

February 19th, 2025

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

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

**Re: *Summary Letter – Manor Heights Phase 7-8
Preliminary Plat Application
Northwest intersection of Old Kimbro Rd and Highway 290.
Manor, Texas 78653***

To Whom It May Concern:

Please accept this summary letter for the above referenced project. The Manor Heights community is located north of Highway 290, northeast of the intersection of Old Kimbro Road and Highway 290. The site is in the City of Manor, Travis County. The existing property is undeveloped and totals approximately 72.29 acres. Manor Heights Phase 7 & 8 encompass approximately 38.25 and 34.04 acres respectively of the total property.

The proposed improvements include 159 residential lots in Phase 7 and 100 residential lots in Phase 8. The development also comprises streets, sidewalk, storm sewer, water, wastewater, and other associated site improvements. This project is located within the Cottonwood Creek watershed of the Colorado River basin.

A portion of the site is in the Federal Emergency Management Agency's 100-year floodplain per Flood Insurance Rate Map 48453C0505H, effective 09/26/2008, Travis County, Texas and unincorporated areas.

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

If you have any questions or comments regarding this request, please contact me at 512-996-2391.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Alex Granados, P.E.