

August 24, 2020

Pauline Gray, P.E.
Jay Engineering Company, Inc.
P.O. Box 1220
Leander, TX 78646

**RE: *Presidential Glen Commercial Lot 1 Concept Plan
Second Submittal
Permit Number 2020-P-1258-CP***

Dear Pauline:

Please accept this Comment Response Letter in reply to the City of Austin's review of plans for the above referenced project, dated August 4, 2020. Original comments have been included for reference. All Kimley-Horn responses are listed in **blue**.

1. Proposed major categories of land use by acreage showing compatibility of land use with the Master Plan as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(7).

Response: A table indicating zoning and land use acreage that shows compatibility with the Master Plan has been added to the concept plan.

2. Significant drainage features and structures including any regulatory one hundred (100) year flood plains should be shown on the Concept Plan as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(11).

Response: No regulatory one hundred-year floodplains are present on or adjacent to the site of development and a note indicating such is on the left side of the concept plan. All drainage features and structures have been indicated on the concept plan.

3. Significant features on or within two hundred (200) feet of the property, such as railroads, roads, buildings, utilities and drainage structures should be shown on the Concept Plan as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(12).

Response: Significant features, including roads, buildings, utilities, and drainage structures, have now been indicated on the concept plan.

4. The approximate boundaries and anticipated timing of proposed phases of development and uses should be shown on the Concept Plan as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(13).

Response: The phases, phase boundaries, and timeline has been indicated in a table on the left side of the concept plan.

5. A proposed phasing plan for the development should be shown on the Concept Plan as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(16).

Response: Proposed phasing is now shown and indicated on the concept plan in table form on the left side.

Should you have questions or require additional information, please feel free to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



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