



LaKesha Small, Chairperson, Place 7  
Felix Piaz, Vice Chair, Place 4  
Julie Leonard, Chair, Place 1  
Anthony Butler, Place 2  
Cresandra Hardeman, Place 3  
Vacant, Place 5  
Cecil Meyer, Place 6

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## Planning & Zoning Commission Regular Meeting

Wednesday, February 08, 2023 at 6:30 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

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### AGENDA

#### CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

#### PUBLIC COMMENTS

*Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning and Zoning Commission, please complete the white card and present it to the City staff prior to the meeting. **No Action May be Taken by the Planning and Zoning Commission During Public Comments.***

#### PUBLIC HEARING

- 1. Conduct a public hearing on a Rezoning Application for one (1) lot on 22.78 acres, more or less, out of the AC Caldwell Survey 52, Abstract 154 and being located at 14807 E US 290, Manor, TX from Agricultural (A) to Multi-Family 25 (MF-2).**

*Applicant: Jackson Walker*

*Owner: Krantz Properties*

- 2. Conduct a public hearing on a Subdivision Concept Plan for the Ginsel Tract, four (4) lots on 84.2 acres, more or less, and being located at 13301 E US Hwy 290, Manor, TX.**

*Applicant: SEC Planning, LLC*

*Owner: Manor 290 OZ Real Estates LP*

#### CONSENT AGENDA

*All of the following items on the Consent Agenda are considered to be self-explanatory by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Chairperson or a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.*

- 3. Consideration, discussion, and possible action to approve the minutes of January 11, 2023, P&Z Commission Regular Meeting.**

## REGULAR AGENDA

- 4. Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on .264 acres, more or less, and being located at 101 W Boyce, Manor, TX from Neighborhood Business (NB) to Downtown Business (DB).**

*Applicant: Jiwon Jung*

*Owner: Buildblock*

- 5. Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on .396 acres, more or less, and being located at 107 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).**

*Applicant: Jiwon Jung*

*Owner: Buildblock*

- 6. Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on .165 acres, more or less, and being located at 108 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).**

*Applicant: Jiwon Jung*

*Owner: Buildblock*

- 7. Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on 22.78 acres, more or less, out of the AC Caldwell Survey 52, Abstract 154 and being located at 14807 E US 290, Manor, TX from Agricultural (A) to Multi-Family 25 (MF-2).**

*Applicant: Jackson Walker*

*Owner: Krantz Properties*

- 8. Consideration, discussion, and possible action on a Subdivision Concept Plan for the Ginsel Tract, four (4) lots on 84.2 acres, more or less, and being located at 13301 E US Hwy 290, Manor, TX.**

*Applicant: SEC Planning, LLC*

*Owner: Manor 290 OZ Real Estates LP*

- 9. Consideration, discussion, and possible action on a Coordinated Sign Plan for HEB.**

## ADJOURNMENT

In addition to any executive session already listed above, the Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).



### **CONFLICT OF INTEREST**

*In accordance with Section 12.04 (Conflict of Interest) of the City Charter, "No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest."*

*Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no Planning & Zoning Commission member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the Planning & Zoning Commission member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.*

### **POSTING CERTIFICATION**

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, February 3, 2023, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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/s/ Lluvia T. Almaraz, TRMC  
City Secretary for the City of Manor, Texas

### **NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:**

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 72 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail [lalmaraz@manortx.gov](mailto:lalmaraz@manortx.gov).



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** February 8, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning Application for one (1) lot on 22.78 acres, more or less, out of the AC Caldwell Survey 52, Abstract 154 and being located at 14807 E US 290, Manor, TX from Agricultural (A) to Multi-Family 25 (MF-2).

*Applicant: Jackson Walker*

*Owner: Krantz Properties*

### BACKGROUND/SUMMARY:

This property is currently in our ETJ but has filed an annexation petition. They are requesting MF-2 Multi-family 25 zoning upon annexation. The property is majority impacted by a floodplain so on the Future Land Use Map it is designated as open space but is the adjacent area is Commercial Corridor. The frontage on US 290 for this property is also limited by the creek and bridge, reducing the accessible frontage to approximately 75 feet.

**LEGAL REVIEW:** *Not Applicable*

**FISCAL IMPACT:** *NO*

**PRESENTATION:** *NO*

**ATTACHMENTS:** *YES*

- Letter of intent
- Rezone Map
- Aerial Image

- FLUM
- Floodplain map
- Public Notice
- Mailing Labels

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application for one (1) lot on 22.78 acres, more or less, out of the AC Caldwell Survey 52, Abstract 154 and being located at 14807 E US 290, Manor, TX from Agricultural (A) to Multi-Family 25 (MF-2).

**PLANNING & ZONING COMMISSION:**

**Recommend Approval**

**Disapproval**

**None**



Pamela Madere  
(512) 236-2048 (Direct Dial)  
(512) 236-2002 (Direct Fax)  
pmadere@jw.com

December 12, 2022

Scott Dunlop, Director  
Development Services Dept.  
City of Manor  
105 East Eggleston Street  
Manor, TX 78653

Re: 14807 East Hwy 290 Manor, Texas – Annexation and Zoning Application for APPROXIMATELY 22.78 acres being out of an a portion of the A.C. CALDWELL SURVEY NO. 52, Abstract No. 154, in Travis County, Texas, and being the same property called 22.65 acres as described in a Deed recorded in Volume 10302, Page 548, Real Property Records of Travis County, Texas. (*the “Property”*)

Dear Mr. Dunlop:

We are submitting zoning and annexation applications for the Property. We are requesting MF-2 zoning and intend to develop the Property as a residential multi-family housing project.

The Property is currently in the City’s ETJ. The Property is identified as parks/open space on the FLUM and is along the commercial corridor as identified in the City of Manor draft Comprehensive Plan. Adjacent property uses are commercial corridor to the west and south, parks/open space to the east, and neighborhood to the north on the opposite side of Hwy. 290. Residential multi-family is the highest and best use of the Property based on the configuration of the Property and environmental conditions on the site.

The following documents are included with the application for voluntary annexation:

1. Signed and notarized Annexation Request and Petition;
2. Metes and bounds description of the property;
3. Property survey;
4. General Warranty Deed; and,
5. Signed Agreement Regarding Post-Annexation Provision of Services.

The following documents are included with the zoning application:

1. General Warranty Deed;
2. Tax Map showing property owners within 300 feet;
3. Mailing labels of property owners within 300 feet;
4. Metes and bounds description of the property; and
5. Property survey.

The annexation and zoning of this property will promote a safe, orderly, healthy, and vibrant development, as well as providing enhanced housing for the local community and the region.

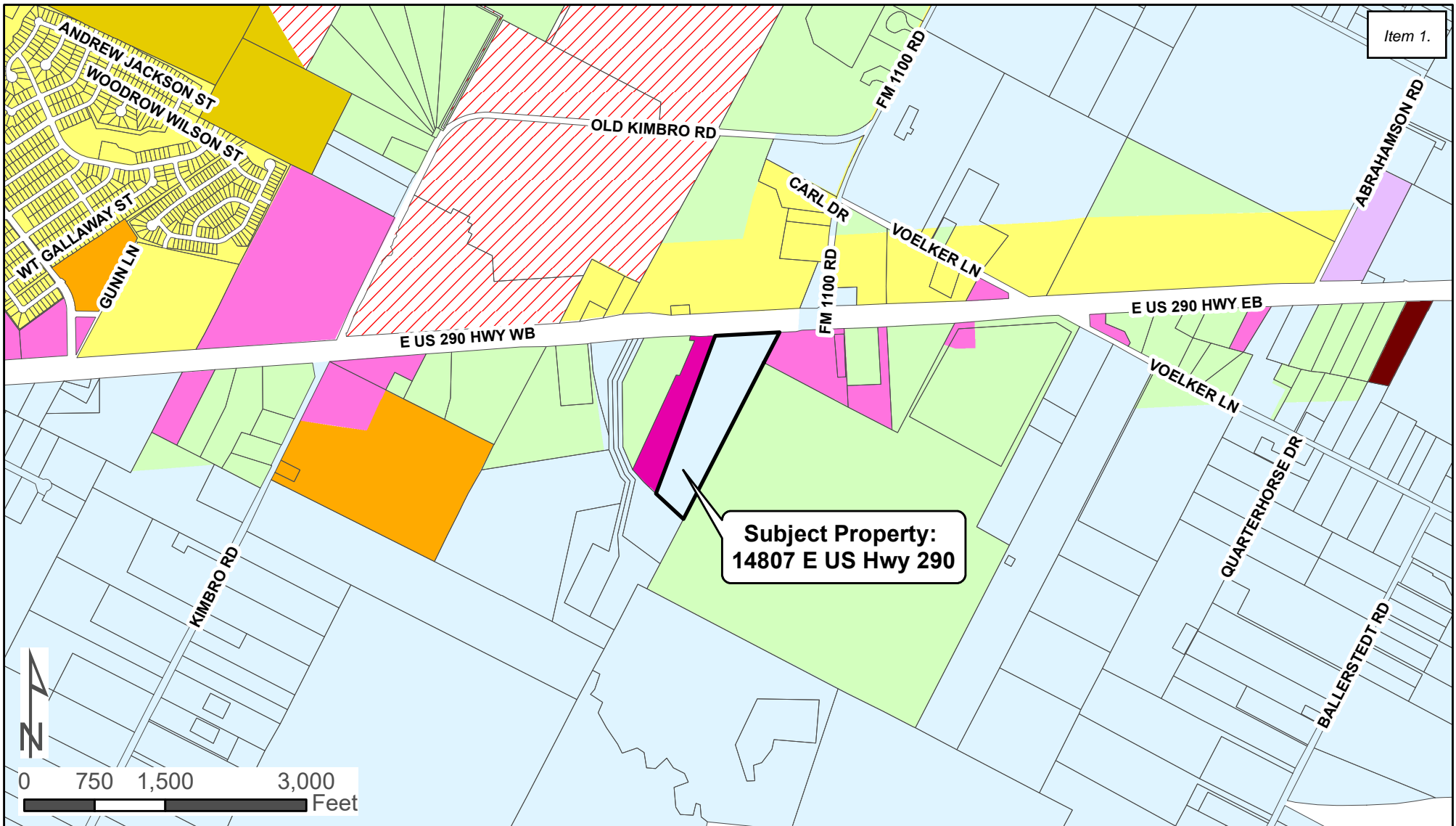
Please contact me if you have any questions.

Sincerely,



Pamela Madere

Enclosures: Zoning Application and Exhibits  
Annexation Application and Exhibits



## Proposed: Multi-Family 25 (MF-2)

### Zone

A - Agricultural	GO - General Office
SF-1 - Single Family Suburban	C-1 - Light Commercial
SF-2 - Single Family Standard	C-2 - Medium Commercial
TF - Two Family	C-3 - Heavy Commercial
TH - Townhome	NB - Neighborhood Business
MF-1 - Multi-Family 15	DB - Downtown Business
MF-2 - Multi-Family 25	IN-1 - Light Industrial
MH-1 - Manufactured Home	IN-2 - Heavy Industrial
I-1 - Institutional Small	PUD - Planned Unit Development
I-2 - Institutional Large	ETJ



14807 E US 290

Write a description for your map.

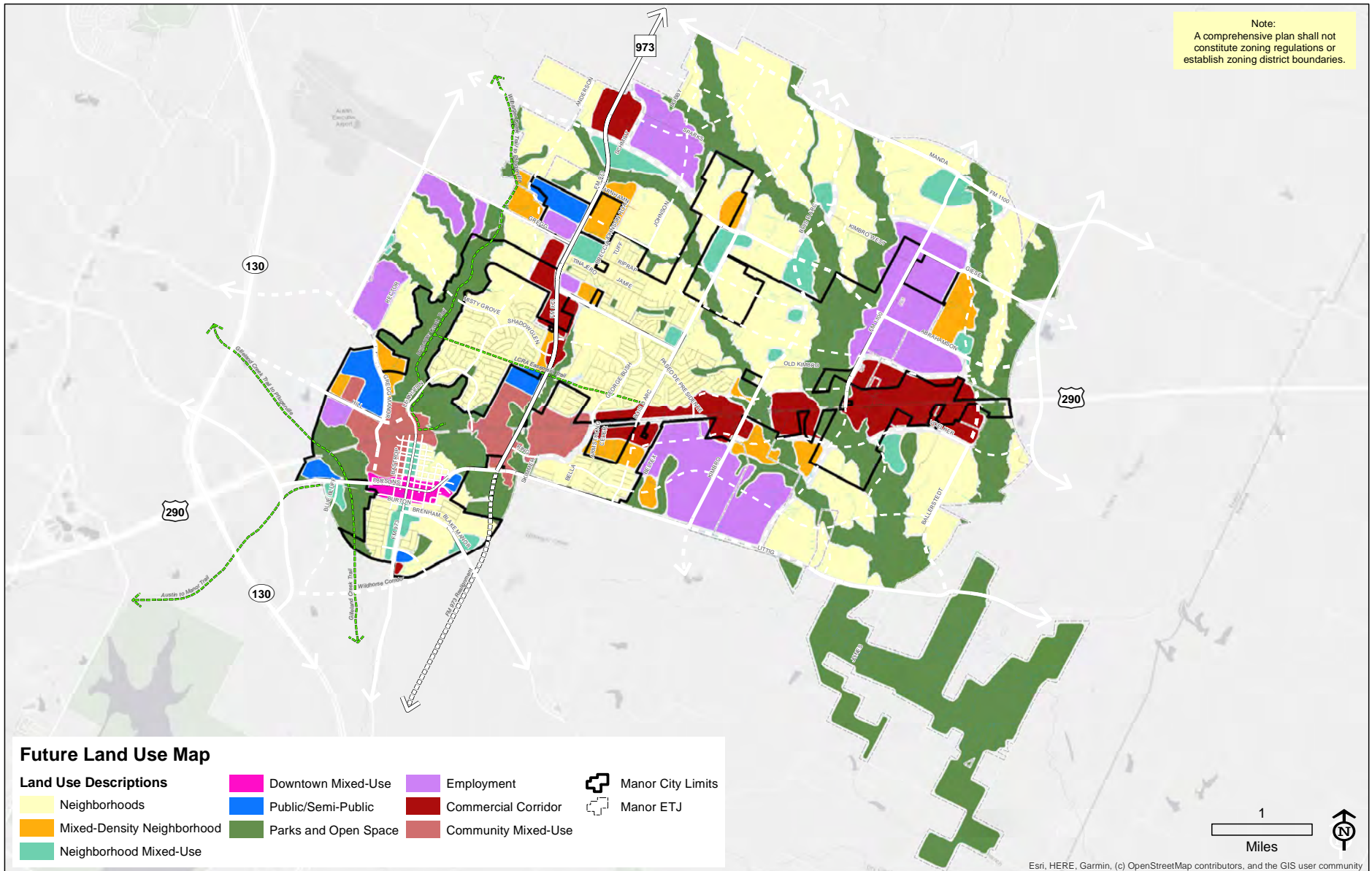
Legend

- 14807 U *Item 1.*
- CAYSA
- Feature 1
- Feature 2
- Feature 3
- Storage King USA



CAYSA





Map 3.1.Future Land Use Map



# COMMERCIAL CORRIDOR

Commercial Corridors consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses.

They are typically located along high volume roadways or at high volume intersections and generate large amounts of sales tax revenue.

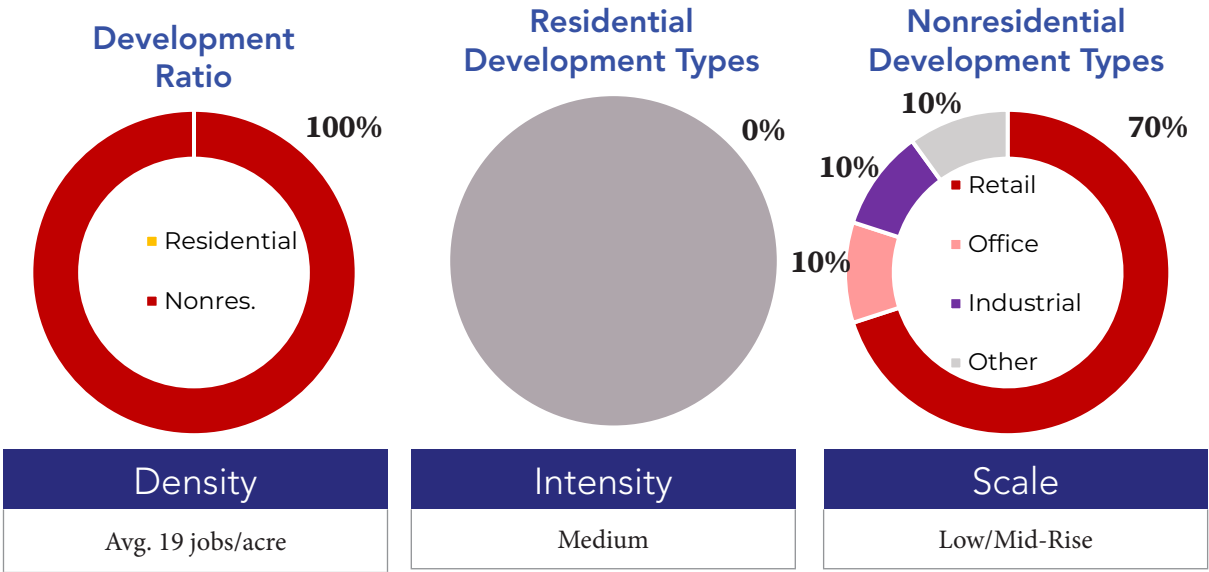
Commercial corridors often consist of traditional and suburban commercial development with large surface parking lots that front a major roadway or highway.

While it is recognized these corridors rely upon automobile accessibility and exposure, development should seek opportunities to leverage different forms with elements of mixed-use within the non-residential use framework. This introduces walkability for people once they arrive, reducing the number of trips and increasing the area’s appeal as a destination.

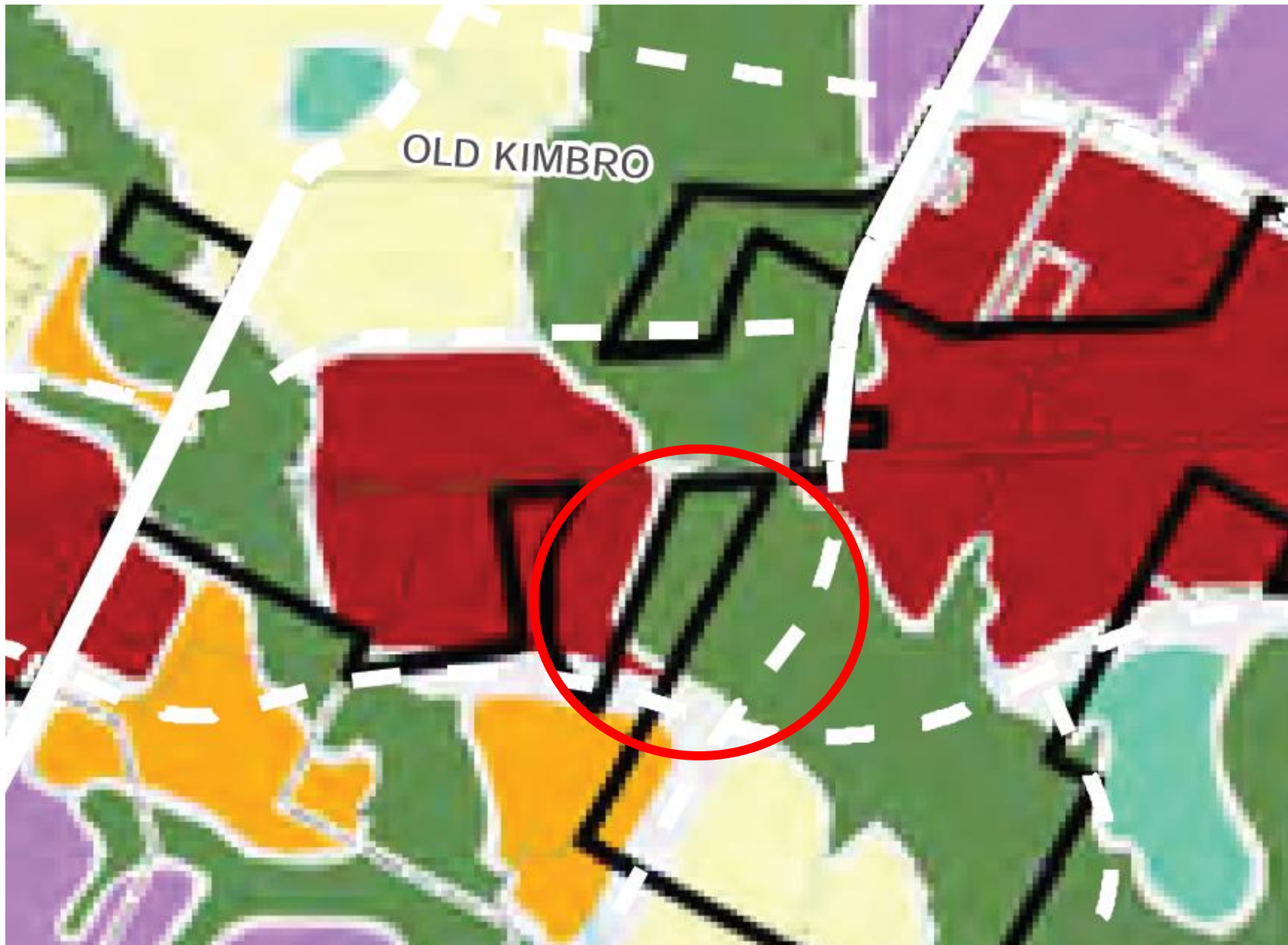
This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

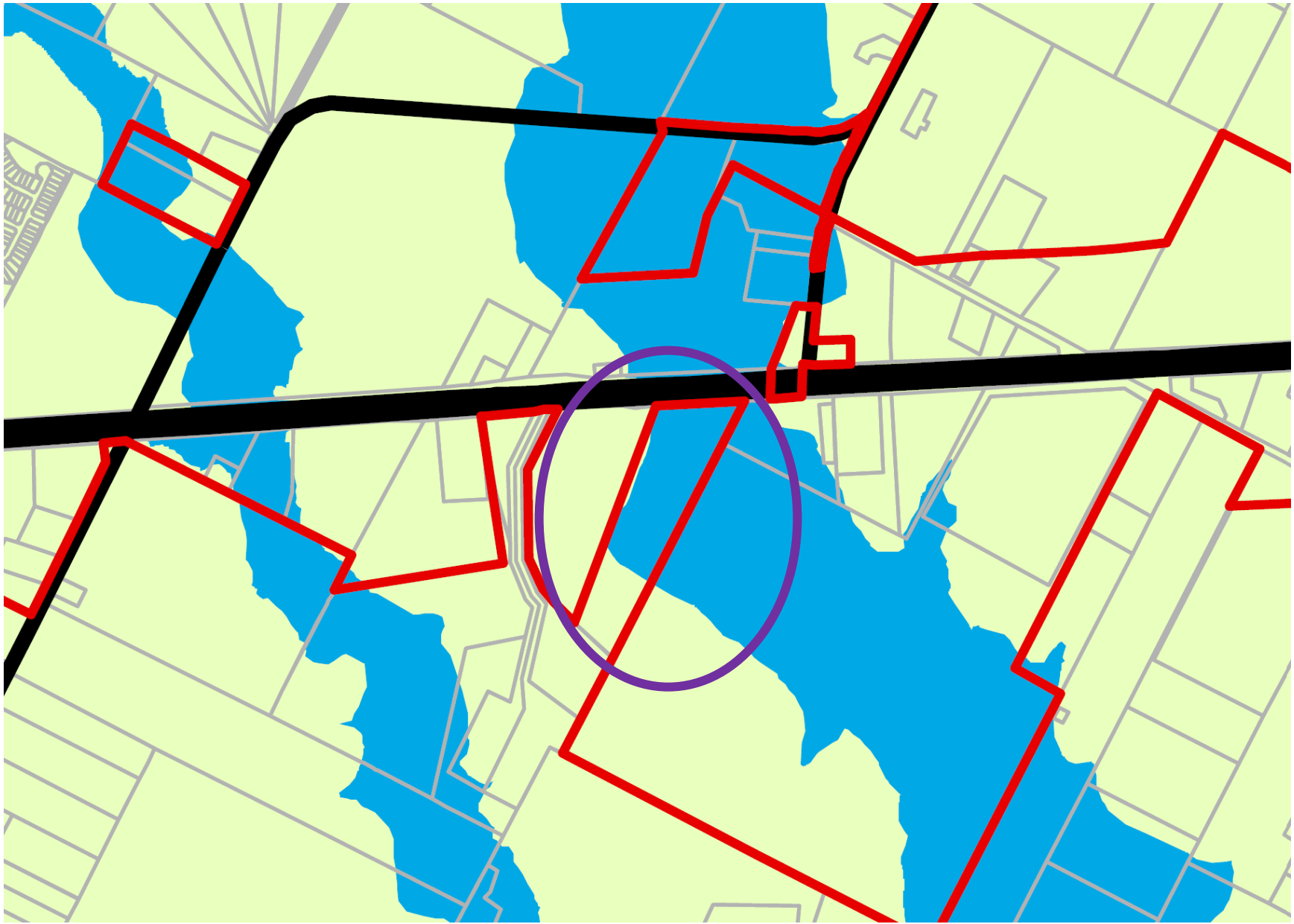
- Healthcare services, including hospitals.
- Retail and entertainment.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing.

Figure 3.6. Commercial Corridor Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate, as the Commercial Corridors are generally oriented towards uses that rely on access and visibility to major roadways and highways and residential is not encouraged along the major roadways and highways for environmental justice and quality of life reasons. The activity and traffic generated by Commercial Corridor uses is not compatible with residential housing.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●○○○○	
Apartment House (3-4 units)	●○○○○	
Small Multifamily (8-12 units)	●○○○○	
Large Multifamily (12+ units)	●○○○○	
Mixed-Use Urban, Neighborhood Scale	●●●○○	May be nonresidential mixed-use, such as office over retail or some residential can be appropriate if deeper within a site and less proximate to the major roadways. Residential mixed-use can also be appropriate to support transition to adjacent, lower density or residential areas. To note, mixed-use buildings are typically considered the highest fiscally performing development type on a per-acre basis.
Mixed-Use Urban, Community Scale	●●●○○	
Shopping Center, Neighborhood Scale	●●●●●	Appropriate overall.
Shopping Center, Community Scale	●●●●●	
Light Industrial Flex Space	●●○○○	Not considered appropriate due to limited potential for sales tax revenue generation and lower dependence on direct exposure to major roadways; can be appropriate if deeper within a site and less proximate to the major roadways, but should not be predominant use.
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function of this future land use category; likely more functional facilities, such as utilities, rather than people-centered or community serving facilities.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.









1/18/2023

## City of Manor Development Services

# Notification for a Subdivision Rezoning Application

Project Name: 14807 E US 290 Rezoning A to MF-2  
 Case Number: 2022-P-1499-ZO  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission and Manor City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a rezoning application for 14807 E US 290, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing:** Conduct a public hearing Regarding the submission of a Rezoning Application for one (1) lot on 22.78 acres, more or less, out of the AC Caldwell Survey 52, Abstract 154 and being located at 14807 E US 290, Manor, TX from Agricultural (A) to Multi-Family 25 (MF-2).

***Applicant: Jackson Walker***

***Owner: Krantz Properties***

The Planning and Zoning Commission will meet at 6:30PM on February 8, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00PM on February 1, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

Dinh Chau & Anh Kim Pham  
1201 Porterfield Dr  
Austin, TX 78753

Timmerman Properties Inc.  
PO Box 4784  
Austin, TX 78765

Duque States LLC  
2311 W. Howard Ln  
Austin, TX 78728

Greenfield Oz Real Estate LP & PV  
Interstate LLC  
18732A Centro Main St  
Shenandoah, TX 77385

Capital Area Youth Soccer Association  
PO Box 352  
Manor, TX 78653

Mason-Darnell Todd & Kim  
14601 US Highway 290 E Apt D  
Manor, TX 78653

Mason Marilyn M & Ronald J  
14601 US Highway 290 E Apt C  
Manor, TX 78653

Kondrath Amy L & Jeremy C  
14601 US Highway 290 E Apt B  
Manor, TX 78653

Eartc Investments Dos LLC  
14719 E US Hwy 290 Ste 106  
Manor, TX 78653

MB & MS Enterprises Inc  
PO Box 82653  
Austin, TX 78708



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** February 8, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Conduct a public hearing on a Subdivision Concept Plan for the Ginsel Tract, four (4) lots on 84.2 acres, more or less, and being located at 13301 E US Hwy 290, Manor, TX.**

*Applicant: SEC Planning, LLC*

*Owner: Manor 290 OZ Real Estates LP*

### BACKGROUND/SUMMARY:

This concept plan has been approved by our engineers. This property was rezoned to C-2 Medium Commercial (32.69 acres), MF-2 Multi-Family 25 (20.86 acres), and TH Townhome (30.74 acres) in June 2022. The concept plan extends Carriage Hills Drive to US 290 at the intersection with Bois D'Arc and extends a collector roadway to the east towards Viking Jack in the Manor Commercial Park per our Thoroughfare Plan.

**LEGAL REVIEW:** *Not Applicable*  
**FISCAL IMPACT:** *NO*  
**PRESENTATION:** *NO*  
**ATTACHMENTS:** *YES*

- Concept Plan
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Concept Plan for the Ginsel Tract, four (4) lots on 84.2 acres, more or less, and being located at 13301 E US Hwy 290, Manor, TX.

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**



#	Parcel Number	Owners	Owner Address	City, State Zip
1	756012	PRESIDENTIAL GLEN LTD	ATTN PETE DWYER-9900 US HIGHWAY 290 E	MANOR, TX 78653-9720
2	756014	TIMBERMANN PROPERTIES INC	115 RIVINGTON BLVD	AUSTIN, TX 78753-1207
3	756014	WEST EGIN DEVELOPMENT CORP	ATTN PETER A DWYER-9900 US HIGHWAY 290 E	MANOR, TX 78653-9720
4	236913	MEGACENTER MANOR LLC	% PATRICIO URETA-7451 RIVIERA BLVD STE 1	MIRAMAR, FL 33023-6530
5	814602	MANOR BUSINESS CENTER LTD	262 FM 1441	BASTROP, TX 78602-7794
6	236868	MEGACENTER MANOR LLC	% PATRICIO URETA-7451 RIVIERA BLVD STE 1	MIRAMAR, FL 33023-6530
7		MEGACENTER MANOR LLC	% PATRICIO URETA-7451 RIVIERA BLVD STE 1	MIRAMAR, FL 33023-6530
8	236915	SERAFIN LEASING CO LP	12804 BELTEX RD	MANOR, TX 78653-4510
9	236916	VERSUM MATERIALS US LLC	7350 TILGHMAN ST # 304	ALLEN TOWN, PA 18106-9012
10	236917	VERSUM MATERIALS US LLC	7350 TILGHMAN ST # 304	ALLEN TOWN, PA 18106-9012
11	236918	CHEM ELEVEN PRODUCTS	STE 1-200-6300 BRIDGE POINT PKWY	AUSTIN, TX 78730-5073
12	236919	AIR LIQUIDE ELECTRONICS US LP	% PROPERTY TAX DEPT-9811 KATY FREEWAY STE 100	HOUSTON, TX 77024-1274
13	236920	DANAR GOOD LLC	510 S CONGRESS AVE STE 108	AUSTIN, TX 78704-1787
14	236900	FLINTROCK OFFICE SUITES LLC	1700 POCO BUENO CT	SPICEWOOD, TX 78669-4300
15	795892	JIMENEZ ANTHONY	13424 PINE NEEDLE ST	MANOR, TX 78653-5406
16	795891	GIMBEY LOGAN	13425 PINE NEEDLE ST	MANOR, TX 78653-5406
17	795893	MARSHALL BRIAN	13420 PINE NEEDLE ST	MANOR, TX 78653-5406
18		VASQUEZ GUADALUPE T	13421 PINE NEEDLE ST	MANOR, TX 78653-5406
19	795894	MALDONADO BENITO	13416 PINE NEEDLE ST	MANOR, TX 78653-5406
20	795889	SALEEM SHAHADAD	13417 PINE NEEDLE ST	MANOR, TX 78653-5406
21	795895	MYNAR MISTY	13436 HARRY S TRUIMAN DR	MANOR, TX 78653-5077
22	795888	MANZANARES JONATHAN PEREZ ETAL	13413 PINE NEEDLE ST	MANOR, TX 78653-5406
23	795896	BAKER WILLIE	13408 PINE NEEDLE ST	MANOR, TX 78653-5406
24		TABOKE SARI AL	13409 PINE NEEDLE ST	MANOR, TX 78653-5406
25	795897	MWANGI KENETH N & JESSICA MWANGI	13404 PINE NEEDLE ST	MANOR, TX 78653-5406
26	795886	ALMANZA MANUEL CHIMAL & NANCY FUENTES VASQUEZ	13405 PINE NEEDLE ST	MANOR, TX 78653-5406
27	795898	SALAZAR J CARMEN & VANESSA	13400 PINE NEEDLE ST	MANOR, TX 78653-5406
28	795895	WELCH JIM	13402 PINE NEEDLE ST	MANOR, TX 78653-5406
29	795899	TAMEZ IDA	13322 PINE NEEDLE ST	MANOR, TX 78653-5403
30	795884	CLARK KENNETH R	13325 PINE NEEDLE ST	MANOR, TX 78653-5403
31		LI ZHITU & PU WANG	10615 WINCHELSEA DR	AUSTIN, TX 78750-4033
32	795883	SPILLING KAREN COX	APT 701-700 MANDARIN PKYWAY	CEJAR PARK, TX 78613-4183
33	795901	CHEN YUN CHIAU	2 TIMBERFIELD WAY	PITTSFORD, NY 14534-2162
34	795882	SUNIGA ELIZABETH C & JOSEPH ANTHONY	13317 PINE NEEDLE ST	MANOR, TX 78653-5403
35	795902	ARMSTRONG	13312 PINE NEEDLE ST	MANOR, TX 78653-5403
36	795881	MEADOR JEANNETTE	13313 PINE NEEDLE ST	MANOR, TX 78653-5403
37	795903	GAZDER SARA & ALTAMASH ZIA	13308 PINE NEEDLE ST	MANOR, TX 78653-5403
38	795880	RODRIGUEZ CLAUDIA I	13309 PINE NEEDLE ST	MANOR, TX 78653-5403

39	795904	CHANDIO RIDABA G & MUHAMMAD L		
40	795879	HRYNIEWICZ BRIANA NICHOLE		
41	795905	GAZDER RASHID J & NOOHI		
42	795879	VAZQUEZ MARIO A & GRACIELA		
43	795906	RAMIREZ GILBERT		
44	795926	ROMERO CHRISTINA		
45	795907	NEW COURTNEY		
46	795925	PEREZ JESUS M TORRES		
47	795908	PEREZ-GARCIA ERRAIN		
48	795924	TREVINO ERIC		
49	795909	CASTANEDA GUILLERMO SR		
50	795923	HARRIS PATRICK DEVON		
51	795910	CARRILLO JUAN		
52	795922	MARTINEZ ROSA M		
53	795911	CONTINENTAL HOMES OF TEXAS LP		
54	795921	WARNE TARA ANN & CHRISTOPHER MATTHEW WARNE		
55	795912	MORALES JORGE		
56	795920	FITZGERALD MICHAEL P		
57	795913	ESPINOSA CAIN		
58	795919	OCAMPO MANUEL		
59	795914	REED MOISE KWAME & NICOLE		
60	795918	DIALLO MAMADOU MOUSSA		
61	795915	LOPEZ RITA CEDILLO		
62	795917	REYES RITA R		
63	730645	DELEON JAIME ROBERTO		
64	730646	MONTES PABLO & ANDREA MONTES		
65	730647	CASTRO JOHNNY C JR & MARIBEL CASTRO		
66	730648	PARRY BRANDON		
67	730649	AROS JOE & SUSIE		
68	730650	POWELL JUSTIN LEE		
69	730651	BAKER KELLY ANNE		
70	730652	GONZALES VALENCIA DAVID		
71	730615	YU JUY & PHINGA YA		
72	730555	ALBARRACIN STENE I & ZHANNA A		
73	730554	UPSHUR DIONNE I & RALEIGH C		
74	236864	MANOR RV PARK LLC		

13304 PINE NEEDLE ST	MANOR, TX 78653-5403
13305 PINE NEEDLE ST	MANOR, TX 78653-5403
13306 PINE NEEDLE ST	MANOR, TX 78653-5403
13301 PINE NEEDLE ST	MANOR, TX 78653-5403
13240 PINE NEEDLE ST	MANOR, TX 78653-5407
13237 PINE NEEDLE ST	MANOR, TX 78653-5407
13236 PINE NEEDLE ST	MANOR, TX 78653-5407
13233 PINE NEEDLE ST	MANOR, TX 78653-5407
13232 PINE NEEDLE ST	MANOR, TX 78653-5407
13229 PINE NEEDLE ST	MANOR, TX 78653-5407
13228 PINE NEEDLE ST	MANOR, TX 78653-5407
13225 PINE NEEDLE ST	MANOR, TX 78653-5407
13224 PINE NEEDLE ST	MANOR, TX 78653-5407
13221 PINE NEEDLE ST	MANOR, TX 78653-5407
10700 PECAN PARK BLVD STE 400	AUSTIN, TX 78750-1447
13217 PINE NEEDLE ST	MANOR, TX 78653-5407
13216 PINE NEEDLE ST	MANOR, TX 78653-5407
13213 PINE NEEDLE ST	MANOR, TX 78653-5407
13212 PINE NEEDLE ST	MANOR, TX 78653-5407
13209 PINE NEEDLE ST	MANOR, TX 78653-5407
13208 PINE NEEDLE ST	MANOR, TX 78653-5407
3316 FALCONERS WAY	PLUGERVILLE, TX 78660-7825
13204 PINE NEEDLE ST	MANOR, TX 78653-5407
13201 PINE NEEDLE ST	MANOR, TX 78653-5407
12917 CARILLON WAY	MANOR, TX 78653-5194
12921 CARILLON WAY	MANOR, TX 78653-5194
12925 CARILLON WAY	MANOR, TX 78653-5194
12929 CARILLON WAY	MANOR, TX 78653-5194
12933 CARILLON WAY	MANOR, TX 78653-5194
12937 CARILLON WAY	MANOR, TX 78653-5194
PO BOX 10933	AUSTIN, TX 78766-1933
13005 CARILLON WAY	MANOR, TX 78653-5195
2906 ISAAC PRYOR DR	AUSTIN, TX 78749-1753
13016 WEDDING DR	MANOR, TX 78653-5189
13020 WEDDING	MANOR, TX 78653-5189
460 N MAIN ST STE 304	GLEN ELLYN, IL 60137-5176

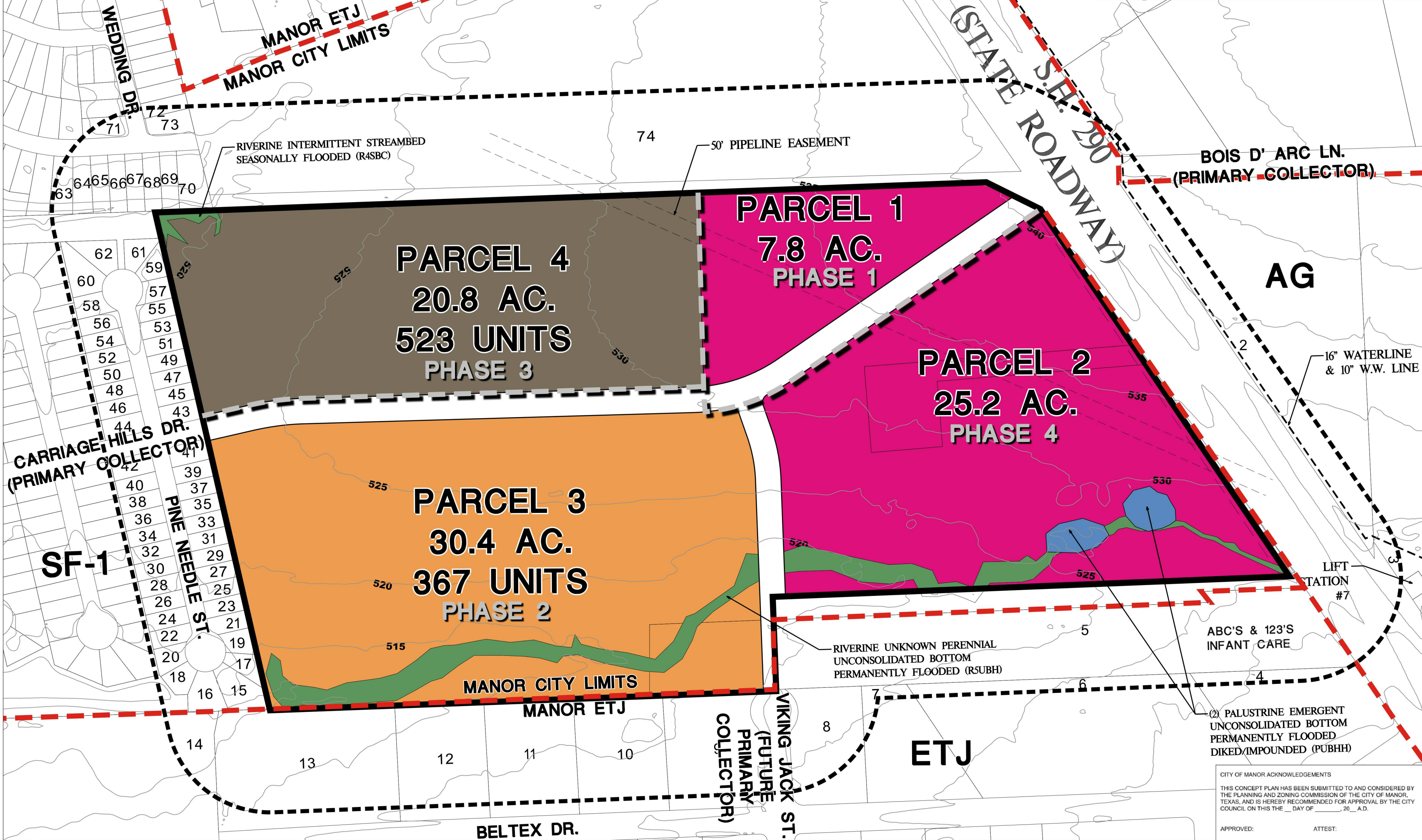
LEGEND			
ZONING DISTRICTS	ACREAGE	DENSITY	UNITS
TH RESIDENTIAL	30.4 ACRES	12 DU/AC	365 UNITS
MF-2 RESIDENTIAL	20.8 ACRES	25 DU/AC	520 UNITS
C-2 COMMERCIAL	33.0 ACRES		
TOTAL		84.2 ACRES	10.5 DU/AC 885 UNITS

MANOR CITY LIMITS

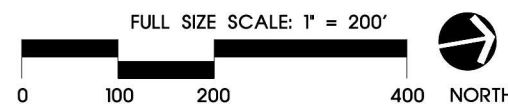
STREAMS CATEGORIZED AS (R4SBC) & (R5UBH)

WETLANDS CATEGORIZED AS (PUBHH)

PARCEL	PHASE	APRX. LUE'S	APRX. TRIPS
1	1(2023)	82	>2,000 (3,000)
2	4(2024)	144	>2,000 (10,290)
3	2(2023)	218	>2,000 (2,748)
4	3(2024)	262	>2,000 (3,428)



- NOTES:
- 1.) PLAN HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH COMPOSITE ZONING ORDINANCE AND SUBDIVISION ORDINANCE
  - 2.) FLOOD HAZARD AREAS PER: FEMA 48453C0485J



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 \_\_ DAY OF \_\_, 20\_\_ A.D.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS ON THIS THE \_\_ DAY OF \_\_, 20\_\_ A.D.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

MAYOR OF THE CITY OF MANOR, TEXAS \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_



Item 2.

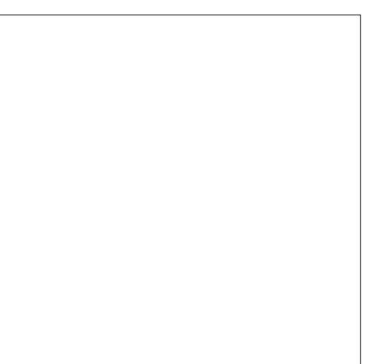
SEC Planning, LLC

Austin, Texas

LAND PLANNING  
LANDSCAPE ARCHITECTURE  
COMMUNITY BRANDING

4201 W. Farner Lane Bldg A Suite 220  
Austin, TX 78757  
T 512.246.7003  
F 512.246.7703  
www.secplanning.com  
Email : info@secplanning.com

OWNER:  
MANOR OPPORTUNITY  
FUND, LLC  
83 Renfield Drive  
Renfield, NJ 08540



# CONCEPT PLAN GINSEL TRACT MANOR, TEXAS

I:\210105-MAOF\Cadfiles\PLANNING\Submittals\Concept Plan.dwg	
Issued:	
1. CITY SUBMITTAL	10/17/2022
2. CITY RESPONSE #1	11/21/2022
3. CITY RESPONSE #2	12/21/2022
4.	
5.	
Revisions:	
1.	
2.	
3.	
4.	
5.	
Issue Date:	10/17/2022

Drawn By: GJ,TW  
Reviewed By: GJ

Project No.  
210105-MAOF







1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Friday, November 18, 2022

Gary Jueneman  
SEC Planning, LLC  
4201 W. Parmer Lane, Bldg. A, Ste. 220  
Austin TX 78727  
info@secplanning.com

Permit Number 2022-P-1482-CP  
Job Address: 13301 E U S HY 290, Manor, TX. 78653

Dear Gary Jueneman,

The first submittal of the Ginsel Tract Concept Plan (*Concept Plan*) submitted by SEC Planning, LLC and received on December 22, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. ~~Provide and label the topographic contour lines on the plans. No elevations were given.~~
- ii. **Provide and label the location of the proposed and existing arterial and collector streets to serve the general area. Clearly show and label.**
- iii. **Provide the proposed number of LUEs required for each category of lots shown on the concept plan.**
- iv. **Significant features on or within 200 feet of the property should be shown on the concept plan. These are items such as roads, buildings, utilities and drainage structures.**
- v. **A signature block for the Mayor and P&Z Chairperson should be provided.**

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

11/18/2022 11:43:44 AM  
Ginsel Tract Concept Plan  
2022-P-1482-CP  
Page 2

Item 2.

A handwritten signature in black ink, appearing to read "Tyler Shows", followed by a long horizontal flourish.

Tyler Shows  
Staff Engineer  
GBA



November 21, 2022

1500 County Road 269 Leander, TX 78641  
P.O. Box 2029 Leander, TX 78646-2029

Re: Ginsel Tract  
Permit Number 2022-P-1482-CP  
1<sup>st</sup> Review Comment Responses

To whom it may concern:

Following, are the Applicant's responses to comments received from City of Manor Engineering consultant (GBA) staff, Tyler Shows, on the Ginsel Tract Concept Plan Application submittal. Applicant's 1<sup>st</sup> comment response denoted in **Red Text**.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at [tshows@gbateam.com](mailto:tshows@gbateam.com).

- 1) Provide and label the topographic contour lines on the plans. No elevations were given.

**RESPONSE: Labels added to Concept Plan**

- 2) Provide and label the location of the proposed and existing arterial and collector streets to serve the general area.

**RESPONSE: Labels added to Concept Plan per May 2014 Thoroughfare Plan**



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Monday, December 19, 2022

Gary Jueneman  
SEC Planning, LLC  
4201 W. Parmer Lane, Bldg. A, Ste. 220  
Austin TX 78727  
info@secplanning.com

Permit Number 2022-P-1482-CP  
Job Address: 13301 E U S HY 290, Manor 78653

Dear Gary Jueneman,

The subsequent submittal of the Ginsel Tract Concept Plan submitted by SEC Planning, LLC and received on December 22, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### Engineer Review

The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. ~~Provide and label the topographic contour lines on the plans. No elevations were given.~~
- ii. **Provide and label the location of the proposed and existing arterial and collector streets to serve the general area. Clearly show and label.**
- iii. **Provide the proposed number of LUEs required for each category of lots shown on the concept plan.**
- iv. **Significant features on or within 200 feet of the property should be shown on the concept plan. These are items such as roads, buildings, utilities and drainage structures.**
- v. **A signature block for the Mayor and P&Z Chairperson should be provided.**

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

Pauline Gray, P.E.  
Lead AES  
GBA



December 20, 2022

1500 County Road 269 Leander, TX 78641  
P.O. Box 2029 Leander, TX 78646-2029

Re: Ginsel Tract  
Permit Number 2022-P-1482-CP  
2<sup>nd</sup> Review Comment Responses

To whom it may concern:

Following, are the Applicant's responses to comments received from City of Manor Engineering consultant (GBA) staff, Tyler Shows, on the Ginsel Tract Concept Plan Application submittal. Applicant's 2<sup>nd</sup> comment response denoted in **Red Text**.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at [tshows@gbateam.com](mailto:tshows@gbateam.com).

- 1) Provide and label the location of the proposed and existing arterial and collector streets to serve the general area. Clearly show and label.

**RESPONSE: Roadways labeled as instructed.**

- 2) Provide the proposed number of LUEs required for each category of lots shown on the concept plan.

**RESPONSE: LUE's located in Land Use Summary**

- 3) Significant features on or within 200 feet of the property should be shown on the concept plan. These are items such as roads, buildings, utilities, and drainage structures.

**RESPONSE: All significant features labeled on Concept Plan**

- 4) A signature block for the Mayor and P&Z Chairperson should be provided.

**RESPONSE: Added to both sheets**





1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, January 18, 2023

Gary Jueneman  
SEC Planning, LLC  
4201 W. Parmer Lane, Bldg. A, Ste. 220  
Austin TX 78727  
info@secplanning.com

Permit Number 2022-P-1482-CP  
Job Address: 13301 E U S HY 290, Manor 78653

Dear Gary Jueneman,

We have conducted a review of the concept plan for the above-referenced project, submitted by Gary Jueneman and received by our office on December 22, 2022, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

**Please submit a hard copy of the Concept Plan to Scott Dunlop at the City of Manor for signatures. A copy of the signed Concept Plan will be uploaded under project files on the my permit now website.**

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Shows'.

Tyler Shows  
Staff Engineer  
GBA



1/19/2023

## City of Manor Development Services

# Notification for a Subdivision Concept Plan

Project Name: Ginsel Tract Concept Plan  
 Case Number: 2022-P-1482-CP  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Concept Plan for the Ginsel Tract located at 13301 E US Hwy 290, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Concept Plan for the Ginsel Tract, four (4) lots on 84.2 acres, more or less, and being located at 13301 E US Hwy 290, Manor, TX.**

***Applicant: SEC Planning, LLC***

***Owner: MANOR 290 OZ REAL ESTATES LP***

The Planning and Zoning Commission will meet at 6:30PM on February 8, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Concept Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

LI ZHIYU & PU WANG  
10619 WINCHELSEA DR  
AUSTIN, TX 78750-4033

SPELLING KAREN COX  
APT 701-700 MANDARIN FLYWAY  
CEDAR PARK, TX 78613-4183

CHEN YUH CHYAU  
2 TIMBERFIELD WAY  
PITTSFORD , NY 14534-2162

SUNIGA ELIZABETH C & JOSEPH  
ANTHONY  
13317 PINE NEEDLE ST  
MANOR , TX 78653-5403

ARRIAGA TRISHA  
13312 PINE NEEDLE ST  
MANOR , TX 78653-5403

MEADOR JEANNETTE  
13313 PINE NEEDLE ST  
MANOR , TX 78653-5403

GAZDER SARA & ALTAMASH ZIA  
13308 PINE NEEDLE ST  
MANOR , TX 78653-5403

RODRIGUEZ CLAUDIA I  
13309 PINE NEEDLE ST  
MANOR , TX 78653-5403

CHANDIO RIDABA G & MUHAMMAD L  
13304 PINE NEEDLE ST  
MANOR , TX 78653-5403

HRYNIEWICZ BRIANA NICHOLE  
13305 PINE NEEDLE ST  
MANOR , TX 78653-5403

GAZDER RASHID J & NOOH  
13300 PINE NEEDLE ST  
MANOR , TX 78653-5403

VAZQUEZ MARIO A & GRACIELA  
13301 PINE NEEDLE ST  
MANOR, TX 78653-5403

RAMIREZ GILBERT  
13240 PINE NEEDLE ST  
MANOR , TX 78653-5407

ROMERO CHRISTINA  
13237 PINE NEEDLE ST  
MANOR, TX 78653-5407

NEW COURTNEY  
13236 PINE NEEDLE ST  
MANOR , TX 78653-5407

PEREZ JESUS M TORRES  
13233 PINE NEEDLE ST  
MANOR, TX 78653-5407

PEREZ-GARCIA EFRAIN  
13232 PINE NEEDLE ST  
MANOR, TX 78653-5407

TREVINO ERIC  
13229 PINE NEEDLE ST  
MANOR, TX 78653-5407

CASTANEDA GUILLERMO SR  
13228 PINE NEEDLE ST  
MANOR , TX 78653-5407

HARRIS PATRICK DEVON  
13225 PINE NEEDLE ST  
MANOR , TX 78653-5407

CARRILLO JUAN  
13224 PINE NEEDLE ST  
MANOR , TX 78653-5407

MARTINEZ ROSA M  
13221 PINE NEEDLE ST  
MANOR , TX 78653-5407

CONTINENTAL HOMES OF TEXAS LP  
10700 PECAN PARK BLVD STE 400  
AUSTIN, TX 78750-1447

WARNE TARA ANN & CHRISTOPHER  
MATTHEW WARNE  
13217 PINE NEEDLE ST  
MANOR , TX 78653-5407

MORALES JORGE  
13216 PINE NEEDLE ST  
MANOR , TX 78653-5407

FITZGERALD MICHAEL P  
13213 PINE NEEDLE ST  
MANOR , TX 78653-5407

ESPINOSA CAIN  
13212 PINE NEEDLE ST  
MANOR , TX 78653-5407

OCAMPO MANUEL  
13209 PINE NEEDLE ST  
MANOR , TX 78653-5407

REED MOISE KWAME & NICOLE  
13208 PINE NEEDLE ST  
MANOR , TX 78653-5407

DIALLO MAMADOU MOUSSA  
3316 FALCONERS WAY  
PFLUGERVILLE, TX 78660-7825



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** February 8, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes of January 11, 2023, P&Z Commission Regular Meeting.

### BACKGROUND/SUMMARY:

**LEGAL REVIEW:** Not Applicable  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- January 11, 2023, P&Z Commission Regular Session Minutes

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the minutes of the January 11, 2023, P&Z Commission Regular Meeting.

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** February 8, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on .264 acres, more or less, and being located at 101 W Boyce, Manor, TX from Neighborhood Business (NB) to Downtown Business (DB).**

*Applicant: Jiwon Jung*

*Owner: Buildblock*

### BACKGROUND/SUMMARY:

The owner is seeking to rezone this lot, and adjacent lots, to Downtown Business to allow for denser mixed-use development. The requested zoning is in accordance with the adopted Future Land Use Map which designated the area as Downtown Mixed-Use.

This item was postponed from the January 11<sup>th</sup> P&Z meeting.

**LEGAL REVIEW:** *Not Applicable*

**FISCAL IMPACT:** *NO*

**PRESENTATION:** *NO*

**ATTACHMENTS:** *YES*

- Letter of Intent
- Rezoning Map
- Aerial Image
- FLUM
- Renderings
- Public Notice
- Mailing Labels

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for one (1) lot on .264 acres, more or less, and being located at 101 W Boyce, Manor, TX from Neighborhood Business (NB) to Downtown Business (DB).

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**

Dec. 02, 2022

Development Services  
City of Manor  
105 E Eggleston Street  
Manor, TX 78653

## Letter of Intent for Rezoning

**Project Address: 101 W Boyce St, Manor, TX 78653**

**Property ID: 238627**

**Legal Description: LOT 4-5 BLK 43 MANOR TOWN OF**

The property owner seeks to rezone the 0.264-acre lot located at 101 W Boyce St, Manor, TX 78653 from NB (Neighborhood Business) to DB (Downtown Business).

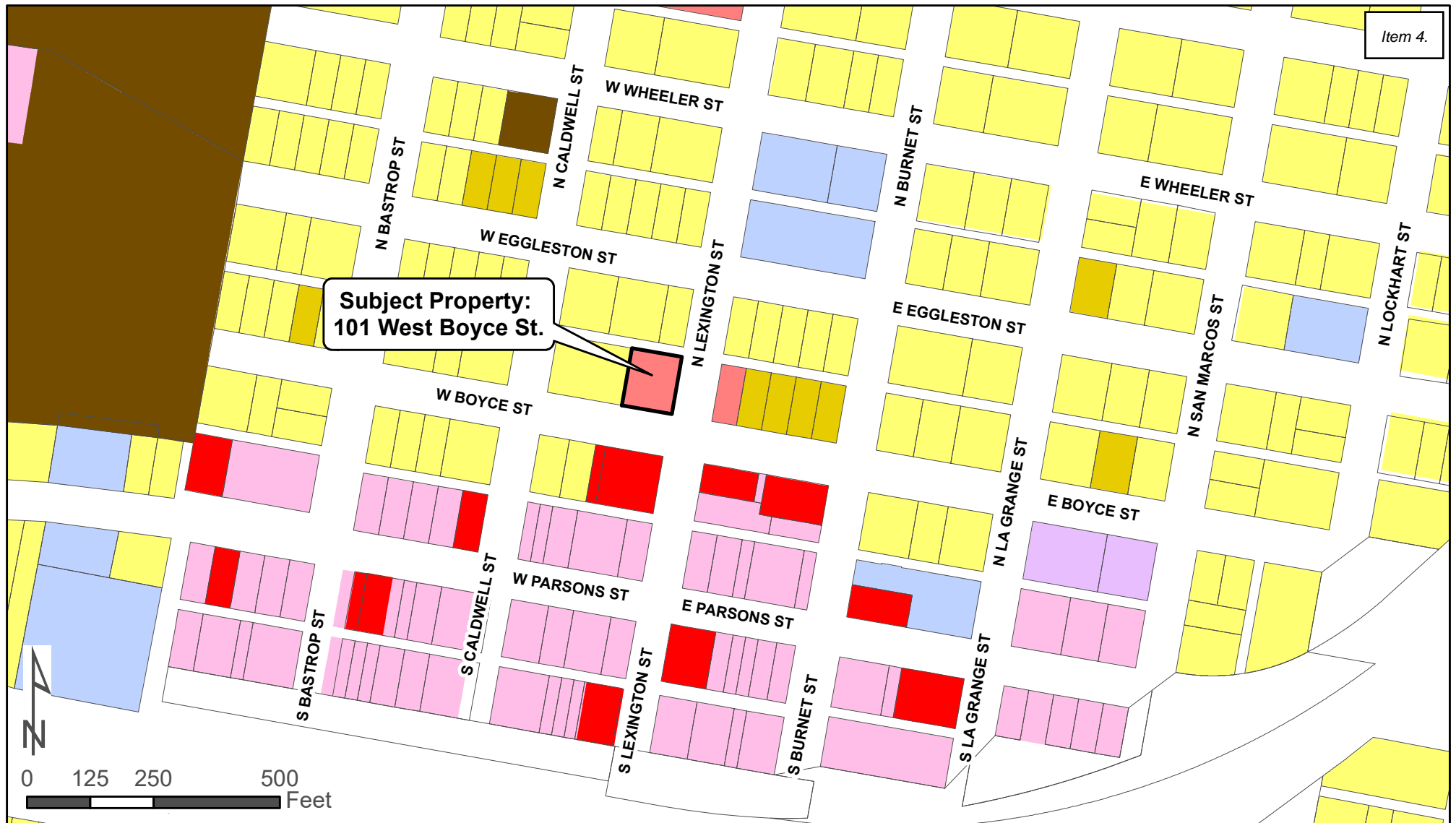
Manor city is planning to expand its central commercial area to revitalize the city and improve the quality of life of adjacent residential areas. To keep up with that idea, dense development of urban areas, especially divided into Downtown Mixed-Use uses including the site, will be required. However, the subject site, which is in the Downtown Mixed-Use area, is currently designated as an NB(Neighborhood Business) zone, and only low-density development is possible, which is not in line with Manor city's urban planning. In this situation, I hope that we can create a dense commercial and residential community to meet the idea of Manor city planning, through this zoning change.

As a large multi-family and mixed-use development project such as Manor Crossing Project is planned, the owner seeks an opportunity to respond to the population growth. Rezoning this tract will allow providing opportunities for cultural diversity and commercial growth. The property currently sits along West Boyce Street as a cross lot being DB-zoned parcel. I believe that rezoning the subject tract as proposed will not alter or impair the adjacent uses/properties.

I appreciate your consideration of the proposed rezoning application for approval and will be available to answer questions you might have regarding this matter. Please do not hesitate to email with your questions and comments.

Sincerely,

Jiwon Jung  
CEO of Build Block Inc.  
101 W Boyce St,  
Manor, TX 78653



Current:  
Neighborhood Business (NB)

Proposed:  
Downtown Business (DB)



Zone		GO - General Office
A - Agricultural		C-1 - Light Commercial
SF-1 - Single Family Suburban		C-2 - Medium Commercial
SF-2 - Single Family Standard		C-3 - Heavy Commercial
TF - Two Family		NB - Neighborhood Business
TH - Townhome		DB - Downtown Business
MF-1 - Multi-Family 15		IN-1 - Light Industrial
MF-2 - Multi-Family 25		IN-2 - Heavy Industrial
MH-1 - Manufactured Home		PUD - Planned Unit Development
I-1 - Institutional Small		ETJ
I-2 - Institutional Large		



101 W Boyce

Aerial Image

Legend

- 101 W Boyce Item 4.
- City of Manor City Hall
- Feature 1
- Feature 2



101 W Boyce St

City of Manor City Hall

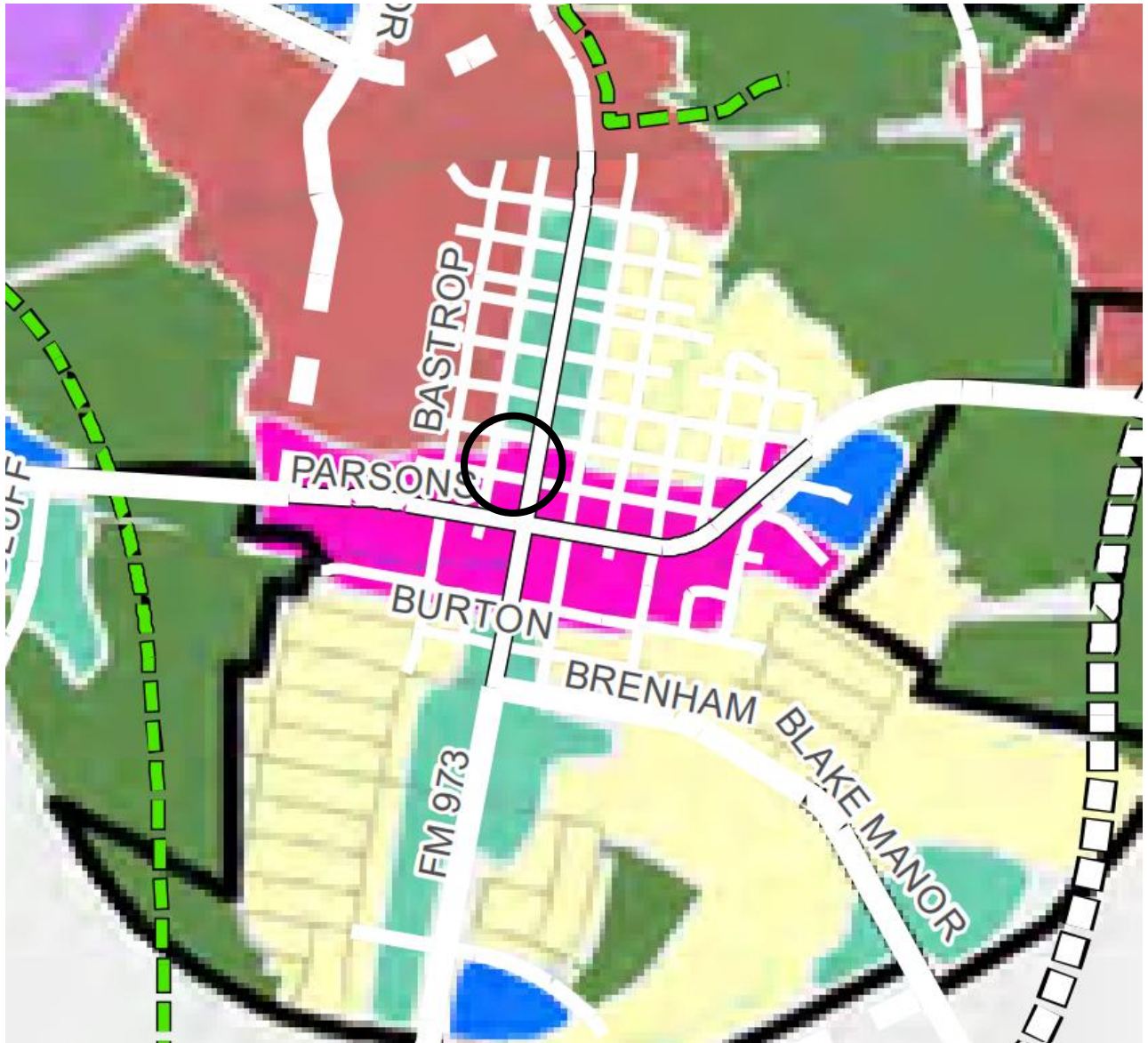
Bright Beginnings Learning Center

TNT Barbershop

Iwayne's Caribbean Kitchen

Las Salsas Bar & Grill





### DOWNTOWN MIXED-USE

Downtown Mixed-Use is intended for the residential, commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.

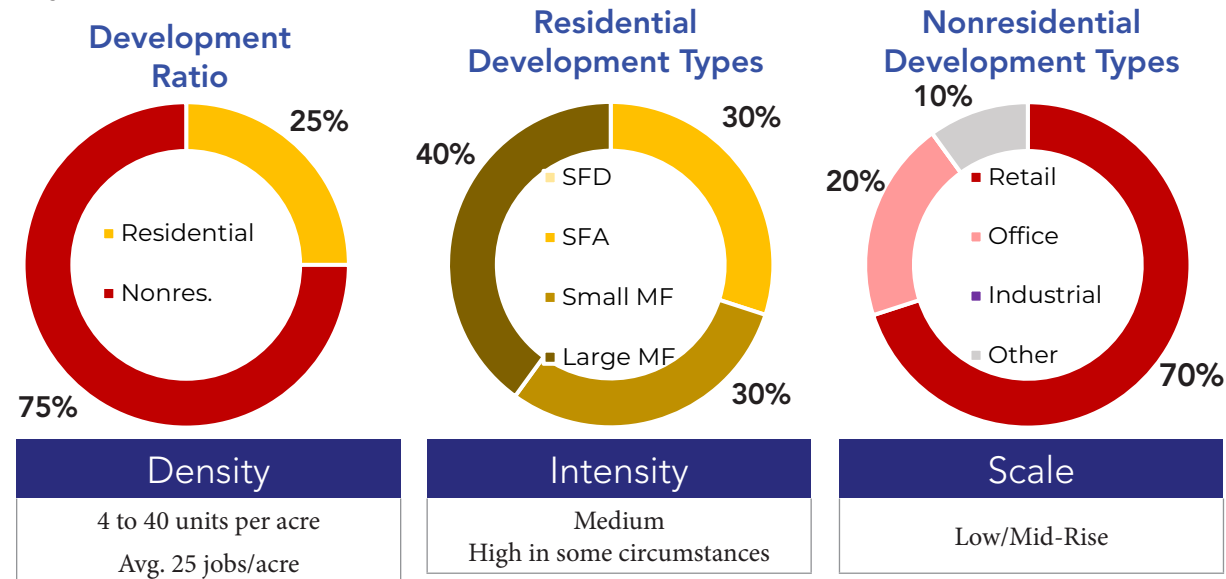
Not only is this area currently a mixed-use environment currently, but it is envisioned to see a strong reinvention via more density and a higher mix of uses in the future. This area should be designed to accommodate transit, should rail services extend to Manor from Austin. However, even if the rail does not come, a downtown that is comprised of high-density mixed-use development will still bring many opportunities and benefits to the community.

Densities range between 4 and 40 units per acre, although individual sites may achieve higher densities if they are coordinated within the rest of the area, provide superior access to services and amenities, and appropriate compatibility to adjacent uses is provided.

Here, infill development especially presents opportunities for small businesses, unique and dense housing options and potentially even small scale/artisan manufacturing.

The pedestrian environment and experience should be top priority in Downtown and feature public gathering places, active streets, engaging storefronts, and sidewalk cafes. This is the best place in Manor to double down on and invest in creating a sense of place and identity for the community.

Figure 3.10. Downtown Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered compatible since the intent is to provide retail/services, activity centers and diversified housing to support surrounding neighborhoods and drive community identity/gathering
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and De-tached Missing Middle	●●●○○	This can be compatible provided that the overall Downtown Mixed Use area also contains mixed-use urban flex buildings or shopping centers with which this housing product integrates in a manner to promote walkability and transitions; these development types should be located on secondary roads rather than primary thoroughfares within Downtown, as those areas are best reserved for ground-floor retail and services
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
Mixed-Use Urban, Neighbor-hood Scale	●●●●●	This is the ideal form of development within the Downtown Mixed Use category; provides for activity centers, retail, services and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods to promote walkability; design should emphasize the pedestrian experience rather than people driving automobiles
Mixed-Use Urban, Communi-ty Scale	●●●○○	Not generally considered compatible due to incompatible scale with neighborhoods, but can be de-pending on adjacencies to green space or more intensive uses
Shopping Center, Neighbor-hood Scale	●●●●○	While less preferred than a mixed-use urban flex building, the use provides for activity centers, retail and services at a scale compatible with and supportive of surrounding neighborhoods to promote walk-ability; becomes more compatible if a horizontal approach to mixed-use is deployed, such as inclusion of small apartments nearby or within the same site, or to match the scale of adjacent historic buildings
Shopping Center, Community Scale	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be depending on adjacencies to green space or more intensive uses; may function better on the western and eastern edges of the Downtown Mixed Use area
Light Industrial Flex Space	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be if particu-larly small-scale and included alongside more appropriate development types, or with integration of a storefront experience. Examples of appropriate uses might include maker spaces, coffee roasting, micro-breweries, and similar businesses
Manufacturing	●○○○○	Not considered compatible
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government build-ings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.



Item 4.

**ELEMENT 5**  
ARCHITECTURE

1212 Chicon, Unit 101  
Austin, Texas 78702

**MANOR**  
**Mixed Use**  
**Development**  
101-107 Boyce Street  
Manor, TX 78653

DATE: **2/1/2023**

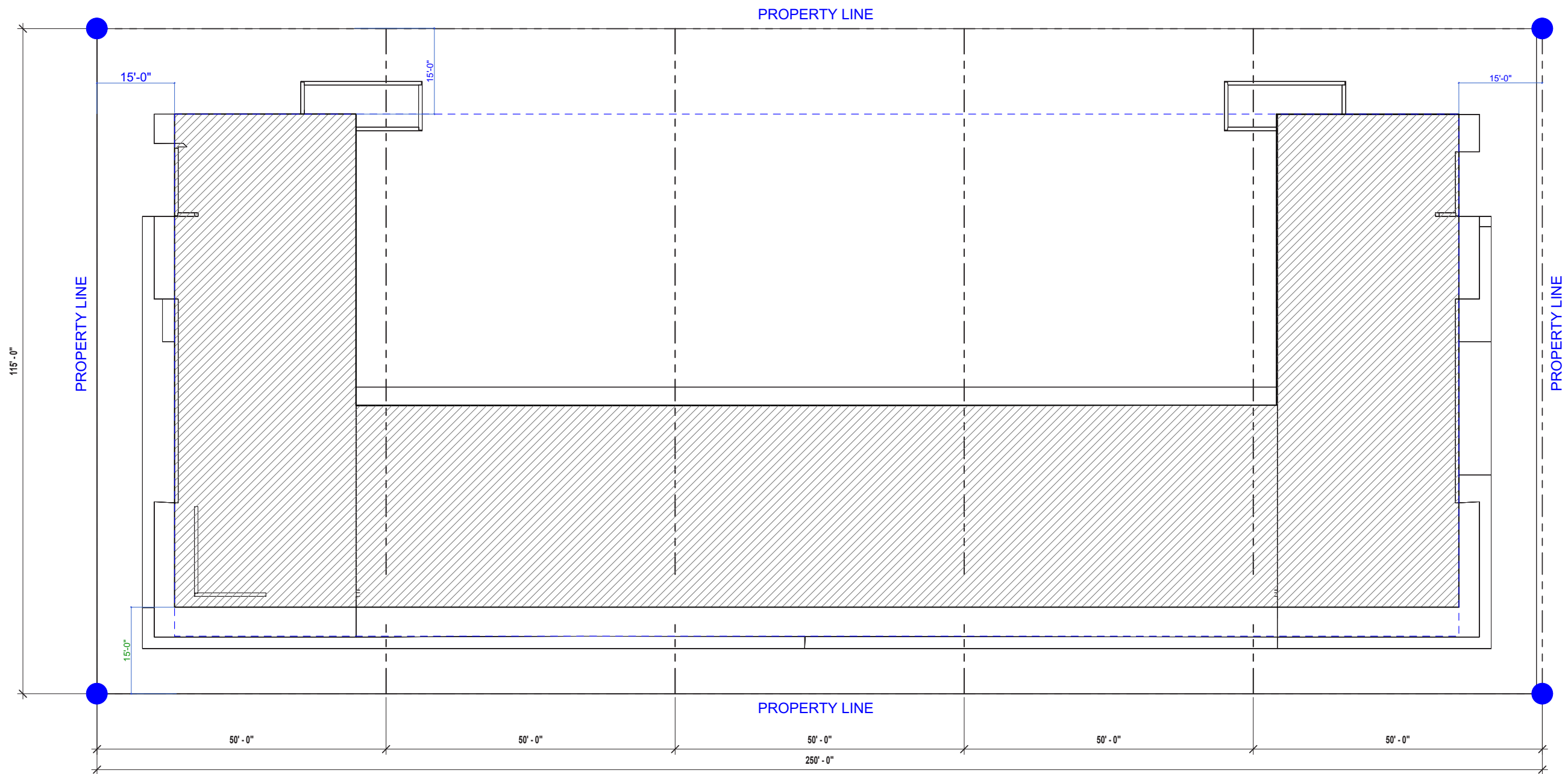
DRAWN BY:

COPYRIGHT 2015

**FEASIBILITY**  
**ANALYSIS - 1 LOT**

**02**

35



**1 SITE PLAN BUILDING SETBACKS- 1 LOT**

SCALE: 1" = 20'



**Subject Property:** Lots 101-107 W. Boyce Street  
Property ID: 238627, 238628  
Legal Description:  
    Lots 1-3 Block 43 Town of Manor (.396 acres)  
    Lots 4-5 Block 43 Town of Manor (.264 acres)  
Lot size- 5750 sf Proposed Mixed Use  
Zoning- DB  
Setbacks:  
    Front - 15'-0"  
    Side- 0-10' to Non-Residential  
        20'-0" to Residential)  
    Rear- 20'-0" to Residential  
        0-10' to Non Residential  
    Street Side - 15'-0"

Max Bldg Ht- 60'-0"  
Max Bldg Coverage- 95%  
Minimum Dwelling Size- 1000 sf  
                                    500 sf Historic  
Max # of Dwelling Units- 15 per Acre

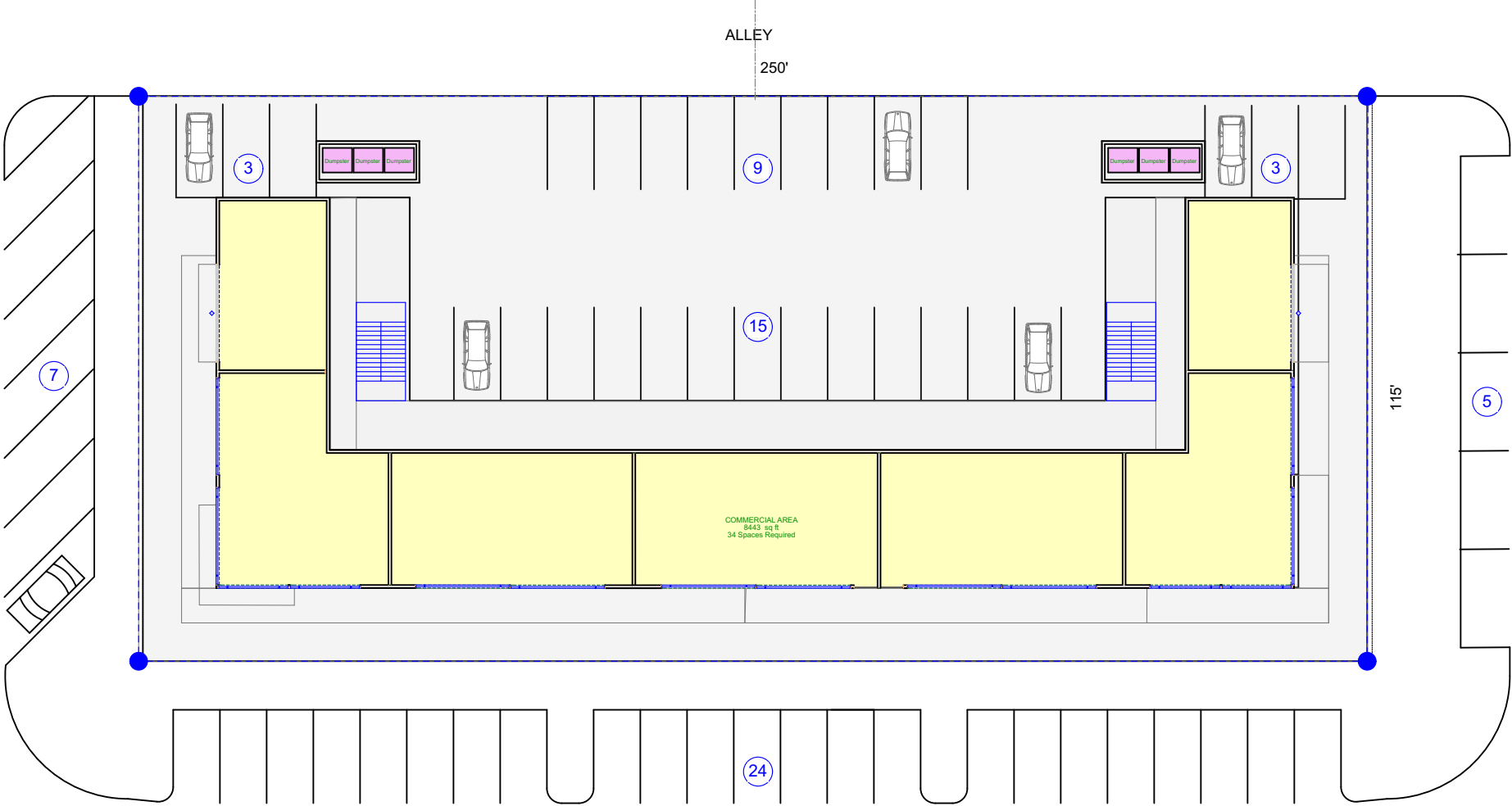
Parking Analysis  
16 Residential Parking Spaces Required  
34 Commercial Parking Spaces Required  
TOTAL SPACES REQUIRED= 50  
  
30 On-Site Parking Spaces Provided  
36 Off-Site Street Parking Spaces Provided  
TOTAL SPACES PROVIDED= 66

**LOT 1:** 5750 sf Mixed Use  
Building Analysis:  
Level 1 Commercial- 8443 sf  
Level 2 Residential-  
    (4) 2BR Units 910 sf each  
    (2) 2 BR Studios 850 sf each  
    (4) 1 BR Studios 800 sf each

2

Story 2  
SCALE: 1/32" = 1'-0"

t



1

Story  
SCALE: 1/32" = 1'-0"

E

ELEMENT 5  
ARCHITECTURE

1212 Chicon, Unit 101  
Austin, Texas 78702

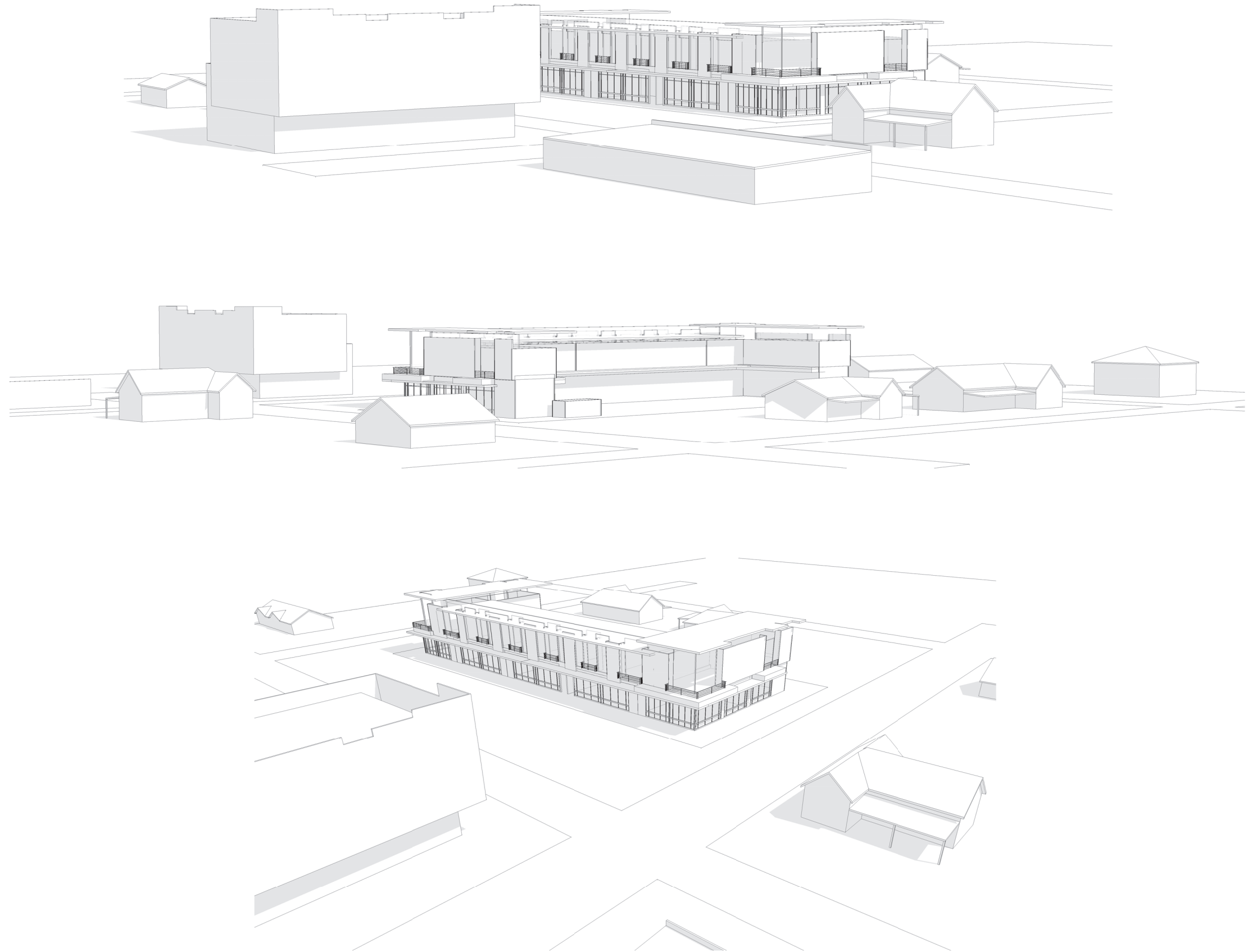
Item 4.

**MANOR  
Mixed Use  
Development**  
101-107 Boyce Street  
Manor, TX 78653

DATE: 2/1/2023  
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**SCHEMATIC  
DESIGN -1 LOT**

**02.1**



**MANOR**  
**Mixed Use**  
**Development**  
101-107 Boyce Street  
Manor, TX 78653

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**AERIAL SITE  
CONTEXT- 1 LOT**





1 PERSPECTIVE VIEW- 1 LOT

4 AERIAL VIEW- 1 LOT



2 PERSPECTIVE VIEW- 1 LOT



5 PERSPECTIVE VIEW- 1 LOT



3 AERIAL VIEW- 1 LOT

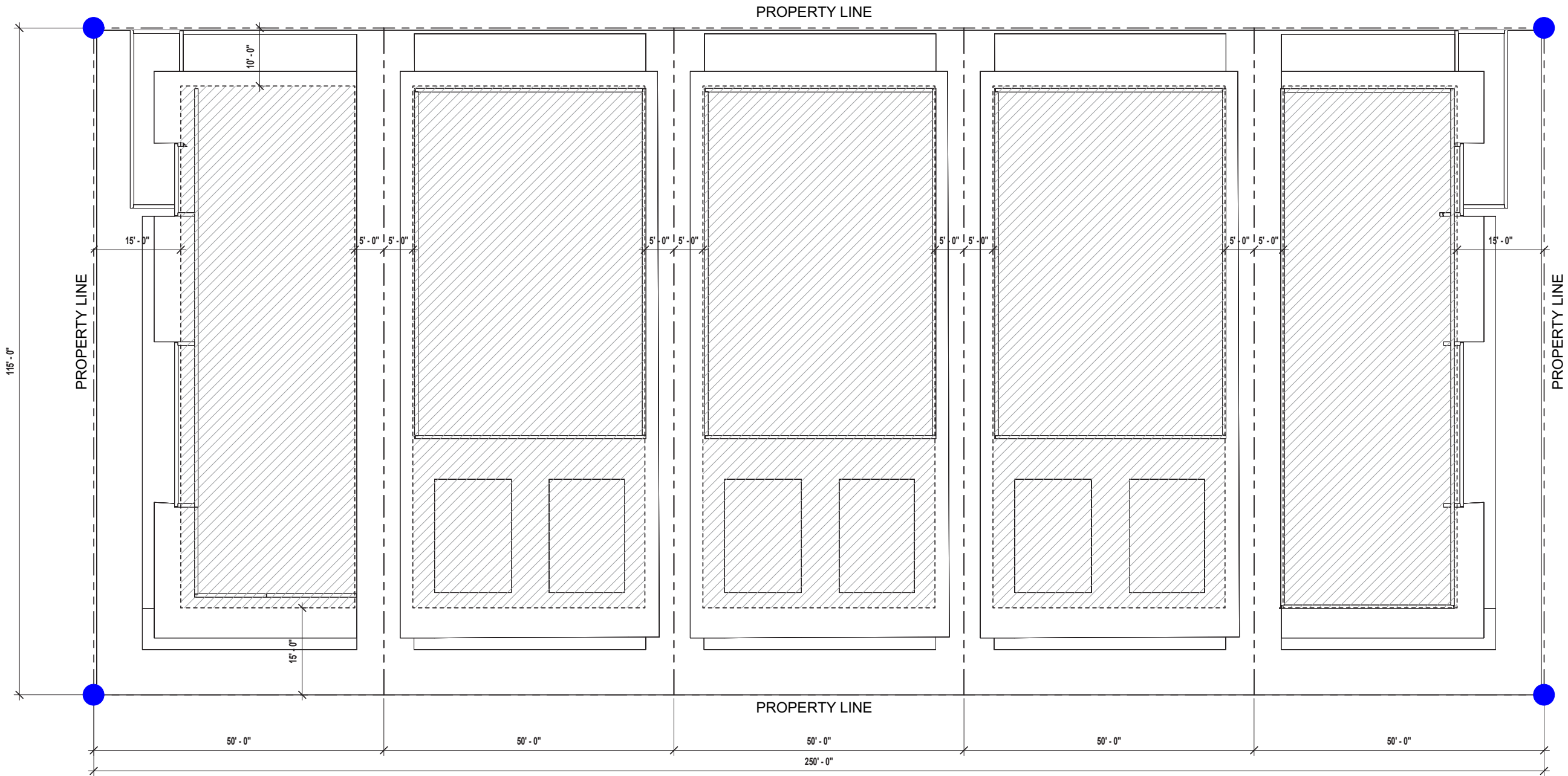


6 PERSPECTIVE VIEW- 1 LOT

**MANOR**  
**Mixed Use**  
**Development**  
101-107 Boyce Street  
Manor, TX 78653

DATE: 2/1/2023  
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**SCHEMATIC**  
**DESIGN 1 LOT-**  
**PERSPECTIVES**



1 SITE PLAN- BUILDING SETBACKS -5 LOTS  
SCALE: 1" = 20'

**MANOR**  
**Mixed Use**  
**Development**  
101-107 Boyce Street  
Manor, TX 78653

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**FEASIBILITY**  
**ANALYSIS - 5**  
**LOTS**

**Subject Property:** Lots 101-107 W. Boyce Street  
Property ID: 238627, 238628

Legal Description:

Lots 1-3 Block 43 Town of Manor (.396 acres)

Lots 4-5 Block 43 Town of Manor (.264 acres)

Lot size- 5750 sf Proposed Mixed Use

Zoning- DB

Setbacks:

Front - 15'-0"

Side- 0-10' to Non-Residential

20'-0" to Residential)

Rear- 20'-0" to Residential

0-10' to Non Residential

Street Side - 15'-0"

Max Bldg Ht- 60'-0"

Max Bldg Coverage- 95%

Minimum Dwelling Size- 1000 sf

500 sf Historic

Max # of Dwelling Units- 15 per Acre

Parking Analysis

20 Residential Parking Spaces Required

31 Commercial Parking Spaces Required

TOTAL SPACES REQUIRED= 51

22 On-Site Parking Spaces Provided

36 Off-Site Street Parking Spaces Provided

TOTAL SPACES PROVIDED= 58

**LOT 1:** 5750 sf Mixed Use

Zoning- DB

Level 1 Commercial- 2000 sf

Level 2 Residential-

(2) 2BR Units 1265 sf each

Parking Required- 12 Spaces

On-Site Parking- 4 Spaces

**LOT 2:** 5750 sf Mixed Use

Zoning- DB

Level 1 Commercial- 1200 sf

Level 1 & 2 Residential-

(2) 2 BR Townhome- 2000 sf each

Parking Required- 9 Spaces

On Site Parking- 4 Spaces

**LOT 3:** 5750 sf Mixed Use

Zoning- DB

Level 1 Commercial- 1200 sf

Level 1 & 2 Residential-

(2) 2 BR Townhome- 2000 sf each

Parking Required- 9 Spaces

On Site Parking- 5 Spaces

**LOT 4:** 5750 sf Mixed Use

Zoning- DB

Level 1 Commercial- 1200 sf

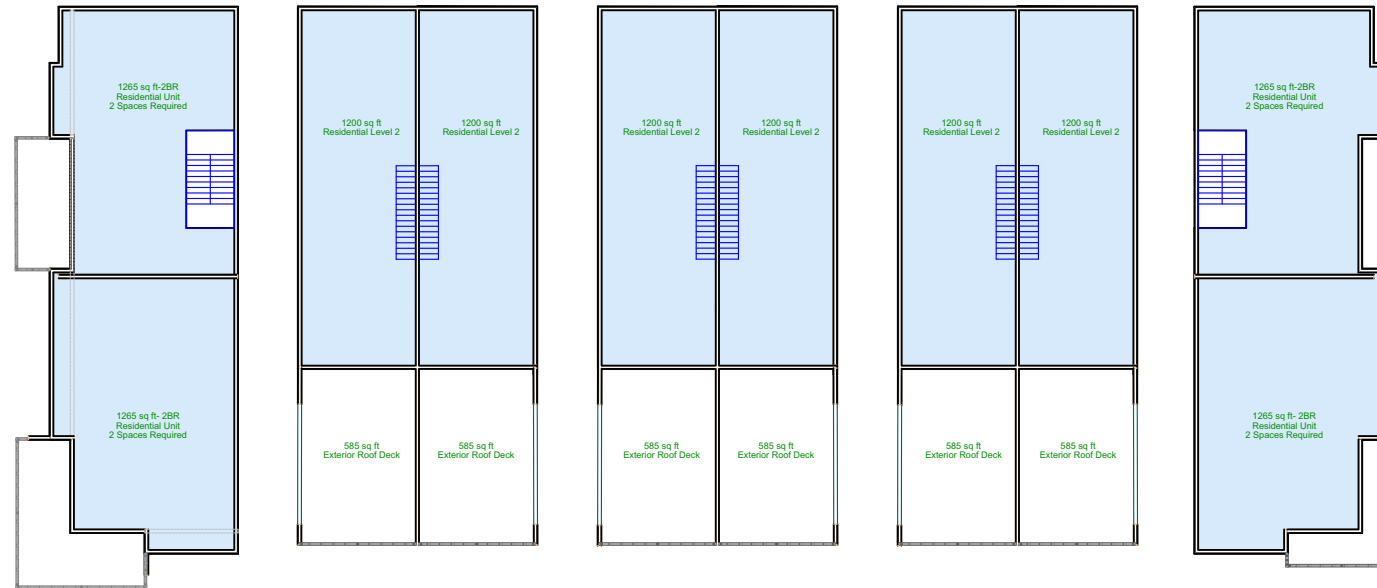
Level 1 & 2 Residential-

(2) 2 BR Townhome- 2000 sf each

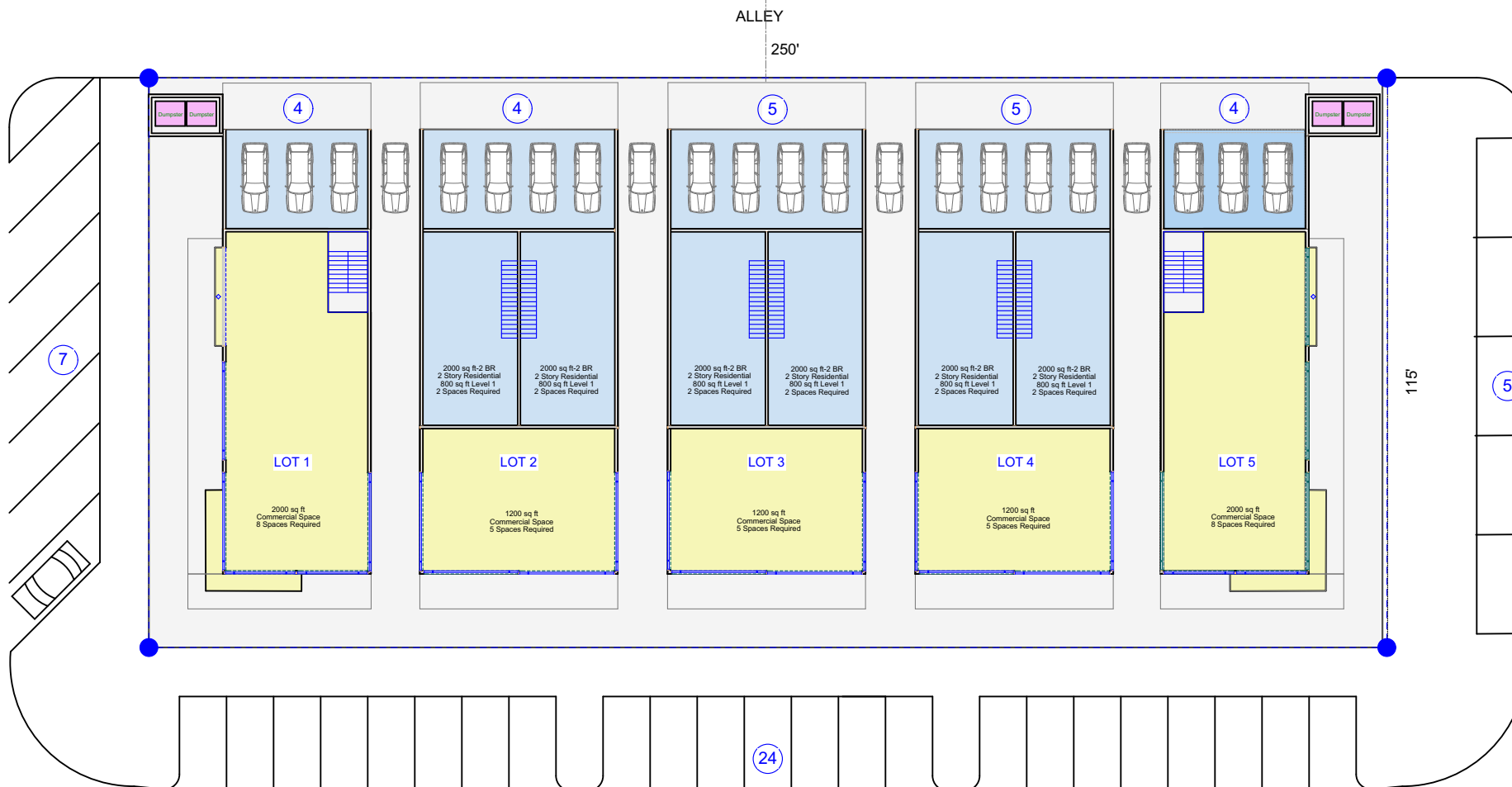
Parking Required- 9 Spaces

On Site Parking- 5 Spaces

**LOT 5:** 5750 sf Mixed Use



2 LEVEL 2  
SCALE: 1/32" = 1'-0"



1 GROUND LEVEL 1  
SCALE: 1/32" = 1'-0"

**MANOR**  
**Mixed Use**  
**Development**  
101-107 Boyce Street  
Manor, TX 78653

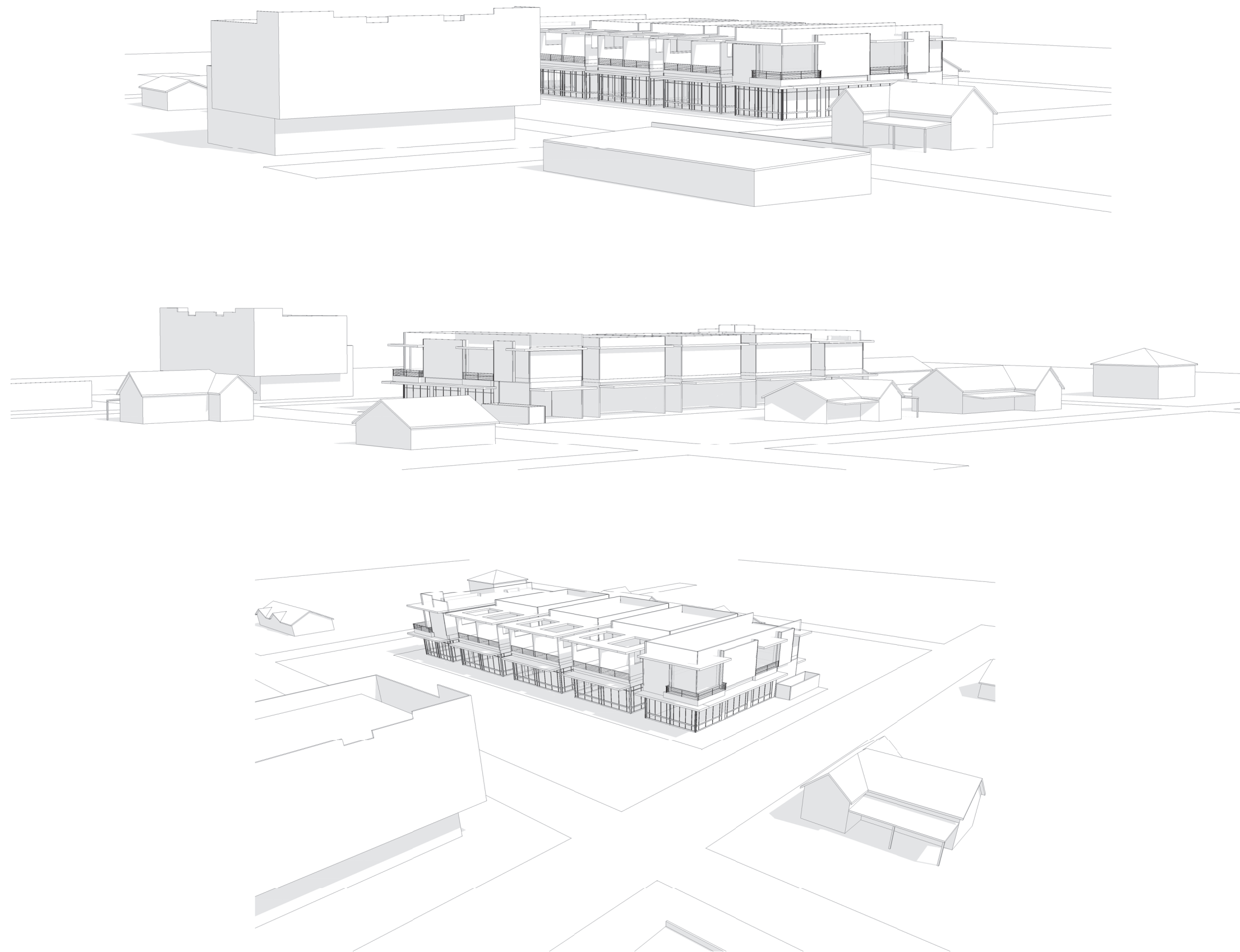
DATE: 2/1/2023

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**SCHEMATIC**  
**DESIGN- 5 LOTS**

**01.1**



1 AERIAL VIEW- 5 LOTS

**MANOR**  
**Mixed Use**  
**Development**  
101-107 Boyce Street  
Manor, TX 78653

DATE: 2/1/2023

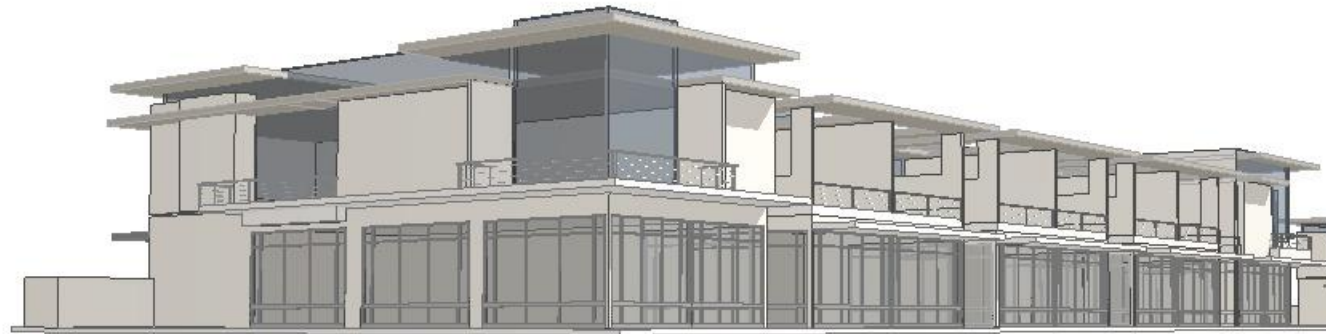
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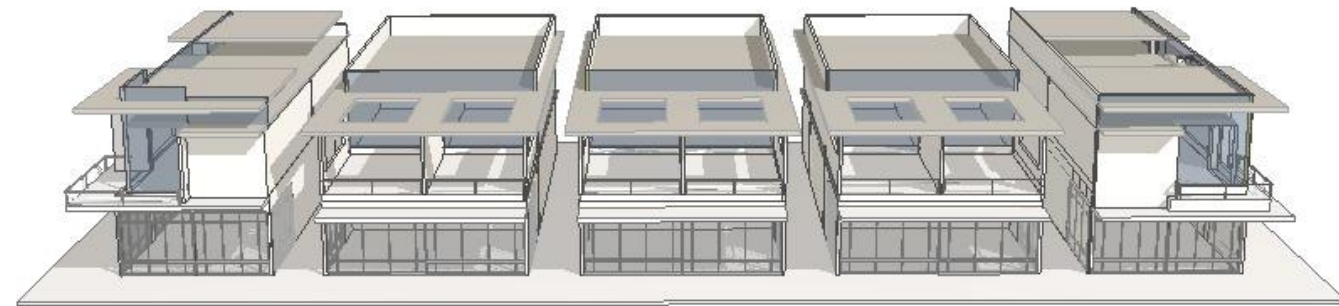
**AERIAL SITE**  
**CONTEXT- 5**  
**LOTS**

**01.2**

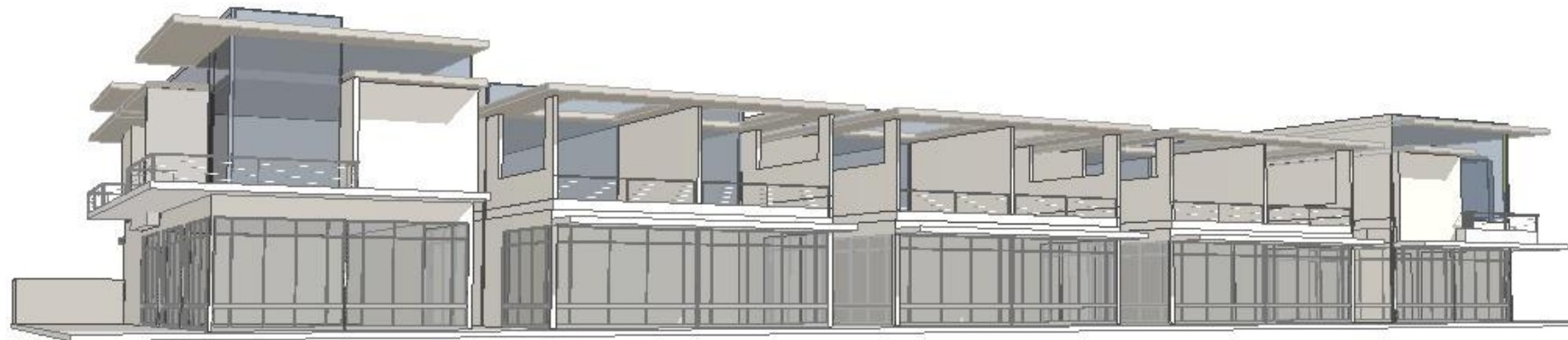




1 PERSPECTIVE VIEW- 5 LOTS



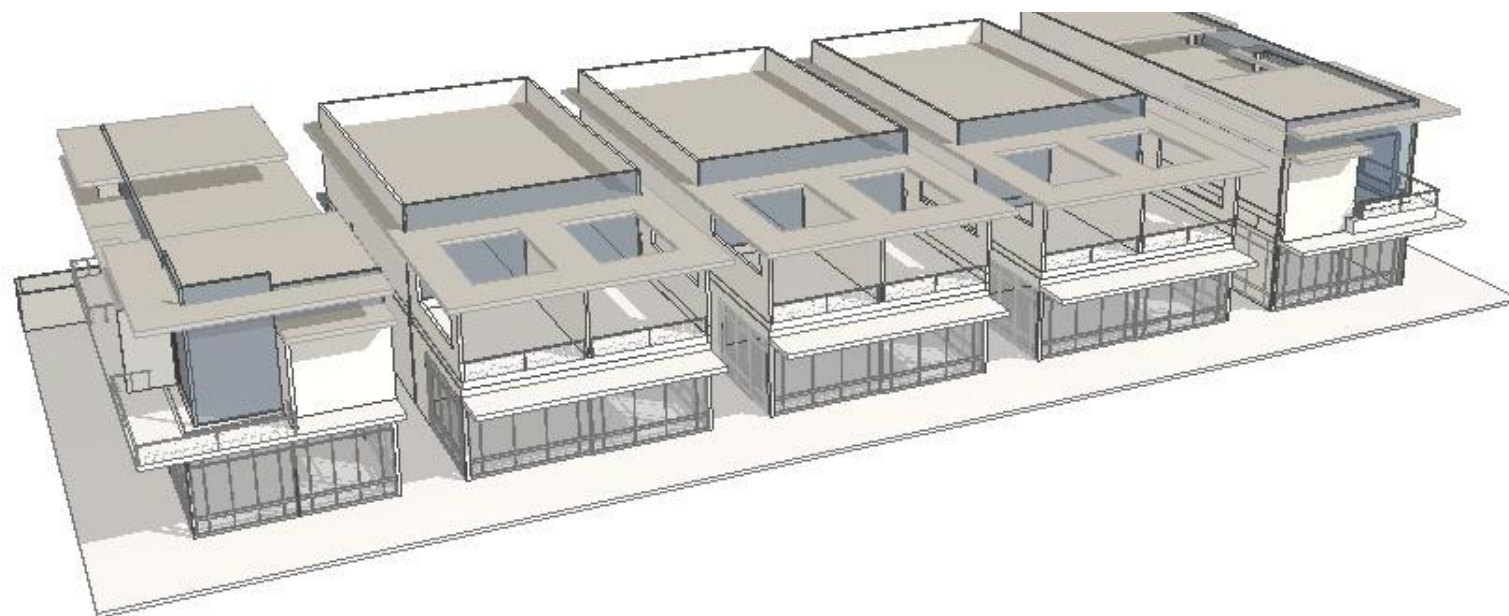
4 AERIAL VIEW- 5 LOTS



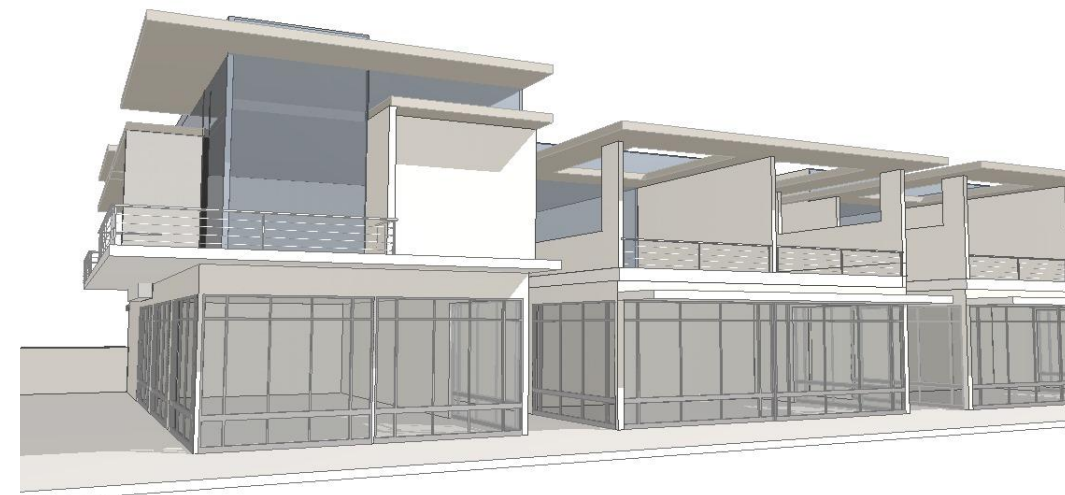
2 PERSPECTIVE VIEW- 5 LOTS



5 AERIAL VIEW- 5 LOTS



3 AERIAL VIEW- 5 LOTS



6 PERSPECTIVE VIEW- 5 LOTS



**ELEMENT 5**  
ARCHITECTURE

1212 Chicon, Unit 101  
Austin, Texas 78702

Item 4.

# MANOR Mixed Use Development

101-107 Boyce Street  
Manor, TX 78653

DATE: 2/1/2023

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**SCHEMATIC  
DESIGN 5 LOTS -  
PERSPECTIVES**

**01.3**

42



12/21/2022

## City of Manor Development Services

# Notification for a Subdivision Rezoning Application

Project Name: 101 W Boyce Rezoning NB to DB  
 Case Number: 2022-P-1494-ZO  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Rezoning Application for 101 W Boyce, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on .264 acres, more or less, and being located at 101 W Boyce, Manor, TX from Neighborhood Business (NB) to Downtown Business (DB).**

***Applicant: Jiwon Jung***

***Owner: Buildblock***

The Planning and Zoning Commission will meet at 6:30PM on January 11, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00 PM on January 18, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

**Jesse & Julia Rocha**  
PO Box 1002  
Manor TX 78653

**Alfredo, Contreras Renteria, Aurelia**  
PO Box 11  
Manor TX 78653

**Bradley G & Paula B Bowen**  
18109 Whitewater CV  
Round Rock TX 78681

**Jesse & Olivia Sanchez**  
PO Box 811  
Manor TX 87653

**Jose Soto & Maribella, Cortez  
Gonzalez, Jaimes**  
14845 Bois Darc LN  
Manor TX 78653

**Sepeco**  
PO Box 170309  
Austin TX 78717

**Build Block Inc**  
2700 E 2nd St  
Los Angeles CA 90033

**Jorge Moreno**  
4301 Jan St Unit B  
Harlingen TX 78550

**Davis Capital Investments LLC**  
PO Box 268  
Manor TX 78653

**Behzad Bahrami**  
PO Box 82653  
Austin TX 78708

**Tancor LLC**  
9009 Fairway Hill Dr  
Austin TX 78750

**2017 Manor LLC**  
203 W Parsons St  
Manor TX 78653

**Barbarita Samudio Sanchez**  
PO Box 142  
Manor TX 78653

**Ross Etux Nunn**  
PO Box 207  
Manor TX 78653

**Ramon E Jr Paiz**  
PO Box 280  
Manor TX 78653

**Juan Ojeda Mendez**  
104 E Eggleston St  
Manor TX 78653

**Moses Acosta**  
106 Eggleston St  
Manor TX 78653

**Miguel Angel & Gloria Alvarado**  
PO Box 294  
Manor TX 78653

**Jose Sabas Castillo**  
PO Box 1097  
Manor TX 78653

**Marcos & Maria Chavez**  
127 Dry Creek Rd Unit B  
Manor TX 78653

**Claudie G & Sammie M Young**  
PO Box 145  
Manor TX 78653

**Juan Jr & Diana E Gerl Vasquez**  
PO Box 449  
Manor TX 78653

**Monica Ann Castillo**  
PO Box 1097  
Manor TX 78653

**Veronica Michelle Donley**  
204 W. Eggleston St  
Manor TX 78653

**Debbie Ann & Darrell Guajardo**  
2501 Goforth Rd  
Kyle TX 78640

**Helen Casas**  
PO BOX 223  
Manor TX 78653

**Victor M & Debra B Almaguer**  
3209 Ray St  
Austin TX 78702

**Nora L & Jose A Jr Sanchez**  
PO Box 232  
Manor TX 78653

**Lillie M Nunn**  
PO Box 207  
Manor TX 78653

**Maria Rocha**  
207 W Boyce St  
Manor TX 78653



**William C Gault**  
PO Box 32  
Manor TX 78653

**Colle Foster & Stephen Snyder  
McDonnel**  
103 W Eggleston St  
Manor TX 78653

**James T, Alexandra Lutz, Carrillo**  
14812 FM 973 N  
Manor TX 78653

**Michael E & Tabatha A Darilek**  
PO Box 976  
Manor TX 78653

**Virginia Z Cardenas**  
PO Box 243  
Manor TX 78653

**Timothy Mack Sherrod**  
2705 Taft Blvd  
Wichita Falls TX 76308

**120 East Boyce Street LLC**  
1004 Meriden Ln  
Austin TX 78703

**Rosalinda Rodriguez**  
105 W Eggleston  
Manor TX 78653

**Las Salsas Bar and Grill Mexican  
Restaurant LLC**  
12012 Barker Hills Dr  
Manor TX 78653

**Emma Gildon**  
PO Box 872  
Manor TX 78653

**Ofelia Estrada**  
PO Box 108  
Manor TX 78653

**Ernesto Suarez**  
14121 Bois D Arc Ln  
Manor TX 78653

**Moein M Hassan**  
PO Box 140853  
Austin TX 78714

**Carmen Davila**  
205 W Eggleston  
Manor TX 78653

**James T Anderson**  
1601 W 38th St Ste 2  
Austin TX 78731

**Andersons Coffee Co. Inc.**  
1601 W 38th St Ste 2  
Austin TX 78731

**Glenissa & Torrey Overton**  
1135 Don Ann St  
Austin TX 78721

**Allen Matetzschk**  
207 E Eggleston  
Manor TX 78653



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** February 8, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on .396 acres, more or less, and being located at 107 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).**

*Applicant: Jiwon Jung*

*Owner: Buildblock*

### BACKGROUND/SUMMARY:

The owner is seeking to rezone this lot, and adjacent lots, to Downtown Business to allow for denser mixed-use development. The requested zoning is in accordance with the adopted Future Land Use Map which designated the area as Downtown Mixed-Use.

This item was postponed from the January 11<sup>th</sup> P&Z meeting.

**LEGAL REVIEW:** *Not Applicable*

**FISCAL IMPACT:** *NO*

**PRESENTATION:** *NO*

**ATTACHMENTS:** *YES*

- Letter of Intent
- Rezoning Map
- Aerial Image
- FLUM
- Renderings
- Public Notice
- Mailing Labels

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for one (1) lot on .396 acres, more or less, and being located at 107 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB)

**PLANNING & ZONING COMMISSION:**

**Recommend Approval**

**Disapproval**

**None**

Dec. 02, 2022

Development Services  
City of Manor  
105 E Eggleston Street  
Manor, TX 78653

## Letter of Intent for Rezoning

**Project Address: 107 W Boyce St, Manor, TX 78653**

**Property ID: 238628**

**Legal Description: LOT 1-3 BLK 43 MANOR TOWN OF MH S#KBTXSNA/B344122**

The property owner seeks to rezone the 0.396-acre lot located at 107 W Boyce St, Manor, TX 78653 from NB (Neighborhood Business) to DB (Downtown Business).

Manor city is planning to expand its central commercial area to revitalize the city and improve the quality of life of adjacent residential areas. To keep up with that idea, dense development of urban areas, especially divided into Downtown Mixed-Use uses including the site, will be required. However, the subject site, which is in the Downtown Mixed-Use area, is currently designated as an SF-1 zone, and only low-density development is possible, which is not in line with Manor city's urban planning. In this situation, I hope that we can create a dense commercial and residential community to meet the idea of Manor city planning, through this zoning change.

As a large multi-family and mixed-use development project such as Manor Crossing Project is planned, the owner seeks an opportunity to respond to the population growth. Rezoning this tract will allow providing opportunities for cultural diversity and commercial growth. The property currently sits along West Boyce Street as a cross lot being DB-zoned parcel. I believe that rezoning the subject tract as proposed will not alter or impair the adjacent uses/properties.

I appreciate your consideration of the proposed rezoning application for approval and will be available to answer questions you might have regarding this matter. Please do not hesitate to email with your questions and comments.

Sincerely,

Jiwon Jung  
CEO of Build Block Inc.  
2700 E 2nd St  
Los Angeles, CA 90033



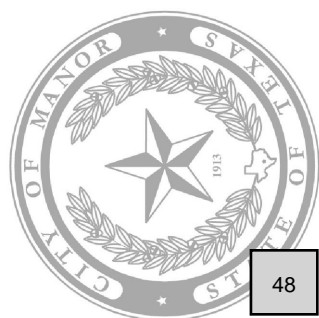
Subject Property:  
107 West Boyce St.

Zone	GO - General Office	C-1 - Light Commercial	C-2 - Medium Commercial	C-3 - Heavy Commercial	NB - Neighborhood Business	DB - Downtown Business	IN-1 - Light Industrial	IN-2 - Heavy Industrial	PUD - Planned Unit Development	ETJ
A - Agricultural										
SF-1 - Single Family Suburban										
SF-2 - Single Family Standard										
TF - Two Family										
TH - Townhome										
MF-1 - Multi-Family 15										
MF-2 - Multi-Family 25										
MH-1 - Manufactured Home										
I-1 - Institutional Small										
I-2 - Institutional Large										

Item 5.

Current:  
Single Family Suburban (SF-1)

Proposed:  
Downtown Business (DB)









107 W Boyce

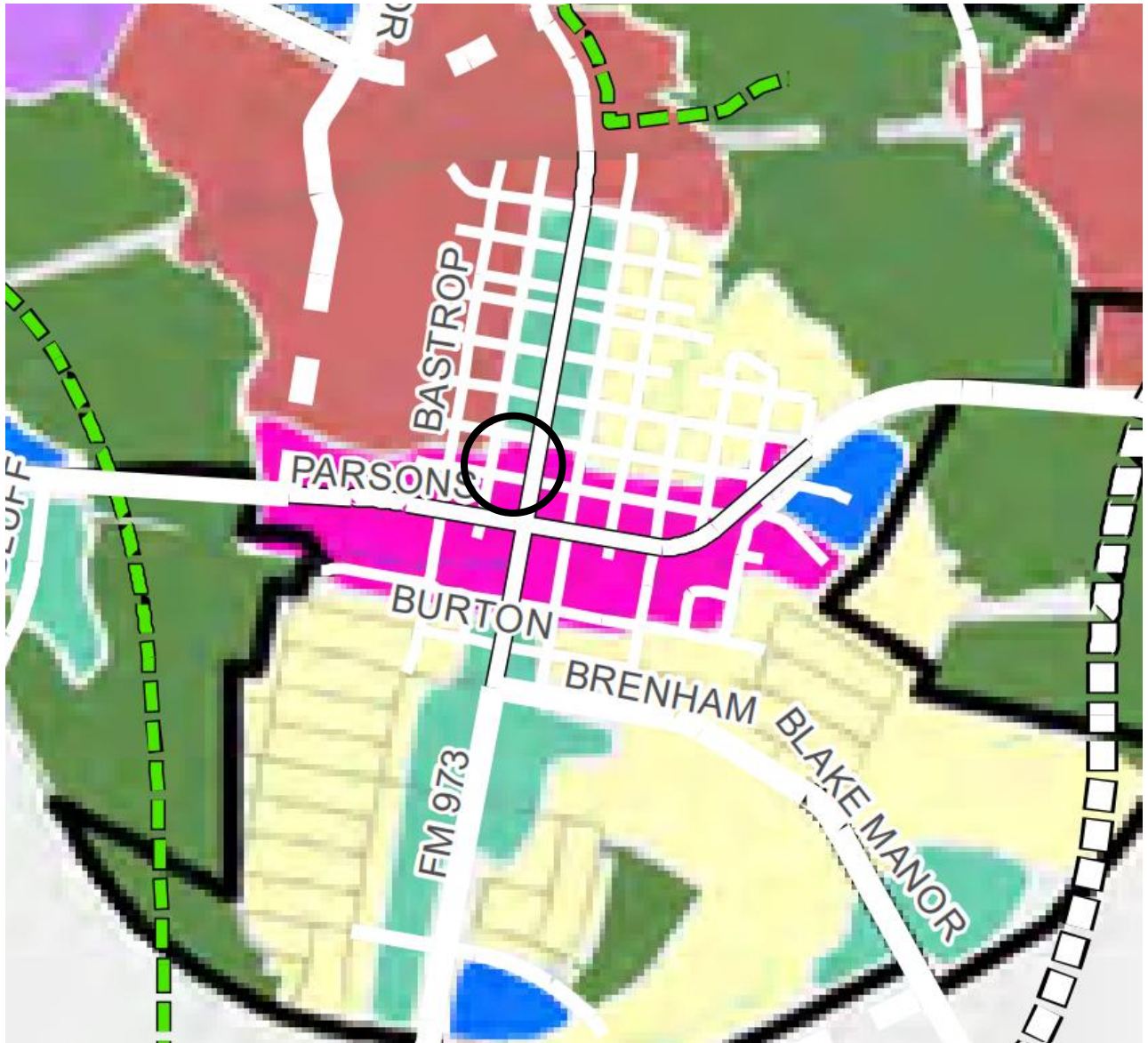
Aerial Image

Legend

-  101 W Boyce Item 5.
-  City of Manor City Hall
-  Feature 1
-  Feature 2







## DOWNTOWN MIXED-USE

Downtown Mixed-Use is intended for the residential, commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.

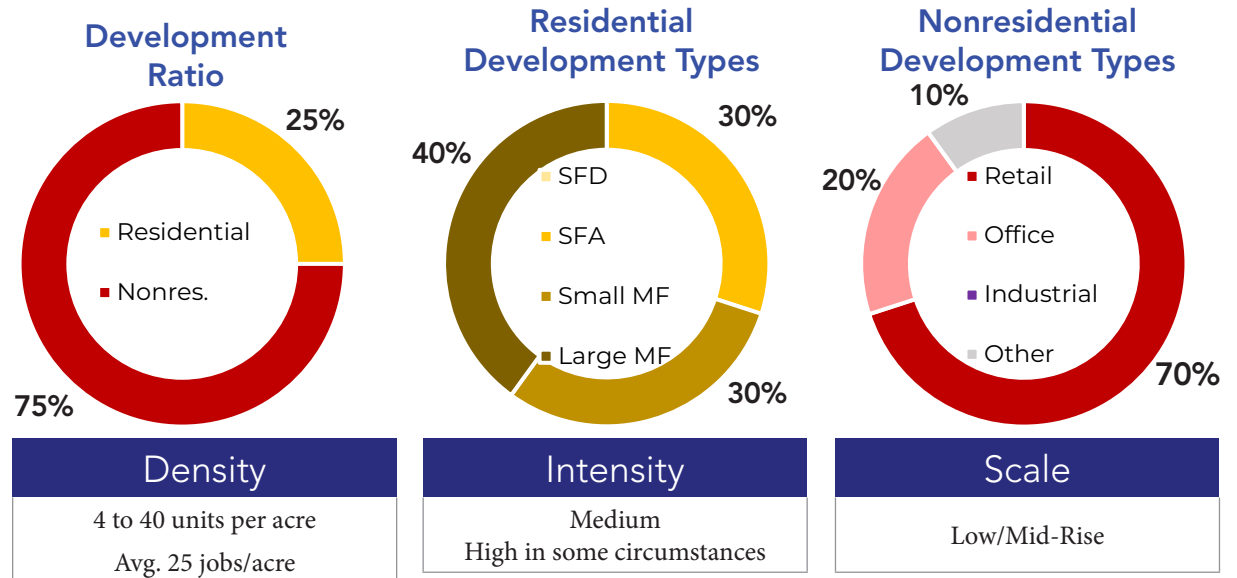
Not only is this area currently a mixed-use environment currently, but it is envisioned to see a strong reinvention via more density and a higher mix of uses in the future. This area should be designed to accommodate transit, should rail services extend to Manor from Austin. However, even if the rail does not come, a downtown that is comprised of high-density mixed-use development will still bring many opportunities and benefits to the community.

Densities range between 4 and 40 units per acre, although individual sites may achieve higher densities if they are coordinated within the rest of the area, provide superior access to services and amenities, and appropriate compatibility to adjacent uses is provided.

Here, infill development especially presents opportunities for small businesses, unique and dense housing options and potentially even small scale/artisan manufacturing.

The pedestrian environment and experience should be top priority in Downtown and feature public gathering places, active streets, engaging storefronts, and sidewalk cafes. This is the best place in Manor to double down on and invest in creating a sense of place and identity for the community.

Figure 3.10. Downtown Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered compatible since the intent is to provide retail/services, activity centers and diversified housing to support surrounding neighborhoods and drive community identity/gathering
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and De-tached Missing Middle	●●●○○	This can be compatible provided that the overall Downtown Mixed Use area also contains mixed-use urban flex buildings or shopping centers with which this housing product integrates in a manner to promote walkability and transitions; these development types should be located on secondary roads rather than primary thoroughfares within Downtown, as those areas are best reserved for ground-floor retail and services
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
Mixed-Use Urban, Neighbor-hood Scale	●●●●●	This is the ideal form of development within the Downtown Mixed Use category; provides for activity centers, retail, services and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods to promote walkability; design should emphasize the pedestrian experience rather than people driving automobiles
Mixed-Use Urban, Communi-ty Scale	●●●○○	Not generally considered compatible due to incompatible scale with neighborhoods, but can be de-pending on adjacencies to green space or more intensive uses
Shopping Center, Neighbor-hood Scale	●●●●○	While less preferred than a mixed-use urban flex building, the use provides for activity centers, retail and services at a scale compatible with and supportive of surrounding neighborhoods to promote walk-ability; becomes more compatible if a horizontal approach to mixed-use is deployed, such as inclusion of small apartments nearby or within the same site, or to match the scale of adjacent historic buildings
Shopping Center, Community Scale	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be depending on adjacencies to green space or more intensive uses; may function better on the western and eastern edges of the Downtown Mixed Use area
Light Industrial Flex Space	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be if particu-larly small-scale and included alongside more appropriate development types, or with integration of a storefront experience. Examples of appropriate uses might include maker spaces, coffee roasting, micro-breweries, and similar businesses
Manufacturing	●○○○○	Not considered compatible
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government build-ings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.





Item 5.

**ELEMENT 5**  
ARCHITECTURE

1212 Chicon, Unit 101  
Austin, Texas 78702

**MANOR**  
**Mixed Use**  
**Development**  
101-107 Boyce Street  
Manor, TX 78653

DATE: **2/1/2023**

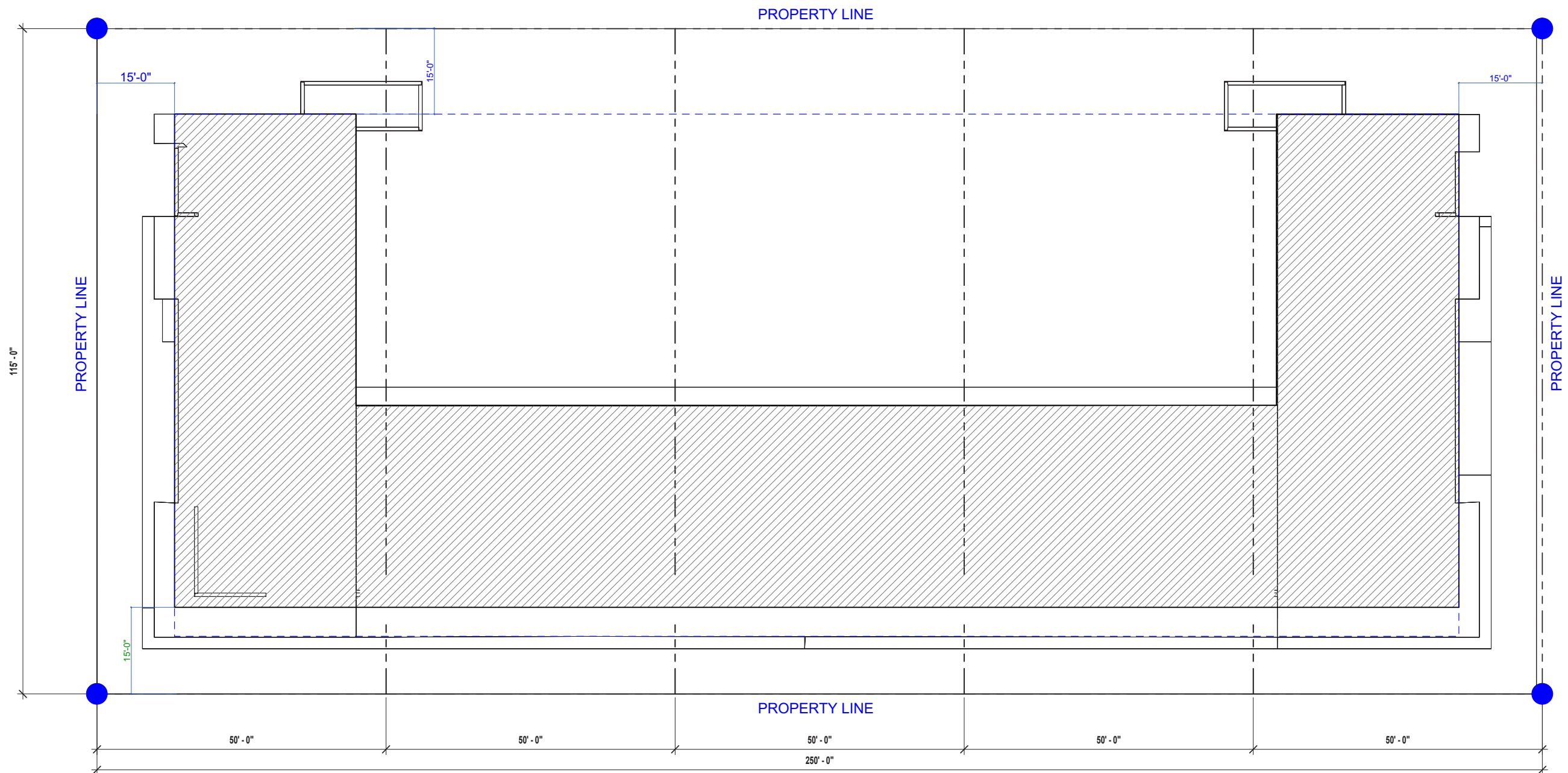
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**FEASIBILITY**  
**ANALYSIS - 1 LOT**

**02**

53



**1**

**SITE PLAN BUILDING SETBACKS- 1 LOT**

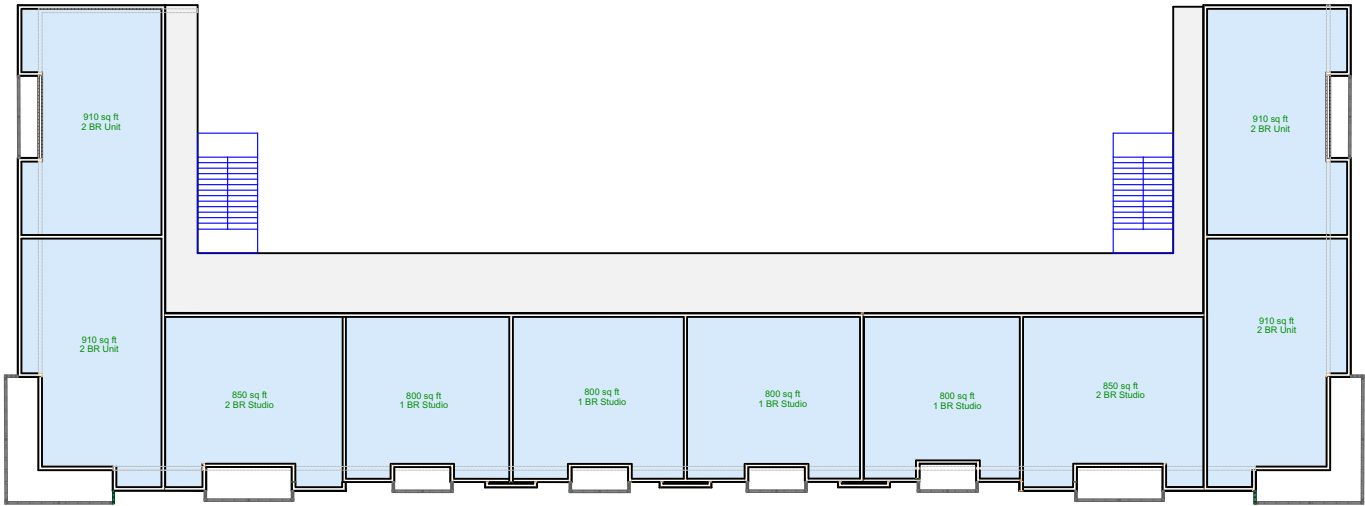
SCALE: 1" = 20'

**Subject Property:** Lots 101-107 W. Boyce Street  
Property ID: 238627, 238628  
Legal Description:  
    Lots 1-3 Block 43 Town of Manor (.396 acres)  
    Lots 4-5 Block 43 Town of Manor (.264 acres)  
Lot size- 5750 sf Proposed Mixed Use  
Zoning- DB  
Setbacks:  
    Front - 15'-0"  
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        20'-0" to Residential)  
    Rear- 20'-0" to Residential  
        0-10' to Non Residential  
    Street Side - 15'-0"

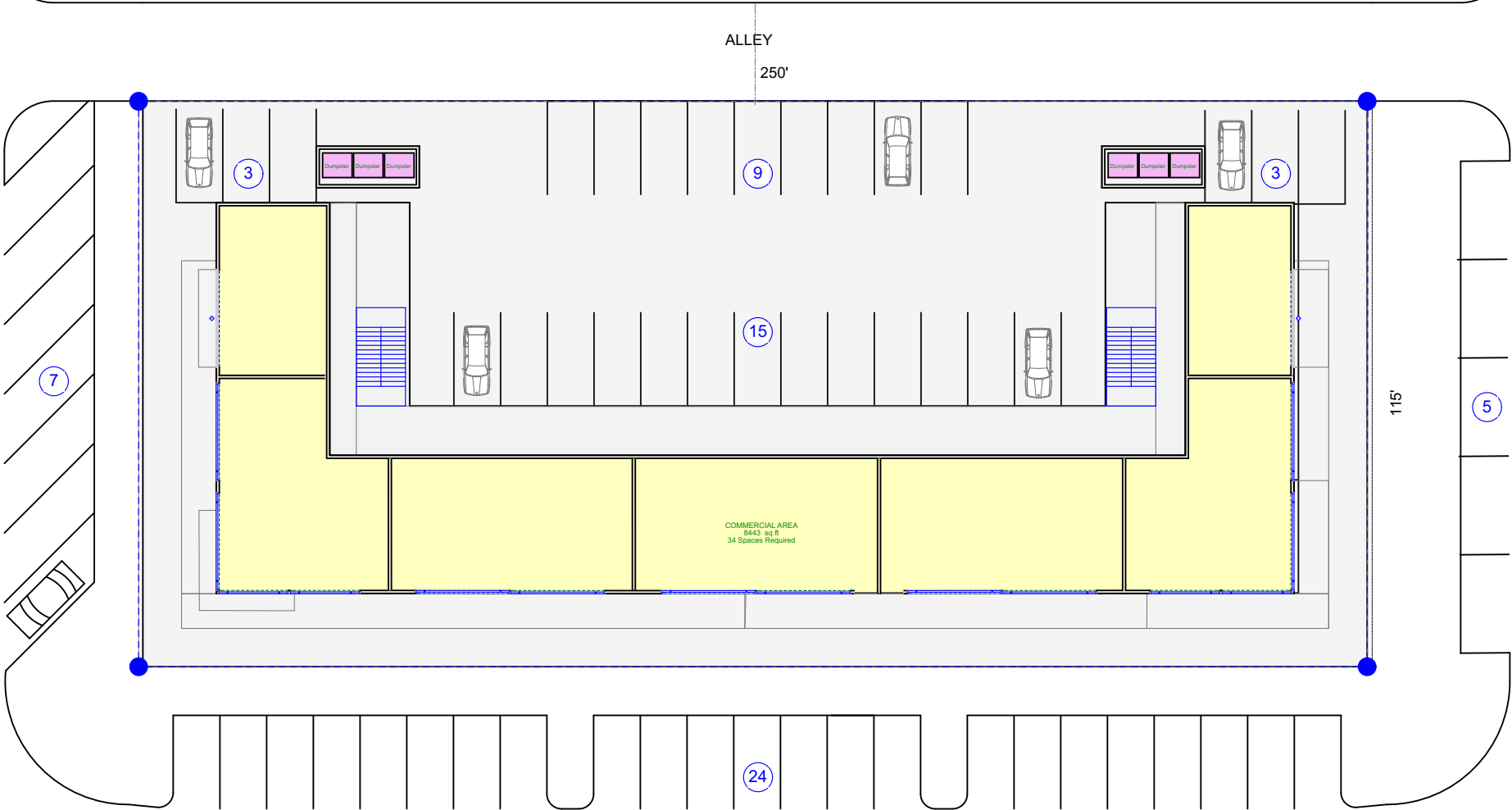
Max Bldg Ht- 60'-0"  
Max Bldg Coverage- 95%  
Minimum Dwelling Size- 1000 sf  
                                    500 sf Historic  
Max # of Dwelling Units- 15 per Acre

Parking Analysis  
16 Residential Parking Spaces Required  
34 Commercial Parking Spaces Required  
TOTAL SPACES REQUIRED= 50  
  
30 On-Site Parking Spaces Provided  
36 Off-Site Street Parking Spaces Provided  
TOTAL SPACES PROVIDED= 66

**LOT 1:** 5750 sf Mixed Use  
Building Analysis:  
Level 1 Commercial- 8443 sf  
Level 2 Residential-  
    (4) 2BR Units 910 sf each  
    (2) 2 BR Studios 850 sf each  
    (4) 1 BR Studios 800 sf each



2 Story 2  
SCALE: 1/32" = 1'-0"

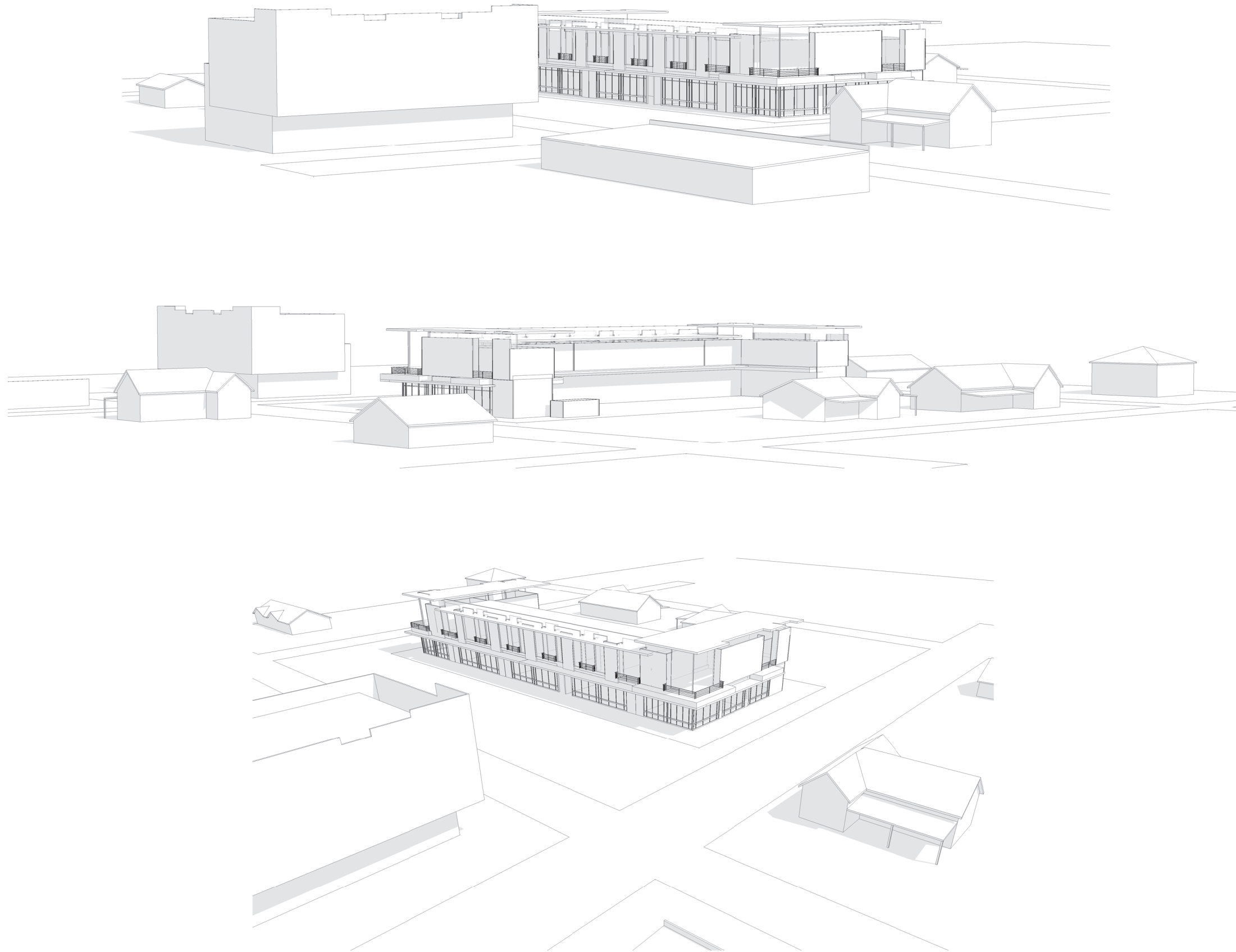


1 Story  
SCALE: 1/32" = 1'-0"

**MANOR**  
**Mixed Use**  
**Development**  
101-107 Boyce Street  
Manor, TX 78653

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**SCHEMATIC**  
**DESIGN -1 LOT**



Item 5.

**ELEMENT 5**  
ARCHITECTURE

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**Development**  
101-107 Boyce Street  
Manor, TX 78653

DATE: **2/1/2023**

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**AERIAL SITE**  
**CONTEXT- 1 LOT**

**02.2**

55



1 PERSPECTIVE VIEW- 1 LOT



4 AERIAL VIEW- 1 LOT



2 PERSPECTIVE VIEW- 1 LOT



5 PERSPECTIVE VIEW- 1 LOT



3 AERIAL VIEW- 1 LOT



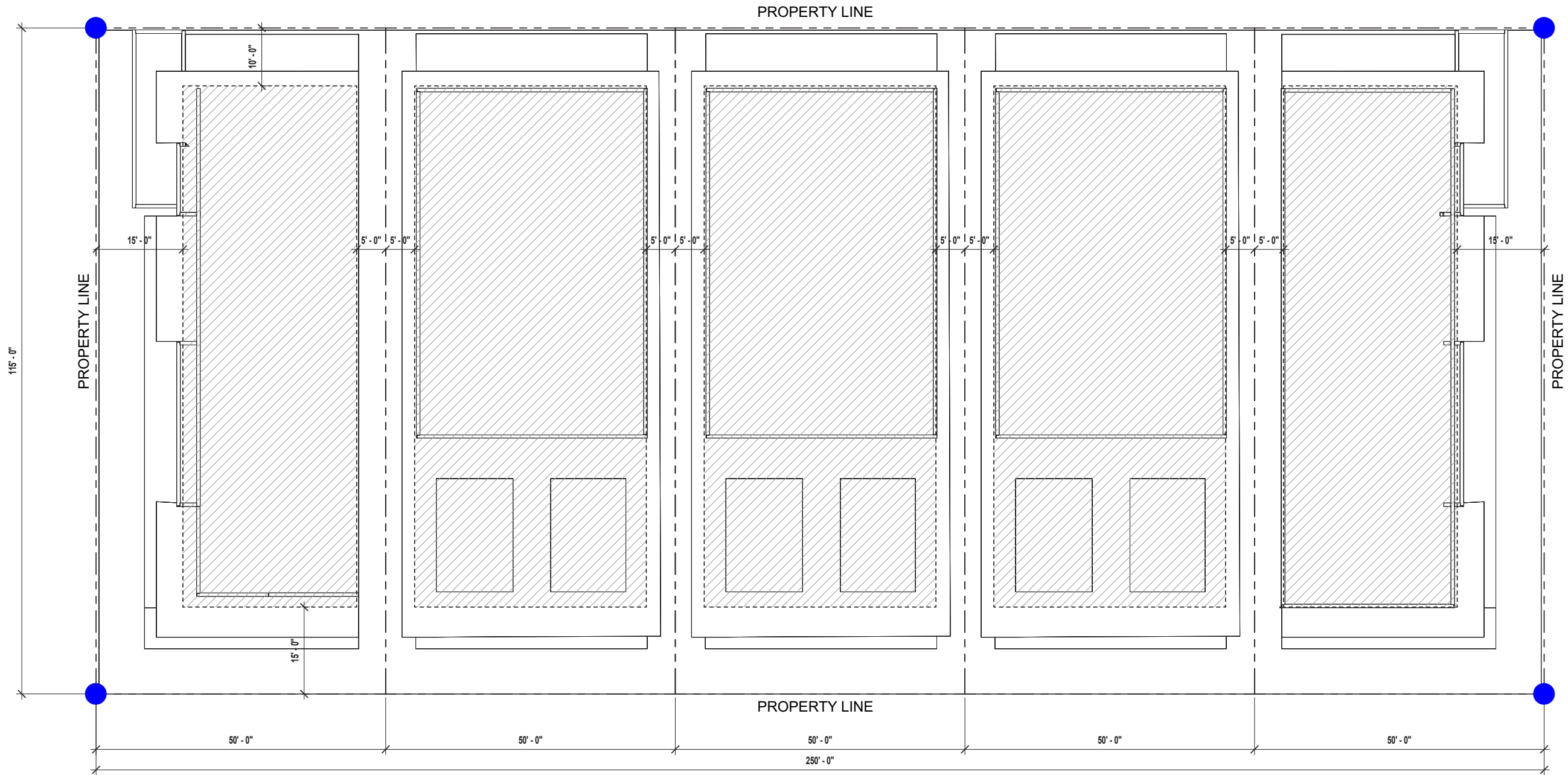
6 PERSPECTIVE VIEW- 1 LOT

**MANOR**  
**Mixed Use**  
**Development**  
101-107 Boyce Street  
Manor, TX 78653

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**SCHEMATIC**  
**DESIGN 1 LOT-**  
**PERSPECTIVES**





1 SITE PLAN- BUILDING SETBACKS -5 LOTS  
SCALE: 1" = 20'

**MANOR**  
**Mixed Use**  
**Development**  
101-107 Boyce Street  
Manor, TX 78653

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**FEASIBILITY  
ANALYSIS - 5  
LOTS**

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20'-0" to Residential)

Rear- 20'-0" to Residential

0-10' to Non Residential

Street Side - 15'-0"

Max Bldg Ht- 60'-0"

Max Bldg Coverage- 95%

Minimum Dwelling Size- 1000 sf

500 sf Historic

Max # of Dwelling Units- 15 per Acre

Parking Analysis

20 Residential Parking Spaces Required

31 Commercial Parking Spaces Required

TOTAL SPACES REQUIRED= 51

22 On-Site Parking Spaces Provided

36 Off-Site Street Parking Spaces Provided

TOTAL SPACES PROVIDED= 58

**LOT 1:** 5750 sf Mixed Use

Zoning- DB

Level 1 Commercial- 2000 sf

Level 2 Residential-

(2) 2BR Units 1265 sf each

Parking Required- 12 Spaces

On-Site Parking- 4 Spaces

**LOT 2:** 5750 sf Mixed Use

Zoning- DB

Level 1 Commercial- 1200 sf

Level 1 & 2 Residential-

(2) 2 BR Townhome- 2000 sf each

Parking Required- 9 Spaces

On Site Parking- 4 Spaces

**LOT 3:** 5750 sf Mixed Use

Zoning- DB

Level 1 Commercial- 1200 sf

Level 1 & 2 Residential-

(2) 2 BR Townhome- 2000 sf each

Parking Required- 9 Spaces

On Site Parking- 5 Spaces

**LOT 4:** 5750 sf Mixed Use

Zoning- DB

Level 1 Commercial- 1200 sf

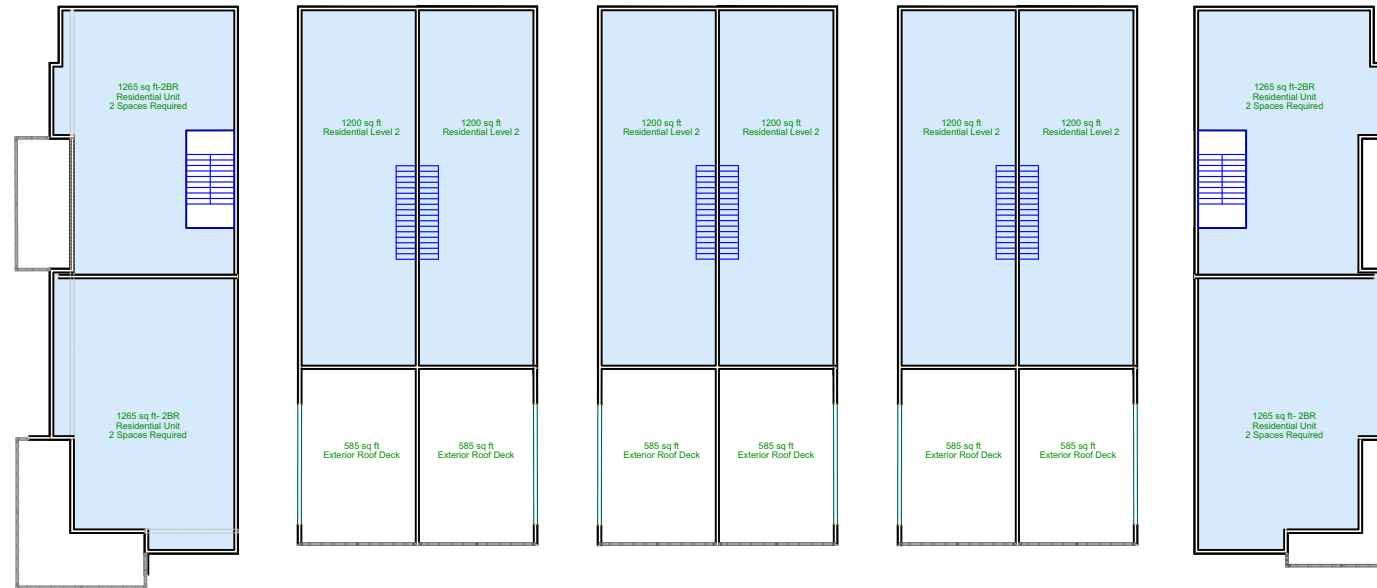
Level 1 & 2 Residential-

(2) 2 BR Townhome- 2000 sf each

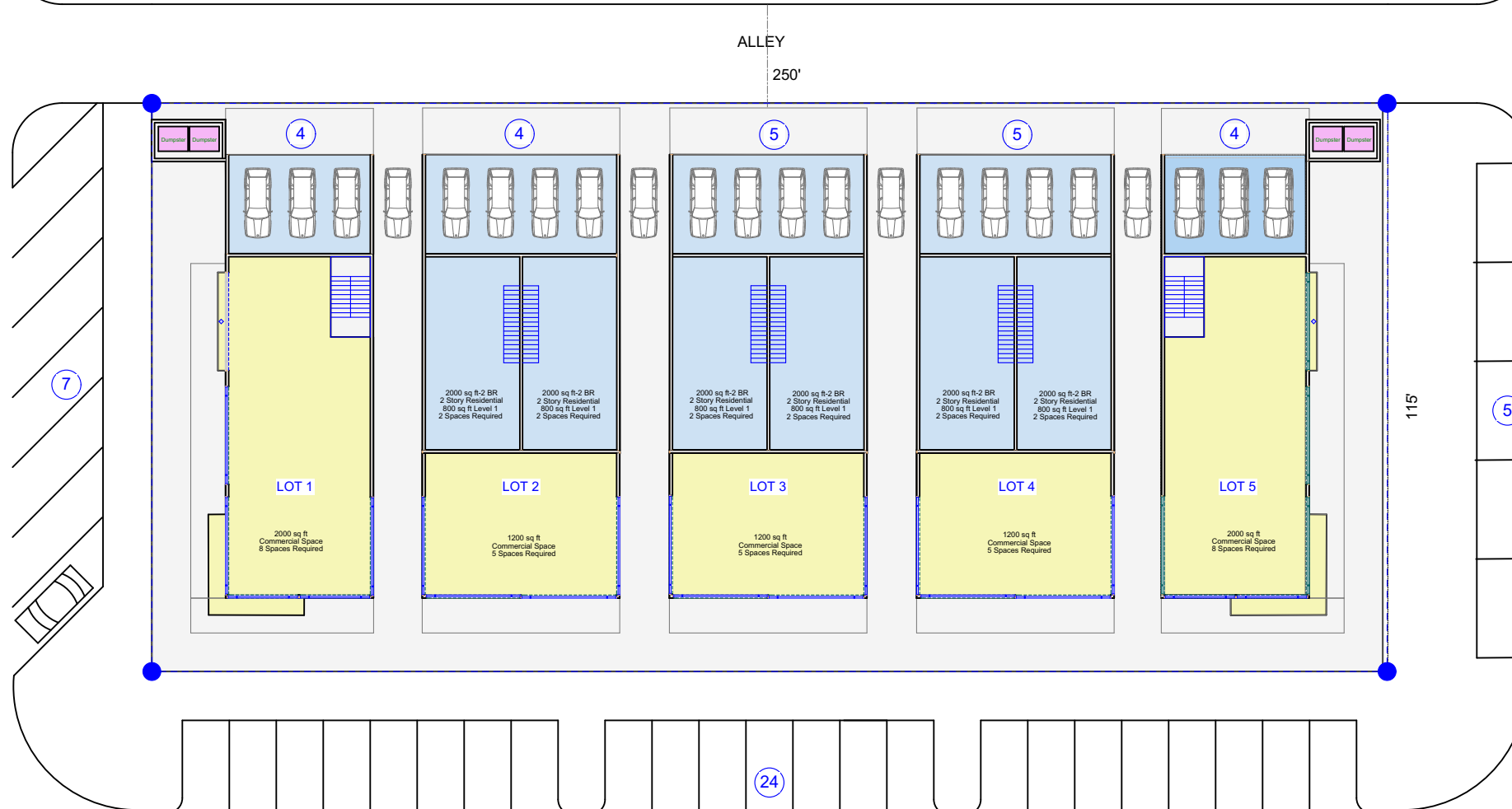
Parking Required- 9 Spaces

On Site Parking- 5 Spaces

**LOT 5:** 5750 sf Mixed Use



2 LEVEL 2  
SCALE: 1/32" = 1'-0"



1 GROUND LEVEL 1  
SCALE: 1/32" = 1'-0"

# MANOR Mixed Use Development

101-107 Boyce Street  
Manor, TX 78653

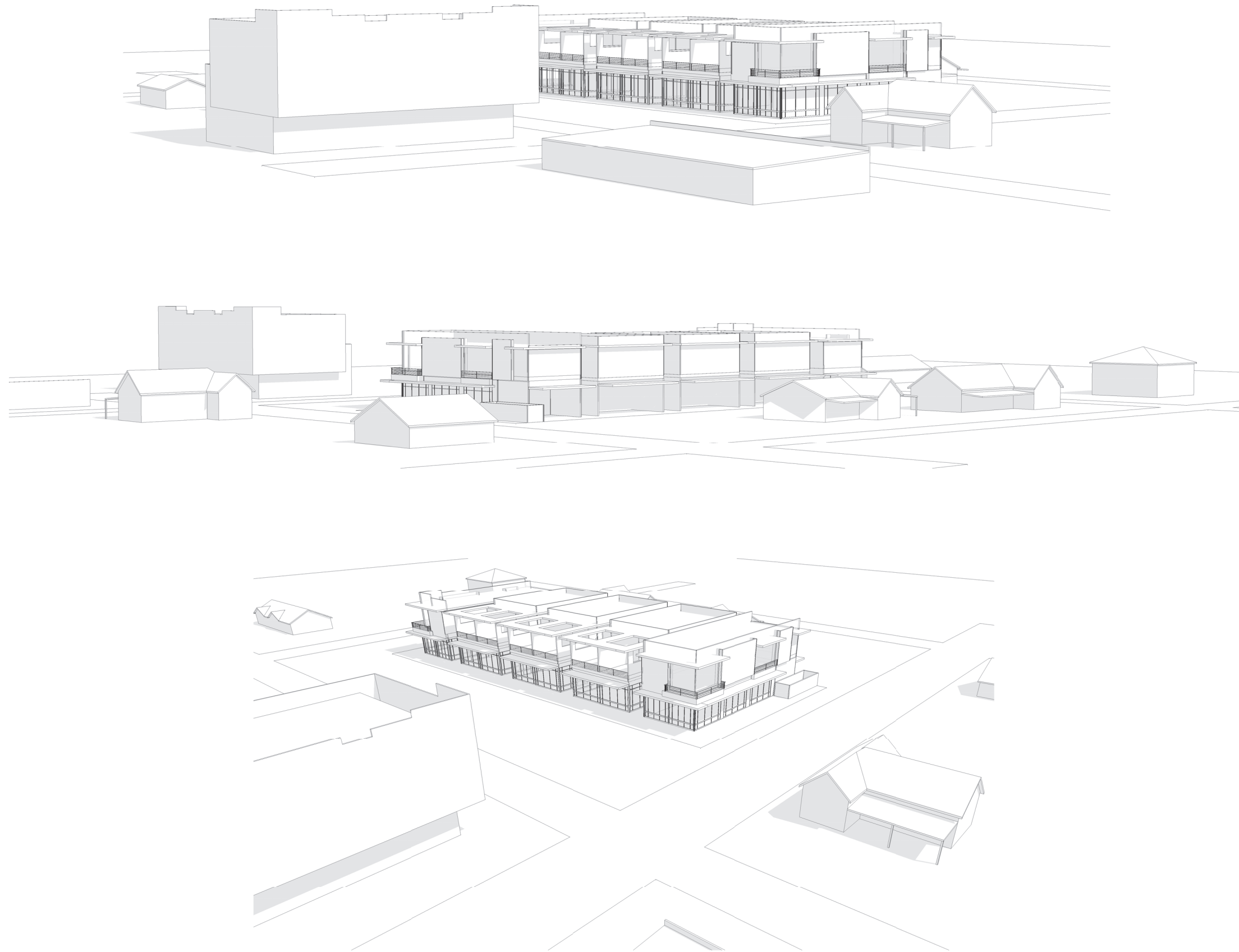
DATE: 2/1/2023

DRAWN BY:

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**SCHEMATIC  
DESIGN- 5 LOTS**

**01.1**



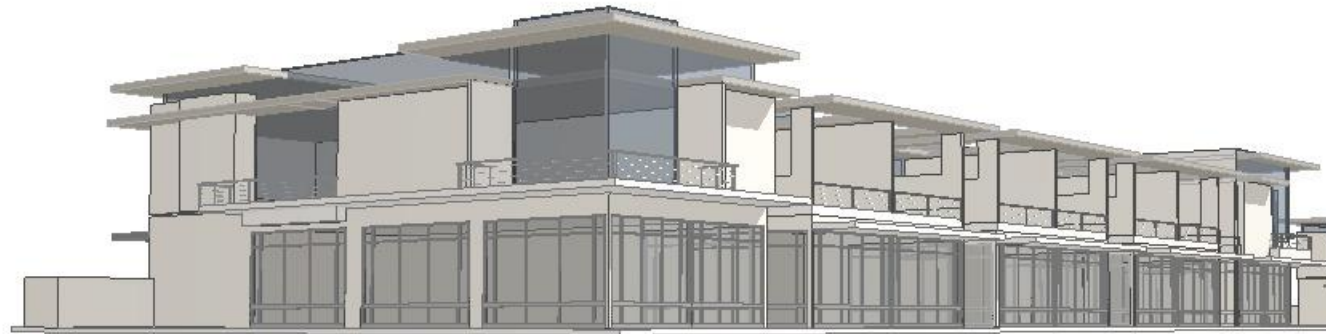
1 AERIAL VIEW- 5 LOTS

**MANOR**  
**Mixed Use**  
**Development**  
 101-107 Boyce Street  
 Manor, TX 78653

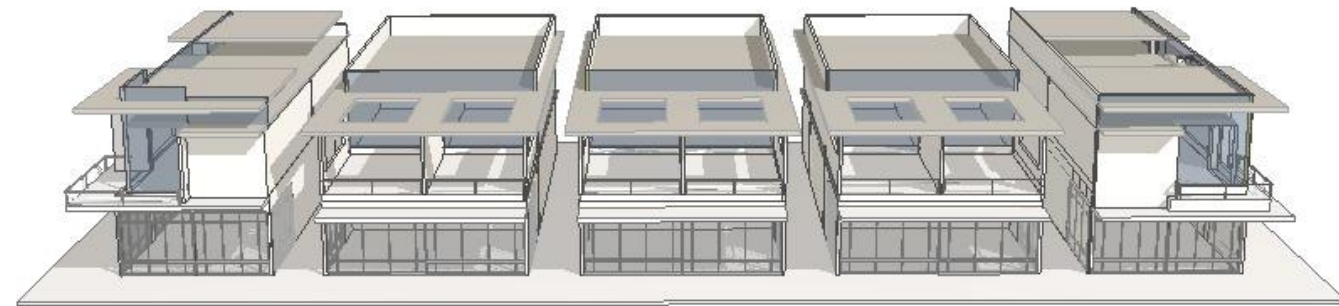
DATE: 2/1/2023  
 DRAWN BY:  
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**AERIAL SITE**  
**CONTEXT- 5**  
**LOTS**

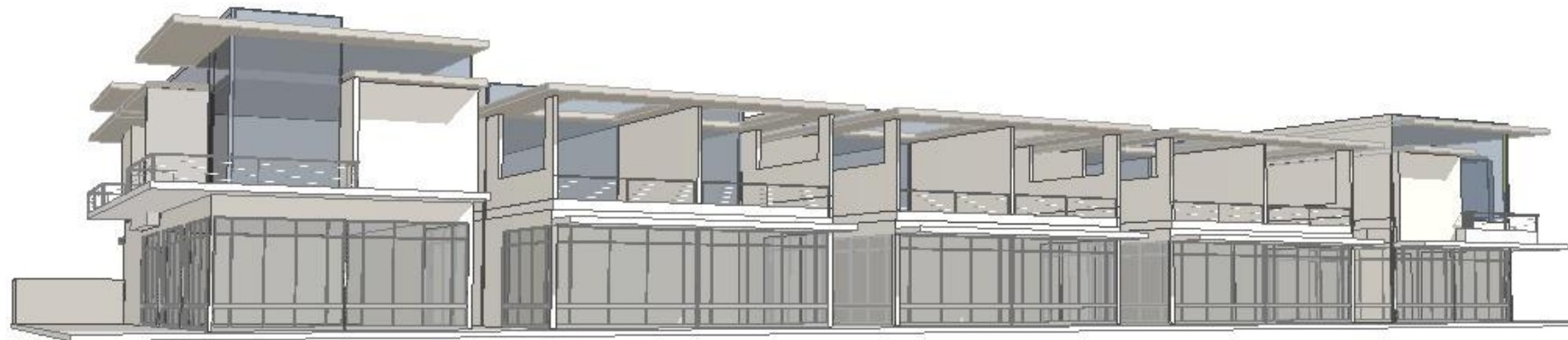




1 PERSPECTIVE VIEW- 5 LOTS



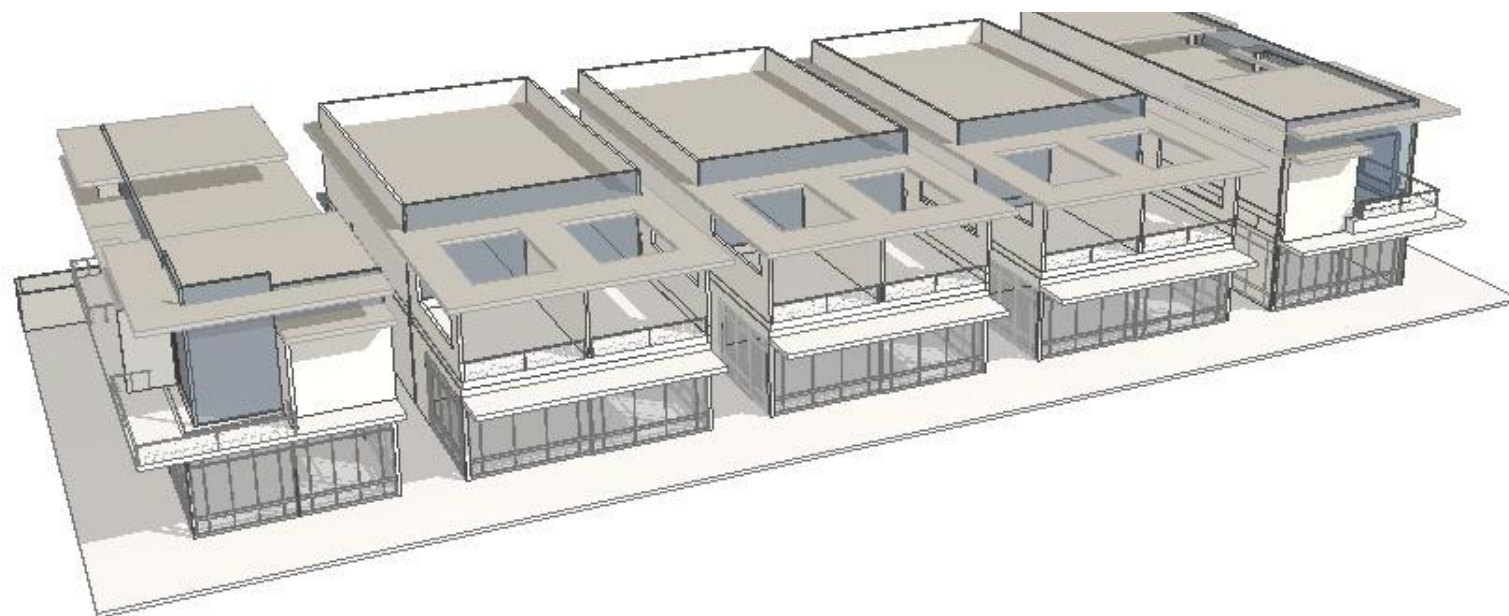
4 AERIAL VIEW- 5 LOTS



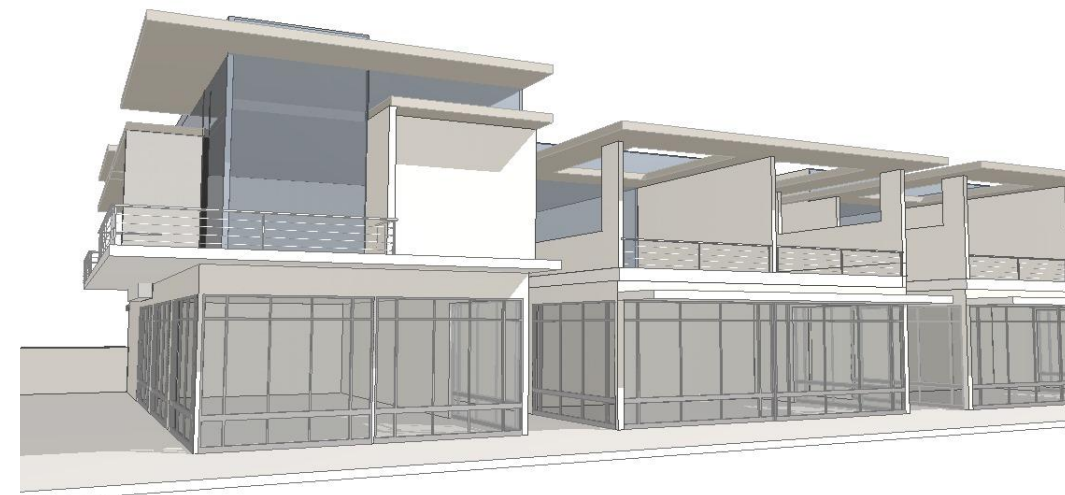
2 PERSPECTIVE VIEW- 5 LOTS



5 AERIAL VIEW- 5 LOTS



3 AERIAL VIEW- 5 LOTS



6 PERSPECTIVE VIEW- 5 LOTS



**ELEMENT 5**  
ARCHITECTURE

1212 Chicon, Unit 101  
Austin, Texas 78702

Item 5.

# MANOR Mixed Use Development

101-107 Boyce Street  
Manor, TX 78653

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**SCHEMATIC  
DESIGN 5 LOTS -  
PERSPECTIVES**

**01.3**

60





12/21/2022

## City of Manor Development Services

# Notification for a Subdivision Rezoning Application

Project Name: 101 W Boyce Rezoning NB to DB  
 Case Number: 2022-P-1494-ZO  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Rezoning Application for 101 W Boyce, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on .264 acres, more or less, and being located at 101 W Boyce, Manor, TX from Neighborhood Business (NB) to Downtown Business (DB).**

***Applicant: Jiwon Jung***

***Owner: Buildblock***

The Planning and Zoning Commission will meet at 6:30PM on January 11, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00 PM on January 18, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

**Jesse & Julia Rocha**  
PO Box 1002  
Manor TX 78653

**Alfredo, Contreras Renteria, Aurelia**  
PO Box 11  
Manor TX 78653

**Bradley G & Paula B Bowen**  
18109 Whitewater CV  
Round Rock TX 78681

**Jesse & Olivia Sanchez**  
PO Box 811  
Manor TX 87653

**Jose Soto & Maribella, Cortez  
Gonzalez, Jaimes**  
14845 Bois Darc LN  
Manor TX 78653

**Sepeco**  
PO Box 170309  
Austin TX 78717

**Build Block Inc**  
2700 E 2nd St  
Los Angeles CA 90033

**Jorge Moreno**  
4301 Jan St Unit B  
Harlingen TX 78550

**Davis Capital Investments LLC**  
PO Box 268  
Manor TX 78653

**Behzad Bahrami**  
PO Box 82653  
Austin TX 78708

**Tancor LLC**  
9009 Fairway Hill Dr  
Austin TX 78750

**2017 Manor LLC**  
203 W Parsons St  
Manor TX 78653

**Barbarita Samudio Sanchez**  
PO Box 142  
Manor TX 78653

**Ross Etux Nunn**  
PO Box 207  
Manor TX 78653

**Ramon E Jr Paiz**  
PO Box 280  
Manor TX 78653

**Juan Ojeda Mendez**  
104 E Eggleston St  
Manor TX 78653

**Moses Acosta**  
106 Eggleston St  
Manor TX 78653

**Miguel Angel & Gloria Alvarado**  
PO Box 294  
Manor TX 78653

**Jose Sabas Castillo**  
PO Box 1097  
Manor TX 78653

**Marcos & Maria Chavez**  
127 Dry Creek Rd Unit B  
Manor TX 78653

**Claudie G & Sammie M Young**  
PO Box 145  
Manor TX 78653

**Juan Jr & Diana E Gerl Vasquez**  
PO Box 449  
Manor TX 78653

**Monica Ann Castillo**  
PO Box 1097  
Manor TX 78653

**Veronica Michelle Donley**  
204 W. Eggleston St  
Manor TX 78653

**Debbie Ann & Darrell Guajardo**  
2501 Goforth Rd  
Kyle TX 78640

**Helen Casas**  
PO BOX 223  
Manor TX 78653

**Victor M & Debra B Almaguer**  
3209 Ray St  
Austin TX 78702

**Nora L & Jose A Jr Sanchez**  
PO Box 232  
Manor TX 78653

**Lillie M Nunn**  
PO Box 207  
Manor TX 78653

**Maria Rocha**  
207 W Boyce St  
Manor TX 78653

**William C Gault**  
PO Box 32  
Manor TX 78653

**Colle Foster & Stephen Snyder  
McDonnel**  
103 W Eggleston St  
Manor TX 78653

**James T, Alexandra Lutz, Carrillo**  
14812 FM 973 N  
Manor TX 78653

**Michael E & Tabatha A Darilek**  
PO Box 976  
Manor TX 78653

**Virginia Z Cardenas**  
PO Box 243  
Manor TX 78653

**Timothy Mack Sherrod**  
2705 Taft Blvd  
Wichita Falls TX 76308

**120 East Boyce Street LLC**  
1004 Meriden Ln  
Austin TX 78703

**Rosalinda Rodriguez**  
105 W Eggleston  
Manor TX 78653

**Las Salsas Bar and Grill Mexican  
Restaurant LLC**  
12012 Barker Hills Dr  
Manor TX 78653

**Emma Gildon**  
PO Box 872  
Manor TX 78653

**Ofelia Estrada**  
PO Box 108  
Manor TX 78653

**Ernesto Suarez**  
14121 Bois D Arc Ln  
Manor TX 78653

**Moein M Hassan**  
PO Box 140853  
Austin TX 78714

**Carmen Davila**  
205 W Eggleston  
Manor TX 78653

**James T Anderson**  
1601 W 38th St Ste 2  
Austin TX 78731

**Andersons Coffee Co. Inc.**  
1601 W 38th St Ste 2  
Austin TX 78731

**Glenissa & Torrey Overton**  
1135 Don Ann St  
Austin TX 78721

**Allen Matetzschk**  
207 E Eggleston  
Manor TX 78653



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** February 8, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on .165 acres, more or less, and being located at 108 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).**

*Applicant: Jiwon Jung*

*Owner: Buildblock*

### BACKGROUND/SUMMARY:

The owner is seeking to rezone this lot, and adjacent lots, to Downtown Business to allow for denser mixed-use development. The requested zoning is in accordance with the adopted Future Land Use Map which designated the area as Downtown Mixed-Use.

This item was postponed from the January 11<sup>th</sup> P&Z meeting.

**LEGAL REVIEW:** *Not Applicable*

**FISCAL IMPACT:** *NO*

**PRESENTATION:** *NO*

**ATTACHMENTS:** *YES*

- Letter of Intent
- Rezoning Map
- Aerial Image
- FLUM

- Renderings
- Public Notice
- Mailing Labels

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for one (1) lot on .165 acres, more or less, and being located at 108 W Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).

**PLANNING & ZONING COMMISSION:**

**Recommend Approval**

**Disapproval**

**None**



Dec. 02, 2022

Development Services  
City of Manor  
105 E Eggleston Street  
Manor, TX 78653

## Letter of Intent for Rezoning

**Project Address: 108 W Boyce St, Manor, TX 78653**

**Property ID: 238660**

**Legal Description: W 1/2 OF LOT 18,19-20 BLK 29 MANOR TOWN OF**

The property owner seeks to rezone the 0.165-acre lot located at 108 W Boyce St, Manor, TX 78653 from SF-1(Single Family Suburban) to DB (Downtown Business).

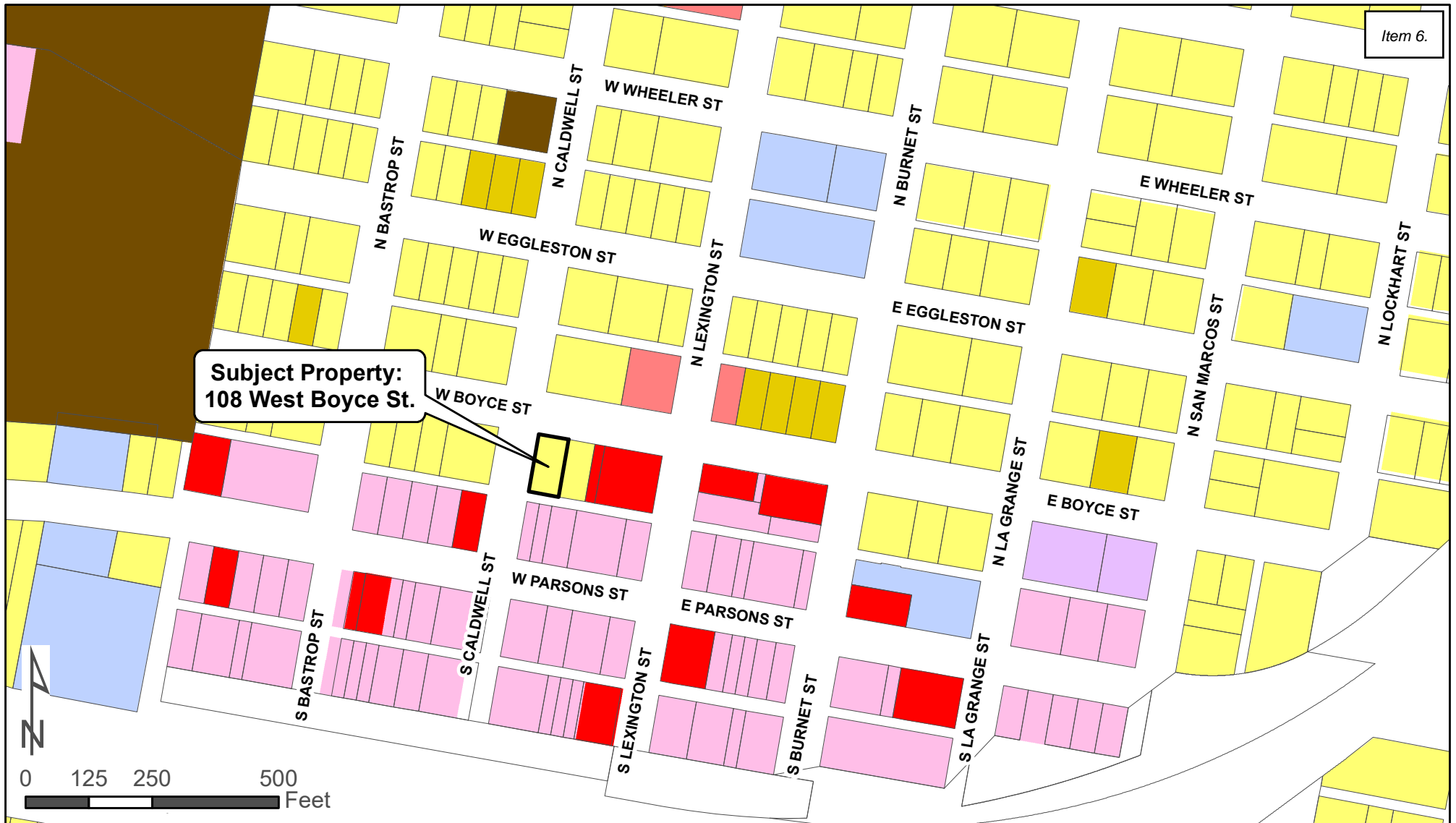
Manor city is planning to expand its central commercial area to revitalize the city and improve the quality of life of adjacent residential areas. To keep up with that idea, dense development of urban areas, especially divided into Downtown Mixed-Use uses including the site, will be required. However, the subject site, which is in the Downtown Mixed-Use area, is currently designated as an SF-1(Single Family Suburban) zone, and only low-density development is possible, which is not in line with Manor city's urban planning. In this situation, I hope that we can create a dense commercial and residential community to meet the idea of Manor city planning, through this zoning change.

As a large multi-family and mixed-use development project such as Manor Crossing Project is planned, the owner seeks an opportunity to respond to the population growth. Rezoning this tract will allow providing opportunities for cultural diversity and commercial growth. The property currently sits along West Boyce Street as a cross lot being DB-zoned parcel. I believe that rezoning the subject tract as proposed will not alter or impair the adjacent uses/properties.

I appreciate your consideration of the proposed rezoning application for approval and will be available to answer questions you might have regarding this matter. Please do not hesitate to email with your questions and comments.

Sincerely,

Jiwon Jung  
CEO of Build Block Inc.  
2700 E 2nd St  
Los Angeles, CA 90033



Current:  
Single Family Suburban (SF-1)

Proposed:  
Downtown Business (DB)



**Zone**

- |                               |                                |
|-------------------------------|--------------------------------|
| A - Agricultural              | GO - General Office            |
| SF-1 - Single Family Suburban | C-1 - Light Commercial         |
| SF-2 - Single Family Standard | C-2 - Medium Commercial        |
| TF - Two Family               | C-3 - Heavy Commercial         |
| TH - Townhome                 | NB - Neighborhood Business     |
| MF-1 - Multi-Family 15        | DB - Downtown Business         |
| MF-2 - Multi-Family 25        | IN-1 - Light Industrial        |
| MH-1 - Manufactured Home      | IN-2 - Heavy Industrial        |
| I-1 - Institutional Small     | PUD - Planned Unit Development |
| I-2 - Institutional Large     | ETJ                            |



108 W Boyce

Aerial Image

Legend

- 101 W Boyce Item 6.
- City of Manor City Hall
- Feature 1
- Feature 2

108 W Boyce St

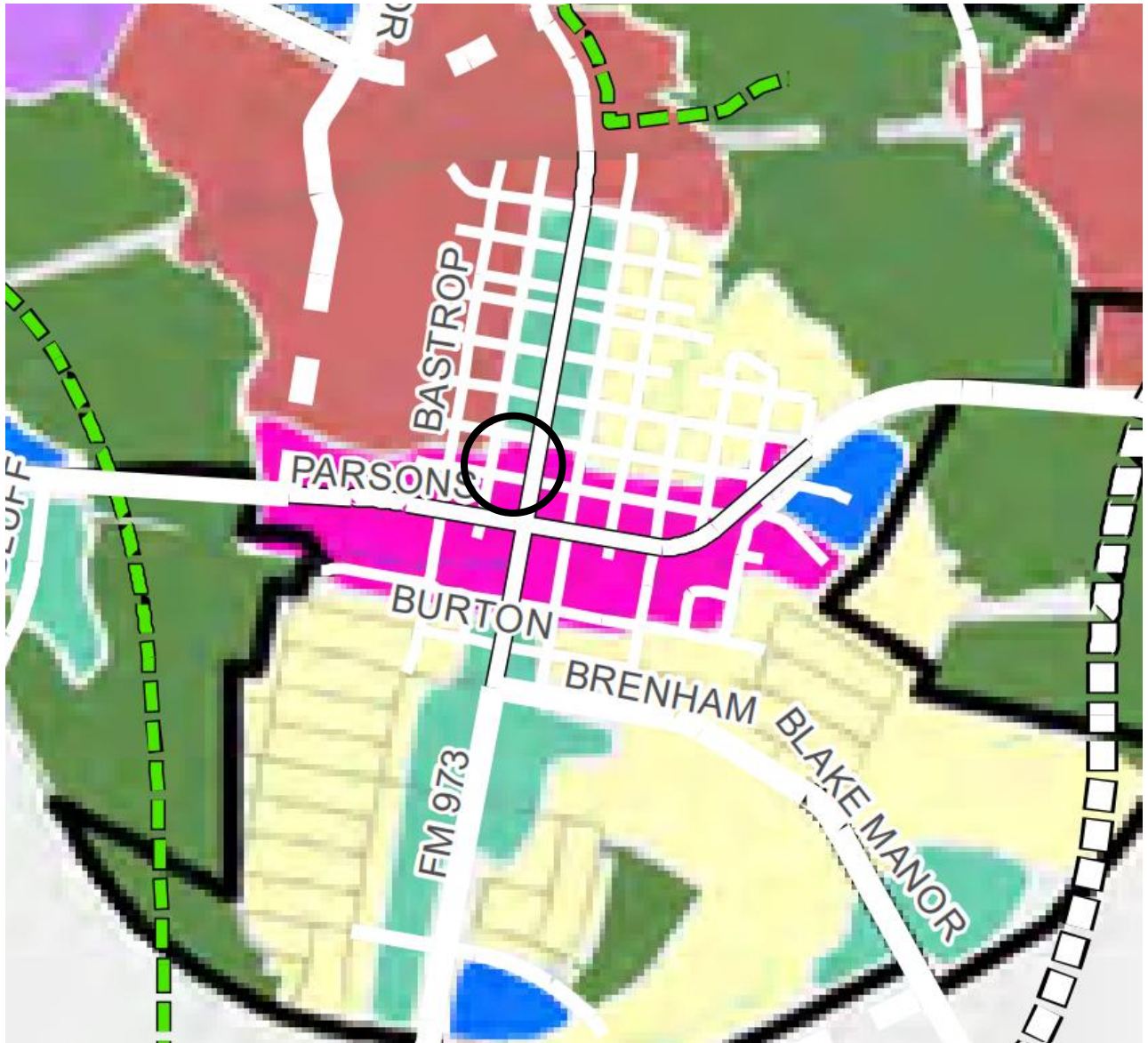
Iwayne's Caribbean Kitchen

Bright Beginnings Learning Center

TNT Barbershop

Lillie Mae's Comfort Food





## DOWNTOWN MIXED-USE

Downtown Mixed-Use is intended for the residential, commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.

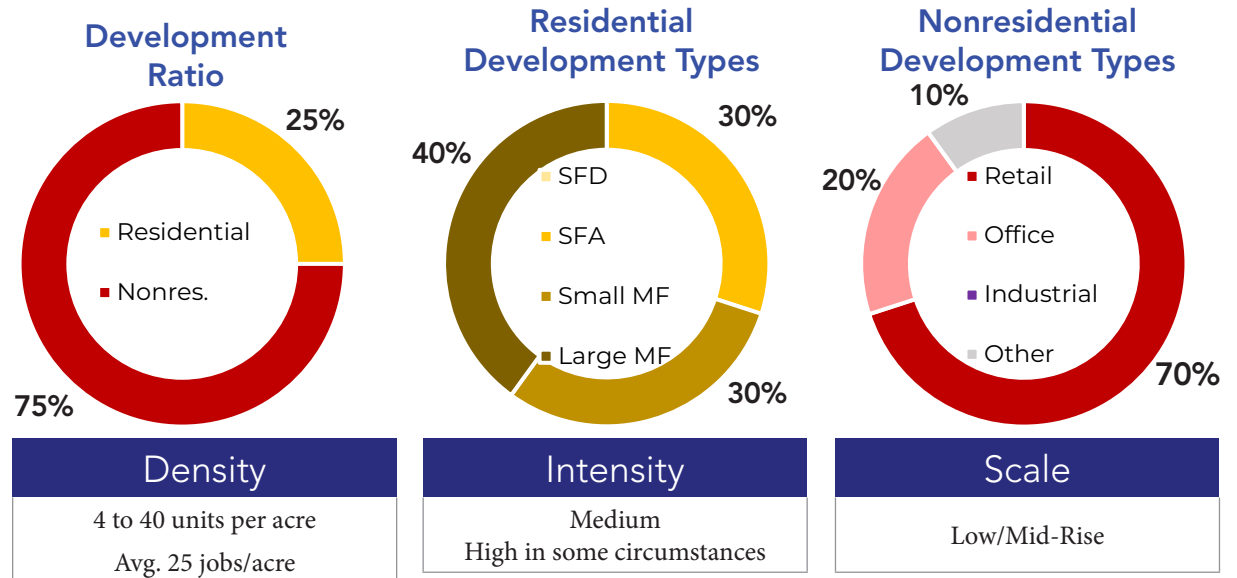
Not only is this area currently a mixed-use environment currently, but it is envisioned to see a strong reinvention via more density and a higher mix of uses in the future. This area should be designed to accommodate transit, should rail services extend to Manor from Austin. However, even if the rail does not come, a downtown that is comprised of high-density mixed-use development will still bring many opportunities and benefits to the community.

Densities range between 4 and 40 units per acre, although individual sites may achieve higher densities if they are coordinated within the rest of the area, provide superior access to services and amenities, and appropriate compatibility to adjacent uses is provided.

Here, infill development especially presents opportunities for small businesses, unique and dense housing options and potentially even small scale/artisan manufacturing.

The pedestrian environment and experience should be top priority in Downtown and feature public gathering places, active streets, engaging storefronts, and sidewalk cafes. This is the best place in Manor to double down on and invest in creating a sense of place and identity for the community.

Figure 3.10. Downtown Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered compatible since the intent is to provide retail/services, activity centers and diversified housing to support surrounding neighborhoods and drive community identity/gathering
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and De-tached Missing Middle	●●●○○	This can be compatible provided that the overall Downtown Mixed Use area also contains mixed-use urban flex buildings or shopping centers with which this housing product integrates in a manner to promote walkability and transitions; these development types should be located on secondary roads rather than primary thoroughfares within Downtown, as those areas are best reserved for ground-floor retail and services
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
Mixed-Use Urban, Neighbor-hood Scale	●●●●●	This is the ideal form of development within the Downtown Mixed Use category; provides for activity centers, retail, services and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods to promote walkability; design should emphasize the pedestrian experience rather than people driving automobiles
Mixed-Use Urban, Communi-ty Scale	●●●○○	Not generally considered compatible due to incompatible scale with neighborhoods, but can be de-pending on adjacencies to green space or more intensive uses
Shopping Center, Neighbor-hood Scale	●●●●○	While less preferred than a mixed-use urban flex building, the use provides for activity centers, retail and services at a scale compatible with and supportive of surrounding neighborhoods to promote walk-ability; becomes more compatible if a horizontal approach to mixed-use is deployed, such as inclusion of small apartments nearby or within the same site, or to match the scale of adjacent historic buildings
Shopping Center, Community Scale	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be depending on adjacencies to green space or more intensive uses; may function better on the western and eastern edges of the Downtown Mixed Use area
Light Industrial Flex Space	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be if particu-larly small-scale and included alongside more appropriate development types, or with integration of a storefront experience. Examples of appropriate uses might include maker spaces, coffee roasting, micro-breweries, and similar businesses
Manufacturing	●○○○○	Not considered compatible
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government build-ings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.





Item 6.

**ELEMENT 5**  
ARCHITECTURE

1212 Chicon, Unit 101  
Austin, Texas 78702

**MANOR**  
**Mixed Use**  
**Development**  
101-107 Boyce Street  
Manor, TX 78653

DATE: **2/1/2023**

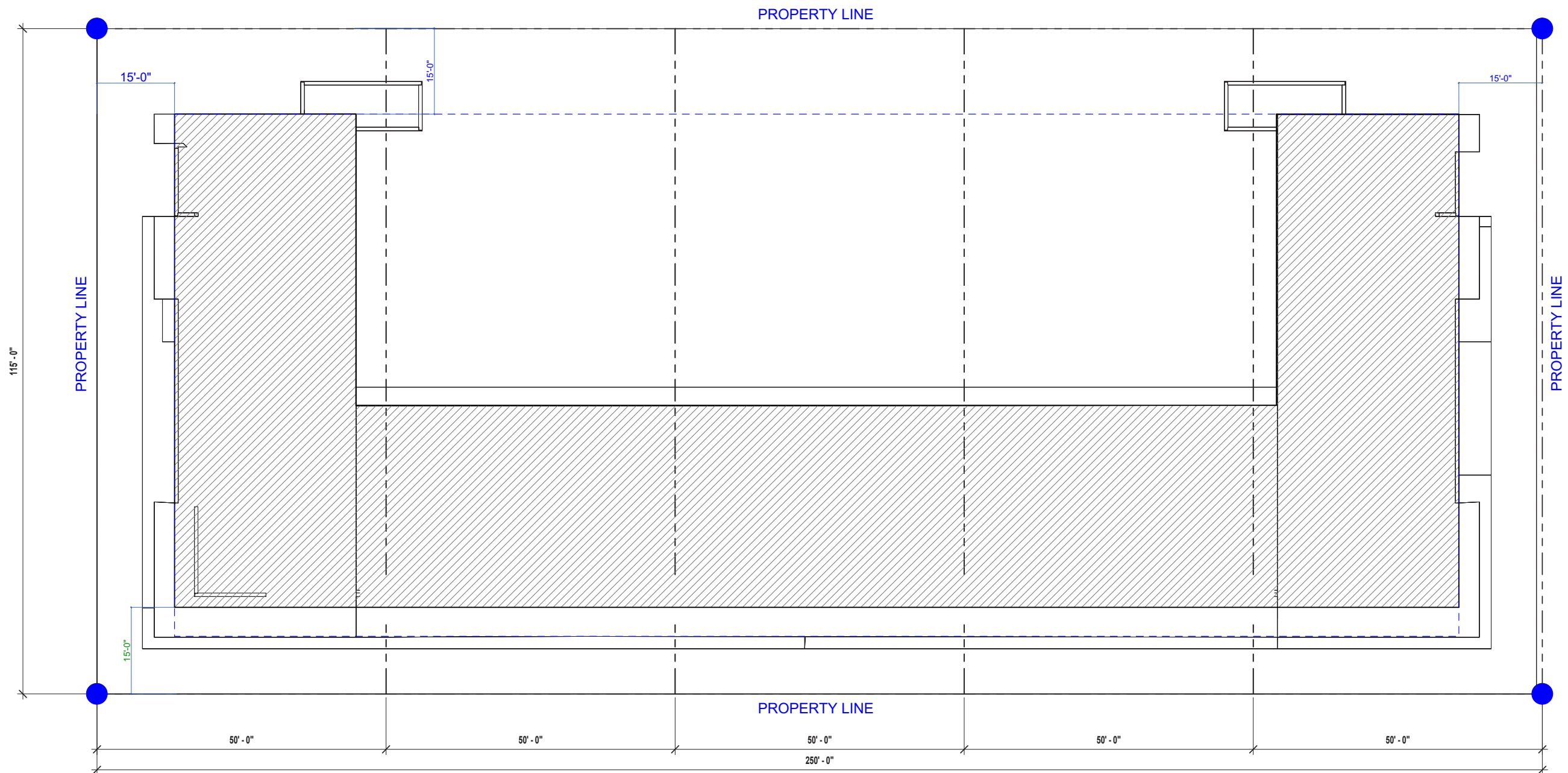
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**FEASIBILITY**  
**ANALYSIS - 1 LOT**

**02**

71



**1 SITE PLAN BUILDING SETBACKS- 1 LOT**

SCALE: 1" = 20'

**Subject Property:** Lots 101-107 W. Boyce Street  
Property ID: 238627, 238628  
Legal Description:  
    Lots 1-3 Block 43 Town of Manor (.396 acres)  
    Lots 4-5 Block 43 Town of Manor (.264 acres)  
Lot size- 5750 sf Proposed Mixed Use  
Zoning- DB  
Setbacks:  
    Front - 15'-0"  
    Side- 0-10' to Non-Residential  
        20'-0" to Residential)  
    Rear- 20'-0" to Residential  
        0-10' to Non Residential  
    Street Side - 15'-0"

Max Bldg Ht- 60'-0"  
Max Bldg Coverage- 95%  
Minimum Dwelling Size- 1000 sf  
                                    500 sf Historic  
Max # of Dwelling Units- 15 per Acre

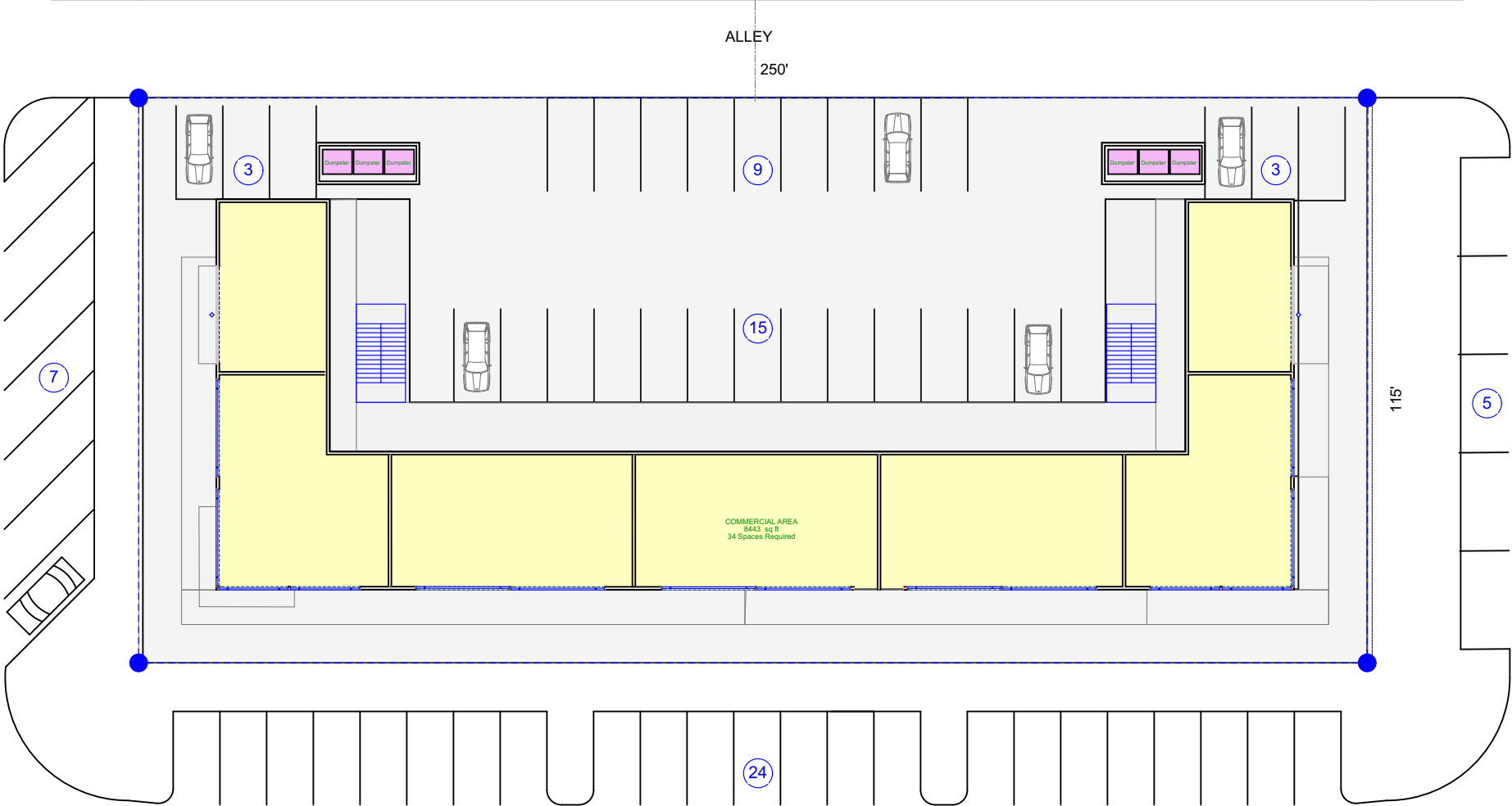
Parking Analysis  
16 Residential Parking Spaces Required  
34 Commercial Parking Spaces Required  
TOTAL SPACES REQUIRED= 50  
  
30 On-Site Parking Spaces Provided  
36 Off-Site Street Parking Spaces Provided  
TOTAL SPACES PROVIDED= 66

**LOT 1:** 5750 sf Mixed Use  
Building Analysis:  
Level 1 Commercial- 8443 sf  
Level 2 Residential-  
    (4) 2BR Units 910 sf each  
    (2) 2 BR Studios 850 sf each  
    (4) 1 BR Studios 800 sf each

2

Story 2  
SCALE: 1/32" = 1'-0"

t



1

Story  
SCALE: 1/32" = 1'-0"

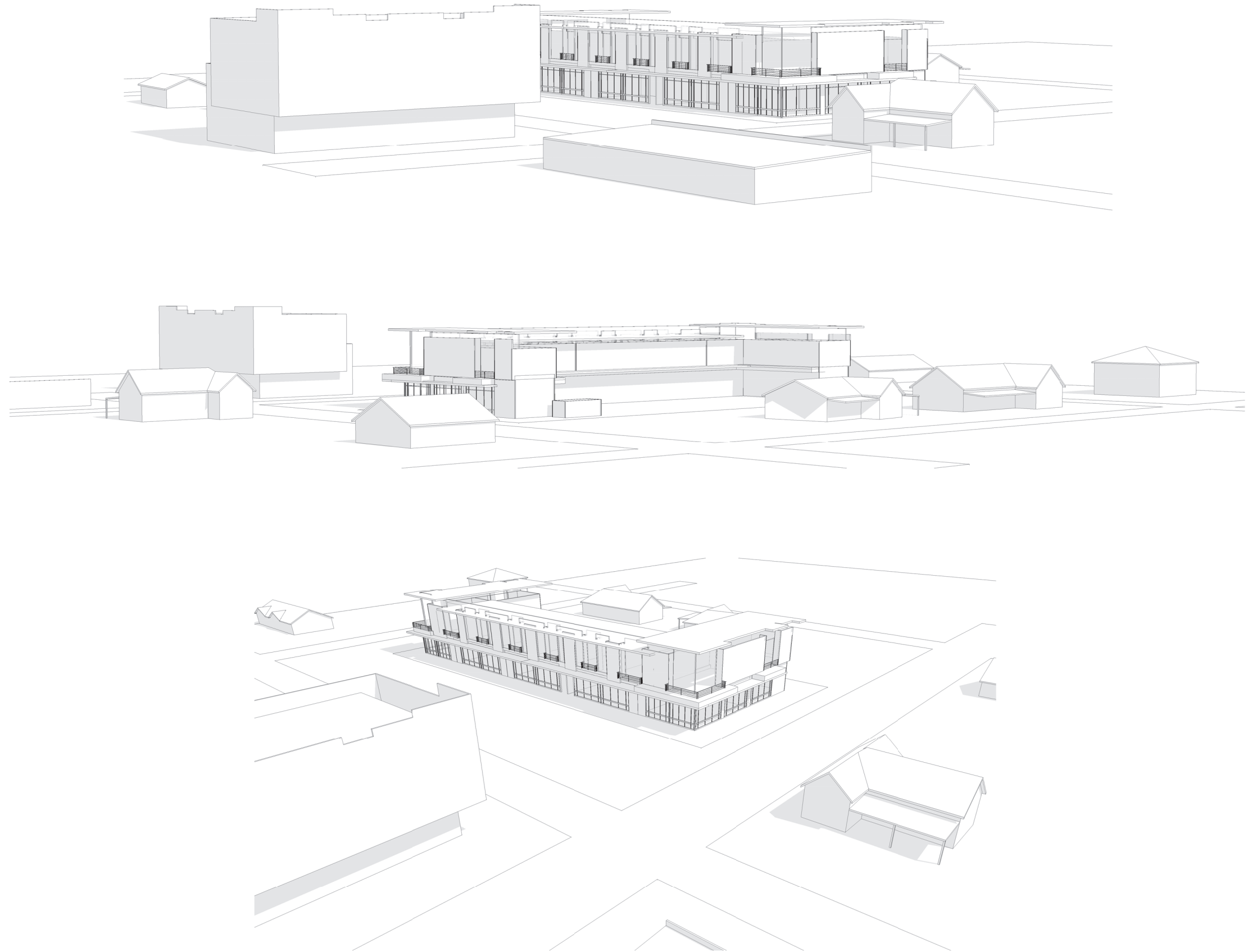


**MANOR**  
**Mixed Use**  
**Development**  
101-107 Boyce Street  
Manor, TX 78653

DATE: 2/1/2023  
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**SCHEMATIC**  
**DESIGN -1 LOT**

**02.1**



Item 6.

**ELEMENT 5**  
ARCHITECTURE

1212 Chicon, Unit 101  
Austin, Texas 78702

**MANOR**  
**Mixed Use**  
**Development**  
101-107 Boyce Street  
Manor, TX 78653

DATE: 2/1/2023

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**AERIAL SITE**  
**CONTEXT- 1 LOT**

**02.2**

73





1 PERSPECTIVE VIEW- 1 LOT

4 AERIAL VIEW- 1 LOT



2 PERSPECTIVE VIEW- 1 LOT



5 PERSPECTIVE VIEW- 1 LOT



3 AERIAL VIEW- 1 LOT



6 PERSPECTIVE VIEW- 1 LOT

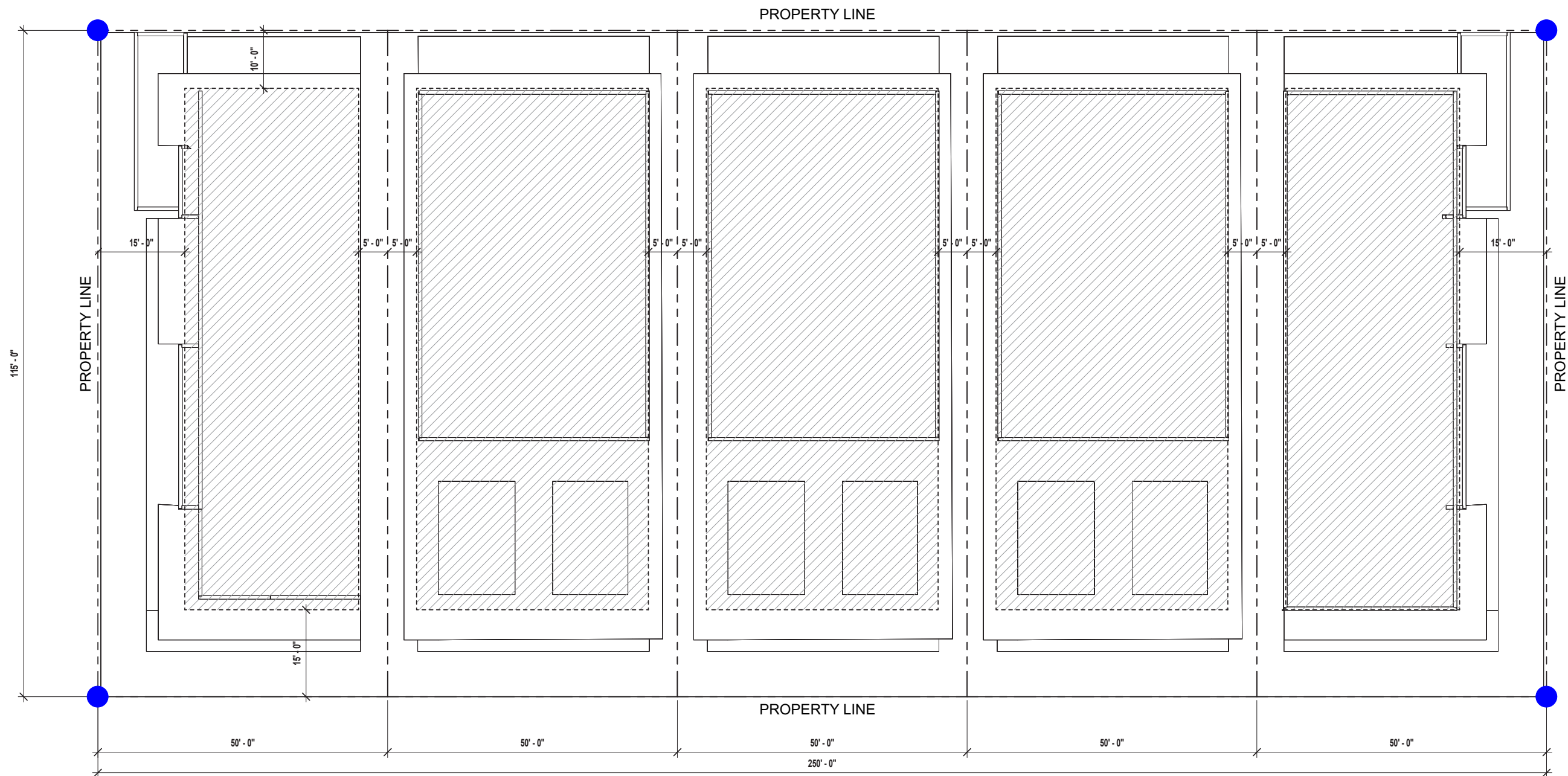
**MANOR**  
**Mixed Use**  
**Development**  
101-107 Boyce Street  
Manor, TX 78653

DATE: 2/1/2023  
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**SCHEMATIC**  
**DESIGN 1 LOT-**  
**PERSPECTIVES**

## COPYRIGHT 2015

# 01



SITE PLAN- BUILDING SETBACKS -5 LOTS  
SCALE: 1" = 20'

**Subject Property:** Lots 101-107 W. Boyce Street  
Property ID: 238627, 238628

Legal Description:

Lots 1-3 Block 43 Town of Manor (.396 acres)

Lots 4-5 Block 43 Town of Manor (.264 acres)

Lot size- 5750 sf Proposed Mixed Use

Zoning- DB

Setbacks:

Front - 15'-0"

Side- 0-10' to Non-Residential

20'-0" to Residential)

Rear- 20'-0" to Residential

0-10' to Non Residential

Street Side - 15'-0"

Max Bldg Ht- 60'-0"

Max Bldg Coverage- 95%

Minimum Dwelling Size- 1000 sf

500 sf Historic

Max # of Dwelling Units- 15 per Acre

Parking Analysis

20 Residential Parking Spaces Required

31 Commercial Parking Spaces Required

TOTAL SPACES REQUIRED= 51

22 On-Site Parking Spaces Provided

36 Off-Site Street Parking Spaces Provided

TOTAL SPACES PROVIDED= 58

**LOT 1:** 5750 sf Mixed Use

Zoning- DB

Level 1 Commercial- 2000 sf

Level 2 Residential-

(2) 2BR Units 1265 sf each

Parking Required- 12 Spaces

On-Site Parking- 4 Spaces

**LOT 2:** 5750 sf Mixed Use

Zoning- DB

Level 1 Commercial- 1200 sf

Level 1 & 2 Residential-

(2) 2 BR Townhome- 2000 sf each

Parking Required- 9 Spaces

On Site Parking- 4 Spaces

**LOT 3:** 5750 sf Mixed Use

Zoning- DB

Level 1 Commercial- 1200 sf

Level 1 & 2 Residential-

(2) 2 BR Townhome- 2000 sf each

Parking Required- 9 Spaces

On Site Parking- 5 Spaces

**LOT 4:** 5750 sf Mixed Use

Zoning- DB

Level 1 Commercial- 1200 sf

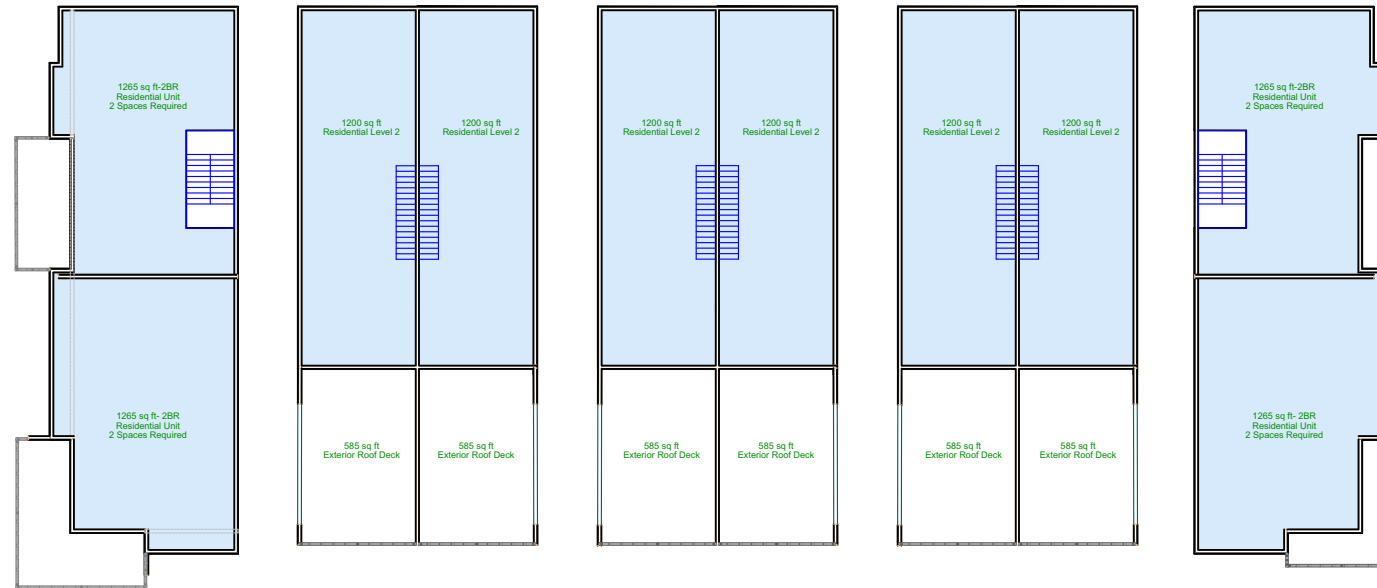
Level 1 & 2 Residential-

(2) 2 BR Townhome- 2000 sf each

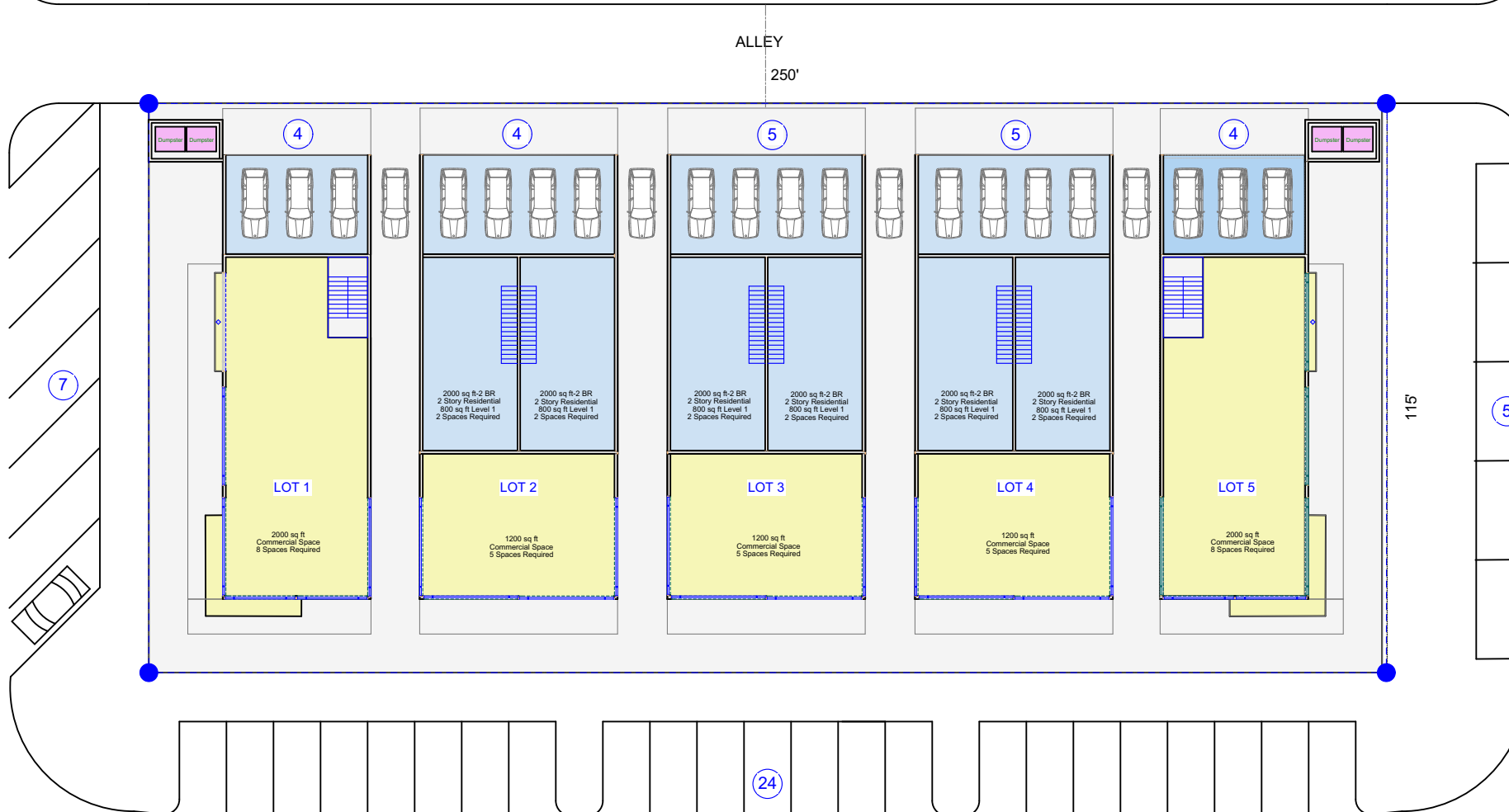
Parking Required- 9 Spaces

On Site Parking- 5 Spaces

**LOT 5:** 5750 sf Mixed Use



2 LEVEL 2  
SCALE: 1/32" = 1'-0"



1 GROUND LEVEL 1  
SCALE: 1/32" = 1'-0"

**MANOR**  
**Mixed Use**  
**Development**  
101-107 Boyce Street  
Manor, TX 78653

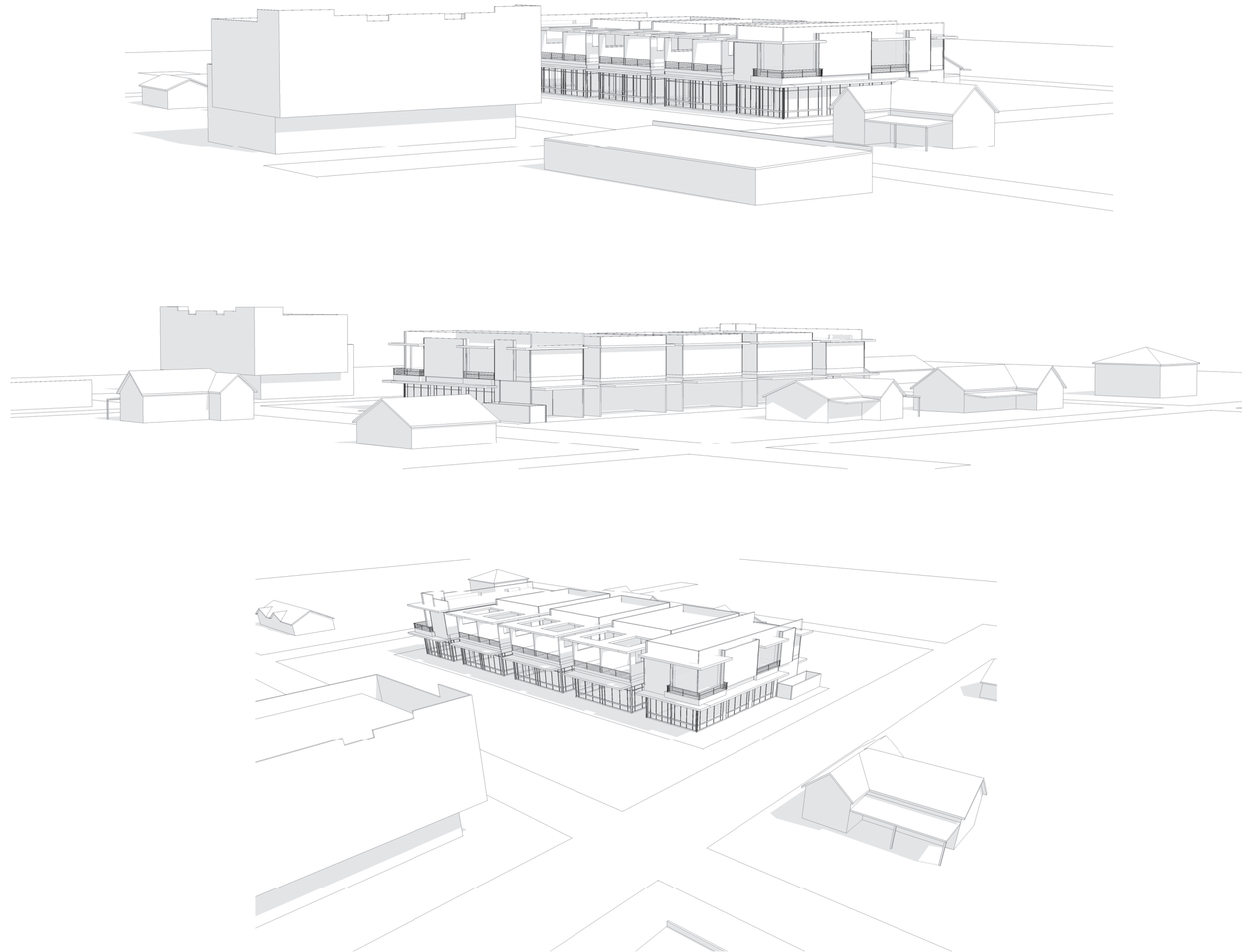
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**SCHEMATIC**  
**DESIGN- 5 LOTS**





1 AERIAL VIEW- 5 LOTS

MANOR

Mixed Use

Development

101-107 Boyce Street

Manor, TX 78653

DATE:

2/1/2023

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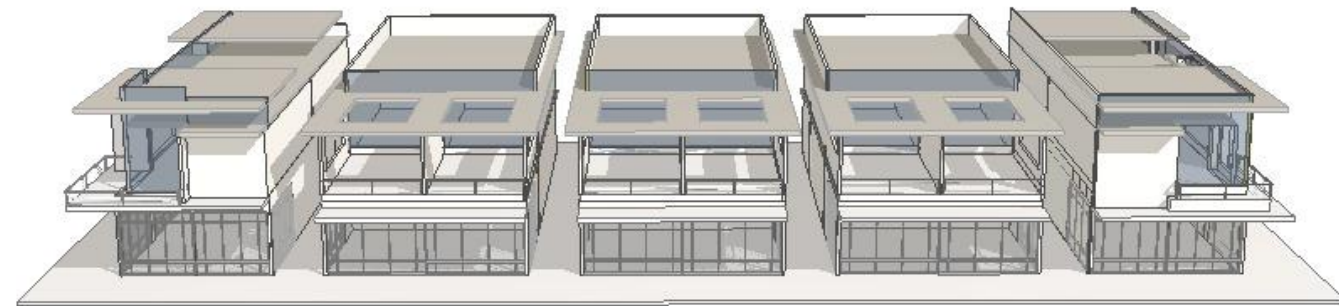
AERIAL SITE

CONTEXT- 5

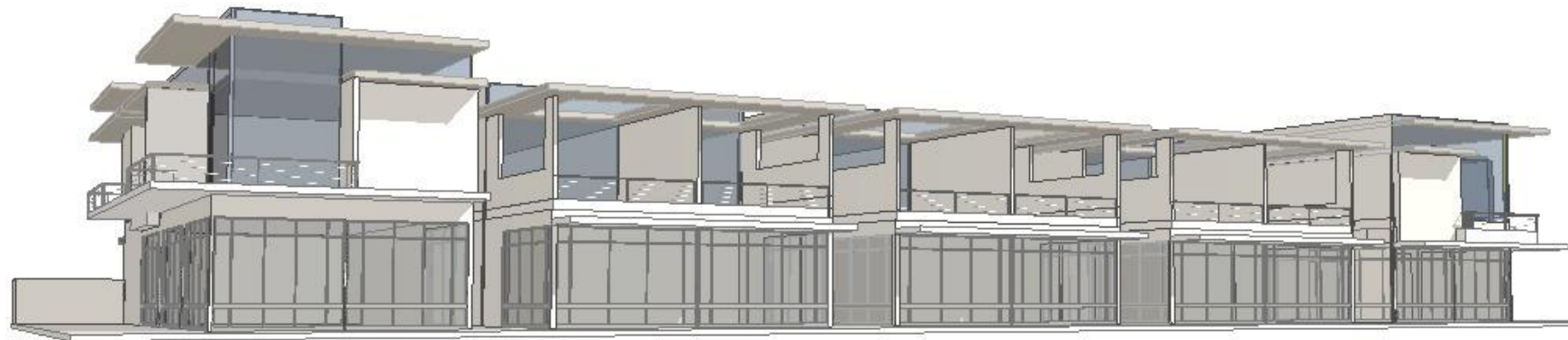
LOTS



1 PERSPECTIVE VIEW- 5 LOTS



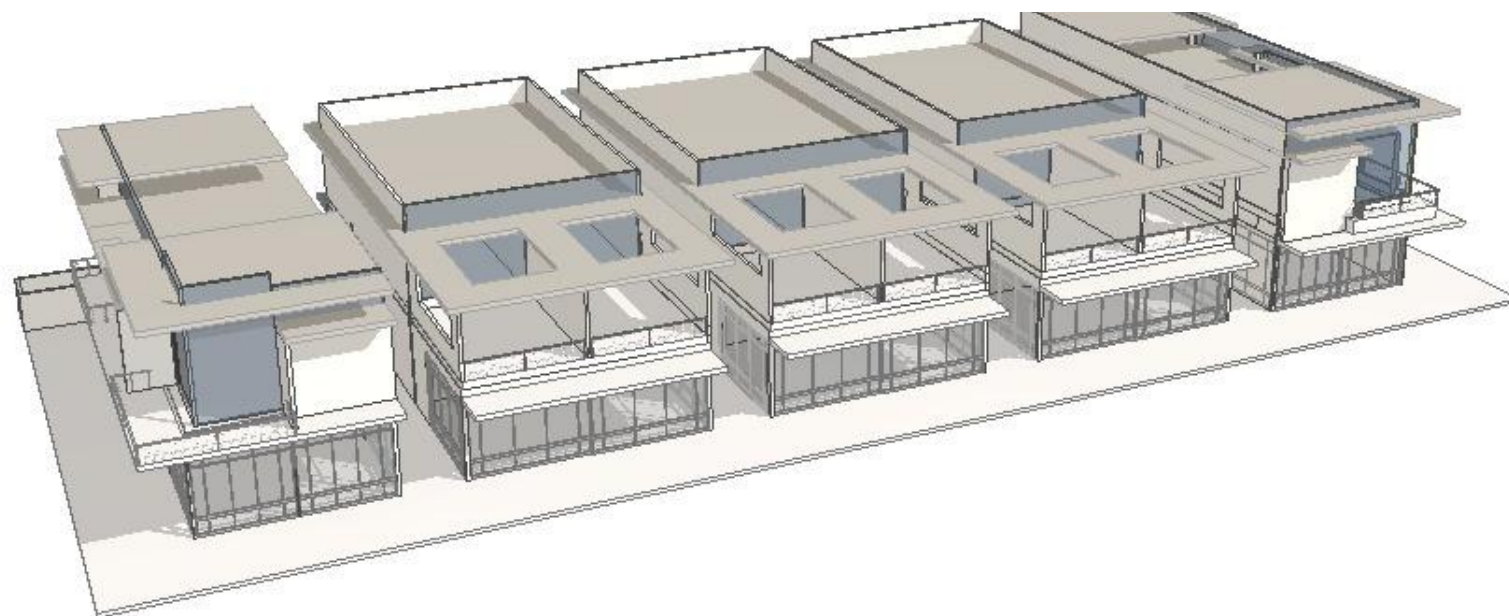
4 AERIAL VIEW- 5 LOTS



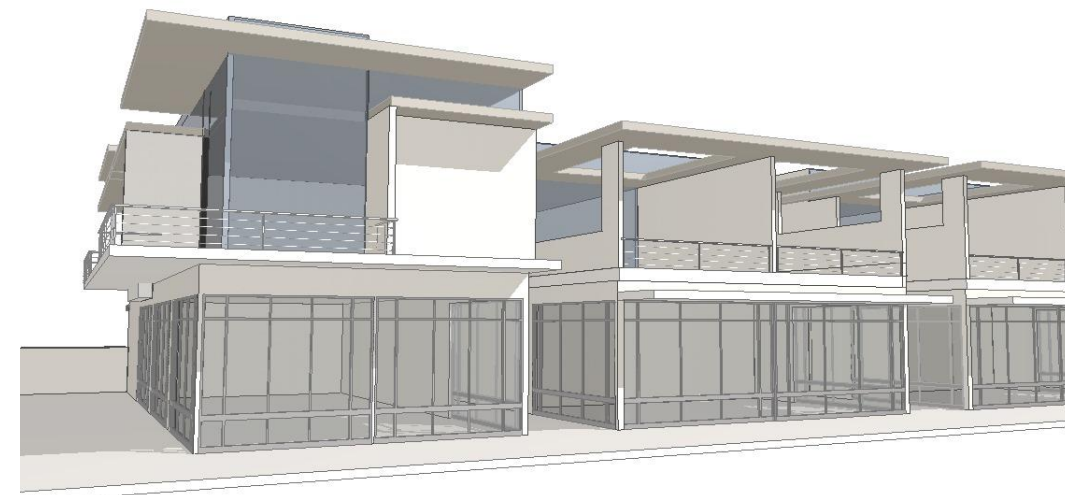
2 PERSPECTIVE VIEW- 5 LOTS



5 AERIAL VIEW- 5 LOTS



3 AERIAL VIEW- 5 LOTS



6 PERSPECTIVE VIEW- 5 LOTS



**ELEMENT 5**  
ARCHITECTURE

1212 Chicon, Unit 101  
Austin, Texas 78702

Item 6.

# MANOR Mixed Use Development

101-107 Boyce Street  
Manor, TX 78653

DATE: 2/1/2023

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**SCHEMATIC  
DESIGN 5 LOTS -  
PERSPECTIVES**

**01.3**

78



12/21/2022

## City of Manor Development Services

# Notification for a Subdivision Rezoning Application

Project Name: 101 W Boyce Rezoning NB to DB  
 Case Number: 2022-P-1494-ZO  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Rezoning Application for 101 W Boyce, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on .264 acres, more or less, and being located at 101 W Boyce, Manor, TX from Neighborhood Business (NB) to Downtown Business (DB).**

***Applicant: Jiwon Jung***

***Owner: Buildblock***

The Planning and Zoning Commission will meet at 6:30PM on January 11, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00 PM on January 18, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.



**Jesse & Julia Rocha**  
PO Box 1002  
Manor TX 78653

**Alfredo, Contreras Renteria, Aurelia**  
PO Box 11  
Manor TX 78653

**Bradley G & Paula B Bowen**  
18109 Whitewater CV  
Round Rock TX 78681

**Jesse & Olivia Sanchez**  
PO Box 811  
Manor TX 78653

**Jose Soto & Maribella, Cortez  
Gonzalez, Jaimes**  
14845 Bois Darc LN  
Manor TX 78653

**Sepeco**  
PO Box 170309  
Austin TX 78717

**Build Block Inc**  
2700 E 2nd St  
Los Angeles CA 90033

**Jorge Moreno**  
4301 Jan St Unit B  
Harlingen TX 78550

**Davis Capital Investments LLC**  
PO Box 268  
Manor TX 78653

**Behzad Bahrami**  
PO Box 82653  
Austin TX 78708

**Tancor LLC**  
9009 Fairway Hill Dr  
Austin TX 78750

**2017 Manor LLC**  
203 W Parsons St  
Manor TX 78653

**Barbarita Samudio Sanchez**  
PO Box 142  
Manor TX 78653

**Ross Etux Nunn**  
PO Box 207  
Manor TX 78653

**Ramon E Jr Paiz**  
PO Box 280  
Manor TX 78653

**Juan Ojeda Mendez**  
104 E Eggleston St  
Manor TX 78653

**Moses Acosta**  
106 Eggleston St  
Manor TX 78653

**Miguel Angel & Gloria Alvarado**  
PO Box 294  
Manor TX 78653

**Jose Sabas Castillo**  
PO Box 1097  
Manor TX 78653

**Marcos & Maria Chavez**  
127 Dry Creek Rd Unit B  
Manor TX 78653

**Claudie G & Sammie M Young**  
PO Box 145  
Manor TX 78653

**Juan Jr & Diana E Gerl Vasquez**  
PO Box 449  
Manor TX 78653

**Monica Ann Castillo**  
PO Box 1097  
Manor TX 78653

**Veronica Michelle Donley**  
204 W. Eggleston St  
Manor TX 78653

**Debbie Ann & Darrell Guajardo**  
2501 Goforth Rd  
Kyle TX 78640

**Helen Casas**  
PO BOX 223  
Manor TX 78653

**Victor M & Debra B Almaguer**  
3209 Ray St  
Austin TX 78702

**Nora L & Jose A Jr Sanchez**  
PO Box 232  
Manor TX 78653

**Lillie M Nunn**  
PO Box 207  
Manor TX 78653

**Maria Rocha**  
207 W Boyce St  
Manor TX 78653

**William C Gault**  
PO Box 32  
Manor TX 78653

**Colle Foster & Stephen Snyder  
McDonnel**  
103 W Eggleston St  
Manor TX 78653

**James T, Alexandra Lutz, Carrillo**  
14812 FM 973 N  
Manor TX 78653

**Michael E & Tabatha A Darilek**  
PO Box 976  
Manor TX 78653

**Virginia Z Cardenas**  
PO Box 243  
Manor TX 78653

**Timothy Mack Sherrod**  
2705 Taft Blvd  
Wichita Falls TX 76308

**120 East Boyce Street LLC**  
1004 Meriden Ln  
Austin TX 78703

**Rosalinda Rodriguez**  
105 W Eggleston  
Manor TX 78653

**Las Salsas Bar and Grill Mexican  
Restaurant LLC**  
12012 Barker Hills Dr  
Manor TX 78653

**Emma Gildon**  
PO Box 872  
Manor TX 78653

**Ofelia Estrada**  
PO Box 108  
Manor TX 78653

**Ernesto Suarez**  
14121 Bois D Arc Ln  
Manor TX 78653

**Moein M Hassan**  
PO Box 140853  
Austin TX 78714

**Carmen Davila**  
205 W Eggleston  
Manor TX 78653

**James T Anderson**  
1601 W 38th St Ste 2  
Austin TX 78731

**Andersons Coffee Co. Inc.**  
1601 W 38th St Ste 2  
Austin TX 78731

**Glenissa & Torrey Overton**  
1135 Don Ann St  
Austin TX 78721

**Allen Matetzschk**  
207 E Eggleston  
Manor TX 78653



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** February 8, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on 22.78 acres, more or less, out of the AC Caldwell Survey 52, Abstract 154 and being located at 14807 E US 290, Manor, TX from Agricultural (A) to Multi-Family 25 (MF-2).**

*Applicant: Jackson Walker*

*Owner: Krantz Properties*

### BACKGROUND/SUMMARY:

This property is currently in our ETJ but has filed an annexation petition. They are requesting MF-2 Multi-family 25 zoning upon annexation. The property is majority impacted by a floodplain so on the Future Land Use Map it is designated as open space but is the adjacent area is Commercial Corridor. The frontage on US 290 for this property is also limited by the creek and bridge, reducing the accessible frontage to approximately 75 feet.

**LEGAL REVIEW:** *Not Applicable*

**FISCAL IMPACT:** *NO*

**PRESENTATION:** *NO*

**ATTACHMENTS:** *YES*

- Letter of intent
- Rezone Map
- Aerial Image
- FLUM
- Floodplain map
- Public Notice
- Mailing Labels

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for one (1) lot on 22.78 acres, more or less, out of the AC Caldwell Survey 52, Abstract 154 and being located at 14807 E US 290, Manor, TX from Agricultural (A) to Multi-Family 25 (MF-2).

**PLANNING & ZONING COMMISSION:**

**Recommend Approval**

**Disapproval**

**None**





Pamela Madere  
 (512) 236-2048 (Direct Dial)  
 (512) 236-2002 (Direct Fax)  
 pmadere@jw.com

December 12, 2022

Scott Dunlop, Director  
 Development Services Dept.  
 City of Manor  
 105 East Eggleston Street  
 Manor, TX 78653

Re: 14807 East Hwy 290 Manor, Texas – Annexation and Zoning Application for APPROXIMATELY 22.78 acres being out of an a portion of the A.C. CALDWELL SURVEY NO. 52, Abstract No. 154, in Travis County, Texas, and being the same property called 22.65 acres as described in a Deed recorded in Volume 10302, Page 548, Real Property Records of Travis County, Texas. (*the “Property”*)

Dear Mr. Dunlop:

We are submitting zoning and annexation applications for the Property. We are requesting MF-2 zoning and intend to develop the Property as a residential multi-family housing project.

The Property is currently in the City’s ETJ. The Property is identified as parks/open space on the FLUM and is along the commercial corridor as identified in the City of Manor draft Comprehensive Plan. Adjacent property uses are commercial corridor to the west and south, parks/open space to the east, and neighborhood to the north on the opposite side of Hwy. 290. Residential multi-family is the highest and best use of the Property based on the configuration of the Property and environmental conditions on the site.

The following documents are included with the application for voluntary annexation:

1. Signed and notarized Annexation Request and Petition;
2. Metes and bounds description of the property;
3. Property survey;
4. General Warranty Deed; and,
5. Signed Agreement Regarding Post-Annexation Provision of Services.

The following documents are included with the zoning application:

1. General Warranty Deed;
2. Tax Map showing property owners within 300 feet;
3. Mailing labels of property owners within 300 feet;
4. Metes and bounds description of the property; and
5. Property survey.

The annexation and zoning of this property will promote a safe, orderly, healthy, and vibrant development, as well as providing enhanced housing for the local community and the region.

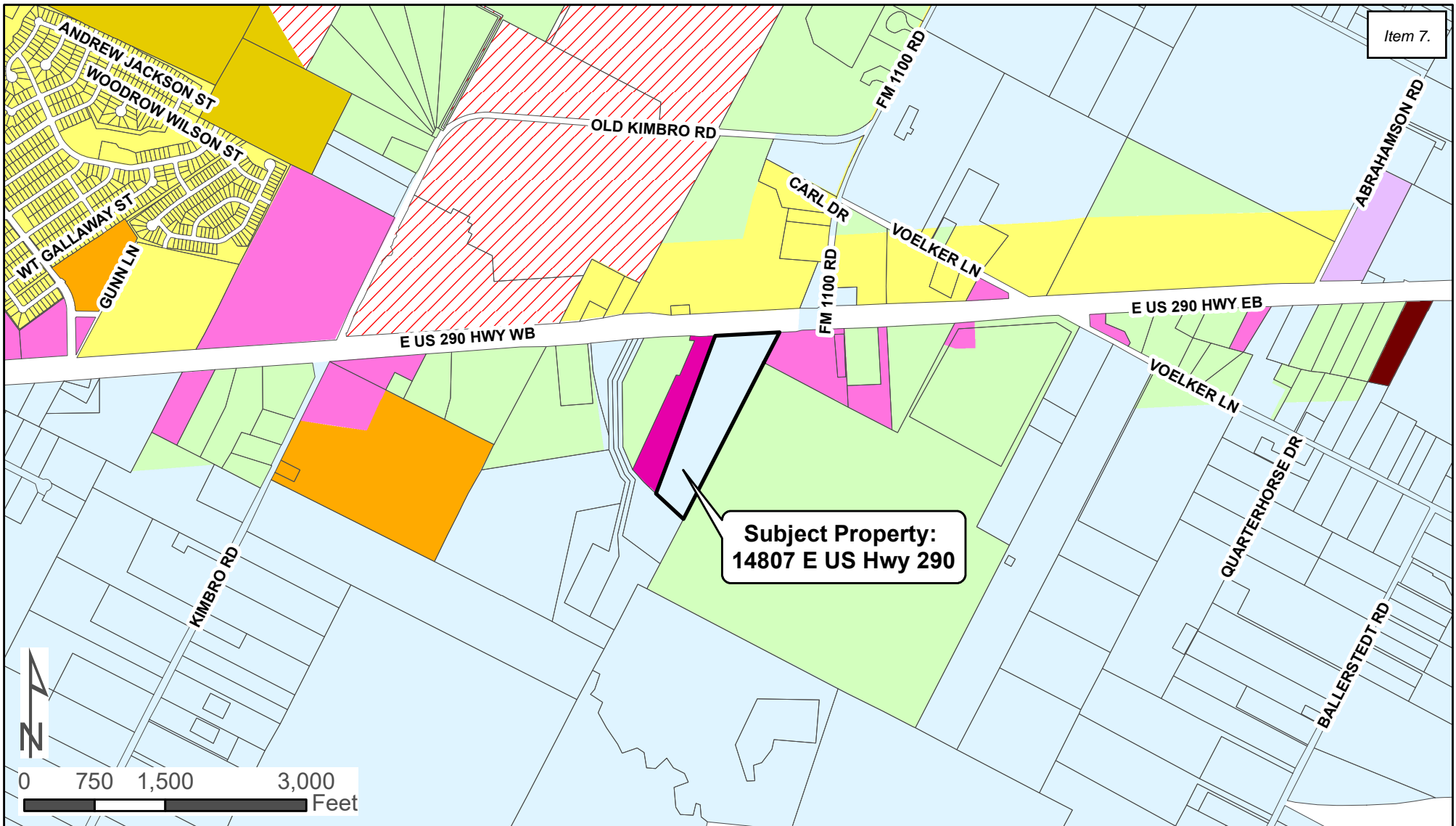
Please contact me if you have any questions.

Sincerely,



Pamela Madere

Enclosures: Zoning Application and Exhibits  
Annexation Application and Exhibits



## Proposed: Multi-Family 25 (MF-2)

### Zone

	A - Agricultural		GO - General Office
	SF-1 - Single Family Suburban		C-1 - Light Commercial
	SF-2 - Single Family Standard		C-2 - Medium Commercial
	TF - Two Family		C-3 - Heavy Commercial
	TH - Townhome		NB - Neighborhood Business
	MF-1 - Multi-Family 15		DB - Downtown Business
	MF-2 - Multi-Family 25		IN-1 - Light Industrial
	MH-1 - Manufactured Home		IN-2 - Heavy Industrial
	I-1 - Institutional Small		PUD - Planned Unit Development
	I-2 - Institutional Large		ETJ



14807 E US 290

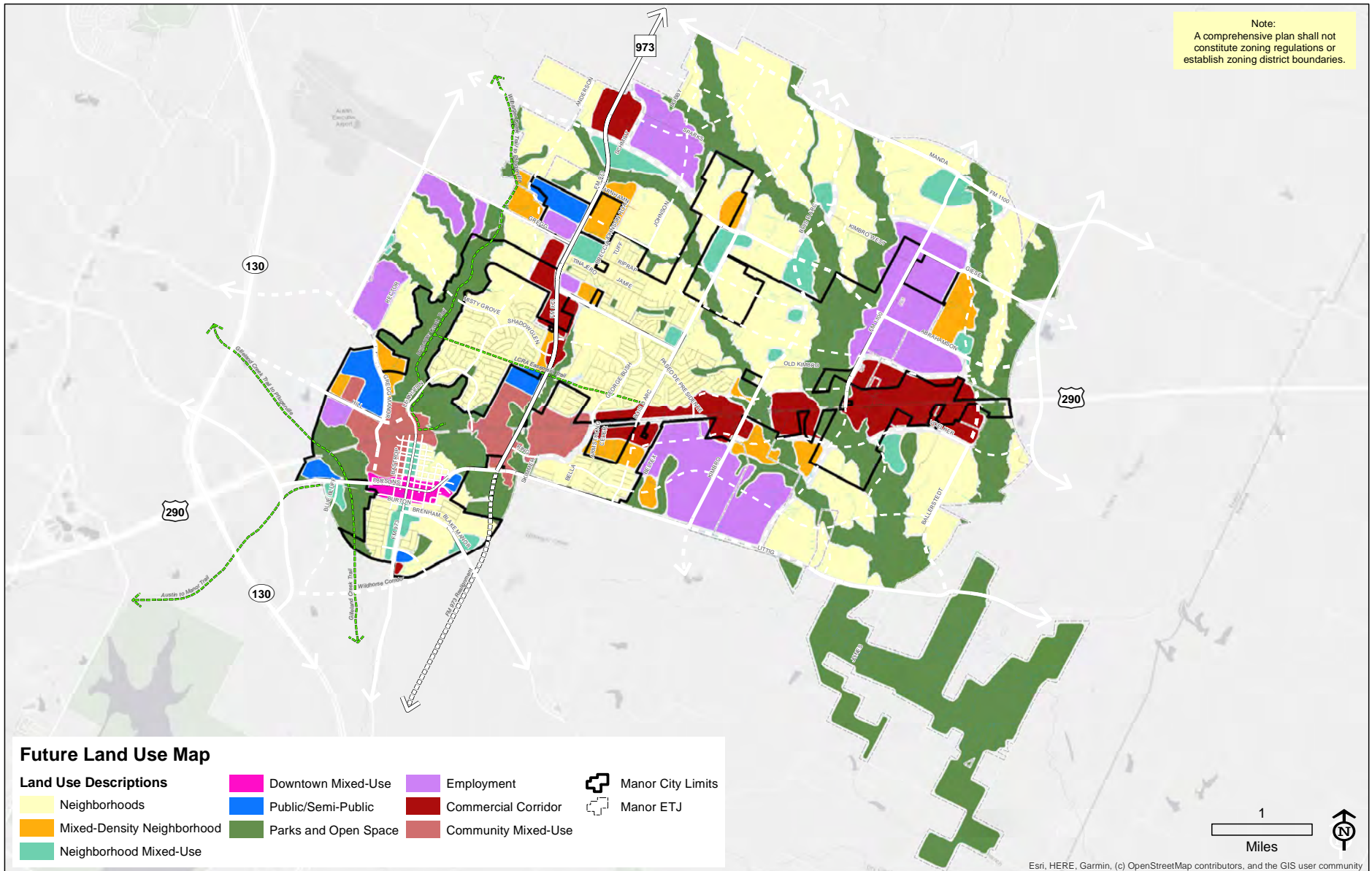
Write a description for your map.

Legend

- 14807 U *Item 7.*
- CAYSA
- Feature 1
- Feature 2
- Feature 3
- Storage King USA







Map 3.1.Future Land Use Map

# COMMERCIAL CORRIDOR

Commercial Corridors consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses.

They are typically located along high volume roadways or at high volume intersections and generate large amounts of sales tax revenue.

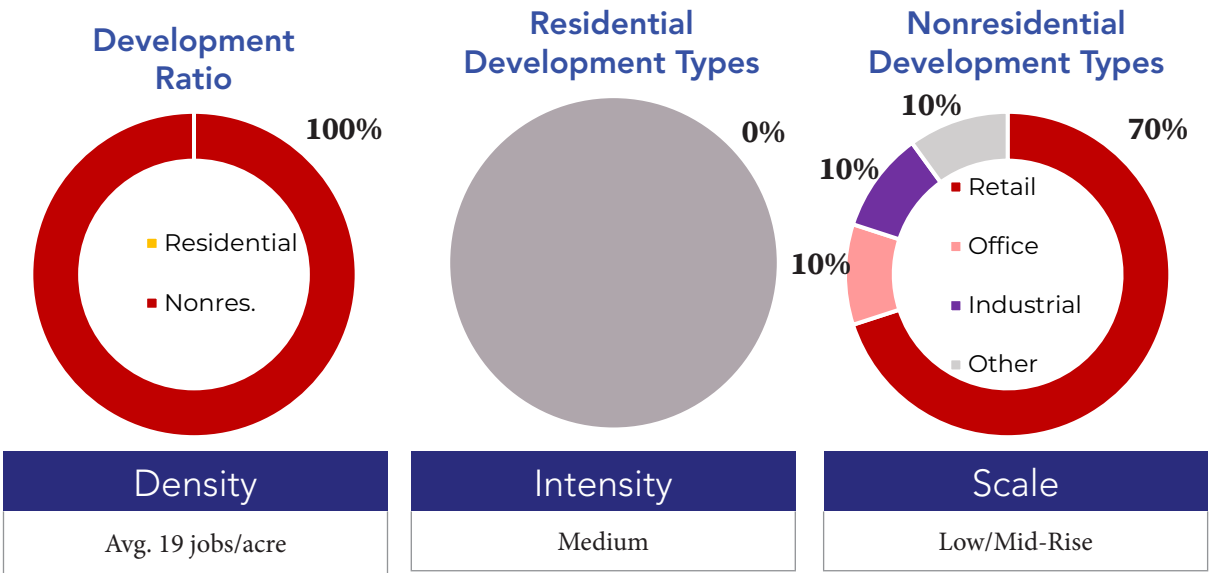
Commercial corridors often consist of traditional and suburban commercial development with large surface parking lots that front a major roadway or highway.

While it is recognized these corridors rely upon automobile accessibility and exposure, development should seek opportunities to leverage different forms with elements of mixed-use within the non-residential use framework. This introduces walkability for people once they arrive, reducing the number of trips and increasing the area’s appeal as a destination.

This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

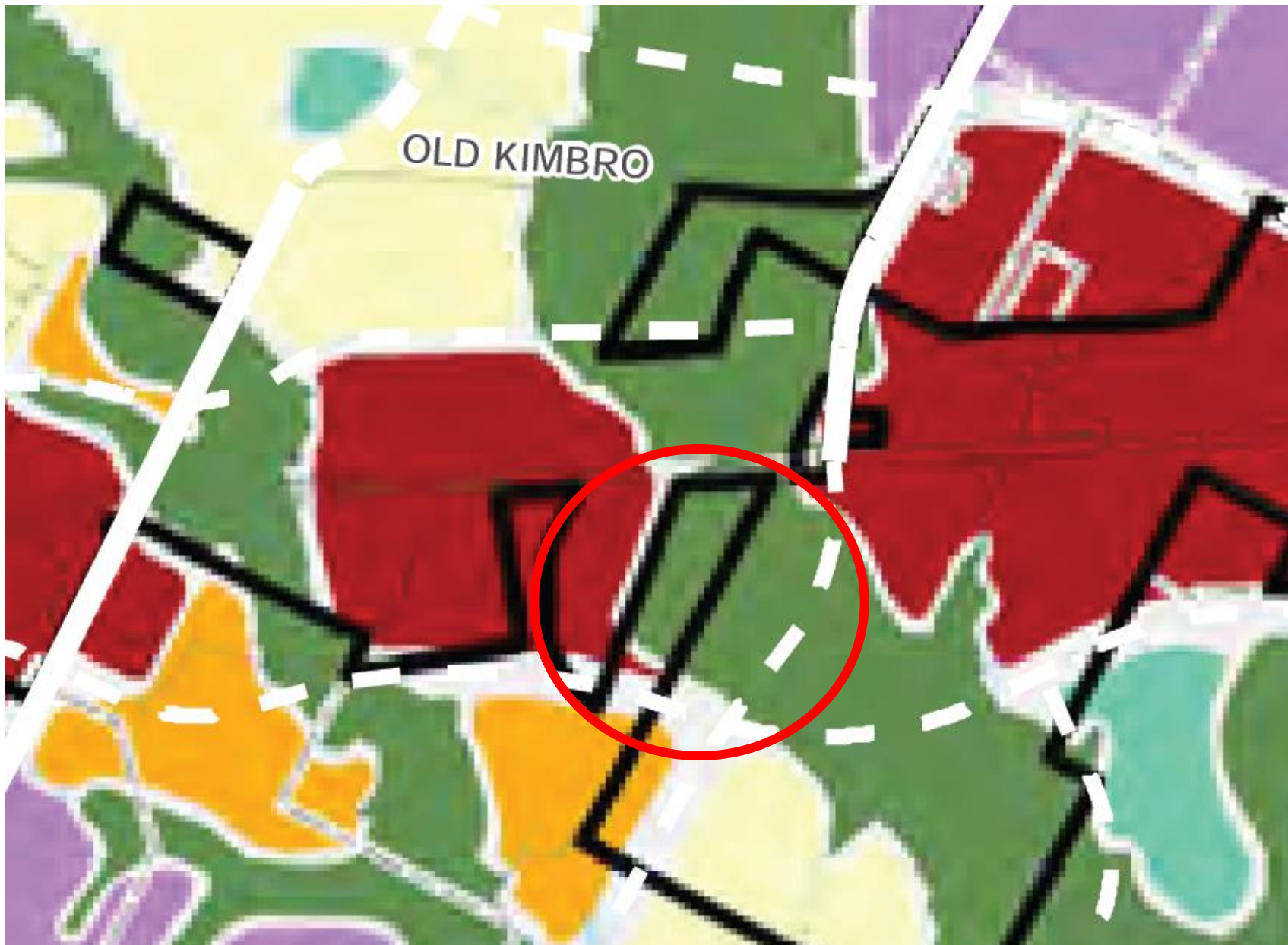
- Healthcare services, including hospitals.
- Retail and entertainment.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing.

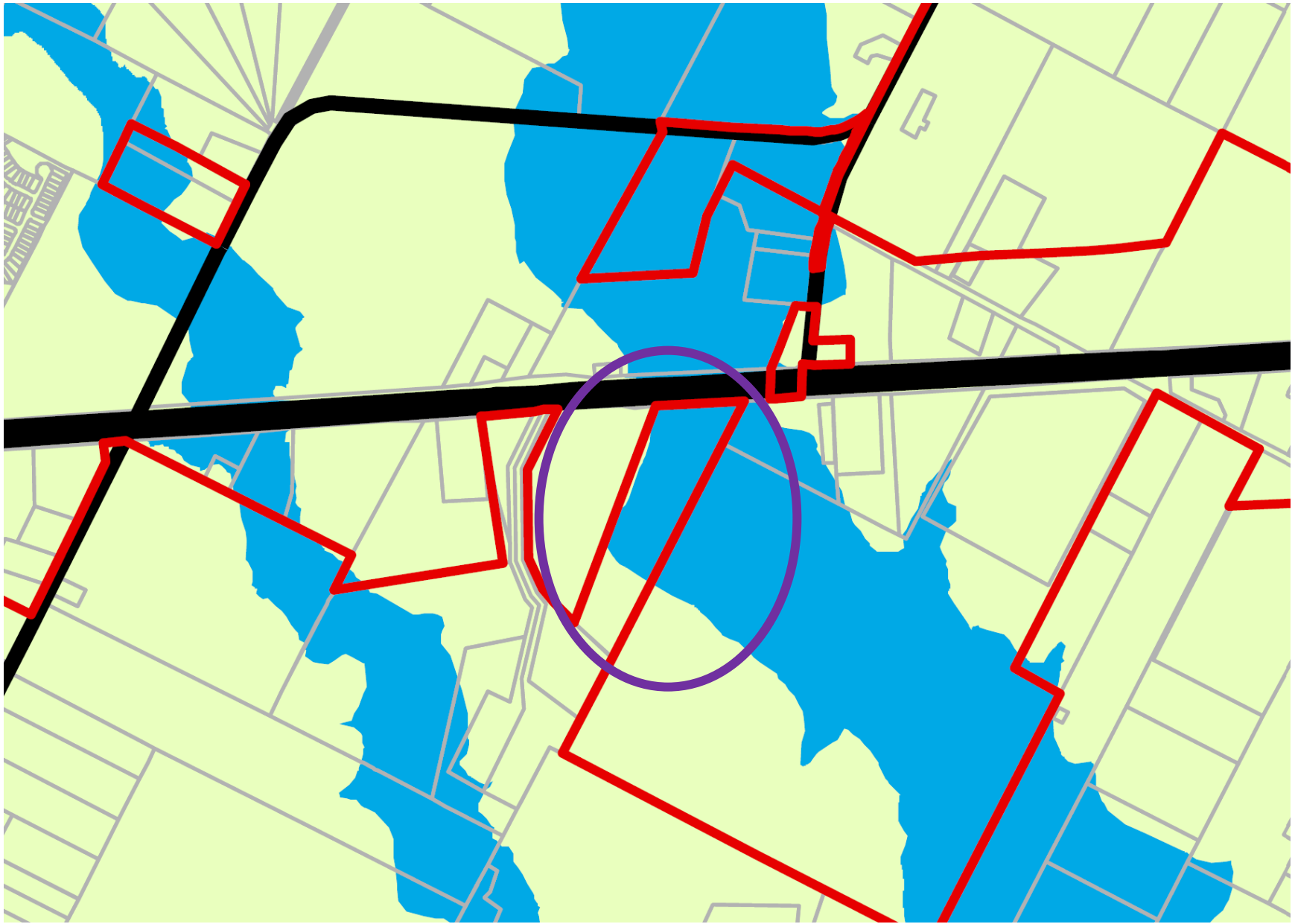
Figure 3.6. Commercial Corridor Land Use Mix Dashboard





DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate, as the Commercial Corridors are generally oriented towards uses that rely on access and visibility to major roadways and highways and residential is not encouraged along the major roadways and highways for environmental justice and quality of life reasons. The activity and traffic generated by Commercial Corridor uses is not compatible with residential housing.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●○○○○	
Apartment House (3-4 units)	●○○○○	
Small Multifamily (8-12 units)	●○○○○	
Large Multifamily (12+ units)	●○○○○	
Mixed-Use Urban, Neighborhood Scale	●●●○○	May be nonresidential mixed-use, such as office over retail or some residential can be appropriate if deeper within a site and less proximate to the major roadways. Residential mixed-use can also be appropriate to support transition to adjacent, lower density or residential areas. To note, mixed-use buildings are typically considered the highest fiscally performing development type on a per-acre basis.
Mixed-Use Urban, Community Scale	●●●○○	
Shopping Center, Neighborhood Scale	●●●●●	Appropriate overall.
Shopping Center, Community Scale	●●●●●	
Light Industrial Flex Space	●●○○○	Not considered appropriate due to limited potential for sales tax revenue generation and lower dependence on direct exposure to major roadways; can be appropriate if deeper within a site and less proximate to the major roadways, but should not be predominant use.
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function of this future land use category; likely more functional facilities, such as utilities, rather than people-centered or community serving facilities.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.









1/18/2023

## City of Manor Development Services

# Notification for a Subdivision Rezoning Application

Project Name: 14807 E US 290 Rezoning A to MF-2  
 Case Number: 2022-P-1499-ZO  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission and Manor City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a rezoning application for 14807 E US 290, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing:** Conduct a public hearing Regarding the submission of a Rezoning Application for one (1) lot on 22.78 acres, more or less, out of the AC Caldwell Survey 52, Abstract 154 and being located at 14807 E US 290, Manor, TX from Agricultural (A) to Multi-Family 25 (MF-2).

***Applicant: Jackson Walker***

***Owner: Krantz Properties***

The Planning and Zoning Commission will meet at 6:30PM on February 8, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

The Manor City Council will meet at 7:00PM on February 1, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653  
 (T) 512.272.5555 • (F) 512.272.8636 • [WWW.CITYOFMANOR.ORG](http://WWW.CITYOFMANOR.ORG)

Dinh Chau & Anh Kim Pham  
1201 Porterfield Dr  
Austin, TX 78753

Timmerman Properties Inc.  
PO Box 4784  
Austin, TX 78765

Duque States LLC  
2311 W. Howard Ln  
Austin, TX 78728

Greenfield Oz Real Estate LP & PV  
Interstate LLC  
18732A Centro Main St  
Shenandoah, TX 77385

Capital Area Youth Soccer Association  
PO Box 352  
Manor, TX 78653

Mason-Darnell Todd & Kim  
14601 US Highway 290 E Apt D  
Manor, TX 78653

Mason Marilyn M & Ronald J  
14601 US Highway 290 E Apt C  
Manor, TX 78653

Kondrath Amy L & Jeremy C  
14601 US Highway 290 E Apt B  
Manor, TX 78653

Eartc Investments Dos LLC  
14719 E US Hwy 290 Ste 106  
Manor, TX 78653

MB & MS Enterprises Inc  
PO Box 82653  
Austin, TX 78708



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** February 8, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action on a Subdivision Concept Plan for the Ginsel Tract, four (4) lots on 84.2 acres, more or less, and being located at 13301 E US Hwy 290, Manor, TX.**

*Applicant: SEC Planning, LLC*

*Owner: Manor 290 OZ Real Estates LP*

### BACKGROUND/SUMMARY:

This concept plan has been approved by our engineers. This property was rezoned to C-2 Medium Commercial (32.69 acres), MF-2 Multi-Family 25 (20.86 acres), and TH Townhome (30.74 acres) in June 2022. The concept plan extends Carriage Hills Drive to US 290 at the intersection with Bois D'Arc and extends a collector roadway to the east towards Viking Jack in the Manor Commercial Park per our Thoroughfare Plan.

**LEGAL REVIEW:** *Not Applicable*

**FISCAL IMPACT:** *NO*

**PRESENTATION:** *NO*

**ATTACHMENTS:** *YES*

- Concept Plan
- Engineer Comments
- Conformance Letter

- Public Notice
- Mailing Labels

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Concept Plan for the Ginsel Tract, four (4) lots on 84.2 acres, more or less, and being located at 13301 E US Hwy 290, Manor, TX.

**PLANNING & ZONING COMMISSION:**

**Recommend Approval**

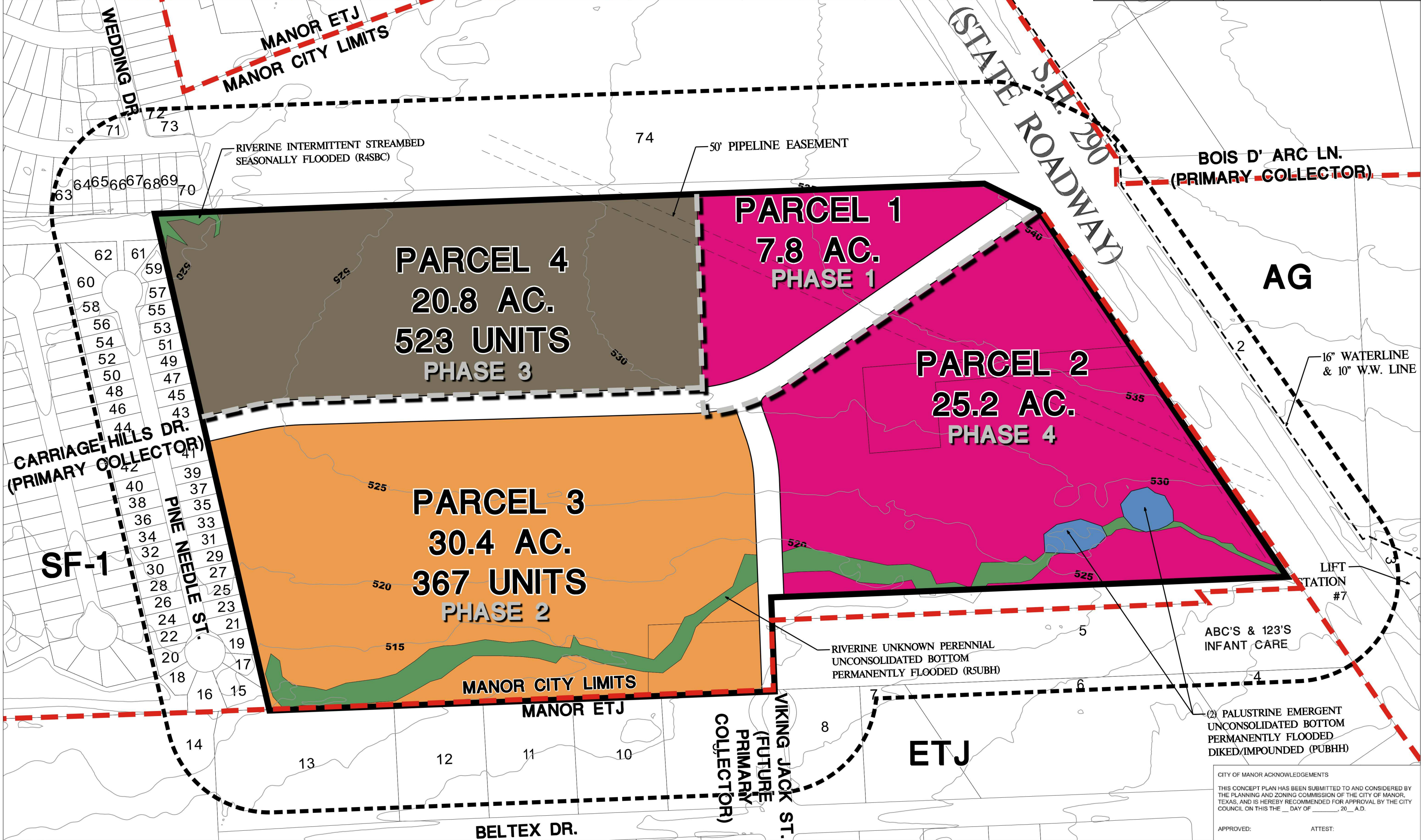
**Disapproval**

**None**

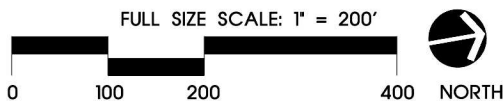


#	Parcel Number	Owners	Owner Address	City, State Zip
1	756012	PRESIDENTIAL GLEN LTD	ATTN PETE DWYER-9900 US HIGHWAY 290 E	MANOR, TX 78653-9720
2	756014	THIMMERMAN PROPERTIES INC	111 RIVINGTON BLVD	AUSTIN, TX 78753-1207
3	756014	WEST EGIN DEVELOPMENT CORP	ATTN PETER A DWYER-9900 US HIGHWAY 290 E	MANOR, TX 78653-9720
4	236913	MEGACENTER MANOR LLC	% PATRICIO URETA-7451 RIVIERA BLVD STE 1	MIRAMAR, FL 33023-6530
5	814602	MANOR BUSINESS CENTER LTD	262 FM 1441	MIRAMAR, FL 33023-6530
6	236808	MEGACENTER MANOR LLC	% PATRICIO URETA-7451 RIVIERA BLVD STE 1	MIRAMAR, FL 33023-6530
7		MEGACENTER MANOR LLC	% PATRICIO URETA-7451 RIVIERA BLVD STE 1	MIRAMAR, FL 33023-6530
8	236915	SERAFIN LEASING CO LP	12804 BELTEX RD	MANOR, TX 78653-4510
9	236916	VERSUM MATERIALS US LLC	7350 TILGHMAN ST # 304	ALLEN TOWN, PA 18106-9012
10	236917	VERSUM MATERIALS US LLC	7350 TILGHMAN ST # 304	ALLEN TOWN, PA 18106-9012
11	236918	CHEM ELEVEN PRODUCTS	STE 1-200-6300 BRIDGE POINT PKWY	AUSTIN, TX 78730-5073
12	236919	AIR LIQUIDE ELECTRONICS US LP	% PROPERTY TAX DEPT-9811 KATY FREEWAY STE 100	HOUSTON, TX 77024-1274
13	236920	DANAR GOOD LLC	510 S CONGRESS AVE STE 108	AUSTIN, TX 78704-1787
14	236900	FLINTROCK OFFICE SUITES LLC	1700 POCO BUENO CT	AUSTIN, TX 78704-1787
15	795892	JIMENEZ ANTHONY	13424 PINE NEEDLE ST	MANOR, TX 78653-5406
16	795891	GIMBEY LOGAN	13425 PINE NEEDLE ST	MANOR, TX 78653-5406
17	795893	MARSHALL BRIAN	13420 PINE NEEDLE ST	MANOR, TX 78653-5406
18		VASQUEZ GUADALUPE T	13421 PINE NEEDLE ST	MANOR, TX 78653-5406
19	795894	MALDONADO BENITO	13416 PINE NEEDLE ST	MANOR, TX 78653-5406
20	795889	SALEEM SHAHADAD	13417 PINE NEEDLE ST	MANOR, TX 78653-5406
21	795895	MYNAR MISTY	13436 HARRY S TRUIMANN DR	MANOR, TX 78653-5077
22	795888	MANZANARES JONATHAN PEREZ ETAL	13413 PINE NEEDLE ST	MANOR, TX 78653-5406
23	795896	BAKER WILLIE	13408 PINE NEEDLE ST	MANOR, TX 78653-5406
24		TABOKHI SARI AL	13409 PINE NEEDLE ST	MANOR, TX 78653-5406
25	795897	MWANGI KENETH N & JESSICA MWANGI	13404 PINE NEEDLE ST	MANOR, TX 78653-5406
26	795886	ALMANZA MANUEL CHIMAL & NANCY FUENTES VASQUEZ	13405 PINE NEEDLE ST	MANOR, TX 78653-5406
27	795898	SALAZAR J CARMEN & VANESSA	13400 PINE NEEDLE ST	MANOR, TX 78653-5406
28	795895	WELCH JIM	13402 PINE NEEDLE ST	MANOR, TX 78653-5406
29	795899	TAMEZ IDA	13322 PINE NEEDLE ST	MANOR, TX 78653-5403
30	795884	CLARK KENNETH R	13325 PINE NEEDLE ST	MANOR, TX 78653-5403
31		LI ZHIYU & PU WANG	10615 WINCHELSEA DR	AUSTIN, TX 78750-4033
32	795883	SPILLING KAREN COX	APT 701-700 MANORIAN PKYWAY	CELEBR PARK, TX 78613-4183
33	795901	CHEN YUN CHIAU	2 TIMBERFIELD WAY	PITTSFORD, NY 14534-2162
34	795882	SUNIGA ELIZABETH C & JOSEPH ANTHONY	13317 PINE NEEDLE ST	MANOR, TX 78653-5403
35	795902	ABRAHAM THOMAS	13312 PINE NEEDLE ST	MANOR, TX 78653-5403
36	795881	MEADOR JEANNETTE	13313 PINE NEEDLE ST	MANOR, TX 78653-5403
37	795903	GAZDER SARA & ALTAMASH ZIA	13308 PINE NEEDLE ST	MANOR, TX 78653-5403
38	795880	RODRIGUEZ CLAUDIA I	13309 PINE NEEDLE ST	MANOR, TX 78653-5403

39	795904	CHANDIO RIDABA G & MUHAMMAD L	13304 PINE NEEDLE ST	MANOR, TX 78653-5403
40	795879	HRYNIEWICZ BRIANA NICHOLE	13305 PINE NEEDLE ST	MANOR, TX 78653-5403
41	795905	GAZDER RASHID J & NOORH	13300 PINE NEEDLE ST	MANOR, TX 78653-5403
42	795879	VAZQUEZ MARIO A & GRACIELA	13301 PINE NEEDLE ST	MANOR, TX 78653-5403
43	795906	RAMIREZ GILBERT	13240 PINE NEEDLE ST	MANOR, TX 78653-5407
44	795926	ROMERO CHRISTINA	13237 PINE NEEDLE ST	MANOR, TX 78653-5407
45	795907	NEW COURTNEY	13236 PINE NEEDLE ST	MANOR, TX 78653-5407
46	795925	PEREZ JESUS M TORRES	13233 PINE NEEDLE ST	MANOR, TX 78653-5407
47	795908	PEREZ-GARCIA ERRAIN	13232 PINE NEEDLE ST	MANOR, TX 78653-5407
48	795924	TREVINO ERIC	13229 PINE NEEDLE ST	MANOR, TX 78653-5407
49	795909	CASTANEDA GUILLERMO SR	13228 PINE NEEDLE ST	MANOR, TX 78653-5407
50	795923	HARRIS PATRICK DEVON	13225 PINE NEEDLE ST	MANOR, TX 78653-5407
51	795910	CARRILLO JUAN	13224 PINE NEEDLE ST	MANOR, TX 78653-5407
52	795922	MARTINEZ ROSA M	13221 PINE NEEDLE ST	MANOR, TX 78653-5407
53	795911	CONTINENTAL HOMES OF TEXAS LP	10700 PECAN PARK BLVD STE 400	AUSTIN, TX 78750-1447
54	795921	WARNE TARA ANN & CHRISTOPHER MATTHEW WARNE	13217 PINE NEEDLE ST	MANOR, TX 78653-5407
55	795912	MORALES JORGE	13216 PINE NEEDLE ST	MANOR, TX 78653-5407
56	795920	FITZGERALD MICHAEL P	13213 PINE NEEDLE ST	MANOR, TX 78653-5407
57	795913	ESPINOSA CAIN	13212 PINE NEEDLE ST	MANOR, TX 78653-5407
58	795919	OCAMPO MANUEL	13209 PINE NEEDLE ST	MANOR, TX 78653-5407
59	795914	REED MOISE KWAME & NICOLE	13208 PINE NEEDLE ST	MANOR, TX 78653-5407
60	795918	DIALLO MAMADOU MOUSSA	3316 FALCONERS WAY	PLUGERVILLE, TX 78660-7825
61	795915	LOPEZ RITA CEDILLO	13204 PINE NEEDLE ST	MANOR, TX 78653-5407
62	795917	REYES RITA R	13201 PINE NEEDLE ST	MANOR, TX 78653-5407
63	730645	DELEON JAIME ROBERTO	12917 CARILLON WAY	MANOR, TX 78653-5194
64	730646	MONTES PABLO & ANDREA MONTES	12921 CARILLON WAY	MANOR, TX 78653-5194
65	730647	CASTRO JOHNNY C JR & MARIBEL CASTRO	12925 CARILLON WAY	MANOR, TX 78653-5194
66	730648	PARRY BRANDON	12929 CARILLON WAY	MANOR, TX 78653-5194
67	730649	AROS JOE & SUSIE	12933 CARILLON WAY	MANOR, TX 78653-5194
68	730650	POWELL JUSTIN LEE	12937 CARILLON WAY	MANOR, TX 78653-5194
69	730651	BAKER KELLY ANNE	PO BOX 10933	AUSTIN, TX 78766-1933
70	730652	GONZALES VALENCIA DAVID	13005 CARILLON WAY	MANOR, TX 78653-5195
71	730615	YU JIYI & PHINGA YA	2906 ISAAC PRYOR DR	AUSTIN, TX 78749-1753
72	730555	ALBARRACIN STENE I & ZHANNA A	13016 WEDDING DR	MANOR, TX 78653-5189
73	730554	UPSHUR DIONNE I & RALEIGH C	13020 WEDDING	MANOR, TX 78653-5189
74	236864	MANOR RV PARK LLC	460 N MAIN ST STE 304	GLEN ELLYN, IL 60137-5176



- NOTES:
- 1.) PLAN HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH COMPOSITE ZONING ORDINANCE AND SUBDIVISION ORDINANCE
  - 2.) FLOOD HAZARD AREAS PER: FEMA 48453C0485J



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 \_\_\_\_ DAY OF \_\_\_\_, 20\_\_ A.D.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS ON THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_ A.D.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

MAYOR OF THE CITY OF MANOR, TEXAS \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_

Item 8.

SEC Planning, LLC

Austin, Texas

LAND PLANNING  
LANDSCAPE ARCHITECTURE  
COMMUNITY BRANDING

4201 W. Farner Lane Bldg A Suite 220  
Austin, TX 78757  
T 512.246.7003  
F 512.246.7703  
www.secplanning.com  
Email : info@secplanning.com

OWNER:  
MANOR OPPORTUNITY  
FUND, LLC  
83 Renfield Drive  
Renfield, NJ 08540

CONCEPT PLAN  
GINSEL TRACT  
MANOR, TEXAS

I:\210105-MAOF\Cadfiles\PLANNING\Submittals\Concept Plan.dwg

Issued:

1. CITY SUBMITTAL	10/17/2022
2. CITY RESPONSE #1	11/21/2022
3. CITY RESPONSE #2	12/21/2022
4.	
5.	

Revisions:

1.	
2.	
3.	
4.	
5.	

Issue Date: 10/17/2022

Drawn By: GJ,TW  
Reviewed By: GJ

Project No.  
210105-MAOF

2 OF 2

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SEC Planning, LLC

95





1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Friday, November 18, 2022

Gary Jueneman  
SEC Planning, LLC  
4201 W. Parmer Lane, Bldg. A, Ste. 220  
Austin TX 78727  
info@secplanning.com

Permit Number 2022-P-1482-CP  
Job Address: 13301 E U S HY 290, Manor, TX. 78653

Dear Gary Jueneman,

The first submittal of the Ginsel Tract Concept Plan (*Concept Plan*) submitted by SEC Planning, LLC and received on December 22, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. ~~Provide and label the topographic contour lines on the plans. No elevations were given.~~
- ii. **Provide and label the location of the proposed and existing arterial and collector streets to serve the general area. Clearly show and label.**
- iii. **Provide the proposed number of LUEs required for each category of lots shown on the concept plan.**
- iv. **Significant features on or within 200 feet of the property should be shown on the concept plan. These are items such as roads, buildings, utilities and drainage structures.**
- v. **A signature block for the Mayor and P&Z Chairperson should be provided.**

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

11/18/2022 11:43:44 AM  
Ginsel Tract Concept Plan  
2022-P-1482-CP  
Page 2

Item 8.

A handwritten signature in black ink, appearing to read "Tyler Shows", followed by a long horizontal flourish.

Tyler Shows  
Staff Engineer  
GBA





November 21, 2022

1500 County Road 269 Leander, TX 78641  
P.O. Box 2029 Leander, TX 78646-2029

Re: Ginsel Tract  
Permit Number 2022-P-1482-CP  
1<sup>st</sup> Review Comment Responses

To whom it may concern:

Following, are the Applicant's responses to comments received from City of Manor Engineering consultant (GBA) staff, Tyler Shows, on the Ginsel Tract Concept Plan Application submittal. Applicant's 1<sup>st</sup> comment response denoted in **Red Text**.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at [tshows@gbateam.com](mailto:tshows@gbateam.com).

- 1) Provide and label the topographic contour lines on the plans. No elevations were given.

**RESPONSE: Labels added to Concept Plan**

- 2) Provide and label the location of the proposed and existing arterial and collector streets to serve the general area.

**RESPONSE: Labels added to Concept Plan per May 2014 Thoroughfare Plan**



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Monday, December 19, 2022

Gary Jueneman  
SEC Planning, LLC  
4201 W. Parmer Lane, Bldg. A, Ste. 220  
Austin TX 78727  
info@secplanning.com

Permit Number 2022-P-1482-CP  
Job Address: 13301 E U S HY 290, Manor 78653

Dear Gary Jueneman,

The subsequent submittal of the Ginsel Tract Concept Plan submitted by SEC Planning, LLC and received on December 22, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### Engineer Review

The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. ~~Provide and label the topographic contour lines on the plans. No elevations were given.~~
- ii. **Provide and label the location of the proposed and existing arterial and collector streets to serve the general area. Clearly show and label.**
- iii. **Provide the proposed number of LUEs required for each category of lots shown on the concept plan.**
- iv. **Significant features on or within 200 feet of the property should be shown on the concept plan. These are items such as roads, buildings, utilities and drainage structures.**
- v. **A signature block for the Mayor and P&Z Chairperson should be provided.**

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

*Pauline M. Gray*

Pauline Gray, P.E.  
Lead AES  
GBA





December 20, 2022

1500 County Road 269 Leander, TX 78641  
P.O. Box 2029 Leander, TX 78646-2029

Re: Ginsel Tract  
Permit Number 2022-P-1482-CP  
2<sup>nd</sup> Review Comment Responses

To whom it may concern:

Following, are the Applicant's responses to comments received from City of Manor Engineering consultant (GBA) staff, Tyler Shows, on the Ginsel Tract Concept Plan Application submittal. Applicant's 2<sup>nd</sup> comment response denoted in **Red Text**.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at [tshows@gbateam.com](mailto:tshows@gbateam.com).

- 1) Provide and label the location of the proposed and existing arterial and collector streets to serve the general area. Clearly show and label.

**RESPONSE: Roadways labeled as instructed.**

- 2) Provide the proposed number of LUEs required for each category of lots shown on the concept plan.

**RESPONSE: LUE's located in Land Use Summary**

- 3) Significant features on or within 200 feet of the property should be shown on the concept plan. These are items such as roads, buildings, utilities, and drainage structures.

**RESPONSE: All significant features labeled on Concept Plan**

- 4) A signature block for the Mayor and P&Z Chairperson should be provided.

**RESPONSE: Added to both sheets**



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, January 18, 2023

Gary Jueneman  
SEC Planning, LLC  
4201 W. Parmer Lane, Bldg. A, Ste. 220  
Austin TX 78727  
info@secplanning.com

Permit Number 2022-P-1482-CP  
Job Address: 13301 E U S HY 290, Manor 78653

Dear Gary Jueneman,

We have conducted a review of the concept plan for the above-referenced project, submitted by Gary Jueneman and received by our office on December 22, 2022, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

**Please submit a hard copy of the Concept Plan to Scott Dunlop at the City of Manor for signatures. A copy of the signed Concept Plan will be uploaded under project files on the my permit now website.**

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Shows', followed by a long horizontal flourish.

Tyler Shows  
Staff Engineer  
GBA



1/19/2023

## City of Manor Development Services

# Notification for a Subdivision Concept Plan

Project Name: Ginsel Tract Concept Plan  
 Case Number: 2022-P-1482-CP  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Concept Plan for the Ginsel Tract located at 13301 E US Hwy 290, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Concept Plan for the Ginsel Tract, four (4) lots on 84.2 acres, more or less, and being located at 13301 E US Hwy 290, Manor, TX.**

***Applicant: SEC Planning, LLC***

***Owner: MANOR 290 OZ REAL ESTATES LP***

The Planning and Zoning Commission will meet at 6:30PM on February 8, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Concept Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.



LI ZHIYU & PU WANG  
10619 WINCHELSEA DR  
AUSTIN, TX 78750-4033

SPELLING KAREN COX  
APT 701-700 MANDARIN FLYWAY  
CEDAR PARK, TX 78613-4183

CHEN YUH CHYAU  
2 TIMBERFIELD WAY  
PITTSFORD , NY 14534-2162

SUNIGA ELIZABETH C & JOSEPH  
ANTHONY  
13317 PINE NEEDLE ST  
MANOR , TX 78653-5403

ARRIAGA TRISHA  
13312 PINE NEEDLE ST  
MANOR , TX 78653-5403

MEADOR JEANNETTE  
13313 PINE NEEDLE ST  
MANOR , TX 78653-5403

GAZDER SARA & ALTAMASH ZIA  
13308 PINE NEEDLE ST  
MANOR , TX 78653-5403

RODRIGUEZ CLAUDIA I  
13309 PINE NEEDLE ST  
MANOR , TX 78653-5403

CHANDIO RIDABA G & MUHAMMAD L  
13304 PINE NEEDLE ST  
MANOR , TX 78653-5403

HRYNIEWICZ BRIANA NICHOLE  
13305 PINE NEEDLE ST  
MANOR , TX 78653-5403

GAZDER RASHID J & NOOH  
13300 PINE NEEDLE ST  
MANOR , TX 78653-5403

VAZQUEZ MARIO A & GRACIELA  
13301 PINE NEEDLE ST  
MANOR, TX 78653-5403

RAMIREZ GILBERT  
13240 PINE NEEDLE ST  
MANOR , TX 78653-5407

ROMERO CHRISTINA  
13237 PINE NEEDLE ST  
MANOR, TX 78653-5407

NEW COURTNEY  
13236 PINE NEEDLE ST  
MANOR , TX 78653-5407

PEREZ JESUS M TORRES  
13233 PINE NEEDLE ST  
MANOR, TX 78653-5407

PEREZ-GARCIA EFRAIN  
13232 PINE NEEDLE ST  
MANOR, TX 78653-5407

TREVINO ERIC  
13229 PINE NEEDLE ST  
MANOR, TX 78653-5407

CASTANEDA GUILLERMO SR  
13228 PINE NEEDLE ST  
MANOR , TX 78653-5407

HARRIS PATRICK DEVON  
13225 PINE NEEDLE ST  
MANOR , TX 78653-5407

CARRILLO JUAN  
13224 PINE NEEDLE ST  
MANOR , TX 78653-5407

MARTINEZ ROSA M  
13221 PINE NEEDLE ST  
MANOR , TX 78653-5407

CONTINENTAL HOMES OF TEXAS LP  
10700 PECAN PARK BLVD STE 400  
AUSTIN, TX 78750-1447

WARNE TARA ANN & CHRISTOPHER  
MATTHEW WARNE  
13217 PINE NEEDLE ST  
MANOR , TX 78653-5407

MORALES JORGE  
13216 PINE NEEDLE ST  
MANOR , TX 78653-5407

FITZGERALD MICHAEL P  
13213 PINE NEEDLE ST  
MANOR , TX 78653-5407

ESPINOSA CAIN  
13212 PINE NEEDLE ST  
MANOR , TX 78653-5407

OCAMPO MANUEL  
13209 PINE NEEDLE ST  
MANOR , TX 78653-5407

REED MOISE KWAME & NICOLE  
13208 PINE NEEDLE ST  
MANOR , TX 78653-5407

DIALLO MAMADOU MOUSSA  
3316 FALCONERS WAY  
PFLUGERVILLE, TX 78660-7825



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** February 8, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Coordinated Sign Plan for HEB.

### BACKGROUND/SUMMARY:

HEB will be conducting business in multiple buildings on one lot (grocery store, gas station, and car wash) so they are required to file a Coordinated Sign Plan for all their attached and free-standing signs. This plan has two 20-foot free-standing signs, one on US 290 and one on FM 973. It also 1,481.27 sf of attached signage across all the buildings.

One note is recommended to be added that free-standings signs cannot be located in easements or setbacks.

### LEGAL REVIEW:

### FISCAL IMPACT:

### PRESENTATION:

### ATTACHMENTS:

- Sign Plan

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve on a Coordinated Sign Plan for HEB and that free-standings signs cannot be located in easements or setbacks.

**PLANNING & ZONING COMMISSION:**

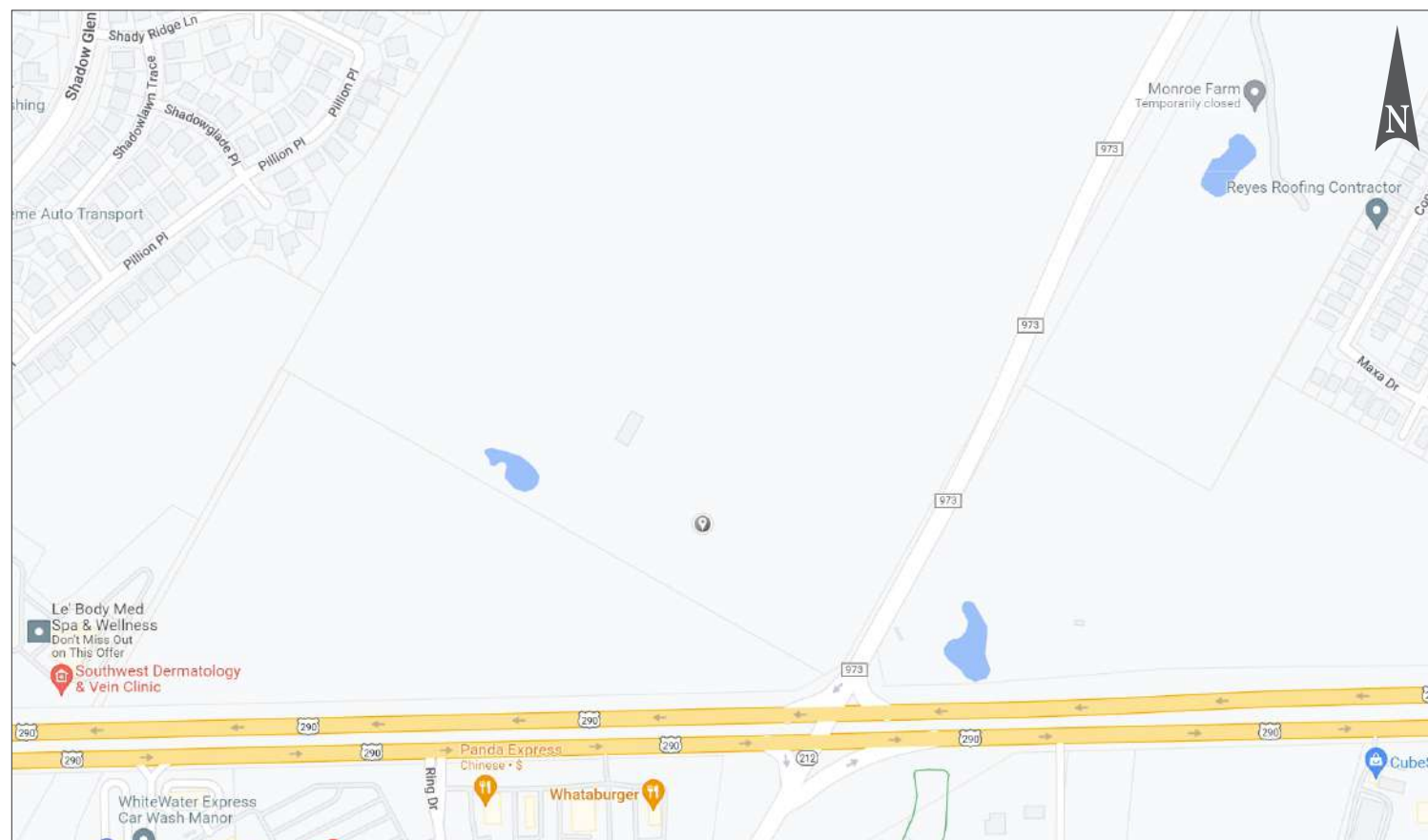
Recommend Approval

Disapproval

None



## Master Sign Plan

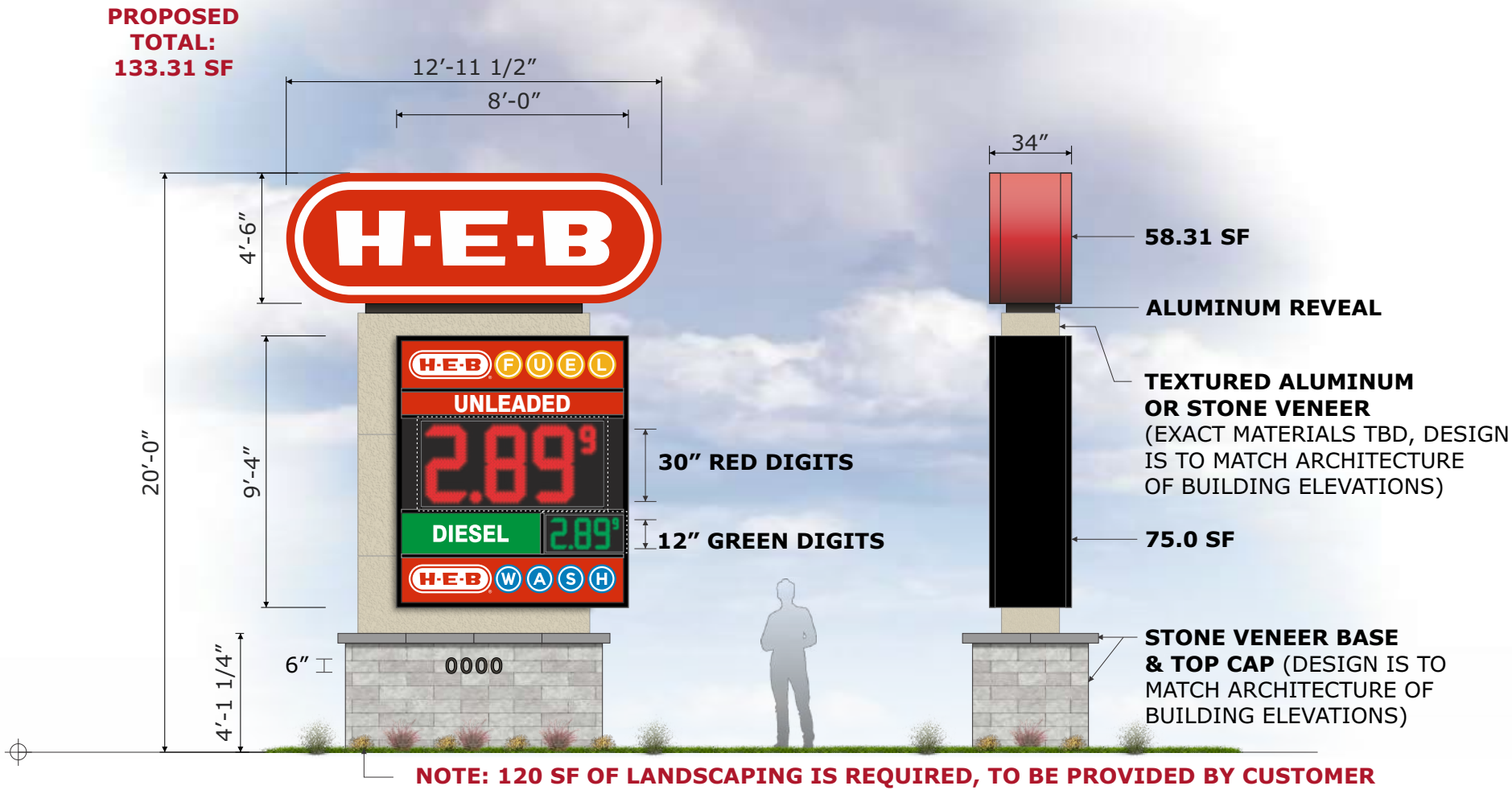


**HWY 290 & FM 973, Manor, TX 78653**





CODE SUMMARY	
MAX HEIGHT:	20'-0"
ALLOWED SF:	80.0 SF
(STREET FRONTAGE 500'-750'=80.0SF)	
REQD. LANDSCAPE:	120.0 SF



MANUFACTURE & INSTALL D/F HIGH PROFILE MULTI-TENANT SIGN:

**HEB** : TYPICAL FLEX FACE SIGN CABINET

 : TYPICAL FABRICATED SIGN CABINET

**NOTE:** EXACT MATERIALS TBD, DESIGN IS TO MATCH ARCHITECTURE OF BUILDING AND/OR DEVELOPMENT STANDARDS, SPECS TO BE CONFIRMED.

D/F HIGH PROFILE MULTI-TENANT SIGN

QTY: ONE (1)

Scale: 3/16" = 1'-0"

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Job Name Item 9.



MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM 973, MANOR, TX 78653  
  
Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR, TX - ALL SIGNS - R3  
  
Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.  
  
1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors

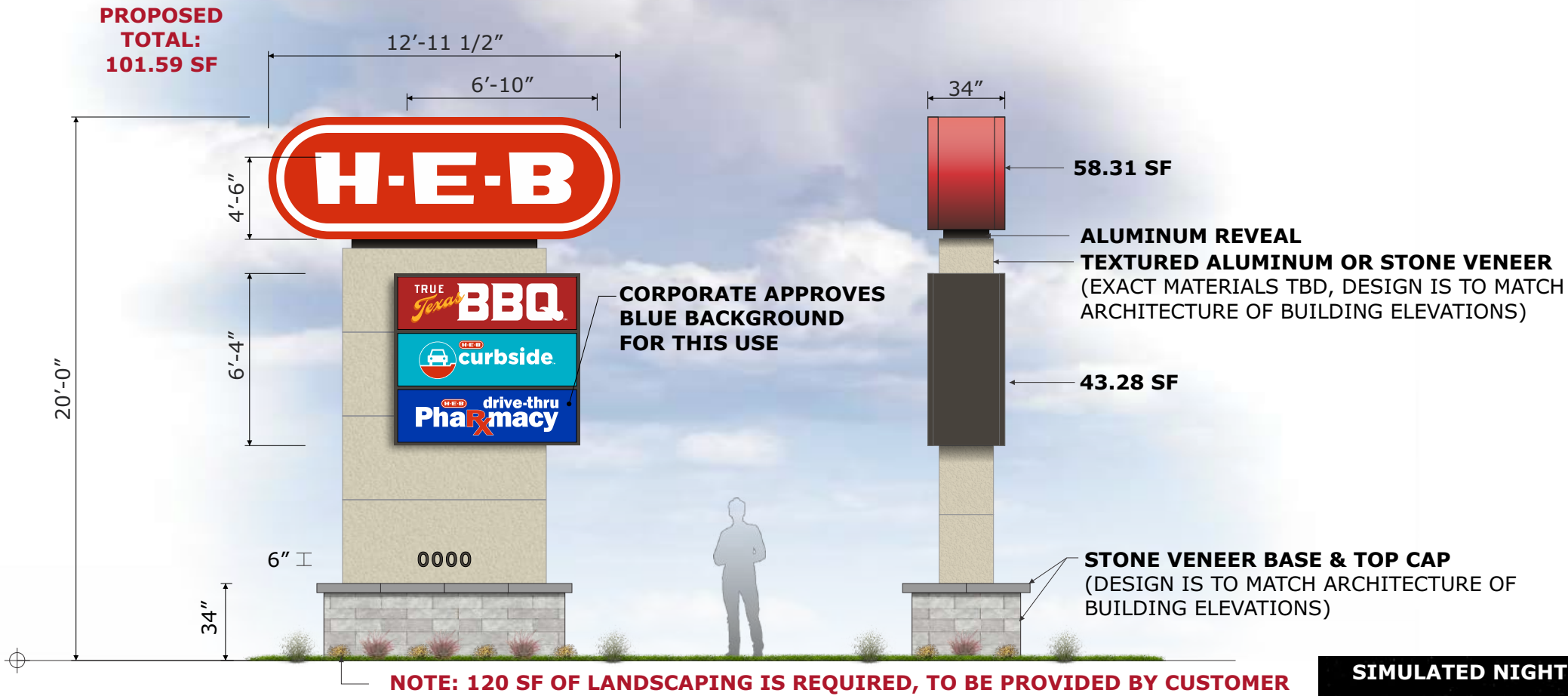


TDLR: 18010 • MET: E113766  
**Corporate Office**  
5003 Stout Drive  
San Antonio, TX 78219  
(210) 341-7244  
  
**Dallas**  
2703 Mockingbird Lane  
Dallas, TX 75235  
(972) 870-1594  
  
**Houston (State Sign)**  
7630 Hansen Road  
Houston, TX 77061  
(713) 943-1831  
  
**Austin (Custom Sign Creations)**  
1130 Rutherford, Suite 180  
Austin, TX 78753  
(512) 374-9300  
  
**Tyler (Design Center Signs)**  
2971 Elkton Trail  
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(903) 561-4995



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CODE SUMMARY	
MAX HEIGHT:	30'-0"
ALLOWED SF:	96.0 SF
(STREET FRONTAGE >750'=96.0SF)	
REQD. LANDSCAPE:	120.0 SF



MANUFACTURE & INSTALL D/F MULTI-TENANT SIGN:

**HEB** :TYPICAL FLEX FACE SIGN CABINET

**TRUE Texas BBQ**  
**curbside**  
**drive-thru Pharmacy** :TYPICAL FABRICATED SIGN CABINET

**NOTE:** EXACT MATERIALS TBD, DESIGN IS TO MATCH ARCHITECTURE OF BUILDING AND/OR DEVELOPMENT STANDARDS, SPECS TO BE CONFIRMED.

**2** D/F HIGH PROFILE MULTI-TENANT SIGN  
QTY: ONE (1)

Scale: 3/16" = 1'-0"

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_



Job Name Item 9.

**H-E-B**

**MANOR, TX**

☒ **Proposal Drawing**  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM 973, MANOR, TX 78653

Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR, TX - ALL SIGNS - R3

Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors

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5003 Stout Drive  
San Antonio, TX 78219  
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**Dallas**  
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**Tyler (Design Center Signs)**  
2971 Elkton Trail  
Tyler, TX 75703  
(903) 561-4995

**INTERNATIONAL SIGN ASSOCIATION** **ISA** **TEXAS SIGN ASSOCIATION**

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CODE SUMMARY	
MAX HEIGHT:	25'-0"
ALLOWED SF:	96.0 SF
(STREET FRONTAGE >750'=96.0SF)	
REQD. LANDSCAPE:	120.0 SF



MANUFACTURE & INSTALL D/F MULTI-TENANT SIGN:



: TYPICAL FABRICATED SIGN CABINET

**NOTE:** EXACT MATERIALS TBD, DESIGN IS TO MATCH ARCHITECTURE OF BUILDING AND/OR DEVELOPMENT STANDARDS, SPECS TO BE CONFIRMED.



3

D/F LOW PROFILE MULTI-TENANT SIGN

QTY: ONE (1)

Scale: 3/16" = 1'-0"

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Job Name Item 9.



MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM 973, MANOR, TX 78653  
  
Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
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Revisions (M/D/Y)-(initials): desc.  
  
1.4.23/gh/R1: MSP REVIEW  
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1.10.23/gh/R3 colors



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MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

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Location: HWY 290 & FM 973, MANOR, TX 78653  
  
Salesperson: Pete Sitterle  
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Proposal #: 69416  
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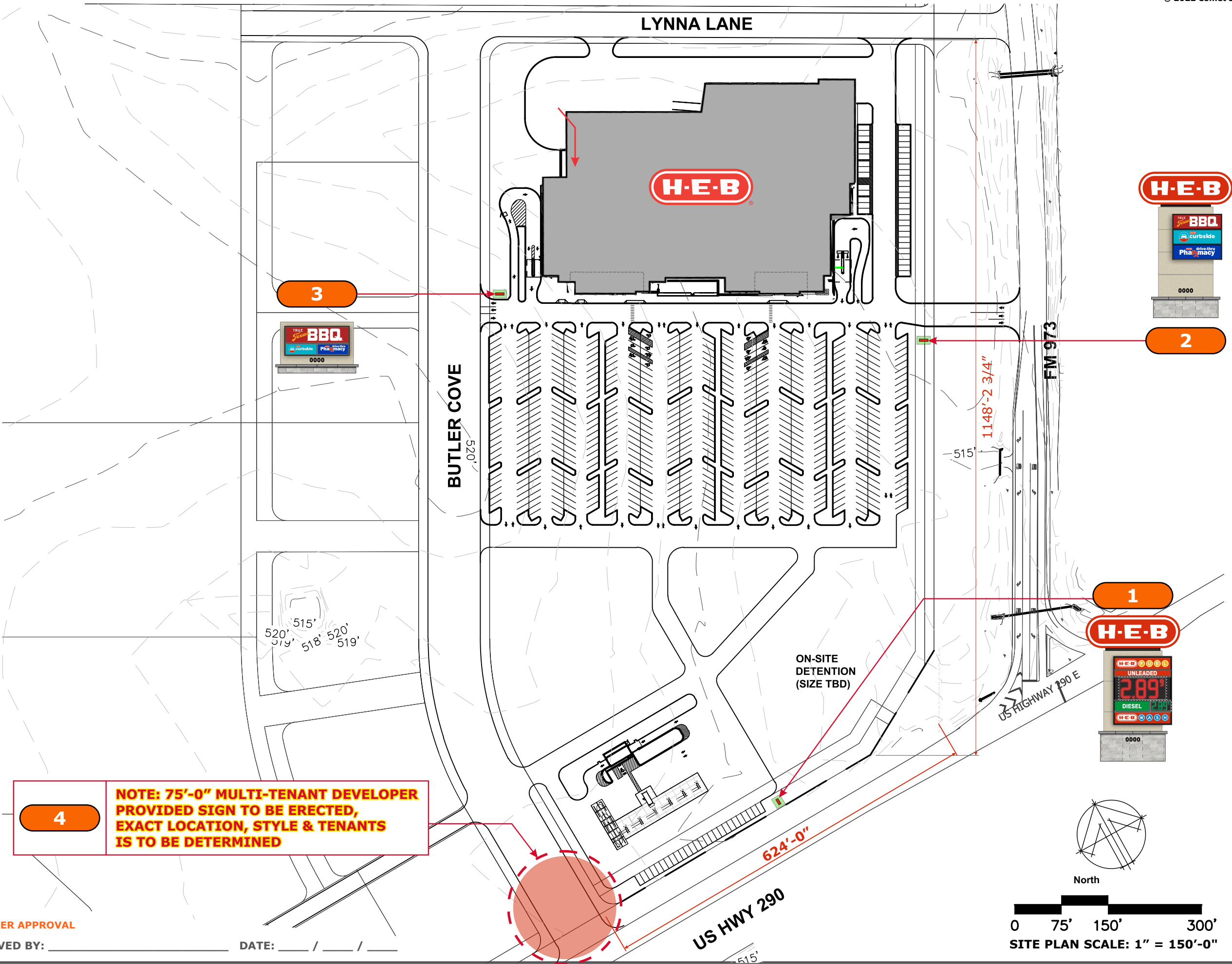
Revisions (M/D/Y)-(initials): desc.  
  
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1.10.23/gh/R3 colors



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CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_



MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

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Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

- 1.4.23/gh/R1: MSP REVIEW
- 1.4.23/gh/R2: Kiosk
- 1.10.23/gh/R3 colors



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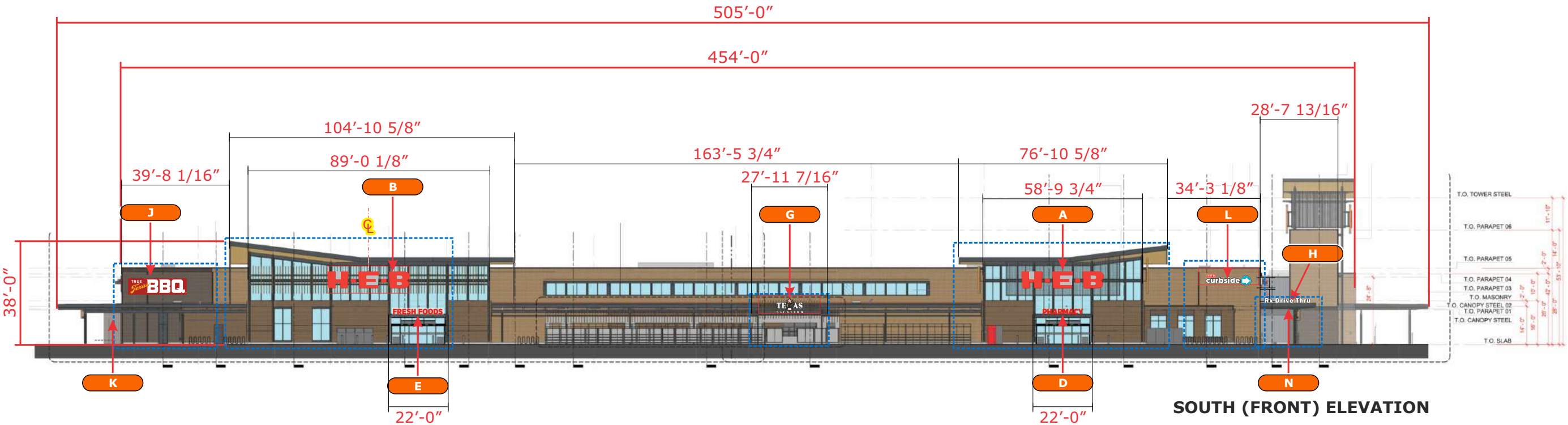
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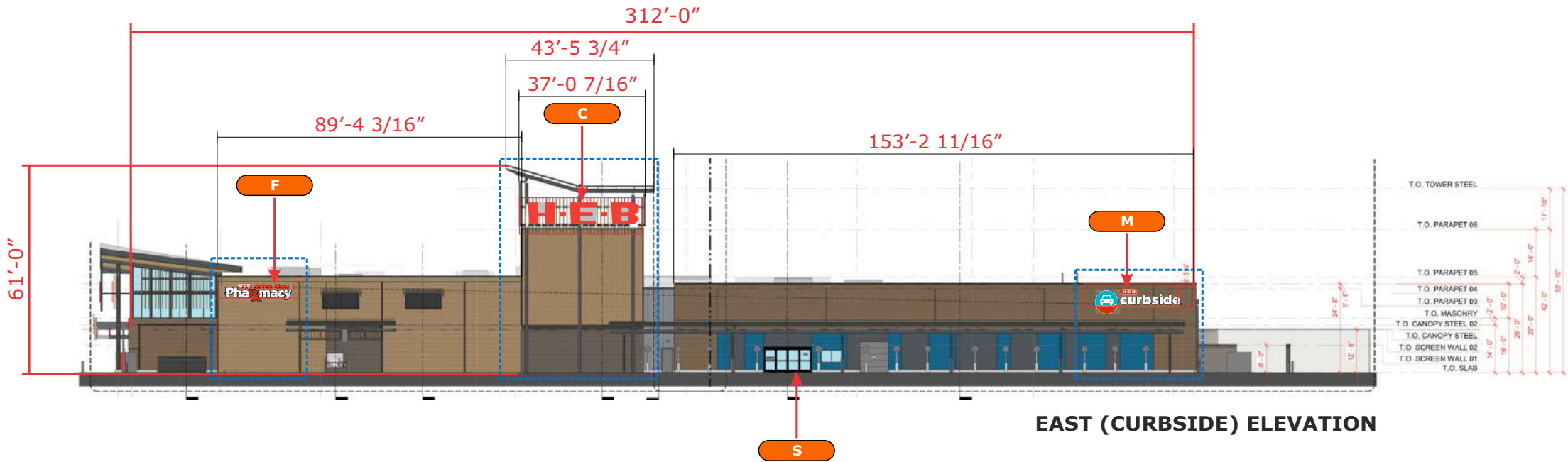
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SOUTH (FRONT) ELEVATION



EAST (CURBSIDE) ELEVATION

ELEVATIONS

Scale: 1"= 40'

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_



MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM  
973, MANOR, TX 78653

Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR,  
TX - ALL SIGNS - R3

Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

- 1.4.23/gh/R1: MSP REVIEW
- 1.4.23/gh/R2: Kiosk
- 1.10.23/gh/R3 colors



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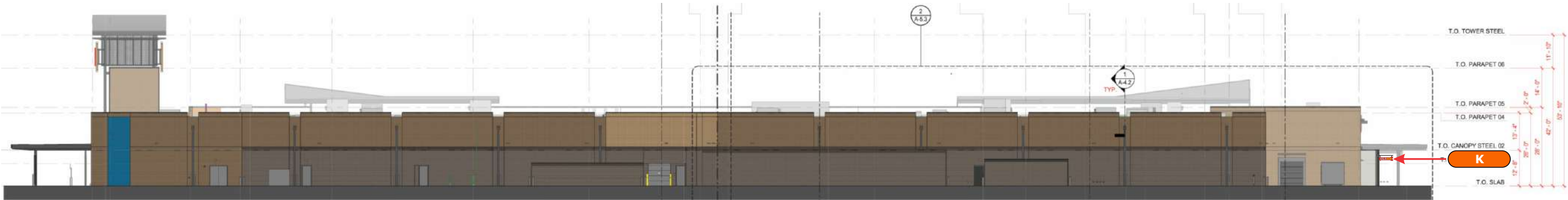
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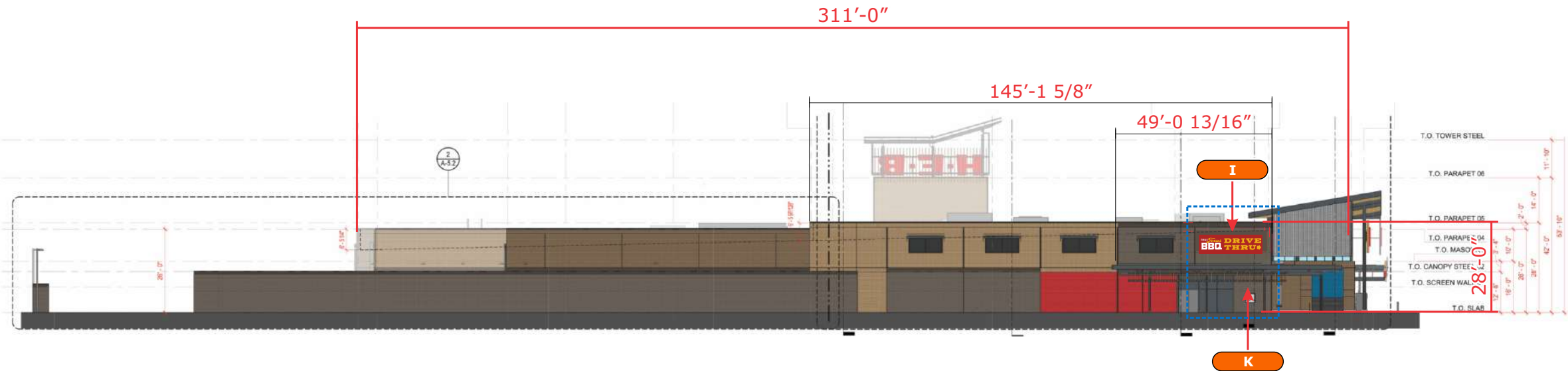
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NORTH (REAR) ELEVATION



WEST (TXBBQ) ELEVATION

ELEVATIONS

Scale: 1"= 40'

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_



SIGN/SKU	DESCRIPTION	ELEVATION	SIGN HEIGHT	SIGN SF	ELEVATION LENGTH	ELEVATION HEIGHT
A	H.E.B	FRONT/SOUTH	6'-0"	181.06 SF	505'-0"	38'-0"
B	H.E.B	FRONT/SOUTH	6'-0"	181.06 SF	505'-0"	38'-0"
C	H.E.B.	RIGHT/EAST	6'-6"	212.5 SF	312'-0"	61'-0"
D	PHARMACY	FRONT/SOUTH	2'-0"	29.67 SF	505'-0"	38'-0"
E	FRESH FOODS	FRONT/SOUTH	2'-0"	36.43 SF	505'-0"	38'-0"
F	W/S Drive-thru Pharmacy	RIGHT/EAST	4'-10 3/4"	95.21 SF	312'-0"	61'-0"
G	TX Backyard	FRONT/WEST	5'-9 7/16"	56.06 SF	505'-0"	38'-0"
H	RX DRIVE THRU	FRONT/SOUTH	1'-6"	23.56 SF	505'-0"	38'-0"
I	TT BBQ	LEFT/WEST	6'-0"	125.0 SF	311'-0"	28'-0"
J	TT BBQ	FRONT/SOUTH	6'-0"	134.38	505'-0"	38'-0"
L	ARROW CURBSIDE	FRONT/SOUTH	4'-2 9/16"	69.28 SF	505'-0"	38'-0"
M	CURBSIDE DISK	RIGHT/EAST	7'-2 9/16"	180.5 SF	312'-0"	61'-0"

SIGN CODE:

CITY REQUIRES AN APPROVED MASTER SIGN PLAN

	PER ELEVATION SF TOTAL
FRONT/SOUTH	711.50
LEFT/WEST	488.21
RIGHT/EAST	125.00
TOTAL AGGREGATE	1,324.71 SF

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Job NameItem 9.



MANOR, TX

Proposal Drawing  
Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM 973, MANOR, TX 78653  
  
Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR, TX - ALL SIGNS - R3  
  
Proposal #: 69416  
Job #: 22-2660

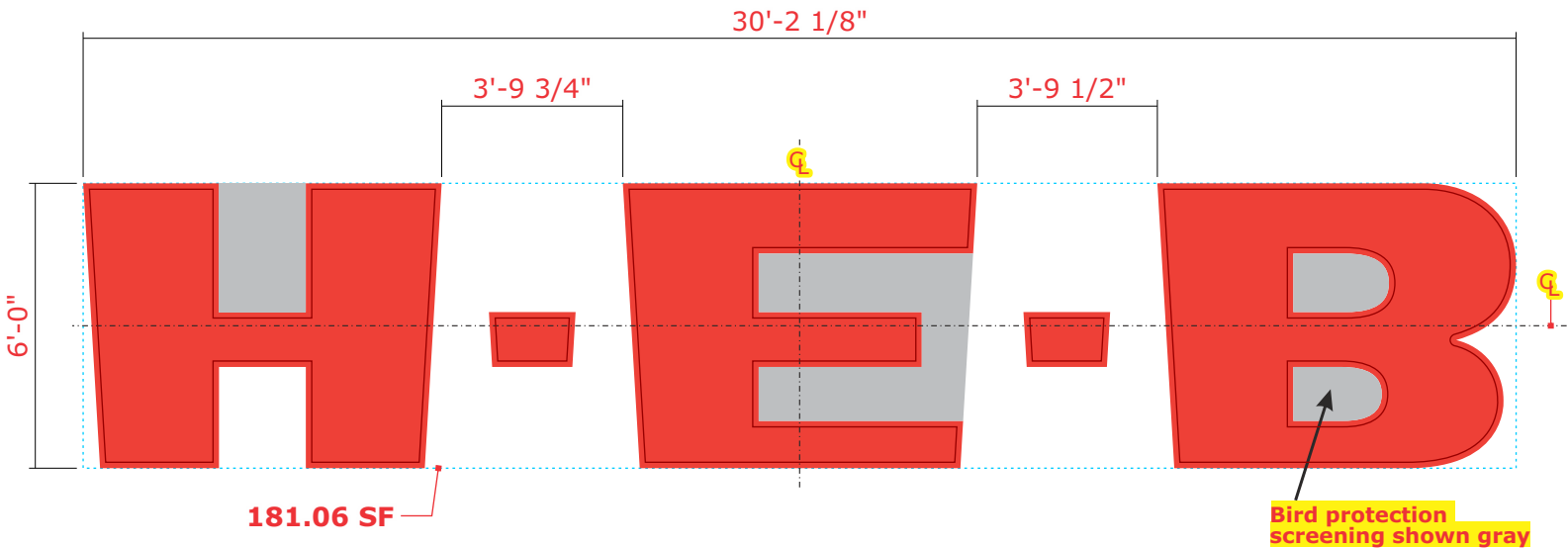
Revisions (M/D/Y)-(initials): desc.  
  
1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



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A

B

CHANNEL LETTERS

QTY: ONE (1) EACH

Scale: 1/4"=1'-0"

H-E-B H-E-B  
LAYOUT DETAIL

Scale: 3/128"=1'-0"



Faces- Pigmented acrylic #2662.  
Returns- PMS Red #485C.  
Trim caps- Standard Red.  
LED- Red.

Color description is for reference only. Samples provided upon request after order placement.

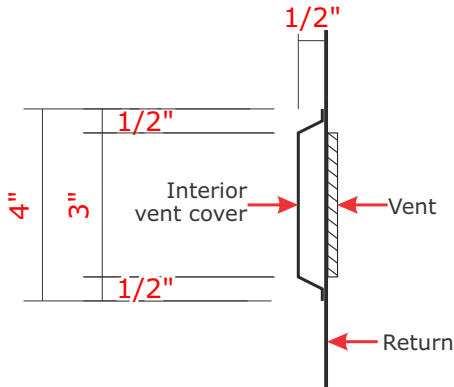
General note: Paint backs PMS# 485C Red whenever backs are visible to the public



Faces- White.  
Returns- White.  
Trim caps- Standard white.  
LED- White.

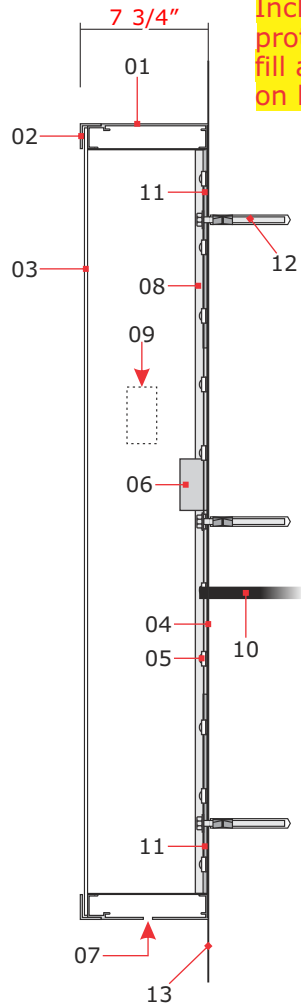
Color description is for reference only. Samples provided upon request after order placement.

General note: Backs to be white whenever they are visible to the public



INTERIOR VENT COVERS

Scale: 3"=1'-0"



SECTION Scale: N.T.S.

- 01 Cabinet frame: Excellart extruded aluminum EC S/F standard frame (SW-02).
- 02 Retainers: Excellart extruded LF retainer.
- 03 Face: 3/16" acrylic.
- 04 Back: 3mm ACM white interior.
- 05 Lighting: P-LED-QM2.
- 06 Power supply mounted to back.
- 07 Weep holes.
- 08 Internal bracing: 1" x 2" x 1/8" aluminum rectangular tubes @ 5'-0" c.t.c.
- 09 Disconnect switch with weatherproof toggle on filler.
- 10 Primary electrical - by General Contractor - leave 6' pigtail.
- 11 Corner plates: triangular .250 aluminum - 6" x 6" min.
- 12 Non-ferrous 3/8" dia. fasteners - type to be determined by wall condition.
- 13 Wall surface.

ELECTRICAL LOAD	
No. Circuits:	1
Voltage:	120
Amps:	11.96
Circuit Breaker:	20 amp
KVA:	1.43

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Job Name Item 9.



MANOR, TX

Proposal Drawing  
Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM  
973, MANOR, TX 78653

Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR,  
TX - ALL SIGNS - R3

Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

- 1.4.23/gh/R1: MSP REVIEW
- 1.4.23/gh/R2: Kiosk
- 1.10.23/gh/R3 colors



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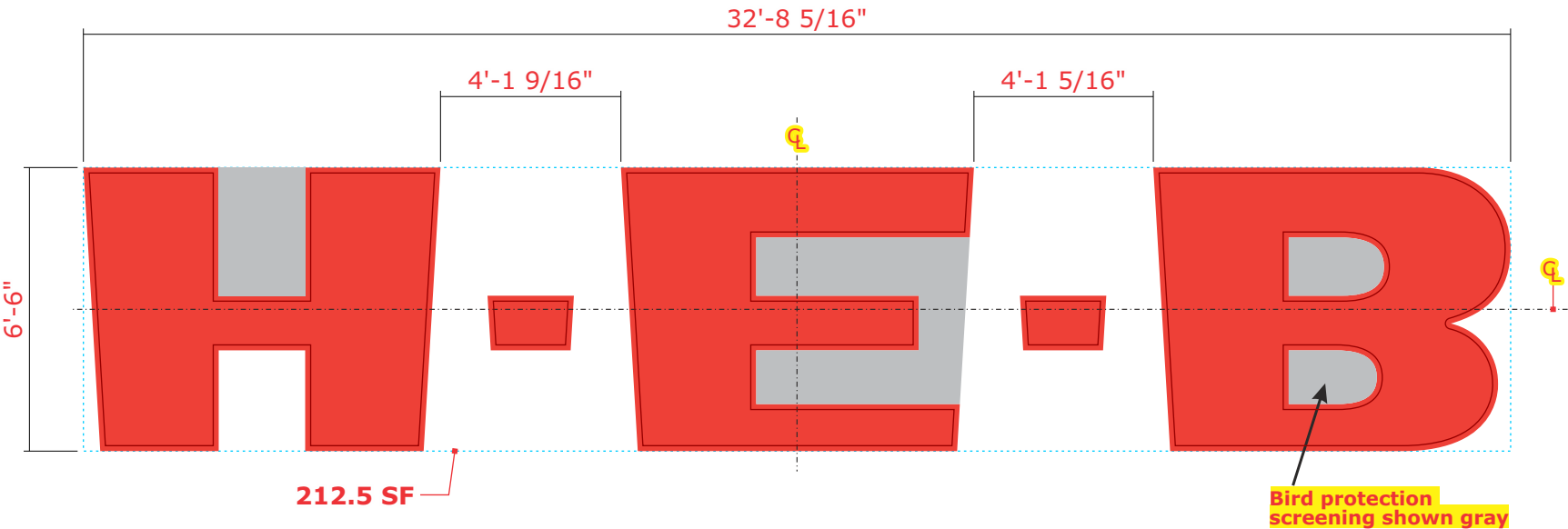
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C

CHANNEL LETTERS

QTY: ONE (1)

Scale: 1/4"=1'-0"

H-E-B H-E-B  
LAYOUT DETAIL

Scale: 3/128"=1'-0"



Faces- Pigmented acrylic #2662.  
Returns- PMS Red #485C.  
Trim caps- Standard Red.  
LED- Red.

Color description is for reference only. Samples provided upon request after order placement.

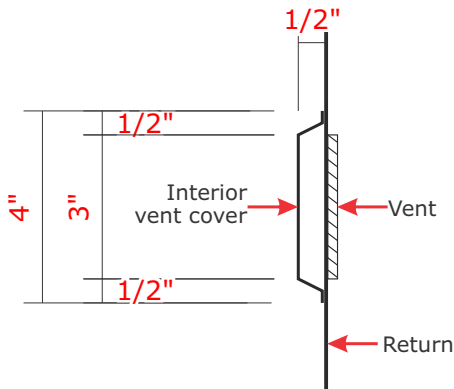
General note: Paint backs PMS# 485C Red whenever backs are visible to the public



Faces- White.  
Returns- White.  
Trim caps- Standard white.  
LED- White.

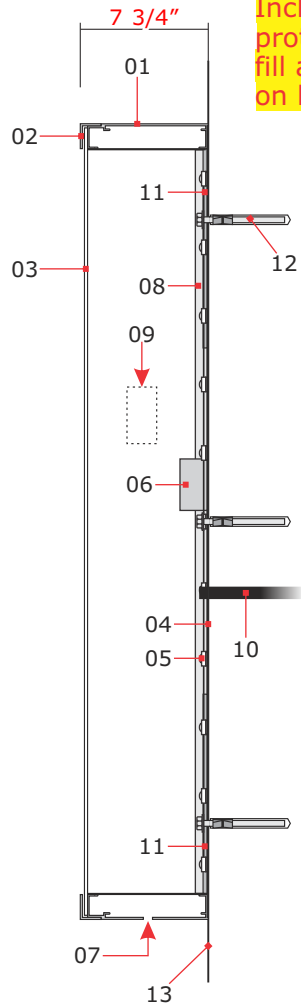
Color description is for reference only. Samples provided upon request after order placement.

General note: Backs to be white whenever they are visible to the public



INTERIOR VENT COVERS

Scale: 3"=1'-0"



SECTION Scale: N.T.S.

- 01 Cabinet frame: Excellart extruded aluminum EC S/F standard frame (SW-02).  
02 Retainers: Excellart extruded LF retainer.  
03 Face: 3/16" acrylic.  
04 Back: 3mm ACM white interior.  
05 Lighting: P-LED-QM2.  
06 Power supply mounted to back.  
07 Weep holes.  
08 Internal bracing: 1" x 2" x 1/8" aluminum rectangular tubes @ 5'-0" c.t.c.  
09 Disconnect switch with weatherproof toggle on filler.  
10 Primary electrical - by General Contractor - leave 6' pigtail.  
11 Corner plates: triangular .250 aluminum - 6" x 6" min.  
12 Non-ferrous 3/8" dia. fasteners - type to be determined by wall condition.  
13 Wall surface.

ELECTRICAL LOAD	
No. Circuits:	1
Voltage:	120
Amps:	14.03
Circuit Breaker:	20 amp
KVA:	1.68

Include bird protection screening fill as shown in gray on layout

Job Name Item 9.



MANOR, TX

Proposal Drawing  
Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM 973, MANOR, TX 78653

Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR, TX - ALL SIGNS - R3

Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

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1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



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MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM  
973, MANOR, TX 78653

Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR,  
TX - ALL SIGNS - R3

Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

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1.4.23/gh/R2: Kiosk  
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Paint backs same color as returns color

29.67 SF

14'-10"

6 3/16"

Bird protection screening - shown gray

2'-0"

PHARMACY

D

CHANNEL LETTERS

QTY: 1

Weight: 208.00 lbs.

Scale: 1/2"=1'-0"

ELECTRICAL LOAD	
No. Circuits:	1
Voltage:	120
Amps:	1.88
Circuit Breaker:	20 amp
KVA:	.23

36.43 SF

18'-2 9/16"

6 3/16"

Bird protection screening - shown gray

2'-0"

FRESH FOODS

E

CHANNEL LETTERS

QTY: 1

Weight: 255.00 lbs.

Scale: 1/2"=1'-0"

ELECTRICAL LOAD	
No. Circuits:	1
Voltage:	120
Amps:	2.35
Circuit Breaker:	20 amp
KVA:	.28

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_



MANOR, TX

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Proposal #: 69416  
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1.10.23/gh/R3 colors



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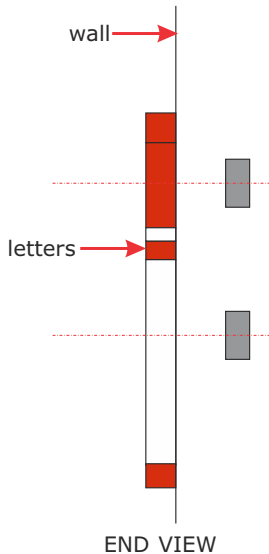
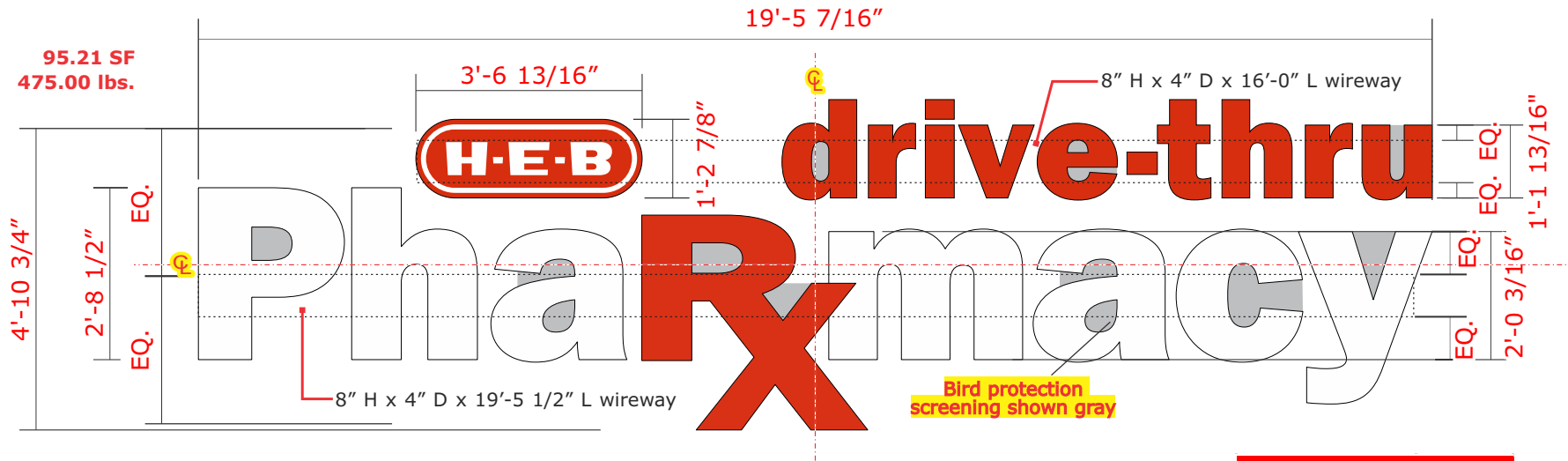
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General note: whenever backs are visible to the public, paint backs same color as returns color

Pre-wiring required behind wall



**F** CHANNEL LETTERS  
QTY: ONE (1)

Scale: 3/8"=1'-0"

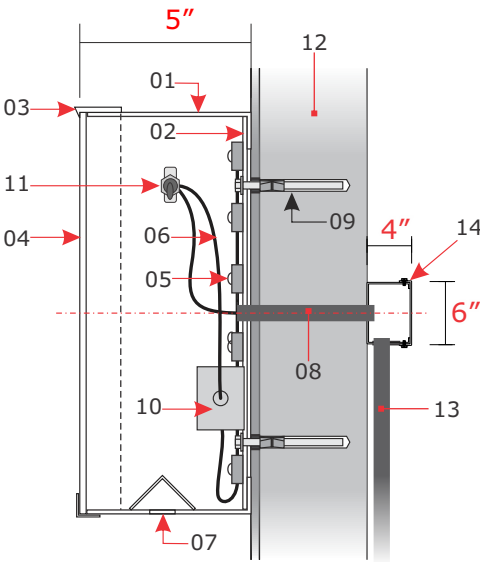
ELECTRICAL LOAD	
No. Circuits:	1
Voltage:	120
Amps:	4.91
Circuit Breaker:	20 amp
KVA:	.59

Internally illuminated face lit channel letters and logo illuminated with LED lighting.

**Pharmacy:** 73258 White plex faces; 1" 2 White GemTrim trim caps; pre-finished white returns; white LEDs.  
**Rx and drive-thru:** 2662 red plex faces; 1" red trim caps; pre-finished red returns; red LEDs.  
**H-E-B oval:** 7328 white plex with direct print graphics and uv film laminate; 1" red trim caps; pre-finished red returns; white LED.

Wireway- to be determined.

Letters to be pre-wired daisy chained. Disconnect switches to be only on the letters containing the power supplies.



SECTION

Scale: N.T.S.

- Returns: .040 aluminum returns.
- Backs: 3mm ACM.
- Trim caps: 1".
- Faces: 1/8" acrylic.
- Lighting: P-LED Qm2 LED.
- Wiring.
- Weep holes w/ light leak covers.
- Sealtite conduit from primary electrical & jumps from one letter to another - silicone fill.
- Fasteners: dual expansion anchor - 3/8" dia.
- Power supply.
- Disconnect switch.
- Wall.
- Primary electrical inside conduit - by electrical contractor.
- Fabricated aluminum wireway for primary wiring & electrical jumps. Comet Signs is to waterproof wireway with silicone. - **Paint wireway to match wall color if public view - to be determined.**
- Center wireway height with lower-case letters height.

Primary electrical service by others

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

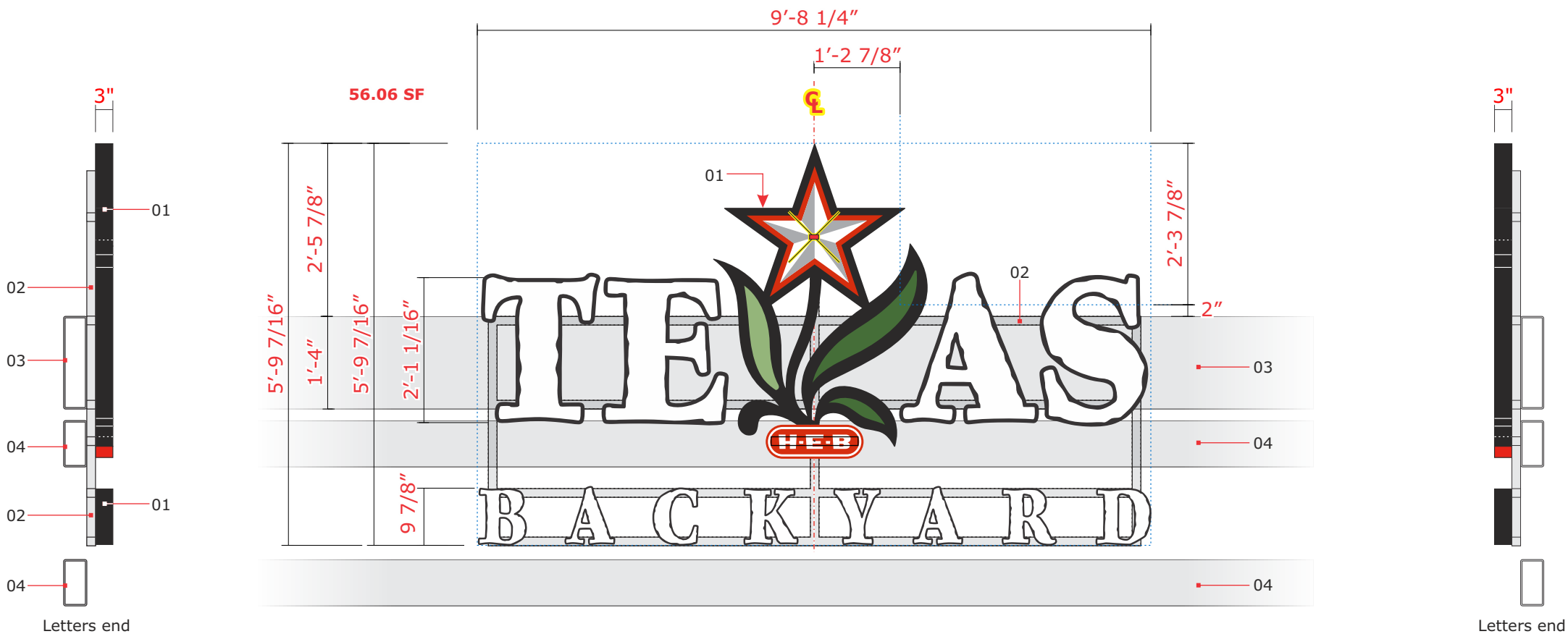


MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM  
973, MANOR, TX 78653  
  
Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR,  
TX - ALL SIGNS - R3  
  
Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.  
  
1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



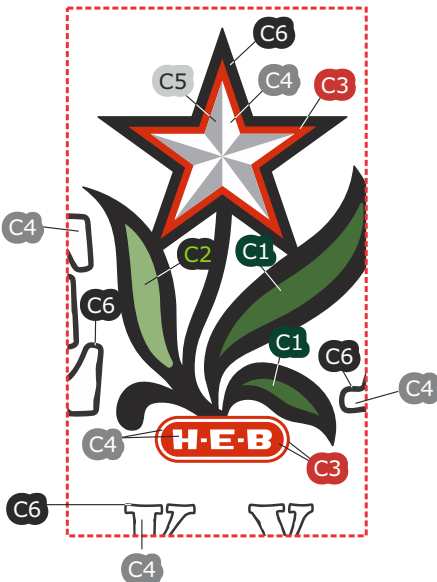
G

CHANNEL LETTERS

QTY: ONE (1)

Scale: 1/2"=1'-0"

Primary electrical placement - by Electrical Contractor. Leave 6'-0" pigtail.



Frame color- match color of wall @ back-side.  
**Color to be determined.**

- C1 Dark green emerald green 230-126.
- C2 Brilliant green 230-106.
- C3 Light tomato red 230-43.
- C4 White.
- C5 Silver 230-121.
- C6 Outlines on face & returns - black.

- 01 Channel letters: See section for details.
- 02 Frame: Aluminum 1 1/2" x 1 1/2" x 1/8" containing electrical jumps (wiring) within.
- 03 Horizontal steel membrane: 8" x 16" - by others.
- 04 Horizontal steel membrane: 4" x 8" - by others.

SCALE: 3/128"=1'-0"

ELECTRICAL LOAD	
No. Circuits:	One (1) 120V/20A
AMPS: 5.0	KVA: .60

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_



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CUSTOM SIZE



MANOR, TX

■ Proposal Drawing  
□ Final Drawing

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Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR,  
TX - ALL SIGNS - R3

Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



TDLR: 18010 • MET: E113766

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Note:

- Manufacture channel letters "Rx Drive Thru".
- Field survey required prior to manufacturing backers only;  
to accommodate slope on canopy.
- Backers to be fabricated after field survey for slope.

23.56 SF

15'-2 5/8"

include bird protection  
screening fill as shown in gray  
on layout

18" Rx Drive Thru

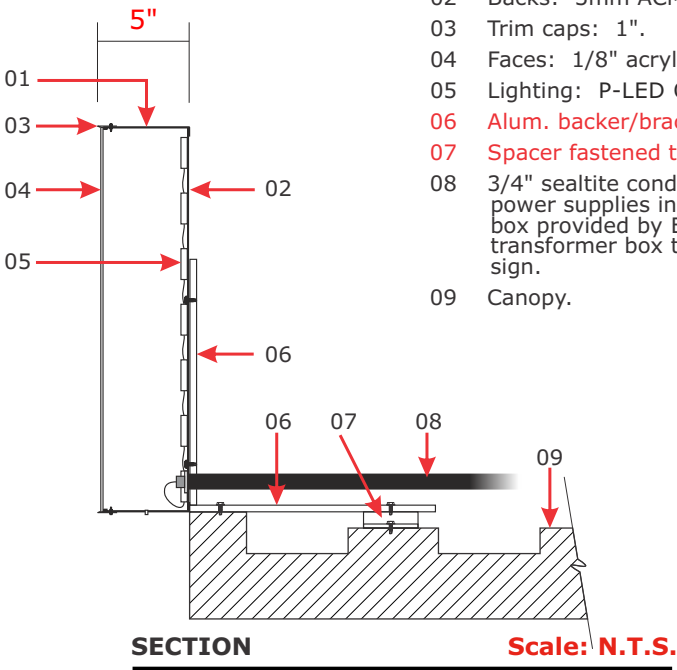
H

CHANNEL LETTERS

QTY: ONE (1)

Scale: 3/8"=1'-0"

- 01 Returns: .040 aluminum.
- 02 Backs: 3mm ACM.
- 03 Trim caps: 1".
- 04 Faces: 1/8" acrylic.
- 05 Lighting: P-LED Qm2 LED.
- 06 Alum. backer/bracing (field survey required).
- 07 Spacer fastened to top level of canopy.
- 08 3/4" sealtite conduit from sign to remote LED power supplies inside transformer box, then to j-box provided by Electrical Contractor. Note: transformer box to have a disconnect switch for sign.
- 09 Canopy.



SECTION

Scale: N.T.S.

include bird protection screening fill as  
shown in gray on layout

Faces- white.  
Returns & retainers- white.  
LED- white.

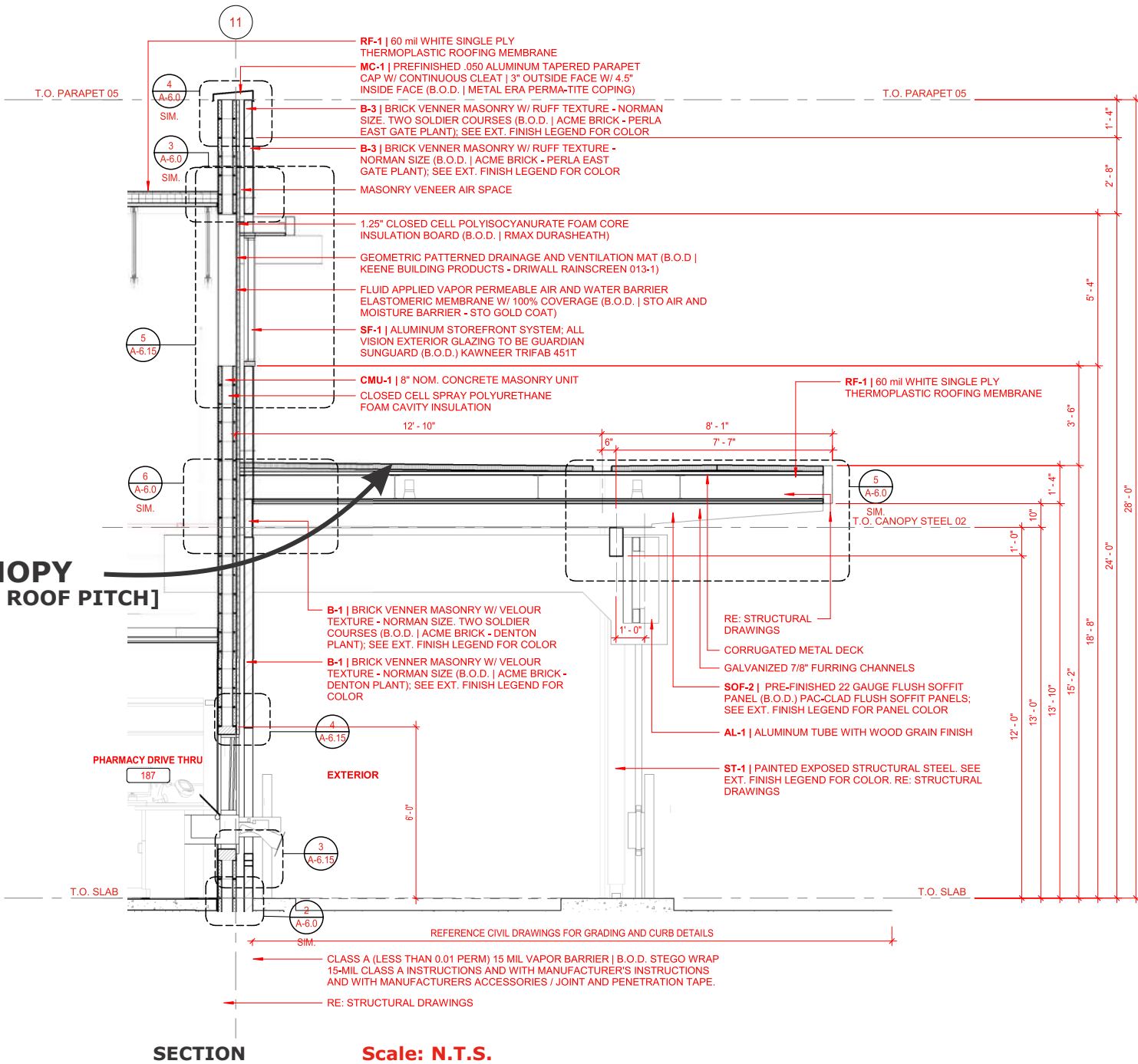
Color description is for reference  
only. Samples provided upon  
request after order placement.

Paint backs pms white.

ELECTRICAL LOAD	
No. Circuits:	1
Voltage:	120
Amps:	2.05
Circuit Breaker:	20 amp
KVA:	.25

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_



SECTION

Scale: N.T.S.



MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM 973, MANOR, TX 78653  
  
Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR, TX - ALL SIGNS - R3  
  
Proposal #: 69416  
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I

S/F PANEL W/ RCL & FCO

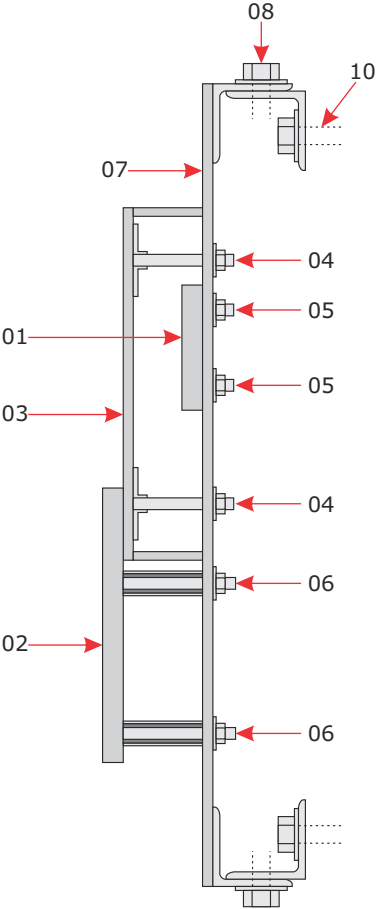
QTY: 1

Scale: 3/8"=1'-0"

COLORS

"TRUE"- white.  
"BBQ"- white with pms 1805c returns.  
"Texas" & "DRIVE THRU >"- pms # 7409c with pms 159c backdrop.  
Spacers behind "Texas" & "DRIVE THRU >"- pms # 1805c.  
Panel background & returns- pms 1815c.  
"TM"- white vinyl.

- 01 "True": Non-lit 1/4" thk. F.C.O. aluminum; stud-mounted flush to wall.
- 02 "Texas" & "DRIVE THRU >": Non-lit 1/4" thk. F.C.O. aluminum; stud-mounted spaced from wall. NOTE: "Texas" overlaps "BBQ" & "DRIVE THRU>" is on the same projection level as "Texas".
- 03 "BBQ": Non-lit 2" deep reverse channel aluminum letters; stud-mounted flush to wall.
- 04 Fasteners: with washers & nuts - as required.
- 05 Welded studs with washers & nuts.
- 06 Welded studs with washers & nuts; use 2" non-metallic spacers.
- 07 Panel: Aluminum 2" x 2" x 1/8" angle frame; .080 facing.
- 08 Fasteners: to fasten panel to installation stringers.
- 09 Installation stringers: continuous Aluminum 2" x 2" x 1/8" angle frame.
- 10 Fasteners: as required by wall condition.



SECTION

Scale: N.T.S.

- Pms 1805c.
- Pms 1815c.
- Pms 159c.
- Pms 7409c.
- White.

Color description is for reference only. Samples provided upon request after order placement.

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_



**\*NOTE:**  
**CUSTOM SIZE PANEL**  
**WITH CUSTOM**  
**GRAPHIC SIZE**

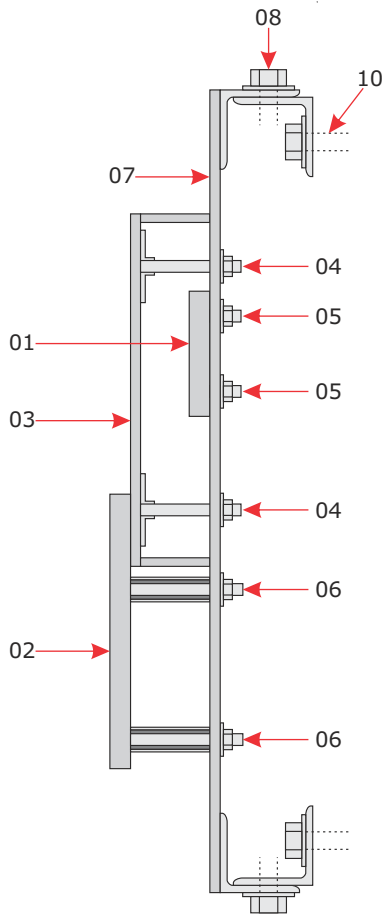
**J** S/F PANEL W/ RCL & FCO  
QTY: 1 Scale: 3/8"=1'-0"



OVERALL SHAPE OF "TEXAS"  
Scale: N.T.S.

- Pms 1805c.
- Pms 1815c.
- Pms 159c.
- Pms 7409c.
- White.

Color description is for reference only. Samples provided upon request after order placement.



SECTION

Scale: N.T.S.

- "True" Non-lit 1/4" thk. F.C.O. aluminum; stud-mounted flush to wall.
- "Texas" Non-lit 1/4" thk. F.C.O. aluminum overlapping "BBQ"; stud-mounted spaced from wall.
- "BBQ" Non-lit 2" deep reverse channel aluminum letters; stud-mounted flush to wall.
- Fasteners: with washers & nuts - as required.
- Welded studs with washers & nuts.
- Welded studs with washers & nuts; use 2" non-metallic spacers.
- Panel: Aluminum 2" x 2" x 1/8" angle frame; .080 facing.
- Fasteners: to fasten panel to installation stringers.
- Installation stringers: continuous 2" x 2" x 1/8" aluminum angle.
- Fasteners: as required by wall condition.

COLORS

"TRUE"- white.  
"BBQ": face- white; returns- pms 1815c.  
"Texas" - pms # 7409c with pms 159c backdrop.  
Spacers behind "Texas"- pms # 1805c.  
Panel background & returns- pms 1805c.  
"TM"- standard white vinyl.

Job Name **Item 9.**



MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM  
973, MANOR, TX 78653  
Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR,  
TX - ALL SIGNS - R3

Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

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- 1.10.23/gh/R3 colors



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MANOR, TX

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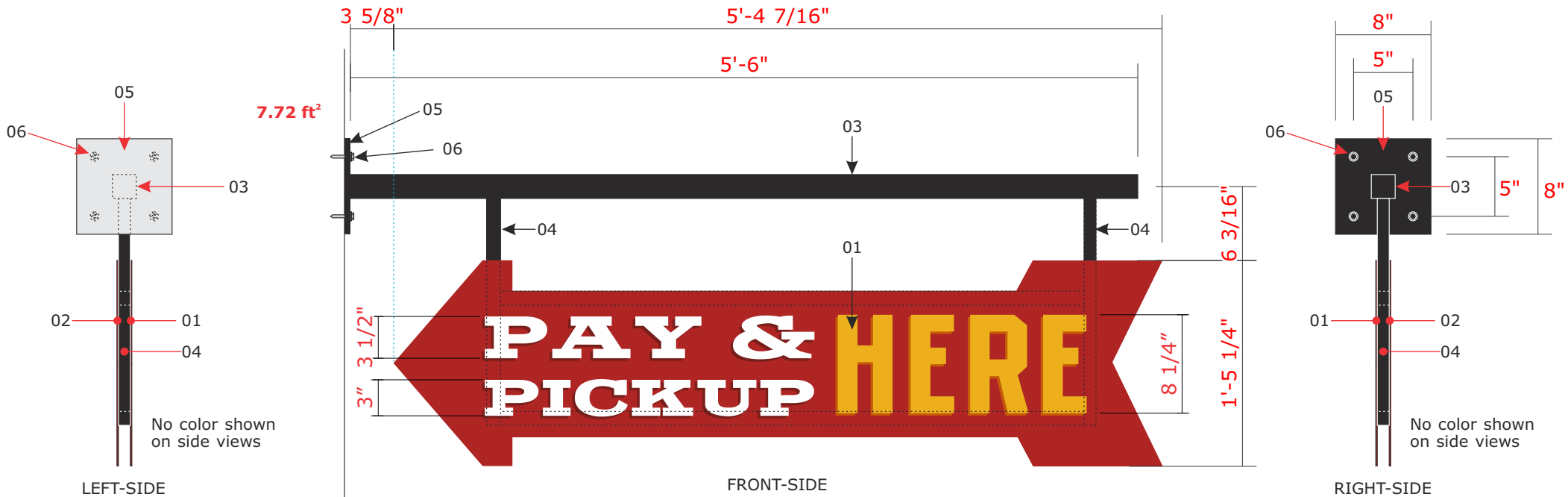
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K

D/F DISPLAY WITH BLANK BACK

QTY: 1

Scale: 1"=1'-0"

- 01 Front face: painted (including edges) .125 aluminum; digital print graphics.
- 02 Blank back face: .125 aluminum - painted solid including edges.
- 03 Arm: 2" x 2" x 1/8" square tube with capped visible end.
- 04 Frame: 1" x 1" x 1/8" square tube.
- 05 Mount plate: aluminum 1/2" thk.
- 06 Fasteners: 1/4" dia. self-taping screws.

COLORS

Front face: front, back & edges of front face- PMS 1805c with digital print as provided by Customer (white with PMS 1815c & PMS 7409c with PMS 159c).

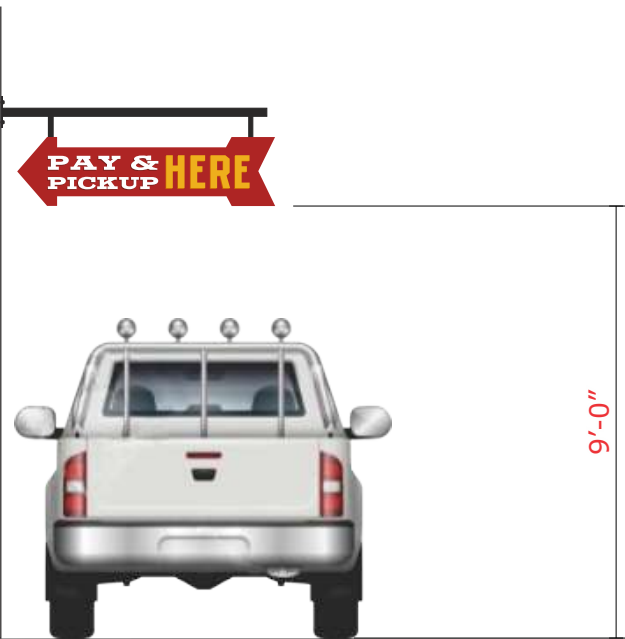
Back face: front, back & edges of back face- PMS 1815c.

Arm, frame, plate mount & fasteners- black.

Note: edges & back of sign is different color as face of sign.

- White.
- PMS 1805c.
- PMS 1815c.
- PMS 7409c.
- PMS 159c.

Color description is for reference only. Samples provided upon request after order placement.



SIGN HEIGHT

Scale: 1/4"=1'-0"

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_



BACK-SIDE



MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM  
973, MANOR, TX 78653  
  
Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR,  
TX - ALL SIGNS - R3  
  
Proposal #: 69416  
Job #: 22-2660

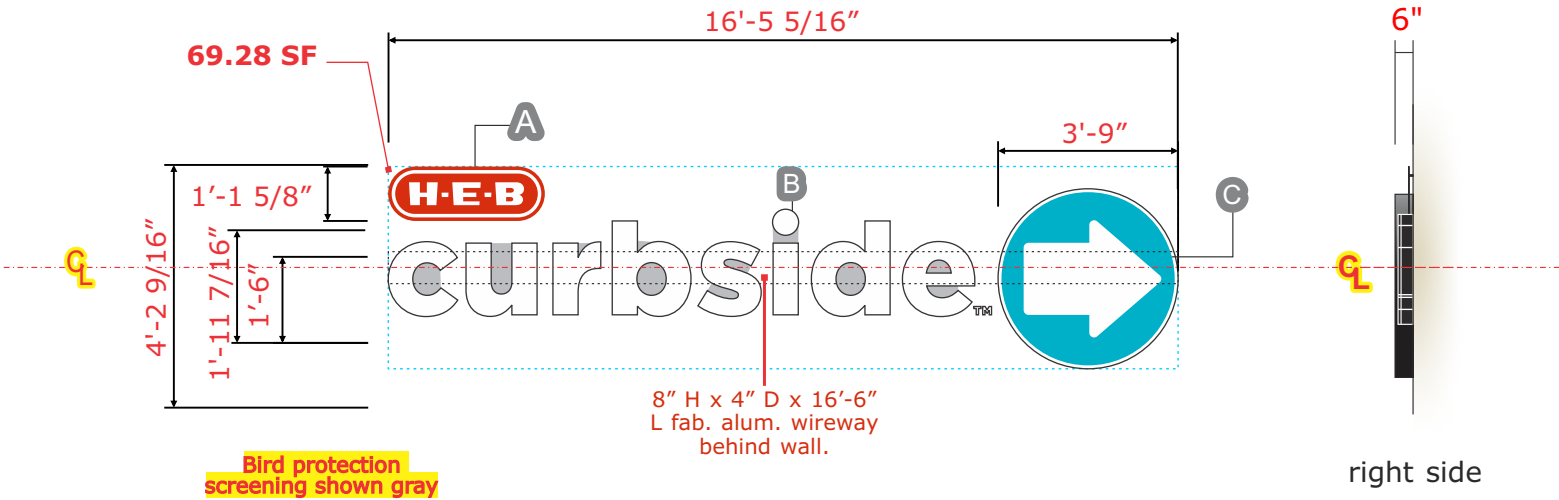
Revisions (M/D/Y)-(initials): desc.  
  
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1.10.23/gh/R3 colors



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**L** CHANNEL CURBSIDE & ARROW DISC (11.16.2022)  
QTY: 1 Scale: 1/4"=1'-0"

Note: Two (2) patterns required - one (1) for pre-drill & one (1) for install.



UV laminate gloss finish

- Match pms 485c.
- Match pms 3125@ 100%.
- White.
- Black.

Color description is for reference only. Samples provided upon request after order placement.

disc is self-contained.  
Power supplies for "Curbside" is within disc.

COLORS

- HEB pill: White letters with pms red # 485C background; back-side & spacers- pms red # 485C.
- Disc: Face: pms blue # 3125@ 100% & white; returns:black.
- "Curbside": Face- white # 7328; trim caps & returns- black. "TM": white # 7725-10.

Wireway: to be determined.

ELECTRICAL LOAD	
No. Circuits	1
Voltage	120
Amps	3.04
Circuit Breaker	20 am
KVA	.36

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_



MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM  
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Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR,  
TX - ALL SIGNS - R3

Proposal #: 69416  
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1.10.23/gh/R3 colors



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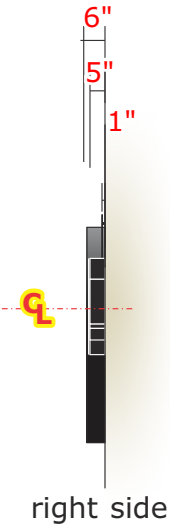
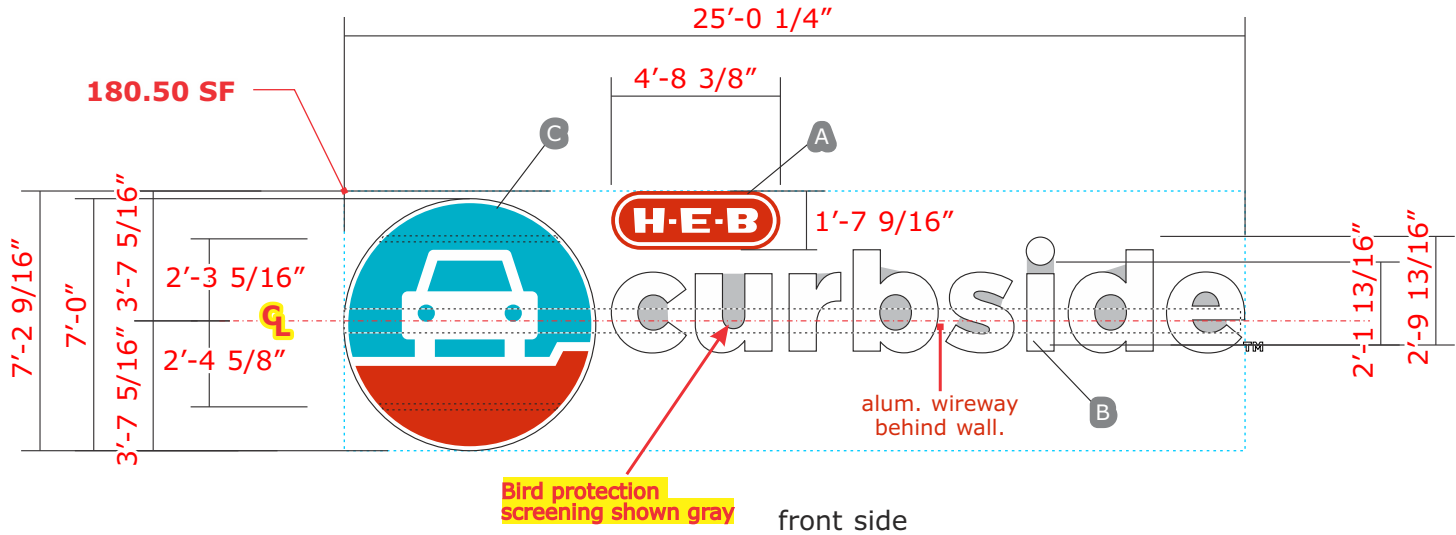
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- disc is self-contained.
- Power supplies for "Curbside" is within disc.



ELECTRICAL LOAD	
No. Circuits:	1
Voltage:	120
Amps:	9.12
Circuit Breaker:	20 amp
KVA:	1.09

M

CHANNEL LETTERS (Nov-2022)

QTY: 1

Scale: 3/16"=1'-0"

- A See "section thru pill".  
B See "section thru Curbside".  
"TM" is flat cut out .125  
aluminum with vinyl overlay.  
C See "section thru disc".

Note: Two (2) patterns required - one  
(1) for pre-drill & one (1) for install.

COLORS

- HEB pill: White letters with pms red # 485C background; back-side & spacers- pms red # 485C.
- disc: Face: pms blue # 3125@ 100%, white & pms red # 485C; returns: black.
- "Curbside": Face- white # 7328; trim caps & returns- black. "TM" white vinyl # 7725-10.
- Wireway: to be determined.



UV laminate gloss finish



- Match pms 485c.
- Match pms 3125@ 100%.
- White.
- Black.

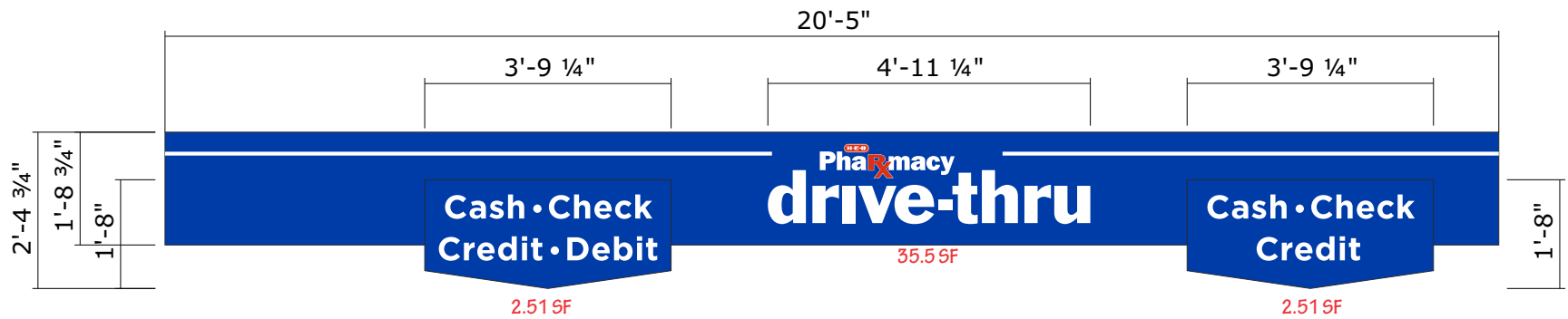
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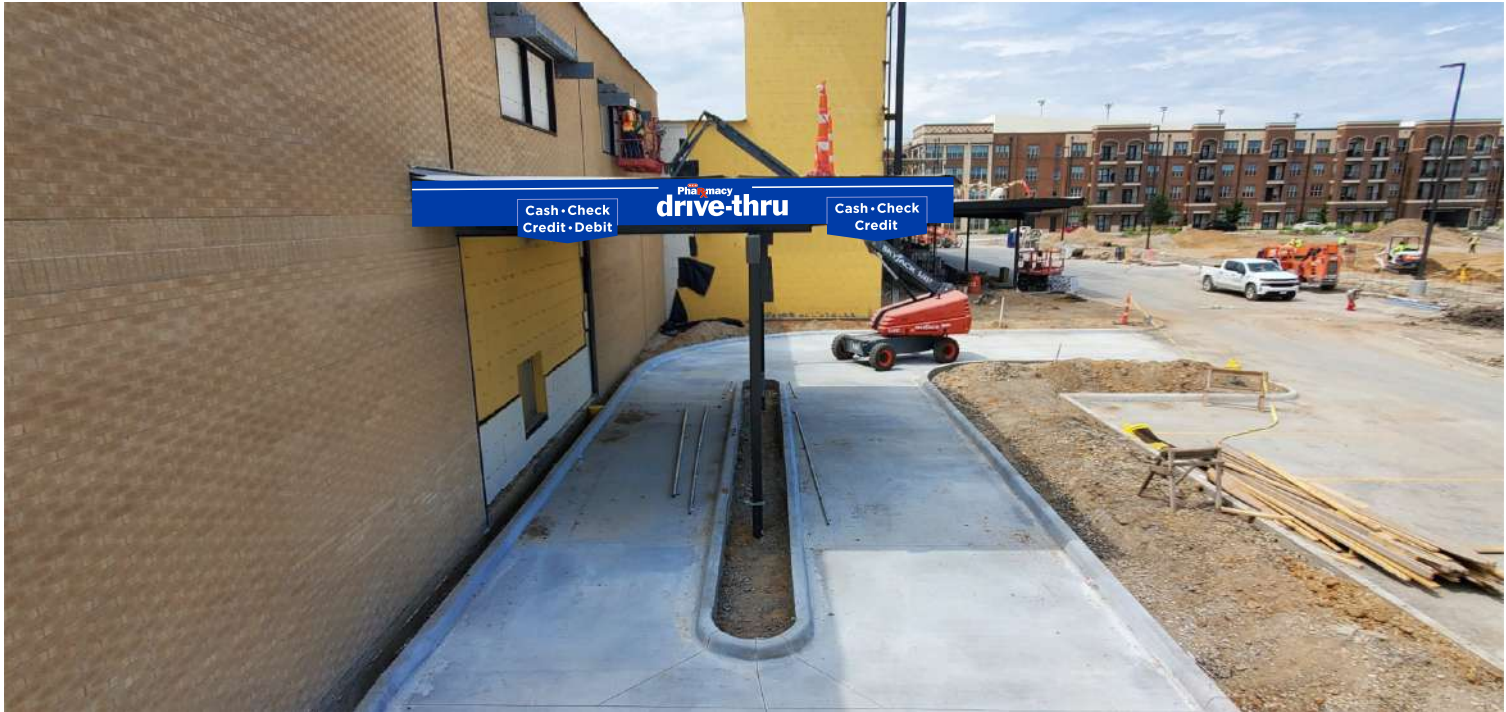


**TAG** **NEED:**  
**1. COLOR CODE FOR BACKS**  
**OF SIGN.**  
**2. AS BUILT SURVEY REQUIRED**



**N** **LANE DESIGNATION PANELS** **Scale: 3/8" = 1'-0"**

- REQ'D: (1)**
- A** .125" ALUMINUM 1 1/2" PAN PANEL - PMS 286C BLUE; VINYL GRAPHICS.
  - B** LAYERED .125" ALUMINUM FLAT CUT OUT; VINYL GRAPHICS.



**CUSTOMER APPROVAL**

**APPROVED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_ / \_\_\_\_ / \_\_\_\_

- PMS 485 C RED**  
ORACAL 8800-330 FOX RED
- PMS 286 C BLUE**
- PIGMENTED WHITE #7328**
- SW 6114 BAGEL**

Color description is for reference only.  
Samples provided upon request after  
order placement.

Job Name **Item 9.**



**MANOR, TX**

☒ **Proposal Drawing**  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM  
973, MANOR, TX 78653

Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR,  
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Proposal #: 69416  
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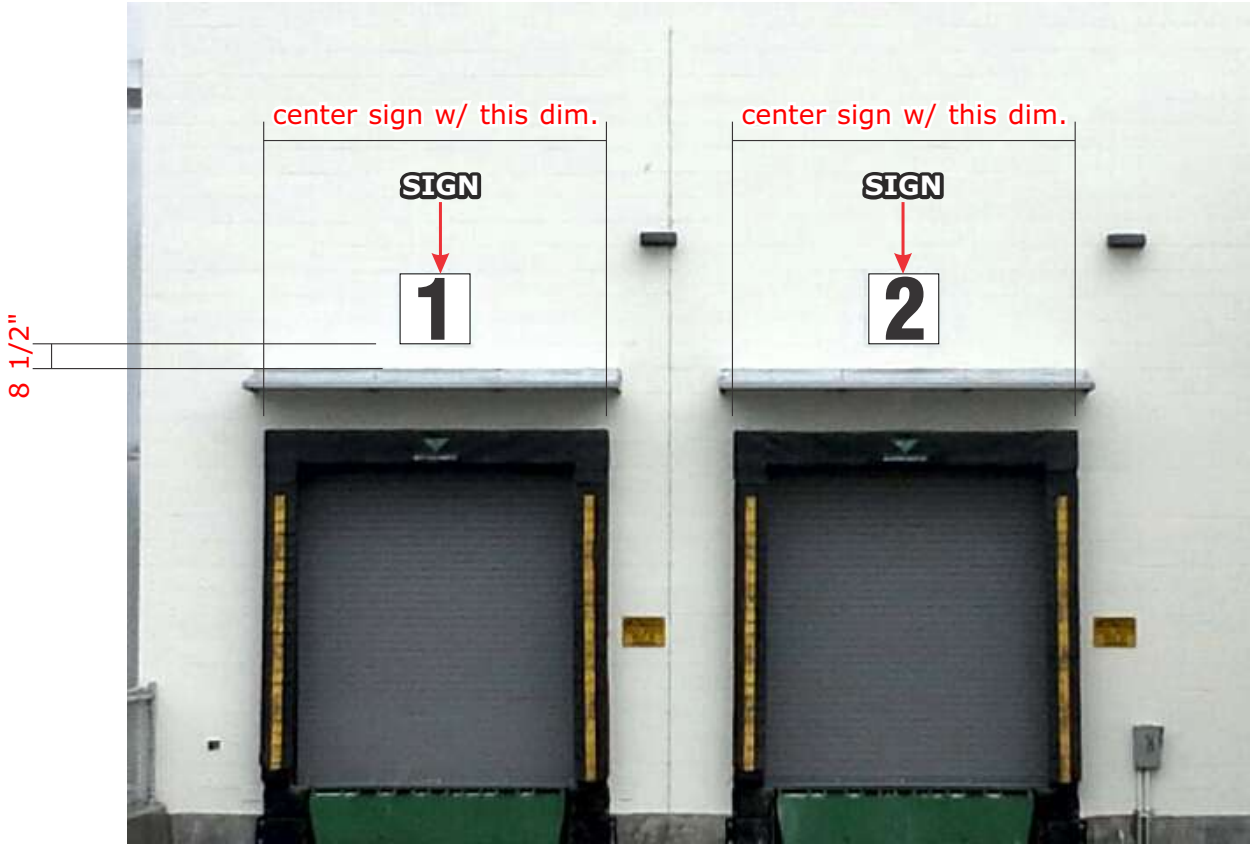
P

EXTERIOR DOCK SIGNS

QTY: FOUR TOTAL

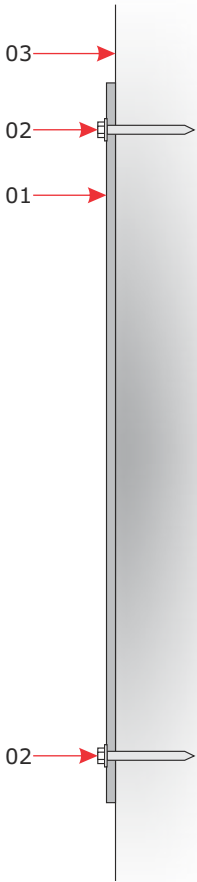
Scale: 1"=1'-0"

COLORS  
Background- white. Numbers- black.



TYPICAL EXTERIOR DOCK SIGNS

Scale: N.T.S.



SIDE VIEW

- 01 .063 white aluminum panels with black vinyl overlay.
- 02 1/4" dia. x 1 3/4" tapcon screws - touch up heads with white paint.
- 03 Masonry wall.

Scale: N.T.S.

White. Black.

Color description is for reference only. Samples provided upon request after order placement.

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Job Name Item 9.



MANOR, TX

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Placement for self-drilling screw to be determined by size & type of roll up grill; otherwise, field survey of roll up grill is required to place pre-drilled holes on panels.



Q

INTERIOR DOCK SIGNS

QTY: FOUR TOTAL

COLORS

Background- white. Numbers- black.

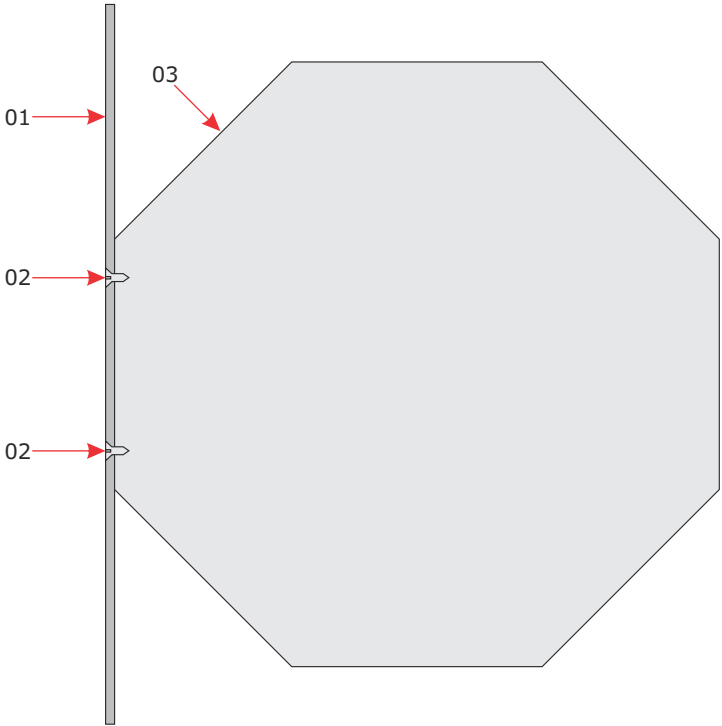
Scale: 1"=1'-0"



TYPICAL INTERIOR DOCK SIGNS

Scale: N.T.S.

- 01 .063 white aluminum panels with black vinyl overlay.
- 02 #12 course thread self-tapping screws - use as shallow as possible to prevent screws from interfering with the roll down gate. Touch up screw heads with white paint. Holes in panels to be drilled during installation; otherwise, a field survey will be required to pre-drill holes at exact placements.
- 03 Roll down gate.



SIDE VIEW

Scale: N.T.S.

Job Name Item 9.



MANOR, TX

Proposal Drawing  
Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM 973, MANOR, TX 78653

Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR, TX - ALL SIGNS - R3

Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

- 1.4.23/gh/R1: MSP REVIEW
- 1.4.23/gh/R2: Kiosk
- 1.10.23/gh/R3 colors



TDLR: 18010 • MET: E113766

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CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

White. Black.

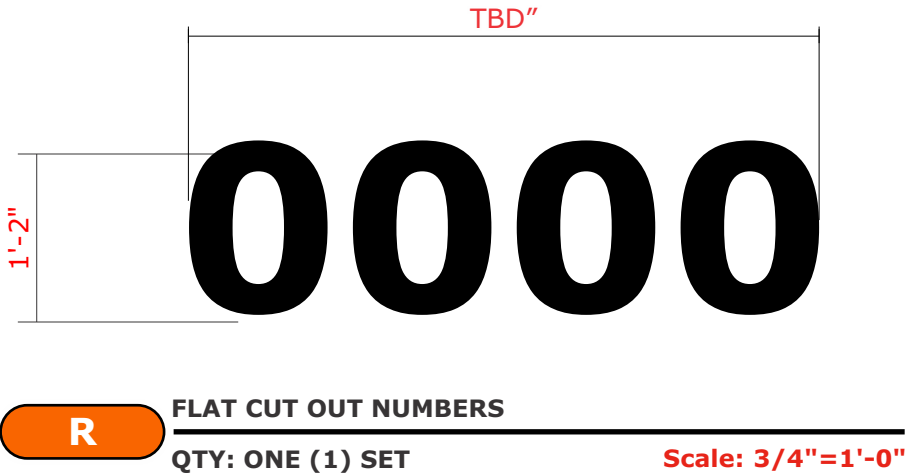
Color description is for reference only. Samples provided upon request after order placement.



Contact the person listed below for sign placement.

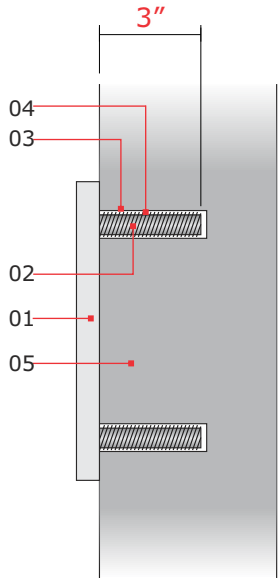
- Person’s name to be determined.

• Address position to be determined at the field. Consider the best visibility for emergency/patrol responders.



Black.

Color description is for reference only. Samples provided upon request after order placement.



- 01 Copy: flat cut out .125 aluminum.
- 02 Studs: welded to aluminum copy.
- 03 Prime holes on EIFS if wall is EIFS & let dry prior to silicone fill.
- 04 Silicone fill after EIFS has been primed & dried if wall is EIFS..
- 05 Unknown type of wall.

SECTION Scale: N.T.S.

Job Name Item 9.



MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM 973, MANOR, TX 78653  
Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR, TX - ALL SIGNS - R3  
Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.  
1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



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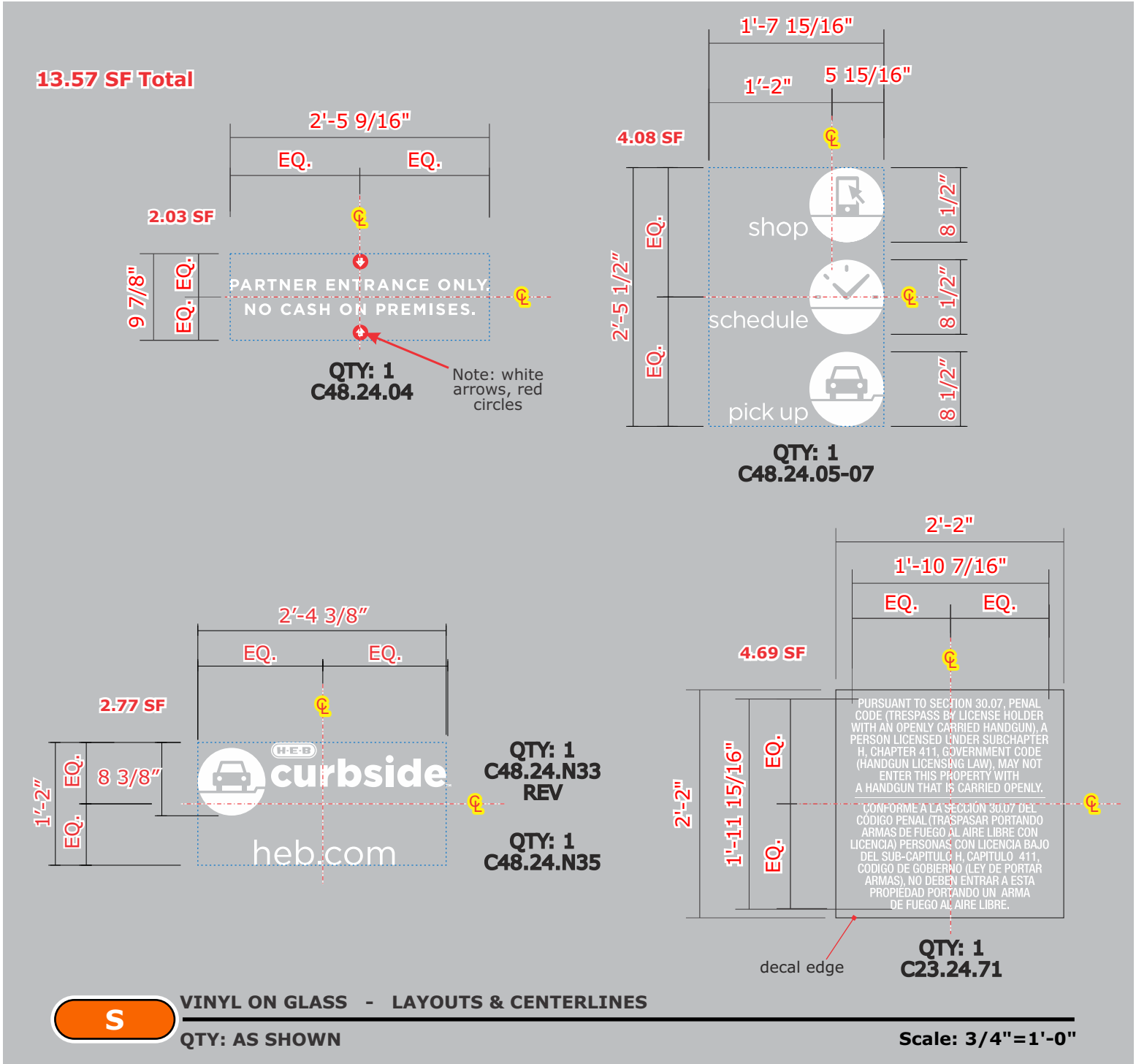


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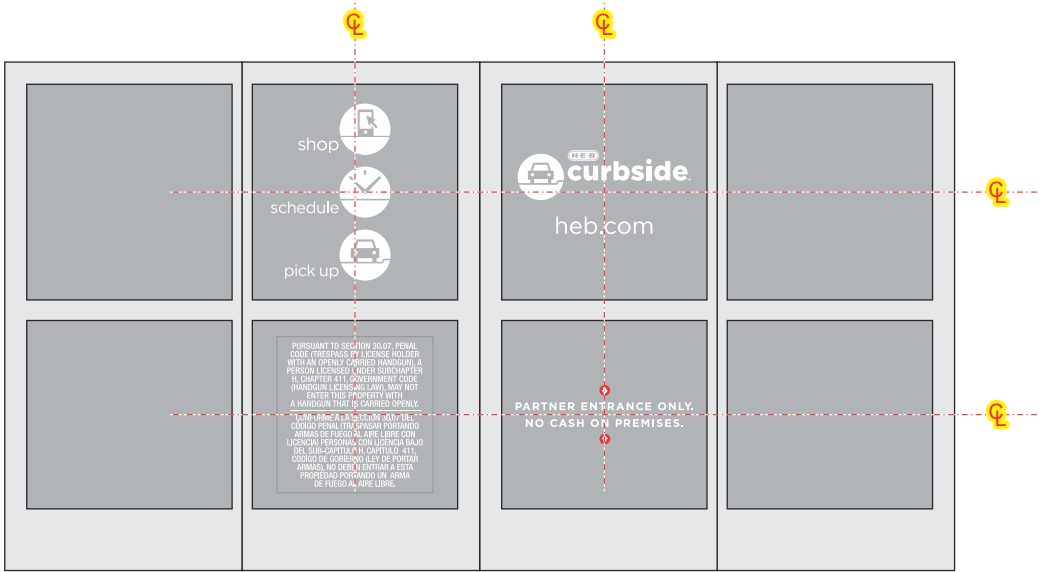
CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

IMPORTANT: Vinyl Dept. is to mark centerlines as shown on this drawing for installation purpose.



All signs are applied on first surface.  
Gun legal disclaimer is white printed copy on clear vinyl decal.



SPACING

Scale: 3/8"=1'-0"

Luster finish

Printed match pms 485C on 3M 7725-10 opaque white (semi-gloss).  
Cut vinyl: 3M 7725-10 opaque white (semi gloss).  
Gun legal disclaimer: printed white on clear vinyl.

Color description is for reference only. Samples provided upon request after order placement.

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Job Name Item 9.



MANOR, TX

Proposal Drawing  
Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM 973, MANOR, TX 78653

Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR, TX - ALL SIGNS - R3

Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



TDLR: 18010 • MET: E113766

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(713) 943-1831

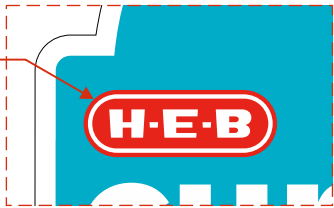
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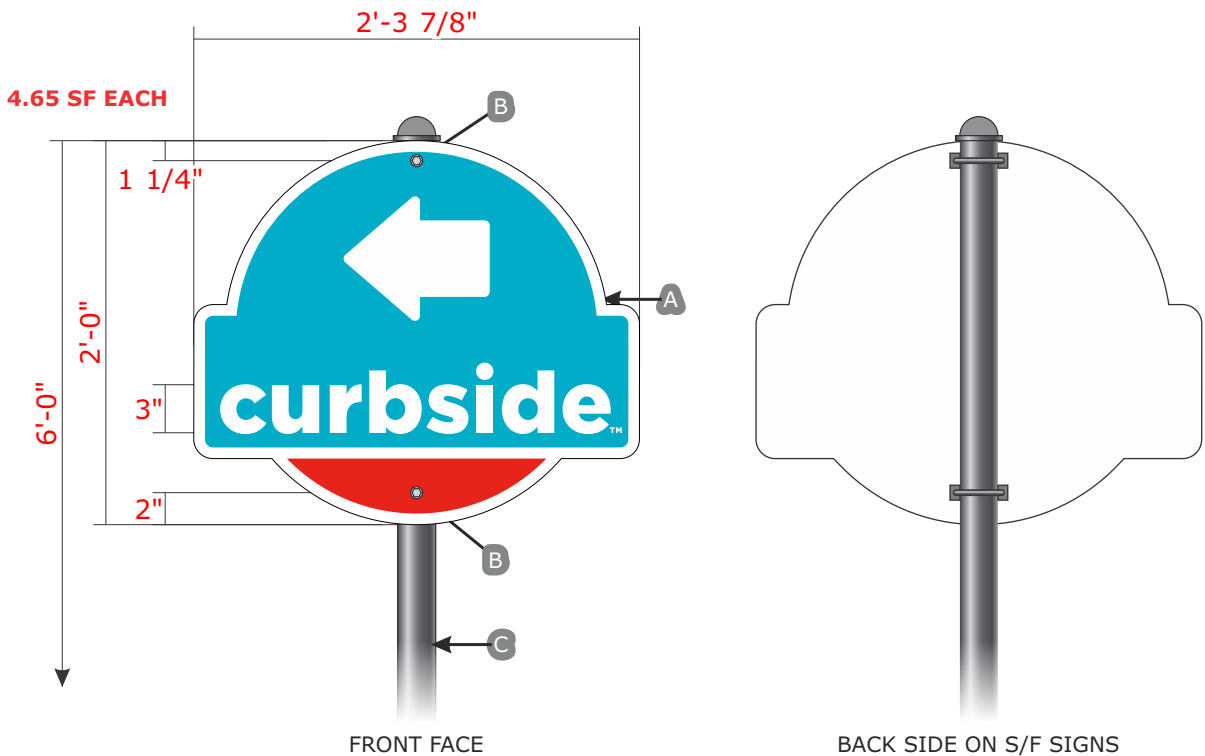


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NOTE: CODE DOES NOT ALLOW THE TYPICAL "H-E-B" LOGO ON THIS SIGN TYPE



- A .063 pre-finished white (front & back) aluminum panel with digital print graphics finished with 3M film UV laminate.
- B 1/4" dia. U-bolts/Clamps - factory finish. Pre-drill 5/16" holes on sign face. Use U-bolts/Clamps system.
- C Supports: 2 3/8" dia. x 8'-0" long galvanized with top caps to seal inside of posts.



T PANEL DETAILS Scale: 1"=1'-0"

- UV laminate gloss finish
- Match PMS 485 C
- Match PMS 3125 C
- White.

Color description is for reference only. Samples provided upon request after order placement.

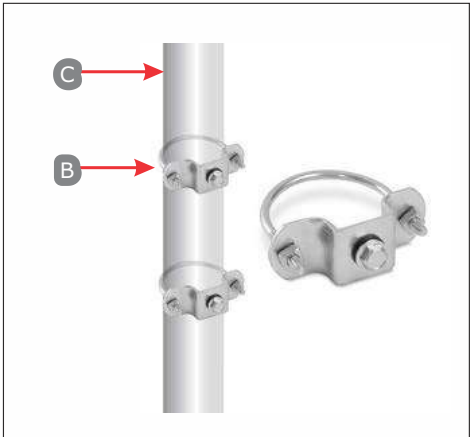
Sign panels are to be assembled at HEB location (not at the shop).



T LAYOUT DETAILS Scale: 3/4"=1'-0" QTY.: (?) TOTAL - TO BE DETERMINED

Amounts of signs, directions & configuration to be determined - need site map from Customer with indicators.

Important disclaimer: site signage specification and sign positioning is based on information/data provided by the customer at time of drawing request. Any freestanding sign, to include signs defined as pylons, multi-tenant pylons, and monument signs may be subject to review as required by the city, county or governing body in which said property is positioned. Freestanding signs positioned in proximity to urban corridors, utility easements, overhead power lines, row transmission lines, state department of transportation row and underground pipelines/fiber optic lines may also be subject to review in regards to setbacks or encroachment requirements by those specific entities.



U-bolt system Scale: N.T.S.

ITEM	QTY.
Amt. D/F signs	0
Amt. S/F signs	0
Amt. O.A. panels	0
Posts	0
Footing mounts	0
Floor/Surface Flange mounts	0
Caps	0
D/F clamps	0
S/F clamps	0

To be confirmed whether these are dug footing or floor/surface flange mounting

Job Name Item 9.



MANOR, TX

Proposal Drawing Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM 973, MANOR, TX 78653  
Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR, TX - ALL SIGNS - R3  
Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.  
1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



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CUSTOMER APPROVAL

APPROVED BY: DATE: / /





MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM  
973, MANOR, TX 78653

Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR,  
TX - ALL SIGNS - R3

Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



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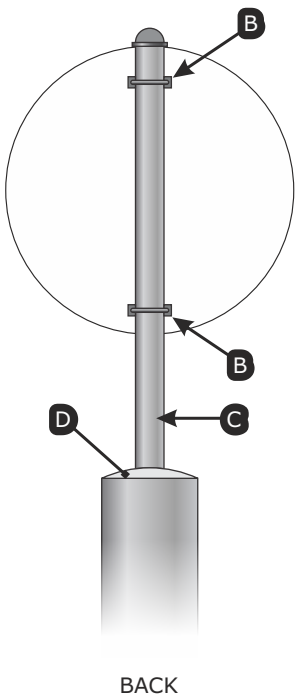
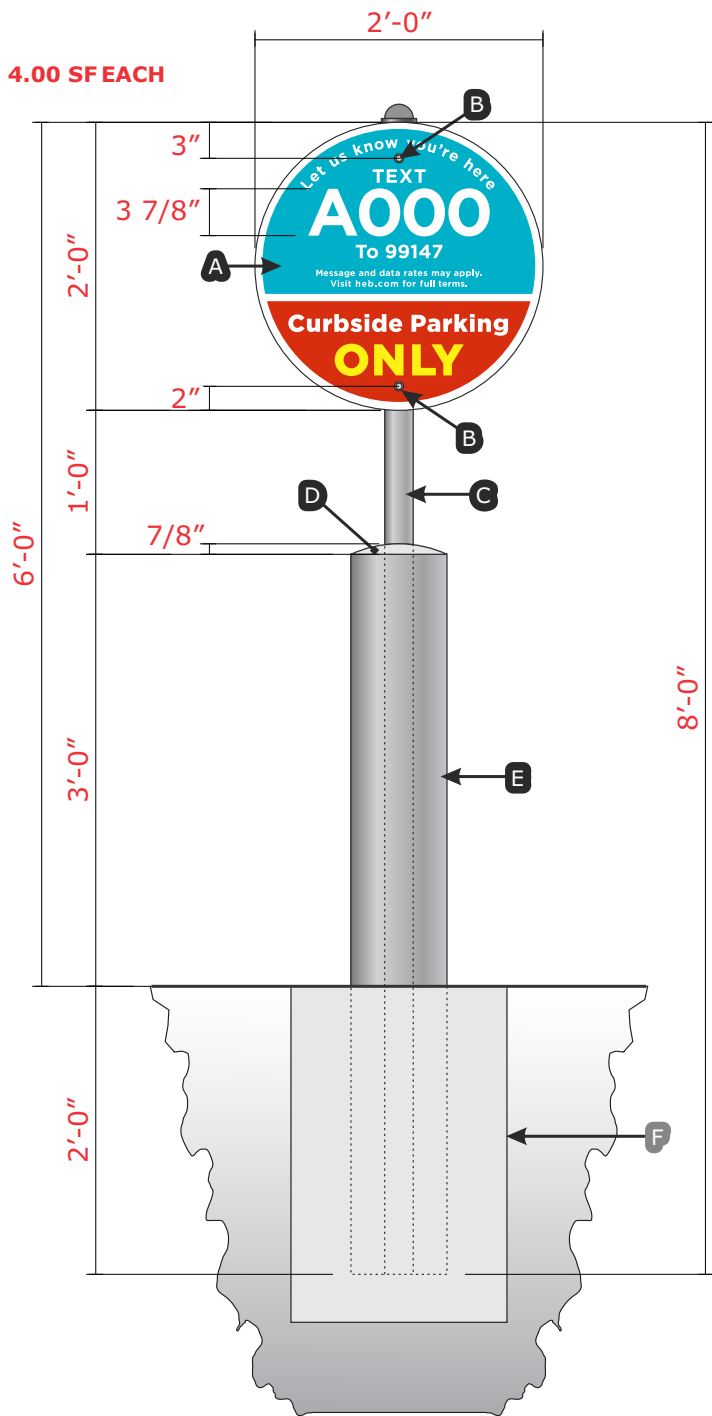
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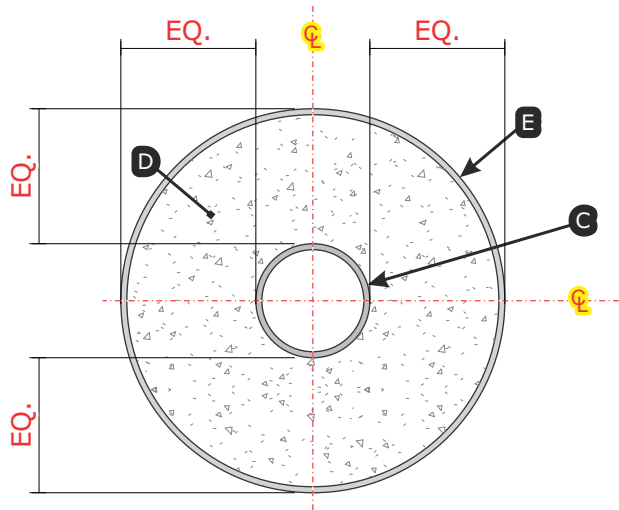
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Sign panels are to be assembled at HEB location (not at the shop).

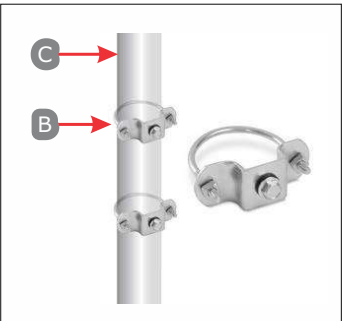
These lane marker support poles will be required to be shipped to HEB location prior to directional support poles or any hardware including caps. Does not apply to support poles not mounted on bollards if any at this location.

- A Sign panel: .063 pre-finished white (front & back) aluminum panel with digital print graphics finished with 3M film UV laminate.
- B U-bolts/Clamps: 1/4" dia. - factory finish. Pre-drill 5/16" holes. Use U-bolts/Clamps system.
- C Supports: 2 3/8" dia. x 8'-0" long galvanized with top caps to seal inside of posts.
- D Concrete fill: Fill bollards with concrete.
- E Bollards: 8" dia. hot dipped galvanized steel (no paint) - by others (not included by Comet Signs).
- F Footings: 18" dia. concrete - by others (not included by Comet Signs).



SUPPORT SPACING Scale: 3/4"=1'-0"

ITEM	QTY.
Amt. S/F signs	0
Amt. O.A. panels	0
Posts	0
Caps	0
S/F clamps	0



U-bolt system

Scale: N.T.S.

Important disclaimer: site signage specification and sign positioning is based on information/data provided by the customer at time of drawing request. Any freestanding sign, to include signs defined as pylons, multi-tenant pylons, and monument signs may be subject to review as required by the city, county or governing body in which said property is positioned. Freestanding signs positioned in proximity to urban corridors, utility easements, overhead power lines, row transmission lines, state department of transportation row and underground pipelines/fiber optic lines may also be subject to review in regards to setbacks or encroachment requirements by those specific entities.

U1

(C.48.40.F-Series) LANE MARKERS

Scale: 3/4"=1'-0"

QTY: 38-total, One (1) each as shown on "Layout Detail"

Amounts of signs, directions & configuration to be determined - need site map from Customer with indicators.

Color description is for reference only. Samples provided upon request after order placement.

UV laminate gloss finish

Match pms 485c.

Match pms 3125@ 100%.

White.

C=0,M=0,Y=100,K=0.

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

THIS SHEET IS  
REFERENCE FOR

U1

Amounts of signs & layouts - need  
site map from Customer with  
indicators.

- Sign panels are to be assembled at HEB location (not at the shop).
- These lane marker support poles will be required to be shipped to HEB location prior to directional support poles or any hardware including caps. Does not apply to support poles not mounted on bollards.

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Job Name Item 9.



MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM  
973, MANOR, TX 78653

Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR,  
TX - ALL SIGNS - R3

Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



TDLR: 18010 • MET: E113766

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Scale: 1/2"=1'-0"

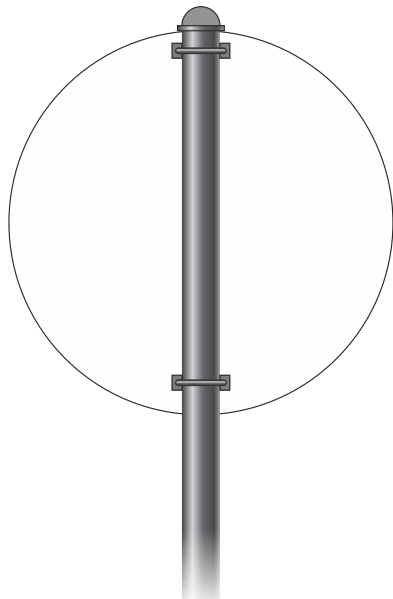
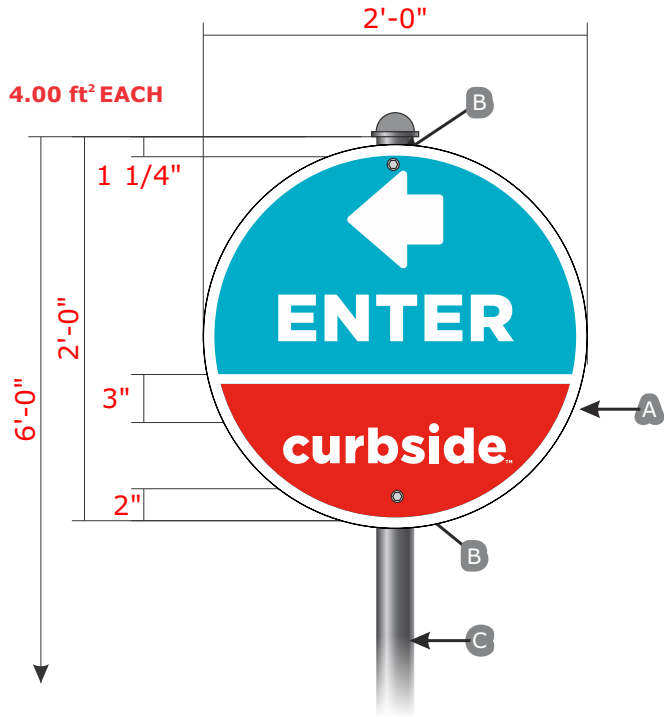
LAYOUT DETAIL

U1

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

NOTE: CODE DOES NOT ALLOW THE TYPICAL "H-E-B" LOGO ON THIS SIGN TYPE



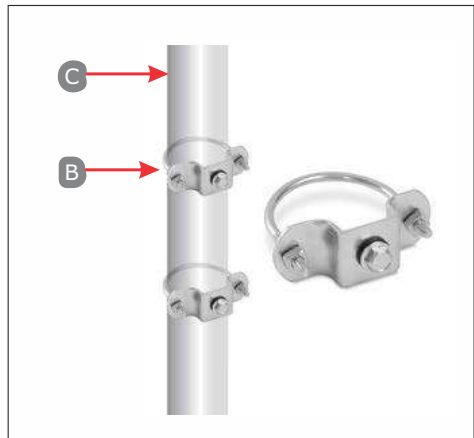
BACK SIDE ON S/F SIGNS

U2

TYP. PANEL - DETAILS

Scale: 1"=1'-0"

- A .063 pre-finished white (front & back) aluminum panel with digital print graphics finished with 3M film UV laminate.
- B 1/4" dia. U-bolts/Clamps - factory finish. Pre-drill 5/16" holes. Use U-bolts/Clamps system.
- C Supports: 2 3/8" dia. x 8'-0" long galvanized with top caps to seal inside of posts.



U-bolt system

Scale: N.T.S.

CUSTOMER APPROVAL

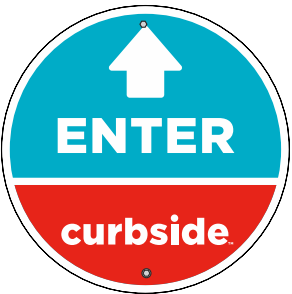
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

ITEM	QTY.
Amt. D/F signs	0
Amt. S/F signs	0
Amt. O.A. panels	0
Posts	0
Footing mounts	0
Floor/Surface Flange mounts	0
Caps	0
D/F clamps	0
S/F clamps	0

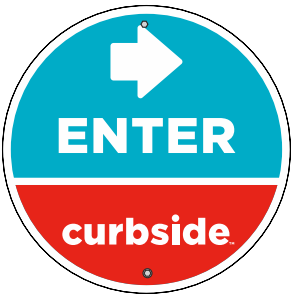
To be confirmed whether these are dug footing or floor/surface flange mounting



C.48.40.N18A\_Curbside\_Enter\_left\_REV\_1.ai  
Qty. required TBD



C.48.40.N18B\_Curbside\_Enter\_ahed\_REV\_1.ai  
Qty. required TBD



C.48.40.N18C\_Curbside\_Enter\_right\_REV\_1.ai  
Qty. required TBD



C.48.40.N19\_Curbside\_ThankYou\_REV\_1.ai  
Qty. required TBD



C.48.40.N20\_Curbside\_DoNotEnter\_REV\_1.ai  
Qty. required TBD



C.48.40.N21\_Curbside\_AdditionalParking\_REV\_1.ai  
Qty. required TBD



C.48.40.N26\_Curbside\_DoNotExit\_REV\_1.ai  
Qty. required TBD

Amounts of signs, directions & configuration to be determined - need site map from Customer with indicators.

Sign panels are to be assembled at HEB location (not at the shop).

U2

LAYOUT DETAILS

Scale: 3/4"=1'-0"

QTY.: (?) TOTAL - TO BE DETERMINED

UV laminate gloss finish

Match pms 485c.

Match pms 3125@ 100%.

White.

Color description is for reference only. Samples provided upon request after order placement.

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Job Name: Item 9.



MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

Client: H.E.B.

Location: HWY 290 & FM 973, MANOR, TX 78653

Salesperson: Pete Sitterle

Prj. Mngr.: Tammy Colson

Date: 12.15.22

Designer: Greg Hufford

File Name: 22-2660 MANOR, TX - ALL SIGNS - R3

Proposal #: 69416

Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

1.4.23/gh/R1: MSP REVIEW

1.4.23/gh/R2: Kiosk

1.10.23/gh/R3 colors



TDLR: 18010 • MET: E113766

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MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM  
973, MANOR, TX 78653  
  
Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR,  
TX - ALL SIGNS - R3  
  
Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.  
  
1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors

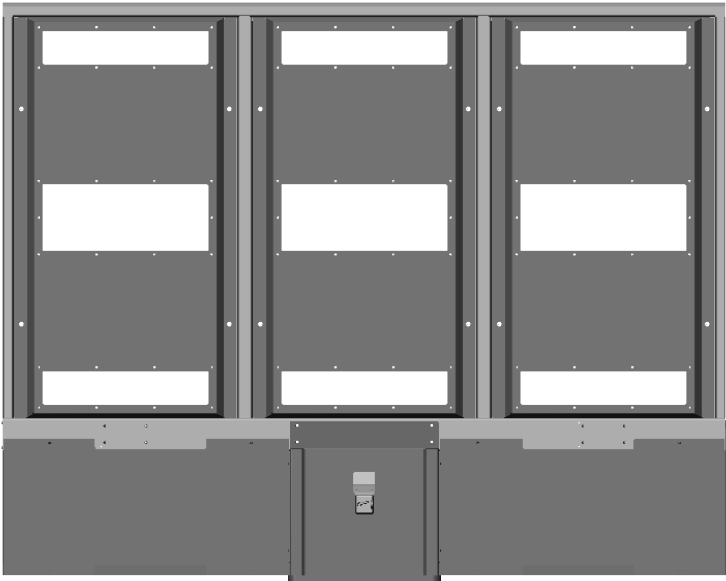
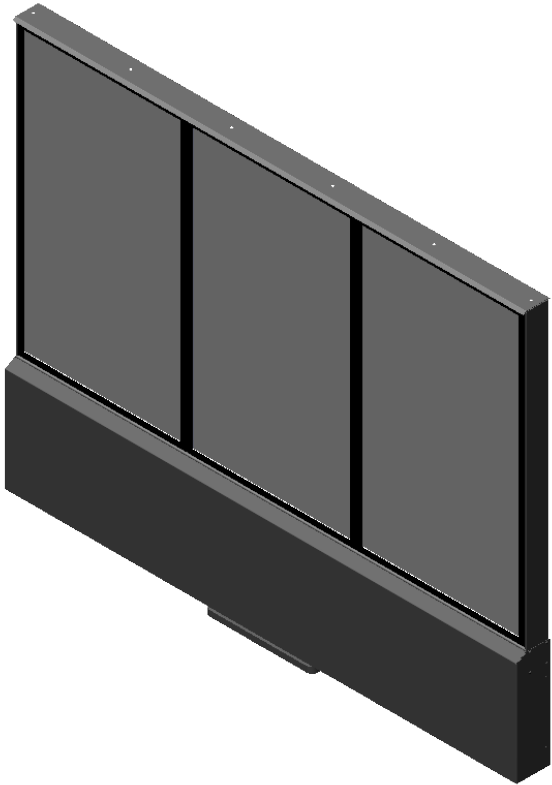
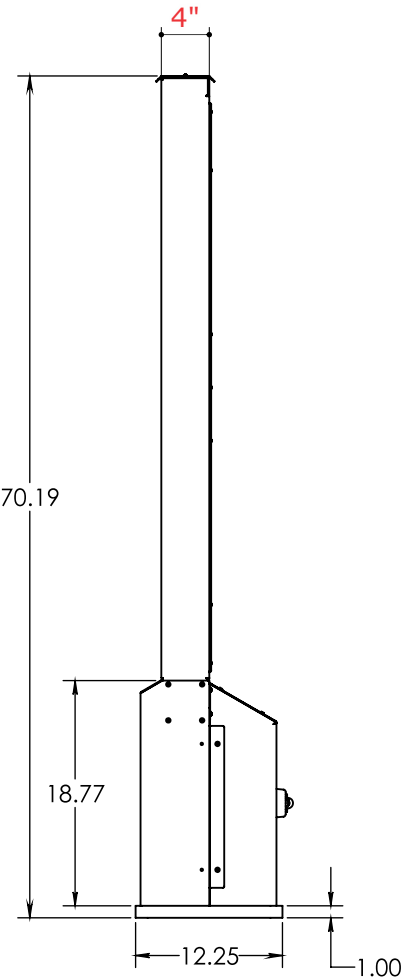
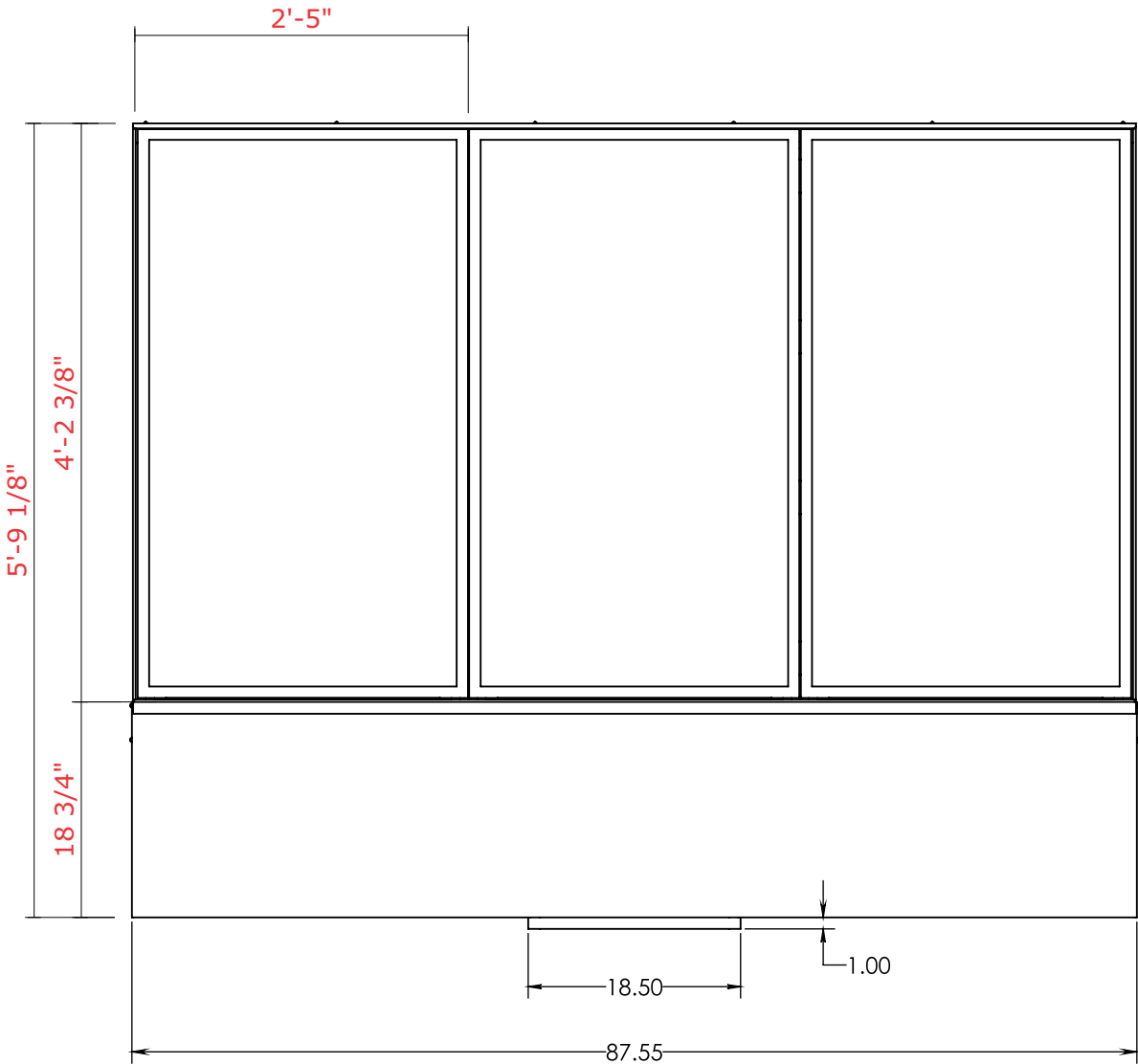


TDLR: 18010 • MET: E113766  
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(210) 341-7244  
  
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(972) 870-1594  
  
**Houston (State Sign)**  
7630 Hansen Road  
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(713) 943-1831  
  
**Austin (Custom Sign Creations)**  
1130 Rutherford, Suite 180  
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(512) 374-9300  
  
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DT FLEX 3-UP WITH FULL SHROUD



BACK VIEW

V1

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

SQ FT = 42.0



MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM  
973, MANOR, TX 78653

Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR,  
TX - ALL SIGNS - R3

Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



TDLR: 18010 • MET: E113766

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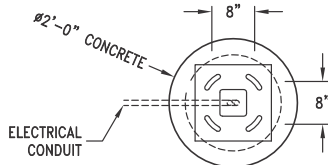
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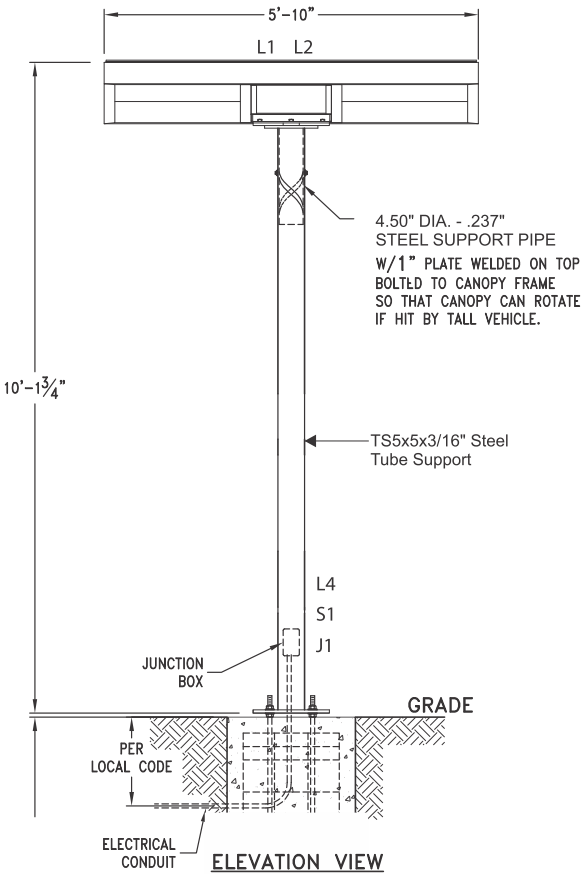
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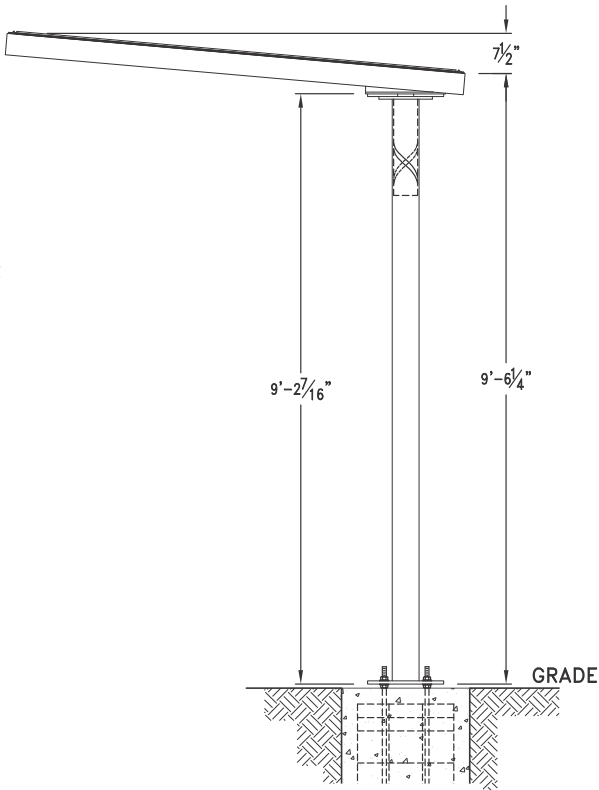
PLAN VIEW  
QTY. CONCRETE: 0.7 CU. YDS.

(L1) 2X L100369-001-LED 4' TUBE 4000K,18W,LED18T8/48"/40  
(L2) 1X L100400-001 - ASSY,LIGHT FIXTURE,4',LED TUBE,W/ELEC  
(L4) H503119-014-CONDUIT,GREENFIELD,FLEX,3/8 ID,40" LONG  
(S1) L503113-002-SWITCH,TOGGLE,DA225-BB-B,20A,125VAC  
(J1) L100175-001-BOX,ELECTRICAL JUNCTION,4X2X1.7

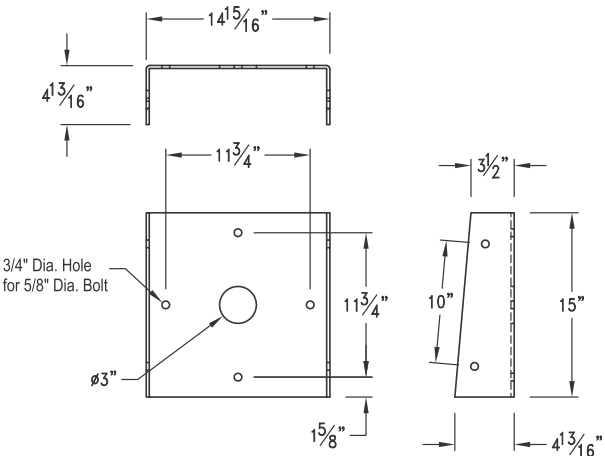
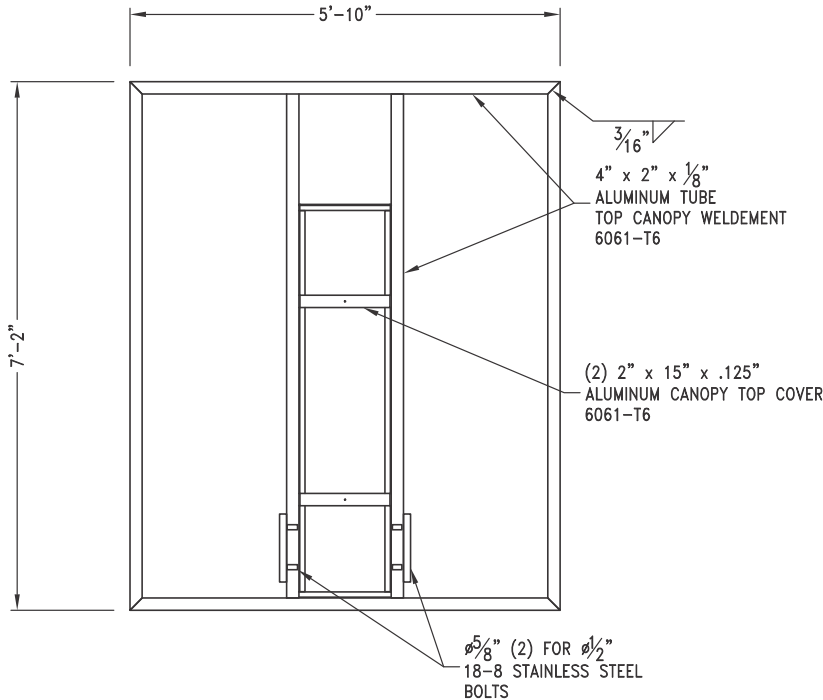
\* .15amps per bulb .3 amps total



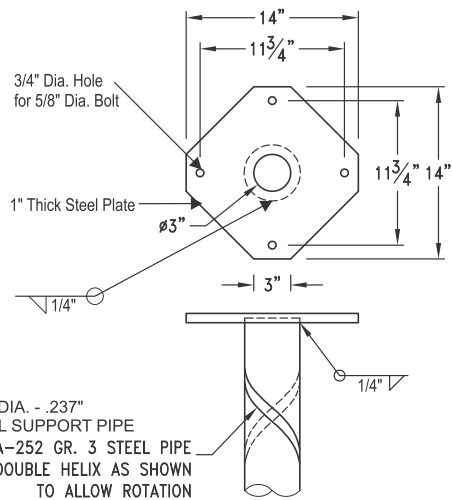
ELEVATION VIEW



SIDE ELEVATION VIEW



CANOPY TOP PIPE DETAIL  
1/4" ASTM A-36 STEEL



HELIX PIPE TOP PIPE DETAIL  
1" ASTM A-36 STEEL

V2

CANOPY (OCB) - FRAMING / MOUNTING

Scale: NTS

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_



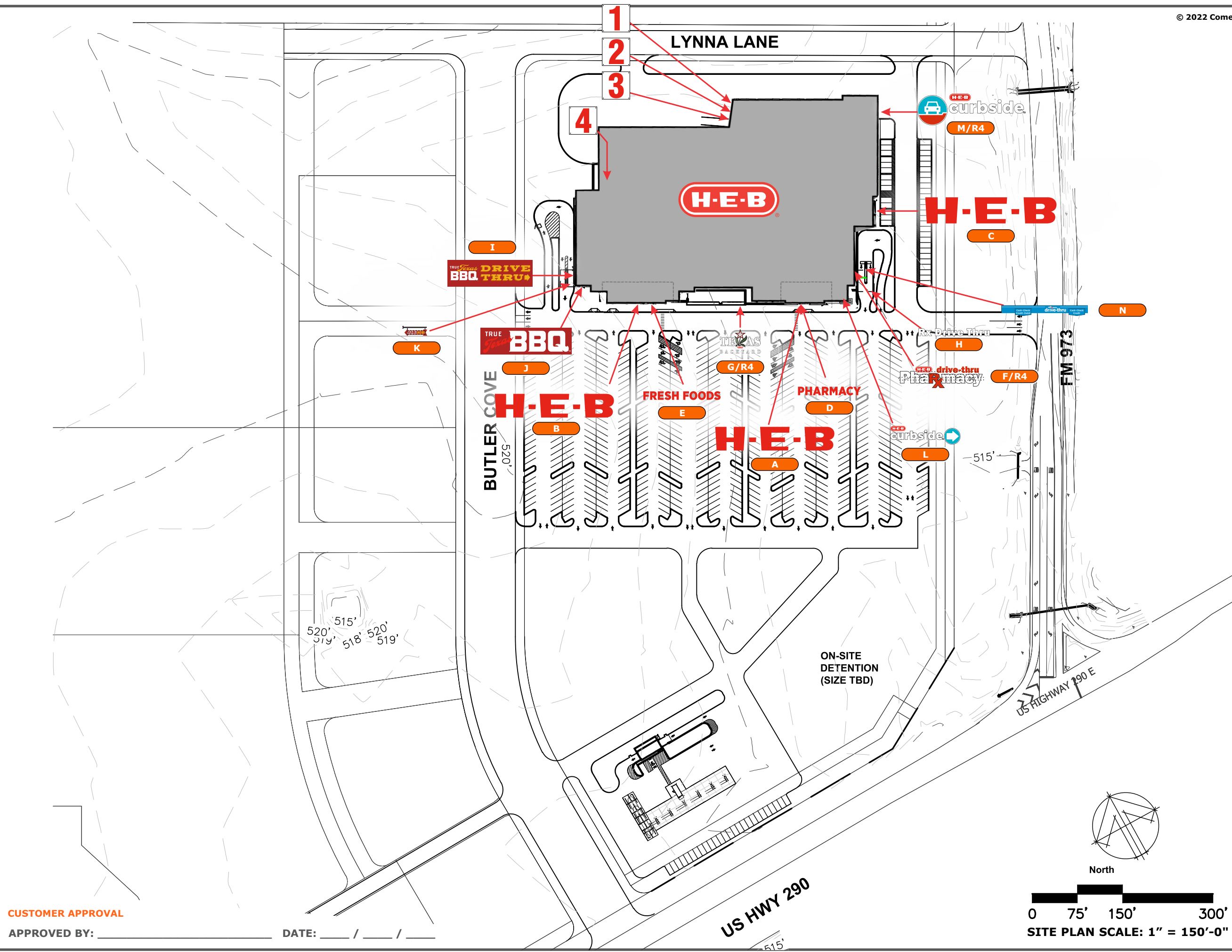
Client: H.E.B.  
Location: HWY 290 & FM  
973, MANOR, TX 78653

Proposal #: 69416  
Job #: 22-2660

1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



**Tyler (Design Center Signs)**  
2971 Elkton Trail  
Tyler, TX 75703  
(903) 561-4995







MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM 973, MANOR, TX 78653  
Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR, TX - ALL SIGNS - R3

Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

- 1.4.23/gh/R1: MSP REVIEW
- 1.4.23/gh/R2: Kiosk
- 1.10.23/gh/R3 colors



TDLR: 18010 • MET: E113766

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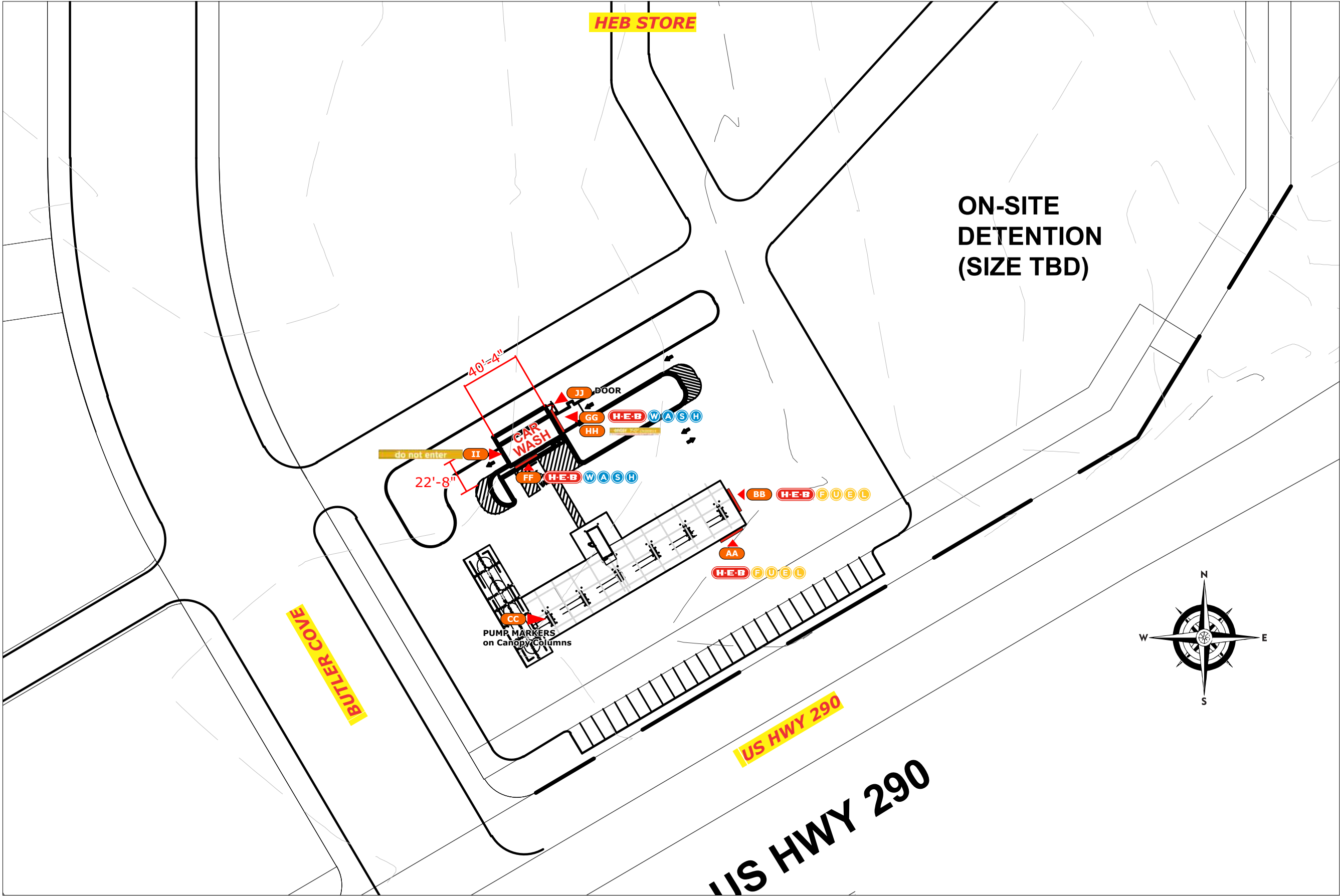
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SITE PLAN

DETAIL

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Scale: 1/64" = 1'-0"

FUEL CANOPY:

SIGN/SKU	DESCRIPTION	ELEVATION	SIGN HEIGHT	SIGN SF	ELEVATION LENGTH	ELEVATION HEIGHT
AA	H.E.B. FUEL	FRONT/SOUTH	2'-4"	39.14 SF	129'-0"	17'-6"
BB	H.E.B. FUEL	R. SIDE/EAST	2'-4"	39.14 SF	24'-0"	17'-6"

	PER ELEVATION SF TOTAL
FRONT/SOUTH	39.14
RIGHT/EAST	39.14
TOTAL AGGREGATE	78.28 SF

CAR WASH BULDING:

SIGN/SKU	DESCRIPTION	ELEVATION	SIGN HEIGHT	SIGN SF	ELEVATION LENGTH	ELEVATION HEIGHT
FF	H.E.B. CAR WASH	FRONT/SOUTH	2'-4"	39.14 SF	40'-4"	14'-10"
GG	H.E.B. CAR WASH	R. SIDE/EAST	2'-4"	39.14 SF	22'-8"	14'-10"

	PER ELEVATION SF TOTAL
FRONT/SOUTH	39.14
RIGHT/EAST	39.14
TOTAL AGGREGATE	78.28 SF

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Job Name 

Item 9.



MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM 973, MANOR, TX 78653

Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR, TX - ALL SIGNS - R3

Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



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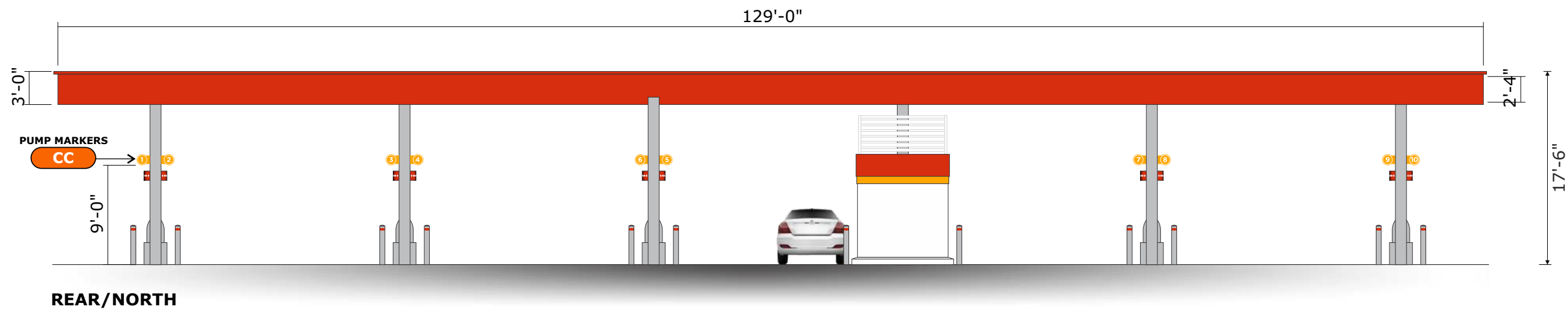
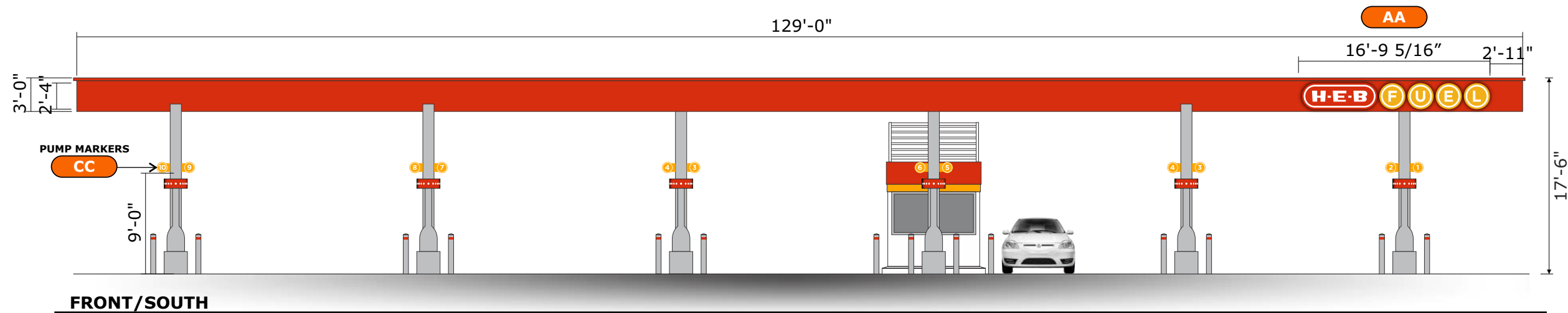
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Diagram illustrating the dimensions of a gas station canopy and pump island:

- Canopy width: 24'-0"
- Canopy depth: 16'-9 5/16"
- Canopy height: 3'-0"
- Island height: 17'-6"
- Island width: 16'-9 5/16"
- Island label: BB
- Island text: H-E-B FUEL
- Island text: RIGHT/EAST

Diagram illustrating the dimensions of a canopy structure. The canopy is 24'-0" wide and 17'-6" high. A red fuel dispenser is positioned under the canopy. The text "LEFT/WEST" is displayed below the diagram.



1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



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REVISION # 8

11/17/2022



Illustration



END VIEW

39.14 SF EA. SET

2'-4"

11 3/4"



Vinyl

Front view

16'-9 5/16"

NOTE: HEB CORPORATE APPROVES RED FACE & RETURNS FOR THIS USE

6'-8 5/8"

9'-10 1/2"

2'-4"

2'-4"

2'-4"

2'-4"

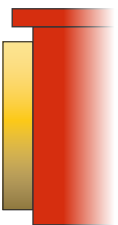
1'-0 3/8"

REVISION # 1

08/12/2021

Pre-wiring is required.

Two (2) patterns required - one (1) for pre-drill & one (1) for install.



END VIEW

AA

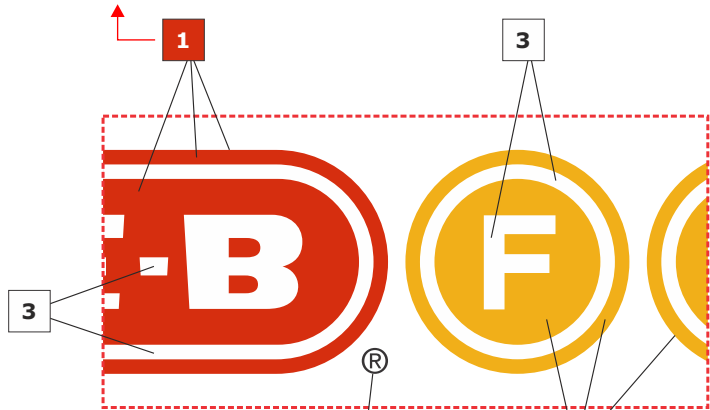
BB

CHANNEL LOGO

QTY: ONE (1)

Scale: 3/8"=1'-0"

Note: if sign is not flush against wall & the backs are visually exposed, then backs are to be same color as the returns.



White vinyl w/  
Direct Print '®'

NOTE: ALL FACES TO HAVE FILM LAMINATE

Note: if sign is not flush against wall & the backs are visually exposed, then backs are to be same color as the returns.

- 1 Direct Print to match 3M 3630-43 Lt. Tomato Red (PMS 485C). Returns: Pre-Finished .040" Brite Red. Trim cap: Std. Jewelite Red.
- 2 Direct Print to match Gerber high perf. Chrome Yellow (PMS 130C). Returns: Pre-Finished .040" Shell Yellow. Trim caps: Std. 1" Mango Gem Trim.
- 3 White.

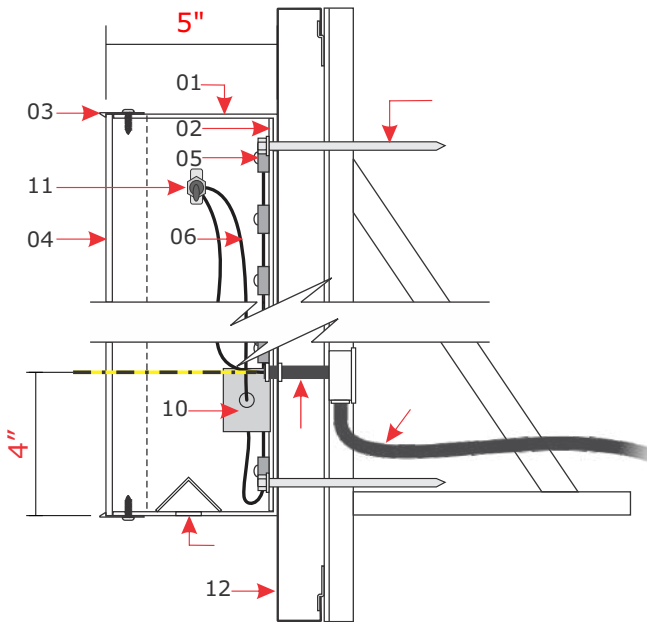
Color description is for reference only.  
Samples provided upon request after order placement.

- A pre-drill pattern is to be made & shipped to the appropriate HEB Project Manager.
- Manufacturing Department is to include a Fuel Parts Kit.
- Installer is to complete an HEB Punch List (form) at time of install & is to include lead intaller's signature.

ELECTRICAL LOAD

No. Circuits:	1
Voltage:	120
Amps:	3.54
Circuit Breaker:	20 amp
KVA:	.43

- 01 Channel returns: Pre-finished .040" aluminum.
- 02 Backs: Pre-finished 3mm White ACM.
- 03 Trims: 1" Jewelite fastened with #10 pan head screws.
- 04 Faces: 1/8" acrylic with Direct Digital Print and Film Laminate.
- 05 Lighting: P-LED-QM2 LED.
- 06 Wiring.
- 07 Weep holes w/ light leak covers.
- 08 Sealtite conduit to j-box by others, then to switch panel box by others.
- 09 Fasteners: Self-tapping 3/8" dia. X 5" long (min.)
- 10 Power supply.
- 11 Disconnect switch.
- 12 Canopy.



SECTION

Scale: N.T.S.

REVISION # 1

08/12/2021

120V

Primary electrical  
service by others

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Job Name Item 9.



MANOR, TX

Proposal Drawing  
Final Drawing

Client: H.E.B.

Location: HWY 290 & FM  
973, MANOR, TX 78653

Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR,  
TX - ALL SIGNS - R3

Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



TDLR: 18010 • MET: E113766

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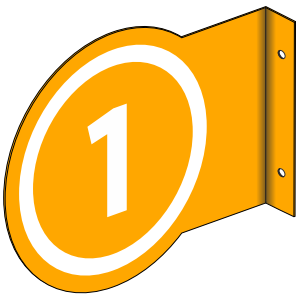
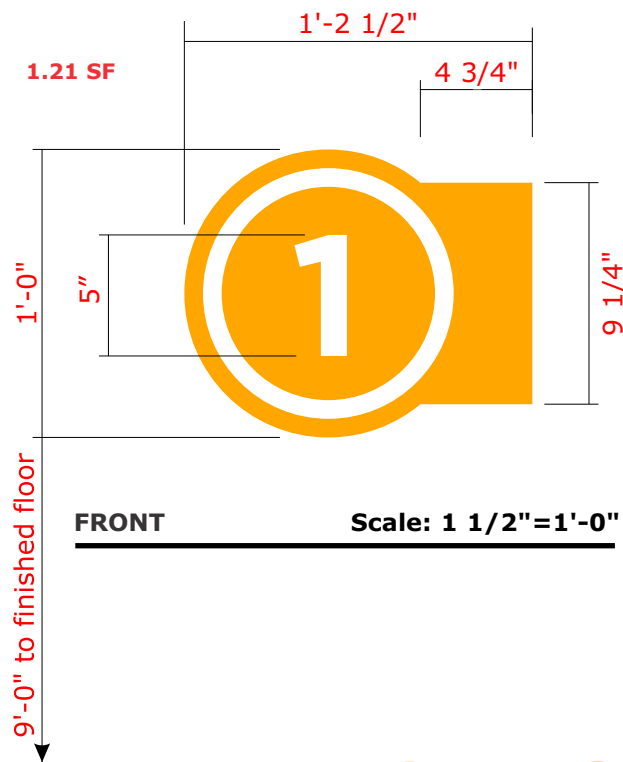
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- Colors**
- Backgrounds- pms 130.
  - Numbers & inner borders- 3M white vinyl # 7725-10.
-  Sunflower 7725-25.
-  White.
- Color description is for reference only. Samples provided upon request after order placement.

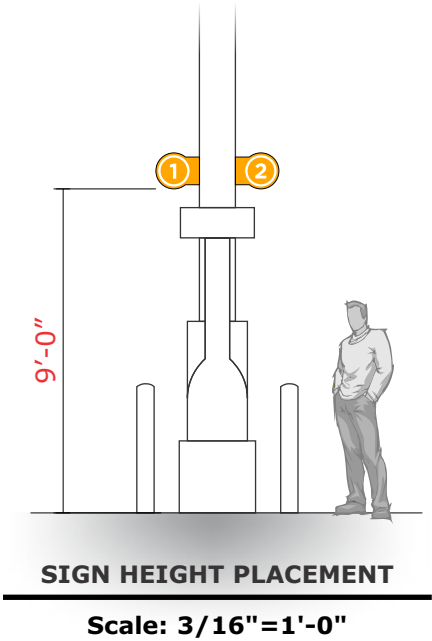


**CC** **D/F PUMP MARKERS**

QTY: 10

Scale: 3/4"=1'-0"

Broken .063 aluminum; 1/4" dia. holes



CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Job Name Item 9.



MANOR, TX

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☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM 973, MANOR, TX 78653

Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR, TX - ALL SIGNS - R3

Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



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MANOR, TX

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File Name: 22-2660 MANOR, TX - ALL SIGNS - R3  
  
Proposal #: 69416  
Job #: 22-2660

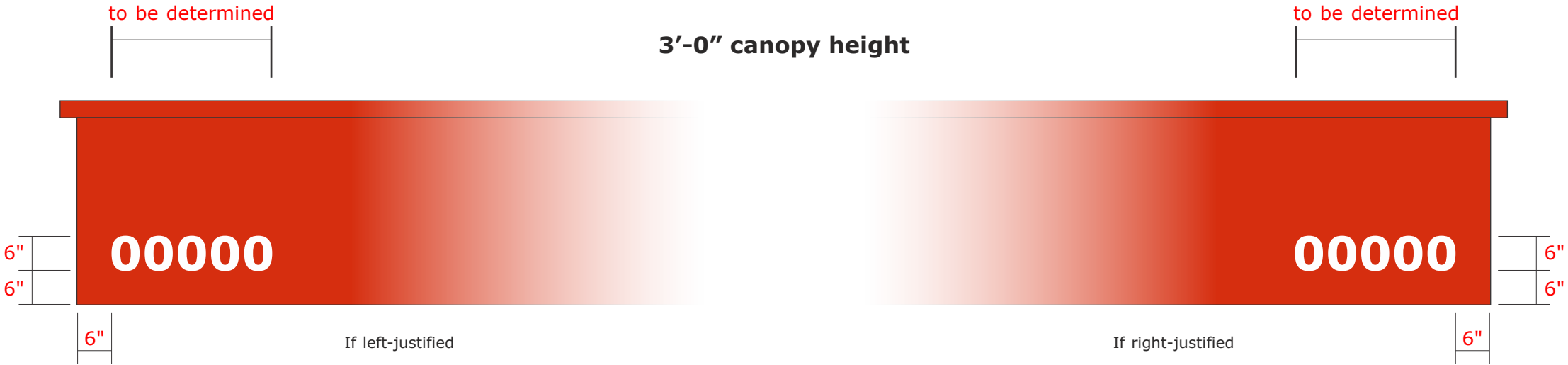
Revisions (M/D/Y)-(initials): desc.  
  
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1.10.23/gh/R3 colors



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**DD** ADDRESS  
QTY: Two (2) Scale: 1/2"=1'-0"  
3M White vinyl # 7725-10 applied to canopy.

- Address to be confirmed.
- Exact placement to be determined in the field & must abide by code.

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_



MANOR, TX

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☐ Final Drawing

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TX - ALL SIGNS - R3  
  
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Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.  
  
1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors

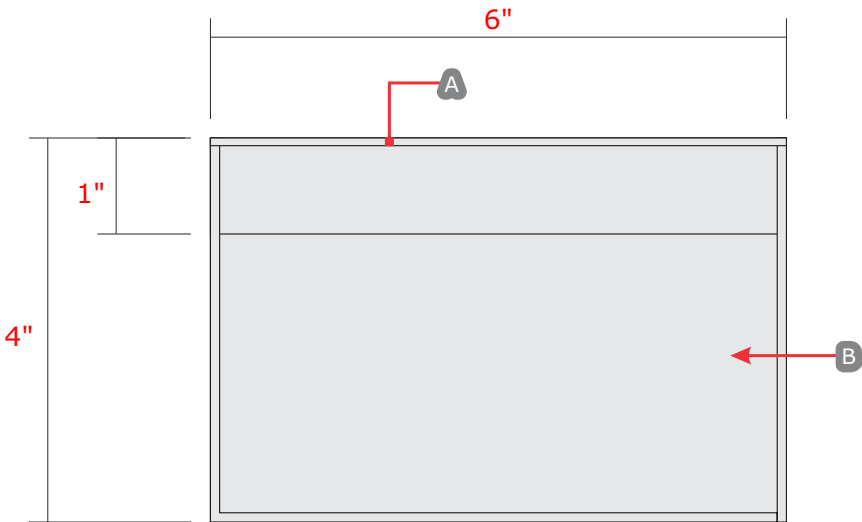


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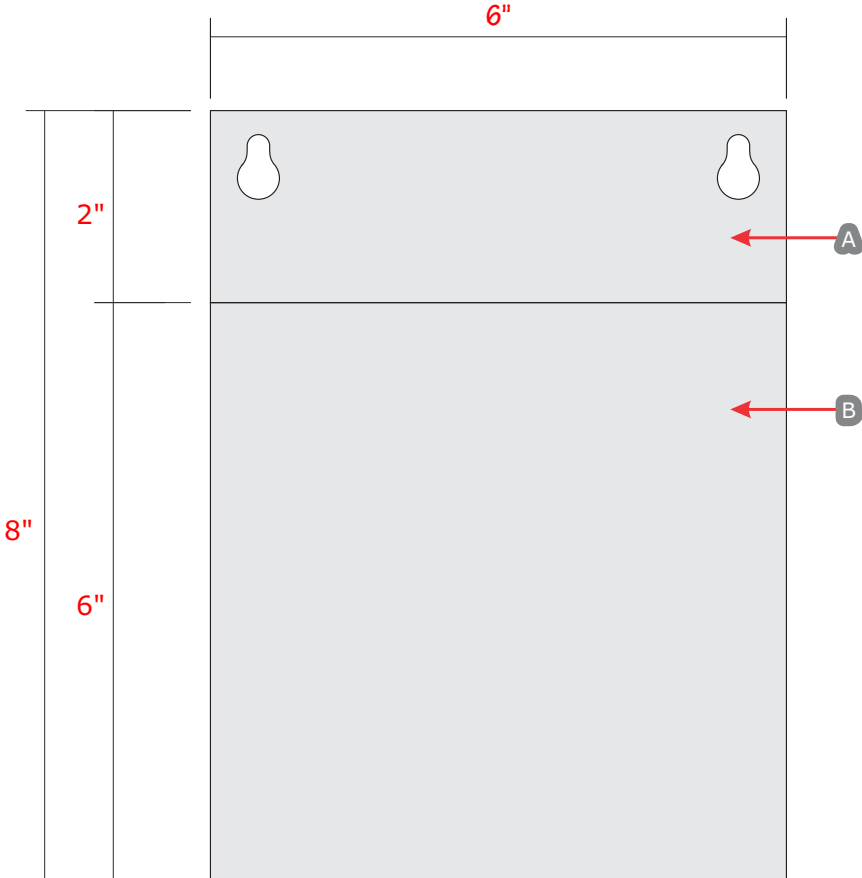


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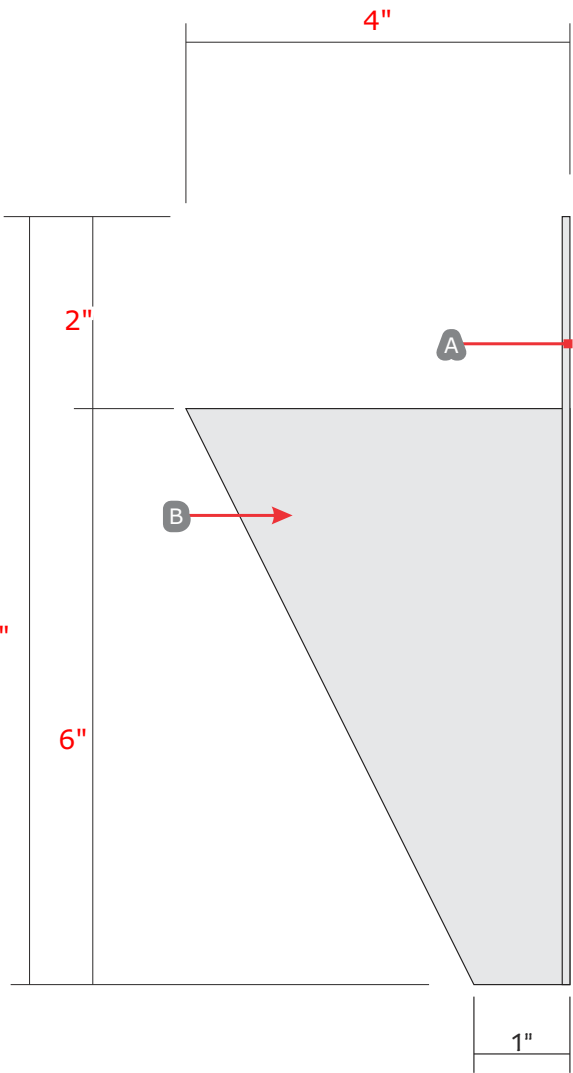
.11 CUBIC FEET



TOP VIEW



FRONT VIEW



END VIEW

EE

STANDARD FUEL KIOSK HOLDER

QTY: (1) Req'd.

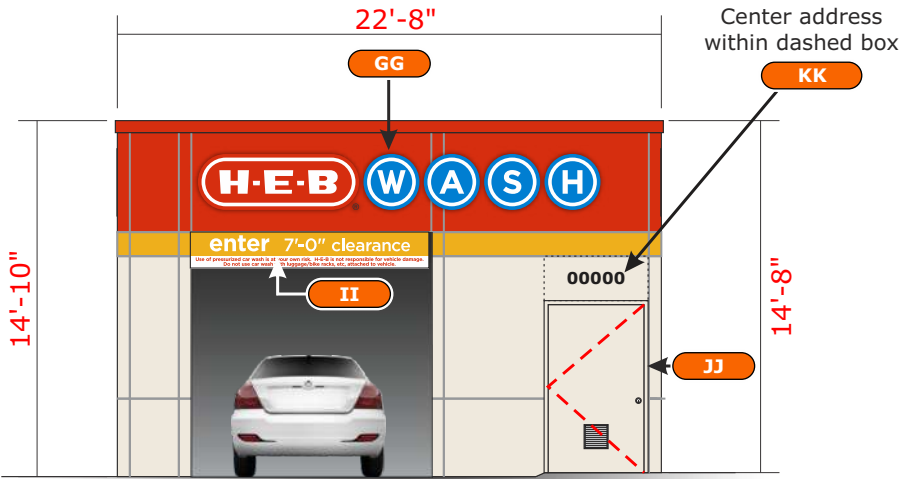
Scale: 6"=1'-0"

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

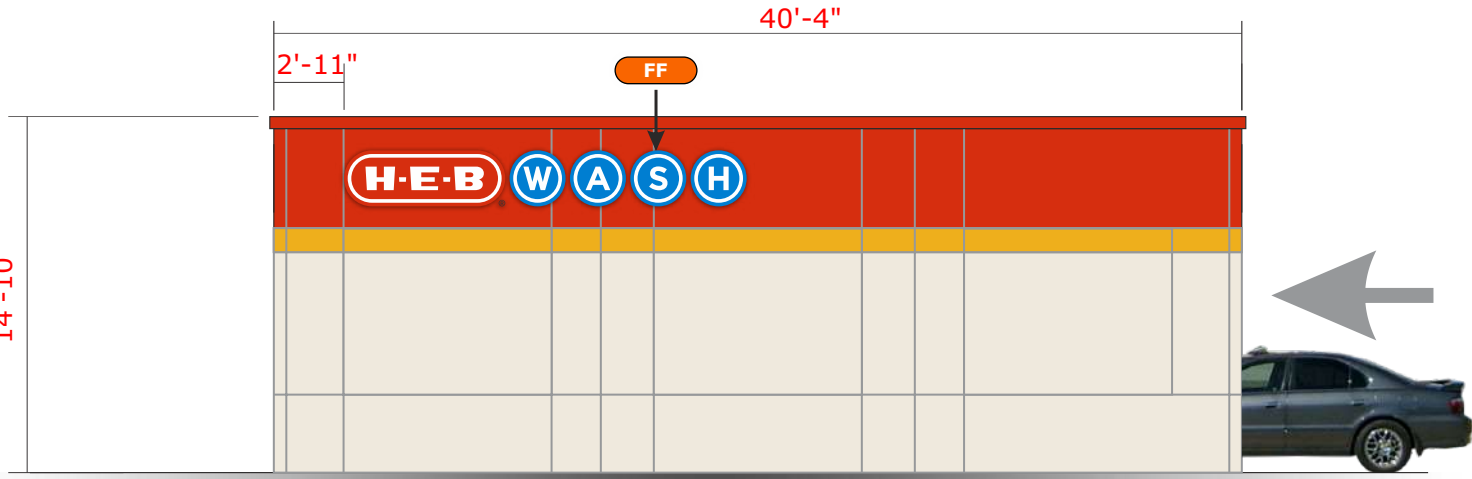


- Placement of signs & orientation are to be confirmed.
- Contractor to remove obstacles for electrical sign placement; i.e., light fixtures, if needed.



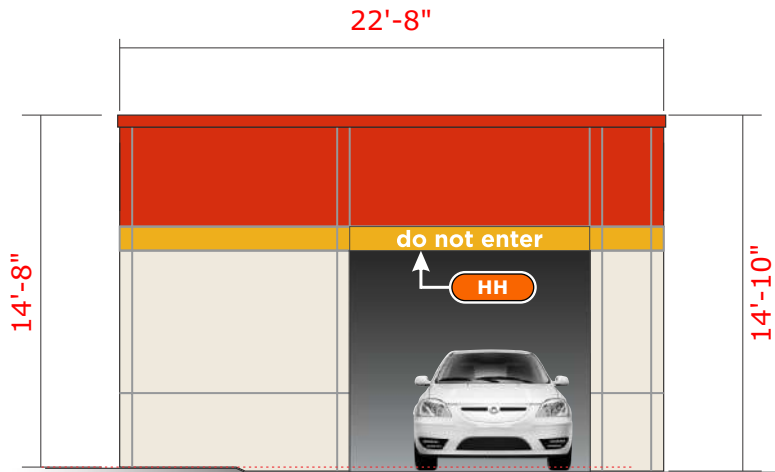
EAST - ENTRANCE ELEVATION

Scale: 1/8"=1'-0"



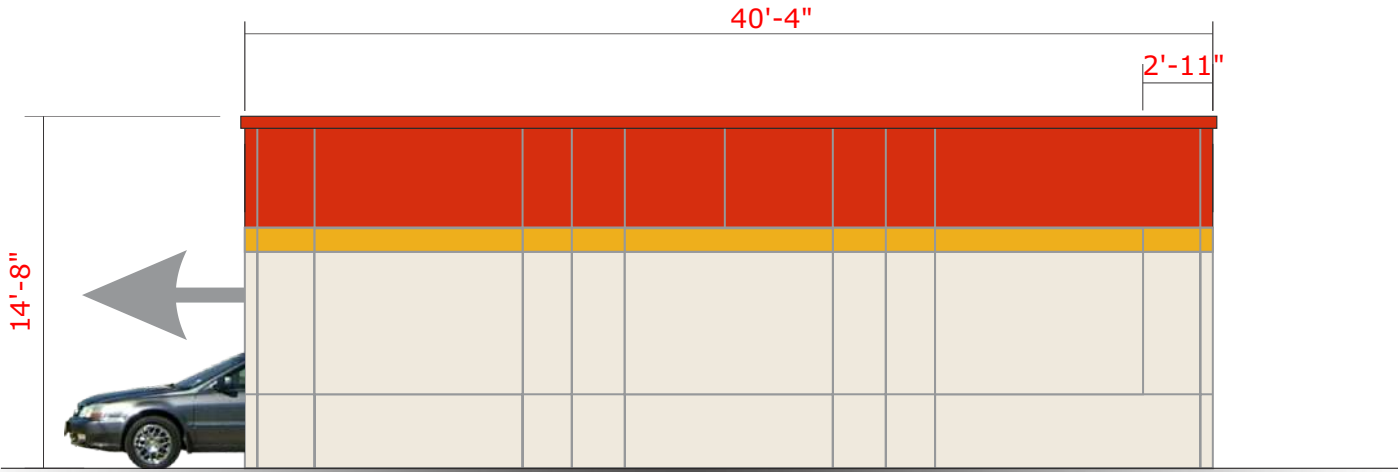
SOUTH - WASH BAY ELEVATION

Scale: 1/8"=1'-0"



WEST - EXIT ELEVATION

Scale: 1/8"=1'-0"



NORTH - EQUIPMENT ROOM ELEVATION

Scale: 1/8"=1'-0"

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Job Name Item 9.



MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM  
973, MANOR, TX 78653  
  
Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR,  
TX - ALL SIGNS - R3  
  
Proposal #: 69416  
Job #: 22-2660

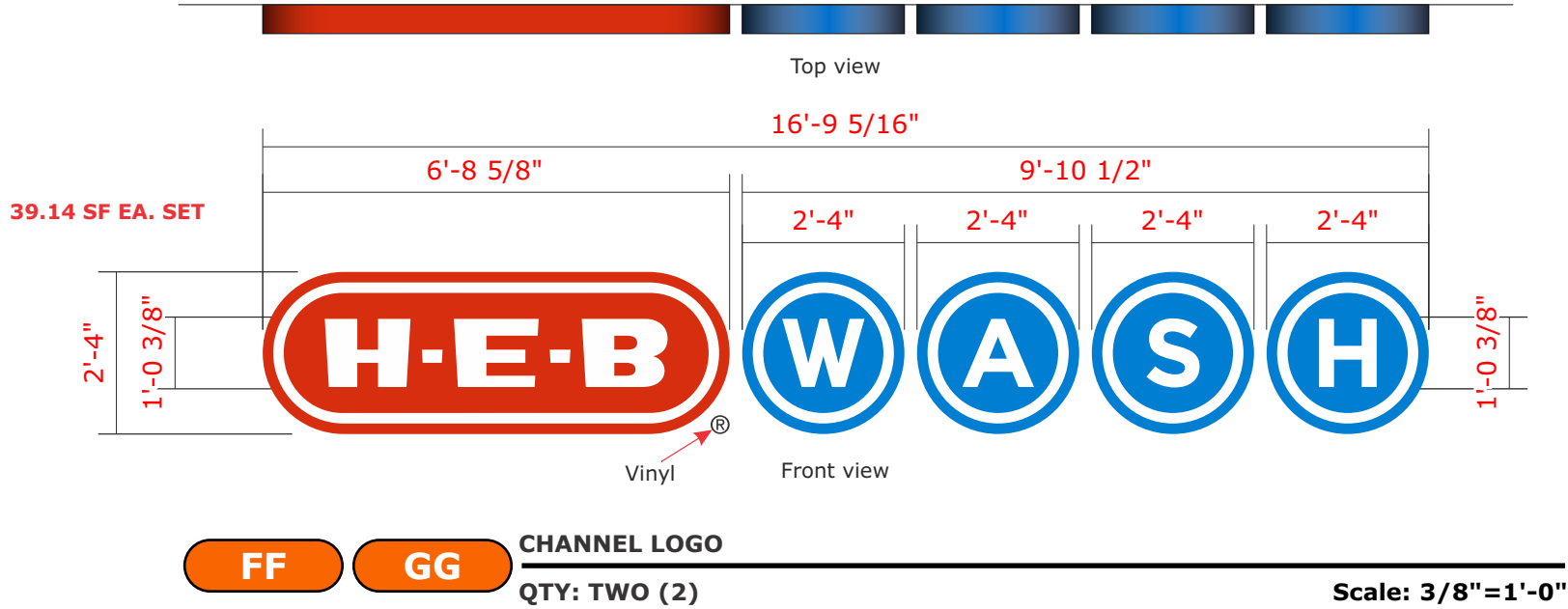
Revisions (M/D/Y)-(initials): desc.  
  
1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



TDLR: 18010 • MET: E113766  
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(210) 341-7244  
  
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**Tyler (Design Center Signs)**  
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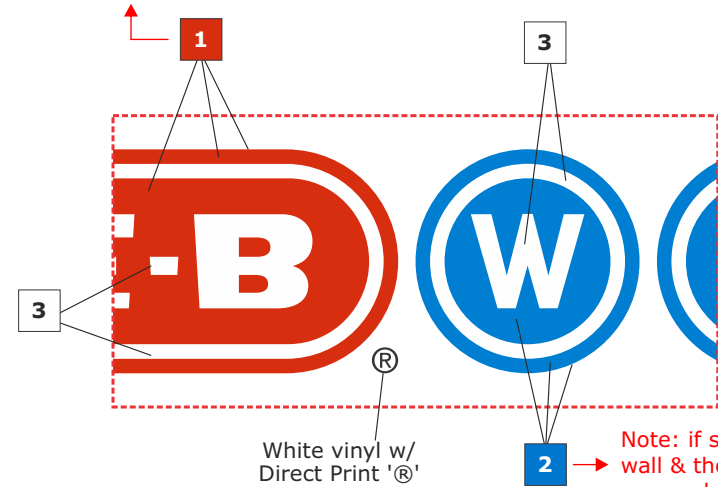


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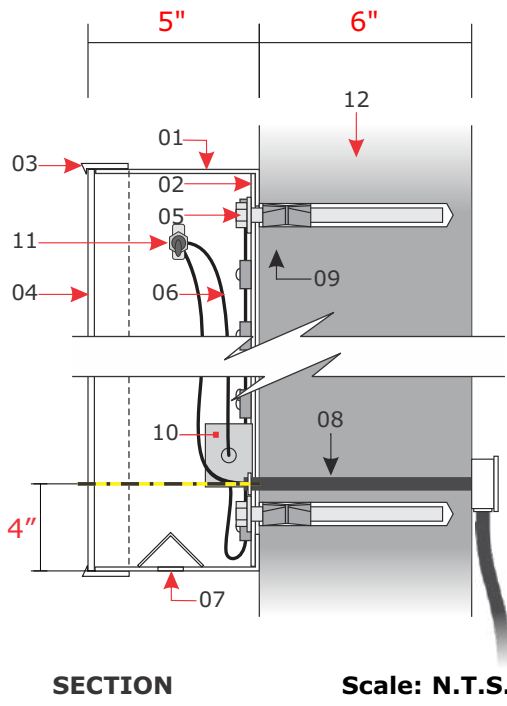


- The first pattern (for pre-drill) is to be made & shipped to the appropriate HEB Project Manager.
- Manufacturing Department is to include a Wash Parts Kit. One parts kit is packed for two sets of signage - calculate accordingly.
- Installer is to complete an HEB Punch List (form) at time of install & is to include lead intaller's signature.

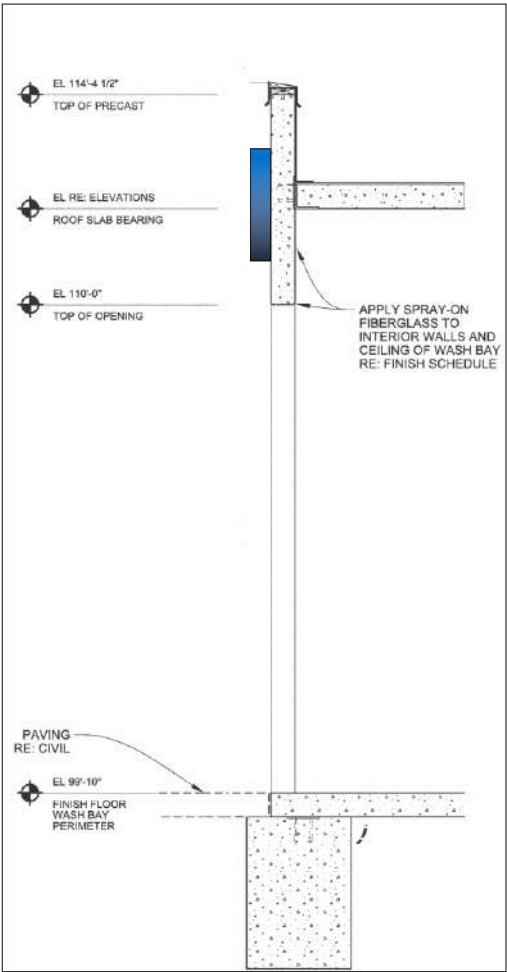
Note: if sign is not flush against wall & the backs are visually exposed, then backs are to be same color as the returns.



- 1 Direct Print to match 3M 3630-43 Lt. Tomato Red (PMS 485C). Returns: Pre-Finished .040" Brite Red. Trim cap: Std. Jewelite Red.
- 2 Direct Print to match Avery A900-626-T Wave Blue (PMS 285M). Returns: Pre-finished .040" Chevron Blue. Trim caps: Jewelite Intense Blue.
- 3 White.
- Note: if sign is not flush against wall & the backs are visually exposed, then backs are to be same color as the returns.
- Color description is for reference only. Samples provided upon request after order placement.



- 01 Channel returns: Pre-finished .040" aluminum.
- 02 Backs: Pre-finished White 3mm ACM.
- 03 Trims: 1" Jewelite fastened with #10 pan head screws.
- 04 Faces: 3/16" Acrylic with Direct Digital Print and Film Laminate.
- 05 Lighting: P-LED-QM2 LED.
- 06 Wiring.
- 07 Weep holes w/ light leak covers.
- 08 Paige Wall Buster pass-thru.
- 09 Fasteners: Self-tapping 3/8" dia. x 5" long (min.)
- 10 Power supply.
- 11 Disconnect switch.
- 12 Canopy.



TYPICAL WALL

ELECTRICAL LOAD	
No. Circuits:	1
Voltage:	120
Amps:	3.54
Circuit Breaker:	20 amp
KVA:	.43
(PER EACH SET)	

- Pre-wiring is required.
- Two (2) patterns required - one (1) for pre-drill & one (1) for install.

120V Primary electrical service by others

Job Name Item 9.



MANOR, TX

Proposal Drawing  
Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM 973, MANOR, TX 78653  
Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR, TX - ALL SIGNS - R3  
Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.  
1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



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MANOR, TX

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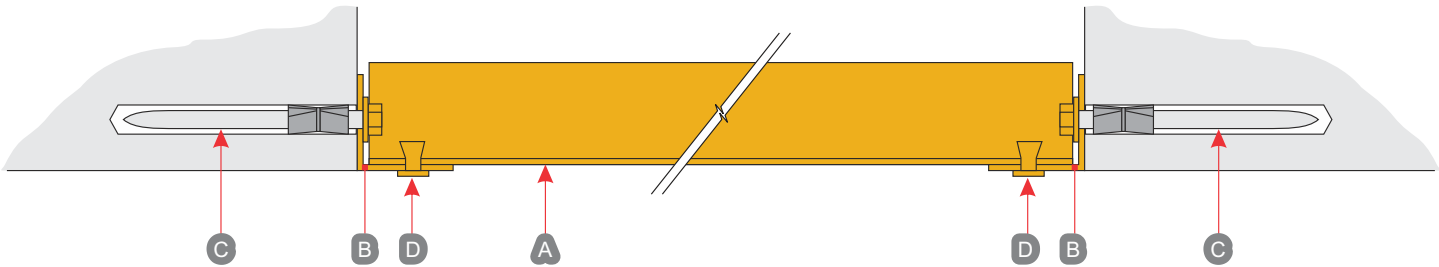
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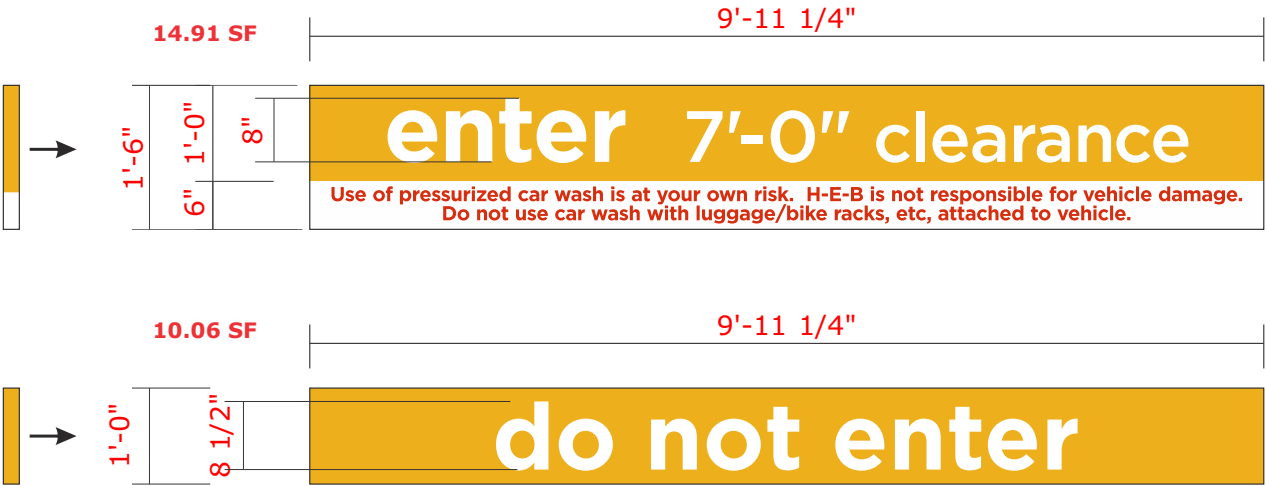
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SECTION @ TOP VIEW

Scale: 3"=1'-0"

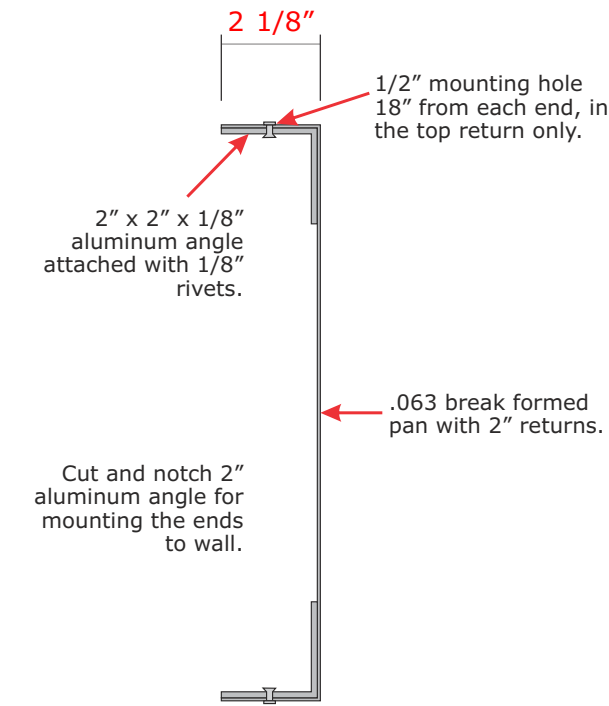
- A "enter..." / "do not enter" signs panels.  
B Two (2) 2" x 2" x 1/8" aluminum angles per each sign - painted to match & align w/ face colors (typ).  
C 3/8" dia. x 5" long non-ferrous fasteners with double expansion anchors. Paint heads & washers to match back color.  
D Pop rivets - paint to match face color that it is touching (some yellow, some white).



ENTER / DO NOT ENTER SIGNS

QTY: (1) EACH

Scale: 1/2"=1'-0"

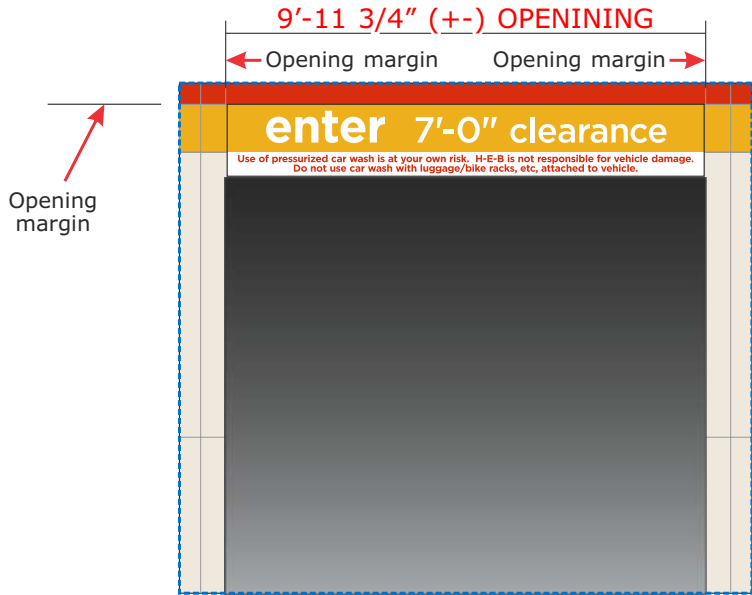


SECTION

Scale: 3"=1'-0"

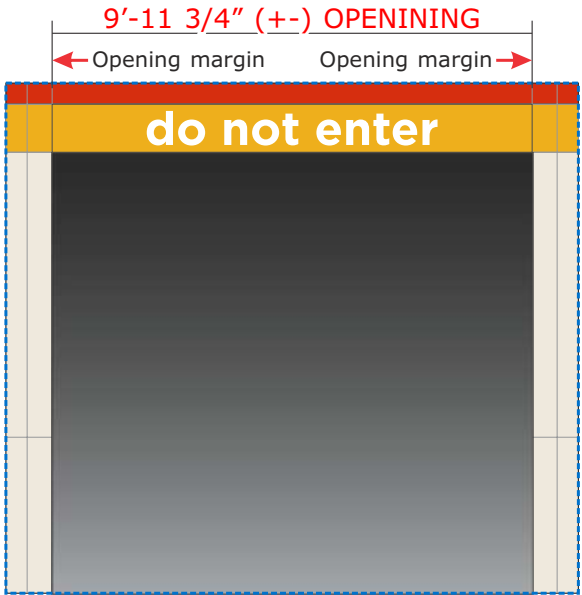
USE MATTHEWS PROTECTIVE COATING

- Enter sign: Background- pms 130; "enter 7'-0" clearance" & bar line- 3M white 7725-10; "use of ...damage."- 3M tomato red 7725-13.
  - Do not enter sign: Background- pms 130; "do not enter"- 3M white 7725-10.
- Pms 130 - Matthews Protective Coating.  
 White # 7725-10.  
 Tomato red # 7725-13.
- Color description is for reference only. Samples provided upon request after order placement.



ENTRANCE CLOSE UP

Scale: 1/4"=1'-0"



EXIT CLOSE UP

Scale: 1/4"=1'-0"

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_



MANOR, TX

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☐ Final Drawing

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File Name: 22-2660 MANOR, TX - ALL SIGNS - R3  
  
Proposal #: 69416  
Job #: 22-2660

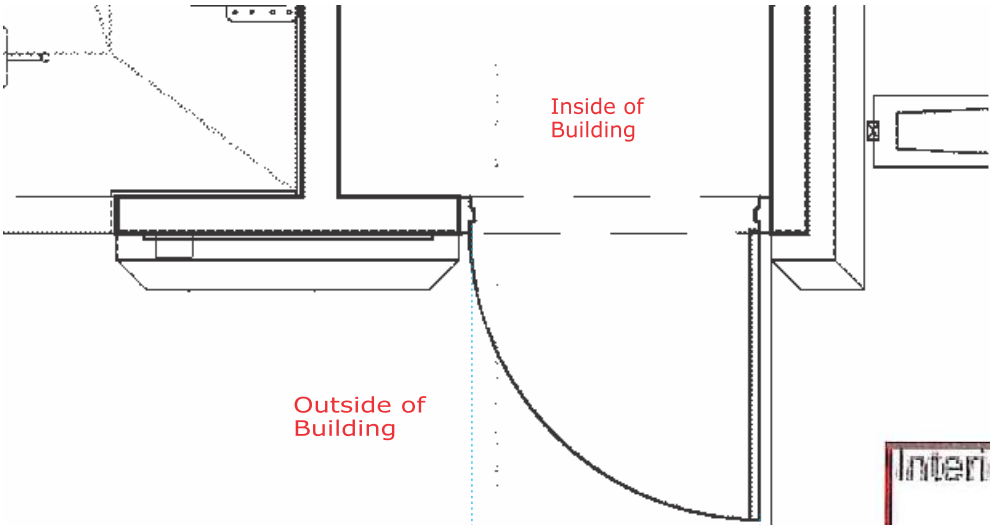
Revisions (M/D/Y)-(initials): desc.  
  
1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



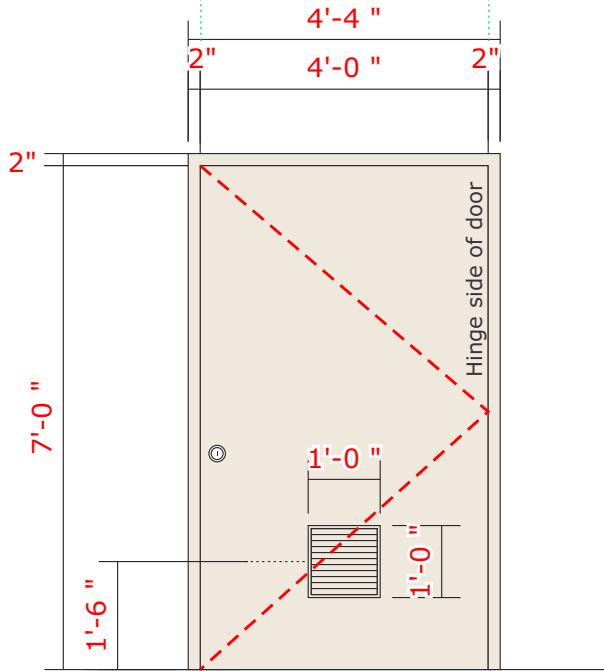
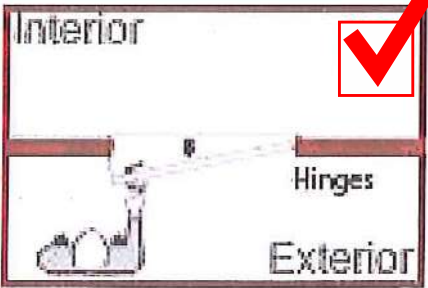
TDLR: 18010 • MET: E113766  
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DOOR TOP VIEW Scale: 3/8"=1'-0"



A door shown in elevation is generally delineated to show the side on which the hinges are placed. This is done by drawing a dotted line from the top and bottom corner of the door on one side to the center of the door on the opposite side. The side of the door that has the hinges is the center-point where the two dotted lines intersect.

JJ

(LH00) LEFT-HAND DOOR

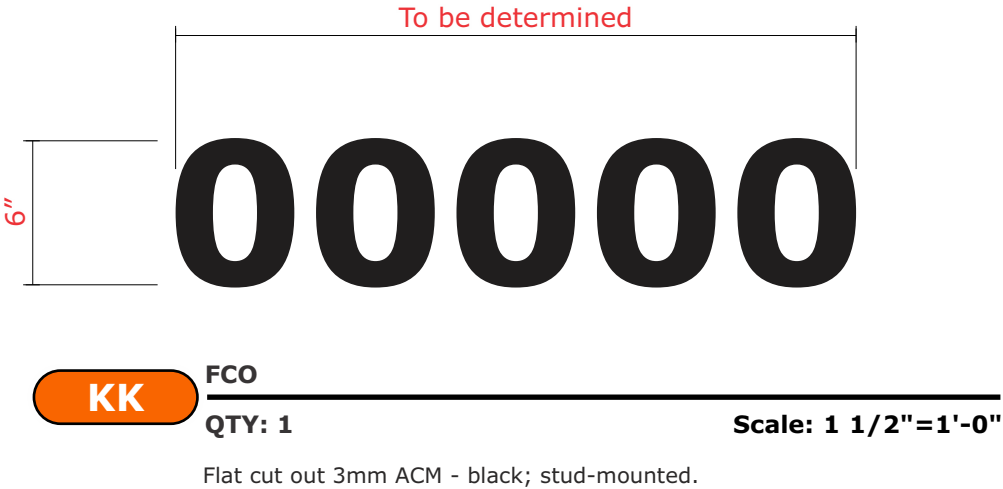
QTY: (1) required Scale: 3/8"=1'-0"

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_



- Address to be confirmed.
- Exact placement to be determined in the field & must abide by code.



CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Job Name 

Item 9.



MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM  
973, MANOR, TX 78653  
  
Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR,  
TX - ALL SIGNS - R3  
  
Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



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MANOR, TX

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1.10.23/gh/R3 colors



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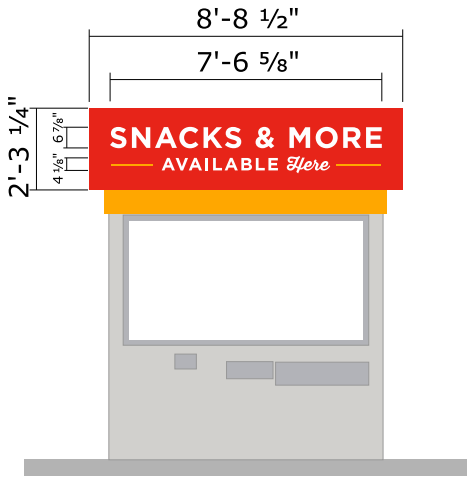
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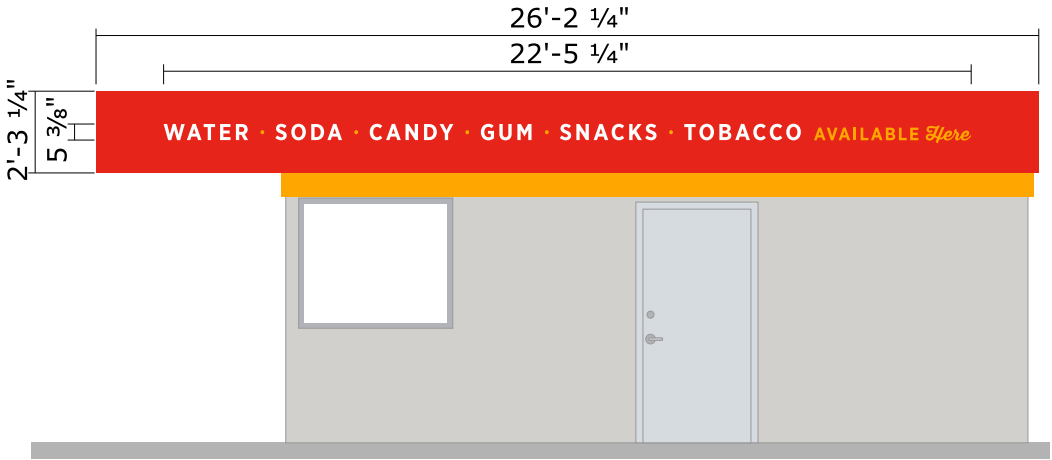
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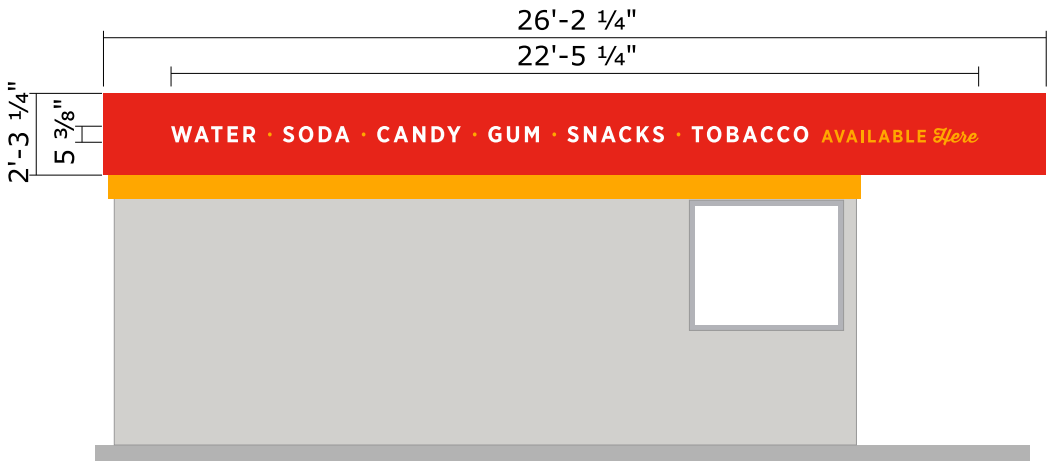
Front



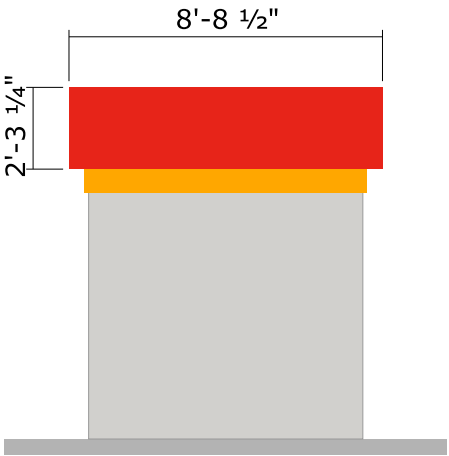
Left

**Note:**  
Remove any existing obstruction(s) that may block the new applied vinyl decals on the ACM panels.

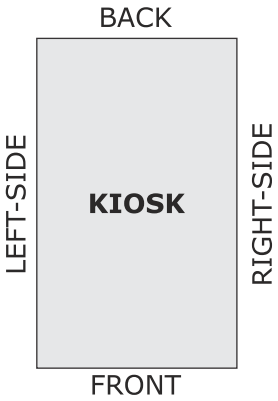
Any existing objects (such as cameras) that are blocking the area of graphics, may only be removed temporary and re-installed back on ACM panels after the new decal is applied.



Right



Rear



FRONT

Top View

**NOTE: AS BUILT SURVEY REQUIRED PRIOR TO PRODUCTION**

LL

READY TO APPLY VINYL COPY ON ACM PANELS

QTY: (3)

Scale: 3/16" = 1'-0"

SPECIFICATIONS

- Produce vinyl decals and apply to the existing red ACM panel areas.
- Die cut letters to be applied on (3) sides of the existing **front, right & left** sides of ACM panels on kiosk.

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_



ORACAL 951  
010 WHITE  
(OPAQUE)



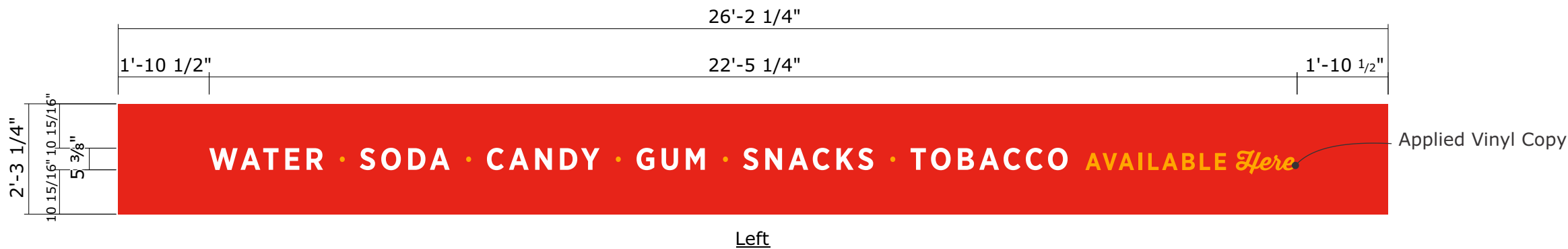
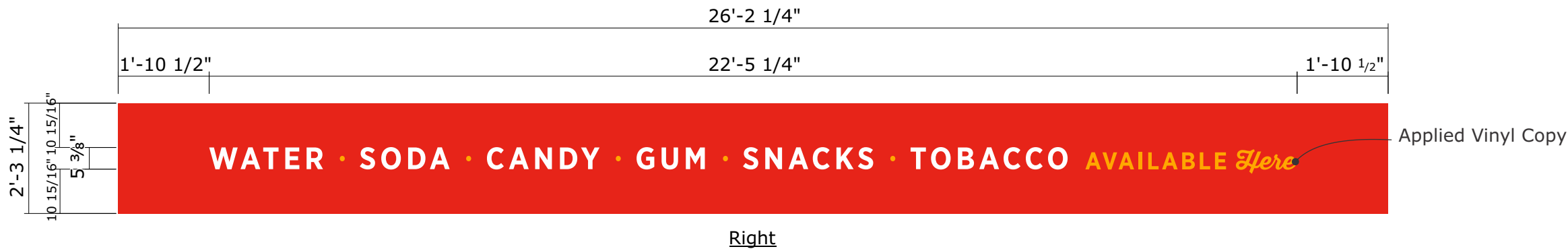
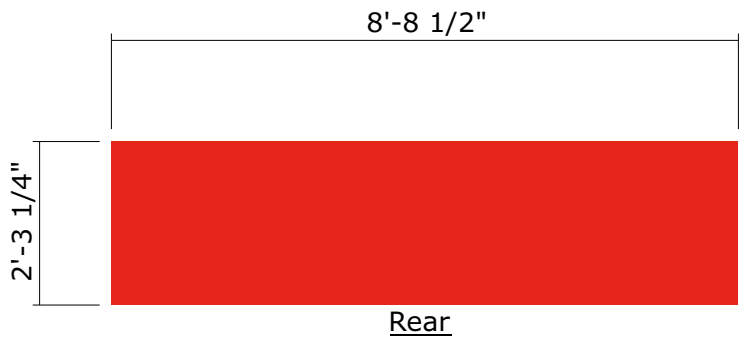
ORAGUARD 215  
019 SIGNAL  
YELLOW  
(OPAQUE)



PANTONE  
485C RED  
(DIGITAL PRINT)



PANTONE  
130C YELLOW  
(DIGITAL PRINT)



**NOTE: AS BUILT SURVEY REQUIRED PRIOR TO PRODUCTION**

**LL**

**READY TO APPLY VINYL COPY ON ACM PANELS**

**QTY: (3)**

**Scale: 3/8" = 1'-0"**

**SPECIFICATIONS**

- Produce vinyl decals and apply to the existing red ACM panel areas.
- Die cut letters to be applied on (3) sides of the existing **front, right & left** sides of ACM panels on kiosk.

**CUSTOMER APPROVAL**

**APPROVED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_ / \_\_\_\_ / \_\_\_\_



ORACAL 951  
010 WHITE  
(OPAQUE)



ORAGUARD 215  
019 SIGNAL  
YELLOW  
(OPAQUE)



PANTONE  
130C YELLOW  
(DIGITAL PRINT)

Job Name Item 9.



**MANOR, TX**

☒ **Proposal Drawing**  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM  
973, MANOR, TX 78653

Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR,  
TX - ALL SIGNS - R3

Proposal #: 69416  
Job #: 22-2660

**Revisions** (M/D/Y)-(initials): desc.

1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



**TDLR: 18010 • MET: E113766**

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COLUMN GUIDELINES CONCERNING WRAPS

- 1) We **can move** up Fire Extinguisher Signs and Handicap Signs
- 2) We **can move** down Hand Sanitizer Dispensers and Diesel Glove Signs
- 3) We **cannot move** the actual Fire Extinguishers themselves (or J-boxes)
- 4) If more than 1 non-movable obstruction exists then **no wrap should be applied to that column** at all (we will only install 4 & 3-sided wraps)
- 5) When there is a 1 drink cooler or ice machine on a column and no other obstruction then column should receive 3-sided wrap. If two obstructions anywhere then column will receive no wrap
- 6) Wrap as many columns as possible – if only one column ends up being wrapped then that is ok
- 7) If obstruction existing on column other than **FIRE EXTINGUISHER, POWER SUPPLY** then **OBSTRUCTION CAN BE MOVED ABOVE COLUMN WRAP.**

Obstruction Sign

Remove & relocate any existing column signs?

☐ To be determined.

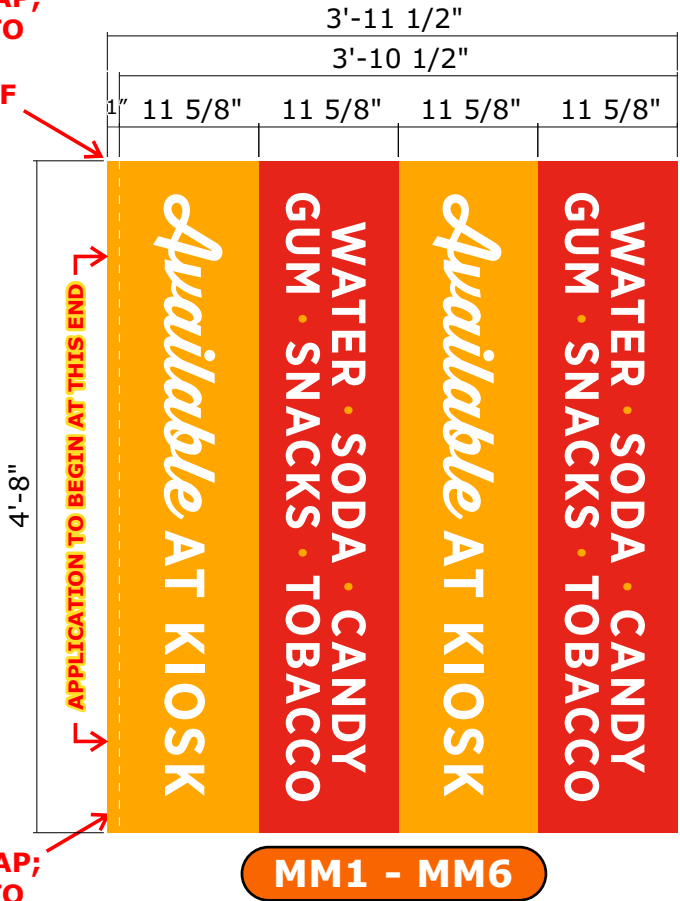
☐ No.

☒ Yes, remove existing column sign panel from column & reinstall above new wrap on same column.

NOTE: AS BUILT SURVEY REQUIRED PRIOR TO PRODUCTION

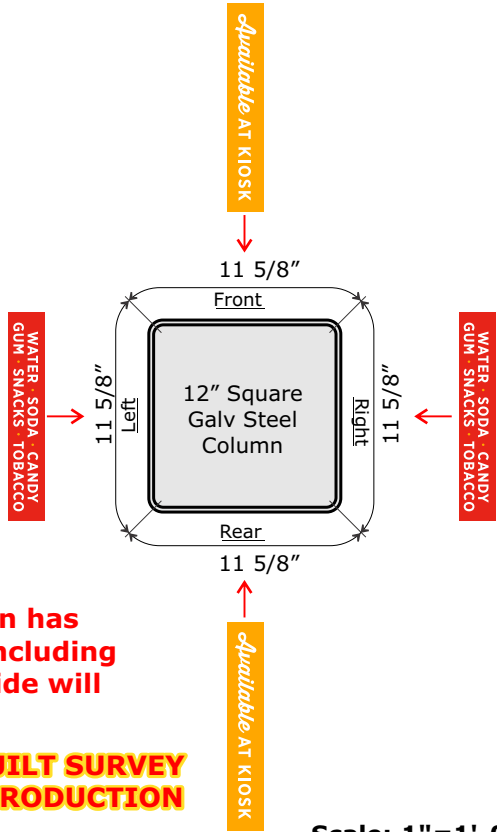
1" OVERLAP;  
MARKER TO  
ALIGN ON  
MIDDLE OF  
CORNER

1" OVERLAP;  
MARKER TO  
ALIGN ON  
MIDDLE OF  
CORNER



Each 12" square column has a perimeter of 46 1/2" including radius corners. Each side will equal to 11 5/8"

NOTE: CONFIRM, AS BUILT SURVEY REQUIRED PRIOR TO PRODUCTION



Scale: 1"=1'-0"

MM

COLUMN VINYL WRAPS

QTY: 6

Scale: 3/4"=1'-0"

SPECIFICATIONS

Mfg & apply (6) ready to apply digitally-printed graphics wrapped for canopy columns.

- Apply on ALL columns as determined by obstruction present on columns.
- Wraps all 4 sides of column if possible if only 3 sides trim excess
- Wrap w/ 1" extra is starting spot and end with overlap of starting spot.
- determine front on back of column per orientation of kiosk and canopy.



3M Envision™ Print Wrap Film LX480mC

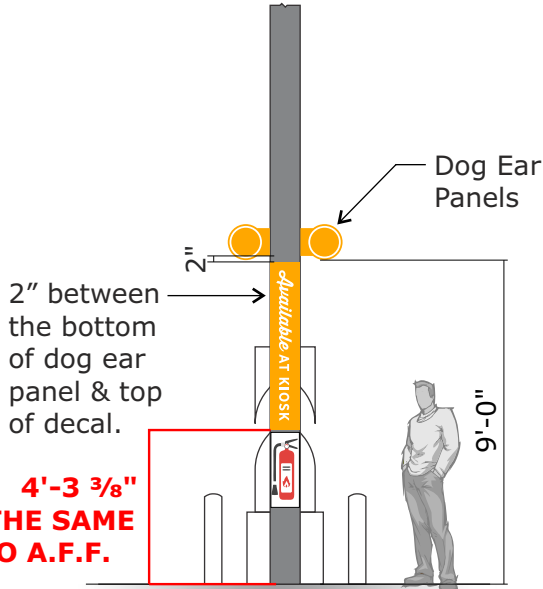
Digital Print

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

NO OBSTRUCTIONS WILL INTERFERE W 4 SIDED WRAPS ON COLUMNS

ALL WRAPS ON COLUMNS SHOULD BE THE SAME DISTANCE FROM BOTTOM OF WARP TO A.F.F.



WRAP HEIGHT  
PLACEMENT @ COLUMNS

Scale: 3/16"=1'-0"

© 2022 Comet Signs

Job Name Item 9.



MANOR, TX

☒ Proposal Drawing  
☐ Final Drawing

Client: H.E.B.  
Location: HWY 290 & FM 973, MANOR, TX 78653

Salesperson: Pete Sitterle  
Prj. Mngr.: Tammy Colson  
Date: 12.15.22  
Designer: Greg Hufford  
File Name: 22-2660 MANOR, TX - ALL SIGNS - R3

Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

1.4.23/gh/R1: MSP REVIEW  
1.4.23/gh/R2: Kiosk  
1.10.23/gh/R3 colors



TDLR: 18010 • MET: E113766

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COLUMN GUIDELINES CONCERNING WRAPS

- 1) We **can move** up Fire Extinguisher Signs and Handicap Signs
- 2) We **can move** down Hand Sanitizer Dispensers and Diesel Glove Signs
- 3) We **cannot move** the actual Fire Extinguishers themselves (or J-boxes)
- 4) If more than 1 non-movable obstruction exists then **no wrap should be applied to that column** at all (we will only install 4 & 3-sided wraps)
- 5) When there is a 1 drink cooler or ice machine on a column and no other obstruction then column should receive 3-sided wrap. If two obstructions anywhere then column will receive no wrap
- 6) Wrap as many columns as possible – if only one column ends up being wrapped then that is ok
- 7) If obstruction existing on column other than **FIRE EXTINGUISHER, POWER SUPPLY** then **OBSTRUCTION CAN BE MOVED ABOVE COLUMN WRAP.**

**Obstruction Sign**  
Remove & relocate any existing column signs?

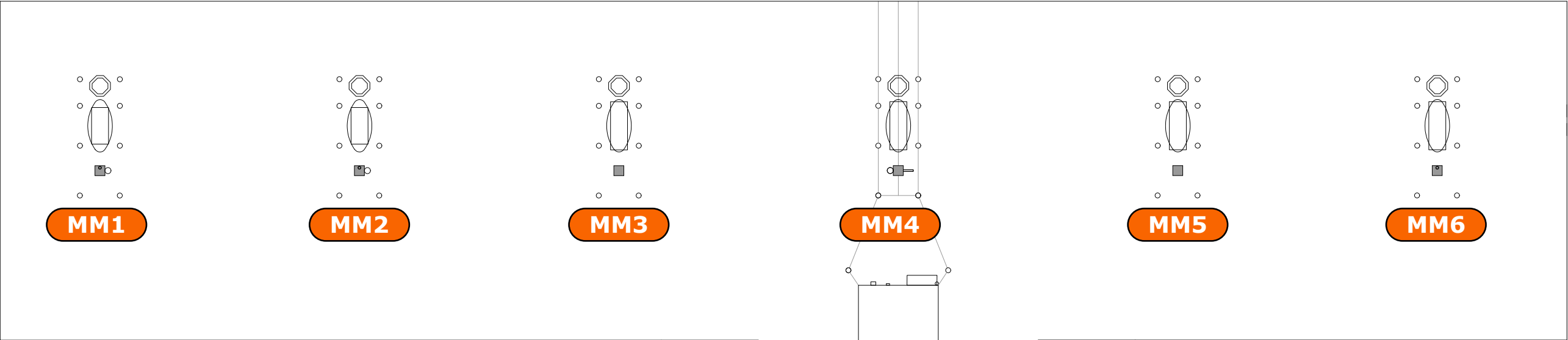
☐ To be determined.

☐ No.

☒ Yes, remove existing column sign panel from column & reinstall above new wrap on same column.

**NOTE: AS BUILT SURVEY REQUIRED PRIOR TO PRODUCTION**  
**NO DIFINITIVE PHOTOS OF EXISTING CANOPY COLUMNS**  
**AND WHAT OBSTRUCTIONS ARE PRESENT**

Right



Fuel Pump Canopy Top view

Scale: N.T.S.

SPECIFICATIONS

- Mfg & apply (6) ready to apply digitally-printed graphics wrapped for canopy columns.
- Apply on ALL columns as determined by obstruction present on columns.
  - Wraps all 4 sides of column if possible if only 3 sides trim excess
  - Wrap w/ 1" extra is starting spot and end with overlap of starting spot.
  - determine front on back of column per orientation of kiosk and canopy.

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Front

Rear

Job Name Item 9.



MANOR, TX

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File Name: 22-2660 MANOR,  
TX - ALL SIGNS - R3

Proposal #: 69416  
Job #: 22-2660

Revisions (M/D/Y)-(initials): desc.

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- 1.10.23/gh/R3 colors



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MANOR, TX

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**NOTE: CONFIRM HOURS PRIOR TO PRODUCTION**

NN

READY TO APPLY VINYL DECAL

QTY: (1)

Scale: 1:2

SPECIFICATIONS

- Produce vinyl decal and apply as shown in example.
- Mfg & apply (1) digitally printed decal.
  - First surface application
  - 2" on either side away from window mullion.



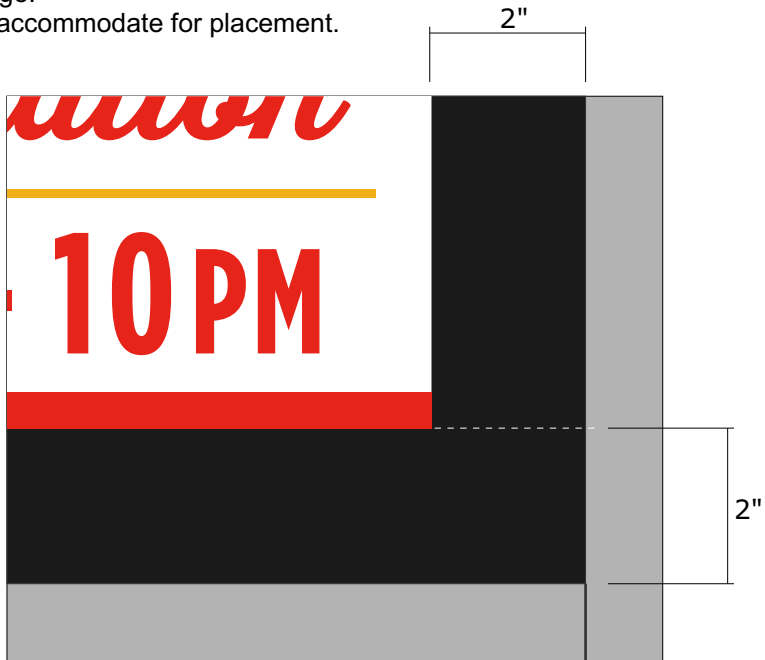
3M Controltac Graphic Film 160C  
Digital Print

CUSTOMER APPROVAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_



Signs install on outside of glass placed in top right and bottom right corners as shown.  
2" on either side away from window edge.  
Relocate any non-required signage to accommodate for placement.



Scale: 1:2



MANOR, TX

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TX - ALL SIGNS - R3

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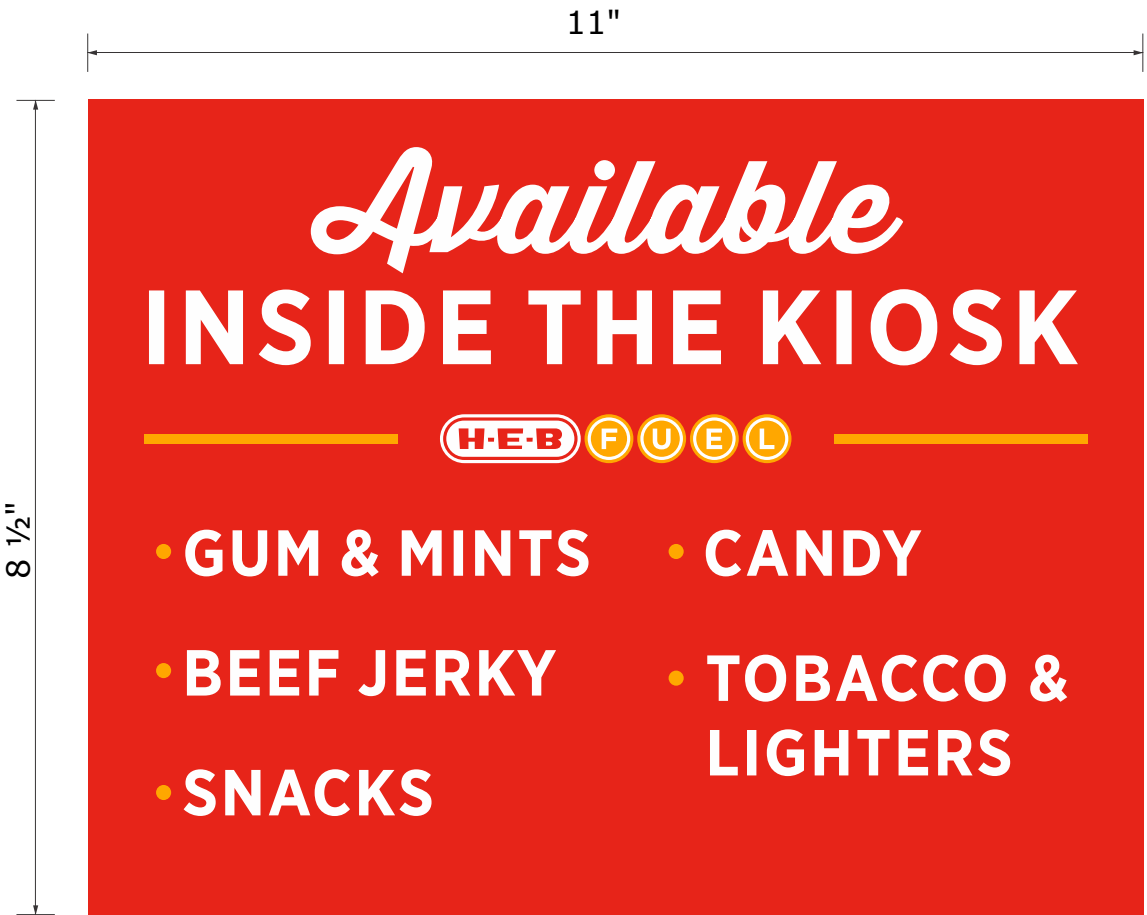
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NP:97.24.06\_Available\_InsideTheKiosk\_REV\_1.ai

OO

READY TO APPLY VINYL DECAL

QTY: (1)

Scale: 1:2

SPECIFICATIONS

Produce vinyl decal and apply as shown in example.

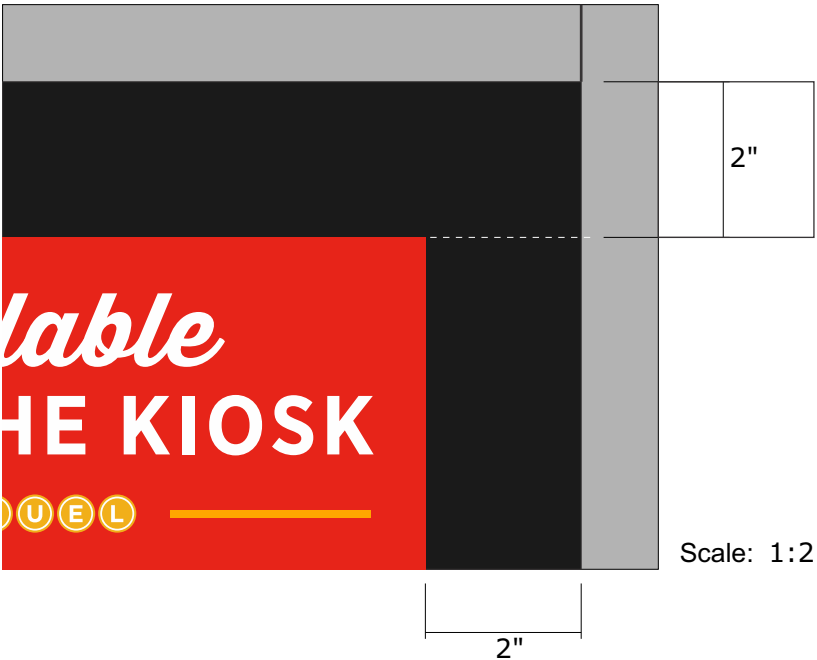
- Mfg & apply (1) digitally printed decal.
- First surface application
- 2" on either side away from window mullion.



3M Controlltac Graphic Film 160C  
Digital Print

CUSTOMER APPROVAL

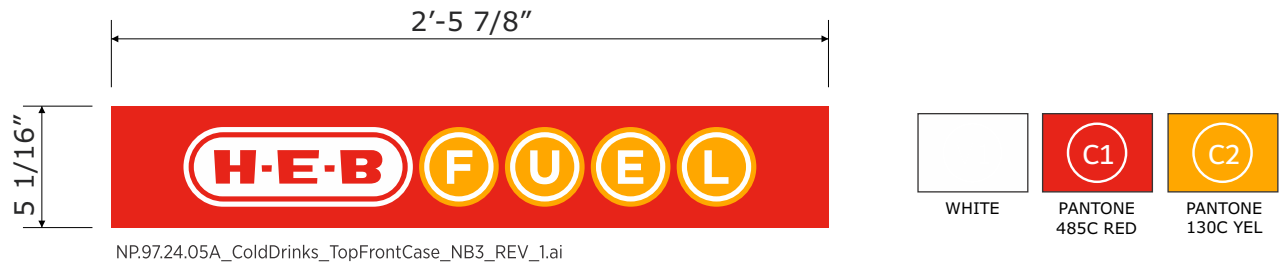
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_



Scale: 1:2

2"





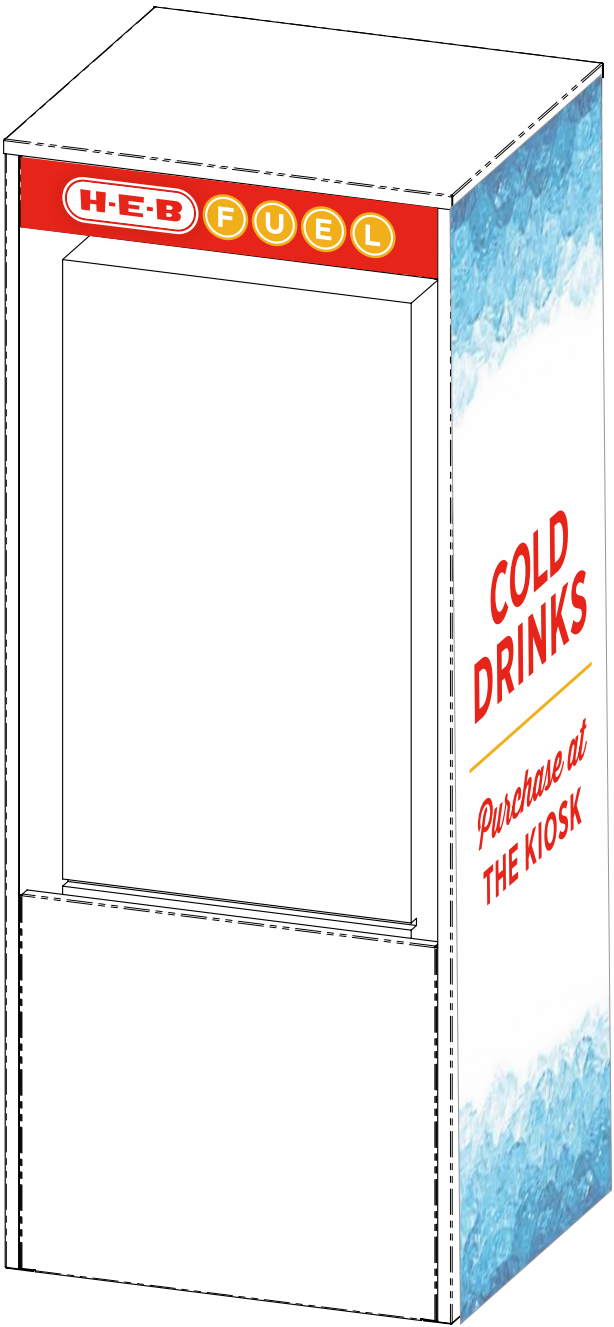
**Specifications:**  
Digitally printed 3mm ACM to be installed into cooler header.

**PP** **Direct Print ACM Cooler Header**  
**Qty: (1) ONE** Scale: 1/2" = 1'-0"



**Specifications:**  
Digitally printed vinyl graphics  
W/ UV laminate. Applied first surface  
to both sides of drink cooler.

**QQ** **Digitally Printed Decals - Cooler Graphics**  
**Qty: (2) TWO** Scale: 3/4" = 1'-0"



INSTALLED RENDERING: NOT TO SCALE



MANOR, TX

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