



**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, Brigrance & 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 permissible 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.

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

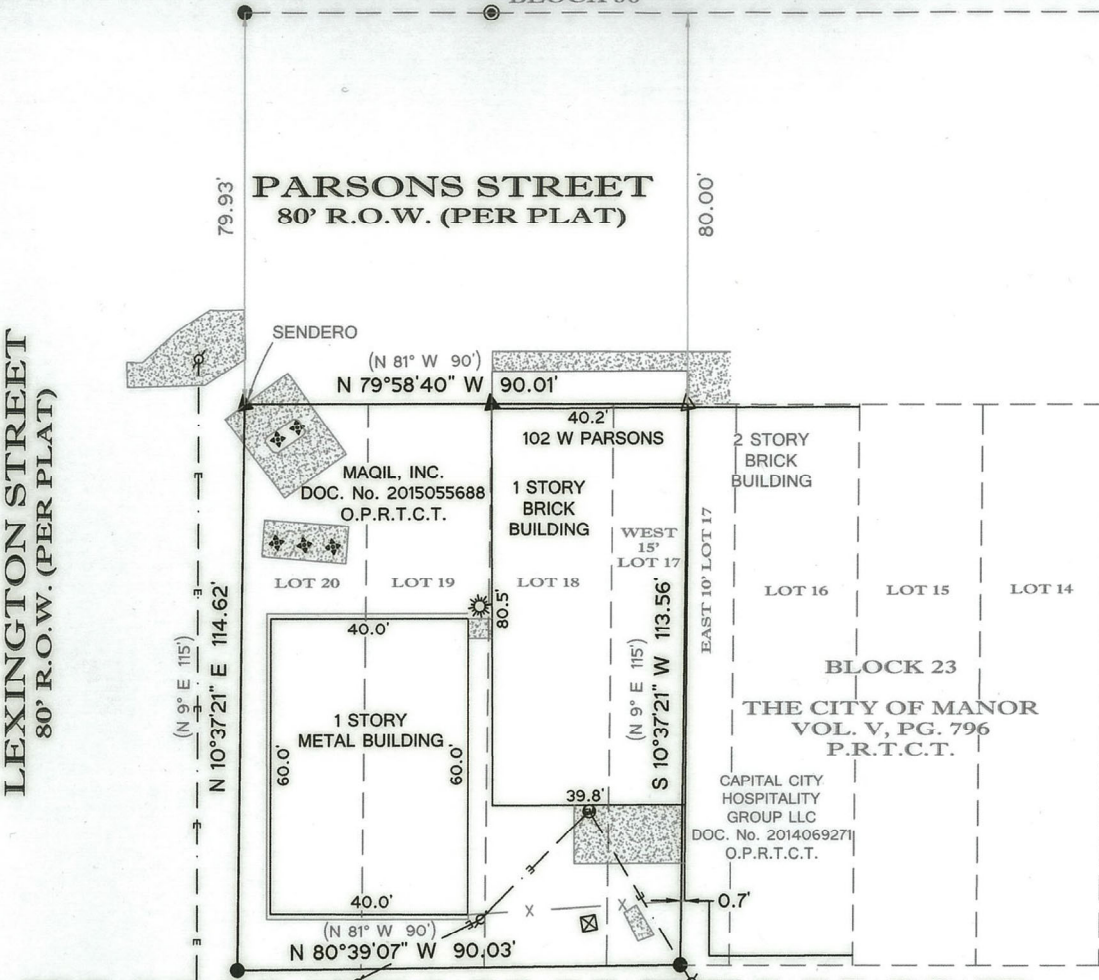
ATTEST:

Mandy Miller
Development Services Supervisor

LEXINGTON STREET
80' R.O.W. (PER PLAT)

BLOCK 30

PARSONS STREET
80' R.O.W. (PER PLAT)



20' ALLEY (PER PLAT)

NOTES:

1. Surveyor makes no expressed or implied warranties as to the fee owners 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 Coordinate System, Central Zone (4203) NAD83.
4. This survey was performed 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 MANOR County, Texas, according to plat of record in Volume V, Page 796, Plat Records of Travis County, Texas.

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

LEGEND:

- 1/2" 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:

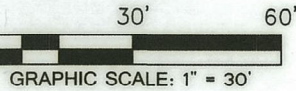
I hereby certify that this survey plat is true and correct to the best of my knowledge and is based on an on the ground survey performed under my direct supervision during the month of December, 2016.

Jeffrey J. Curd 1/5/2017
 Jeffrey J. Curd
 Registered Professional Land Surveyor
 No. 5516 - State of Texas



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 No. 10194101 |





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.
- FIRE EXTINGUISHER 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.

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

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

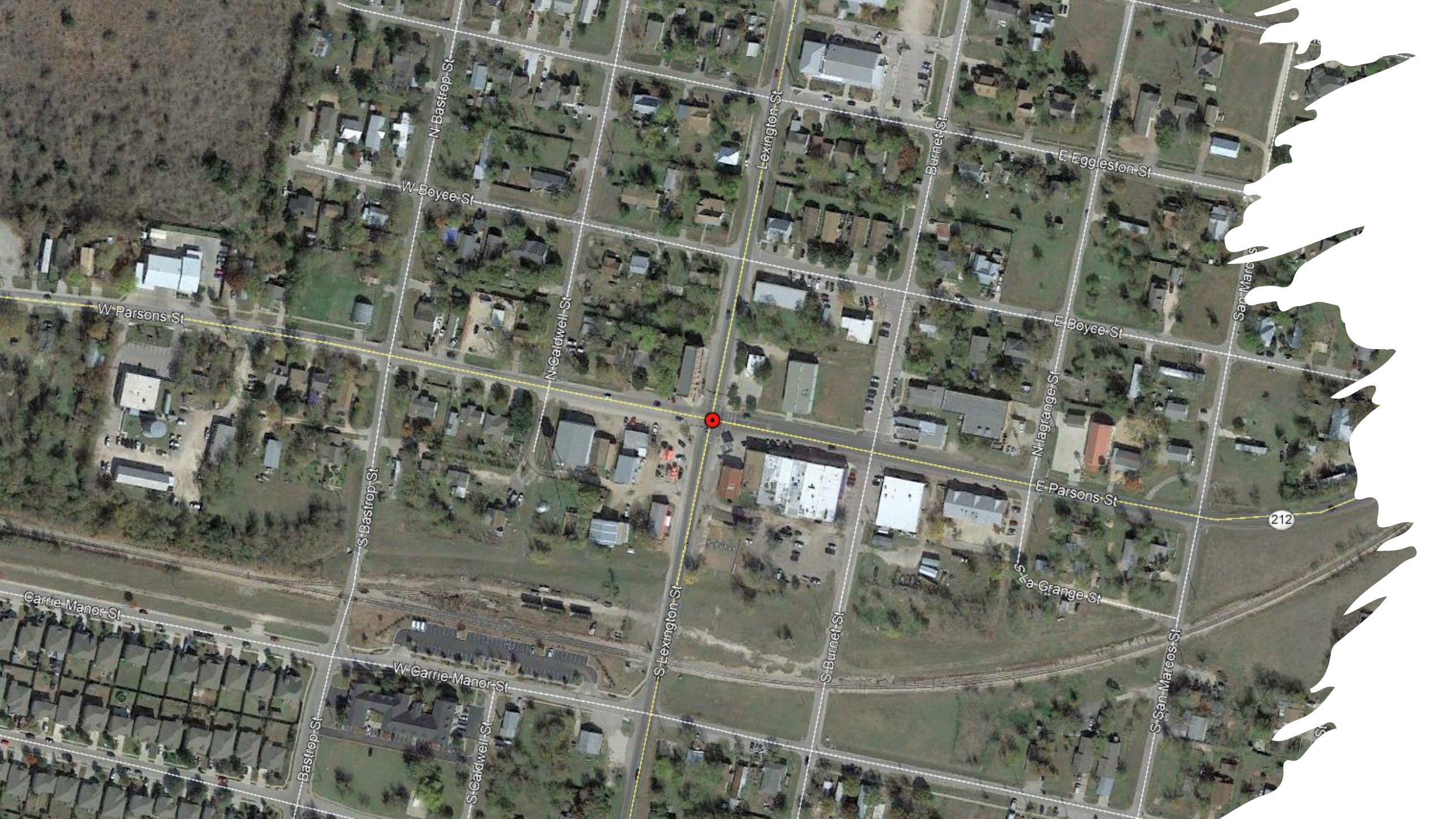
DRAWING: **New Proposed Site Plan**

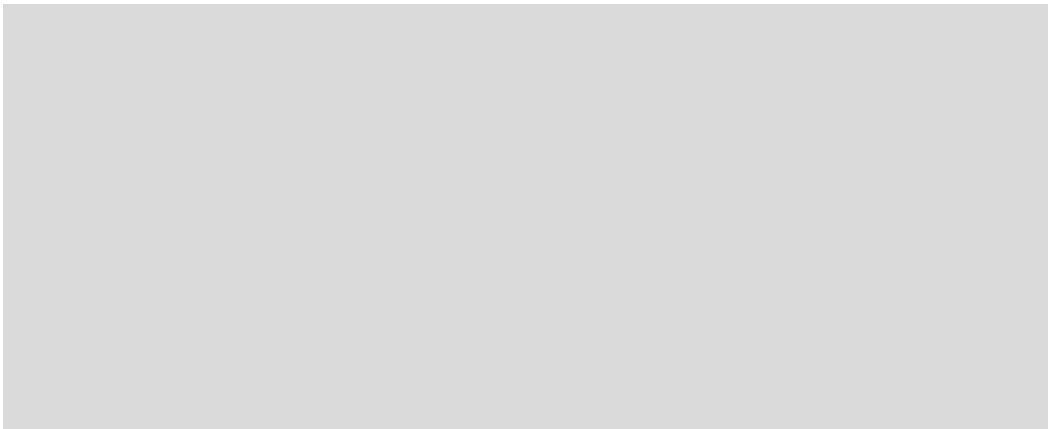
SCALE A1 A3: 1/16" = 1'-0"	DRAWN: CG	CHECKED: CG
DRAWING NO:	REVISION: A	



Lamsons Grocery 102 W. Parson St

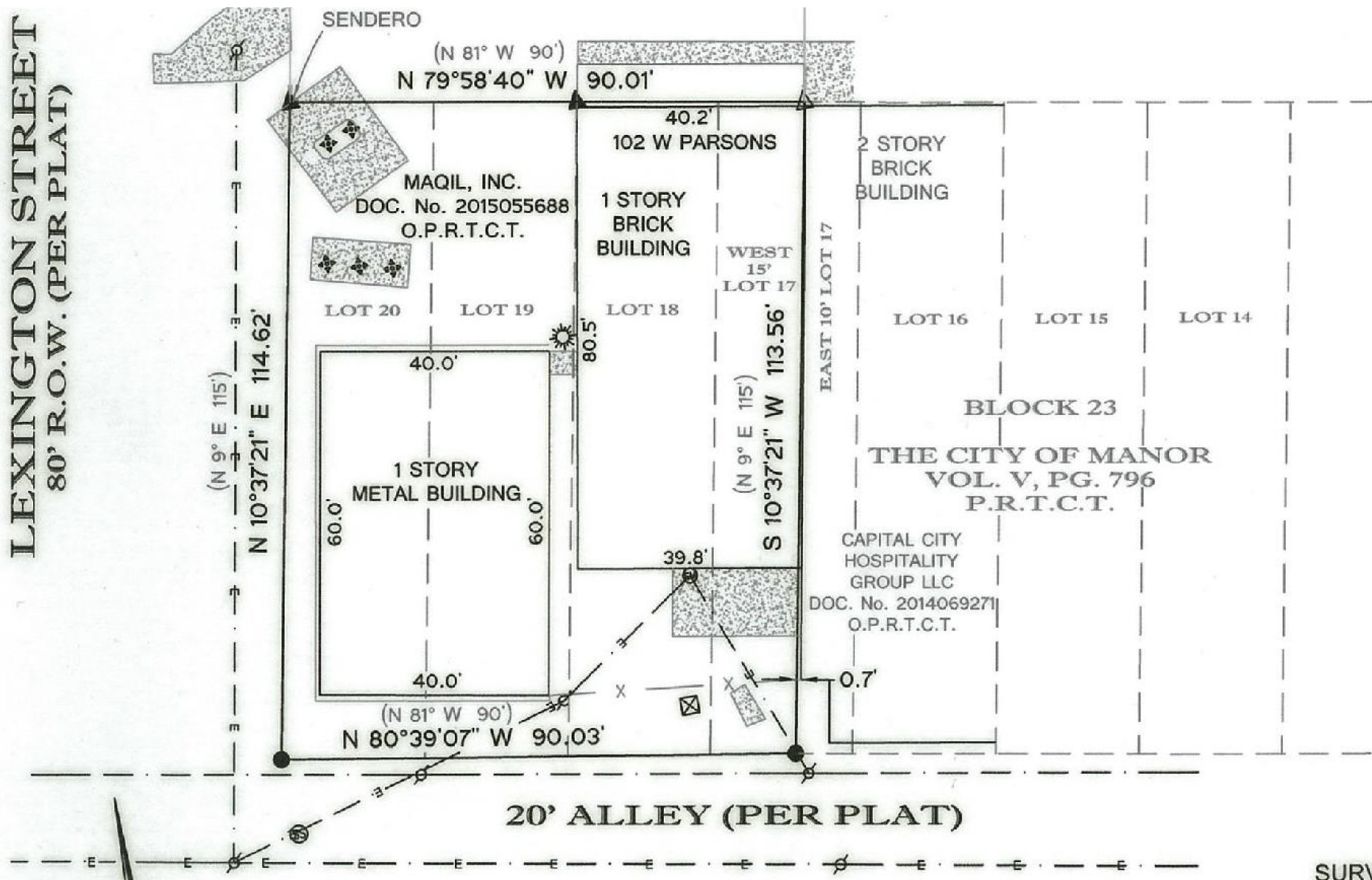
Lamson's Grocery, where Gilbert (Depp) works and Arnie (DiCaprio) frequently visits, is actually Manor Grocery, where locals tell you about the time the all-star cast came to town.



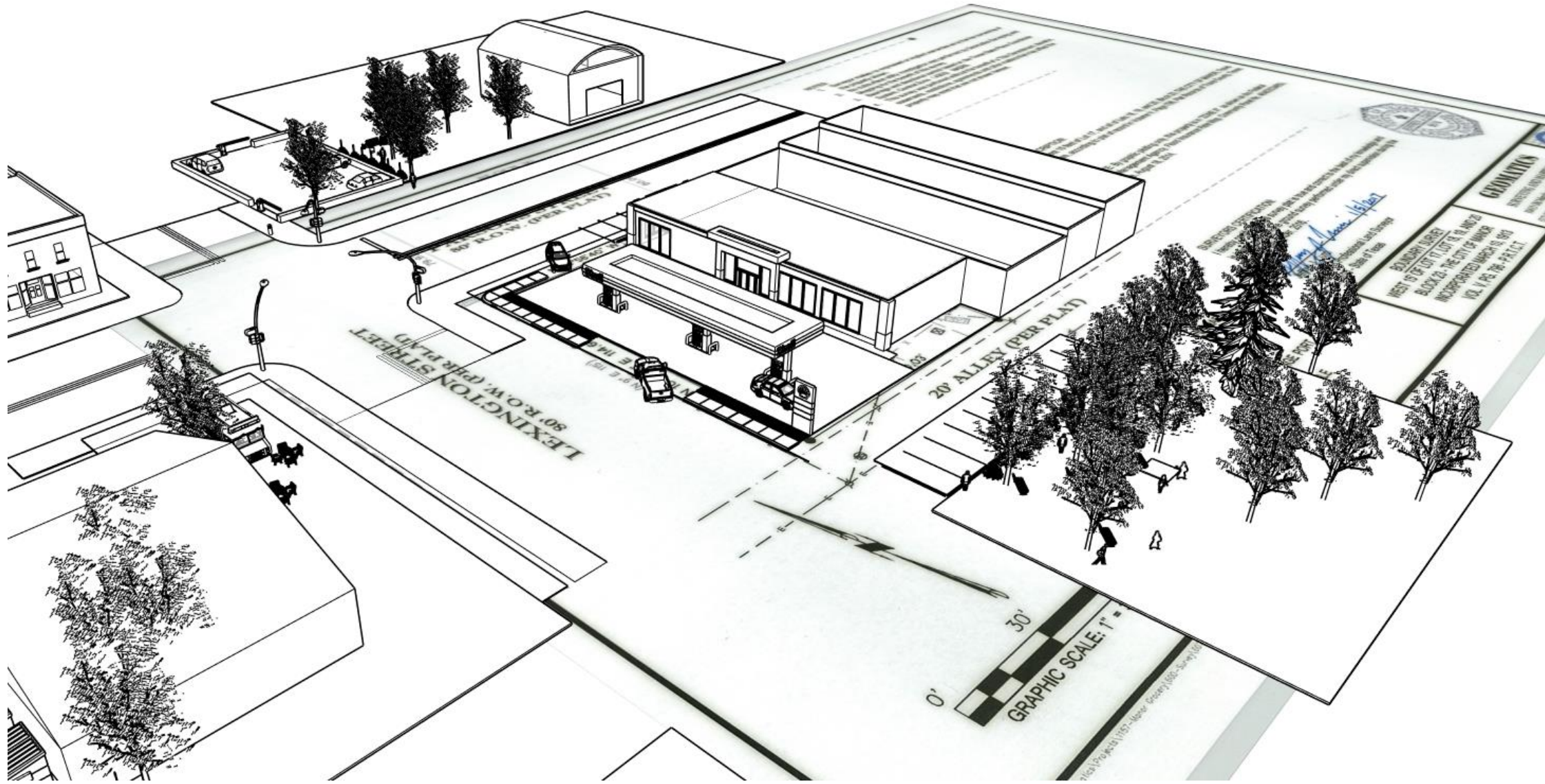




LEXINGTON STREET
80' R.O.W. (PER PLAT)

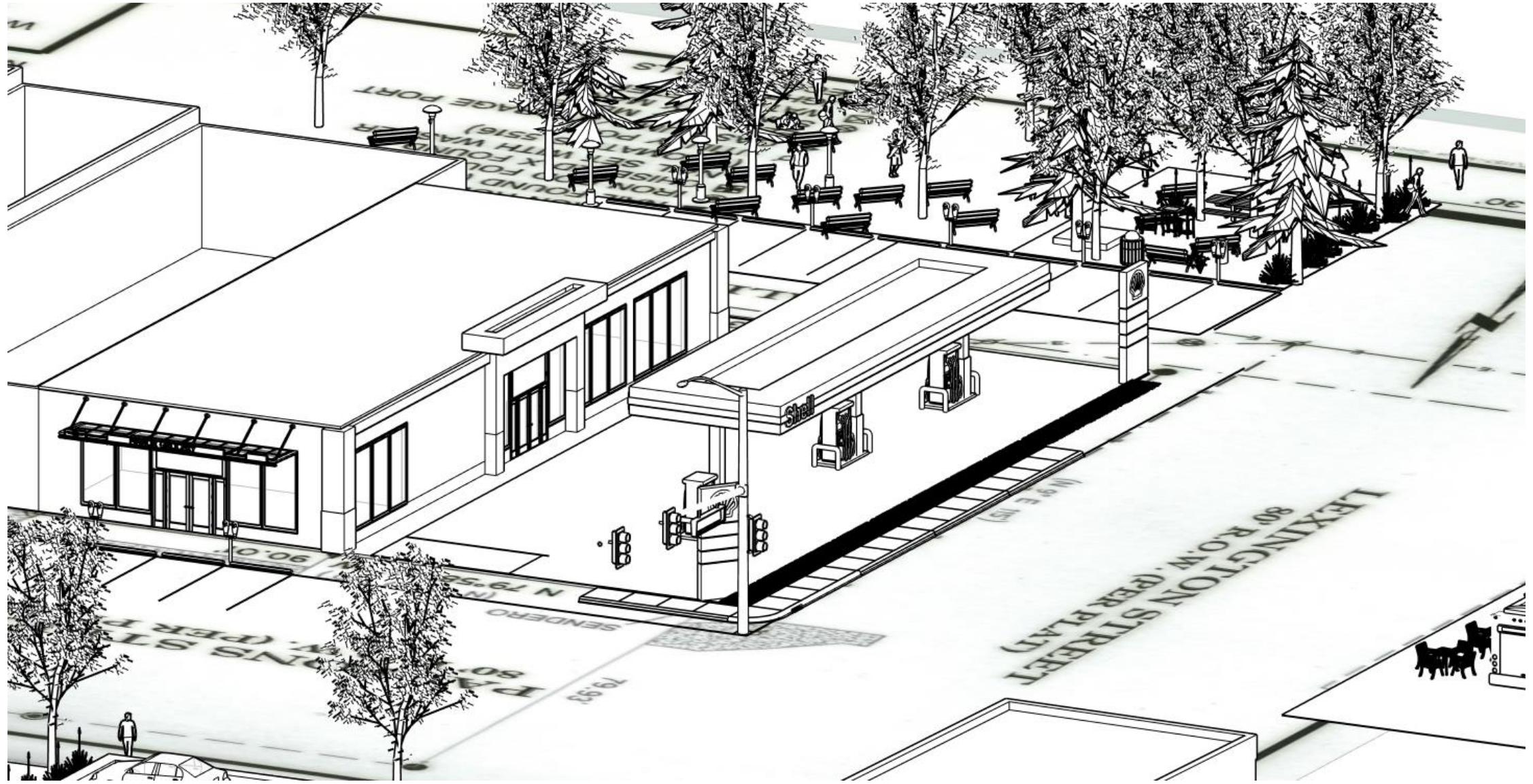


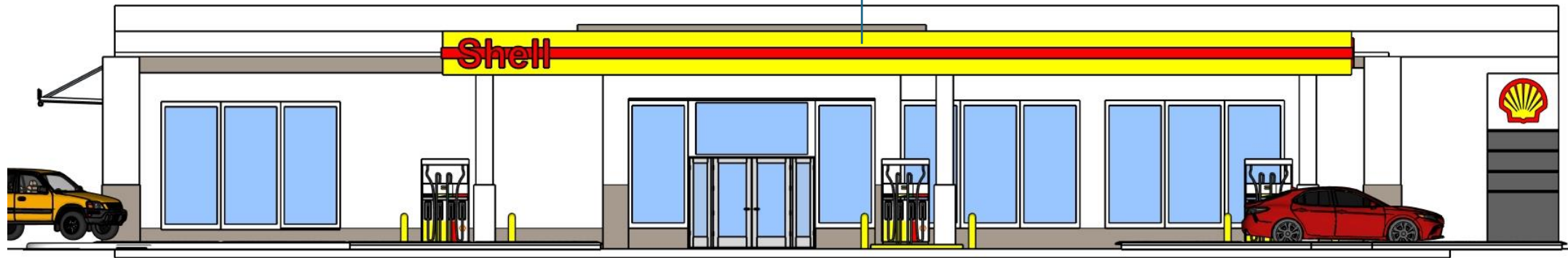
SURV

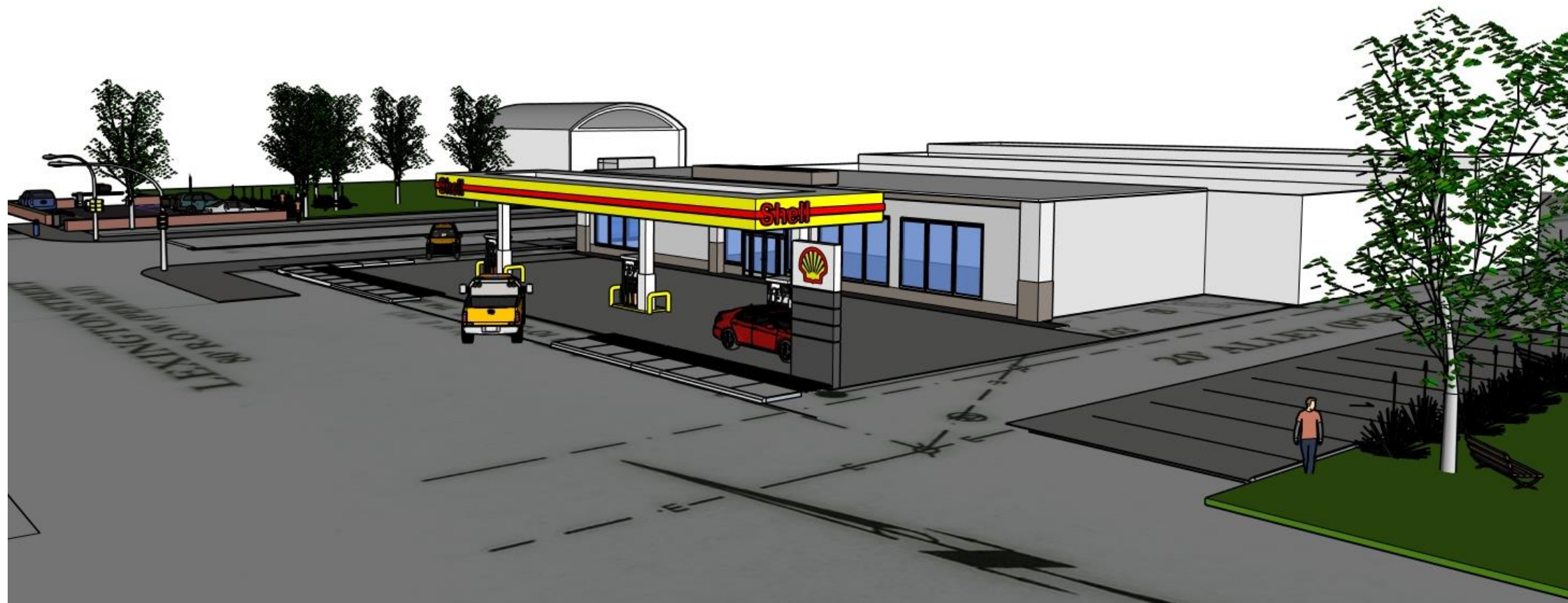


BEAUMONT, TEXAS
WEST 15TH ST. LOT 17, LOT 18, & PART
BLOCK 20 - THE CITY OF BEAUMONT
INCORPORATED MARCH 10, 1917
VOL. 1, PG. 78 - P.L.C.

0' 30'
GRAPHIC SCALE: 1" = 30'





















PRELIMINARY PLANS FOR MANOR HEIGHTS PHASE 6

CITY OF MANOR, TRAVIS COUNTY, TEXAS 2023-P-1595-PP

PLAN SUBMITTAL/REVIEW LOG

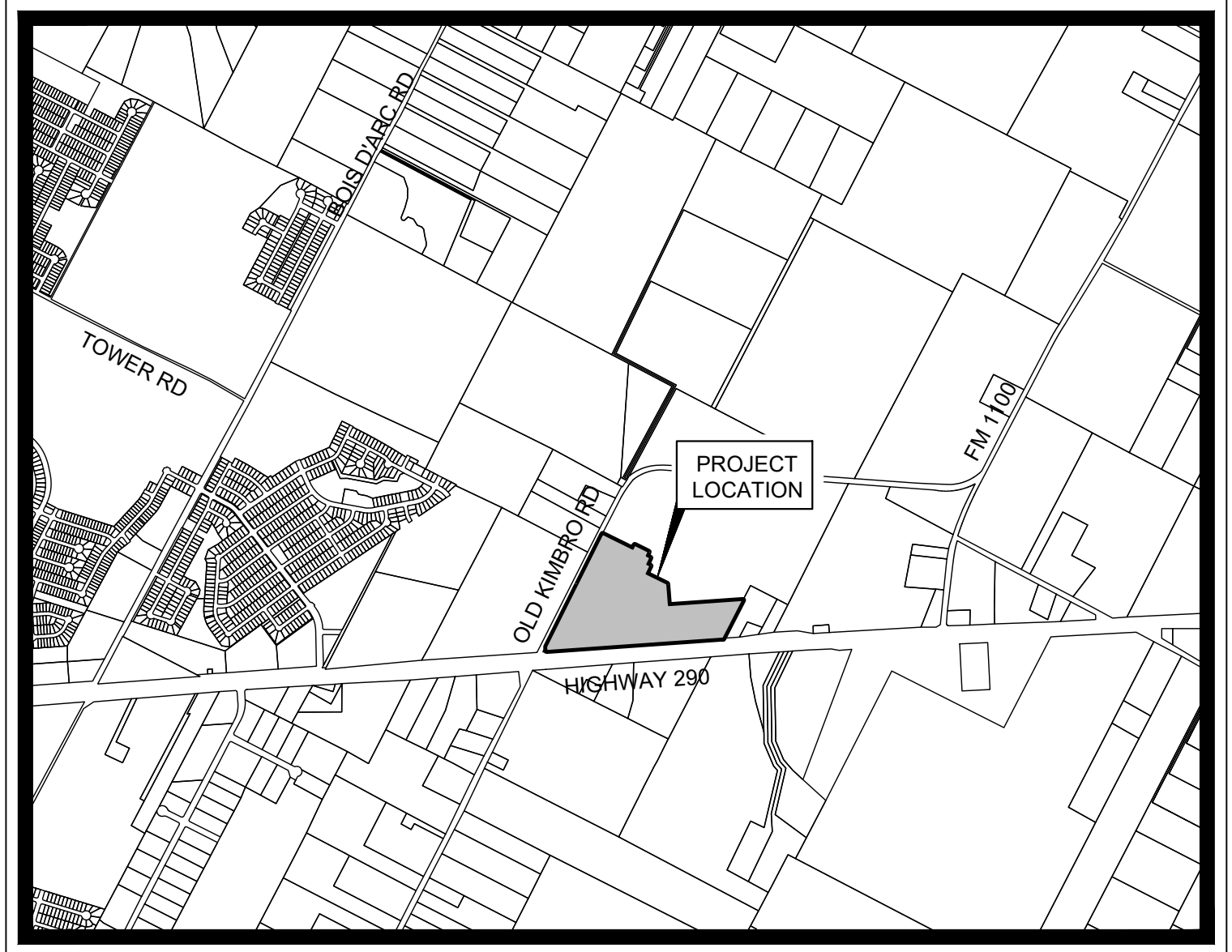
1ST SUBMITTAL TO CITY	07/21/2021
2ND SUBMITTAL TO CITY	09/01/2021

ENGINEER/SURVEYOR

Kimley»Horn
 10814 JOLLYVILLE ROAD STATE OF TEXAS
 AVALLON IV, SUITE 200 REGISTRATION NO. F-928
 AUSTIN, TEXAS 78759
 PH. (512) 418-1771
 CONTACT: ALEX E. GRANADOS, P.E.

OWNER/DEVELOPER

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



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 43.3781 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 COUNTY, 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

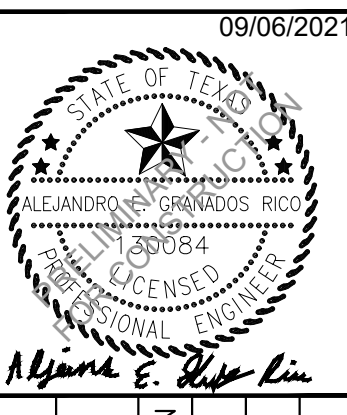
JULY 2024

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



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



KHA PROJECT NO. 069254402
 DATE: SEPTEMBER 2021
 SCALE: AS SHOWN
 DESIGNED BY: SFC
 DRAWN BY: AMP
 CHECKED BY: AEC

COVER SHEET

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

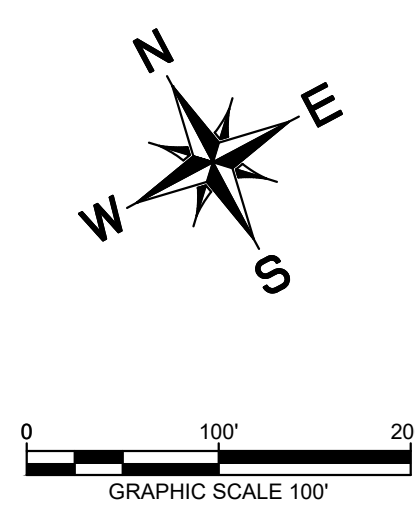
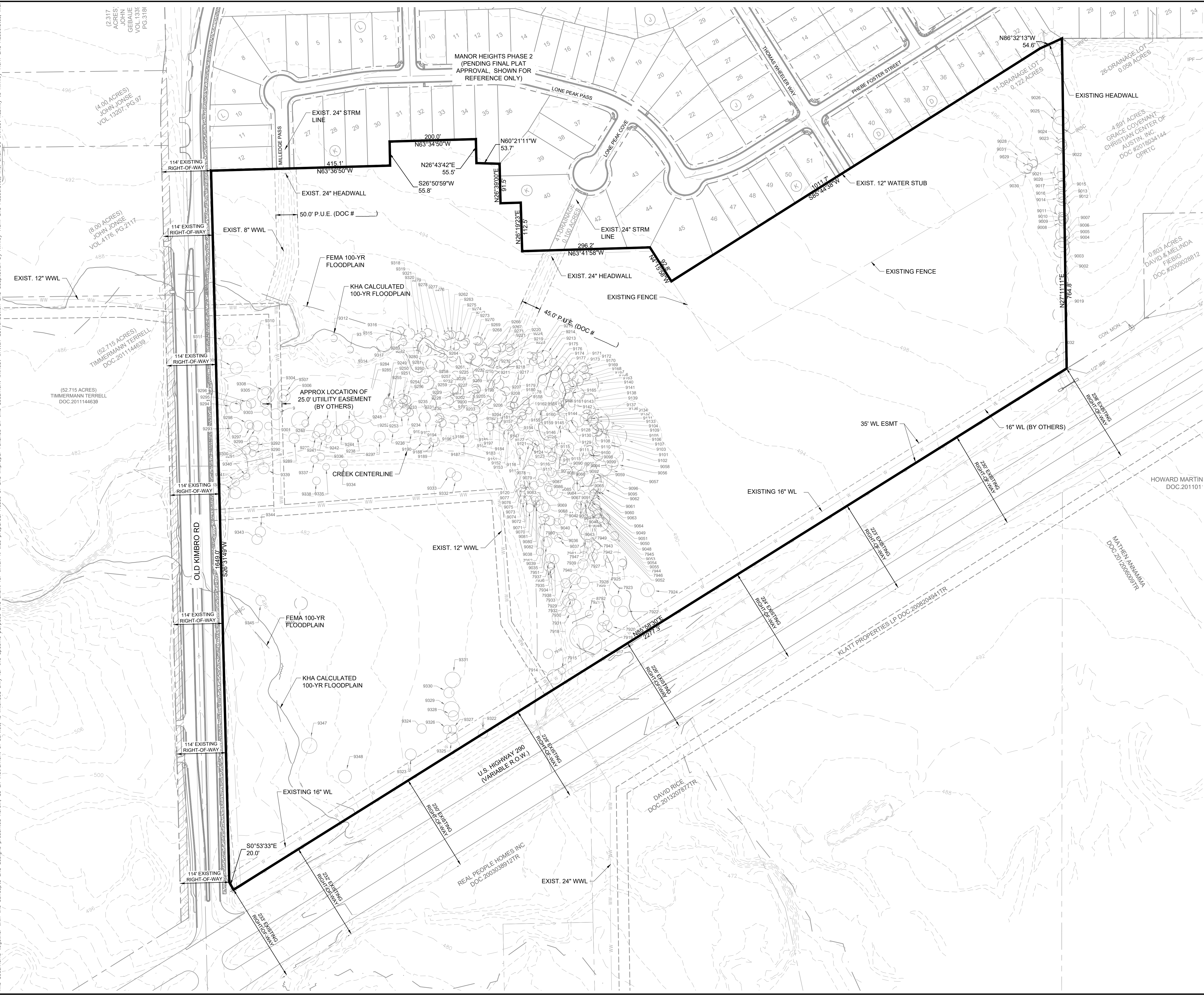
SHEET NUMBER
1

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

Plotted By: Barry, 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
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MANOR HEIGHTS PHASE 6 PRELIMINARY PLAN

Plotted By: Barry, Kirby Date: July 03, 2024 02:12:24pm File Path: \\AUS-Civil\069254402 Manor Heights Phase 6\Cad\Collections\Road\Preliminary\PlanSheets\EXISTING CONDITIONS.dwg
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LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	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 WWASHER SET AT THE CONCRETE CULVERT EAST OF DRIVEWAY SOUTHEAST OF PROPERTY. • ELEV. = 500.350'
BM #102	MAG NAIL WWASHER SET AT THE CONCRETE CULVERT ON THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 290. • ELEV. = 483.520'
BM #103	MAG NAIL WWASHER SET AT THE CONCRETE ON THE NORTHWEST CORNER OF U.S. HIGHWAY 290 AND OLD KIMBRO ROAD. • ELEV. = 485.520'

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

Kimley-Horn

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 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
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 TEXAS REGISTERED ENGINEERING FIRM F-928

09/06/2021

Alexander C. Greboski

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

EXISTING CONDITIONS

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

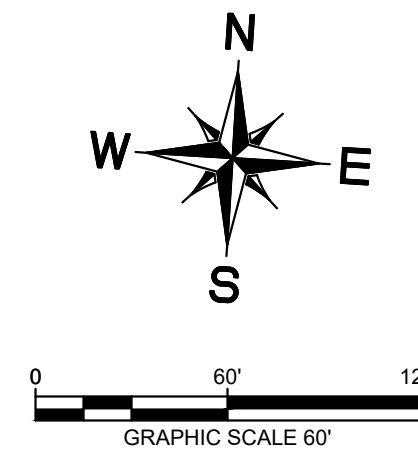
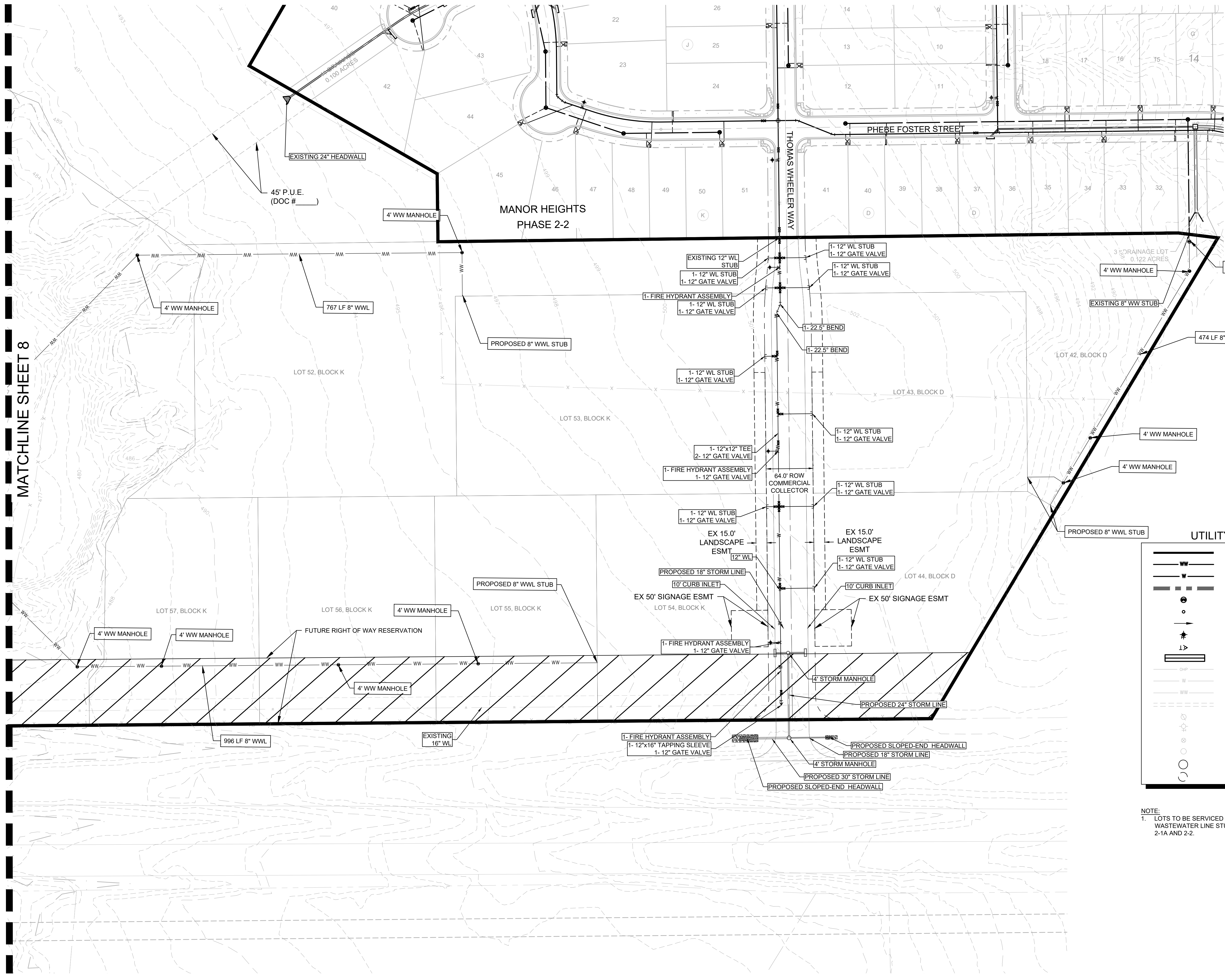
SHEET NUMBER
2

Plotted By: Barry, Kirby, Date: July 03, 2024, 02:12:29pm, File Path: K:\AUS-G\069254402 Manors Heights Phase 6\Collector Road Preliminary\PlanSheets\EXISTING CONDITIONS.dwg
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Tree Description	BDH (IN.)	Tag No.	Point No.	Removed/Preserved	Mitigation Required	Tree Description	BDH (IN.)	Tag	Point No.	Removed/Preserved	Mitigation Required	Tree Description	BDH (IN.)	Tag	Point No.	Removed/Preserved	Mitigation Required	Tree Description	BDH (IN.)	Tag	Point No.	Removed/Preserved	Mitigation Required	Tree Description	BDH (IN.)	Tag	Point No.	Removed/Preserved	Mitigation Required	Tree Description	BDH (IN.)	Tag	Point No.	Removed/Preserved	Mitigation Required
CEDAR ELM	17	831	7914	Preserved	N/A	CEDAR ELM	8	874	9039	Removed	4	CEDAR ELM	15	947	9112	Preserved	N/A	CEDAR ELM	12	1520	9187	Preserved	N/A	MESQUITE	12	1593	9260	Removed	6	CEDAR ELM	11	1666	9333	Preserved	N/A
CEDAR ELM	8	832	7915	Preserved	N/A	CEDAR ELM	11	875	9040	Removed	5.5	CEDAR ELM	10	948	9113	Removed	5	CEDAR ELM	12	1521	9188	Preserved	N/A	MESQUITE	10	1594	9261	Removed	5	CEDAR ELM	9	1667	9334	Preserved	N/A
CEDAR ELM	11	833	7916	Preserved	N/A	CEDAR ELM	8	876	9041	Preserved	N/A	CEDAR ELM	11	949	9114	Removed	5.5	CEDAR ELM	8	1522	9189	Preserved	N/A	MESQUITE	9	1595	9262	Removed	4.5	HACKBERRY	8	1668	9335	Preserved	N/A
MESQUITE	22	834	7917	Preserved	N/A	CEDAR ELM	8	877	9042	Preserved	N/A	CEDAR ELM	9	950	9115	Removed	4.5	CEDAR ELM	13	1523	9190	Preserved	N/A	MESQUITE	11	1596	9263	Removed	5.5	CEDAR ELM	9	1669	9336	Preserved	N/A
MESQUITE	28	835	7918	Preserved	N/A	CEDAR ELM	8	878	9043	Preserved	N/A	CEDAR ELM	8	951	9116	Preserved	N/A	CEDAR ELM	8	1524	9191	Preserved	N/A	MESQUITE	10	1597	9264	Removed	5	HACKBERRY	9	1670	9337	Preserved	N/A
MESQUITE	11	836	7919	Preserved	N/A	CEDAR ELM	8	879	9044	Preserved	N/A	CEDAR ELM	17	952	9117	Preserved	N/A	CEDAR ELM	13	1525	9192	Removed	6.5	MESQUITE	8	1598	9265	Removed	4	HACKBERRY	9	1671	9338	Preserved	N/A
MESQUITE	13	838	7921	Preserved	N/A	MESQUITE	13	880	9045	Preserved	N/A	CEDAR ELM	8	953	9118	Preserved	N/A	CEDAR ELM	9	1526	9193	Removed	4.5	CEDAR ELM	13	1599	9266	Removed	6.5	CEDAR ELM	13	1672	9339	Preserved	N/A
CEDAR ELM	12	839	7922	Preserved	N/A	CEDAR ELM	8	881	9046	Preserved	N/A	CEDAR ELM	8	954	9119	Preserved	N/A	CEDAR ELM	10	1527	9194	Removed	5	CEDAR ELM	10	1600	9267	Removed	5	CEDAR ELM	8	1673	9340	Preserved	N/A
MESQUITE	13	840	7923	Preserved	N/A	CEDAR ELM	10	882	9047	Preserved	N/A	CEDAR ELM	8	955	9120	Preserved	N/A	CEDAR ELM	10	1528	9195	Removed	5	CEDAR ELM	13	1601	9268	Removed	6.5	HACKBERRY	9	1674	9341	Preserved	N/A
MESQUITE	16	841	7924	Preserved	N/A	CEDAR ELM	10	883	9048	Preserved	N/A	CEDAR ELM	8	956	9121	Preserved	N/A	CEDAR ELM	10	1529	9196	Removed	5	CEDAR ELM	10	1602	9269	Removed	5	HACKBERRY	14	1675	9342	Preserved	N/A
CEDAR ELM	9	842	7925	Removed	4.5	CEDAR ELM	8	884	9049	Preserved	N/A	CEDAR ELM	9	957	9122	Preserved	N/A	CEDAR ELM	10	1530	9197	Removed	5	CEDAR ELM	10	1603	9270	Removed	5	MESQUITE	12	1676	9343	Preserved	N/A
MESQUITE	25	843	7926	Removed	12.5	MESQUITE	8	885	9050	Preserved	N/A	CEDAR ELM	8	958	9123	Preserved	N/A	CEDAR ELM	10	1531	9198	Removed	5	CEDAR ELM	10	1604	9271	Removed	5	MESQUITE	12	1677	9344	Preserved	N/A
CEDAR ELM	12	844	7927	Preserved	N/A	MESQUITE	9	886	9051	Preserved	N/A	CEDAR ELM	15	959	9124	Preserved	N/A	MESQUITE	8	1532	9199	Removed	4	CEDAR ELM	10	1605	9272	Removed	5	MESQUITE	12	1678	9345	Preserved	N/A
MESQUITE	14	845	7928	Preserved	N/A	CEDAR ELM	10	887	9052	Preserved	N/A	CEDAR ELM	11	960	9125	Preserved	N/A	CEDAR ELM	8	1533	9200	Removed	4	CEDAR ELM	8	1606	9273	Removed	4	MESQUITE	15	1679	9346	Removed	7.5
CEDAR ELM	13	846	7929	Preserved	N/A	CEDAR ELM	10	888	9053	Preserved	N/A	CEDAR ELM	10	961	9126	Preserved	N/A	CEDAR ELM	11	1534	9201	Removed	5.5	CEDAR ELM	9	1607	9274	Removed	4.5	MESQUITE	18	1680	9347	Preserved	N/A
MESQUITE	9	847	7930	Preserved	N/A	MESQUITE	10	889	9054	Removed	5	CEDAR ELM	11	962	9127	Preserved	N/A	CEDAR ELM	8	1535	9202	Removed	4	CEDAR ELM	11	1608	9275	Removed	5.5	MESQUITE	15	1681	9348	Preserved	N/A
CEDAR ELM	18	848	7931	Preserved	N/A	MESQUITE	11	890	9055	Removed	5.5	CEDAR ELM	10	963	9128	Preserved	N/A	CEDAR ELM	10	1536	9203	Removed	5	CEDAR ELM	9	1609	9276	Removed	4.5						
MESQUITE	14	849	7932	Preserved	N/A	MESQUITE	15	891	9056	Preserved	N/A	CEDAR ELM	8	964	9129	Preserved	N/A	CEDAR ELM	11	1537	9204	Removed	5.5	CEDAR ELM	10	1610	9277	Removed	5						
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CEDAR ELM	8	851	7934	Preserved	N/A	MESQUITE	24	893	9058	Removed	12	CEDAR ELM	14	966	9131	Preserved	N/A	CEDAR ELM	10	1539	9206	Removed	5	CEDAR ELM	13	1612	9279	Removed	6.5						
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CEDAR ELM	11	853	7936	Preserved	N/A	CEDAR ELM	12	895	9060	Preserved	N/A	CEDAR ELM	12	968	9133	Removed	6	CEDAR ELM	10	1541	9208	Removed	5	CEDAR ELM	13	1614	9281	Removed	6.5						
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MESQUITE	11	856	7939	Preserved	N/A	CEDAR ELM	8	898	9063	Preserved	N/A	CEDAR ELM	11	971	9136	Removed	5.5	CEDAR ELM	9	1544	9211	Removed	4.5	CEDAR ELM	9	1617	9284	Preserved	N/A						
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CEDAR ELM	9	858	7941	Preserved	N/A	MESQUITE	9	900	9065	Preserved	N/A	MESQUITE	16	973	9138	Removed	8	CEDAR ELM	8	1546	9213	Preserved	N/A	CEDAR ELM	9	1619	9286	Preserved	N/A						
CEDAR ELM	10	859	7942	Preserved	N/A	CEDAR ELM	17	901	9066	Preserved	N/A	MESQUITE	9	974	9139	Removed	4.5	CEDAR ELM	19	1547	9214	Preserved	N/A	HACKBERRY	8	1620	9287	Preserved	N/A						
CEDAR ELM	9	860	7943	Preserved	N/A	CEDAR ELM	14	902	9067	Preserved	N/A	MESQUITE	25	975	9140	Removed	12.5	CEDAR ELM	13	1548	9215	Preserved	N/A	MESQUITE	20	1621	9288	Preserved	N/A						
CEDAR ELM	10	861	7944	Removed	5	CEDAR ELM	10	903	9068	Preserved	N/A	CEDAR ELM	13	976	9141	Removed	6.5	CEDAR ELM	9	1549	9216	Removed	4.5	CEDAR ELM	12	1622	9289	Preserved	N/A						
CEDAR ELM	13	862	7945	Removed	6.5	CEDAR ELM	15	904	9069	Preserved	N/A	CEDAR ELM	8	977	9142	Preserved	N/A	CEDAR ELM	9	1550	9217	Preserved	N/A	CEDAR ELM	8	1623	9290	Preserved	N/A						
MESQUITE	16	863	7946	Removed	8	CEDAR ELM	10	905	9070	Preserved	N/A	CEDAR ELM	13	978	9143	Preserved	N/A	CEDAR ELM	8	1551	9218	Removed	4	CEDAR ELM	10	1624	9291	Preserved	N/A						
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CEDAR ELM	18	865	7948	Preserved	N/A	CEDAR ELM	9	907	9072	Preserved	N/A	CEDAR ELM	17	980	9145	Preserved	N/A	CEDAR ELM	10	1553	9220	Removed	4.5	MESQUITE	13	1626	9293	Preserved	N/A						
CEDAR ELM	10	866	7949	Preserved	N/A	CEDAR ELM	12	908	9073	Removed	6	CEDAR ELM	8	981	9146	Removed	4	CEDAR ELM	9	1554	9221	Removed	5	MESQUITE	13	1627	9294	Preserved	N/A						
CEDAR ELM	10	867	7950	Preserved	N/A	CEDAR ELM	8	909	9074	Removed	4	CEDAR ELM	8	982	9147	Removed	4	CEDAR ELM	12	1555	9222	Removed	6	MESQUITE	13	1628	9295	Preserved	N/A						
CEDAR ELM	12	868	7951	Preserved	N/A	CEDAR ELM	8	910	9075	Removed	4	CEDAR ELM	10	983	9150	Removed	5	CEDAR ELM	9	1556	9223	Removed	4.5	MESQUITE	11	1629	9296	Preserved	N/A						
CEDAR ELM	9	869	7952	Preserved	N/A	CEDAR ELM	10	911	9076	Removed	5	CEDAR ELM	13	984	9151	Removed	6.5	CEDAR ELM	10	1557	9224	Removed	5	CEDAR ELM	8	1630	9297	Preserved	N/A						
CEDAR ELM	9	692	8792	Preserved	N/A	CEDAR ELM	12	912	9077	Removed	6	CEDAR ELM	8	985	9152	Removed	4	CEDAR ELM	10	1558	9225	Removed	5	CEDAR ELM	10	1631	9298	Preserved	N/A						
CEDAR ELM	15	801	9002	Removed	7.5	CEDAR ELM	11	913	9078	Preserved	N/A	CEDAR ELM	13	986	9153	Removed	6.5	CEDAR ELM	12	1559	9226	Removed	6	MESQUITE	12	1632	9299	Preserved	N/A						
MESQUITE	13	802	9003	Removed	6.5	CEDAR ELM	10	914	9079	Preserved	N/A	CEDAR ELM	9	987	9154	Removed	4.5	CEDAR ELM	10	1560	9227	Removed	4	CEDAR ELM	10	1633	9300	Preserved	N/A						
CEDAR ELM	19	803	9004	Removed	9.5	CEDAR ELM	11	915	9080	Preserved	N/A	CEDAR ELM	8	988	9155	Removed	4	CEDAR ELM	13	1561	9228	Removed	6.5	HACKBERRY	9	1634	9301	Preserved	N/A						
CEDAR ELM	17	804	9005	Removed	8.5	CEDAR ELM	8	916	9081	Preserved	N/A	CEDAR ELM	9	989	9156	Removed	4.5	CEDAR ELM	11	1562	9229	Removed	5.5	MESQUITE	13	1635	9302	Preserved	N/A						
CEDAR ELM	11	805	9006	Removed	5.5	CEDAR ELM	8	917	9082	Preserved	N/A	CEDAR ELM	8	990	9157	Removed	4	CEDAR ELM	11	1563	9230	Removed	5.5	MESQUITE	8	1636	9303	Preserved	N/A						
CEDAR ELM	16	806	9007	Removed	8	CEDAR ELM	10	918	9083	Preserved	N/A	CEDAR ELM	8</																						

Plotted By: Barry, 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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MATCHLINE SHEET 8



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

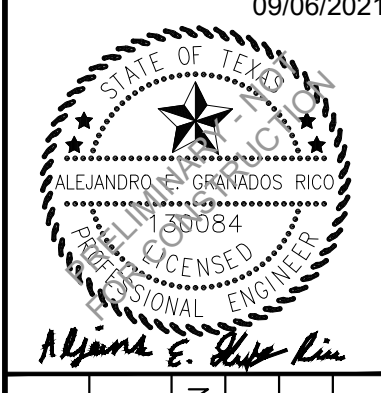
NOTE:
 1. LOTS TO BE SERVICED PER APPROPRIATELY SIZED WASTEWATER LINE STUBS CONSTRUCTED WITH PHASES 2-1A AND 2-2.

REVISE LAND USE PER PUD AMENDMENT, 04/23/2024, AEG

No.	REVISIONS	DATE

Kimley-Horn

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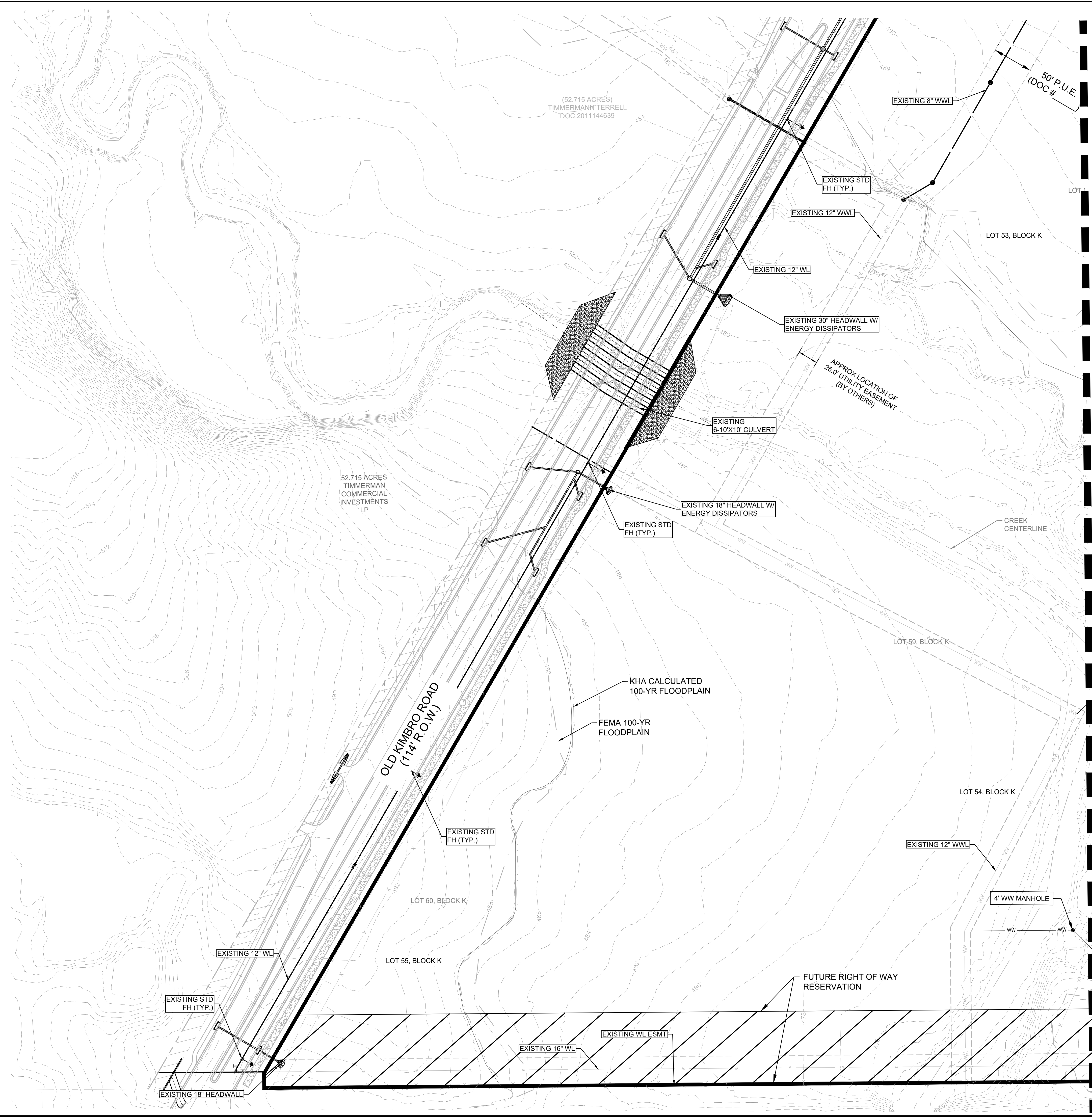


KHA PROJECT	069254402
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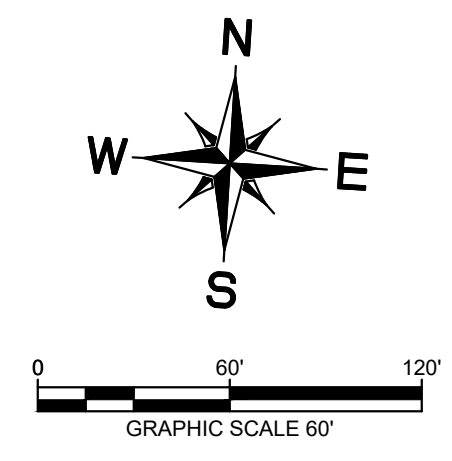
UTILITY PLAN
 (SHEET 1 OF 2)

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

Plotted By: Berry, Kirby Date: July 03, 2024 02:16:37pm File Path: K:\AUS_Civil\069254402 Manoir Heights Phase 6\Cad_Collector Road\Preliminary\PlanSheets\UTILITY AND TREE PLAN.dwg
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MATCHLINE SHEET 7



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

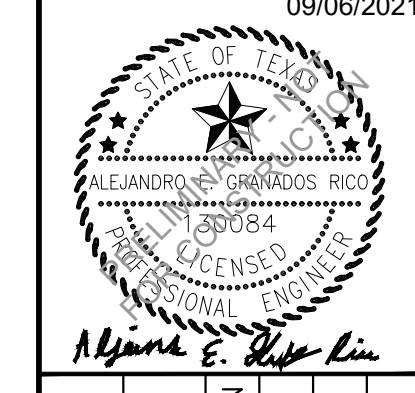
NOTE:
 1. LOTS TO BE SERVICED PER APPROPRIATELY SIZED WASTEWATER LINE STUBS CONSTRUCTED WITH PHASES 2-1A AND 2-2.

REVISE LAND USE PER PUD AMENDMENT, 04/23/2024 AEG

No.	REVISIONS	DATE	BY

Kimley-Horn

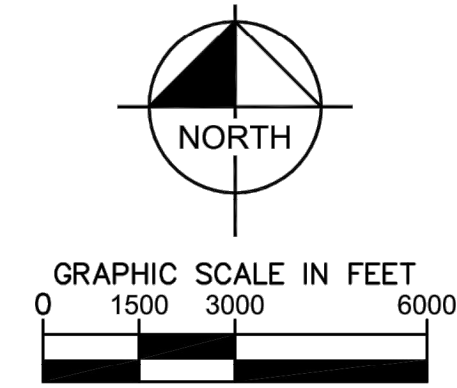
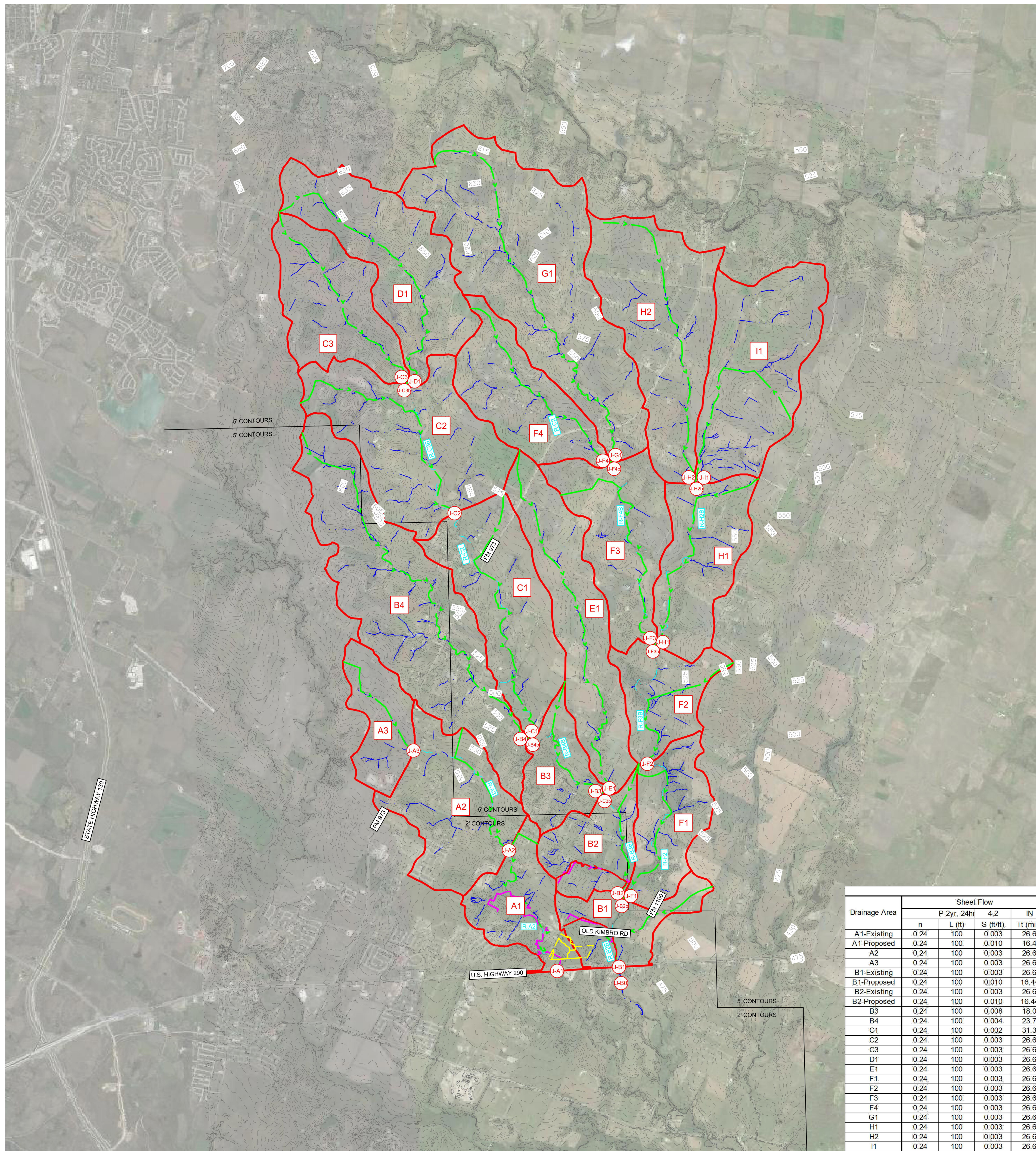
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KHA PROJECT	069254402
DATE	SEPTEMBER 2021
SCALE	AS SHOWN
DESIGNED BY	SFC
DRAWN BY	AMP
CHECKED BY	AEC

**UTILITY PLAN
(SHEET 2 OF 2)**

Plotted By: Barry, Kirby, Date: July 03, 2024, 02:17:02pm File Path: \\K:\AUS_Civil\069254402 Manoir Heights Phase 6\Cad_Collector Road\Preliminary\PlanSheets\EXISTING DRAINAGE MAP.dwg
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Hydrologic Summary Table						
Name	Area (ac)	Area (sq. mi.)	CN	Tc (min)	Ex 100-Year Flow (cfs)	Pr 100-Year Flow (cfs)
A1-Ex	671	1.049	77.2	85.9	1,925	-
A1-Pr	509	0.795	77.2	85.9	-	1,459
A1-SF-Pr	162	0.254	89.0	35.6	-	668
A2	1158	1.809	77.8	71.9	3,742	3,742
A3	532	0.831	80.9	58.6	2,017	2,017
J-A1	-	-	-	-	5,791	5,710
J-A2	-	-	-	-	4,792	4,792
J-A3	-	-	-	-	2,017	2,017
B1-Ex	564	0.881	79.9	81.1	1,747	-
B1-Pr	416	0.649	79.9	81.1	-	1,287
B1-SF-Pr	148	0.232	89.0	36.9	-	775
B2-Ex	604	0.944	79.2	78.8	1,885	-
B2-Pr	476	0.743	79.2	78.8	-	1,483
B2-SF-Pr	129	0.201	89.0	41.2	-	638
B3	513	0.802	77.0	79.5	1,540	1,540
B4	2306	3.603	79.0	142.8	4,856	4,856
C1	1286	2.009	80.1	111.0	3,264	3,264
C2	1672	2.613	79.6	82.5	5,101	5,101
C3	1015	1.586	80.3	90.2	2,956	2,956
D1	1998	2.184	79.6	87.1	4,119	4,119
E1	1283	2.005	81.8	129.4	3,009	3,009
F1	732	1.144	80.6	81.3	2,285	2,285
F2	636	0.994	80.5	76.6	2,056	2,056
F3	1079	1.686	79.6	90.4	3,110	3,110
F4	944	1.475	82.1	70.5	3,273	3,273
G1	2662	4.159	79.3	131.9	5,948	5,948
H1	961	1.502	80.6	86.6	2,882	2,882
H2	1630	2.547	81.7	110.9	4,232	4,232
I1	1486	2.321	82.7	94.7	4,330	4,330
J-B0	-	-	-	-	35,531	35,500
J-B1	-	-	-	-	35,537	35,506
J-B2	-	-	-	-	16,895	16,871
J-B2b	-	-	-	-	35,262	35,255
J-B3	-	-	-	-	14,972	14,972
J-B3b	-	-	-	-	16,781	16,781
J-B4	-	-	-	-	4,856	4,856
J-B4b	-	-	-	-	14,983	14,983
J-C1	-	-	-	-	10,984	10,984
J-C2	-	-	-	-	10,146	10,146
J-C3	-	-	-	-	2,956	2,956
J-C3b	-	-	-	-	7,072	7,072
J-D1	-	-	-	-	4,119	4,119
J-E1	-	-	-	-	3,009	3,009
J-F1	-	-	-	-	18,425	18,425
J-F2	-	-	-	-	19,069	19,069
J-F3	-	-	-	-	9,537	9,537
J-F3b	-	-	-	-	19,159	19,159
J-F4	-	-	-	-	3,273	3,273
J-F4b	-	-	-	-	8,158	8,158
J-G1	-	-	-	-	5,948	5,948
J-H1	-	-	-	-	9,626	9,626
J-H2	-	-	-	-	4,232	4,232
J-H2b	-	-	-	-	8,489	8,489
J-I1	-	-	-	-	4,330	4,330

LEGEND

- AERIAL CONTOURS
- PROPERTY BOUNDARY
- CREEK FLOWLINE
- HYDROLOGIC MODEL ROUTE
- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA LABEL
- HYDROLOGIC MODEL JUNCTION
- TIME OF CONCENTRATION PATH
- PROPOSED TIME OF CONCENTRATION PATH

- NOTES:**
- TOPOGRAPHIC INFORMATION BASED ON AERIAL TOPOGRAPHY OBTAINED FROM CITY OF AUSTIN.
 - TOPOGRAPHIC INFORMATION SHOWN ON NAVD 88 VERTICAL DATUM.

Drainage Area	Sheet Flow		Shallow Concentrated Flow								Channelized Flow				Total Tc (min)	Flag (min)				
	n	L (ft)	IN		Grass Surface				Paved Surface				Channel Flow				Channel Flow 2			
			S (ft/ft)	Tt (min)	L (ft)	V (fps)	S (ft/ft)	Tt (min)	L	V (fps)	S	Tt (min)	L (ft)	Tt (min)			L (ft)	Tt (min)		
A1-Existing	0.24	100	0.003	26.6	1,162	2.6	0.025	7.6	-	-	-	-	12,414	4.0	51.7	7.6	-	-	85.9	51.6
A1-Proposed	0.24	100	0.010	16.4	-	-	-	-	237	1.4	0.005	2.7	8,769	4.0	36.5	1735	8.0	3.6	59.3	35.6
A2	0.24	100	0.003	26.6	1,670	2.2	0.018	12.9	-	-	-	-	7,780	4.0	32.4	-	-	-	71.9	43.1
A3	0.24	100	0.003	26.6	900	2.3	0.020	6.6	-	-	-	-	6,100	4.0	25.4	-	-	-	58.6	35.2
B1-Existing	0.24	100	0.003	26.6	1938	1.2	0.006	25.8	-	-	-	0.00	6868	4.0	28.6	0	-	0.00	81.1	48.6
B1-Proposed	0.24	100	0.010	16.44	0	1.2	0.006	0.00	287	1.4	0.005	3.33	3334	4.0	13.89	1564	8.0	3.26	36.9	22.1
B2-Existing	0.24	100	0.003	26.6	2861	1.6	0.010	29.6	-	-	-	0.00	5445	4.0	22.7	0	-	0.00	78.8	47.3
B2-Proposed	0.24	100	0.010	16.44	0	1.6	0.010	0.00	220	1.4	0.005	2.55	4543	4.0	18.93	1571	8.0	3.27	41.2	24.7
B3	0.24	100	0.008	18.0	3106	1.3	0.007	38.3	-	-	-	0.00	5560	4.0	23.2	0	-	0.00	79.5	47.7
B4	0.24	100	0.004	23.7	2275	2.0	0.015	19.2	-	-	-	0.00	23974	4.0	99.9	0	-	0.00	142.8	85.7
C1	0.24	100	0.002	31.3	4369	2.0	0.016	35.7	-	-	-	0.00	13205	5.0	44.0	0	-	0.00	111.0	66.6
C2	0.24	100	0.003	26.6	910	1.8	0.013	8.3	-	-	-	0.00	6392	6.0	17.8	7167	4.0	29.86	82.5	49.5
C3	0.24	100	0.003	26.6	2260	2.0	0.015	19.1	-	-	-	0.00	10680	4.0	44.5	0	-	0.00	90.2	54.1
D1	0.24	100	0.003	26.6	2400	2.2	0.018	18.4	-	-	-	0.00	15165	6.0	42.1	0	-	0.00	87.1	52.3
E1	0.24	100	0.003	26.6	1800	2.0	0.016	14.7	-	-	-	0.00	21145	4.0	88.1	0	-	0.00	129.4	77.6
F1	0.24	100	0.003	26.6	2087	2.1	0.017	16.5	-	-	-	0.00	9160	4.0	38.2	0	-	0.00	81.3	48.8
F2	0.24	100	0.003	26.6	3634	2.3	0.020	26.5	-	-	-	0.00	1702	6.0	4.7	4503	4.0	18.76	76.6	46.0
F3	0.24	100	0.003	26.6	1685	2.4	0.023	11.5	-	-	-	0.00	2150	6.0	6.0	11120	4.0	46.33	90.4	54.2
F4	0.24	100	0.003	26.6	650	1.1	0.005	9.5	-	-	-	0.00	12375	6.0	34.4	0	-	0.00	70.5	42.3
G1	0.24	100	0.003	26.6	850	2.8	0.030	5.1	-	-	-	0.00	24055	4.0	100.2	0	-	0.00	131.9	79.1
H1	0.24	100	0.003	26.6	1441	2.3	0.021	10.3	-	-	-	0.00	2250	6.0	6.3	10438	4.0	43.49	86.6	52.0
H2	0.24	100	0.003	26.6	2406	2.0	0.016	19.6	-	-	-	0.00	15514	4.0	64.6	0	-	0.00	110.9	66.5
I1	0.24	100	0.003	26.6	3350	1.6	0.010	34.6	-	-	-	0.00	1790	6.0	5.0	6851	4.0	28.55	94.7	56.8

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09/06/2021
 ALBERT E. HORN
 PROFESSIONAL ENGINEER
 LICENSE NO. 260084

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

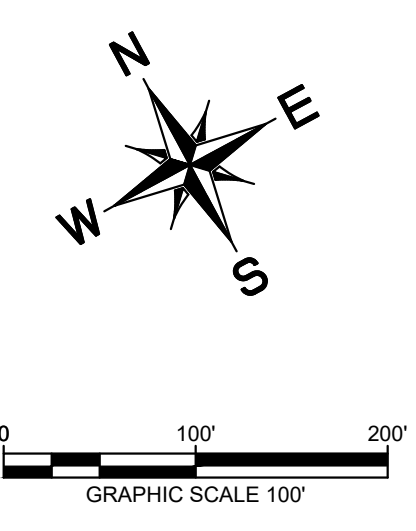
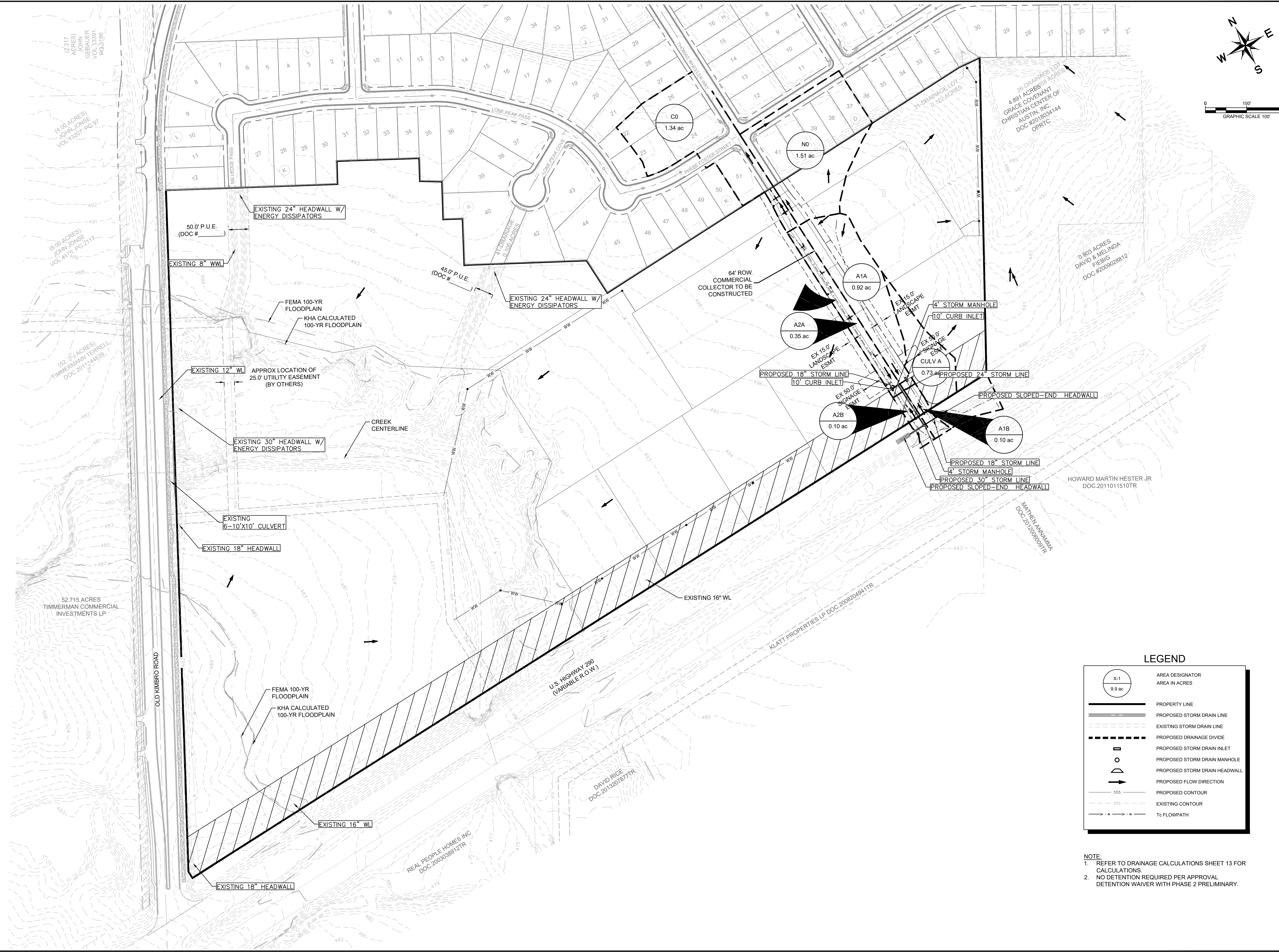
OVERALL DRAINAGE AREA MAP

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

SHEET NUMBER
9

REVISIONS
 No. _____ DATE _____ BY _____

Plotted By: Barry, 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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09/06/2021

Alfonso E. Grebosky

KHA PROJECT	069254402
DATE	SEPTEMBER 2021
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DRAWN BY:	AMP
CHECKED BY:	AEC

DRAINAGE AREA MAP

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

SHEET NUMBER
10

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 13 FOR CALCULATIONS.
 - NO DETENTION REQUIRED PER APPROVAL DETENTION WAIVER WITH PHASE 2 PRELIMINARY.

