



March 29, 2021

City of Manor  
Development Services  
**P.O. Box 387**  
**Manor, Texas 78653**

**RE: Compass Rose Academy**  
**Approx. 13 acres located 900' south of FM 973/Suncrest Road**  
**Manor, Texas 78653**

To Whom it May Concern:

Kimley-Horn and Associates, Inc. has prepared the following Summary Letter to support the submittal of the Concept Plan, Preliminary Plat, and Final Plat for the above referenced project. Concurrent reviews are allowed as noted in the Development Agreement between the property's ownership and the City of Manor. This property is currently owned by IDEA Public Schools, who previously sought to develop the property with a charter school but opted to sell the property instead.

The 13.19-acre project entails platting one institutional lot for a public charter school campus. Charter schools are allowed by right under the current zoning of the property (Institutional). The initial phase will consist of an elementary school, soccer field with a running track, and ancillary site improvements. Phases 2 and 3 will consist of middle and high schools, respectively, in addition to expansions of site infrastructure and surface parking. Access will be taken off FM 973 and Suncrest Road in the first phase, but access off Suncrest Road will be limited to emergency access only. In conformance with the mitigation measures outlined in the Traffic Impact Analysis, acceleration and deceleration lanes will be constructed along FM 973 via a Donation Agreement with TxDOT as part of the Phase 1 improvements. Water and wastewater will be provided via offsite extensions that will be designed by the city's consulting engineer. Onsite detention will be provided via a structural pond, designed in accordance with city standards (City of Austin Drainage Criteria Manual). Kimley-Horn is currently coordinating with Bluebonnet Electrical Cooperative to reroute an existing overhead electrical line along the western and northern property lines.

Manville Water Supply Corporation (WSC) currently has jurisdictional rights to serve this property but agreed to release the property from their Certificate of Convenience and Necessity (CCN) area. In doing so, they requested for a 20' exclusive water easement be dedicated adjacent to the Suncrest Road frontage. Kimley-Horn will coordinate the configuration and assignment of the easement as part of the platting process. Otherwise, Kimley-Horn understands the city's legal counsel is working on the CCN swap with Manville WSC.

Kimley-Horn looks forward to working with the City of Manor on this project. Please don't hesitate to reach out with any questions/comments regarding this submittal.

# Kimley»»Horn

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brandon Hammann, P.E.  
Project Manager