

August 3, 2023

City of Manor  
Development Services Department  
105 E. Eggleston St.  
P.O. Box 387  
Manor, Texas 78653

**Re:     *Summary Letter – Ginsel Tract Preliminary Plan Application***  
***13301 E US 290 Highway EB***  
***Manor, Texas 78653***

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. The proposed Ginsel Tract development is located at the intersection of Eastbound US 290 HWY and Bois D'Arc Road in Manor, TX. The existing property is approximately 84.3 acres. The site is mostly undeveloped.

The property is within the Manor City Limits and is listed as parcel numbers 743335. The proposed improvements include approximately 3,000 feet of public roadway, detention facilities, storm sewer, paving, offsite wastewater and water extension, and other associated site improvements. This property is currently zoned as C-2 (commercial) for two parcels, and TH and MF-2 (residential) for the other two parcels.

The subject site is located within the Willbarger Creek Watershed, classified as a Suburban watershed within the City of Manor. No portion of this site is located in the Federal Emergency Management Agency's 100-year floodplain according to Flood Insurance Map #48453C0485J, Travis County, Texas and incorporated areas dated August 18th 2014. The site is not located within the Edwards Aquifer Recharge Zone per the City of Austin and TCEQ GIS.

Detention has been provided for the site with the associated site improvements to detain the stormwater runoff. The proposed detention facilities are sized to capture and detain the proposed impervious cover to below existing outflow conditions. The ultimate buildout of the development will include four (4) detention ponds in total. Two (2) of these ponds will be constructed with the public infrastructure of the subdivision. Additional details regarding these facilities are provided in the drainage sheets in the plan set submitted with this package.

If you have any questions or comments regarding this request, please contact me at 512-418-4508.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



AC Steadman, P.E.  
Project Manager