dry Weather Flow - 20,992.34 Gal/day or 14.58 gpm = 0.03 cfs

Peak Dry Weather Flow - 383,362 Gal/day 266.22 gpm = 0.59 cfs

I&I Contribution - 33,235 Gal/Day or 23.08 gpm = 0.05 cfs

Total Peak Wet Weather Flow - 416,597 Gal/ Day or 289.30 gpm = 0.64 cfs

8" PVC Max flow at 0.5% 652,635 Gal/ Day or 453.22 gpm = 1.01 cfs

UTILITY LEGEND

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

NOTE:
1. LOTS TO BE SERVICED PER APPROPRIATELY SIZED WASTEWATER LINE STUBS CONSTRUCTED WITH PHASES 2-1A AND 2-2.

No.	REVISIONS	DATE	BY
1	REVISE LAND USE PER PUD AMMENDMENT	04/23/2024	AEG
	PROPOSED LOT LINES		

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09/06/2021

STATE OF TEXAS — ALEJANDRO V. GRANADOS RICO — 130554 — LICENSED PROFESSIONAL ENGINEER

KHA PROJECT	069254402
DATE	SEPTEMBER 2021
SCALE:	AS SHOWN
DESIGNED BY:	SFC
DRAWN BY:	AMP
CHECKED BY:	AEG

OVERALL UTILITY PLAN

PRELIMINARY PLANS FOR
MANOR HEIGHTS
PHASE 6
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
6

Plotted By:Berry, Kirby Date:July 03, 2024 02:15:24pm File Path:K:\AUS_Civil\069254402 Manor Heights Phase 6\Civil\Collector Road\Preliminary\PlanSheets\OVERALL UTILITY PLAN.dwg
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MATCHLINE SHEET 8

MANOR HEIGHTS
PHASE 2-2

PHEBE FOSTER STREET

THOMAS WHEELER WAY

0.188 ACRES

EXISTING 24" HEADWALL

45' P.U.E.
(DOC #_____)

4' WW MANHOLE

767 LF 8" WWL

PROPOSED 8" WWL STUB

LOT 52, BLOCK K

LOT 53, BLOCK K

EXISTING 12" WL STUB
1- 12" WL STUB
1- 12" GATE VALVE

1- FIRE HYDRANT ASSEMBLY
1- 12" WL STUB
1- 12" GATE VALVE

1- 12" WL STUB
1- 12" GATE VALVE

1- 22.5° BEND

1- 22.5° BEND

1- 12" WL STUB
1- 12" GATE VALVE

1- 12"x12" TEE
2- 12" GATE VALVE

1- FIRE HYDRANT ASSEMBLY
1- 12" GATE VALVE

64.0' ROW
COMMERCIAL
COLLECTOR

1- 12" WL STUB
1- 12" GATE VALVE

1- 12" WL STUB
1- 12" GATE VALVE

EX 15.0'
LANDSCAPE
ESMT

12" WL

EX 15.0'
LANDSCAPE
ESMT

1- 12" WL STUB
1- 12" GATE VALVE

PROPOSED 18" STORM LINE

10' CURB INLET

10' CURB INLET

EX 50' SIGNAGE ESMT

EX 50' SIGNAGE ESMT

LOT 54, BLOCK K

LOT 44, BLOCK D

1- FIRE HYDRANT ASSEMBLY
1- 12" GATE VALVE

4' STORM MANHOLE

PROPOSED 24" STORM LINE

1- FIRE HYDRANT ASSEMBLY
1- 12"x16" TAPPING SLEEVE
1- 12" GATE VALVE

PROPOSED SLOPED-END HEADWALL

PROPOSED 18" STORM LINE

4' STORM MANHOLE

PROPOSED 30" STORM LINE

PROPOSED SLOPED-END HEADWALL

3 DRAINAGE LOT
0.122 ACRES

4' WW MANHOLE

4' WW MANHOLE

EXISTING 8" WW STUB

474 LF 8" WWL

LOT 42, BLOCK D

LOT 43, BLOCK D

4' WW MANHOLE

4' WW MANHOLE

PROPOSED 8" WWL STUB

LOT 57, BLOCK K

LOT 56, BLOCK K

LOT 55, BLOCK K

4' WW MANHOLE

4' WW MANHOLE

FUTURE RIGHT OF WAY RESERVATION

4' WW MANHOLE

996 LF 8" WWL

EXISTING
16" WL

N
W E
S

0 60' 120'
GRAPHIC SCALE 60'

UTILITY LEGEND

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

NOTE:
1. LOTS TO BE SERVICED PER APPROPRIATELY SIZED WASTEWATER LINE STUBS CONSTRUCTED WITH PHASES 2-1A AND 2-2.

No.	REVISIONS	DATE
1	REVISE LAND USE PER PUD AMMENDMENT	04/23/2024 AEG
	PROPOSED LOT LINES	

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103654
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT	069254402
DATE	SEPTEMBER 2021
SCALE:	AS SHOWN
DESIGNED BY:	SFC
DRAWN BY:	AMP
CHECKED BY:	AEG

UTILITY PLAN (SHEET 1 OF 2)

PRELIMINARY PLANS FOR
MANOR HEIGHTS
PHASE 6
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
7

Plotted By:Berry, Kirby Date:July 03, 2024 02:16:21pm File Path:K:\AUS_Civil\069254402 Manor Heights Phase 6\Cad\Collector Road\Preliminary\PlanSheets\UTILITY AND TREE PLAN.dwg
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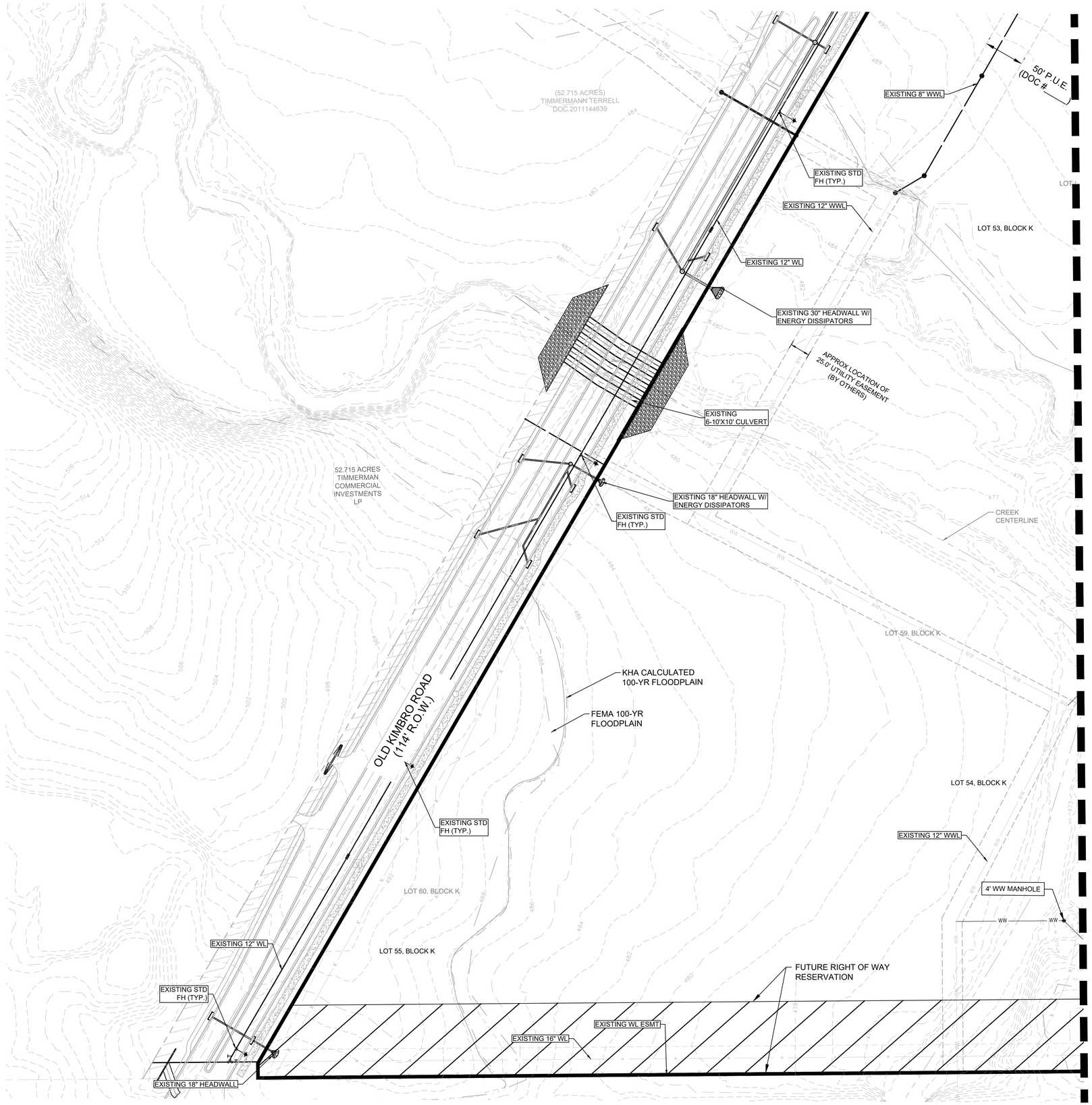

N
W E
S

0 60' 120'
GRAPHIC SCALE 60'

UTILITY LEGEND

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

NOTE:
1. LOTS TO BE SERVICED PER APPROPRIATELY SIZED WASTEWATER LINE STUBS CONSTRUCTED WITH PHASES 2-1A AND 2-2.

No.	REVISIONS	DATE	BY
1	REVISE LAND USE PER PUD AMMENDMENT	04/23/2024	AEG
	PROPOSED LOT LINES		

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PROFESSIONAL ENGINEER

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SCALE:	AS SHOWN
DESIGNED BY:	SFC
DRAWN BY:	AMP
CHECKED BY:	AEG

UTILITY PLAN (SHEET 2 OF 2)

PRELIMINARY PLANS FOR
MANOR HEIGHTS
PHASE 6
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
8

Plotted By:Berry, Kirby Date:July 03, 2024 02:16:37pm File Path:K:\AUS_Civil\069254402 Manor Heights Phase 6\Civil\Collector Road\Preliminary\PlanSheets\UTILITY AND TREE PLAN.dwg
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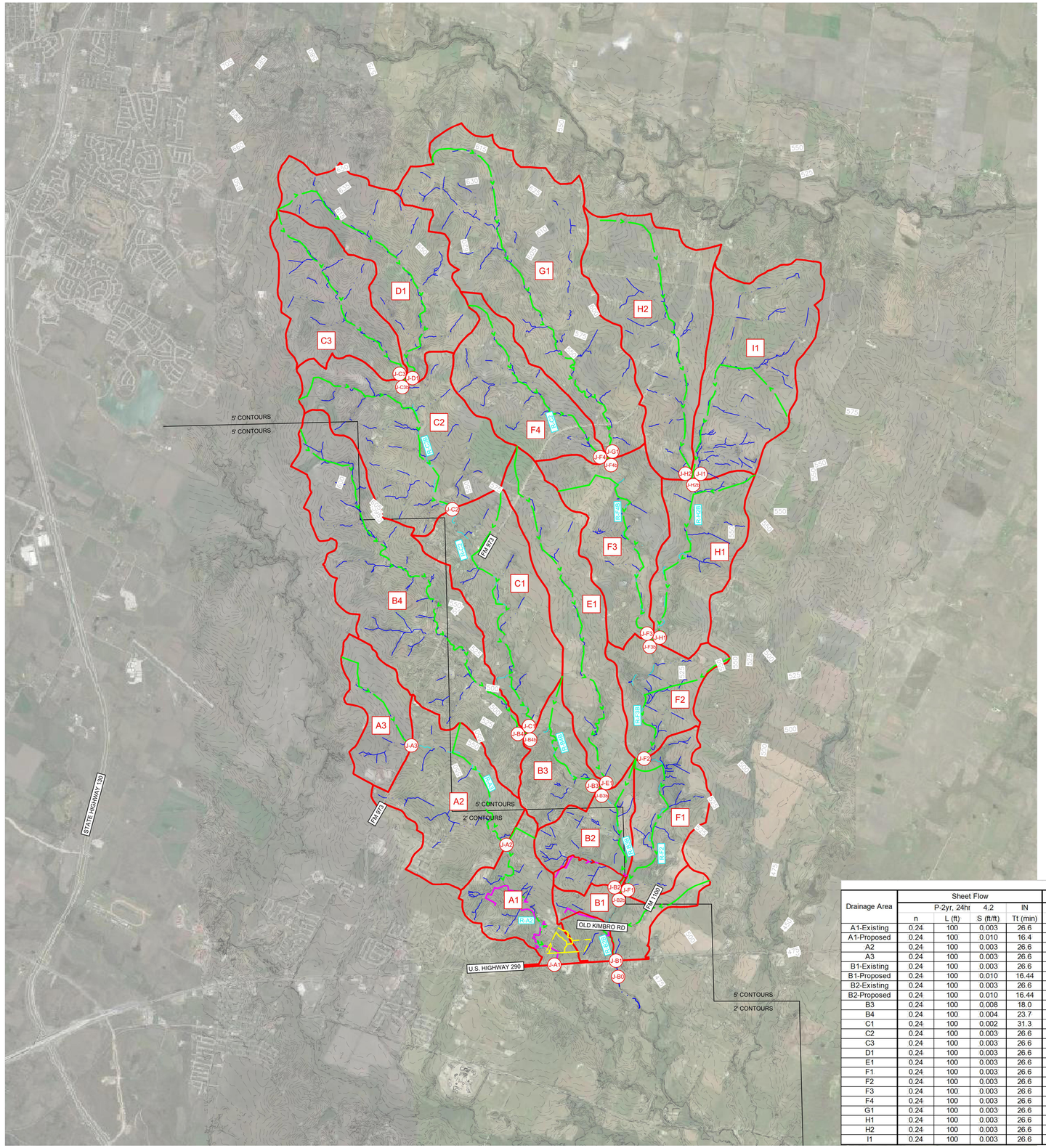
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D1
C3
H2
I1
C2
F4
F3
H1
C1
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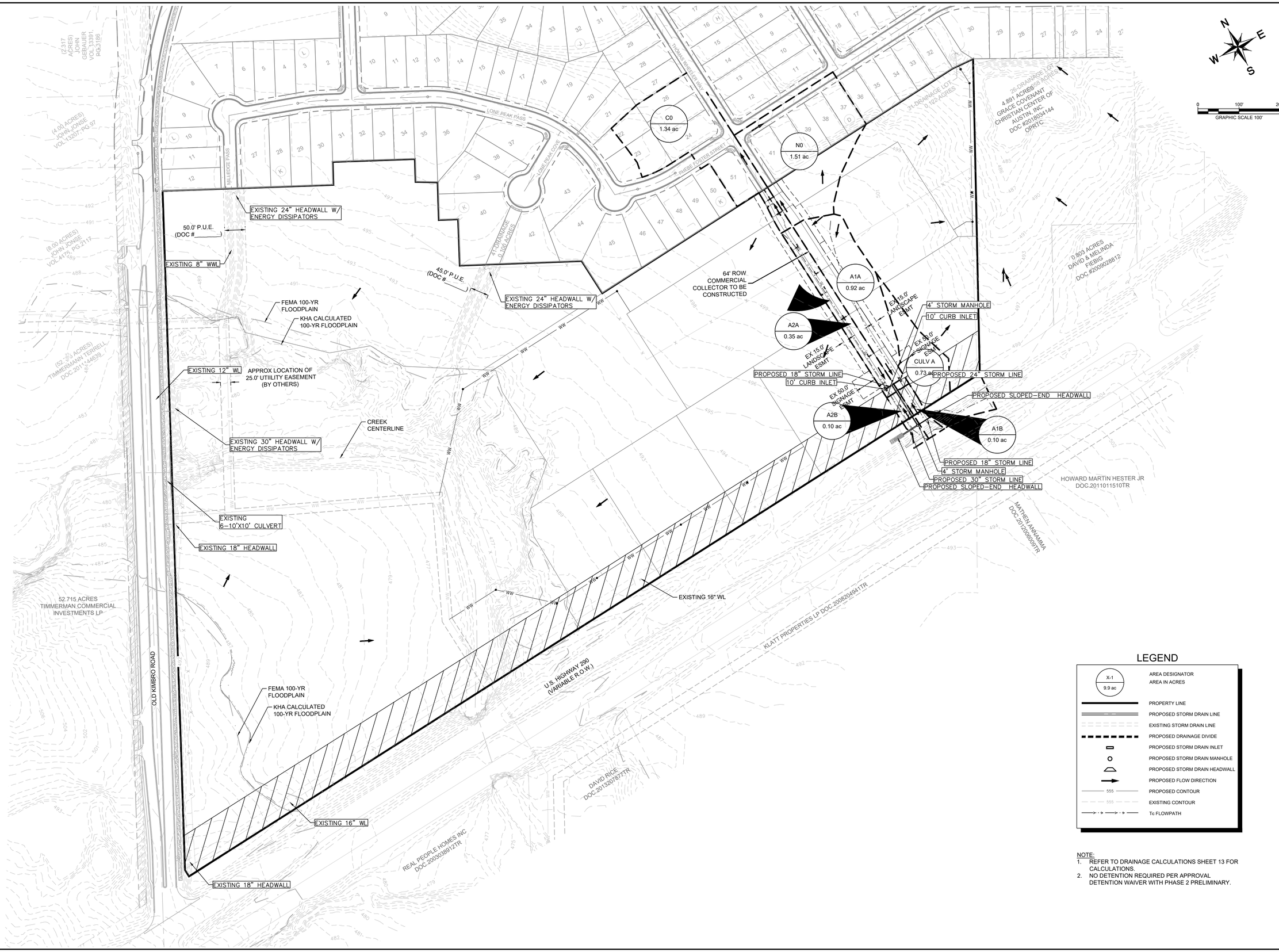

LEGEND

X-1 / 9.9 ac	AREA DESIGNATOR / AREA IN ACRES
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	Tc FLOWPATH

NOTE:
1. REFER TO DRAINAGE CALCULATIONS SHEET 13 FOR CALCULATIONS.
2. NO DETENTION REQUIRED PER APPROVAL DETENTION WAIVER WITH PHASE 2 PRELIMINARY.

Item 2.

No.	REVISIONS	DATE
		B

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TEXAS REGISTERED ENGINEERING FIRM F-928

09/06/2021

STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
39084
LICENSED
PROFESSIONAL ENGINEER

Alejandro E. Rico Rico

KHA PROJECT 069254402
DATE SEPTEMBER 2021
SCALE: AS SHOWN
DESIGNED BY: SFC
DRAWN BY: AMP
CHECKED BY: AEG

DRAINAGE AREA MAP

PRELIMINARY PLANS FOR
MANOR HEIGHTS
PHASE 6
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
10

Plotted By:Berry, Kirby Date:July 03, 2024 02:18:01pm File Path:K:\AUS_Civil\069254402 Manor Heights Phase 6\Cad\Collector Road\Preliminary\PlanSheets\INLET DRAINAGE AREA MAP.dwg
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Manor Heights Phase 6
Proposed "C" Value Calculations

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	Lots	SF of Lots (Sqft)	LF of Local (ft)	SF of Local (Sqft)	LF of Collector (ft)	SF of Collector (Sqft)	IMPERVIOUS COVER (sf)	IMPERVIOUS COVER %	Comp. C_{10}	Comp. C_{25}	Comp. C_{100}
A1	43352.95	1.00	0.00	0	0	0	536	12049	12,049	28%	**0.51**	**0.55**	**0.62**
A2	16733.46	0.38	0.00	0	0	0	536	12049	12,049	72%	**0.70**	**0.75**	**0.84**

Manor Heights Phase 6

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW								CHANNEL FLOW								TOTAL Tc** (min)
	P-2yr24hr 4.14 IN				Grass Surface				Paved Surface				Channel Flow								
	N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt(min)	L	V (fps)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	a (ft^2)	Pw (ft)	r	n	S (ft/ft)	Tt(min)	
A1	0.15	50	0.010	**6.528**	70	2.3	0.020	**0.511**		2.8748416	0.020	**0.000**	310	3.6	3.8	15.5	0.245	0.016	0.01	**1.42**	**8.46**
A2	0.15	20	0.010	**3.137**	N/A	-	N/A	**0.000**		2.8748416	0.020	**0.000**	445	3.6	3.8	15.5	0.245	0.016	0.01	**2.03**	**5.17**

*The Curve Number (Cn) has been determined from Table 2-2a of Technical Release 55. The cover type, hydrologic condition, and soil group determined for the proposed conditions are open space ,good condition (grass cover > 75%), and Type D soil group with a Cn of 80.
**The minimum Tc is 5 minutes per the City of Austin DCM.

Manor Heights Phase 6
Proposed Inlet Runoff (Q) Calculations

D.A.	Drainage	TOTAL I.C.	Comp.	Comp.	TOTAL	i_{25}	i_{100}	Q_{25}	Q_{100}
Number	Area (Ac)	(%)	C_{25}	C_{100}	T_c (Min.)	(in/hr)	(in/hr)	**(cfs)**	**(cfs)**
A1	**1.00**	0.28	0.55	**0.62**	8.46	10.00	13.05	**5.45**	**8.10**
A2	**0.38**	0.72	0.75	**0.84**	5.17	11.69	15.28	**3.37**	**4.91**

Manor Heights Phase 6
INLET FLOW CALCULATION TABLE (25-Yr Flows)

Parabolic Crown

Inlet No.	Inlet Type	Drainage Area No.	Street Width (FOC - FOC)	K0	K1	K2	Q (cfs)	Q Pass (cfs)	Q Total (Qa) (cfs)	Slope (%)	a (in.)	yo (ft.)	Ponded Width (ft)	R.F. (%)	Qa/La	La (ft)	Length (ft)	L/La	a/yo	Q/Qa	Q (cfs)	Q Pass (cfs)
A1	Grade	A1	44'	2.89	0.50	2.95	**5.5**	0.0	5.5	2.00%	5.0	0.361	7.85	10	0.82	6.67	10	1.50	1.15	1.50	8.2	0.0
A2	Grade	A2	44'	2.89	0.50	2.95	**3.4**	0.0	3.4	2.00%	5.0	0.307	6.41	10	0.76	4.44	10	2.25	1.36	2.25	7.6	0.0

Manor Heights Phase 6
INLET FLOW CALCULATION TABLE (100-Yr Flows)

Parabolic Crown

Inlet No.	Inlet Type	Drainage Area No.	Street Width (FOC - FOC)	K0	K1	K2	Q (cfs)	Q Pass (cfs)	Q Total (Qa) (cfs)	Slope (%)	a (in.)	yo (ft.)	Ponded Width (ft)	R.F. (%)	Qa/La	La (ft)	Length (ft)	L/La	a/yo	Q/Qa	Q (cfs)	Q Pass (cfs)
A1	Grade	A1	44'	2.89	0.50	2.95	**8.1**	0.0	8.1	2.00%	5.0	0.413	9.36	10	0.87	9.27	10	1.08	1.01	1.08	8.7	0.0
A2	Grade	A2	44'	2.89	0.50	2.95	**4.9**	0.0	4.9	2.00%	5.0	0.349	7.50	10	0.80	6.10	10	1.64	1.20	1.64	8.0	0.0

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REVISIONS | No. | DATE

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TEXAS REGISTERED ENGINEERING FIRM F-928

09/06/2021

STATE OF TEXAS — ALEJANDRO ARANDA ROJAS — 130654 — LICENSED PROFESSIONAL ENGINEER

KHA PROJECT 069254402
DATE SEPTEMBER 2021
SCALE: AS SHOWN
DESIGNED BY: SFC
DRAWN BY: AMP
CHECKED BY: AEG

DRAINAGE CALCULATIONS

PRELIMINARY PLANS FOR
MANOR HEIGHTS
PHASE 6
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
11

AGENDA ITEM NO. 3

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8th, 2025
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, Discussion, and Possible Action on a rezoning application for one (1) lot on 4.879 acres, more or less, and being located at 16023 E US 290, Manor, TX from (GO) General Office to (C-3) Heavy Commercial.
Applicant: Henderson Professional Engineers
Owner: 16023 HWY 290 LLC

BACKGROUND/SUMMARY: This property was zoned for (GO) General Office on September 77, 2022, by Ordinance 673.

This property has direct frontage on US Hwy 290 (approximately 282') and is located almost to the eastern extent of the city limits. It is near the intersection of US 290 and Ballerstedt Rd as well as US 290 and Abrahamson Road. The area is a mix of commercial, industrial, and residential uses. Most of the residential uses are on the lots behind the subject lot along Voelker Lane with the closest residential unit being approximately 620' from the subject lot's southern property line. The property to the west was recently rezoned to (C-3) heavy commercial, the property across US 290 is vacant, and the property to the east is currently in our ETJ.

This area on our Future Land Use Map is designated as Commercial Corridor. Commercial Corridors consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses. They are typically located along high-volume roadways or at high-volume intersections and generate large amounts of sales tax revenue. The property owner is seeking to use the property for commercial retail in the front as well as offices and warehouses in the back.

The request for C-3 Heavy Commercial would permit the use of the property for a mix of retail sales and warehouses, which is a retail/industrial use, as well as all other uses permitted under C-3 Heavy Commercial. C-3 is the city's most permissive zoning category, being a mix of commercial and industrial uses. If the P&Z is inclined to support the zoning and use of the property for what is presented, it is recommended that certain uses be removed as permitted. This would keep the permitted uses more consistent with the Future Land Use Maps designation as Commercial Corridor and the intent of that district. Suggest uses to be removed from C-3 are:

1. *Adult-Oriented Businesses* - an adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio, or sexual encounter center or other commercial enterprise the primary business of which is the offering of service or the selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer.
2. *Data Center* - a facility housing a collection of computer servers and associated components, such as telecommunication, storage and backup systems that supply information to a single or multiple end users off-site. Facilities typically require large amounts of electricity, strict temperature control and security, and will generally have few employees present on-site.
3. *Light Industrial* - a use engaged in the manufacture of finished products or parts predominantly from previously prepared materials, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products, but excluding basic industrial processing.
4. *Mini-storage warehouse* - an establishment offering small, individual storage units for rent or lease and are restricted solely to the storage of items such as motor vehicles, trailers, boats, bulky household goods and various personal property. There is no conduct of sales, business or any other activity within the individual storage units.
5. *Product Development Services (general)* - development and testing of non-hazardous products related to research services.
6. *Research Services (general)* - establishments engaged in research of an industrial or scientific nature not involving or requiring the use of any biological, chemical or other agent that could cause a hazard to adjacent property. Typical uses include electronics research laboratories, and development and testing of computer software packages
7. *Truck Stop or Travel Center* - a use primarily engaged in the maintenance, servicing, storage, parking or repair of commercial vehicles, including the sale of fuels or other petroleum products, and the sale of accessories or equipment for trucks and similar commercial vehicles. A travel center or truck stop may also include overnight accommodations, showers, restaurant facilities, game rooms, vehicle scales, and/or other activities intended primarily for use of truck crews and interregional travelers.
8. *Vehicle Storage Facility* - a garage, parking lot, or other facility owned or operated by a person or business, other than a governmental entity, for storing or parking ten or more motor vehicles, including motorized waterborne vehicles, per year. This definition does not include businesses with the primary purpose of vehicle sales on the property within the corporate limits of the city, such as automotive dealerships.

Removing the above uses as permitted on the property would keep the allowable uses more in line with what is permitted under C-2 Medium Commercial, but still allow for Major Construction and Equipment Sales.

**Please note – gas stations are permitted by right in C-3 Heavy Commercial, meaning one could be constructed on the lot without a Specific Use Permit. If the P&Z is not inclined to support a gas station on this property, Gas Station (full service) and Gas Station (limited) should also be added to the removed list.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of Intent
- Rezoning Map
- Aerial Image
- C-3 permitted uses
- Comprehensive Plan FLUM
- Public Notice
- Mailing Labels

ACTIONS:

Discretion	Discretionary

Subdivision Review Type	Not Application

Actions	Approve, Approve with Conditions, Deny

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for one (1) for lot on 4.879 acres, more or less, and being located at 16023 E US Hwy 290, Manor, TX from (GO) General Office to (C-3) Heavy Commercial with certain permitted uses removed.

PLANNING & ZONING COMMISSION: X Recommend Approval Disapproval None

HPE
Civil Engineering

October 25, 2024

City of Manor – Planning Department
105 E Eggleston St.
Manor, TX 78653
512-272-5555

RE: 16023 E US-290 Manor, Texas 78621
Legal Description: Lot 16 Bluebonnet Park
Project Name: "Salt and Pepper Rezone"

To Whom It May Concern:

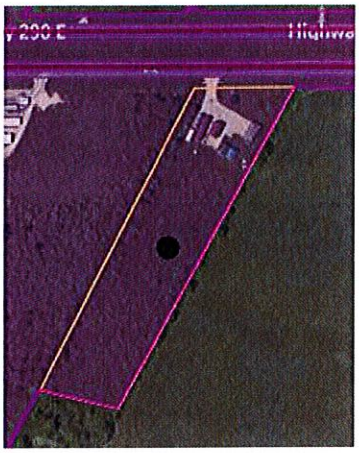
Henderson Professional Engineers is under contract with Salt and Pepper Development regarding the property located at 16023 E US-290 Manor, Texas 78621 for a Re-Zoning application to rezone the property from GO (General Office) to C-3 (Heavy Commercial). The 4.879-acre tract of land is shown in Travis County Appraisal District records as 773142 and is inside the corporate limits of Manor, Texas. It is important to note that this re-zoning request is a proposal and this could be changed and may be entirely different than this vision. This proposal cannot be conditionally approved for the rezoning.

The City of Manor requires information to be submitted to the development services department no less than 4 weeks before the first available Planning and Zoning Commission meeting. Those meetings are held on the second Wednesday of each Month. Based on our history of re-zoning applications in the area, the Planning and Zoning commission will then make a recommendation to the City Council to approve or deny the rezoning application. The City Council meets on the first and third Wednesday of each month and must hear the rezoning case and hold a public hearing twice prior to final approval. Based on the best available written data, it is possible that the re-zoning may be approved within 90 days from the date of the conveyance of the land and the application submittal to the city.

In my career, I have personally been involved in numerous re-zoning and re-platting projects within the Hill Country area. I am very familiar with the process in Manor, Texas and have a great working relationship with the City staff of Manor, Texas. I have a high degree of confidence that the rezoning from GO (General Office) to C-3 (Heavy Commercial) will be approved.

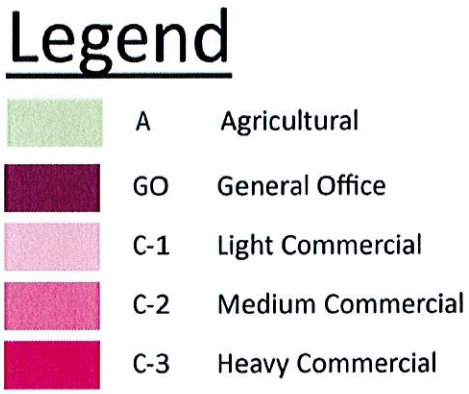
HPE
Civil Engineering

The property is outlined in yellow below:



The project site is currently zoned GO (General Office) and the existing roads and utilities (water, sewer and power) will serve the new commercial development. The current zoning of the surrounding areas is:





The City of Manor Code of Ordinances provides the regulations for the jurisdiction of this development at this time. The Code of Ordinances, Chapter 14, indicates that Heavy Commercial should provide a mix of commercial and light industrial complexes to support the community as a whole and to provide employment opportunities for both the community and the region. The proposed construction in this project includes a commercial retail building in the front with offices and warehouses in the back, which would fit with the proposed land use of "Office, warehouse", whose definition in Chapter 14 includes retail and wholesale sales areas as accessory uses. This site, located along an arterial roadway and can provide for transitional uses between neighborhoods and more intensive commercial regional activities.

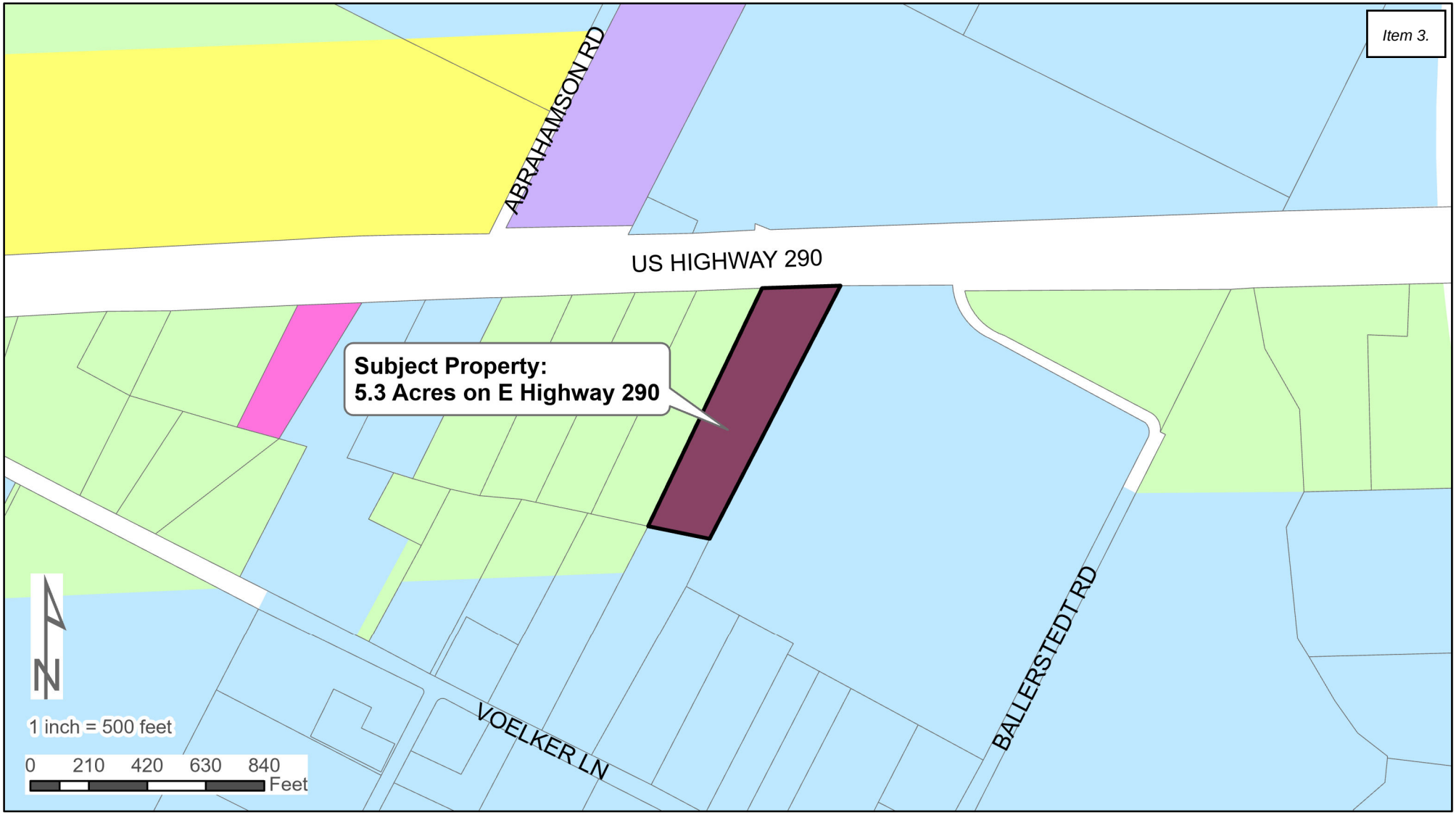
Civil Engineering

Should you need additional information please do not hesitate to contact me at hpe@hendersonpe.com or 737.203.8953.

Respectfully,

Jen Henderson, P.E.
President & CEO
Henderson Professional Engineers, LLC

JH/RJC/DR



MANOR
EST. TEXAS 1872

Proposed Zoning: C-3 Heavy Commercial

Current Zoning: General Office (GO)

Zoning Legend

A	Agricultural	MH-1	Manufactured Home	C-3	Heavy Commercial		
SF-E	Single Family Estate	MH-2	Manufactured Home Park	IN-1	Light Industrial		
SF-1	Single Family Suburban	OS	Open Space	IN-2	Heavy Industrial		
SF-2	Single Family Standard	I-1	Institutional-Small	NB	Neighborhood Business		
TF	Two-Family Residential	I-2	Institutional-Large	DB	Downtown Business		
TH	Townhome	GO	General Office	PUD	Planned Unit D		
MF-1	Multi-Family 15	C-1	Light Commercial				
MF-2	Multi-Family 25	C-2	Medium Commercial	ETJ			



LOCATION EXHIBIT
TO SERVE

SALT AND PEPPER MANOR

16023 US HWY 290
MANOR, TX 78621

WOMEN OWNED
CERTIFIED BY | WOMEN'S BUSINESS ENTERPRISE NATIONAL COUNCIL

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HPE Civil Engineering
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ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com
WBE210166 | HUB 1853873845300

GO
General Office

The general office district is stablished to provide for office buildings and businesses that support large office complexes. This district permits uses that serve the community as a whole and provides regional employment opportunities. This district should be located along arterial roadways; it can also provide for transitional uses between neighborhoods and more intensive commercial and regional activities.

Permitted and Conditional Uses

Non-residential Uses

Child Care Center	Printing and publishing (c)
Club or Lodge (c)	Product Development Services (general)
Communication Services or Facilities	Religious assembly
Data Center	Research services (general)
Financial services (c)	Restaurant (c)
General retail sales (convenience)	Utility services (minor)
Governmental Facilities	Wireless Transmission Facilities, attached (c)
Hospital services	Wireless Transmission Facilities, monopole (c/s)
Medical clinic	Wireless Transmission Facilities, stealth (c)
Offices, government	
Offices, medical	
Offices, professional	
Off-site accessory parking	

GO
General Office

Site Development Standards

Lot		Massing	
Minimum Lot Area	15,000 sq ft	Maximum Height	60 ft
Minimum Lot Width	100 ft[1]	Minimum Setbacks:	
Maximum principle structure lot coverage	60%[2]	Front setback	20 ft
		Streetside setback	15 ft
Maximum principle and accessory structure lot coverage	70%	Exterior Side Setback	40 ft[6]
		Rear Setback	40 ft[6]
Landscape Requirement	30%[3]		
Streetscape yard	15 ft[4]		
Bufferyard	25 ft[5]		

[1] Corner lot add 10 ft

[2] Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 60 percent front facade masonry and 50 percent overall facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

[3] 2 Trees per 600 s.f. of landscaped area.
4 shrubs per 600 s.f. of landscaped area.

[4] 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

[5] 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

[6] Setback to non-residential can be 15 ft

C-3
Heavy Commercial

The heavy commercial district allows for a mix of large-format commercial uses and light industrial uses and is intended to serve as employment centers for the community and region. Heavy commercial uses should have direct frontage along major highways.

Permitted and Conditional Uses

Non-residential Uses

Adult day care	Food Court Establishment (c/s)	Recreational Vehicle Park (c/s)
Adult Oriented Business (c/s)	Food Preperation (c)	Recreational Vehicle sale, service, and rental (c)
Alcoholic Beverage Establishment (c)	Food Sales (c)	Religious Assembly
Amusement (Indoor) (c)	Funeral Services (c)	Research Services (General)
Amusement (outdoor) (c)	Game Room (c/s)	Restaurant (c)
Antique Shop	Garden Center (c)	Restaurant-Drive in or Drive-Through (c)
Art Studio or Gallery	Gasoline Station (Limited) (c)	School, boarding
Automobile Repair (Major)(c)	Gasoline Station Full Service (c)	School, business or trade
Automobile Repair (Minor) (c)	General Retail Sales (Convenience)	School, college or university
Automobile Sale/Rental (c)	General Retail Sales (General)	School, private or parochial
Automobile Washing (c)	Governmental facilities	School, public
Brewery, micro (c)	Hotel (c)	Semi-Permanent food establishment (c)
Brewery, regional (c)	Hospital (s)	Shooting range (indoor)
Brewpub (c)	Industrial Use, light	Smoke shop or Tobacco Store
Business Support Services	Kennel (c)	Theater
Child Care Center	Laundry Service	Transportation Terminal (c)
Club or Lodge (c)	Laundry Service (Self)	Truck and Trailer sales and rental (c)
Commercial Off-Street Parking (c)	Liquor Sales (c)	Truck Stop or Travel Center
Communication Services or Facilities	Medical Clinic (s)	Utility Services (minor)
Construction and Equipment	Mini-Storage Warehouse (c)	Vehicle Storage Facility (c)
Construction and Equipment sales (Major)	Offices, Government	Veterinary Services, Large(c)
Consumer repair Services	Offices, Medical (s)	Veterinary Services, Small (c)
Contractor's shop (c)	Offices, Professional (s)	Wireless Transmission Facilities, attached (c)
Data Center	Offices, Showroom	Wireless Transmission Facilities, stealth (c)
Distillery, micro (c)	Offices, Warehouse (c)	Wireless Transmission Facilities, monopole (c/s)
Distillery, Regional (c)	Off-site Accessory Parking	Zoo, private
Event Center (c)	Pawnshop (c)	
Financial Services (c)	Personal Improvement Services	
Financial Services, alternative (c)	Personal Services	
Florist (c)	Pet Store (c)	
	Portable Building Sales	
	Printing and Publishing (c)	
	Product Development Services (general)	

C-3
Heavy Commercial

Site Development Standards

Lot	Massing		
Minimum Lot Area	1/2 acre	Maximum Height	60 ft
Minimum Lot Width	200 ft[1]	Minimum Setbacks:	
Maximum principle structure lot coverage	60%[2]	Front Setback	20 ft
		Streetside Setback	20 ft
Maximum principle and accessory structure lot coverage	70%	Exterior Side Setback	40 ft[6]
		Rear Setback	40 ft[6]
Landscape Requirement	15%[3]		
Streetscape Yard	15 ft[4]		
Bufferyard	30 ft[5]		

[1] Corner lots add 10 ft

[2] Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 60 percent front facade masonry and 50 percent overall facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

[3] 2 Trees per 600 s.f. of landscaped area.
4 shrubs per 600 s.f. of landscaped area.

[4] 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

[5] 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

[6] Setback to non-residential can be 15 ft

11/27/24

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 16023 E US 290 rezoning from GO - General office to C3 - Heavy Commercial
Case Number: 2024-P-1689-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Rezoning Application for 16023 E US 290 Manor, TX from (GO) General office to (C3) Heavy Commercial. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on 4.879 acres, more or less, and being located at 16023 E US Hwy 290, Manor, TX from (GO) General Office to (C-3) Heavy Commercial.

Applicant: 16023 HWY 290 LLC
Owner: Henderson Professional Engineers

The Planning and Zoning Commission will meet at 6:30PM on December 11, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on December 18, 2024 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 during the discussion of this item.

ALCAT NED AUSTIN LLC
655 N AIA
JUPITER, FL 33477

ABRAHAMSON ROYCE L
7009 BENT OAK CIR
AUSTIN, TX 78749

BRADLEY BLANCHE D
16100 VOELKER LN
ELGIN, TX 78621-4108

CHUNG BENJAMIN TAEHOON
PO BOX 812
MANOR, TX 78653-0812

AGENDA ITEM NO. 4

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8, 2025
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, Discussion, and Possible Action on a Subdivision Preliminary Plat Amendment for Manor Heights Phases 4 and 5 being one hundred and eighty-two (182) lots on 24.33acres, more or less, and being located near the intersection of Liberty Bell Blvd. and Old Kimbro Rd., Manor, TX.

Applicant: Kimley-Horn & Associates
Owner: Forestar

BACKGROUND/SUMMARY: This preliminary plat amendment is an alteration to lot configuration. The layout of the medium density lots has been updated to be front loaded lots instead of the previously submitted alley loaded lots. This is a non-discretionary item.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of intent
- Approved Plat
- Engineer Comments
- Approval Letter
- Public Notice
- Mailing Labels

ACTIONS:

Discretion	Non-Discretionary

Subdivision Review Type	Not Application

Actions	Approve, Approve with Conditions

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Preliminary Plat Amendment for Manor Heights Phases 4 and 5 being one hundred and eighty-two (182) lots on 24.33acres, more or less, and being located near the intersection of Liberty Bell Blvd. and Old Kimbro Rd., Manor, TX.

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

Kimley»Horn

November 11, 2024

Tyler Shows
Staff Engineer
GBA
1500 County Road 269
Leander, TX 78646-2029

RE: Permit Number: 2024-P-1675-PP
Manor Heights Phases 4&5 Preliminary Plat – Revision 1
Job Address: Old Kimbro Road, Manor, TX. 78653

Dear Tyler Shows:

Please accept this letter for the above referenced project. This letter is to provide documentation for our request to submit revisions for the Manor Heights Phases 4 and 5 Preliminary Plat. The layout of the medium density lots has been updated to be front loaded lots instead of the previously submitted alley loaded lots. The revised sheets are clouded as seen on Sheets 1, 4, 5, 6, 7, 8, 10, 11, 12, 15, 16, 17, and 19. This is not meant to be a separate revision, but an update on the previously proposed layout.

Please contact me at 512-617-8504 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Sarah Starkey

Sarah Starkey, P.E.
(512) 617-8504
sarah.starkey@kimley-horn.com

REVISIONS/CORRECTIONS							
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF MANOR APPROVAL DATE	DATE IMAGED
1	REVISE/ADD LOT LAYOUT	R – 1,4,5,6,7, 8,10,11,12,15,16,17,19 A – 9,13,18	19	0	0.00%		

PRELIMINARY PLANS

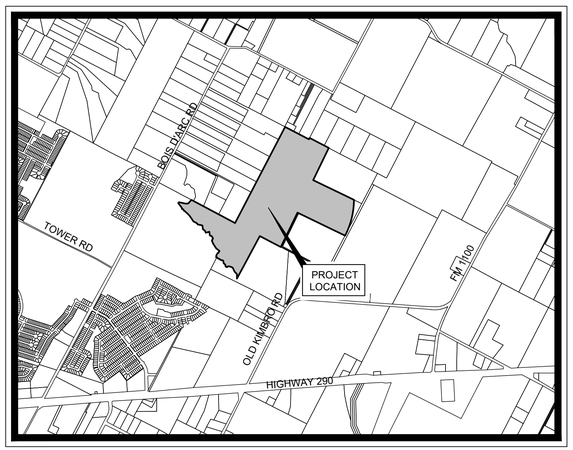
FOR

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
4TH SUBMITTAL TO CITY	06/22/2021



VICINITY MAP

SCALE: 1" = 2,000'

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. 199902027, 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 CONVYED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS
SARAH F. STARKEY
145662
LICENSED
PROFESSIONAL ENGINEER
10/30/2024

SHEET INDEX

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

ENGINEER

Kimley»Horn

501 S AUSTIN AVE
SUITE 1310
GEORGETOWN, TEXAS 78626
PH. (512) 520-0768
CONTACT: SARAH STARKEY, P.E.

STATE OF TEXAS
REGISTRATION NO. F-928

OWNER/DEVELOPER

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

JUNE 2021

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

DATED THIS ___ DAY OF _____, 20__

BY: _____
HONORABLE MAYOR DR. CHRISTOPHER HARVEY
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: _____
P&Z CHAIRPERSON

No.	REVISIONS	DATE	BY
1	ADDED MEDIUM DENSITY LOTS, UPDATED UTILITIES, UPDATED DA MAP	10/30/2024	SFS

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

STATE OF TEXAS
JASON B. REECE
127126
LICENSED
PROFESSIONAL ENGINEER
6/23/2021

KHA PROJECT	069255700
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	GBM
DRAWN BY:	RJ
CHECKED BY:	JR

MANOR HEIGHTS PHASES 4 & 5

CITY OF MANOR
TRAVIS COUNTY, TEXAS

PRELIMINARY PLAN

SHEET NUMBER
1

KHA PROJECT NO. 069255700

Plotted By:Cupin, Warren Date:October 30, 2024 01:29:45pm File Path:K:\Cou_civil\069255700 sky village south\Cad\preliminary phases 4_5\plansheets\COVER SHEET.dwg
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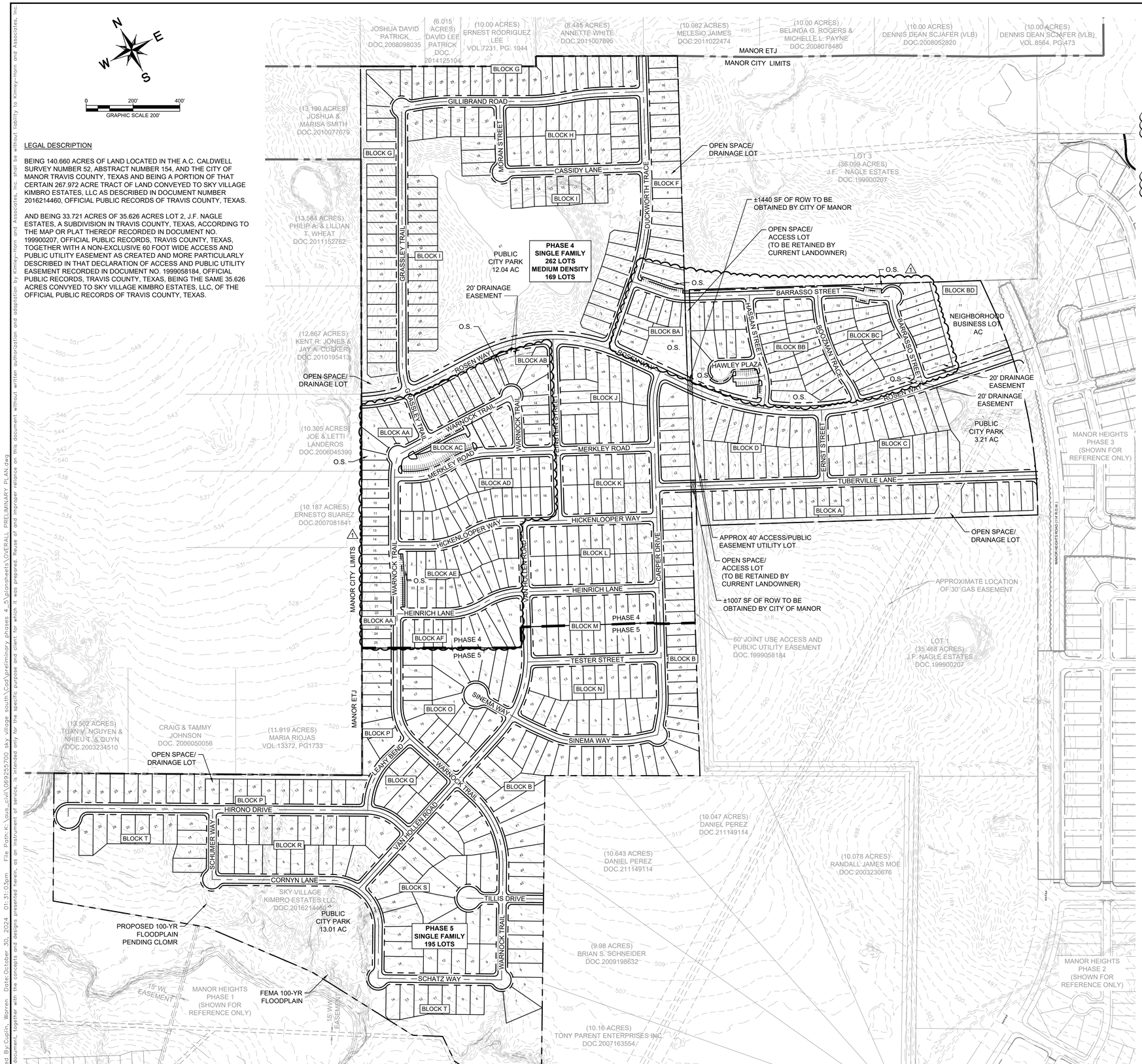

LEGAL DESCRIPTION

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.

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MANOR HEIGHTS PHASE 4 - GENERAL INFORMATION:

TOTAL ACREAGE	112.33
LINEAR FOOT OF 50' ROW	15,651
LINEAR FOOT OF 64' ROW	3,019
LINEAR FOOT OF ALLEY	5,798
NUMBER OF SINGLE FAMILY LOTS	262
ACREAGE OF SINGLE FAMILY LOTS	41.70
NUMBER OF MEDIUM DENSITY LOTS	169
ACREAGE OF MEDIUM DENSITY LOTS	22.48
NUMBER OF NEIGHBORHOOD BUSINESS LOTS	1
ACREAGE OF NEIGHBORHOOD BUSINESS LOTS	1.83
NUMBER OF OPEN SPACE/DRAINAGE LOTS	13
ACREAGE OF OPEN SPACE/DRAINAGE LOTS	1.85
NUMBER OF PUBLIC CITY PARK LOTS	2
ACREAGE OF PUBLIC CITY PARK LOTS	15.25
NUMBER OF OPEN SPACE/ACCESS LOTS	16
ACREAGE OF OPEN SPACE/ACCESS LOTS	2.83
NUMBER OF ACCESS/PUBLIC UTILITY EASEMENT LOTS	2
ACREAGE OF ACCESS/PUBLIC UTILITY EASEMENT LOTS	1.55
ACREAGE OF ROW	28.15
TOTAL NUMBER OF LOTS	445

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

1

STATE OF TEXAS — SARAH E. STARKEY — 145662 — LICENSED PROFESSIONAL ENGINEER — 10/30/2024

LAND USE

Land Use	Manor Heights Land Use						
	Phase 2 Acreage	Phase 3 Acreage	Phase 4 Acreage	Phase 5 Acreage	Overall Acreage	% of Total Acreage in PUD	% of Total Acreage Provided
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%
HOA/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	425.98	100%	100%

WET UTILITIES

Land Use	Manor Heights Wet Utilities					
	Phase 2 LUE'S	Phase 3 LUE'S	Phase 4 LUE'S	Phase 5 LUE'S	Total LUE'S Provided	Total LUE'S in PUD
Single Family PUD SF-1	252	284	262	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
HOA/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

Manor Heights Lot Data												
	Phase 2		Phase 3		Phase 4		Phase 5		Overall		Required	Compatible
Lot Width	Lot Count	Lot Mix	Lot Count	Lot Mix	Lot Count	Lot Mix	Lot Count	Lot Mix	Lot Count	Lot Mix	Lot Mix per PUD*	with PUD?
50'	177	70%	193	68%	236	90%	87	45%	693	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**		**262**		**195**		**993**	100%	100%	YES

*The following percentages of the mix lot 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

No.	REVISIONS	DATE	BY
1	ADDED MEDIUM DENSITY LOTS	10/30/2024	SFS

Kimley»Horn
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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

STATE OF TEXAS — JASON B. REESE — 127126 — LICENSED PROFESSIONAL ENGINEER — 6/23/2021

KHA PROJECT 069255700
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: GBM
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: Cuplin, Warren Date: October 30, 2024 01:31:03pm File Path: K:\aus-civil\069255700 sky village south\Cad\preliminary phases 4-5\plansheets\OVERALL PRELIMINARY PLAN.dwg
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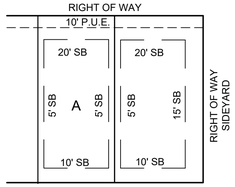
ADJACENT PROPERTY OWNERS MAILING ADDRESSES

BLOCK	LOT	TAX ID PARCEL @ PROPERTY ID	GEO ID	PROPERTY OWNER NAME	PROPERTY ADDRESS	CITY/STATE/ZIP	MAILING ADDRESS (IF DIFFERENT THAN THE PROPERTY ADDRESS)	MAILING CITY/STATE/ZIP
ABS 154	SUR 52	248124	0242800215	PARENT TONY ENTERPRISES INC	13550 OLD KIMBRO RD BLDG 1	MANOR TX 78653	13350 OLD KIMBRO RD BLDG 1	MANOR, TX 78653
ABS 154	SUR 52	705863	0242800277	SCHNEIDER BRIAN S	13550 OLD KIMBRO RD BLDG 2	MANOR , TX 78653	PO BOX 1303	ELGIN, TX 78621-8303
ABS 154	SUR 52	704715	0242800275	PEREZ DANIEL	13550 OLD KIMBRO RD BLDG 3	MANOR, TX 78653	12200 JOHNSON RD	MANOR, TX 78653
ABS 154	SUR 52	704712	0242800274	DUQUE STATES LLC	13550 OLD KIMBRO RD BLDG 4	MANOR, TX 78653	4868 E YAGER LN	MANOR, TX 78653
NAGLE J	LOT 1	248121	0242800212	FORESTAR USA REAL ESTATE GROUP	13354 OLD KIMBRO RD	MANOR, TX 78653	2221 E LAMAR BLVD STE 790	ARLINGTON, TX 76006
BLK A	LOT 2	500922	0242800265	JOHNSON CRAIG & TAMMY	BOIS D ARC LN	MANOR, TX 78653	13034 PARTRIDGE BEND DR	AUSTIN, TX 78729
ABS 456	SUR 64	442769	0242700310	DE LA LUZ EDUVIGES	14211 BOIS D ARC LN	MANOR, TX 78653	14211 BOIS DARC LANE	MANOR, TX 78653
ABS 456	SUR 64	460355	0242800254	RIOJAS MARIA	14217 BOIS D ARC LN	MANOR, TX 78613	14217 BOIS D ARC LN	MANOR, TX 78653-3814
ABS 456	SUR 64	460356	0242800255	SUAREZ ERNESTO	14121 BOIS D ARC LN	MANOR, TX 78653	14121 BOIS D ARC LN	MANOR, TX 78653
ABS 456	SUR 64	460357	0242800256	LANDEROS LETICIA C & JOSE J REVOCABLE TRUST	14315 BOIS D ARC LN	MANOR, TX 78653	14315 BOIS D ARC LN	MANOR, TX 78653
ABS 456	SUR 64	460358	0242800257	TELLO TIMOTHY & JESSICA ANDERSON	14409 BOIS D ARC LN	MANOR, TX 78653	900 BRISTOL CREEK BND	LAKEWAY, TX 78738
ABS 456	SUR 64	442776	0242800249	WHEAT PHILIP A & LILLIAN T	14425 BOIS D ARC LN	MANOR, TX 78653	14425 BOIS D ARC LN	MANOR, TX 78653
ABS 456	SUR 64	460351	0242800250	PHILIPS TAMMIE C	14515 BOIS D ARC RD	MANOR, TX 78653	14515 BOIS D ARC LN	MANOR, TX 78653
	LOT 5	500927	0242800270	PATRICK JOSHUA DAVID	14813 BOIS D ARC LN	MANOR, TX 78653	14809 BOIS D ARC LN	MANOR, TX 78653
ABS 456	SUR 64	248126	0242800217	PATRICK DAVID LEE	14817 BOIS D ARC LN	MANOR, TX 78653	14805 BOIS D ARC	MANOR, TX 78653
ABS 456	SUR 64	248145	0242800233	RODRIGUEZ ERNEST LEE	BOIS D ARC LN	MANOR, TX 78653	238 BEVERLY DRIVE	SAN ANTONIO, TX 78228-5141
ABS 456	SUR 64	248152	0242800239	UGARTE JOSE V & EVA BENITEZ	14831 BOIS D ARC LN 2	MANOR, TX 78653	14831 BOIS D ARC LN	MANOR, TX 78653
ABS 456	SUR 64	248149	0242800237	FRANCISCO DOMEINGUEZ JAIMES	14831 BOIS D ARC LN 4	MANOR, TX 78754	11606 AUS TEX ACRES LN	MANOR, TX 78753
NAGLE J F ESTATES	LOT 3	477400	0242800263	FORESTAR USA REAL ESTATE GROUP	13354 OLD KIMBRO RD	MANOR, TX 78653	2221 E LAMAR BLVD STE 790	ARLINGTON, TX 76006-7458
ABS 456	SUR 64	460349	0241700317	NGUYEN TUAN & NHIEU NGUYEN	BOIS D ARC LN	MANOR, TX 78613	124 SNOWFLAKE DR	ROUND ROCK, TX 78664-4063
BLK A	LOT 100	952002	0241790137	FORESTAR REAL ESTATE GROUP INC	ALLEN SHIVERS STREET	MANOR, TX 78653	2221 E LAMAR BLVD STE 790	ARLINGTON, TX 76006-7458

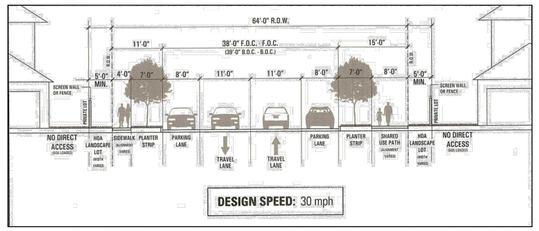
BUILDING SETBACK DETAIL

SCALE: 1"=60'

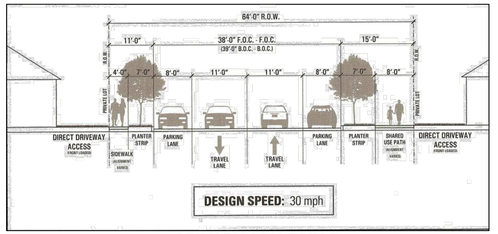


GENERAL NOTES

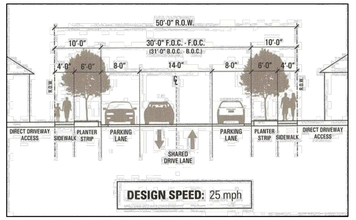
1. AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
2. AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER OR LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
3. THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, WILL BE SUBMITTED WITH FOR REVIEW WITH THE CONSTRUCTION PLANS, ON A PER PHASE BASIS.
4. SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
5. THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, LOT COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
6. LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
7. SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
8. THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.
9. THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,250 SQUARE FEET WITHIN PUD-SF-1, AND 3300 SQUARE FEET WITHIN PUD-MEDIUM DENSITY.
10. LOT FRONTAGE WIDTHS OF PUD SF-1 SHALL BE AS FOLLOWS:
    - 10.1. ALL LOTS EXCEPT THOSE IN CUL-DE-SACS OR ALONG A CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 50 FEET.
    - 10.2. LOTS ALONG CUL-DE-SACS AND CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 30 FEET AT THE RIGHT OF WAY, AND 50' WIDE FRONTAGE MEASURED AT THE PROPERTY SETBACK LINE.
11. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.
12. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SET BACK OF TEN (10) FEET FOR EACH LOT.
13. OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE COMMERCIAL TRACTS HAVE BEEN CONTEMPLATED AND WILL MEET CITY OF MANOR'S PARKING CALCULATION TABLES REQUIREMENTS.
14. EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE SUITABLE FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS.
15. LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BUFFERS TO SHIELD LIGHTS, NOISE, MOVEMENT OR ACTIVITIES FROM ADJACENT PROPERTIES.
16. NO DUPLEXES ARE ALLOWED IN THIS PUD.
17. THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
18. MINIMUM ON-SITE PARKING REQUIREMENTS FOR PUD MEDIUM DENSITIES SHALL BE TWO SPACES FOR EACH LIVING UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 10% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEM SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
19. ALL RESIDENTIAL HOMES WITHIN THIS PUD WILL FOLLOW THE DESIGN STANDARDS THAT ARE AGREED UPON BETWEEN THE DEVELOPER AND CITY OF MANOR.
20. THERE WILL BE A (4) FOUR HOUR MAXIMUM TIME LIMIT FOR THE PARKING ON RESIDENTIAL STREETS.
21. PUBLIC TRAILS SHOWN ALONG FLOODPLAIN, CITY PARKLAND, AND OPEN SPACE SHALL BE A MINIMUM OF 8' WIDE AND SHALL BE COMPOSED OF A COMBINATION OF DECOMPOSED GRANITE AND CONCRETE DEPENDING ON SITE CONDITIONS AT TRAIL LOCATIONS.
22. REQUIRED MINIMUM MASONRY REQUIREMENTS ARE PER THE DEVELOPMENT AGREEMENT DATED NOVEMBER 7, 2018, AS MAY BE AMENDED.
23. HOUSE PLANS SUBMITTED TO THE CITY SHALL BE STAMPED OR INDICATED BY LETTER OF TRANSMITTAL (OR SIMILAR LANGUAGE) THAT THE ARCHITECTURAL REVIEW COMMITTEE (ARC) HAS REVIEWED AND APPROVED THE HOUSE PLANS AS COMPLYING WITH THE PUD ARCHITECTURAL DESIGN REQUIREMENTS FOR CITY REVIEW.
24. LOTS UNDER THE PUD MEDIUM DENSITY CATEGORY SHALL BE ALLEY LOADED WHEN THE PROPOSED FRONT YARD SETBACK IS 10 FEET.



PRIMARY COLLECTOR
(WITH NO SF-1 FRONTAGE)



PRIMARY COLLECTOR
(WITH SF-1 FRONTAGE)



STANDARD RESIDENTIAL
ROADWAY SECTION

STATE OF TEXAS
SARAH F. STIRNEY
145662
LICENSED
PROFESSIONAL ENGINEER
10/30/2024

STATE OF TEXAS
JASON B. REECE
127126
LICENSED
PROFESSIONAL ENGINEER
6/23/2021

No.	REVISIONS	DATE	BY
1	UPDATED PROPERTY OWNERS	10/30/2024	SFS

Kimley»Horn

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

KHA PROJECT 069255700
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: GBM
DRAWN BY: RJ
CHECKED BY: JR

PRELIMINARY PLAN (SHEET 1 OF 5)

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

SHEET NUMBER
5

Plotted By:Cyprin Warren Date:October 30, 2024 01:33:21pm File Path:K:\aus_civil\069255700 sky village south\Cad\preliminary phases 4_5\plansheets\PRELIMINARY PLAN SHEET.dwg
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JOSHUA DAVID PATRICK DOC.2008098035
(6.015 ACRES) DAVID LEE PATRICK DOC.2014125104
(10.00 ACRES) ERNEST RODRIGUEZ LEE VOL.7231, PG. 1044
(8.445 ACRES) ANNETTE WHITE DOC.2011007895
(10.082 ACRES) MELESIO JAIMES DOC.2011022474
(13.190 ACRES) JOSHUA & MARISA SMITH DOC.2010077679
(13.584 ACRES) PHILIP A. & LILLIAN T WHEAT DOC.2011152762
(12.867 ACRES) KENT R. JONES & JAY A. CUSKER DOC.2010195413
(10.305 ACRES) JOE & LETTI LANDEROS DOC.2006045390
(10.187 ACRES) ERNESTO SUAREZ DOC.2007081841

GRASSLEY TRAIL
GILLIBRAND ROAD
MORAN STREET
CASSIDY LANE
DUCKWORTH TRACE
BLOCK G
BLOCK H
BLOCK I
BLOCK F
OPEN SPACE/ DRAINAGE LOT
20' DRAINAGE EASEMENT
ROSEN WAY
FEINSTEIN STREET
BLOCK AB
BLOCK AA
BLOCK AC
WARNOCK TRAIL
MERKLEY ROAD
BLOCK AD
HICKENLOOPER WAY
BLOCK J
CARPER DRIVE
MATCHLINE SHEET 8
BLOCK BA
BARRASSO STREET
HASSAN STREET
HAWLEY PLAZA
BLOCK K
BLOCK D
TUBERVILLE LANE
±1440 SF OF ROW TO BE OBTAINED BY CITY OF MANOR
±1007 SF OF ROW TO BE OBTAINED BY CITY OF MANOR
MATCHLINE SHEET 7

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PHASE LINE
- PROPOSED SIDEWALK
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED 100-YEAR FLOODPLAIN
- PROPOSED EASEMENT
- OFFSITE EASMENT
- PROPOSED ROAD CENTERLINE
- EXISTING CONTOUR
- ROW TO BE OBTAINED BY THE CITY OF MANOR

GRAPHIC SCALE 100' (0, 100', 200')

SARAH F. STARKEY 145662 LICENSED PROFESSIONAL ENGINEER 10/30/2024

JASON B. REESE 127126 LICENSED PROFESSIONAL ENGINEER 6/23/2021

SHEET 6
SHEET 9
SHEET 8
SHEET 7

KEY MAP
N.T.S.

NOTES:

1. SEE SHEET 4 FOR LINE AND CURVE TABLES.
2. ALL PAVEMENT DIMENSIONS ARE TO THE FACE OF CURB.

No.	REVISIONS	DATE	BY
1	ADDED MEDIUM DENSITY LOTS	10/30/2024	SFS

Kimley»Horn

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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT	069255700
DATE	JUNE 2021
SCALE	AS SHOWN
DESIGNED BY:	GBM
DRAWN BY:	RJ
CHECKED BY:	JR

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

PRELIMINARY PLAN
(SHEET 2 OF 5)

SHEET NUMBER
6

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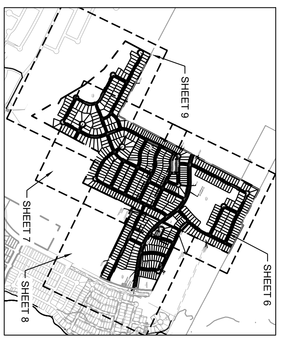
MATCHLINE SHEET 9



MATCHLINE SHEET 8

NOTES:
1. SEE SHEET 4 FOR LINE AND CURVE TABLES.
2. ALL PAVEMENT DIMENSIONS ARE TO THE FACE OF CURB.

KEY MAP
N.T.S



LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PHASE LINE
- PROPOSED SIDEWALK
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED 100-YEAR FLOODPLAIN
- PROPOSED EASEMENT
- OFFSITE EASEMENT
- PROPOSED ROAD CENTERLINE
- EXISTING CONTOUR
- ROW TO BE OBTAINED BY THE CITY OF MANOR

GRAPHIC SCALE 1"=100'

10/30/2024

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

PRELIMINARY PLAN
(SHEET 3 OF 5)

KHA PROJECT	069255700
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	GBM
DRAWN BY:	RJ
CHECKED BY:	JR

6/23/2021

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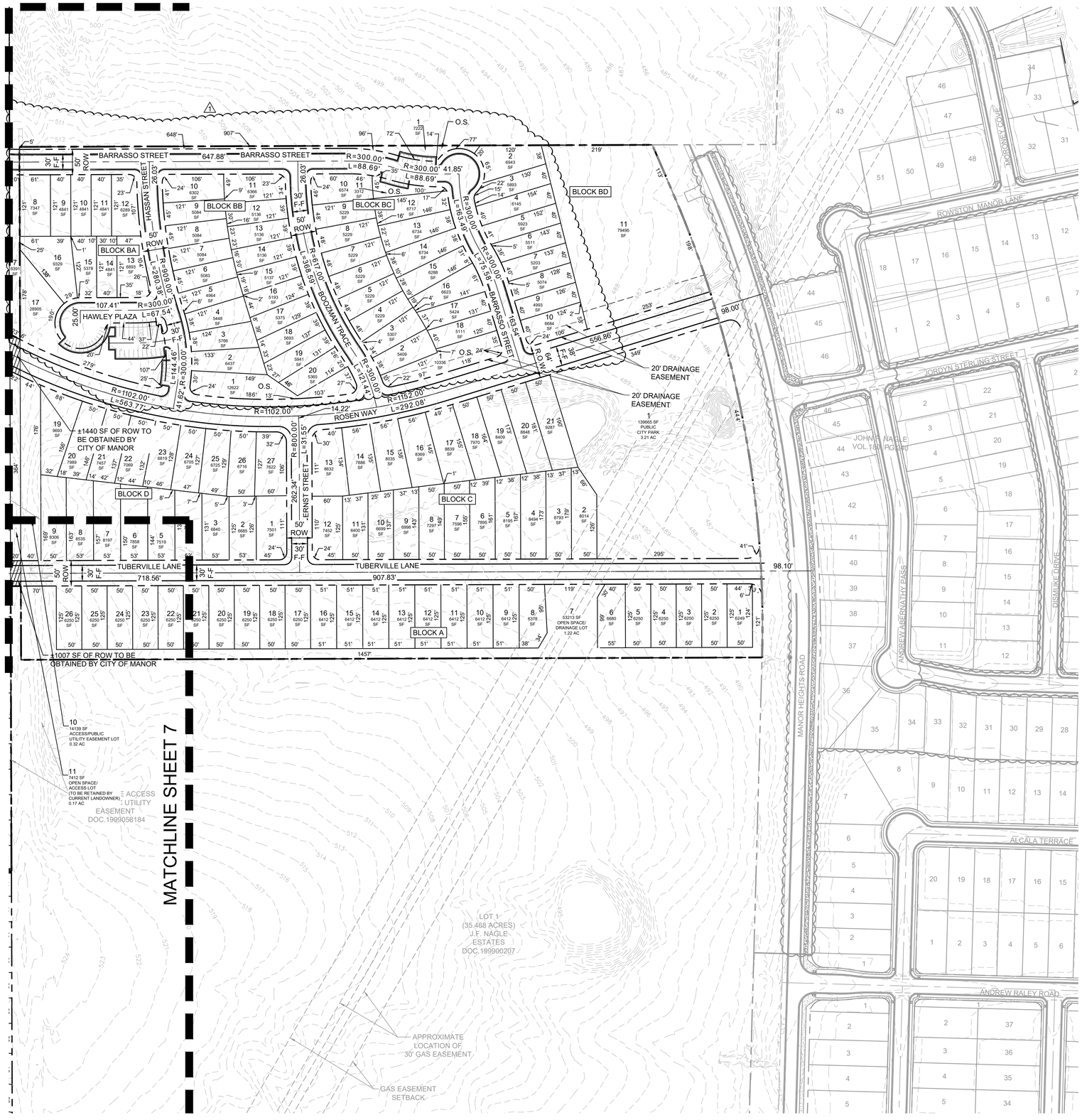
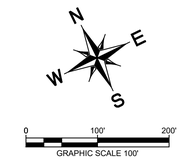
No.	REVISIONS	DATE	B
1	ADDED MEDIUM DENSITY LOTS	10/30/2024	SFS

SHEET NUMBER 7

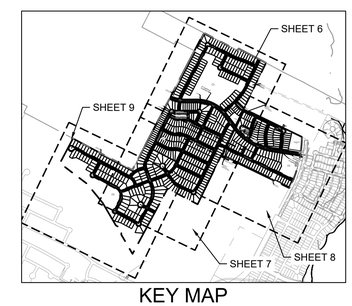




LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PHASE LINE
- PROPOSED SIDEWALK
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED 100-YEAR FLOODPLAIN
- PROPOSED EASEMENT
- OFFSITE EASMENT
- PROPOSED ROAD CENTERLINE
- EXISTING CONTOUR
- ROW TO BE OBTAINED BY THE CITY OF MANOR





KEY MAP
N.T.S.

NOTES:

1. SEE SHEET 4 FOR LINE AND CURVE TABLES.
2. ALL PAVEMENT DIMENSIONS ARE TO THE FACE OF CURB.

No.	REVISIONS	DATE	B
1	ADDED MEDIUM DENSITY LOTS	10/30/2024	SFS

Kimley»Horn

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STATE OF TEXAS
JASON B. REECE
127126
LICENSED
PROFESSIONAL ENGINEER
6/23/2021

KHA PROJECT 069255700
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: GBM
DRAWN BY: RJ
CHECKED BY: JR

PRELIMINARY PLAN (SHEET 4 OF 5)

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

SHEET NUMBER
8

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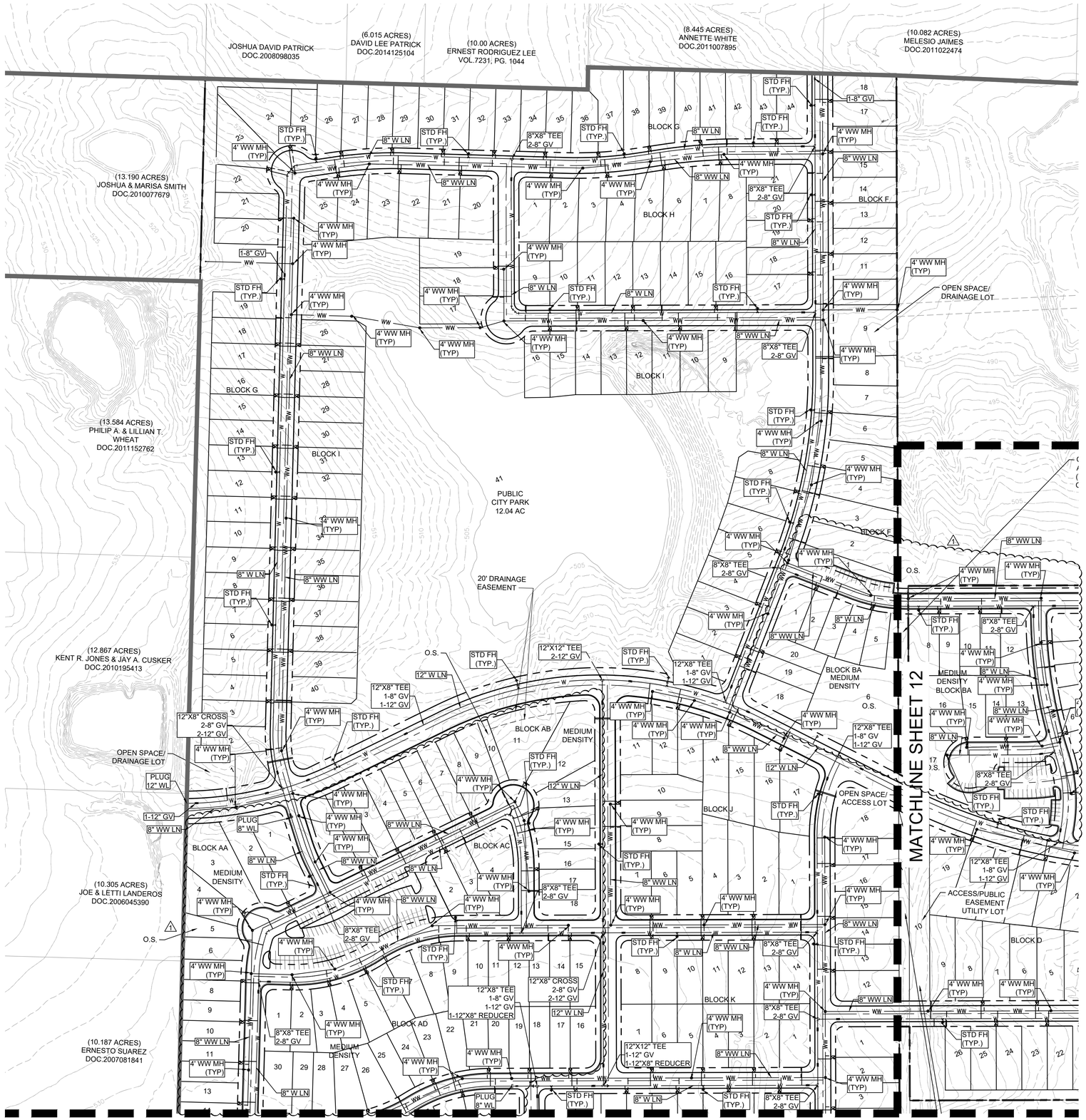



UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED WASTE WATER CLEANOUT
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- IRRIGATION SLEEVE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

LUE TABLE

Phase	Type	LUE	Area (Acres)
Phases 4-5	SF	456	172.14
	Medium Density	170	
	NB	20.62	
	Irrigation	3	
Total Water		649.62	
Total Wastewater*		646.62	

*Irrigation LUE not included in wastewater demand

1

STATE OF TEXAS
SARAH F. STARKEY
145662
LICENSED
PROFESSIONAL ENGINEER
10/30/2024

1

STATE OF TEXAS
JASON B. REESE
127126
LICENSED
PROFESSIONAL ENGINEER
6/23/2021

MANOR HEIGHTS PHASES 4 AND 5

WASTEWATER CAPACITY CALCULATIONS

Design Criteria

Project Data

Development Size = 172.14 Acres
Units = Units
LUE/Unit=

Population:

	LUE's	People per LUE	Total Pop.
MD	456	3.5	1,596.0
SF-1	170.00	3.5	595.00
Total	691.19		2,191.00

Data from City of Austin Utility Criteria Manual

Wastewater Generation = 70 Gal/Person/Day
Inflow and Infiltration = 750 Gal/Acre/Day

Calculations

Total Avg Dry Weather Flow (F) - 153,370 Gal/day or 106.51 gpm

Peaking Factor (Mp =) 3.55 Unitless

$$Mp = \frac{18 + (0.0206 * F)^{0.5}}{4 + (0.0206 * F)^{0.5}}$$

1 Min. Flow Factor (Mm =) 0.22 Unitless

$$Mm = 0.2 * (0.0144 * F)^{0.198}$$

Minimum Dry Weather Flow - 33,384.66 Gal/day or 23.18 gpm = 0.05 cfs

Peak Dry Weather Flow - 545,103 Gal/day 378.54 gpm = 0.84 cfs

I&I Contribution - 129,105 Gal/Day or 89.66 gpm = 0.20 cfs

Total Peak Wet Weather Flow - 674,208 Gal/ Day or 468.20 gpm = 1.04 cfs

8" PVC Max flow at 0.5% 652,635 Gal/ Day or 453.22 gpm = 1.01 cfs

MANOR HEIGHTS PHASES 4 AND 5

WATER CAPACITY CALCULATIONS

Population:

	LUE's	People per LUE	Total Pop.
SF-1	626.00	3.5	2,191.00
Total			2,191.00

Data from City of Austin Utility Criteria Manual

Peak hour demand 900 Gal/Person/Day = 0.00139 cfs

Calculations

Total Peak Hour Demand 1,971,900 Gal/Day or 1,369.38 gpm = 3.051 cfs

No.	REVISIONS	DATE	
1	ADDED MEDIUM DENSITY LOTS, UPDATED UTILITIES	10/30/2024	SFS

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TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT 069255700
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: GBM
DRAWN BY: RJ
CHECKED BY: JR

UTILITY PLAN (SHEET 1 OF 4)

MANOR HEIGHTS PHASES 4 & 5

CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
10

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MATCHLINE SHEET 10

MATCHLINE SHEET 12

MATCHLINE SHEET 13

(10.187 ACRES)
ERNESTO SUAREZ
DOC.2007081841

(9.919 ACRES)
MARIA RIOJAS
VOL.9372, PG1733

(10.047 ACRES)
DANIEL PEREZ
DOC.211149114

(10.643 ACRES)
DANIEL PEREZ
DOC.211149114

(9.98 ACRES)
BRIAN S. SCHNEIDER
DOC.2009198632

SKY VILLAGE KIMBRO ESTATES LLC

BLOCK AA
BLOCK AD
BLOCK AE
BLOCK AF
BLOCK K
BLOCK L
BLOCK M
BLOCK N
BLOCK O
BLOCK P
BLOCK B
BLOCK Q

MEDIUM DENSITY

PHASE 4
PHASE 5

O.S.

CITY PARK
13.01 AC

APPROX 40' ACCESS/PUBLIC EASEMENT UTILITY LOT

OPEN SPACE/
ACCESS LOT
(TO BE RETAINED BY
CURRENT LANDOWNER)

60' JOINT USE ACCESS AND
PUBLIC UTILITY EASEMENT
DOC. 1999068184

PROPOSED
100-YR
FLOODPLAIN
PENDING
CLOMR

FEMA100-YR
FLOODPLAIN

0 100' 200'
GRAPHIC SCALE 100'

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED WASTE WATER CLEANOUT
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
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- EXISTING FIRE HYDRANT
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- EXISTING WASTE WATER MANHOLE

No.	REVISIONS	DATE	
1	ADDED MEDIUM DENSITY LOTS, UPDATED UTILITIES	10/30/2024	SFS

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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS — SARAH F. STARKEY — 145662 — LICENSED PROFESSIONAL ENGINEER
10/30/2024

STATE OF TEXAS — JASON B. REECE — 127126 — LICENSED PROFESSIONAL ENGINEER
6/23/2021

KHA PROJECT 069255700
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DRAWN BY: RJ
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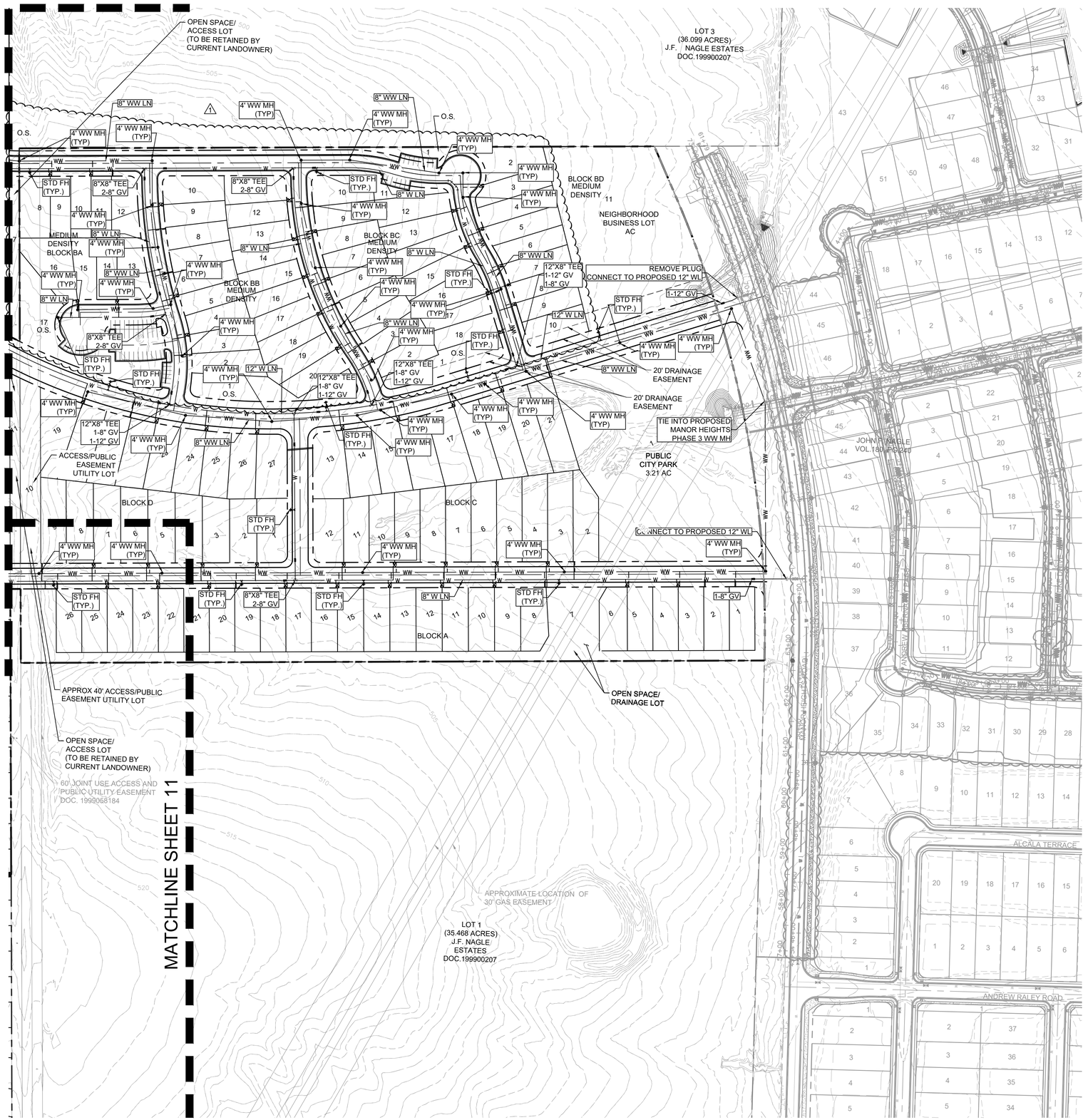
UTILITY PLAN (SHEET 2 OF 4)

MANOR HEIGHTS PHASES 4 & 5

CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
11





UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED WASTE WATER CLEANOUT
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- IRRIGATION SLEEVE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

No.	REVISIONS	DATE	BY
1	ADDED MEDIUM DENSITY LOTS, UPDATED UTILITIES	10/30/2024	SFS

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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
SARAH E. STARKEY
145662
LICENSED
PROFESSIONAL ENGINEER
10/30/2024

STATE OF TEXAS
JASON B. REESE
127126
LICENSED
PROFESSIONAL ENGINEER
6/23/2021

KHA PROJECT
069255700
DATE
JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: GBM
DRAWN BY: RJ
CHECKED BY: JR

UTILITY PLAN (SHEET 3 OF 4)

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

SHEET NUMBER
12

Plotted By:Cuplin, Warren Date:October 30, 2024 01:37:13pm File Path:K:\Cova_civil\069255700 sky village south\Civil\preliminary phases 4-5\plansheets\UTILITY PLAN.dwg
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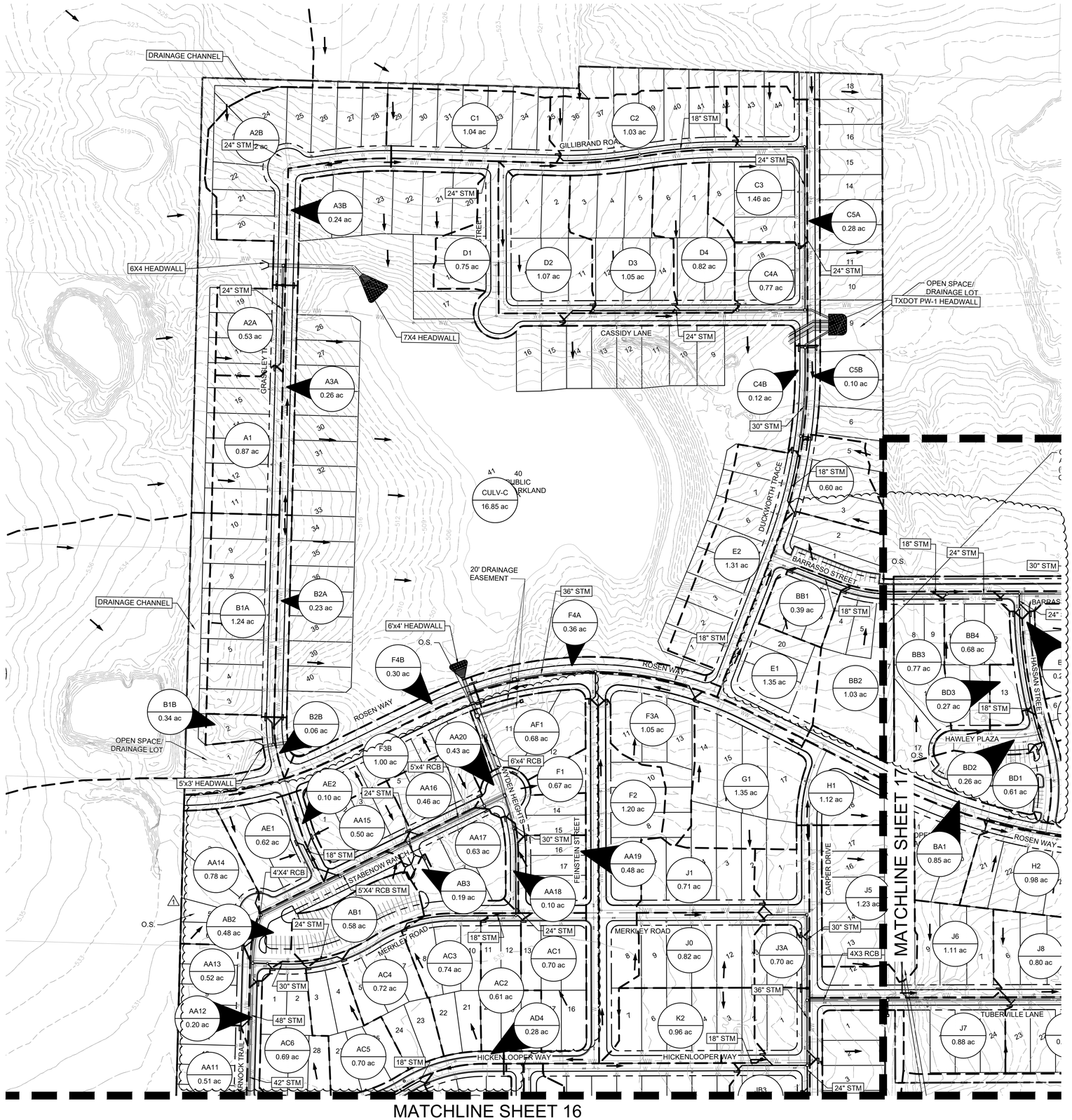



LEGEND

- X-1 / 9.9 ac — AREA DESIGNATOR / AREA IN ACRES
- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- 555 — PROPOSED CONTOUR
- 555 — EXISTING CONTOUR
- Tc FLOWPATH

NOTE: REFER TO DRAINAGE CALCULATIONS SHEET 19 FOR CALCULATIONS.

10/30/2024

6/23/2021

No.	REVISIONS	DATE	
1	ADDED MEDIUM DENSITY LOTS, UPDATED MAP AND UTILITIES	10/30/2024	SFS

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STATE OF TEXAS — SARAH F. STARKEY — 145662 — LICENSED PROFESSIONAL ENGINEER — 10/30/2024

STATE OF TEXAS — JASON B. REESE — 127126 — LICENSED PROFESSIONAL ENGINEER — 6/23/2021

KHA PROJECT	069255700
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	GBM
DRAWN BY:	XXX
CHECKED BY:	JR

INLET DRAINAGE AREA MAP (SHEET 1 OF 4)

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

SHEET NUMBER
15

Plotted By: Curlin, Warren Date: October 30, 2024 01:40:49pm File Path: K:\aus_civil\069255700 sky village south\Civil\preliminary phases 4-5\plansheets\INLET DRAINAGE AREA MAP.dwg
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Plotted By:Cuplin, Warren Date:October 30, 2024 01:40:55pm File Path:K:\aus_civil\069255700 sky village south\Cad\preliminary phases 4_5\plansheets\INLET DRAINAGE AREA MAP.dwg
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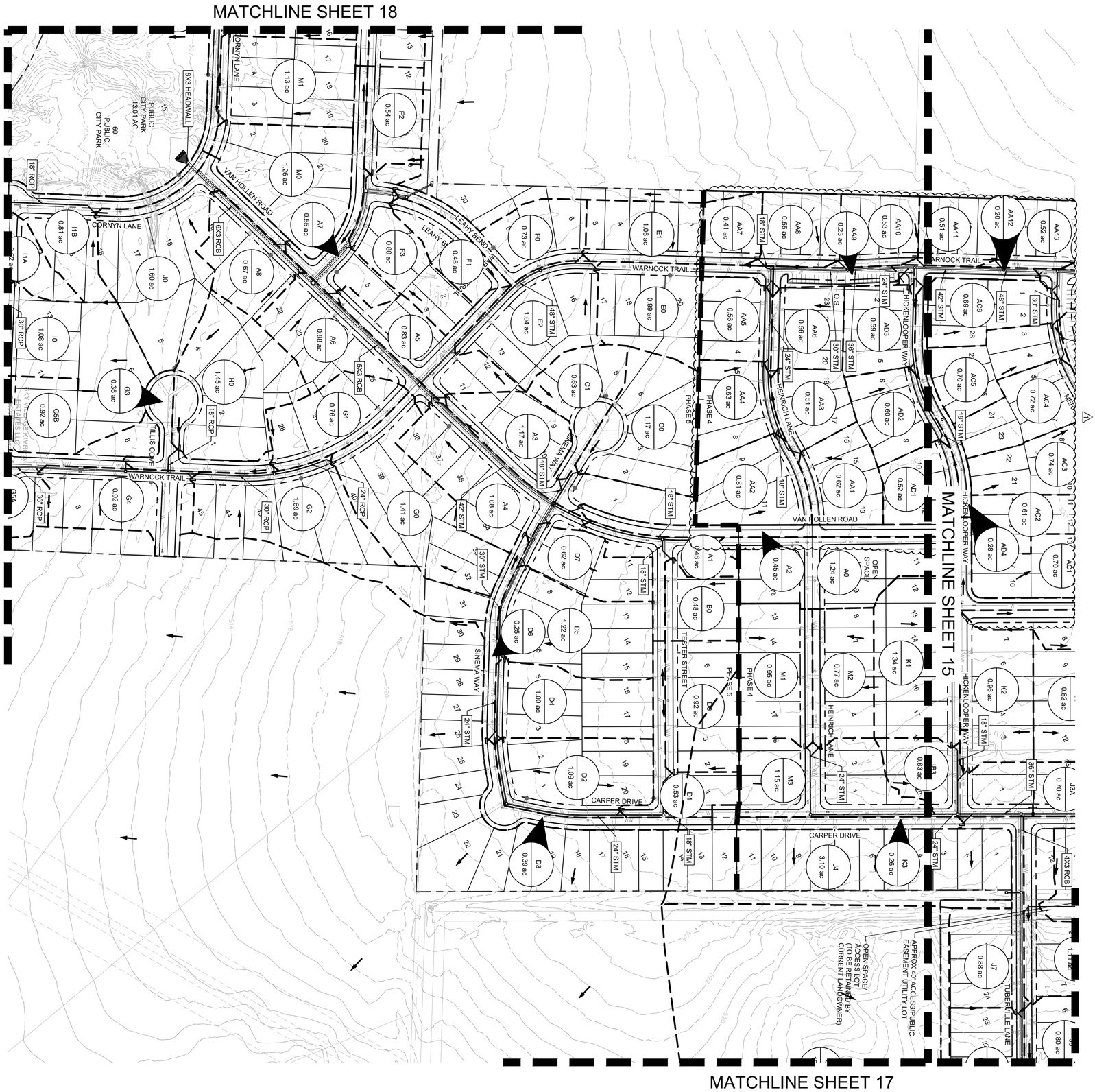

LEGEND

- AREA DESIGNATOR / AREA IN ACRES
- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- Tc FLOWPATH

NOTE: REFER TO DRAINAGE CALCULATIONS SHEET 19 FOR CALCULATIONS.

GRAPHIC SCALE 100'

10/30/2024

SHEET NUMBER 16	MANOR HEIGHTS PHASES 4 & 5 CITY OF MANOR TRAVIS COUNTY, TEXAS	INLET DRAINAGE AREA MAP (SHEET 2 OF 4)

KHA PROJECT	069255700
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	GBM
DRAWN BY:	RJ
CHECKED BY:	JR

6/23/2021

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No.	REVISIONS	DATE	B
1	ADDED MEDIUM DENSITY LOTS, UPDATED MAP AND UTILITIES.	10/30/2024	SFS

Item 4.

Plotted By:Cuplin, Warren Date:October 30, 2024 01:41:02pm File Path:K:\aus_civil\069255700 sky village south\Cad\preliminary phases 4_5\plansheets\INLET DRAINAGE AREA MAP.dwg
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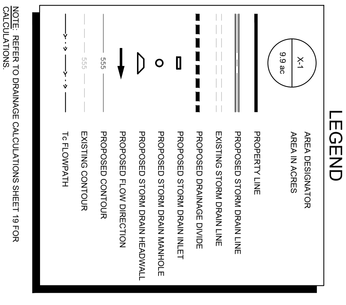
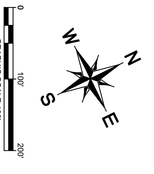


NOTE: REFER TO DRAINAGE CALCULATIONS SHEET 19 FOR CALCULATIONS



SHEET NUMBER 17	MANOR HEIGHTS PHASES 4 & 5 CITY OF MANOR TRAVIS COUNTY, TEXAS	INLET DRAINAGE AREA MAP (SHEET 3 OF 4)	KHA PROJECT 069255700 DATE JUNE 2021 SCALE: AS SHOWN DESIGNED BY: GBM DRAWN BY: XRM CHECKED BY: JR	6/23/2021 JASON B. REECE 127126 LICENSED PROFESSIONAL ENGINEER

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No.	REVISIONS	DATE	B
1	ADDED MEDIUM DENSITY LOTS, UPDATED MAP AND UTILITIES.	10/30/2024	SFS

Manor Heights Phase 4
Proposed "C" Value Calculations

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	Lots	SF of Lots	LF of Local	SF of Local	LF of Collector	SF of Collector	IMPERVIOUS COVER (sf)	IMPERVIOUS COVER %	Comp. C_{10}	Comp. C_{25}	Comp. C_{100}
A1	37743.96	0.866	5.50	19,470	298	5,811		0	25,281	67%	**0.66**	**0.72**	**0.80**
A2A	23201.7	0.533	3.50	12,390	174	3,393		0	15,783	68%	**0.66**	**0.72**	**0.81**
A2B	74858.79	1.719	9.00	31,860	515	10,043		0	41,903	56%	**0.61**	**0.66**	**0.75**
A3A	11447.78	0.263	0.00	0	458	8,931		0	8,931	78%	**0.71**	**0.77**	**0.86**
A3B	10433.22	0.240	0.00	0	439	8,561		0	8,561	82%	**0.73**	**0.79**	**0.88**
CULV-A	1947771.85	44.715	0.00	0	0	0		0	99,317	5%	**0.37**	**0.41**	**0.49**
B1A	14155.93	1.243	8.00	28,320	403	7,859		0	36,179	67%	**0.66**	**0.72**	**0.80**
B1B	14915.56	0.342	1.00	3,540	278	5,421		0	8,961	60%	**0.63**	**0.68**	**0.77**
B2A	10677.8	0.231	0.00	0	403	7,859		0	7,859	74%	**0.71**	**0.77**	**0.86**
B2B	2716.98	0.062	0.00	0	95	1,853		0	1,853	68%	**0.66**	**0.72**	**0.81**
CULV-B	5006556.25	11.698	0.00	0	0	0		0	59,242	12%	**0.40**	**0.45**	**0.52**
C1	45424.62	1.043	6.50	23,010	336	6,552		0	29,562	65%	**0.65**	**0.71**	**0.79**
C2	45067.65	1.035	7.00	24,780	345	6,728		0	31,508	70%	**0.67**	**0.73**	**0.82**
C3	53837.36	1.454	6.50	23,010	1,017	19,835		0	42,845	68%	**0.66**	**0.72**	**0.80**
C4A	33550.44	0.770	2.00	7,080	806	15,717		0	22,797	68%	**0.66**	**0.72**	**0.80**
C4B	5560.89	0.121	0.00	0	204	3,978		0	3,978	72%	**0.69**	**0.75**	**0.84**
C5A	12266.45	0.282	0.00	0	491	9,575		0	9,575	78%	**0.71**	**0.77**	**0.86**
C5B	15892.82	0.105	0.00	0	178	3,471		0	3,471	76%	**0.70**	**0.76**	**0.85**
CULV-C	747431.14	17.159	32.00	113,280	0	0		0	113,280	15%	**0.42**	**0.46**	**0.54**
D1	32543.49	0.747	2.00	7,080	835	16,283		0	23,363	72%	**0.68**	**0.74**	**0.83**
D2	46429.41	1.066	13.00	17,700	494	8,438		0	27,138	58%	**0.62**	**0.68**	**0.76**
D3	46752.83	1.073	6.00	21,240	166	3,237		0	24,477	52%	**0.59**	**0.65**	**0.73**
D4	34633.88	0.797	4.00	14,160	126	2,457		0	16,617	48%	**0.57**	**0.62**	**0.70**
E1	54709	1.256	5.00	17,700	460	8,970	157	5,024	31,694	58%	**0.62**	**0.67**	**0.76**
E2	15618.7	1.307	5.00	17,700	430	8,906		0	42,306	74%	**0.69**	**0.75**	**0.84**
E3	41671	0.957	4.00	16,200	153	2,984		0	19,184	46%	**0.56**	**0.62**	**0.69**
F1	12263.29	1.200	5.00	17,700	838	16,364		0	34,064	65%	**0.65**	**0.71**	**0.79**
F2	20217.01	0.464	0.00	0	824	16,068		0	16,068	79%	**0.72**	**0.78**	**0.87**
F3A	45768.96	1.051	3.00	10,620	0	0	405	14,880	25,500	56%	**0.61**	**0.66**	**0.74**
F3B	17836.5	0.455	0.00	0	0	0	610	19,520	19,520	98%	**0.80**	**0.87**	**0.96**
F4A	15861.08	0.364	0.00	0	0	0	488	15,616	15,616	98%	**0.80**	**0.87**	**0.96**
F4B	11889.81	0.296	0.00	0	0	0	398	12,736	12,736	99%	**0.80**	**0.87**	**0.96**
CULV-F	502185.64	11.529	0.00	0	0	0	0	0	287,496	57%	**0.61**	**0.67**	**0.75**
G1	9944.22	1.353	4.00	14,160	0	0	226	7,232	21,392	36%	**0.52**	**0.56**	**0.64**
H1	48878.15	1.122	3.00	10,620	136	2,652	391	12,512	25,784	53%	**0.59**	**0.65**	**0.73**
H2	42633.33	0.979	5.00	17,700	0	0	243	7,776	25,476	60%	**0.62**	**0.68**	**0.76**
H3	45523.73	1.045	4.00	14,160	141	2,750	262	8,384	25,294	56%	**0.61**	**0.66**	**0.74**
H4	37449	0.860	0.00	0	0	0	923	29,536	29,536	79%	**0.71**	**0.78**	**0.86**
I1	24653.57	0.566	4.00	14,160	0	0	213	6,816	20,976	85%	**0.74**	**0.81**	**0.89**
I2A	57939.78	1.330	3.00	10,620	0	0	374	11,968	22,588	39%	**0.53**	**0.58**	**0.66**
I2B	14059.74	0.323	0.00	0	0	0	193	6,176	6,176	44%	**0.55**	**0.61**	**0.68**
I3A	41101	0.944	0.00	0	0	0	550	17,600	17,600	43%	**0.55**	**0.60**	**0.68**
I3B	6483.41	0.149	0.00	0	0	0	189	6,048	6,048	93%	**0.77**	**0.84**	**0.93**
I4	80795	1.855	0.00	0	0	0	0	0	0	0%	**0.35**	**0.39**	**0.46**
J1	35743.95	0.821	4.50	15,930	244	4,758		0	20,688	58%	**0.62**	**0.67**	**0.76**
J2	33367.86	0.709	4.50	15,930	244	4,758		0	20,688	67%	**0.66**	**0.72**	**0.80**
J2A	17241.5	0.396	2.00	7,080	138	2,691		0	9,771	57%	**0.61**	**0.67**	**0.75**
J3A	14805.66	0.340	1.00	3,540	110	8,050		0	11,590	89%	**0.76**	**0.82**	**0.91**
J3B	36121	0.829	4.00	14,160	242	10,332		0	24,492	68%	**0.66**	**0.72**	**0.81**
J4	134631.41	3.091	11.00	38,940	0	0		0	38,940	29%	**0.48**	**0.53**	**0.61**
J5	53672.24	1.232	5.50	19,470	0	0		0	19,470	36%	**0.52**	**0.57**	**0.65**
J6	52069.82	1.195	3.50	12,390	690	13,455		0	25,845	50%	**0.58**	**0.63**	**0.71**
J7	38334.41	0.880	5.00	17,700	525	10,238		0	27,938	73%	**0.69**	**0.75**	**0.83**
J8	34739.03	0.797	4.00	14,160	214	4,173		0	18,333	53%	**0.59**	**0.65**	**0.73**
J9	38154.35	0.876	5.00	17,700	250	4,875		0	22,575	59%	**0.62**	**0.68**	**0.76**
J10	46522.15	1.068	6.00	21,240	306	5,967		0	27,207	58%	**0.62**	**0.68**	**0.76**
J11	59858.66	1.374	7.00	24,780	594	11,583		0	36,363	61%	**0.63**	**0.69**	**0.77**
J12	49161.14	1.129	5.00	17,700	259	5,051		0	22,751	57%	**0.61**	**0.66**	**0.74**
J13	43696.04	1.003	6.00	21,240	552	10,764		0	32,004	73%	**0.69**	**0.75**	**0.83**
J14	51204.72	1.175	5.00	17,700	349	6,806		0	24,506	48%	**0.57**	**0.62**	**0.70**
CULV-J	149094.9	3.423	0.00	0	0	0		0	41,600	28%	**0.48**	**0.53**	**0.60**
OFF-J	531676	12.206	0.00	0	0	0		0	167,706	32%	**0.50**	**0.54**	**0.62**
K1	58426.46	1.341	6.50	23,010	392	7,644		0	30,654	52%	**0.59**	**0.65**	**0.73**
K2	42889.69	0.985	5.50	19,470	315	6,143		0	25,613	60%	**0.62**	**0.68**	**0.76**
K3	11491.45	0.264	0.00	0	450	8,775		0	8,775	76%	**0.70**	**0.76**	**0.85**
M1	41540.6	0.954	5.50	19,470	285	5,558		0	25,028	60%	**0.63**	**0.69**	**0.77**
M2	33672.82	0.773	5.00	19,470	286	5,577		0	25,047	74%	**0.69**	**0.75**	**0.84**
M3	10440.24	0.240	0.00	0	0	0		0	0	0%	**0.35**	**0.39**	**0.46**
AA1	56210.42	1.290	5.00	13,800	240	4,688	699	18,216	37,704	67%	**0.66**	**0.72**	**0.80**
AA2	29844.86	0.616	3.00	8,280	166	3,233	132	3,102	14,615	54%	**0.60**	**0.66**	**0.74**
AA3	6436.05	0.148	0.00	0	0	0			3,807	59%	**0.62**	**0.68**	**0.76**
AAAA	37913.51	0.870	1.00	2,760	113	2,656	561	13,184	18,599	49%	**0.58**	**0.63**	**0.71**
AAA1	5488.39	0.126	0.00	0	0	0	173	4,066	4,066	74%	**0.69**	**0.75**	**0.84**
AA5	82536.81	1.895	0.00	0	0	0			0	0%	**0.35**	**0.39**	**0.46**
AB1	53683.95	1.232	4.00	11,040	241	4,693		0	19,711	37%	**0.52**	**0.57**	**0.65**
AB2	9669.46	0.222	0.00	0	0	0		0	5,435	56%	**0.61**	**0.67**	**0.75**
AB3	8382.07	0.192	0.00	0	293	5,715		0	5,715	68%	**0.66**	**0.72**	**0.81**
AB4	18697.80	0.429	0.00	0	551	10,751		0	10,751	57%	**0.61**	**0.67**	**0.75**
AB5	7753.60	0.178	0.00	0	0	0		0	4,606	59%	**0.62**	**0.68**	**0.76**
AB6	8532.13	0.196	0.00	0	283	5,515		0	5,515	65%	**0.65**	**0.71**	**0.79**
AB7	31421.74	0.721	0.00	0	406	7,927		0	9,918	32%	**0.50**	**0.54**	**0.62**
AB8	19639.70	0.455	3.00	8,280	267	5,201		0	13,481	68%	**0.66**	**0.72**	**0.81**
AB9	25133.41	0.577	3.00	8,280	143	2,789		0	11,069	44%	**0.55**	**0.60**	**0.68**
AB10	29047.65	0.575	3.00	8,280	158	3,087		0	11,367	45%	**0.56**	**0.61**	**0.69**
AB11	32080.99	0.736	5.00	13,800	184	3,583		0	17,383	54%	**0.60**	**0.66**	**0.74**
AC1	16528.52	0.379	3.00	8,280	113	2,210		0	10,490	63%	**0.64**	**0.70**	**0.78**
AC2	27632.57	0.634	3.00	8,280	279	5,443	65	1,529	16,254	59%	**0.62**	**0.68**	**0.76**
AC3	20117.58	0.462	3.00	8,280	137	2,665		0	10,945	54%	**0.60**	**0.66**	**0.74**
AC4	18693.41	0.429	3.00	8,280	137	2,665		0	11,948	64%	**0.64**	**0.70**	**0.79**
AD1	24675.67	0.573	4.00	11,040	0	0	39	1,076	14,342	57%	**0.61**	**0.67**	**0.75**
AD2	34842.14	0.800	5.00	13,800	0	0		0	16,810	48%	**0.57**	**0.63**	**0.71**
AD3	16433.44	0.377	2.00	5,520	138	2,683		0	8,203	50%	**0.58**	**0.63**	**0.71**
AD4	19901.73	0.457	3.00	8,280	138	2,683		0	10,963	55%	**0.60**	**0.66**	**0.74**
AD5	18756.74	0.431	3.00	8,280	124	2,415		0	10,695	57%	**0.61**	**0.67**	**0.75**
BA1	22218.34	0.510	4.00	11,040	0	0		0	13,092	59%	**0.62**	**0.68**	**0.76**
BA2	20677.5	0.479	4.00	11,040	0	0		0	13,020	62%	**0.64**	**0.70**	**0.78**
BA3	26291.54	0.604	5.00	13,800	0	0		0	16,332	62%	**0.64**	**0.69**	**0.78**
BB1	18077.93	0.415	0.00	0	216	4,212		0	12,276	68%	**0.66**	**0.72**	**0.81**
BB2	32150.34	0.739	0.00	0	0	0		0	8,232	26%	**0.47**	**0.52**	**0.59**
BC1	33934.76	0.779	3.00	8,280	0	0		0	12,059	36%	**0.51**	**0.56**	**0.64**
BC2	27150.56	0.623	4.00	11,040	148	2,886		0	13,926	51%	**0.59**	**0.64**	**0.72**
BC3	22587.85	0.519	3.00	8,280	266	5,187		0	13,467	60%	**0.62**	**0.68**	**0.76**
BC4	11203.92	0.257	0.00	0	0	0		0	9,019	80%	**0.72**	**0.78**	**0.87**
BC5	37029.78	0.850	5.00	13,800	301	5,870		0	22,850	62%	**0.63**	**0.69**	**0.77**
BC6	32379.06	0.743	6.00	16,560	238	4,641		0	21,201	65%	**0.65**	**0.71**	**0.79**
BC7	33806.99	0.776	6.00	16,560	249	4,856		0	21,416	63%	**0.64**	**0.70**	**0.78**
BC8	29492.05	0.677	5.00	13,800	238	4,641		0	18,441	63%	**0.64**	**0.70**	**0.78**
BC9	35949.92	0.825	6.00	16,560	184	3,588		0	20,148	56%	**0.61**	**0.66**	**0.75**
BD1	36709.91	0.843	4.00	11,040	0	0		0	16,500	45%	**0.56**	**0.61**	**0.69**
BD2	33743.36	0.775	4.00	14,240	242	4,719		0	18,959	56%	**0.61**	**0.67**	**0.75**
BD3	40057.18	0.920	6.00	16,560	236	4,602		0	21,162	53%	**0.59**	**0.65**	**0.73**
BD4	42239.93	0.970	5.00	17,800	266	5,577		0	23,377	55%	**0.60**	**0.66**	**0.74**
BD6	16773.91	0.385	2.00	5,520	160	3,120		0	9,888	59%	**0.62**	**0.68**	**0.76**
BD8	9835.89	0.226	0.00	0	0	0		0	5,916	60%	**0.63**	**0.68**	**0.77**
BD7	16085.84	0.369	3.00	8,280	0	0		0	9,720	60%	**0.63**	**0.69**	**0.77**
BD9	14845.95	0.341	2.00	5,520	0	0		0	8,340	56%	**0.61**	**0.67**	**0.75**
BE1	35146.18	0.807	3.00	8,280	0	0		0	12,287	35%	**0.51**	**0.56**	**0.64**
BE2	27228.53	0.625	4.00	11,040	189	3,686		0	14,726	54%	**0.60**	**0.65**	**0.74**
BE3	41791.54	0.959	5.00	13,800	202	3,939		0	17,739	42%	**0.55**	**0.60**	**0.68**
BE4	21627.08	0.496	4.00	11,040	164	3,198		0	14,238	66%	**0.65**	**0.71**	**0.80**
BE5	40913.3	0.939	5.00	13,800	230	4,485		0	18,285	45%	**0.56**	**0.61**	**0.69**
BE6	33580.54	0.771	5.00	13,800	201	3,920		0	17,720	53%	**0.59**	**0.65**	**0.73**

Manor Heights Phase 4
Proposed Inlet Runoff (Q) Calculations

D.A. Number	Drainage Area (Ac)	TOTAL I.C. (%)	Comp. C_{25}	Comp. C_{100}	TOTAL T_c (Min.)	I_{25} (in/hr)	I_{100} (in/hr)	Q_{25} (cfs)	Q_{100} (cfs)
A1	**0.87**	67%	0.72	**0.80**	9.0	11.57	12.74	**7.20**	**8.85**
A2A	**0.53**	68%	0.72	**0.81**	9.3	9.65	12.58	**3.72**	**5.41**
A2B	**1.72**	56%	0.66	**0.75**	9.5	9.58	12.50	**10.94**	**16.01**
A3A	**0.26**	78%	0.77	**0.86**	6.3	10.80	14.10	**2.19**	**3.16**
A3B	**0.24**	82%	0.79	**0.88**	5.7	11.34	14.82	**2.15**	**3.12**
CULV-A	**44.71**	5%	0.41	0.49	27.4	5.86	7.70	**108.70**	**167.44**
B1A	**1.24**	67%	0.72	**0.80**	10.4	9.27	12.08	**8.26**	**12.03**
B1B	**0.34**	60%	0.68	**0.77**	8.9	9.81	12.80	**2.30**	**3.36**
B2A	**0.23**	74%	0.77	**0.86**	5.3	11.61	15.18	**2.07**	**3.01**
B2B	**0.06**	68%	0.72	**0.81**	5.0	11.79	15.42	**0.53**	**0.78**
CULV-B	**11.70**	12%	0.45	0.52	22.8	6.46	8.47	**33.76**	**51.44**
C1	**1.04**	65%	0.71	**0.79**	11.4	8.92	11.64	**6.60**	**9.61**
C2	**1.03**	70%	0.73	**0.82**	10.9	9.05	11.81	**6.86**	**9.97**
C3	**1.45**	68%	0.72	**0.80**	11.5	8.89	11.59	**9.32**	**13.57**
C4A	**0.77**	68%	0.72	**0.81**	11.4	8.90	11.61	**4.96**	**7.21**
C4B	**0.12**	76%	0.76	**0.85**	7.0	10.68	13.95	**0.98**	**1.42**
C5A	**0.28**	78%	0.77	**0.86**	6.8	10.79	14.08	**2.35**	**3.40**
C5B	**0.10**	76%	0.76	**0.85**	6.3	11.03	14.40	**0.85**	**1.28**
CULV-C	**17.16**	15%	0.46	0.54	28.9	5.69	7.49	**45.35**	**69.09**
D1	**0.75**	72%	0.74	**0.83**	9.4	9.61	12.54	**5.33**	**7.76**
D2	**1.07**	58%	0.68	0.76	10.8	9.11	11.89	**6.57**	**9.61**
D3	**1.07**	52%	0.65	**0.73**	10.9	9.10	11.87	**6.31**	**9.26**
D4	**0.80**	48%	0.62	0.70	10.7	9.16	11.95	**4.56**	**6.70**
E1	**1.26**	58%	0.67	**0.76**	13.1	8.42	10.99	**7.13**	**10.43**
E2	**1.31**	74%	0.75	0.84	13.6	8.27	10.79	**8.15**	**11.83**
E3	**0.96**	46%	0.62	0.69	9.6	9.55	12.46	**5.62**	**8.28**
F1	**1.20**	65%	0.71	**0.79**	10.3	9.30	12.13	**7.92**	**11.54**
F2	**0.46**	79%	0.78	**0.87**	10.0	9.39	12.24	**3.40**	**4.92**
F3A	**1.05**	56%	0.66	0.74	9.7	9.16	11.95	**6.38**	**9.34**
F3B	**0.46**	98%	0.87	**0.96**	6.8	10.77	14.06	**4.28**	**6.16**
F4A	**0.36**	98%	0.87	**0.96**	5.9	11.09	14.49	**3.33**	**4.80**
F4B	**0.30**	99%	0.87	**0.96**	7.2	10.59	13.83	**2.74**	**3.94**
CULV-F	**11.53**	57%	0.67	**0.75**	13.8	8.23	10.74	**63.62**	**93.13**
G1	**1.35**	36%	0.57	0.65	13.5	8.30	10.83	**6.38**	**9.45**
H1	**1.12**	53%	0.65	**0.73**	14.6	8.03	10.48	**5.84**	**8.57**
H2	**0.98**	60%	0.68	**0.76**	12.2	8.67	11.31	**5.79**	**8.46**
H3	**1.05**	56%	0.66	0.74	14.9	7.95	10.38	**5.50**	**8.07**
H4	**0.86**	79%	0.78	**0.86**	10.6	9.32	12.16	**7.26**	**10.53**
I1	**0.57**	85%	0.81	**0.89**	12.4	8.61	11.24	**3.93**	**5.68**
I2A	**1.33**	39%	0.56	0.66	15	10.35	13.51	**8.00**	**11.84**
I2B	**0.32**	44%	0.61	**0.68**	8.5	9.98	13.02	**1.95**	**2.88**
I3A	**0.94**	43%	0.60	**0.68**	11.8	8.79	11.47	**4.98**	**7.34**
I3B	**0.15**	95%	0.86	**0.95**	8.5	10.00	13.04	**1.25**	**1.80**
I4	**1.85**	0%	0.39	0.46	12.4	8.61	11.24	**6.22**	**9.87**
J1	**0.82**	58%	0.67	0.76	11.5	8.89	11.59	**4.91**	**7.18**
J2	**0.71**	67%	0.72	0.80	8.8	9.87	12.88	**5.03**	**7.32**
J2A	**0.40**	57%	0.67	**0.75**	9.5	9.72	12.69	**2.57**	**3.76**
J3A	**0.30**	89%	0.82	0.91	9.9	9.42	12.29	**2.33**	**3.36**
J3B	**0.83**	68%	0.72	**0.81**	9.7	9.52	12.41	**5.79**	**8.29**
J4	**3.10**	29%	0.53	0.61	15.8	7.73	10.09	**12.71**	**18.97**
J5	**1.23**	36%	0.57	0.65	20.1	6.89	9.02	**4.82**	**7.17**
J6	**1.20**	50%	0.63	**0.71**	11.1	9.03	11.77	**6.83**	**10.04**
J7	**0.88**	73%	0.75	**0.83**	5.8	11.31	14.78	**7.44**	**10.82**
J8	**0.80**	53%	0.65	**0.73**	8.4	10.03	13.08	**5.19**	**7.61**
J9	**0.88**	59%	0.68	**0.76**	8.2	10.09	13.17	**6.01**	**8.76**
J10	**1.07**	58%	0.68	**0.76**	11.8	8.80	11.47	**6.35**	**9.29**
J11	**1.37**	61%	0.69	**0.77**	8.9	9.82	12.81	**9.28**	**13.55**
J12	**1.12**	57%	0.67	**0.75**	9.1	9.75	12.72	**6.00**	**8.75**
J13	**1.00**	73%	0.75	**0.83**	11.8	8.78	11.45	**6.60**	**9.58**
J14	**1.18**	48%	0.62	0.70	12.1	8.71	11.36	**6.39**	**9.40**
CULV-J	**3.42**	28%	0.53	0.60	12.9	8.45	11.03	**15.24**	**22.74**
OFF-J	**12.21**	32%	0.54	0.62	23.3	6.39	8.39	**42.49**	**63.55**
K1	**1.34**	52%	0.65	**0.73**	12.1	8.69	11.33	**7.54**	**11.06**
K2	**0.98**	60%	0.68	**0.76**	10.6	9.17	11.96	**6.78**	**9.90**
K3	**0.26**	76%	0.76	**0.85**	8.8	9.86	12.86	**1.99**	**2.88**
M1	**0.95**	60%	0.69	**0.77**	14.9	7.95	10.39	**5.20**	**7.60**
M2	**0.77**	74%	0.75	0.84	11.9	8.77	11.44	**5.11**	**7.42**
M3	**0.24**	0%	0.39	0.46	28.0	5.79	7.69	**0.54**	**0.70**
AA1	**1.29**	67%	0.72	0.80	12.2	8.68	11.50	**6.51**	**9.44**
AA2	**0.62**	54%	0.66	0.74	9.5	9.59	12.51	**3.88**	**5.69**
AA3	**0.15**	59%	0.68	**0.76**	5.0	11.79	15.42	**1.18**	**1.74**
AAAA	**0.87**	49%	0.63	0.71	10.1	9.34	12.18	**5.13**	**7.55**
AAA1	**0.13**	74%	0.75	0.84	5.0	11.79	15.42	**1.52**	**1.53**
AB1	**1.23**	37%	0.57	0.65	9.3	9.65	12.58	**6.78**	**10.04**
AB2	**0.22**	56%	0.67	**0.75**	5.0	11.79	15.42	**1.74**	**2.56**
AB3	**0.19**	68%	0.72	**0.81**	5.0	11.79	15.42	**1.64**	**2.40**
AB4	**0.43**	57%	0.67	**0.75**	5.0	11.79	15.42	**3.40**	**4.99**
AB5	**0.18**	59%	0.68	**0.76**	5.0	11.79	15.42	**1.43**	**2.09**
AB6	**0.20**	65%	0.71	**0.79**	5.0	11.79	15.42	**1.83**	**2.39**
AB7	**0.72**	32%	0.54	0.62	5.0	11.79	15.42	**4.63**	**6.91**
AB8	**0.66**	68%	0.72	**0.81**	8.7	9.91	12.93	**3.25**	**4.75**
AB9	**0.58**	44%	0.61	**0.68**	9.0	9.79	12.77	**3.42**	**5.05**
AB10	**0.58**	45%	0.61	**0.69**	9.4	9.64	12.57	**3.39**	**5.00**
AB11	**0.74**	54%	0.66	0.74	9.9	9.76	12.74	**4.71**	**6.91**
AC1	**0.38**	63%	0.70	**0.78**	8.8	9.86	12.86	**2.62**	**3.82**
AC2	**0.63**	59%	0.68	**0.76**	8.7	9.91	12.93	**4.26**	**6.23**
AC3	**0.54**	0.66	0.74	8.9	9.83	12.83	**2.98**	**4.37**
AC4	**0.43**	64%	0.70	**0.78**	8.9	9.84	12.83	**2.97**	**4.33**
AD1	**0.57**	57%	0.67	**0.75**	8.8	9.85	12.85	**3.79**	**5.55**
AD2	**0.80**	48%	0.63	0.71	9.1	9.73	12.69	**4.88**	**7.17**
AD3	**0.38**	50%	0.63	**0.71**	8.6	9.96	13.00	**2.38**	**3.50**
AD4	**0.46**	55%	0.66	0.74	8.7	9.91	12.92	**2.99**	**4.37**
AD5	**0.43**	57%	0.67	**0.75**	8.8	9.85	12.85	**2.84**	**4.15**
AD6	**0.44**	56%	0.66	0.74	8.8	9.84	12.83	**2.87**	**4.21**
BA1	**0.51**	59%	0.68	**0.76**	8.8	9.84	12.83	**3.41**	**4.98**
BA2	**0.48**	62%	0.70	**0.78**	8.9	9.83	12.82	**3.25**	**4.75**
BA3	**0.60**	62%	0.69	**0.78**	9.0	9.76	12.74	**4.09**	**5.97**
BB1	**0.42**	68%	0.72	**0.81**	5.0	11.79	15.42	**3.54**	**5.16**
BB2	**0.74**	26%	0.52	**0.59**	5.0	11.79	15.42	**4.49**	**6.73**
BC1	**0.78**	36%	0.56	**0.64**	9.4	9.63	12.55	**4.23**	**6.27**
BC2	**0.62**	51%	0.64	**0.72**	8.9	9.81	12.80	**3.92**	**5.76**
BC3	**0.52**	60%	0.68	**0.76**	8.8	9.87	12.87	**3.49**	**5.10**
BC4	**0.26**	80%	0.78	**0.87**	5.0	11.79	15.42	**2.38**	**3.45**
BC5	**0.85**	62%	0.69	**0.77**	9.2	9.70	12.65	**5.71**	**8.33**
BC6	**0.74**	65%	0.71	**0.79**	9.2	9.71	12.67	**5.13**	**7.48**
BC7	**0.78**	63%	0.70	**0.78**	9.2	9.72	12.67	**5.28**	**7.70**
BC8	**0.65**	63%	0.70	**0.78**	9.2	9.72	12.67	**4.58**	**6.68**
BC9	**0.83**	56%	0.66	**0.75**	9.1	9.76	12.73	**5.35**	**7.83**
BD1	**0.84**	45%	0.61	**0.69**	9.1	9.74	12.70	**5.01**	**7.38**
BD2	**0.77**	56%	0.67	**0.75**	9.2	9.

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Wednesday, September 18, 2024

Sarah Starkey
Kimley-Horn & Associates
501 South Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2024-P-1675-PP
Job Address: Old Kimbro Road, Manor, TX. 78653

Dear Sarah Starkey,

The first submittal of the Manor Heights Phase 4 and 5 Preliminary Plat revision *(Preliminary Plan*) submitted by Kimley-Horn & Associates and received on November 13, 2024, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

i. Remove Feliz Paiz as the P&Z chairperson, only call out the P&Z chairperson.
ii. The drainage calculations provide the additional Q values for the additional lots added. Provide a comparison table for the existing vs the proposed runoff on the plans. The proposed runoff will need to equal to or be less than the existing.
    a. With the addition of additional lots this will increase the impervious cover. Does this increase exceed the allowable runoff for this site? Provide additional information.
    b. Highlight the point of analysis.
    c. A highlighted summary showing the overall results will be sufficient. Reference table 2: peak flow summary in the engineering report.
iii. Has confirmation from the city been given that the additional water demand added to this site is allowable for the amount of LUEs dedicated to this area? If so, please provide.
iv. Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.
    a. Will the additional lots impact any trees?
v. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:
    a. 1:2 for Significant Trees eighteen (18) inches in caliper and larger
    b. 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.
    c. Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.
        1. Will the additional lots impact any trees?
vi. Has the revised TIA been reviewed and approved? If so, provide this documentation.
    a. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.
vii. Has the concept plan been approved for this? If so, please provide.
viii. Does the engineer report include the additional lots in the runoff calculations? table 2: Peak flow summary.

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,

Tyler Shows
Staff Engineer
GBA

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Friday, December 13, 2024

Sarah Starkey
Kimley-Horn & Associates
501 South Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2024-P-1675-PP
Job Address: Old Kimbro Road, Manor 78653

Dear Sarah Starkey,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Sarah Starkey and received by our office on November 13, 2024, 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,

Pauline Gray, P.E.
Lead AES
GBA

12/19/24

City of Manor Development Services

Notification for a Subdivision Preliminary Plat Amendment

Project Name: Manor Heights Phase 4 and 5 Preliminary Plat revision
Case Number: 2024-P-1675-PP
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Preliminary Plat Amendment for Manor Heights Phases 4 and 5. Subdivision Preliminary Plat Amendments that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Preliminary Plat Amendment for Manor Heights Phases 4 and 5 being one hundred and eighty-two (182) lots on 24.33 acres, more or less, and being located near the intersection of Liberty Bell Blvd. and Old Kimbro Rd., Manor, TX.

Applicant: Kimley-Horn & Associates
Owner: Forestar

The Planning and Zoning Commission will meet at 6:30PM on January 8, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on January 15, 2025 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 Preliminary Plat Amendment 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 during the discussion of this item.

PARENT TONY ENTERPRISES INC
13350 OLD KIMBRO RD BLDG 1
MANOR, TX 78653

LANDEROS LETICIA & JOSE J REVOCABLE TRUST
14315 BOIS D ARC LN
MANOR, TX 78653

SUAREZ ERNESTO
14121 BOIS D ARC LN
MANOR, TX 78653

SCHNEIDER BRIAN S
PO BOX 1303
ELGIN, TX 78621-8303

TELLO TIMOTHY & JESSICA ANDERSON
900 BRISTOL CREEK BND
LAKEWAY, TX 78738

TERRETT WILLIAM C
13700 ANDREW ABERNATHY PASS
MANOR, TX 78653-1903

PEREZ DANIEL
12200 JOHNSON RD
MANOR, TX 78653

WHEAT PHILIP A & LILLIAN T
14425 BOIS D ARC LN
MANOR, TX 78653

RIOJAS MARIA
14217 BOIS D ARC LN
MANOR, TX 78653-3814

DUQUE STATES LLC
4868 E YAGER LN
MANOR, TX 78653

PHILIPS TAMMIE C
14515 BOIS D ARC LN
MANOR, TX 78653

FRANCISCO DOMEINGUEZ JAIMES
11606 AUS TEX ACRES LN
MANOR, TX 78653

FORESTAR USA REAL ESTATE GROUP
2221 E LAMAR BLVD STE 790
ARLINGTON, TX 76006

PATRICK JOSHUA DAVID
14809 BOIS D ARC LN
MANOR, TX 78653

NGUYEN TUAN & NHIEU NGUYEN
124 SNOWFLAKE DR
ROUND ROCK, TX 78664-4063

JOHNSON CRAIG & TAMMY
13034 PARTRIDGE BEND DR
AUSTIN, TX 78729

RODRIGUEZ ERNEST LEE
238 BENERLY DRIVE
SAN ANTONIO, TX 78228-5141

HERNANDEZ FELIX JUNIOR
13708 ANDREW ABERNATHY PASS
MANOR, TX 78653-1903

DE LA LUZ EDUVIGES
14211 BOIS D ARC LN
MANOR, TX 78653

UGARTE JOSE & EVA BENITZ
14831 BOIS D ARC LN
MANOR, TX 78653

PATRICK DAVID LEE
14805 BOIS D ARC
MANOR, TX 78653

MOE RANDALL JAMES
1 COUNTY ROAD 473
THRALL, TX 76578-8797

ESPARAZA JOSE RUIZ
14793 BOIS D ARC LANE
MANOR, TX 78653-3654

PATRICK JOSHUA DAVID
14809 BOIS D ARC LANE
MANOR, TX 78653-4097

GONZALEZ JULIO CESAR
13804 ANDREW ABERNATHY PASS
MANOR, TX 78653

MENDONCA MARCILIO
13816 ANDREW ABERNATHY PASS
MANOR, TX 78653-1904

CONTINENTAL HOMES OF TEXAS L P
10700 PECAN PARK BLVD STE 400
AUSTIN, TX 78750-1447

AGENDA ITEM NO. 5

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8, 2025
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, Discussion, and possible action on a short form final plat for the Lagos Lakeside Subdivision being 4 (four) lots on 17.710 acres, more or less, and being located near the intersection of FM 973 and Murchison St. Manor, TX.

Applicant: Kimley-Horn Associates
Owner: Peter Dwyer

BACKGROUND/SUMMARY: This short form plat is the isolation and re-subdivision of what was previously part of Lagos phases 4 and 5. These 4 lots are intended to be commercial along 973 with a park/open space lot behind them. This is a non-discretionary item.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Approved Plat
- Engineer comments and responses
- Engineer Approval

ACTIONS:

Discretion	Non-Discretionary

Subdivision Review Type	Not Applicable

Actions	Approve, Approve with Conditions

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a short form final plat for the Lagos Lakeside Subdivision being 4 (four) lots on 17.710 acres, more or less, and being located near the intersection of FM 973 and Murchison St. Manor, TX.

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

BLOCK	LOT	CLASSIFICATION	OWNERSHIP DESIGNATION
R	2	PARKLAND, OPEN SPACE, WILDLIFE MANAGEMENT PRESERVE	CITY OF MANOR

*THE CITY OF MANOR OWN LOT 2, BLOCK R AND THE HOA IS TO MAINTAIN.

LEGEND

POB	POINT OF BEGINNING
o o	USED TO SHOW GEOMETRIC BREAKS UNLESS OTHERWISE NOTED
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
DRTC	DEED RECORDS TRAVIS COUNTY
R.O.W.	RIGHT OF WAY
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
PUE	PUBLIC UTILITY EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
	BENCHMARKS
	SIDEWALK
A	BLOCK IDENTIFIERS
	BOUNDARY LINE
CM	CONCRETE MONUMENT TX-DOT TYPE 1

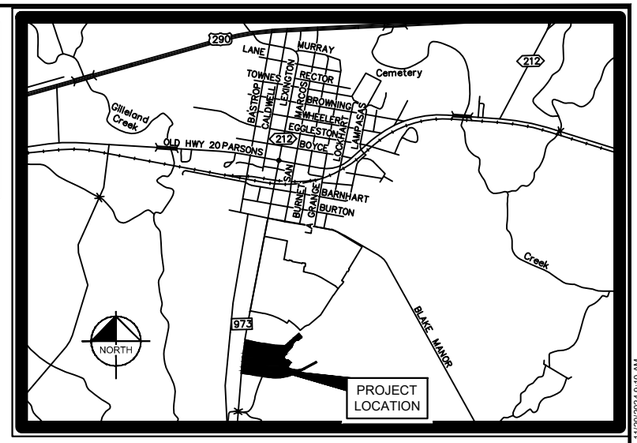
BENCH MARK LIST

NOTE: POINTS SHOWN ARE -0.72'(AVERAGE) BELOW NAVD88-GEOID 12A

BM #109 "X" CUT SET ON TOP OF HEADWALL FOR DRAINAGE STRUCTURE LOCATED NORTHEAST OF MURCHISON STREET.ELEV.= 516.57'

BM #105 "X" CUT SET ON TOP OF HEADWALL FOR DRAINAGE STRUCTURE LOCATED SOUEAST OF MURCHISON STREET.

ELEV.= 513.09'



VICINITY MAP

SCALE 1" = 2000'

NORTH

GRAPHIC SCALE IN FEET

100' 0 50' 100' 200'

1" = 100' @ 18X24

APPROXIMATE LOCATION OF SURVEY LINE

CALLED 13.34 ACRES
BOARD OF TRUSTEES OF THE MANOR INDEPENDENT SCHOOL DISTRICT
DOC. NO.2015151286
OPRTC
(UNPLATTED)

JAMES MANOR SURVEY ABSTRACT 546

JAMES MANOR SURVEY NO. 39 ABSTRACT NO. 528

CALVIN BARKER SURVEY NO. 38 ABSTRACT NO. 58

256.52'

14.81'

165.71'

S80°30'13"E 398.47'

232.76'

S87°44'52"E 225.56'

N48°03'21"E 396.94'

X: 3172552.03
Y: 10094934.82

105
513.09
BM 105

MURCHISON STREET (70' R.O.W.)

10' PUBLIC UTILITY AND SIDE WALK EASEMENT BY THIS PLAT

PASEO DE LOS LAGOS LANE (50' R.O.W.)

LAGOS PHASE 4 & 5 AMENDED PLAT DOC# 202300036 OPRTC

10' GAS EASEMENT DOC. NO. 2020236510 OPRTC

LOT 1A, BLOCK R
1.770 ACRES
77,082 SQ. FT.

LOT 1C, BLOCK R
1.533 ACRES
66,770 SQ. FT.

128.14'

281.58'

N6°47'57"E 281.58'

201.64'

S4°46'09"E 201.64'

N6°47'57"E 209.58'

153.44'

25' WATER & WASTEWATER EASEMENT BY THIS PLAT

N83°12'03"W 221.19'

N67°53'03"E 194.37'

S67°53'03"W 231.37'

35.71'

25.00'

99.93'

51.67'

S42°02'01"W 135.65'

MATCH LINE SHEET 2 OF 3

25' WATER & WASTEWATER EASEMENT DOC# 202200060 OPRTC

CITY OF MANOR, TEXAS
LOT 2, BLOCK R
LAGOS PHASE 4 & 5
DOC# 2022051292
OPRTC
(REMAINDER)

LOT 2A, BLOCK R
12.686 ACRES
552,595 SQ. FT.

PARKLAND, OPEN SPACE, WILDLIFE MANAGEMENT PRESERVE

LOT 1B, BLOCK R
1.529 ACRES
66,594 SQ. FT.

S11°09'28"W 103.20'

N3°17'30"W 93.29'

36.06'

38.94'

N8°08'12"E 52.41'

S8°08'11"W 52.41'

PROPOSED PAROLE LAGOS PLACE

N57°51'29"E 58.15'

S41°35'06"E 58.15'

105.92'

163.72'

MANOR CITY LIMITS LINE

AUSTIN ETJ LIMITS LINE

357.17'

N81°51'49"W 626.81'

10' PUBLIC UTILITY AND SIDE WALK EASEMENT BY THIS PLAT

RIGHT-OF-WAY DEDICATION
0.193 ACRES
8,418 SQ. FT.

PROPOSED WILDHORSE CONNECTOR

CALLED REMAINING PORTION OF THOSE CERTAIN TRACTS IN DEED TO 706 INVESTMENT PARTNERSHIP LTD DOC# 2005114143 OPRTC (CALLED 675.6978 ACRES IN BOUNDARY SURVEY BY CAPITAL SURVEYING CO. INC. - DATED 09/2005) (UNPLATTED)

LAGOS PHASE 4 & 5 AMENDED PLAT LOT 2, BLOCK R DOC# 202300036 OPRTC (REMAINDER)

CALVIN BARKER SURVEY NO. 38 ABSTRACT NO. 58

S22°10'27"E 11.16'

S43°30'01"W 177.71'

S10°14'59"W 38.86'

LAGOS PHASE 4 & 5 AMENDED PLAT DOC# 202300036 OPRTC

10' PUBLIC UTILITY AND SIDE WALK EASEMENT BY THIS PLAT

C4

C5

S44°30'24"E 31.06'

C6

S32°49'24"W 123.91'

C7

QUINTANA ROO TRAIL (50' R.O.W.)

BACCARAC LANE (50' R.O.W.)

MURCHISON STREET (70' R.O.W.)

LAGOS PHASE 4 & 5 AMENDED PLAT DOC# 202300036 OPRTC

S28°09'16"E 22.10'

X: 3172934.42
Y: 10094303.69

N61°50'44"E 287.04'

S61°52'04"W 452.75'

PROPOSED WILDHORSE CONNECTOR

CALLED REMAINING PORTION OF THOSE CERTAIN TRACTS IN DEED TO 706 INVESTMENT PARTNERSHIP LTD DOC# 2005114143 OPRTC (CALLED 675.6978 ACRES IN BOUNDARY SURVEY BY CAPITAL SURVEYING CO. INC. - DATED 09/2005) (UNPLATTED)

C8

10' PUBLIC UTILITY AND SIDE WALK EASEMENT BY THIS PLAT

CALVIN BARKER SURVEY NO. 38 ABSTRACT NO. 58

SUBDIVISION INFORMATION

OWNER: PETER A. DWYER, THE OWNER OF 4.868 ACRE TRACT RECORDED IN DOCUMENT NO. 2021277033, OPRTC.

OWNER: 706 INVESTMENT PARTNERSHIP LTD, THE OWNER OF THE REMAINING PORTION OF THOSE CERTAIN TRACTS RECORDED IN DOCUMENT NO. 2005114143, OPRTC.

OWNER: THE CITY OF MANOR, TEXAS A HOME RULE MUNICIPALITY, THE OWNER OF A PORTION OF LOT 2, BLOCK R, LAGOS PHASE 4 & 5 PLAT RECORDED IN DOCUMENT NO. 2022051292, OPRTC.

ACREAGE: 17.710
SURVEY: JAMES MANOR SURVEY, NO. 39 ABSTRACT NO. 528 AND CALVIN BARKER SURVEY NO. 39, ABSTRACT NO. 58

NO. OF BLOCKS: 1
NO. OF LOTS: 4
NO. OF SF LOTS: 763,041 SQ. FT.

DATE: SEPTEMBER 2024

LINE TABLE		
NO.	BEARING	LENGTH
L1	S39°55'33"E	96.16'
L2	S53°18'08"W	81.62'
L3	S48°02'54"W	56.17'
L4	S23°25'03"W	88.19'
L5	S81°51'49"E	75.00'
L6	S67°53'03"W	34.25'
L7	N47°57'58"W	25.00'
L8	N42°02'02"E	44.59'
L9	S83°12'03"E	25.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	91°12'34"	15.00'	23.88'	S07°41'51"W	21.44'
C2	51°11'07"	15.00'	13.40'	S78°53'41"W	12.96'
C3	64°47'08"	50.00'	56.54'	S72°05'41"W	53.57'
C4	172°08'30"	60.00'	180.27'	S16°12'17"E	119.72'
C5	57°46'09"	15.00'	15.12'	S73°23'28"E	14.49'
C6	11°22'32"	225.00'	44.67'	S50°11'40"E	44.60'
C7	60°58'39"	350.00'	372.49'	S87°39'56"E	355.16'
C8	36°16'07"	1000.00'	633.01'	S80°00'08"W	622.49'
C9	6°05'58"	5704.60'	607.28'	N07°20'59"E	606.99'

SURVEYOR'S NOTES:

1. ALL CORNERS OF THE PLATTED LOTS IN THE SUBDIVISION WILL BE MONUMENTED WITH 1/2-INCH IRON RODS WITH A PLASTIC CAP STAMPED "KHA" AFTER CONSTRUCTION AND PRIOR TO LOT SALES, UNLESS OTHERWISE NOTED.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).

REPLAT CONFIGURATION

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK R AND LOT 2, BLOCK R LAGOS PHASE 4 & 5 AMENDED PLAT RECORDED IN DOCUMENT NO. 202300036, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LAGOS LAKESIDE SUBDIVISION REPLAT

17.710 ACRES

BEING ALL OF LOT 1, BLOCK R
AND ALL OF LOT 2, BLOCK R
LAGOS PHASE 4 & 5 AMENDED PLAT RECORDED IN DOCUMENT NO. 202300036, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
JAMES MANOR SURVEY, NO. 39
ABSTRACT NO. 528 AND
CALVIN BARKER SURVEY NO. 39
ABSTRACT NO. 58
CITY OF MANOR, TRAVIS COUNTY, TEXAS

OWNER/DEVELOPER:
PETER A. DWYER
9900 US HIGHWAY 290 E.
MANOR, TEXAS 78653
PH: (512) 327-7415
CONTACT: PETER A. DWYER

OWNER/DEVELOPER:
CITY OF MANOR, TEXAS
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
PH: (512) 272-5555
CITY SECRETARY:
LLUVIA T. ALMARAZ

OWNER/DEVELOPER:
706 INVESTMENT PARTNERSHIP, LTD
9900 US HIGHWAY 290 E
MANOR , TX 78653-9720
PH: (512) 327-7415
CONTACT: DANNY BURNETT

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
TBPLS FIRM REGISTRATION NO. 10193973
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771
CONTACT: ROBERT J. SMITH, P.E.

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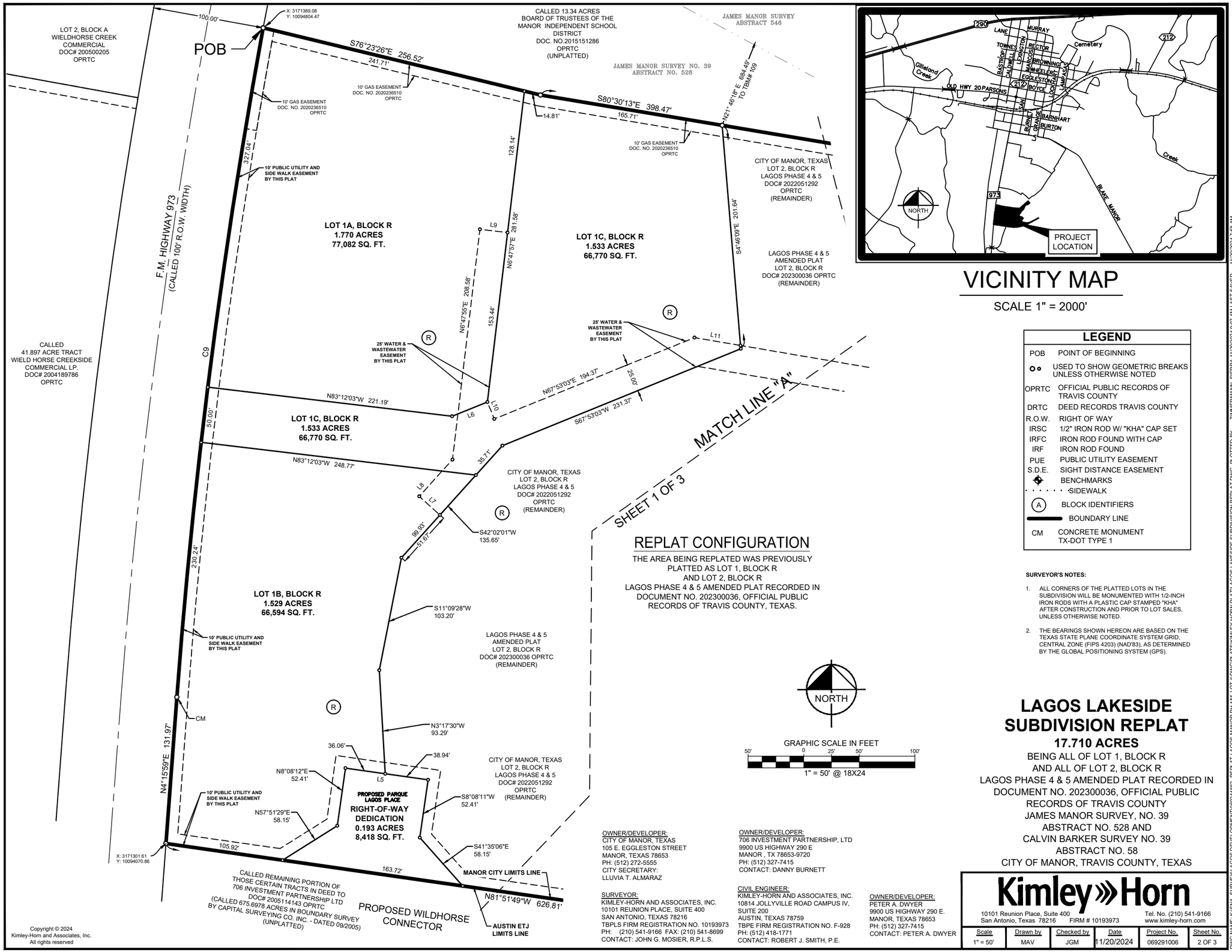
Kimley»Horn
10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MAV	JGM	11/20/2024	069291006	1 OF 3

DWG NAME: K:\SNA_SURVEY\LAGOS DEVELOPMENT\069291006-REPLAT LAGOS MANOR PH 4&5 - LOT 1\DWG\PLATS\KIMLEY-HORN PLAT\LAGOS LAKESIDE SUBDIVISION REPLAT.DWG PLOTTED BY ZIMMERMANN, SIERRA 11/20/2024 9:16 AM LAST SAVED 11/20/2024 9:10 AM



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VICINITY MAP

SCALE 1" = 2000'

LEGEND

POB	POINT OF BEGINNING
oo	USED TO SHOW GEOMETRIC BREAKS UNLESS OTHERWISE NOTED
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
DRTC	DEED RECORDS TRAVIS COUNTY
R.O.W.	RIGHT OF WAY
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
PUE	PUBLIC UTILITY EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
	BENCHMARKS
	SIDEWALK
A	BLOCK IDENTIFIERS
	BOUNDARY LINE
CM	CONCRETE MONUMENT TX-DOT TYPE 1

SURVEYOR'S NOTES:

1. ALL CORNERS OF THE PLATTED LOTS IN THE SUBDIVISION WILL BE MONUMENTED WITH 1/2-INCH IRON RODS WITH A PLASTIC CAP STAMPED "KHA" AFTER CONSTRUCTION AND PRIOR TO LOT SALES, UNLESS OTHERWISE NOTED.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).

REPLAT CONFIGURATION

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK R AND LOT 2, BLOCK R LAGOS PHASE 4 & 5 AMENDED PLAT RECORDED IN DOCUMENT NO. 202300036, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NORTH

GRAPHIC SCALE IN FEET
50' 0 25' 50' 100'
1" = 50' @ 18X24

LAGOS LAKESIDE SUBDIVISION REPLAT

17.710 ACRES

BEING ALL OF LOT 1, BLOCK R
AND ALL OF LOT 2, BLOCK R
LAGOS PHASE 4 & 5 AMENDED PLAT RECORDED IN
DOCUMENT NO. 202300036, OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY
JAMES MANOR SURVEY, NO. 39
ABSTRACT NO. 528 AND
CALVIN BARKER SURVEY NO. 39
ABSTRACT NO. 58
CITY OF MANOR, TRAVIS COUNTY, TEXAS

OWNER/DEVELOPER:
CITY OF MANOR, TEXAS
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
PH: (512) 272-5555
CITY SECRETARY:
LLUVIA T. ALMARAZ

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
TBPLS FIRM REGISTRATION NO. 10193973
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.

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9900 US HIGHWAY 290 E
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PH: (512) 327-7415
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10814 JOLLYVILLE ROAD CAMPUS IV,
SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771
CONTACT: ROBERT J. SMITH, P.E.

OWNER/DEVELOPER:
PETER A. DWYER
9900 US HIGHWAY 290 E.
MANOR, TEXAS 78653
PH: (512) 327-7415
CONTACT: PETER A. DWYER

Kimley»Horn
10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MAV	JGM	11/20/2024	069291006	2 OF 3

DWG NAME: K:\SNA_SURVEY\LAGOS DEVELOPMENT\069244562- REPLAT LAGOS MANOR PH 4&5-LOT 1\DWG\PLATS\KIMLEY-HORN PLAT\LAGOS LAKESIDE SUBDIVISION REPLAT.DWG PLOTTED BY ZIMMERMANN, SIERRA 11/20/2024 9:07 AM LAST SAVED 11/20/2024 7:58 AM

THE STATE OF TEXAS)(
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS)(

WHEREAS, PETER A. DWYER, THE OWNER OF 4.868 ACRE TRACT RECORDED IN DOCUMENT NO. 2021277033, 706 INVESTMENT PARTNERSHIP LTD, THE OWNER OF THE REMAINING PORTION OF THOSE CERTAIN TRACTS RECORDED IN DOCUMENT NO. 2005114143, AND THE CITY OF MANOR, TEXAS A HOME RULE MUNICIPALITY, THE OWNER OF A PORTION OF LOT 2, BLOCK R, LAGOS PHASE 4 & 5 AMENDED PLAT RECORDED IN DOCUMENT NO. 202300036, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS. SUBDIVIDE AND REPLAT 17.710 ACRES OF LAND LOCATED IN THE JAMES MANOR SURVEY NO. 39, ABSTRACT NO. 528, AND CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58, CITY OF MANOR, TRAVIS COUNTY, TEXAS, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "LAGOS LAKESIDE SUBDIVISION REPLAT" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 17.710 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY _____, 20__.

BY: _____
PETER A. DWYER (PRESIDENT)
9900 U.S. HIGHWAY 290 E
MANOR, TEXAS 78653-9720

BY:_____
DR. CHRISTOPHER HARVEY, MAYOR
CITY OF MANOR, TEXAS A HOME RULE MUNICIPALITY
105 E. EGGLESTON STREET
MANOR, TEXAS 78653

BY: _____
706 INVESTMENT PARTNERSHIP, LTD
PETER A. DWYER (PRESIDENT)
9900 U.S. HIGHWAY 290 E
MANOR, TEXAS 78653-9720

ATTEST:

_____
LLUVIA T. ALMARAZ, CITY SECRETARY

THE STATE OF TEXAS)(

COUNTY OF TRAVIS)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__,

_____
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF _____
THE STATE OF _____

THE STATE OF TEXAS)(

COUNTY OF TRAVIS)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__,

_____
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF _____
THE STATE OF _____

THE STATE OF TEXAS)(

COUNTY OF TRAVIS)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__,

_____
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF _____
THE STATE OF _____

GENERAL NOTES:

1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
2. ALL LOT CORNERS OF THIS SUBDIVISION SHALL BE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO ANY/ALL LOT SALES, UNLESS OTHERWISE NOTED.
3. A 10' PUBLIC UTILITY AND SIDEWALK EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY. (AS SHOWN)
4. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
5. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CITY OF MANOR.
6. THE OWNER OF THE SUBDIVISION, AND HIS OR HER, SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF MANOR.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
8. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE UTILITY EASEMENT OR WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
9. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
10. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
11. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
12. CROSS ACCESS AND CROSS DRAINAGE IS ALLOWED ON ALL LOTS IN THIS SUBDIVISION.
13. THE OWNER OF THE SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF MANOR. LAGOS RESIDENTIAL COMMUNITY, INC., A TEXAS CORPORATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") WILL OWN THE FOLLOWING LOT: LOT 2 BLOCK R.
14. DEVELOPMENT FOR THE LOTS WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE LAGOS PLANNED UNIT DEVELOPMENT AND THAT CERTAIN DEVELOPMENT AGREEMENT (LAGOS) DATED EFFECTIVE AUGUST 21, 2019, AS MAYBE AMENDED ("DEVELOPMENT AGREEMENT").

THE STATE OF TEXAS)(
COUNTY OF TRAVIS)(

I, ROBERT J. SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE DOES NOT LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

_____
REGISTERED PROFESSIONAL ENGINEER No.106319
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD CAMPUS IV,
SUITE 200
AUSTIN, TEXAS 78759

THE STATE OF TEXAS)(
COUNTY OF BEXAR)(

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

_____
JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - STATE OF TEXAS
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
Ph. 210-321-3402
greg.mosier@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

CITY OF MANOR ACKNOWLEDGMENTS

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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE. _____ DAY OF _____, ____.

APPROVED: ATTEST:

_____ _____
JEFFREY STENSLAND LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE. _____ DAY OF _____, ____.

APPROVED: ATTEST:

_____ _____
DR. CHRISTOPHER HARVEY., MAYOR LLUVIA T. ALMARAZ, CITY SECRETARY

COUNTY OF TRAVIS)(
STATE OF TEXAS)(
KNOW ALL ME BY THESE PRESENTS:

I, DANA DEBEAUVOIR, 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 DATE. _____ DAY OF _____, ____, AT _____ O'CLOCK____, DULY RECORDED ON THE DAY OF _____ DAY OF _____, 20__, AT _____ O'CLOCK ____ IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

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

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY:_____
DEPUTY

DESCRIPTION OF A
17.710 ACRE TRACT OF LAND

BEING A 17.710 ACRES (771,459 SQUARE FEET) TRACT OF LAND SITUATED IN THE JAMES MANOR SURVEY, ABSTRACT NO. 528, HAYS COUNTY, TEXAS; AND BEING ALL OF LOT 1, BLOCK R, AND ALL OF LOT 2, BLOCK R, LAGOS PHASE 4 & 5 AMENDED PLAT DESCRIBED IN DOCUMENT NO. 202300036 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY JAMES MANOR SURVEY, ABSTRACT NO. 528, CITY OF MANOR, TRAVIS COUNTY, TEXAS.

LAGOS LAKESIDE SUBDIVISION REPLAT

17.710 ACRES

BEING ALL OF LOT 1, BLOCK R
AND ALL OF LOT 2, BLOCK R
LAGOS PHASE 4 & 5 AMENDED PLAT RECORDED IN DOCUMENT NO. 202300036, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
JAMES MANOR SURVEY, NO. 39
ABSTRACT NO. 528 AND
CALVIN BARKER SURVEY NO. 39
ABSTRACT NO. 58
CITY OF MANOR, TRAVIS COUNTY, TEXAS

OWNER/DEVELOPER:
706 INVESTMENT PARTNERSHIP, LTD
9900 US HIGHWAY 290 E
MANOR , TX 78653-9720
PH: (512) 327-7415
CONTACT: DANNY BURNETT

OWNER/DEVELOPER:
CITY OF MANOR, TEXAS
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
PH: (512) 272-5555
CITY SECRETARY:
LLUVIA T. ALMARAZ

OWNER/DEVELOPER:
PETER A. DWYER
9900 US HIGHWAY 290 E.
MANOR, TEXAS 78653
PH: (512) 327-7415
CONTACT: PETER A. DWYER

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD CAMPUS IV,
SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771
CONTACT: ROBERT J. SMITH, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
TBPLS FIRM REGISTRATION NO. 10193973
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.

Kimley»Horn
10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MAV	JGM	11/20/2024	069291006	3 OF 3

DWG NAME: K:\SNA_SURVEY\LAGOS DEVELOPMENT\069291006 - REPLAT LAGOS MANOR PH 4&5-LOT 1\DWG\PLATS\KIMLEY-HORN PLAT\LAGOS LAKESIDE SUBDIVISION REPLAT.DWG PLOTTED BY ZIMMERMANN, SIERRA 11/20/2024 9:08 AM LAST SAVED 11/20/2024 7:58 AM

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1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Wednesday, November 13, 2024

Pete hoyt
Kimley-Horn Associates

pete.hoyt@kimley-horn.com

Permit Number 2024-P-1685-SF
Job Address: Lagos (Phase 4 & 5) Lakeside Short Form Final Plat, , LA.

Dear Pete hoyt,

The first submittal of the Lagos (Phase 4 & 5) Lakeside Short Form Final Plat *(Short Form Final Plat*) submitted by Kimley-Horn Associates and received on November 26, 2024, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. The P&Z Chairperson is Jeffrey Stensland.

2. Official titles need to be added to the property owner signature blocks.

3. The Mayor will need to sign the plat as the Owner for the City not the City Manager. His signature will be attested by the City Secretary.

4. A license agreement and special warranty deed will need to be provided in order for the lot to be dedicated to the City. They will need to be reviewed by City Legal.

5. Provide a description for the proposed utility easement. Also, dimensions should be added to the easement.

6. The location of City Limits lines and/or outer border of the City's ETJ should be shown on the plat if either such line traverse the subdivision.

7. A tax certificate showing that all taxes on the property have been paid is required to be submitted.

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.
Lead AES
GBA

Kimley»Horn

KHA Project No. 069241722

November 26, 2024

GBA
1500 County Road 269
Leander, TX 78641

RE: **Permit Number 2024-P-1685-SF**
Job Address: Lagos (Phase 4 & 5) Lakeside Short Form Final Plat, , LA.

Dear Tyler Shows:

Please accept this *Comment Response Letter* in reply to GBA's review, dated November 13th, 2024, regarding the above-referenced project. Original comments have been included below for reference. All Kimley-Horn responses are listed in **maroon**.

REVIEWER:
Pauline Grey P. E.,

The first submittal of the Lagos (Phase 4 & 5) Lakeside Short Form Final Plat *(Short Form Final Plat*) submitted by Kimley-Horn Associates and received on October 23, 2024, 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 (737) 247- 7557 or by email at pgray@gbateam.com .

1. The P&Z Chairperson is Jeffrey Stensland.
   Response: The Name Jeffrey Stensland has been replaced on the plat as chairperson of P&Z.

2. Official titles need to be added to the property owner signature blocks.
   Response: The official titles have been added to the property owner signature blocks.

3. The Mayor will need to sign the plat as the Owner for the City not the City Manager. His signature will be attested by the City Secretary.
   Response: The owner's signature block has been updated.

4. A license agreement and special warranty deed will need to be provided in order for the lot to be dedicated to the City. They will need to be reviewed by City Legal.
   Response: : The recorded license agreement and special warranty deed has been provided with this submittal.

5. Provide a description for the proposed utility easement. Also, dimensions should be added to the easement.
   Response: The label has been changed to describe the proposed easement as a Water and Wastewater Easement. A width dimension has been added to the plat with this submittal. The Bearings and Distances are on the plat as well describing the easements location.

6. The location of City Limits lines and/or outer border of the City's ETJ should be shown on the plat if either such line traverse the subdivision.
   Response: The city limits line is being called out on the southern portion of the plat where City of Manor meets Austin ETJ. The ETJ call out has been added to the plat.

7. A tax certificate showing that all taxes on the property have been paid is required to be submitted.
   Response: The tax certificate has been included with this submittal.

End of Report

Please contact me at 512-418-4522 if additional information is required.

Regards,

Kimley-Horn and Associates, Inc.



Jeremy D. Rogers

Jeremy.rogers@kimley-horn.com

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Tuesday, December 17, 2024

Pete hoyt
Kimley-Horn Associates

pete.hoyt@kimley-horn.com

Permit Number 2024-P-1685-SF
Job Address: Lagos (Phase 4 & 5) Lakeside Short Form Final Plat,

Dear Pete hoyt,

We have conducted a review of the final plat for the above-referenced project, submitted by Pete hoyt and received by our office on November 26, 2024, 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,

Pauline Gray, P.E.
Lead AES
GBA

AGENDA ITEM NO. 6

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8, 2025
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, Discussion, and possible action on a short form final plat for 101, 104, 107, and 108 W Boyce St. being 3 (three) lots on 0.96 acres, more or less, and being LOTS 1-5 BLOCK 43 & lots 1-5 block 43 & lots 16-20 block 29 Town of Manor, Manor, TX.

Applicant: Build Block Inc.
Owner: Build Block Inc.

BACKGROUND/SUMMARY: This short form plat is for the Boyce mixed use site. These lots are intended to be commercial/retail on the first floor and residential on the floors above. This is a non-discretionary item.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Approved Plat
- Engineer comments and responses
- Engineer Approval

ACTIONS:

Discretion	Non-Discretionary

Subdivision Review Type	Not Applicable

Actions	Approve, Approve with Conditions

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a short form final plat for 101, 104, 107, and 108 W Boyce St. being 3 (three) lots on 0.96 acres, more or less, and being lots 1-5 block 43 & lots 16-20 block 29 Town of Manor, Manor, TX.

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

AMENDED PLAT OF LOTS 1-5 BLOCK 43 & LOTS 16-20 BLOCK 29 TOWN OF MANOR

OWNER: JIWON JUNG
101 W. BOYCE STREET
MANOR, TEXAS 78653

ACREAGE: 41,662.98 SQ. FT. - 0.96 ACRES
NUMBER OF BLOCKS: 2
NUMBER OF LOTS: 3

SUBMITTAL DATE: 02/22/2024
DATE OF REVISION: -

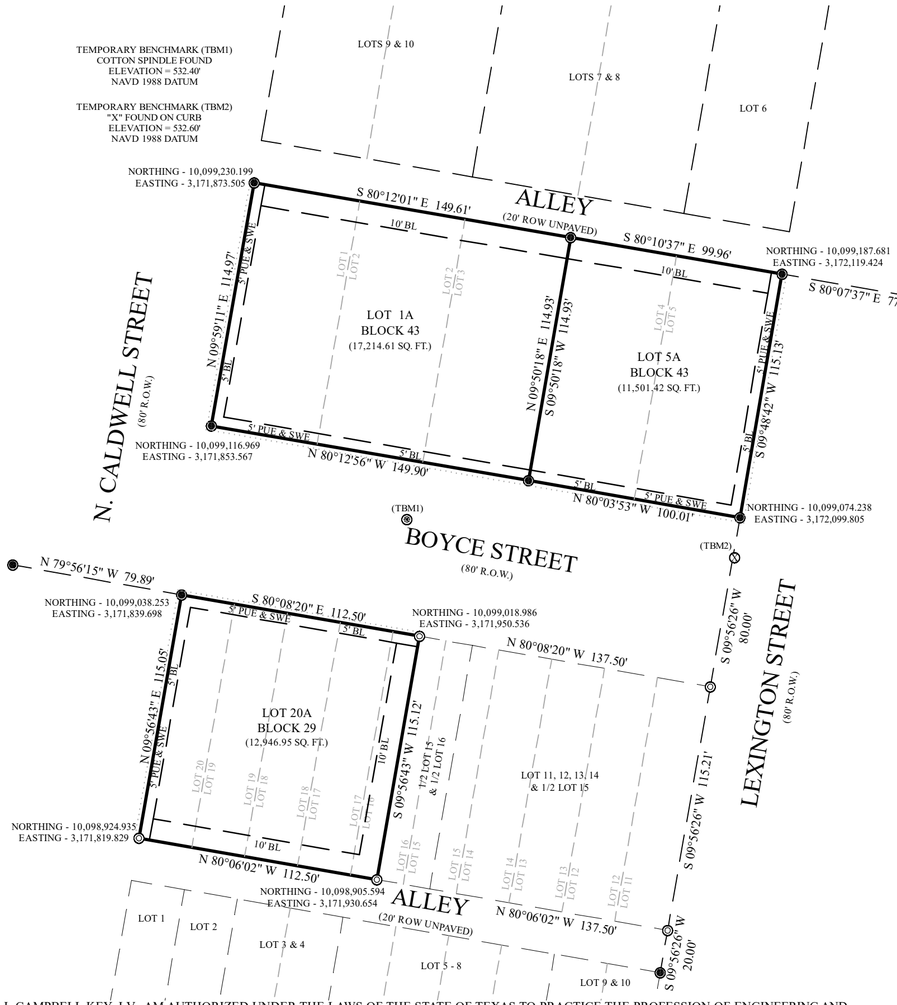
SURVEYOR: ALL STAR LAND SURVEYING - FIRM: 10135000
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729
(512) 249-8149 REF# A0204024

ENGINEER: SOUTHWEST ENGINEERS, INC.
FIRM # F-1909
2631 GATTIS SCHOOL RD., BLDG. 2, STE. 270
ROUND ROCK, TEXAS 78664

PROJECT DATUM: NORTH AMERICAN DATUM 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE -
CENTRAL ZONE (4203)
UNITS: US SURVEY FEET

LEGEND

- 1/2" ROD FOUND
- 1/2" ROD W/CAP SET "ALLSTAR 5729"
- COTTON GIN SPINDLE FOUND
- "X" SCRIBE FOUND IN CONC.
- ( ) RECORD INFORMATION
- PROPOSED SIDEWALK
- BL BUILDING SETBACK LINES
- PUE PUBLIC UTILITY ESMT
- SWE SIDEWALK ESMT



I, CAMPBELL KEY, I.V., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE CITY OF MANOR LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

CAMPBELL KEY, I.V., P.E.
LICENSE NO. 147977
SOUTHWEST ENGINNERS FIRM # F-1909
2631 GATTIS SCHOOL RD., BLDG. 2, STE. 270
ROUND ROCK, TEXAS 78664

STATE OF TEXAS
A. CAMPBELL KEY IV
147977
LICENSED
PROFESSIONAL ENGINEER

01/02/2025
DATE

I, EDWARD C. RUMSEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT ALL CORNERS MONUMENTS SHOWN THEREON, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE TRAVIS COUNTY, TEXAS CODES AND ORDINANCES, INCLUDING SECTION 131.25(e), AND CHAPTER 482 OF THE TRAVIS COUNTY, CODE, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN OR DESCRIBED HEREON. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT AND MY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

EDWARD C. RUMSEY R.P.L.S. # 5729
REF# A0204024

STATE OF TEXAS
EDWARD RUMSEY
5729
REGISTERED
PROFESSIONAL
LAND SURVEYOR

01/02/2025
DATE

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

THAT I, JIWON JUNG, BEING THE OWNER OF 0.96 ACRE OF LAND, MORE OR LESS, OUT OF THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, BEING CONVEYED TO ME IN WARRANTY DEED RECORDED IN DOCUMENT NO(S). 2021131120, 2021121545, 2021184718 & 2023050595, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 1 ACRES, PURSUANT TO CHAPTER 212 & 232 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

"AMENDED PLAT OF LOTS 1-5 BLOCK 43 & LOTS 16-20 BLOCK 29, TOWN OF MANOR"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL 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 _____, 20___ A.D.

_____
JIWON JUNG
101 W BOYCE STREET
MANOR, TEXAS 78653

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIWON JUNG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE 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 _____, 20___ A.D.

_____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

NOTES:

1) WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF MANOR.

2) PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE FOLLOWING RIGHTS-OF-WAY:
BOYCE STREET, N. CALDWELL STREET & LEXINGTON STREET

3) A FRONT AND STREETSIDE YARD SETBACK TO BE FIVE (5') FOOT, AND REAR, AND EXTERIOR SIDE SETBACK AND REAR SETBACK FOLLOWS THE STANDARDS. A VARIANCE HAS BEEN REQUESTED FOR SETBACKS.

4) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF MANOR REGULATIONS AT THE TIME OF THE BUILDING PERMIT APPLICATION. A VARIANCE HAS BEEN REQUESTED FOR SETBACKS.

5) ZONING FOR THIS SUBDIVISION IS (DB) DISTRICT.

6) THE PROPOSED USE OF THIS SUBDIVISION IS DOWNTOWN BUSINESS.

7) PERFORMANCE AND MAINTENANCE GUARANTEES AS REQUIRED BY THE CITY.

8) THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

9) PROPERTY OWNERS OF THE LOTS ON WHICH THE (INSERT EASEMENT TYPE) EASEMENTS ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.

10) A 5' PUBLIC UTILITY AND SIDEWALK EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.

11) PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.

12) DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.

13) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.

14) NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH THREE EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASENIENTS.

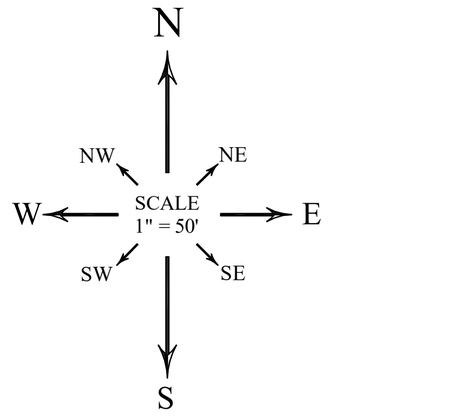
15) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.

16) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CONTROL MANUAL.

17) ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.

18) PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.

CASE NUMBER - 2024-P-1637-SF



GRAPHIC SCALE

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE THE 3RD DAY OF JUNE, 2024.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISION OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ OF _____ 20 ___A.D.

APPROVED: ATTEST:

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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE _____ OF _____, 20 ___ A.D.

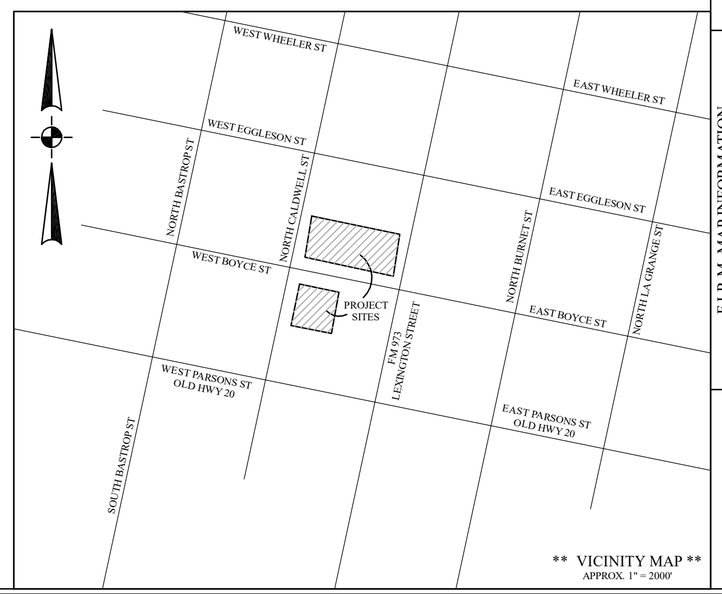
APPROVED: ATTEST:

_____ _____
DR. CHRISTOPHER HARVEY, LLUVIA T. ALMARAZ
MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

I, DYANA LIMON-MERCADO, COUNTY 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 _____, 20___, A.D. AT _____ O'CLOCK ____.M., IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, UNDER DOCUMENT NUMBER _____
FILED FOR RECORD ON THE _____ DAY OF _____, 20___, A.D.

_____ _____
DYANA LIMON-MERCADO DEPUTY
COUNTY CLERK
TRAVIS COUNTY, TEXAS



** VICINITY MAP **
APPROX. 1" = 2000'

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD - PLAIN, AND HAS A ZONE RATING AS SHOWN "X" ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 48453C0485J
PANEL.: 0485J
DATED: 08/18/2014

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 10135000

SCALE:	1" = 50'
BEGIN DATE:	02/22/2024
DRAWN BY:	DAVID BAK
JOB NO.:	A0204024
REVISED DATE:	-

AMENDED PLAT OF LOTS 1-5 BLOCK 43 & LOTS 16-20 BLOCK 29 TOWN OF MANOR
BEING ALL OF THAT CERTAIN 0.96 ACRE TRACT IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, TRAVIS COUNTY, TEXAS BEING THE SAME LOTS 1-5 BLOCK 43, 1/2 OF LOT 16, LOT 17-20, BLOCK 29, TOWN OF MANOR, CONVEYED TO JIWON JUNG, RECORDED IN DOCUMENT NO(S). 2021131120, 2021121545, 2021184718 & 2023050595, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

SHEET
1
OF 1

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Wednesday, May 22, 2024

Jiwon Jung

2700 e 2nd st
Los Angeles CA 90033
bb.at.laca@gmail.com

Permit Number 2024-P-1637-SF
Job Address: 101 W Boyce St, Manor , TX. 78653

Dear Jiwon Jung,

The first submittal of the 101, 104, 107, and 108 W Boyce st Short Form Final plat *(Short Form Final Plat*) submitted by and received on January 03, 2025, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

i. ~~Provide a location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended. The vicinity map is not to scale.~~
ii. ~~Provide identification of proposed uses and reservations for all lots within the subdivision.~~
iii. ~~Verify the zoning for this area. Notes Call out DB for Lot 20A Block 29, verify it's not SF-1 zoning.~~
iv. ~~Provide the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries as per Manor Code of Ordinance Chapter 14 Section 14.02.007.~~
v. **Provide the approved variance request from the City of Manor. The development agreement provided is a draft agreement, provided an approved and signed development agreement. Variances will need to be approved before council in order for this SFFP to be approved.**
    a. **The variances will need to be approved by planning and zoning prior to the plat being approved.**
vi. ~~Provide the proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines.~~
vii. ~~Verify the correct engineer and engineering firm is being used for this plat. Jay Engineering is no longer a firm. Provide a seal of the engineer, and updated engineering firm.~~
viii. ~~Provide the updated signature blocks required for plat signatures and notes. The signature block used is out of date.~~
ix. Felix Paiz is the current City of Manor Chairperson. **Remove Feliz Paiz as the chairperson and have P&Z chairperson**
x. ~~Provide the following as a note. "Performance and maintenance guarantees as required by the City."~~
xi. ~~Using a state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners. This should be provided for Lot 20A as well.~~
xii. ~~The Mayor is Dr. Christopher Harvey.~~
xiii. **Provide documentation that lots listed in Note 5 have been approved to be exempt from drainage requirements.**
xiv. **Clarify why the plat says "Official public records of Bastrop County, Texas**
xv. **Note #2, #5 will need to be removed. Note #5 will need to be approved by P&Z**
xvi. **Remove note #21 this will need to be approved by fire ESD No. 12.**
xvii. **Building setbacks will be reviewed once the variances are granted.**

NOTE THAT A COMMENT RESPONSE LETTER SHOULD BE PROVIDED WITH RESUBMITTALS TO PROVIDE INFORMATION AS TO HOW COMMENTS HAVE BEEN ADDRESSED.

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,

Tyler Shows
Staff Engineer
GBA

Permit Number: 2024-P-1637-SF
Job Address: 101 W Boyce St, Manor, TX 78653
Date: Friday, July 19, 2024

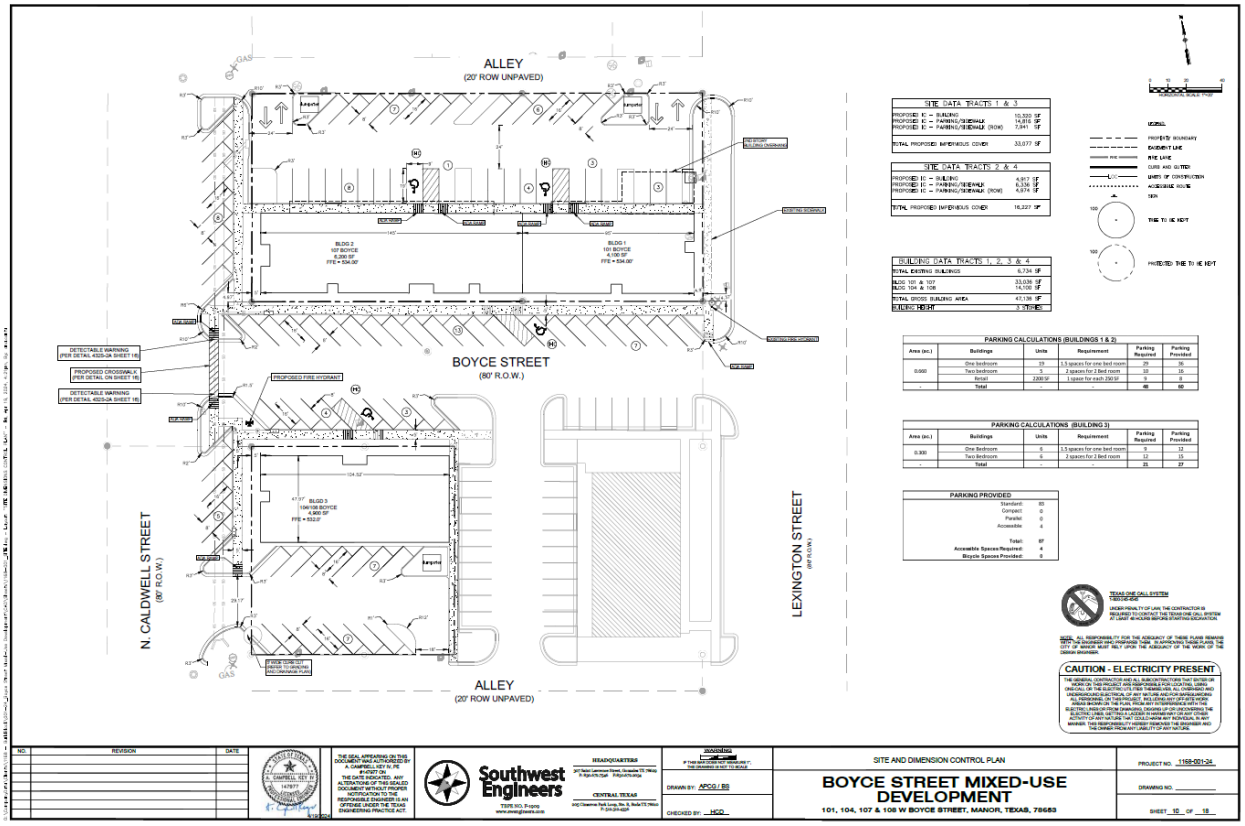
Response narrative

The proposed development for the site entails constructing three-story mixed-use residential buildings within the DB (Downtown Business) zoning district. We have verified the zoning as shown in Ordinance No. 693 and Ordinance No. 722, and the relevant document has been uploaded for reference.

The site development plan, which includes the proposed sidewalk locations, has been uploaded. Currently, the site development permit is in the ongoing permitting process under number 2024-P-1645-SP.

The revised site map incorporates all comments received, delineating building setback lines with dashed lines. The variance request for setbacks and drainage is noted on the drawing. Additionally, the City's drafted Development Agreement has been uploaded for further reference.

Reference A (Site Development Plan page)



Reference B (Ordinance No. 722)

ORDINANCE NO. 722

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM SINGLE FAMILY SUBURBAN (SF-1) TO DOWNTOWN BUSINESS (DB); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

Whereas, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

Whereas, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of Ordinance. City of Manor Code of Ordinances Chapter 14 Zoning Ordinance ("Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

Section 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Single Family Suburban (SF-1) to zoning district Downtown Business (DB). The Property is accordingly hereby rezoned to Downtown Business (DB).

Section 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

PASSED AND APPROVED FIRST READING on this the 20th day of September 2023.

PASSED AND APPROVED SECOND AND FINAL READING on this the 2nd day of October 2023.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC,
City Secretary

CITY OF MANOR TEXAS

Reference C (Ordinance No. 693)

ORDINANCE NO. 693

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM SINGLE FAMILY SUBURBAN (SF-1) TO DOWNTOWN BUSINESS (DB); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

Whereas, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

Whereas, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

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Section 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Single Family Suburban (SF-1) to zoning district Downtown Business (DB). The Property is accordingly hereby rezoned to Downtown Business (DB).

Section 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Tuesday, August 13, 2024

Jiwon Jung

2700 e 2nd st
Los Angeles CA 90033
bb.at.laca@gmail.com

Permit Number 2024-P-1637-SF
Job Address: 101 W Boyce St, Manor 78653

Dear Jiwon Jung,

The subsequent submittal of the 101, 104, 107, and 108 W Boyce st Short Form Final plat submitted by and received on January 03, 2025, 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 Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

i. ~~Provide a location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended. The vicinity map is not to scale.~~
ii. ~~Provide identification of proposed uses and reservations for all lots within the subdivision.~~
iii. ~~Verify the zoning for this area. Notes Call out DB for Lot 20A Block 29, verify it's not SF-1 zoning.~~
iv. ~~Provide the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries as per Manor Code of Ordinance Chapter 14 Section 14.02.007.~~
v. **Provide the approved variance request from the City of Manor. The development agreement provided is a draft agreement, provided an approved and signed development agreement. Variances will need to be approved before council in order for this SFFP to be approved.**
    a. **The variances will need to be approved by planning and zoning prior to the plat being approved.**
vi. ~~Provide the proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines.~~
vii. ~~Verify the correct engineer and engineering firm is being used for this plat. Jay Engineering is no longer a firm. Provide a seal of the engineer, and updated engineering firm.~~
viii. ~~Provide the updated signature blocks required for plat signatures and notes. The signature block used is out of date.~~
ix. Felix Paiz is the current City of Manor Chairperson. **Remove Feliz Paiz as the chairperson and have P&Z chairperson**
x. ~~Provide the following as a note. "Performance and maintenance guarantees as required by the City."~~
xi. ~~Using a state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners. This should be provided for Lot 20A as well.~~
xii. ~~The Mayor is Dr. Christopher Harvey.~~
xiii. **Provide documentation that lots listed in Note 5 have been approved to be exempt from drainage requirements.**
xiv. **Clarify why the plat says "Official public records of Bastrop County, Texas**
xv. **Note #2, #5 will need to be removed. Note #5 will need to be approved by P&Z**
xvi. **Remove note #21 this will need to be approved by fire ESD No. 12.**
xvii. **Building setbacks will be reviewed once the variances are granted.**

NOTE THAT A COMMENT RESPONSE LETTER SHOULD BE PROVIDED WITH RESUBMITTALS TO PROVIDE INFORMATION AS TO HOW COMMENTS HAVE BEEN ADDRESSED.

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 (737) 247-7557, 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.
Lead AES
GBA

Permit Number: 2024-P-1637-SF
Job Address: 101 W Boyce St, Manor, TX 78653
Date: September 4, 2024

Response Narrative

The proposed development for the site entails constructing three-story mixed-use residential buildings within the DB (Downtown Business) zoning district.

Comment ii is shown in Note 8 following Tyler Shows email (Reference A). It states that The proposed use of this subdivision is Downtown Business.

Comment iii is satisfied as shown in the email from Tyler Shows (Reference A).

Variance requests are written as notes in the SFFP as mentioned in the conversation with Scott Dunlop. Notes on drainage requirements and setbacks are included in the SFFP. DA is currently on-going with the city and is uploaded for reference.

The revised site map incorporates the state plane coordinate system on all four property corners. Felix Paiz is the City of Manor Chairperson and the Mayor is Dr. Christopher Harvey.

Reference A (Email from Tyler Shows regarding Comments 2 and 3)

Fwd: Project 2024-P-1637-SF - GBA Plan Review Revisions

Tyler Shows <tshows@gbateam.com> Wed, Aug 21, 2024 at 12:00 PM
To: Jenny Jiwon Heo <jenny.heo@buildblock.io>, Michael Burrell <mburrell@manortx.gov>
Cc: Scott Dunlop <sdunlop@manortx.gov>, bb_at laca <bb.at.laca@gmail.com>, "asset@buildblock.io" <asset@buildblock.io>, Pauline Gray <pgray@gbateam.com>

Jenny,

Below are my responses to your questions.

- Comment 2: Provide a note of the proposed use of each lot. A note calling out the proposed use of this lot as downtown business will satisfy the comment. Zoned as DB: Downtown business
- Comment 3: Is satisfied comment can be crossed off.

Let me know if you have any additional questions.

Michael,

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Friday, October 4, 2024

Jiwon Jung

2700 e 2nd st
Los Angeles CA 90033
bb.at.laca@gmail.com

Permit Number 2024-P-1637-SF
Job Address: 101 W Boyce St, Manor 78653

Dear Jiwon Jung,

The subsequent submittal of the 101, 104, 107, and 108 W Boyce st Short Form Final plat submitted by and received on January 03, 2025, 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 Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

i. ~~Provide a location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended. The vicinity map is not to scale.~~
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iii. ~~Verify the zoning for this area. Notes Call out DB for Lot 20A Block 29, verify it's not SF-1 zoning.~~
iv. ~~Provide the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries as per Manor Code of Ordinance Chapter 14 Section 14.02.007.~~
v. **Provide the approved variance request from the City of Manor. The development agreement provided is a draft agreement, provided an approved and signed development agreement. Variances will need to be approved before council in order for this SFFP to be approved.**
    a. **The variances will need to be approved by planning and zoning prior to the plat being approved.**
vi. ~~Provide the proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines.~~
vii. ~~Verify the correct engineer and engineering firm is being used for this plat. Jay Engineering is no longer a firm. Provide a seal of the engineer, and updated engineering firm.~~
viii. ~~Provide the updated signature blocks required for plat signatures and notes. The signature block used is out of date.~~
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x. ~~Provide the following as a note. "Performance and maintenance guarantees as required by the City."~~
xi. ~~Using a state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners. This should be provided for Lot 20A as well.~~
xii. ~~The Mayor is Dr. Christopher Harvey.~~
xiii. **Provide documentation that lots listed in Note 5 have been approved to be exempt from drainage requirements.**
xiv. **Clarify why the plat says "Official public records of Bastrop County, Texas**
xv. **Note #2, #5 will need to be removed. Note #5 will need to be approved by P&Z**
xvi. **Remove note #21 this will need to be approved by fire ESD No. 12.**
xvii. **Building setbacks will be reviewed once the variances are granted.**

NOTE THAT A COMMENT RESPONSE LETTER SHOULD BE PROVIDED WITH RESUBMITTALS TO PROVIDE INFORMATION AS TO HOW COMMENTS HAVE BEEN ADDRESSED.

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 /Manor/Parts/Blank, or by e-mail at tshows@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,



Tyler Shows
Staff Engineer
GBA

BuildBlock

Build Block Inc
527 Molino St, #101, Los Angeles, CA 90013
bb.at.laca@gmail.com

January 2nd, 2025

Mr. Tyler Shows, Staff Engineer
GBA
1500 County Road 269, Leander, TX 78641

RE: Amended Plat of Lots 1-5 Block 43 & Lots 16-20 Block 29 Town of Manor
(2024-P-1637-SF)
101, 104, 107, and 108 W Boyce Street, Manor, Texas 78653

Dear Mr. Shows,

Please find our responses to the comments dated October 4th, 2024 below.

Engineer Review

v. Provide the approved variance request from the City of Manor. The development agreement provided is a draft agreement, provided an approved and signed development agreement. Variances will need to be approved before council in order for this SFFP to be approved. The variances will need to be approved by planning and zoning prior to the plat being approved.

Comment Response: The development agreement was approved on October 16th, 2024, but has not been recorded by the City of Manor. The variance request was approved by Planning and Zoning on November 13, 2024. Please find the attached P&Z meeting minutes for the record.

ix. Remove Felix Paiz as the chairperson and have P&Z chairperson.

Comment Response: Revised as per the comment.

xiii. Provide documentation that lots listed in Note #5 have been approved to be exempt from drainage requirements.

Comment Response: The Drainage Waiver will be addressed through a separate approval process, and Note #5 has been removed.

xiv. Clarify why the plat says “Official public records of Bastrop County, Texas.”

Comment Response: The reference has been revised to state "Travis County, Texas."

xv. Note #2, #5 will need to be removed. Note #5 will need to be approved by P&Z.

Comment Response: Revised as per the comment, notes #2, #5 have been removed.

xvi. Remove note #21. This will need to be approved by fire ESD No.12.

Comment Response: Revised as per the comment, note #21 has been removed.

xvii. Building setbacks will be reviewed once the variances are granted.

Comment Response: The variance request was approved by Planning and Zoning on November 13, 2024. Please find the attached P&Z meeting minutes for the record.

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Friday, January 3, 2025

Jiwon Jung

2700 e 2nd st
Los Angeles CA 90033
bb.at.laca@gmail.com

Permit Number 2024-P-1637-SF
Job Address: 101 W Boyce St, Manor 78653

Dear Jiwon Jung,

We have conducted a review of the final plat for the above-referenced project, submitted by Jiwon Jung and received by our office on January 03, 2025, 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,

Pauline Gray, P.E.
Lead AES
GBA

AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 8, 2025
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration Discussion, and Possible Action on recommending two P&Z commissioners for the Tree Advisory Committee.

BACKGROUND/SUMMARY: Nominees should be chosen at the P&Z meeting so that committee members can be appointed and/or reappointed by the City Council.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

ACTIONS:

Discretion	Discretionary

Subdivision Review Type	Not Applicable

Actions	Choose Nominees

STAFF RECOMMENDATION:
It is the City Staff's recommendation that the Planning and Zoning Commission nominate two P&Z commissioners for the Tree Advisory Committee

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

AGENDA ITEM NO. 8

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	January 8, 2025
PREPARED BY:	Michael Burrell, Interim Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to appoint a Planning and Zoning Commission Chair and Vice Chair to serve a 1-year term.

BACKGROUND/SUMMARY:

Each January the terms for Chairperson and Vice-Chair expire and must be filled.

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

-
-

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission appoint a Planning and Zoning Commission Chairperson and Vice Chair to serve a 1-year term.

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