

Plotted By: Walker, Jordan (Austin) Date: August 24, 2020 01:32:17pm File Path: K:\AUS_Civil\069241744-Presidential Glen Commercial\Cad\Exhibits\Concept Plan\Presidential Glen Commercial - Concept Plan.dwg
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PROJECT NAME: PRESIDENTIAL GLEN COMMERCIAL PHASE 1
SITE ADDRESS: NW CORNER OF THE INTERSECTION OF HWY 290 AND PASEO DE PRESIDENTE BLVD

RECORD OWNER/DEVELOPER:
 WEST ELGIN DEVELOPMENT CORPORATION
 9900 HWY 290 EAST
 MANOR, TX 78653

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 10814 JOLLYVILLE ROAD
 BUILDING 4, SUITE 200
 AUSTIN, TEXAS 78759
 CONTACT: KEVIN J. BURKS, P.E.
 PH. 512-418-1771

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 601 NW LOOP 410
 SUITE 350
 SAN ANTONIO, TEXAS 78216
 PH. 210-307-4356

PREPARED ON:
 JUNE 29, 2020

CURRENT ZONING:
 C-2

WATERSHED STATUS:
 THIS SITE IS LOCATED IN THE
 WILBARGER CREEK WATERSHED.

FLOODPLAIN INFORMATION:
 NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF
 THE 100 YR. FLOODPLAIN AS SHOWN ON THE FLOOD
 INSURANCE RATE MAP COMMUNITY PANEL NO. 48453CO485J,
 DATED AUGUST 18, 2014.

LEGAL DESCRIPTION:
 BEING LOT 1 OF BLOCK KK WITHIN PRESIDENTIAL GLEN
 PHASE 1A, SITUATED IN TRAVIS COUNTY, TEXAS.

TRAFFIC

Land Use	TRAFFIC VOLUMES					
	ITE Land Use Code	Size	Units	Daily Trips	AM Trips	PM Trips
Shopping Center	820	26,000	Sq Ft	2,406	165	201
Fast-Food Restaurant w/ D.T.	934	8,000	Sq Ft	3,768	322	261
Total Project Trips				6,174	487	462

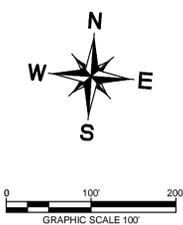
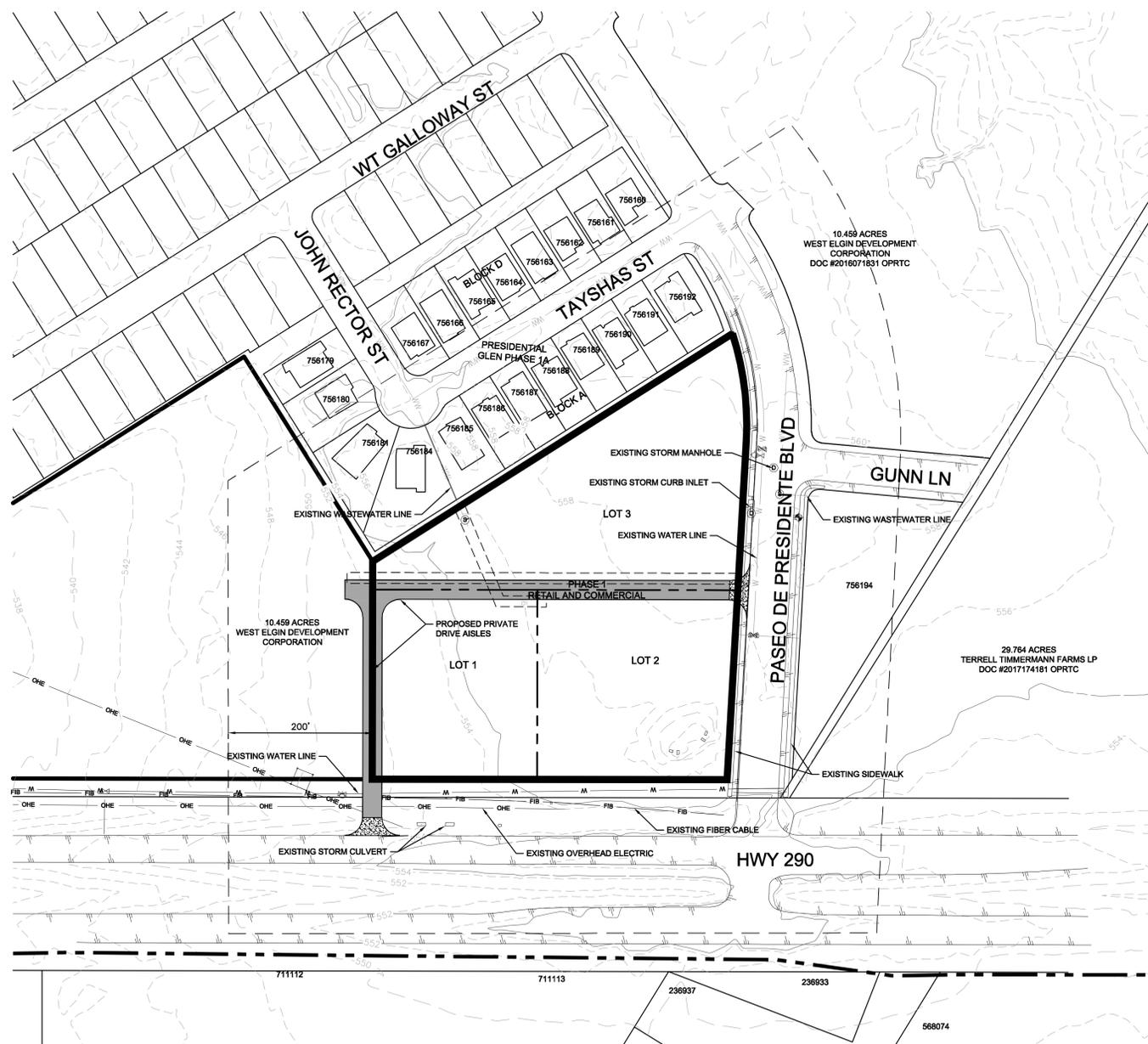
UTILITY DEMAND (LIVING UNIT EQUIVALENT)

LUE BREAKDOWN		
LOT #	ACRES	LUES
1	1.4	11
2	1.6	18
3	2.4	28

LAND USE AND PHASING

LAND USE AND PHASING TABLE				
PHASE	LOT	ACREAGE	LAND USE	ANTICIPATED TIMING
1	1	1.38	COMMERCIAL*	2021
2	2	1.63	COMMERCIAL*	2023
3	3	2.37	COMMERCIAL*	2025

*THE LAND USE AS INDICATED ABOVE IS ALLOWED BY THE
 CURRENT ZONING ON THE PROPERTY AND IS CONSISTENT
 WITH THE CITY'S MASTER PLAN



CITY OF MANOR ACKNOWLEDGEMENTS

THIS CONCEPT PLAN 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 COUNCIL ON
 THIS THE _____ OF _____, 20__ A.D.

APPROVED: _____ ATTEST: _____
 CHAIRPERSON CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF
 MANOR ON THIS THE _____ OF _____, 20__ A.D.

APPROVED: _____ ATTEST: _____
 HONORABLE MAYOR CITY SECRETARY
 MAYOR OF THE CITY OF MANOR, TEXAS