



Felix Paiz, Chair, Place 4
Prince Chavis, Vice Chair, Place 2
Julie Leonard, Place 1
Gabriel Nila, Place 3
Jeffrey Stensland, Place 5
Cecil Meyer, Place 6
Jim Terry, Place 7
Vacant, Alternate No. 1
Vacant, Alternate No. 2

Planning & Zoning Commission Regular Meeting

Wednesday, April 09, 2025 at 6:30 PM

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

AGENDA

This meeting will be live streamed on Manor's YouTube Channel
You can access the meeting at <https://www.cityofmanor.org/page/livestream>

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

Non-Agenda Item Public Comments (white card): 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.

Agenda Item Public Comments (yellow card): Comments will be taken from the audience on non-agenda and agenda items combined for a length of time, not to exceed five (5) minutes total per person on all items, except for Public Hearings. Comments on Public Hearing items must be made when the item comes before the Board/Commission/Committee and, not to exceed two (2) minutes per person. No Action or Discussion May be Taken by the Board/Commission/Committee during Public Comments on Non-Agenda Items.

To address the Board/Commission/Committee, please complete the white or yellow card and present it to the city staff designee prior to the meeting.

PUBLIC HEARING

- 1. Conduct a public hearing on a Rezoning application for two (2) lots on 23.809 acres, more or less, and being TCAD parcel 236885 also known as 12522 and 12542 Old Kimbro Rd., Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.**
Applicant: Jiwon Jung
Owner: Wonik Materials North America LLC
- 2. Conduct a public hearing on a rezoning application for one (1) lot on 0.3156 acres, more or less, and being TCAD parcel 238781 also known as 309 Lexington St., Manor, TX from (SF-1) Single Family Suburban to (NB) Neighborhood Business.**
Applicant: Jeff Turner
Owner: Jeff Turner

- 3. Conduct a public hearing on a Specific Use Permit for a Commercial gas station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being located at the northwest intersection of Old Manor Taylor Rd and FM 973, Manor, TX.**
Applicant: Sotol Ventures
Owner: Okra Land Inc.
- 4. Conduct a public hearing on a Concept Plan Amendment for the Monarch Ranch Subdivision, four hundred (400) lots on 120.833 acres, more or less, and being located at the southwest corner of the intersection of Gregg Lane and FM 973, Manor, TX.**
Applicant: Jamison Civil Engineering LLC
Owner: Blackburn Communities LLC

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.

- 5. Consideration, discussion, and possible action to approve the minutes for March 12, 2025, Planning and Zoning Commission Regular Session.**

REGULAR AGENDA

- 6. Consideration, discussion, and possible action on a Rezoning application for two (2) lots on 23.809 acres, more or less, and being TCAD parcel 236885 also known as 12522 and 12542 Old Kimbro Rd., Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.**
Applicant: Jiwon Jung
Owner: Wonik Materials North America LLC
- 7. Consideration, discussion, and possible action on a rezoning application for one (1) lot on 0.3156 acres, more or less, and being TCAD parcel 238781 also known as 309 Lexington St., Manor, TX from (SF-1) Single Family Suburban to (NB) Neighborhood Business.**
Applicant: Jeff Turner
Owner: Jeff Turner
- 8. Consideration, discussion, and possible action on a Specific Use Permit for a Commercial gas station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being located at the northwest intersection of Old Manor Taylor Rd and FM 973, Manor, TX.**
Applicant: Sotol Ventures
Owner: Okra Land Inc.
- 9. Consideration, discussion, and possible action a Concept Plan Amendment for the Monarch Ranch Subdivision, four hundred (400) lots on 120.833 acres, more or less, and being located at the southwest corner of the intersection of Gregg Lane and FM 973, Manor, TX.**
Applicant: Jamison Civil Engineering LLC
Owner: Blackburn Communities LLC

10. Consideration, discussion, and possible action on accepting the resignation of Planning and Zoning Commission Chair Felix Paiz from the Tree Committee.

11. Consideration, discussion, and possible action on recommending a new Commissioner for appointment to the Tree Committee.

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, April 4, 2025, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/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 10 days prior to this meeting. Please contact the City Secretary at 512.215.8285 or e-mail lalmaraz@manortx.gov



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 12, 2025
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning application for two (2) lots on 23.809 acres, more or less, and being TCAD parcel 236885 also known as 12522 and 12542 Old Kimbro Rd., Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

Applicant: Jiwon Jung

Owner: Wonik Materials North America LLC

BACKGROUND/SUMMARY: This rezoning is occurring after the completion of annexation of the property into Manor's full purpose city limits as of March 5th, 2025. This property is and has been planned for industrial use.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of intent
- Zoning map
- Annexation ordinance
- Additional Files

- Aerial image
- Public notice
- Mailing labels

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Open, Close, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning application for two (2) lots on 23.809 acres, more or less, and being TCAD parcel 236885 also known as 12522 and 12542 Old Kimbro Rd., Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

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

Development Services
City of Manor
105 E Eggleston Street
Manor, TX 78653
Aug 6th, 2024

Letter of Intent for Rezoning

Dear City of Manor, Planning and Zoning

Project Address: 12522 and 12542 Old Kimbro Rd, Manor, TX 78653
Property ID: 236879 and 236885
Legal Description: Lot 5 Kimbro Road Estates and Lot 4 Kimbro Road Estates

The property owner seeks to rezone the 13.789-acre of lot 5 and 10.020-acre of lot 4, located at 12522 and 12542 Old Kimbro Rd, Manor, TX 78653 from Manor ETJ (Extra-Territorial Jurisdiction) to IN-2 (Heavy Industrial). As the subject properties are designated as an Employment Center, which includes industrial uses on the City of Manor's Future Land Use Map, the owner seeks an opportunity to respond to the growth of the City. The subject property engages in the storage of, or manufacturing processes using flammable, or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. The subject property will be engaging in hazardous materials storage, testing, and delivery of them.

Rezoning this tract will provide an opportunity to support the City's expansion and economic diversity objectives. The properties are situated along Old Kimbro Road, and the proposed rezoning will not adversely impact adjacent properties or the broader vision for the City of Manor as it aligns with the City of Manor's Future Use.

I appreciate your careful consideration of the proposed rezoning and please feel free to contact me at asset@buildblock.io if you require any additional information or have questions regarding this matter.

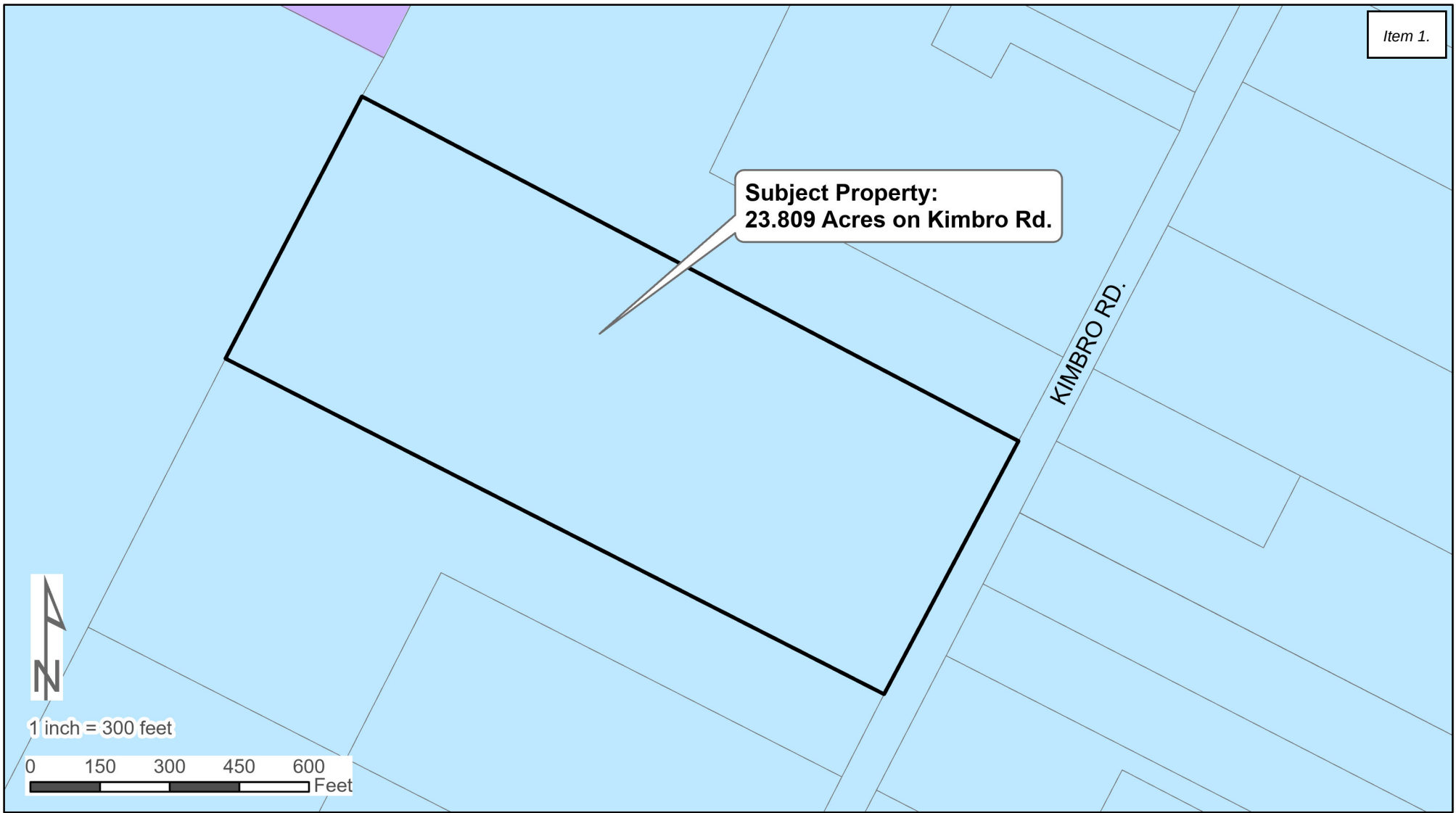
Sincerely,

Owner

Wonik Materials North America LLC
N115 W 19392 Edison Dr,
Germantown, WI 53022

Owner's Representative

Build Block Development Inc.
527 Molino St, #101
Los Angeles, CA 90013



Proposed Zoning:
IN-2 Heavy Industrial

Current Zoning:
Agricultural (A)

Zoning Legend

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

ORDINANCE NO. 778

AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING 23.809 ACRES OF LAND, MORE OR LESS LOCATED IN TRAVIS COUNTY, TEXAS, INCLUDING THE ABUTTING STREETS, ROADWAYS, AND RIGHTS-OF-WAY INTO THE CORPORATE LIMITS OF THE CITY, AT THE REQUEST OF THE PROPERTY OWNER; APPROVING AN AGREEMENT FOR THE PROVISION OF SERVICES FOR THE ANNEXED AREA; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Manor, Texas (the “City”) is a home rule municipality authorized by State law to annex territory lying adjacent and contiguous to the City;

WHEREAS, the owner of the property, as hereinafter described, made written request for the City to annex such property in compliance with Texas Local Government Code;

WHEREAS, the property is adjacent and contiguous to the present city limits;

WHEREAS, the City Council of the City (the “City Council”) heard and has decided to grant the owners’ request that the City annex said property;

WHEREAS, a public hearing was conducted prior to consideration of this Ordinance in accordance with §43.0673 of the Texas Local Government Code;

WHEREAS, notice of the public hearing was published not more than twenty (20) nor less than ten (10) days prior to the public hearing;

WHEREAS, the City intends to provide services to the property to be annexed according to the agreement for the provision of services attached hereto as Exhibit “B”.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS:

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are hereby incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. All portions of the following described property (hereinafter referred to as the “Annexed Property”), not previously annexed into the City, including abutting streets, roadways, and rights-of-way, are hereby annexed into the corporate limits of the City of Manor:

Being 23.809 acres of land, more or less, out of the A. C. Caldwell Survey No. 52, Abstract 154, Travis County, Texas, consisting of a portion of the existing variable width Right-of-Way of Old Kimbro Road, also known as Old Highway No. 20, said 7.054 acres being more particularly described by metes and bounds in instrument recorded in Volume 79, Page 12 of the Plat Records of Travis County, Texas, said (7.054 acre) tract, being a portion of the certain (11.05 acre) tract of land as conveyed to Natalino Camilleri by deed recorded in Volume 10123, Page 582, Real Property Records of Travis County, Texas, being more particularly described in Exhibit "A."

SECTION 3. That the provision of services agreement submitted herewith is hereby approved as part of this Ordinance, made a part hereof and attached hereto as Exhibit "B".

SECTION 4. That the future owners and inhabitants of the Annexed Property shall be entitled to all of the rights and privileges of the City as set forth in the provisions of services agreement attached hereto as Exhibit "B", and are further bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be hereafter adopted.

SECTION 5. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Manor.

SECTION 6. That the Annexed Property shall be temporarily zoned Agricultural District "A" as provided in the City Zoning Ordinance, as amended, until permanent zoning is established therefore.

SECTION 7. That if any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Texas Local Government Code.

SECTION 9. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that the public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Texas Local Government Code.

PASSED AND APPROVED FIRST READING on this 19th day of February 2025.

PASSED AND APPROVED SECOND AND FINAL READING on this 5th day of March 2025.

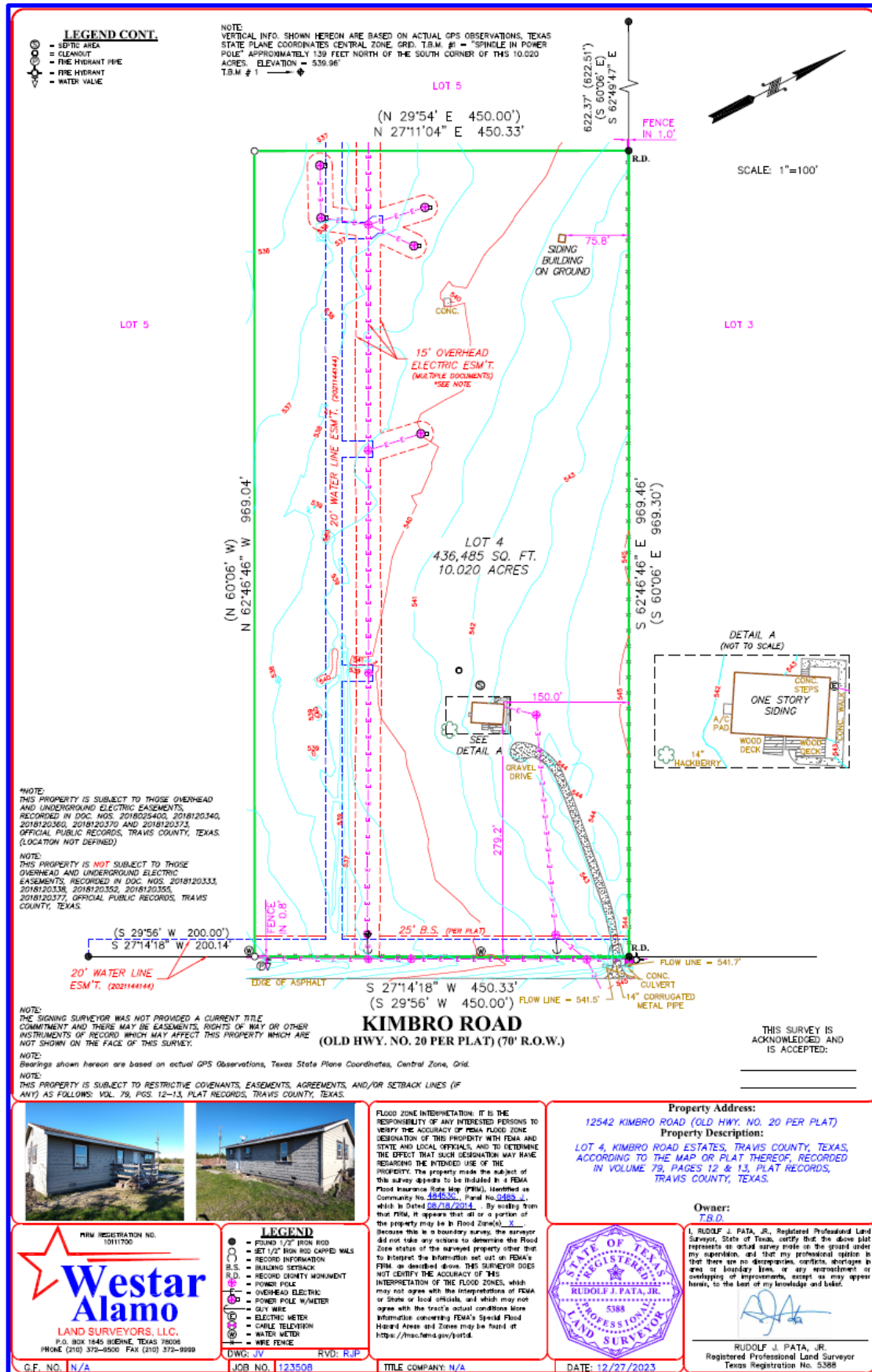
THE CITY OF MANOR, TEXAS

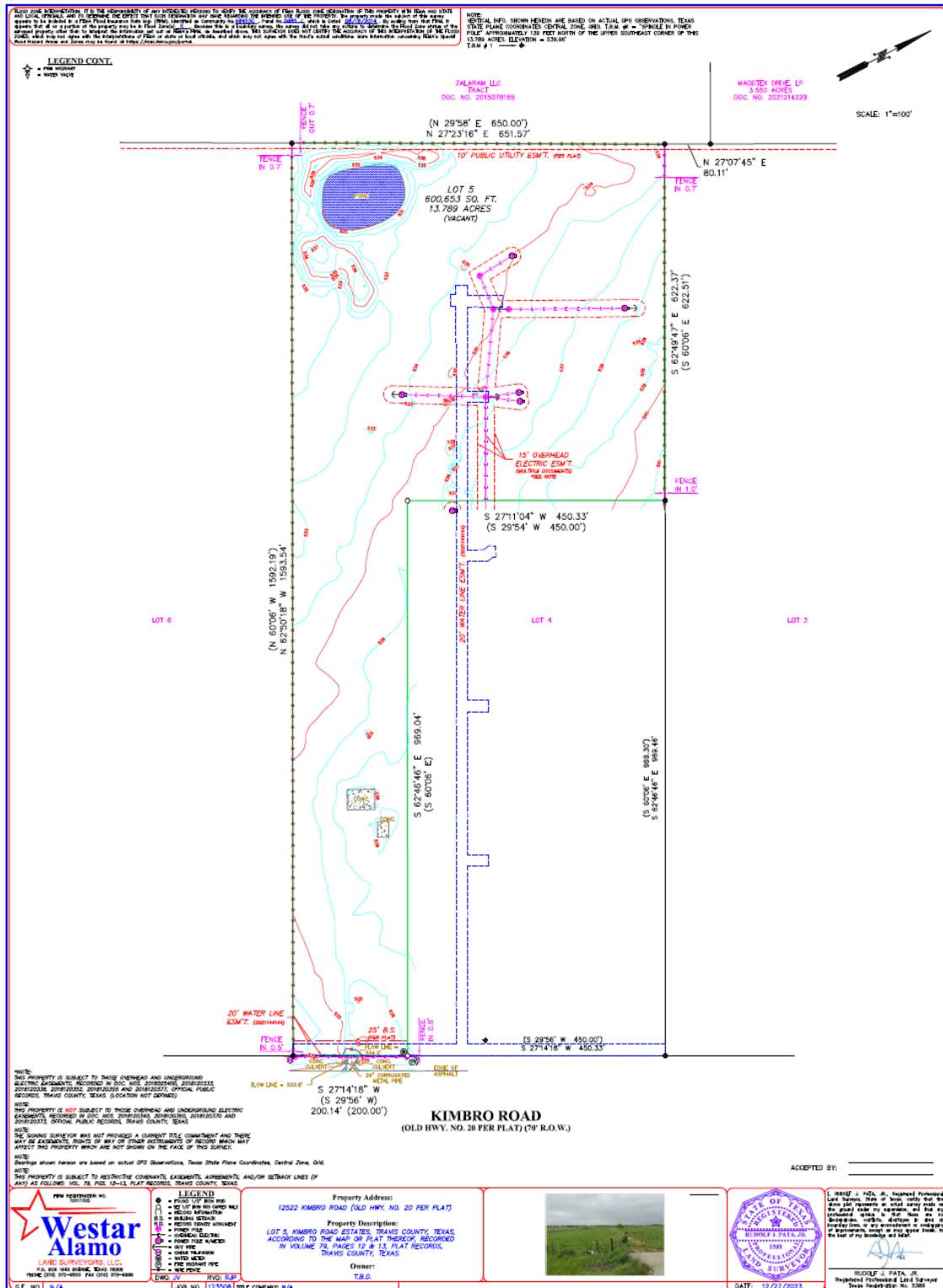
Dr. Christopher Harvey,
Mayor

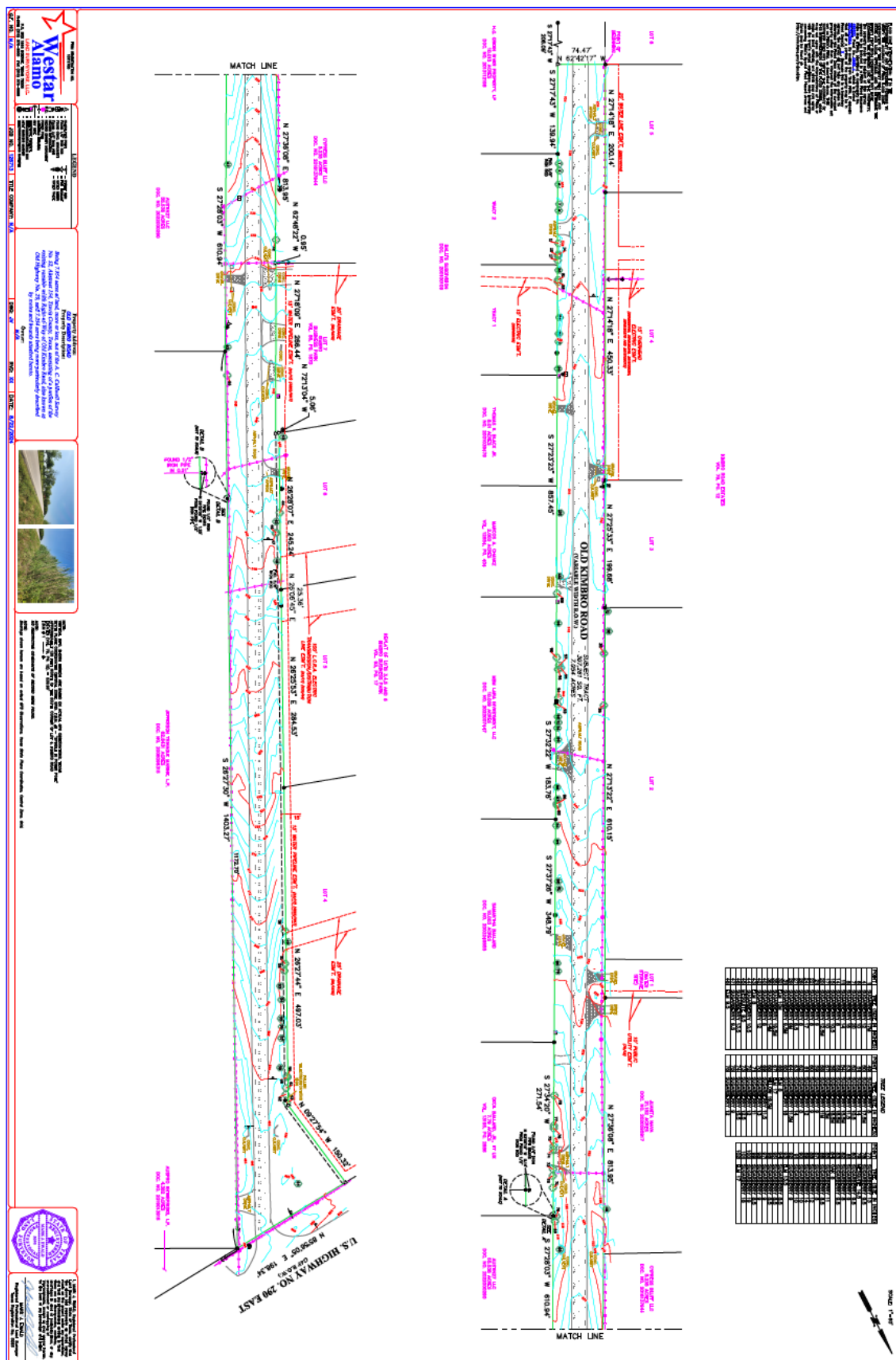
ATTEST:

Lluvia T. Almaraz
City Secretary

Exhibit "A"
Subject Property Description
+/- 23.809 Acres







METES AND BOUNDS

Being 7.054 acres of land, more or less, out of the A. C. Caldwell Survey No. 52, Abstract 154, Travis County, Texas, consisting of a portion of the existing variable width Right-of-Way of Old Kimbro Road, also known as Old Highway No. 20, said 7.054 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the upper southwest corner of this 7.054 acres, same being the southeast corner of Lot 5 and the East corner of Lot 6, Kimbro Road Estates (Volume 79, Page 12), same also being on the northwest Right-of-Way line of said Old Kimbro Road and the **POINT OF BEGINNING**;

THENCE along the northwest Right-of-Way line of said Old Kimbro Road the following courses and distances:

North 27 degrees 14 minutes 18 seconds East, at a distance of 200.14 feet pass a 1/2 inch iron rod found for the East corner of said Lot 5 and the South corner of Lot 4 of said Kimbro Road Estates, and continuing for a total distance of 650.47 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of said Lot 4 and the southeast corner of Lot 3 of said Kimbro Road Estates;

North 27 degrees 25 minutes 33 seconds East, a distance of 199.68 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of said Lot 3 and the southeast corner of Lot 2 of said Kimbro Road Estates;

North 27 degrees 13 minutes 22 seconds East, a distance of 610.15 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of Lot 1 of said Kimbro Road Estates and the southeast corner of the Juanita Nava 21.152 acres (Document Number 2020095917);

North 27 degrees 36 minutes 08 seconds East, a distance of 813.95 feet to a point for an angle corner, same being the East corner of the Cypress Bluff LLC 5.235 acres (Document Number 2016137944)

North 62 degrees 48 minutes 22 seconds West, a distance of 0.95 feet to a point for an angle corner; same being the southeast corner of Lot 7, Kimbro Business Park (Volume 86, Page 187D);

North 27 degrees 18 minutes 09 seconds East, a distance of 266.44 feet to a point for an angle corner, same being the East corner of said Lot 7;

North 72 degrees 13 minutes 04 seconds West, a distance of 5.06 feet to a point for an angle corner, same being the southeast corner of Lot 6, Replat of Lots 3,4,5 and 6, Kimbro Business Park (Volume 93, Page 17);

North 26 degrees 28 minutes 07 seconds East, a distance of 245.24 feet to a 5/8 inch iron rod found for the East corner of said Lot 6 and the southeast corner of said Lot 5;

North 26 degrees 06 minutes 45 seconds East, a distance of 25.36 feet to a 1/2 inch iron rod found for an angle corner;

North 26 degrees 25 minutes 53 seconds East, a distance of 284.53 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of said Lot 5 and the southeast corner of said Lot 4;

North 26 degrees 27 minutes 44 seconds East, a distance of 497.03 feet to a point for an angle corner;

North 09 degrees 27 minutes 54 seconds West, a distance of 150.32 feet to a point for the lower northeast corner of this 7.054 acres, same being the East corner of said Lot 4 and the intersection of the northwest Right-of-Way line of said Old Kimbro Road and the South Right-of-Way line of U.S. Highway No. 290 East;

THENCE along the South Right-of-Way line of said Highway 290, North 85 degrees 56 minutes 05 seconds East, a distance of 198.34 feet to a 1/2 inch iron rod found for the upper northeast corner of this

7.054 acres, same being the intersection of the South Right-of-Way line of said Highway 290 and the southeast Right-of-Way line of said Old Kimbro Road, same also being the North corner of the Jefferson Triangle Marine, L.P. 62.8431 acres (Document Number 2008096315) and the West corner of the Auspro Enterprises, L.P. 4.382 acres (Document Number 2019013915);

THENCE along the southeast Right-of-Way line of said Old Kimbro Road the following courses and distances:

South 26 degrees 27 minutes 30 seconds West, at a distance of 1172.70 feet pass a 1/2 inch iron pipe found to the right 0.51 feet, and continuing for a total distance of 1403.27 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Jefferson 62.8431 acres and the North corner of the Austin27 LLC 55.538 acres (Document Number 2022000290);

South 27 degrees 28 minutes 03 seconds West, a distance of 610.94 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Austin27 55.538 acres and the North corner of the Cecil Ballard, Jr., et ux 7.79 acres (Volume 13195, Page 2886)

South 27 degrees 34 minutes 20 seconds West, a distance of 271.54 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Ballard 7.79 acres and the North corner of the Samantha Ballard 10.003 acres (Document Number 2003249855);

South 27 degrees 37 minutes 26 seconds West, a distance of 348.79 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Ballard 10.003 acres and the North corner of the MBM Lara Investment, LLC 10.009 acres (Document Number 2022007447);

South 27 degrees 32 minutes 22 seconds West, a distance of 183.76 feet to a concrete monument found for an angle corner;

South 27 degrees 23 minutes 23 seconds West, a distance of 857.45 feet to a 3/8 inch iron rod found for an angle corner, same being the West corner of Tract 2, Balli's Subdivision (Document Number 200100109) and the North corner of the H.G. Green River Property, LP 10.015 acres (Document Number 2013112198);

South 27 degrees 17 minutes 43 seconds West, a distance of 139.94 feet to a point for the lower southwest corner of this 7.054 acres, from which a 1/2 inch iron rod found for the West corner of said Green River 10.015 acres bears South 27 degrees 17 minutes 43 seconds West, a distance of 206.09 feet;

THENCE crossing the existing Right-of-Way of said Old Kimbro Road, North 62 degrees 42 minutes 17 seconds West, a distance of 74.47 feet to the **POINT OF BEGINNING**, and containing 7.054 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings Shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
August 22, 2024



**Exhibit “B”
AGREEMENT REGARDING POST-ANNEXATION
PROVISION OF SERVICES
FOR PROPERTY TO BE ANNEXED INTO THE CITY OF MANOR**





3/26/2025

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 12522 & 12542 Old Kimbro Road Rezoning from (A) Agricultural to (IN-2) Heavy Industrial
 Case Number: 2024-P-1681-ZO
 Case Manager: Michael Burrell
 Contact: 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 a Rezoning Application for 12522 & 12542 Old Kimbro Road, Manor, TX from (A) Agriculture to (IN-2) Heavy Industrial. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning application for two (2) lots on 23.809 acres, more or less, and being located at TCAD Property ID 236885 also known as 12522 and 12542 Old Kimbro Road, Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

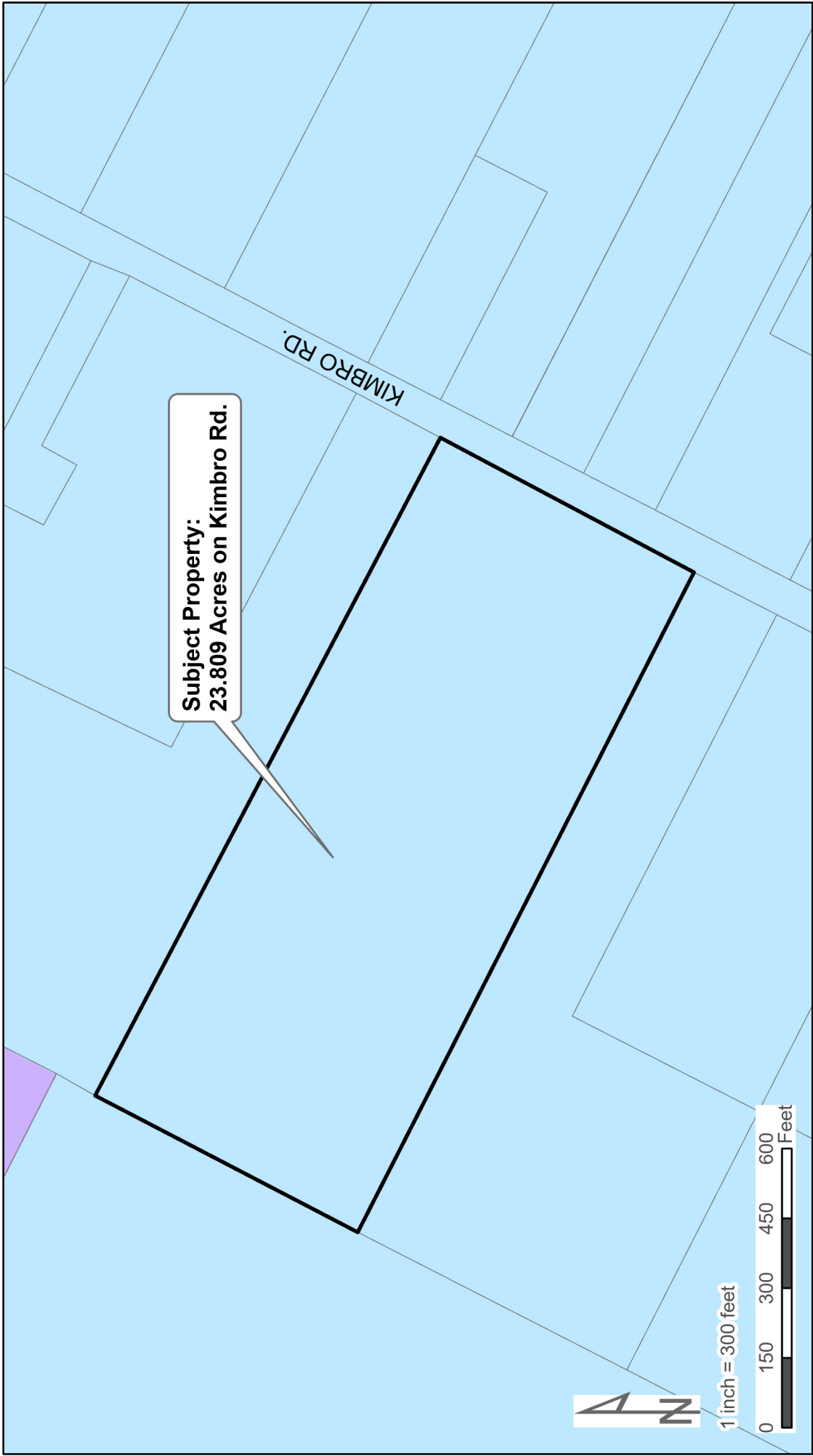
Applicant: Jiwon Jung

Owner: Wonik Materials North America LLC

The Planning and Zoning Commission will meet at 6:30PM on April 9, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 16, 2025 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.



Zoning Legend

Agricultural	MH-1	Manufactured Home	C-3	Heavy Commercial
Single Family Estate	MH-2	Manufactured Home Park	IN-1	Light Industrial
Single Family Suburban	OS	Open Space	IN-2	Heavy Industrial
Single Family Standard	I-1	Institutional-Small	NB	Neighborhood Business
Two-Family Residential	I-2	Institutional-Large	DB	Downtown Business
Townhome	GO	General Office	PUD	Planned Unit Development
Multi-Family 15	C-1	Light Commercial	ETJ	Extra-Territorial Jurisdiction
Multi-Family 25	C-2	Medium Commercial		

Proposed Zoning:
IN-2 Heavy Industrial

Current Zoning:
Agricultural (A)

ZALARAM LLC
30 CHADWICK DR
DOVER, DE 19901-5827

CAMILLERI NATALINO
10812 WILKINSON AVE
CUPERTINO, CA 95014-4732

MBM LARA INVESTMENT LLC
721 Stansted Manor Dr
Pflugerville, TX 78660-8090

CHAVEZ MARCOS A
12555 KIMBRO RD
MANOR, TX 78653

PACE GLENN T
12545 KIMBRO RD
MANOR, TX 78653

COONS STEVEN
9603 BROWN LN
AUSTIN, TX 78754-4046

GCH BLUE RIVER PROPERTY LP
PO BOX 9952
AUSTIN, TX 78766-0952

H G GREEN RIVER PROPERTY LP
PO BOX 9952
AUSTIN, TX 78766-0952

TECHTOWN INDUSTRIAL M1 LLC
11408 Hollister Dr
Austin, TX 78739-1913

HARPER DARREL R VLB
107 VISTA AVE
ROUND ROCK, TX 78664-4357

DONOHUE BRENNER NORTON
12512 KIMBRO RD
MANOR, TX 78653

ZALARAM LLC
30 CHADWICK DR
DOVER, DE 19901-5827

MADDTEX DRIVE LP
6903 W SAM HOUSTON PKWY
NORTH HOUSTON TX 77315

CHEMICAL HAZARD ANALYSIS REPORT

WONIK MATERIALS – MANOR, TX

MARCH 31, 2025 (DRAFT)

ACS GROUP
2511 E CESAR CHAVEZ
AUSTIN, TX 78702
CONTACT@ACSGROUPLLC.COM

REVISION TABLE:

Rev #	Date	Description	Comments
0	03.31.2025	Planning / Zoning Review	Initial Submission for planning and zoning committee use and reference

DRAFT

Table of Contents

EXECUTIVE SUMMARY	4
1.0 GENERAL INFORMATION	5
1.1 Project Description	5
1.2 Applicable Codes and Standards	6
2.0 PROCESS DESCRIPTION	6
3.0 CHEMICAL CLASSIFICATION	6
3.1 Compressed Gases	7
3.2 Flammable and Combustible Liquids	7
3.3 Flammable Gas	7
3.4 Flammable Liquefied Gas	7
3.5 Oxidizing Gas	7
3.6 Pyrophoric	7
3.7 Water Reactive	8
3.8 Corrosives	8
3.9 Toxics	8
4.0 COMPLIANCE STRATEGY	9
4.1 Maximum Allowable Quantities (MAQ)	9
4.2 Control Areas	9
4.3 Group H, High-Hazard, Occupancies	9
4.4 Overall building	10
5.0 GENERAL HAZARDOUS MATERIALS REQUIREMENTS	10
5.1 Documentation	10
5.2 Release of Hazardous Materials	11
5.3 Piping	11
5.4 Ignition Source Control	11
5.5 Incompatible Materials	11
5.6 Hazardous Materials Cabinets	12
5.7 Exhausted Enclosures	12
5.8 Gas Cabinet	13
5.9 Gas Rooms	13
5.10 Signage	13
5.11 Compressed Gases	14

5.12	Emergency Wash Systems	14
5.13	Outdoor Storage Areas	15
6.0	HIGH-HAZARD (GROUP H) REQUIREMENTS	16
6.1	Wonik Materials - Group H Areas	16
6.2	Fire Protection & Detection	16
6.3	Explosion Control	16
6.4	Floor Requirements	16
6.5	Limit Controls	17
6.6	Emergency Alarms	17
6.7	Ventilation Systems	17
6.8	Electrical Classification	18
6.9	Spill Control & Secondary Containment Requirements	19
6.10	Highly Toxic and Toxic Compressed Gas Requirements	20
6.11	Hazardous Exhaust	21
6.12	Emergency & Standby Power	23
7.0	CONCLUSION	24

EXECUTIVE SUMMARY

ACS Group has prepared this Chemical Hazard Analysis (CHA) Report to describe the hazards associated with various processes and chemical storage, handling and use planned for the Wonik Materials Building (herein referenced as “project”, “Wonik”).

This report is intended to satisfy the requirements of IBC §414.1.3 for a technical opinion identifying the maximum expected quantities of hazardous materials to be stored, used in an open system, and used in a closed system.

Materials that are planned for the facility, such as flammable liquids and combustible liquids, pose physical hazards, whereas toxic and corrosive materials pose health hazards. General requirements for these materials including documentation, material releases, personnel training, ignition source control, separation of incompatible materials, system equipment, and signage are described herein.

A coordinated approach has been developed for the hazardous materials such that they will either be stored and used in quantities below the maximum allowable quantity (MAQ) per control area, or they will be appropriately protected within a Group H, High-Hazard, space. The following spaces will be designed and constructed as Group H-2 space due to the anticipated quantities of materials presenting physical hazards and health hazards:

- Gas Cylinder Storage Room

This report documents required operational controls and built-in features to mitigate the hazards. Applicable prescriptive requirements are detailed for the storage/use of each type of material in both control areas and Group H spaces. This includes requirements for the following systems:

- Fire Protection
- Limit Controls (i.e., temperature, pressure, liquid level)
- Emergency Alarm System
- Ventilation Systems
- Explosion Control
- Electrical Area Classifications
- Spill Control & Secondary Containment
- Secondary or Emergency Power

This report will focus specifically on hazardous materials, Maximum Allowable Quantities (MAQs), control areas, and high-hazard (i.e., Group H) occupancies. General building requirements, general fire protection and life safety features, as well as specific high-piled combustible storage or combustible dust requirements should be addressed in separate reports.

1.0 GENERAL INFORMATION

Per IBC §414.1.3, a report must be submitted to the building official identifying the maximum expected quantities of hazardous materials to be stored, used in a closed system, and used in an open system, and subdivided to separately address hazardous material classification categories based on Tables 307.1(1) and 307.1(2). The methods of protection from such hazards, including but not limited to control areas, fire protection systems and Group H, High-Hazard, occupancies must be detailed.

1.1 Project Description

The proposed Wonik Materials T-Project Phase 1 will involve the site development of a new site to include multiple buildings, a tank farm, and a metal canopy for tank lorry / ISO tube trailer storage. Wonik Materials supplies materials, including hazardous gases, for semiconductor production facilities.

The main building is a single-story, approximately 37,360-sf building and will consist of a gas cylinder storage area, analysis lab area, fire protection and utility area, and office area. It is understood that hazardous materials will only be stored and distributed at this location. While low volume hazardous material usage may occur at a lab-scale in the analysis area, no large-scale hazardous material usage is planned as part of this initial phase.

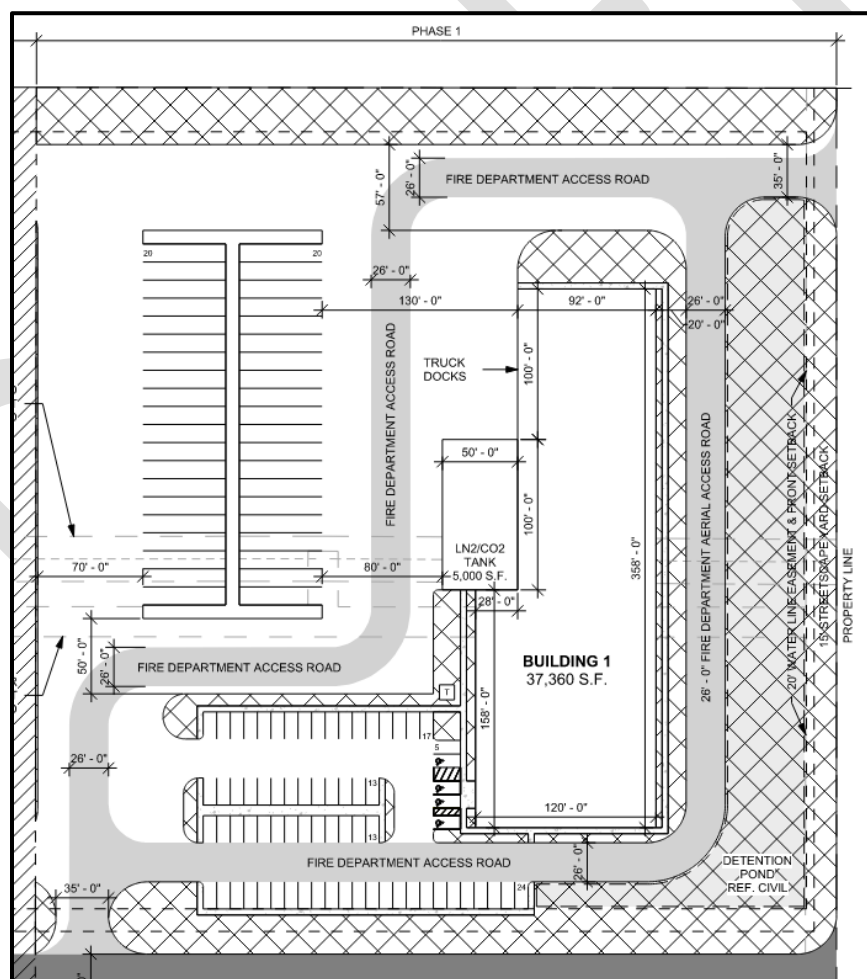


Figure 1: Wonik Materials – Site Plan

1.2 Applicable Codes and Standards

The City of Manor, Texas currently adopts the following codes and standards:

- 2015 International Fire Code (IFC)
- 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Uniform Plumbing Code
- 2020 NFPA 70, National Electrical Code (NEC)

These model codes reference the following additional codes and standards for hazardous materials provisions and general guidance:

- NFPA 13, *Standard for the Installation of Sprinkler Systems* (2022)
- NFPA 20, *Standard for the Installation of Stationary Pumps for Fire Protection* (2013)
- NFPA 30, *Flammable and Combustible Liquids Code* (2012)
- NFPA 55, *Compressed Gas and Cryogenic Fluids Code* (2020)
- NFPA 72, *National Fire Alarm and Signaling Code* (2013)
- NFPA 80, *Standard for Fire Doors and Other Opening Protectives* (2013)
- NFPA 110, *Standard for Emergency and Standby Power Systems* (2013)
- NFPA 400, *Hazardous Materials Code* (2020)
- NFPA 704, *Standard System for the Identification of the Hazards of Materials for Emergency Response* (2017)

2.0 PROCESS DESCRIPTION

The primary purpose of the Wonik Materials building will be for the storage of production material related to semiconductor manufacturing. The entire building shall be considered a single building for building code application purposes. Manufacturing will not occur in the Wonik Materials building.

The proposed gas cylinder storage room will be the primary location for all production support related chemical storage. The gas cylinder storage room is intended for chemical storage only.

3.0 CHEMICAL CLASSIFICATION

Per IFC §5001.2.2, hazardous materials shall be classified according to their hazard categories specified in the IFC. Mixtures have been classified in accordance with the hazards of the mixture as a whole by an approved, qualified organization, individual, or testing laboratory. This includes waste comprised of or containing hazardous materials. Hazardous materials that have multiple hazards will conform to the code requirements for each applicable hazard category. Applicable hazard classifications for the project are as follows:

3.1 Compressed Gases

Compressed gases are defined as a material, or mixture of materials that is a gas at 68°F or less and has a boiling point of 68°F or less at 14.7 psi of pressure. Liquified gases are compressed gases which, under a charged pressure, is partially liquid at a temperature of 68°F. For gases with no other health- or physical-hazard properties, they are not considered to be compressed until the pressure in the packaging exceeds 41 psi at 68°F.

3.2 Flammable and Combustible Liquids

Flammable liquids are defined as any liquid that has a closed-cup flash point (FP) below 100°F, as determined by the test procedures and apparatus set forth in NFPA 30 §4.4, and a Reid vapor pressure that does not exceed an absolute pressure of 40 psi at 100°F, as determined by ASTM D 323.

Flammable liquids are subdivided into three classes as follows:

- Class IA: FP below 73°F and boiling point (BP) below 100°F
- Class IB: FP below 73°F and boiling point (BP) above 100°F
- Class IC: FP between 73°F and 100°F

Combustible liquids are defined as any liquid that has a FP at or above 100°F, as determined by the test procedures and apparatus set forth in NFPA 30 §4.4. Combustible liquids are subdivided as follows:

- Class II: FP between 100°F and 140°F
- Class IIIA: FP between 140°F and 200°F
- Class IIIB: FP above 200°F

3.3 Flammable Gas

A material which is a gas at 68°F or less at 14.7 pounds per square inch atmosphere (psia) (101 kPa) of pressure [a material that has a boiling point of 68°F or less at 14.7 psia] which:

- Is ignitable at 14.7 psia when in a mixture of 13 percent or less by volume with air; or
- Has a flammable range at 14.7 psia with air of not less than 12 percent, regardless of the lower limit.

3.4 Flammable Liquefied Gas

Flammable liquefied gas is defined as a liquefied compressed gas which, under a charged pressure, is partially liquid at a temperature of 68°F and which is flammable.

3.5 Oxidizing Gas

A gas that can support and accelerate combustion of other materials more than air does.

3.6 Pyrophoric

A chemical with an autoignition temperature in air, at or below a temperature of 130°F.

3.7 Water Reactive

A material that explodes; violently reacts; produces flammable, toxic or other hazardous gases; or evolves enough heat to cause autoignition or ignition of combustibles upon exposure to water or moisture. Water-reactive materials are subdivided as follows:

- Class 3: Materials that react explosively with water without requiring heat or confinement.
- Class 2: Materials that react violently with water or have the ability to boil water. Materials that produce flammable, toxic or other hazardous gases, or evolve enough heat to cause autoignition or ignition of combustibles upon exposure to water or moisture.
- Class 1: Materials that react with water with some release of energy, but not violently.

3.8 Corrosives

Corrosives are defined as chemicals that causes visible destruction of, or irreversible alterations in, living tissue by chemical action at the site of contact. A chemical shall be considered corrosive if, when tested on the intact skin of albino rabbits by the method in DOTn 49 CFR 173.137, such chemical destroys or changes irreversibly the structure of the tissue at the point of contact following an exposure period of 4 hours. This term does not refer to action on inanimate surfaces (i.e., "corrosive to metals").

3.9 Toxics

Toxic materials are any material that produces a median lethal dose (LD50) or a median lethal concentration (LC50) within any of the following categories:

- LD50 between 50-mg/kg and 500-mg/kg of body weight when administered orally to albino rats weighing between 200-g and 300-g each.
- LD50 between 200 mg/kg and 1000 mg/kg of body weight when administered by continuous contact for 24 hours, or less if death occurs within 24 hours, with the bare skin of albino rabbits weighing between 2 kg and 3 kg each.
- LC50 in air between 200 and 2000-ppm by volume of gas or vapor, or between 2 and 20-mg/L of mist, fume, or dust when administered by continuous inhalation for 1 hour, or less if death occurs within 1 hour, to albino rats weighing between 200 g and 300 g each.

Highly toxic materials are any material that produces a LD50 or LC50 that falls within any of following categories:

- LD50 of 50 mg/kg or less of body weight when administered orally to albino rats weighing between 200 g and 300 g each
- LD50 of 200 mg/kg or less of body weight when administered by continuous contact for 24 hours, or less if death occurs within 24 hours, with the bare skin of albino rabbits weighing between 2 kg and 3 kg each or albino rats weighing 200 g to 300 g each
- LC50 in air of 200-ppm by volume or less of gas or vapor, or 2-mg/L or less of mist, fume, or dust, when administered by continuous inhalation for 1 hour, or less if death occurs within 1 hour, to albino rats weighing between 200 g and 300 g each.

4.0 COMPLIANCE STRATEGY

4.1 Maximum Allowable Quantities (MAQ)

Buildings are permitted to use and store hazardous materials without being classified as a High-hazard, Group H occupancy if the amounts of hazardous materials are less than the MAQs for a single control area. Areas which exceed their respective MAQs must be classified as a Group H occupancy, which includes more robust protection requirements, but less restrictive quantity limitations.

The use of hazardous materials are assessed as either closed systems or open systems. The definition of each type of system is detailed below.

- **Closed System:** uses a solid or liquid hazardous material in a closed vessel or system that remains closed during normal operations where vapors emitted by the product are not liberated outside of the vessel or system; and all uses of compressed gases.
- **Open System:** uses a solid or liquid hazardous material in a closed vessel or system that is continuously open to the atmosphere during normal operations and where vapors are liberated, or the product is exposed to the atmosphere during normal operations.

As previously noted, all hazardous materials will be in the storage configuration with no open or closed use anticipated.

4.2 Control Areas

Buildings are permitted to use, handle, and store hazardous materials without being classified as a High-hazard, Group H occupancy if the amounts of hazardous materials are less than the MAQs for a single control area. Areas which exceed their respective MAQs must be classified as a Group H occupancy, which includes more robust protection requirements, but less restrictive quantity limitations.

Control areas are defined as spaces where quantities of hazardous materials not exceeding the MAQ per control area are stored, dispensed, used, or handled. Since the building is a single-story building a maximum of four (4) control areas is permitted to be provided on Level 1 (IFC Table 5003.8.3.2).

Control areas are separated from each other utilizing a minimum 1-hr fire-resistance rated fire barrier as required by IFC Table 5003.8.3.2.

The Wonik Materials building will utilize a single control area for the entire building for MAQ compliance. Any Group H areas will be separated from the remainder of the building as required for Group H occupancies and will not be considered control areas.

4.3 Group H, High-Hazard, Occupancies

Any portion of the Wonik Materials building that involve the manufacturing, processing, generation, or storage of hazardous materials in quantities exceeding their respective MAQs must be classified as High-Hazard, Group H, occupancies in accordance with IBC §307.

The following area will be storing pyrophoric gases in quantities exceeding the MAQ thus, it will be classified as a Group H-2 occupancy:

- Gas Cylinder Storage Area

4.4 Overall building

Most of the Wonik Materials building warehousing areas is classified primarily as Groups B, Business, and F-1, Moderate-hazard Industrial, occupancies. The building will utilize the separated mixed-use occupancy approach in accordance with IBC §508.4.

Group H-2 occupancies will be separated from other differing occupancies by 2-hour fire barrier construction. At least 25 percent of the perimeter of the Group H-2 occupancies will be located on an exterior wall as required by IBC §415.6. Group H-2 occupancies are separated from the remainder of the building and from each other via 2-hour fire barriers in accordance with IBC Table 508.4.

The MAQs for the various applicable categories of hazardous materials used and stored in the Wonik Materials Building are provided in IBC Table 307.1(1) and Table 307.1(2), as shown in Table 1 below. The following notes have been provided for further clarity related to MAQ tables provided in this report.

Material	Sub-group	Storage
Combustible Liquids	Class II	240-gal
	Class IIIA	660-gal
Flammable Liquids	Class IA	60-gal
	Class IB & IC	240-gal
Flammable Gases	Liquefied	300-lbs
	Gaseous	2,000-cf
Oxidizing Gases	Liquefied	300-lb
	Gaseous	3,000-cf
Pyrophoric	Gases	50-cf
	Liquids	0.4-gal
Water Reactive	Class 2 Liquid	10-gal
Corrosives	Liquefied	1,620-cf
	Gaseous	300-lb
Toxic	Liquefied	1,620-cf
	Gaseous	300-lb
Highly Toxic	Liquefied	40-cf
	Gaseous	4-lb

Table 1: Wonik Materials - MAQs per Control Area

All materials in the Wonik Building are considered in the storage configuration. The table above includes the 100% increase for certain materials due to the building being fully sprinklered. The storage MAQs may also be increased by an additional 100% when stored in approved storage cabinets, day boxes, gas cabinets, gas rooms or exhausted enclosures or in listed safety cans in accordance with the IFC and NFPA 400. Since the building will be fully sprinklered, the quantity of Class IIIB Combustible Liquids and Inert Gases in storage and use will not be limited.

5.0 GENERAL HAZARDOUS MATERIALS REQUIREMENTS

5.1 Documentation

- A. Safety data sheets (SDS) will be available on the premises for hazardous materials regulated by NFPA 400. When approved, SDSs are permitted to be retrievable by electronic access.

B. A hazardous material inventory statement (HMIS) has been produced and will be maintained onsite. This will contain the following information:

- Product Name
- Component
- Chemical Abstract Service (CAS) number
- Location where stored or used
- Container Size
- IFC Hazard Classification
- Amount in storage, closed-use, and/or open-use

5.2 Release of Hazardous Materials

- A. The Wonik Materials facility is a non-discharge facility. Hazardous materials will not be released into a sewer, storm drain, ditch, drainage canal, lake, river, or tidal waterway; upon the ground, a sidewalk, a street, or a highway; or into the atmosphere, unless such release is permitted by NFPA 400 §6.1.3.1.
- B. When an unauthorized release due to primary container failure is discovered, the involved primary container will be repaired or removed from service.
- C. Overpack containers will be permitted to be used as a means to provide protection for primary containers to be transported for repair or removal from service.
- D. Appropriate spill clean-up kits shall be located in the facility for all types of chemicals in storage and use.

5.3 Piping

- A. Piping, tubing, valves, and fittings conveying hazardous materials shall be designed and installed in accordance with ASME B31 or other approved standards and in accordance with IFC Section 5003.2.

5.4 Ignition Source Control

- A. Smoking will be prohibited within 25-ft of dispensing or open use areas. Smoking is prohibited throughout the Wonik Materials site.
- B. Open flames and high-temperature devices will not be used in a manner that creates a hazardous condition.

5.5 Incompatible Materials

- A. Incompatible materials in storage must be separated when the stored materials are in containers having a capacity of more than 5 pounds or 0.5 gallons.
- B. Incompatible materials used in open systems must be separated from each other in the secondary containment system.

C. Separation of incompatible materials can be accomplished by any of the following methods:

- Segregating incompatible materials in storage by not less than 20 feet.
- Isolating incompatible materials in storage by a noncombustible partition extending not less than 18 inches above and to the sides of the stored material.
- Storing liquid and solid materials in hazardous material storage cabinets. Incompatible materials will not be stored within the same cabinet.

Incompatible material separation will be achieved via noncombustible partitions above and to the sides of the stored materials.

D. In addition to the requirements above, the indoor storage of pyrophoric materials shall be isolated from incompatible hazardous materials by 1-hour fire barriers unless stored in approved hazardous materials storage cabinets.

5.6 Hazardous Materials Cabinets

- A. When storage cabinets are used to increase MAQ per control area, separate incompatible materials, or to otherwise comply with NFPA 400 provisions, such cabinets must comply with NFPA 400 §6.1.18.
- B. The cabinets must be constructed of metal with the entire interior treated, coated, or constructed of materials that are nonreactive with the hazardous material stored.
- C. Cabinets will be either listed as suitable for the intended storage or constructed in accordance with the following:
- Cabinets will be of steel having a thickness of not less than 0.044 in.
 - The cabinet, including the door, will be double-walled with 1 1/2 in. airspace between the walls.
 - Joints will be riveted or welded and will be tight-fitting.
 - Doors will be well fitted, self-closing, and equipped with a self-latching device.
 - The bottoms of cabinets utilized for the storage of liquids will be liquid tight to a minimum height of 2 in.
 - For requirements regarding electrical equipment and devices within cabinets used for the storage of hazardous liquids, compressed gases, or cryogenic fluids, see NFPA70.
- D. Cabinets will be marked in conspicuous lettering that reads as follows: HAZARDOUS — KEEP FIRE AWAY.

5.7 Exhausted Enclosures

- A. Where an exhausted enclosure is used to increase MAQ per control area or for highly toxic and toxic compressed gas storage, such enclosures shall comply with IFC §5003.8.5.1 through §5003.8.5.3.

- B. Exhausted enclosures shall be of noncombustible construction.
- C. Exhausted enclosures shall be provided with an exhaust ventilation system. The ventilation system shall be designed to operate at a negative pressure in relation to the surrounding area and shall be installed in accordance with the IMC.

5.8 Gas Cabinet

- A. Where a gas cabinet is used to increase MAQ per control area or for highly toxic and toxic compressed gas storage, such enclosures shall comply with IFC §5003.8.6.1 through §5003.8.6.3.
- B. Gas cabinets will be constructed in accordance with the following:
 - Cabinets will be of steel having a thickness of not less than 0.097 in.
 - Self-closing limited access ports or noncombustible windows to give access to equipment controls.
 - Doors will be well fitted, self-closing, and equipped with a self-latching device.
 - Interiors of treated, coated or constructed of materials that are compatible with the hazardous materials stored. Such treatment, coating or construction shall include the interior of the cabinet.
- C. Gas cabinets shall be provided with an exhaust ventilation system. The ventilation system shall be designed to operate at a negative pressure in relation to the surrounding area and shall be installed in accordance with the IMC.
- D. The number of cylinders contained in a single gas cabinet shall not exceed three.

5.9 Gas Rooms

- A. Where a gas room is used to increase MAQ per control area or for highly toxic and toxic compressed gas storage, such enclosures shall comply with IFC §5003.8.4.1 through §5003.8.4.2 and IFC §6004.2.2.6.
- B. Gas rooms shall be separated from the remainder of the building based on the occupancy group into which it has been classified.
- C. The ventilation system for gas rooms shall be designed to operate at a negative pressure in relation to the surrounding areas and shall be installed in accordance with the IMC.

5.10 Signage

- A. Visible hazard identification signs in accordance with NFPA 704 will be placed at entrances to locations where hazardous materials are stored, dispensed, used, or handled in quantities requiring a permit, except where the AHJ has received an HMMP and HMIS and has determined that omission of such signs is consistent with safety.
- B. Where "no smoking" is not applicable to an entire site or building, signs will be provided in rooms or areas where hazardous materials are stored or dispensed or used in open systems in amounts requiring a permit.

C. Signs will meet the following requirements:

- Be of durable construction
- Be of size, color, and lettering in accordance with nationally recognized standards
- Be in English as the primary language.

D. Signage will be maintained in a legible condition without obscuration. They will not be removed, unless for replacement.

5.11 Compressed Gases

- A. Storage, use and handling of compressed gases in compressed gas containers, cylinders, tanks and systems will comply with NFPA 55.
- B. Compressed gas containers, cylinders or tanks that are not designed for refillable use will not be refilled after use of the original contents.
- C. Compressed gas containers, cylinders and tanks will be designed, fabricated, tested, marked with the specifications of manufacture and maintained in accordance with the regulations of DOTn 49 CFR Parts 100—185 or the ASME Boiler and Pressure Vessel Code, Section VIII.
- D. Pressure relief devices will be provided for the cylinders.
- E. Piping systems (if provided) will be marked in accordance with ASME A13.1. Markings used for piping systems will consist of the content's name and include a direction-of-flow arrow. Markings will be provided at each valve; at wall, floor or ceiling penetrations; at each change of direction; and at not less than every 20-ft or fraction thereof throughout the piping run.
- F. Compressed gas containers, cylinders, tanks and systems will be secured against accidental dislodgement and against access by unauthorized personnel.
- G. The handling of compressed gas containers, cylinders and tanks shall comply with IFC §5305.10.1 and §5305.10.2.
- H. Any gas storage rooms containing asphyxiant or irritant gases will be provided with ventilation, an oxygen depletion alarm, or a gas detection system.

5.12 Emergency Wash Systems

- A. Any room wherein corrosives or flammable liquids are handled or where open flame devices are used, will be equipped with one or more emergency showers and eyewash stations installed in accordance with ISEA Z358.1. and ASSE 1071 (IPC §411).
- B. Waste connections shall not be required for emergency showers and eyewash stations.
- C. Where hot and cold water is supplied to an emergency shower or eyewash station, the temperature of the water supply shall be only be controlled by a temperature actuated mixing valve in accordance with ASSE 1071 (IPC §411.3).

5.13 Outdoor Storage Areas

The outdoor storage, dispensing, and storage of hazardous materials will be in accordance with the IFC. Where weather protection is provided for sheltering outdoor hazardous material storage or use areas, such areas shall be considered outdoor storage or use when the weather protection structure complies with IBC §414.6, as follows:

- Walls shall not obstruct more than one side of the structure or do not obstruct more than 25% of the perimeter where walls are provided on multiple sides of the structure.
- The distance from the structure to buildings, lot lines, public ways or means of egress to a public way shall be not less than the distance required for an outside hazardous material storage or use area without weather protection.
- The overhead structure shall be of approved noncombustible construction with a maximum area of 1,500-sf, unless permitted by IBC §506. IBC §506 will permit Type IIB construction for a roof canopy up to 14,000-sf in area.

The storage or staging of compressed oxidizing gases in ISO Tubes within the parking area will be in accordance with NFPA 55 Table 7.7.2. This requires the following minimum distances to buildings not associated with the distribution of oxidizing gases, a public way, or a property line, as well as the minimum distance between storage areas:

- 0-50,000-ft³: 5-ft
- 50,001-100,000-ft³: 10-ft
- ≥100,000-ft³: 15-ft

The outdoor stationary large insulated liquid carbon dioxide system in the tank farm will be located in accordance with NFPA 55 Table 13.5.1 as follows:

- Buildings: 2-ft
- Wall Openings: 2-ft
- Air Intakes: 10-ft
- Property Lines: 5-ft
- Combustible Materials: 15-ft
- Incompatible Hazardous Materials: 20-ft
- Building Exits: 10-ft

The liquified nitrogen tank located in the exterior utility yard will be considered a cryogenic fluid and will be stored in accordance with NFPA 55 Chapter 8. Guard posts or other means will be provided to protect the tank from vehicular or other damage. The outdoor tank area will be provided with a means to prevent accidental discharge of fluids from endangering personnel, containers, equipment, and adjacent structures and from entering enclosed spaces. The following separation distances will be provided between the tank and exposure hazards in accordance with NFPA 55 Table 8.6.2.

- Buildings: 1-ft
- Wall Openings: 1-ft
- Air Intakes: 10-ft
- Property Lines: 5-ft
- Combustible Materials: 15-ft
- Incompatible Hazardous Materials: 20-ft
- Building Exits: 10-ft

6.0 HIGH-HAZARD (GROUP H) REQUIREMENTS

6.1 Wonik Materials - Group H Areas

- A. The following areas are classified as a Group H-2 occupancy:

- Gas Cylinder Storage Room

6.2 Fire Protection & Detection

- A. Group H occupancies must be equipped throughout with an automatic sprinkler system. An automatic sprinkler system installed in accordance with NFPA 13 has been provided throughout the entire Wonik Materials facility.
- B. Areas in which compressed gases or cryogenic fluids are stored or used shall be protected with a sprinkler system designed for not less than Ordinary Hazard Group 2 with a design density of 0.20-gpm/sf over 1,500-sf.
- C. Areas in which the flammable or pyrophoric compressed gases or cryogenic fluids are stored or used shall be protected with a sprinkler system designed for not less than Extra Hazard Group 1 with a design density of 0.30-gpm/sf over 2,500-sf.
- D. Group H occupancies must be equipped with automatic fire detection systems (NFPA 72) and emergency alarms for the detection and notification of an emergency condition.

6.3 Explosion Control

- A. Since the quantity of pyrophoric and flammable gases is exceeded in the gas cylinder storage area, IFC Table 911.1, requires the spaces to be equipped with deflagration venting in accordance with NFPA 68 or an explosion prevention system in accordance with NFPA 69.
- B. The details of the explosion control system will be determined as the project progresses.

6.4 Floor Requirements

- A. Floors in Group H storage areas containing corrosive liquids and highly toxic or toxic materials must be of liquid-tight, non-combustible construction (IBC §415.10.3).

6.5 Limit Controls

- A. Limit controls will be provided in accordance with IFC §5004.8, as outlined below.
- B. Materials that must be kept at temperatures other than normal ambient temperatures to prevent a hazardous reaction will be provided with an approved means to maintain the temperature within a safe range.
- C. Redundant temperature control equipment that will operate on failure of the primary temperature control system will be provided. The use of alternative means that prevent a hazardous reaction will be permitted subject to the approval of the AHJ.
- D. Stationary tanks and equipment containing hazardous material liquids that can generate pressures exceeding design limits due to exposure fires or internal reaction will have some form of construction or other approved means that will relieve excessive internal pressure. The termination point for a piped vent systems used for pressure relief will be located to:
 - Prevent impingement exposure on the system served and to minimize the effects of high-temperature thermal radiation.
 - Prevent the effects of contact with the material being vented from the escaping plume on the supply system, personnel, adjacent structures, and ignition sources.

6.6 Emergency Alarms

- A. Emergency alarm-initiating devices will be installed outside of each exit or exit access door of storage rooms. The activation of this device must sound a local alarm, 15 dBA above the ambient sound level, to alert occupants of an emergency involving hazardous materials.
- B. Where hazardous materials having a hazard ranking of 3 or 4 in accordance with NFPA 704 are transported through corridors, an emergency telephone system, local manual alarm station or an approved alarm-initiating device will be provided at not more than 150-ft intervals and at each exit and exit access doorway throughout the transport route.
- C. Emergency alarm systems will be supervised by the fire alarm system to provide a supervisory signal to an approved central, proprietary, or remote station service.
- D. Emergency alarm systems will be provided with emergency power.

6.7 Ventilation Systems

- A. The gas cylinder storage area shall be provided with mechanical exhaust ventilation in accordance with the IMC as follows (IMC §502.8):
 - Mechanical ventilation will be provided at a rate of not less than 1-cfm per square-foot of floor area over the storage area.
 - The systems will operate continuously unless alternate designs are approved.
 - A manual shutoff control will be provided outside of the room in a position adjacent to the access door to the room or in another approved location. The switch will be a break-glass or other approved type and will be labeled "VENTILATION SYSTEM EMERGENCY SHUTOFF."

- The exhaust ventilation will be designed to consider the density of the potential fumes or vapors released. For fumes or vapors that are heavier than air, exhaust will be taken from a point within 12 inches of the floor.
 - The location of both the exhaust and inlet air openings will be designed to provide air movement across all portions of the floor or room to prevent the accumulation of vapors.
 - Exhaust air capable of emitting hazardous vapors and contaminants such as explosive or flammable vapors, fumes or dusts; flammable, highly toxic or toxic gases; or radioactive materials will not be recirculated to occupied areas.
- B. Where gases, liquids or solids in amounts exceeding the MAQ per control area and having a hazard ranking of 3 or 4 in accordance with NFPA 704 are dispensed or used, mechanical exhaust ventilation will be provided to capture gases, fumes, mists or vapors at the point of generation.
- C. Electrical equipment and appliances used in operations that generate explosive or flammable vapors, fumes or dusts will be interlocked with the ventilation system so that the equipment and appliances cannot be operated unless the ventilation fans are in operation.
- D. Motors for fans used to convey flammable vapors or dusts will be located outside the duct or be protected with approved shields and dustproofing.
- E. Parts of fans in contact with explosive or flammable vapors, fumes or dusts will be of nonferrous or non-sparking materials, or their casing will be lined or constructed of such material.
- F. Where the size and hardness of materials passing through a fan are capable of producing a spark, both the fan and the casing will be of non-sparking materials.
- G. Where fans are required to be spark resistant, their bearings will not be within the airstream, and all parts of the fan will be grounded.
- H. Equipment and appliances used to exhaust explosive or flammable vapors, fumes or dusts will bear an identification plate stating the ventilation rate for which the system was designed.
- I. Fans located in systems conveying corrosives will be of materials that are resistant to the corrosive or will be coated with corrosion-resistant materials.

6.8 Electrical Classification

- A. Electrical utilization equipment and wiring must not constitute a source of ignition for any ignitable vapor that might be present under normal operation or because of a spill.
- B. As defined by 500.5(B)(1) of NFPA 70, a Class I, Division 1 (CID1) location will be any location where one of the following conditions exists:
- An ignitable concentration of flammable gas or vapor can exist under normal operating conditions.
 - An ignitable concentration of flammable gas or vapor can exist frequently because of repair or maintenance operations or because of leakage.

- Breakdown or faulty operation of equipment or processes might release an ignitable concentration of flammable gas or vapor and might also cause simultaneous failure of electrical equipment in such a way as to directly cause the electrical equipment to become a source of ignition.
- C. As defined in 500.5(B)(2) of NFPA 70, a Class I, Division 2 (CID2) location will be any location where one of the following conditions exists:
- A flammable gas or a Class I liquid [FP < 37.8°C (100°F)] is handled, processed, or used, but any flammable gas, vapor, or liquid is confined within a closed container or a closed system from which it can escape only in the case of an accidental rupture or breakdown of the container or system or in case of abnormal operation of the equipment.
 - An ignitable concentration of flammable gas or vapor is normally prevented by positive mechanical ventilation but might exist because of failure or abnormal operation of the ventilating equipment.
 - An ignitable concentration of flammable gas or vapor might occasionally be transmitted from an adjacent Class I, Division 1 location, unless such transmission is prevented by positive pressure ventilation from a source of clean air and effective safeguards against ventilation failure are provided.
- D. The Gas Cylinder Storage Room shall be classified, at minimum, as **CID2** due to the bulk storage of compressed flammable gas.
- E. Electrical equipment in classified areas will be protected by one or more of the techniques in NFPA 70 500.7. The equipment will be listed or labeled for the explosive, combustible, or ignitable properties of the volatile flammable solvents and will be marked to show the environment for which it has been evaluated. This includes the following:
- Class and Division
 - Material Classification Group
 - Equipment Temperature
 - Ambient Temperature Range

6.9 Spill Control & Secondary Containment Requirements

- A. Group H rooms used for storage of hazardous materials liquids in individual containers having a capacity of more than 55-gal, or in which the aggregate capacity of multiple vessels exceeds 1,000 gallons, must be provided with spill control to prevent the flow of liquids to adjoining areas.
- B. Spill control must be designed to contain a spill from the largest single vessel.
- C. Group H rooms used for the storage of liquids or solids where the capacity of an individual vessel exceeds 55 gal (or 550-lb for solids) or the aggregate capacity of multiple vessels exceeds 1,000 gal (or 10,000-lb for solids) must be provided with secondary containment.
- D. Secondary containment must be designed to contain a spill from the largest vessel plus the design flow volume of fire protection water calculated to discharge from the fire-extinguishing

system over the minimum required system design area, or area of the room, whichever is smaller, for a period of 20 minutes.

- E. Where spill control or secondary containment is required, floors inside the room must be constructed using one of the following methods to meet the performance criteria outlined above:
- Liquid tight sloped or recessed floors
 - Liquid tight floors with liquid tight raised or recessed sills/dikes
 - Sumps and collection systems
- F. Except for surfacing, the floors, sills, dikes, sumps, and collection systems will be constructed of noncombustible material, and the liquid tight seal will be compatible with the material stored.
- G. Where liquid tight sills or dikes are provided, they will not be required at perimeter openings that are provided with an open-grate trench across the opening that connects to an approved collection system.
- H. A monitoring method will be provided to detect hazardous materials in the secondary containment system.
- Monitoring method is permitted to be visual inspection of the primary or secondary containment or other approved means.
 - Where monitoring devices are provided, they will be connected to distinct visual or audible alarms.
- I. In addition to the methods above, secondary containment can utilize drainage systems leading to an approved location.
- The slope of floors in indoor locations to drains or similar areas in outdoor locations will be not less than 1 percent.
 - Drains from indoor storage areas will be sized to carry the volume of the fire protection water, as determined by the design density discharged from the automatic fire-extinguishing system over the minimum required system design area, or area of the room or area in which the storage is located, whichever is smaller.
 - Materials of construction for drainage systems will be compatible with the materials stored.
 - Separate drainage systems will be provided to avoid mixing incompatible materials where such materials are present in an open-use condition.
 - Drains will terminate in an approved location away from buildings, valves, means of egress, fire access roadways, adjoining property, and storm drains.

6.10 Highly Toxic and Toxic Compressed Gas Requirements

- A. The indoor storage and use of highly toxic and toxic compressed gases shall be in accordance with IFC §6004.2.1 through §6004.2.2.10.3, as outlined for applicability below.
- B. All highly toxic and toxic cylinders shall be located within gas cabinets, exhausted enclosures or gas rooms. Portable and stationary tanks shall be located within gas rooms or exhausted enclosures.

- C. The room or area in which gas cabinets or exhausted enclosures are located shall be provided with exhaust ventilation. Gas cabinets or exhausted enclosures shall not be used as the sole means of exhaust for any room or area.
- D. One or more gas cabinets or exhausted enclosures shall be provided to handle leaking cylinders, containers or tanks.
- E. The exhaust ventilation from gas cabinets, exhausted enclosures, and gas rooms shall be directed to a treatment system. The treatment system shall be utilized to handle the accidental release of gas and to process exhaust ventilation. The system shall be designed in accordance with IFC §6004.2.2.7.1 through §6004.2.2.7.5 and Section 510 of the IMC, as outlined below.
- F. Treatment systems shall be capable of diluting, absorbing, containing, neutralizing, burning or otherwise processing the contents of the largest single vessel of compressed gas. Where a total containment system is used, the system shall be designed to handle the maximum anticipated pressure of release to the system when it reaches equilibrium.
- G. Treatment systems shall be designed to reduce the maximum allowable discharge concentrations of the gas to one-half immediate by dangerous to life and health (IDLH) at the point of discharge to the atmosphere. Where more than one gas is emitted to the treatment system, the treatment system shall be designed to handle the worst-case release based on the release rate, the quantity and the IDLH for all compressed gases stored or used.
- H. Treatment systems shall be sized to process the maximum worst-case release of gas based on the maximum flow rate of release from the largest vessel utilized. The entire contents of the largest compressed gas vessel shall be considered.
- I. The maximum flow rate of release for cylinders shall be calculated based on the total release from the cylinder or tank within 5 minutes for nonliquefied gases or 30 minutes for liquefied gases. Where cylinders are equipped with approved excess flow or reduced flow valves, the worst-case release shall be determined by the maximum achievable flow from the valve as determined by the valve manufacturer or compressed gas supplier. Reduced flow and excess flow valves shall be permanently marked by the valve manufacturer to indicate the maximum design flow rate. Such markings shall indicate the flow rate for air under normal temperature and pressure.
- J. A gas detection system complying with IFC §916 shall be provided to detect the presence of gas at or below the PEL or ceiling limit of the gas for which detection is provided. The system shall be capable of monitoring the discharge from the treatment system at or below one-half the IDLH limit and shall initiate an alarm.
- K. The gas detection system shall initiate a local alarm and transmit a signal to a constantly attended control station when a short-term hazard condition is detected. The alarm shall be both audible and visible and shall provide warning both inside and outside the area where gas is detected. The audible alarm shall be distinct from all other alarms.

6.11 Hazardous Exhaust

- A. Hazardous exhaust systems are systems designed to capture and control hazardous emissions generated from product handling or processes and convey those emissions to the outdoors. Hazardous emissions include flammable vapors, gases, fumes, mists or dusts, and volatile or

airborne materials posing a health hazard, such as toxic or corrosive materials. For the purposes of this section, the health-hazard rating of materials will be as specified in NFPA 704.

- B. A hazardous exhaust system will be provided wherever operations involving the handling or processing of hazardous materials, in the absence of such exhaust systems and under normal operating conditions, have the potential to create one of the following conditions:
- A flammable vapor, gas, fume, mist or dust is present in concentrations exceeding 25 percent of the lower flammability limit of the substance for the expected room temperature.
 - A vapor, gas, fume, mist or dust with a health-hazard rating of 4 is present in any concentration.
 - A vapor, gas, fume, mist or dust with a health-hazard rating of 1, 2 or 3 is present in concentrations exceeding 1 percent of the median lethal concentration of the substance for acute inhalation toxicity.
- C. The design and operation of a hazardous exhaust system will be such that:
- The emissions are confined to the area in which they are generated by air currents, hoods or enclosures and will be exhausted by a duct system to a safe location or treated by removing contaminants.
 - Flammable contaminants are diluted in noncontaminated air to maintain concentrations in the exhaust flow below 25 percent of the contaminant's lower flammability limit.
 - Contaminants are captured by an airstream at the area where the emissions are generated and conveyed into a product-conveying duct system such that contaminated air is removed from the work area.
 - Hoods or enclosures will be used where contaminants originate in a limited area of a space. The design of the hood or enclosure will be such that:
 - Air currents created by the exhaust systems will capture the contaminants and transport them directly to the exhaust duct.
 - Areas are diluted below the thresholds specified in §510.2 with air that does not contain other hazardous contaminants.
 - Makeup air intakes will be provided at a rate approximately equal to the rate that air is exhausted by the hazardous exhaust system.
- D. Hazardous exhaust systems will be independent of other types of exhaust systems.
- Incompatible materials will not be exhausted through the same hazardous exhaust system.
 - Hazardous exhaust systems will not share common shafts with other duct systems, except where such systems are hazardous exhaust systems originating in the same fire area.
- E. The minimum clearance between hoods and combustible construction will be the clearance required by the duct system.

- F. Hazardous exhaust duct systems will extend directly to the exterior of the building and will not extend into or through ducts and plenums. Where direct connection to the exterior is not feasible, the following measures will be taken and the hazardous exhaust duct penetrates a fire-resistant rated wall, the following protection will be provided.
- Fire and smoke dampers will not be provided at the point of penetration
 - Ducts will be enclosed in FRR construction from the point of penetration to the outlet.
 - In lieu of FRR duct enclosures, the interior of the duct may be equipped with an approved automatic fire suppression system.
- G. Ducts conveying flammable and combustible fumes, mists and vapors will require an approved automatic fire suppression system where the largest cross-sectional diameter of the duct is less than 10-in. Exhaust ducts conveying only health hazard fumes, mists, and vapors are not required to be provided with a suppression system.

A hazardous exhaust system will be required for the treatment system serving the highly toxic and toxic compressed gas cylinder storage cabinets, exhausted enclosures or room.

6.12 Emergency & Standby Power

- A. Emergency power shall be provided for occupancies with silane gas as required in accordance with IFC §2702.2.13. This would apply to the gas cylinder storage area.
- B. Emergency or standby power must be provided in accordance with IBC §2702 for the following systems, where required as hazardous material safeguards:
- Mechanical Ventilation
 - Treatment Systems
 - Temperature Control
 - Fire Alarm & Emergency Alarm Systems
 - Gas & Smoke Detection Systems
 - Exit Signage
- C. Standby power for mechanical ventilation, treatment systems and temperature control systems will not be required where an approved fail-safe engineered system is installed.

7.0 CONCLUSION

The information provided above outlines the applicable hazardous materials requirements determined in accordance with the applicable codes and standards. The results of this analysis demonstrate that all hazardous materials are either below the maximum allowable quantity per control area, or appropriately stored in High-Hazard Group H rooms, and that each High-Hazard Group H room is provided with spill control and secondary containment.

Additional provisions may be required if changes or alterations are made in the facility regarding the chemical inventory, quantities, or way in which chemicals are handled, used, or stored. If the hazardous material quantities are modified, this analysis shall also be modified to reflect those changes.

Prepared by:

ACS GROUP

Prepared by:

Gage Weilert
Principal – Austin

Date

Hazardous Material Inventory Statement (HMIS) - WONIK MATERIALS												STORAGE			CLOSED USE			OPEN USE	
CAS #	UN NO.	Chemical Name	Component(s)	Hazard Category	State (S, L, G)	Purity	Container Size	Quantity	Storage/Use	Location	Group H Classification	Gallons	Lbs	Cubic Ft	Gallons	Lbs	Cubic Ft	Gallons	Lbs
O2 : 7782-44-7 He : 7440-59-7	1956	0.5%O2/He	Oxygen - 0.5% Helium - 99.5%	Compressed Gas	Compressed Gas	Mixture	47L - 110 kg/cm^2	20	Storage	Gas Cylinder Storage	None	0	0	33.21	0	0	0	0	0
F2 : 7782-41-4 Kr : 7439-90-9 Ne : 7440-01-9	1956	0.95%F2/1.25%Kr/Ne	Fluorine - 0.95% Krypton - 1.25% Neon - 97.8%	Compressed Gas	Compressed Gas	Mixture	47L - 6,000 L	50	Storage	Gas Cylinder Storage	None	0	0	10594	0	0	0	0	0
F2 : 7782-41-4 Ar : 7440-37-1 Ne : 7440-01-9	1956	0.95%F2/3.5%Ar/Ne	Fluorine - 0.95% Argon - 3.5% Neon - 95.55%	Compressed Gas	Compressed Gas	Mixture	47L - 6,000 L	50	Storage	Gas Cylinder Storage	None	0	0	10594	0	0	0	0	0
PH3 : 7803-51-2 He : 7440-59-7	1955	1%PH3/He	Phosphine - 1% Helium - 99%	Highly Toxic	Compressed Gas	Mixture	47L - 110 kg/cm^2	5	Storage	Gas Cylinder Storage	Group H-4	0	0	8.3	0	0	0	0	0
151625-26-2	2924	1,2-Bis(diisopropylamino)disilane	BDIPADS - 100%	Flammable Liquid IB Water Reactive 2 Corrosive	Liquid	100%	47L	15	Storage	Gas Cylinder Storage	Group H-3 Group H-4	186	0	0	0	0	0	0	0
He : 7440-59-7 Ne : 7727-37-9	1956	1.2%He/N2	Helium - 1.2% Nitrogen - 98.8%	Compressed Gas	Compressed Gas	Mixture	47L - 110 kg/cm^2	50	Storage	Gas Cylinder Storage	None	0	0	82.25	0	0	0	0	0
Kr : 7439-90-9 Ne : 7440-01-9	1956	1.25%Kr/Ne	Krypton - 1.25% Neon - 98.75%	Compressed Gas	Compressed Gas	Mixture	47L - 6,000 L	50	Storage	Gas Cylinder Storage	None	0	0	10594	0	0	0	0	0
Ge2H6 : 13818-89-8 H2 : 1333-74-0	1954	10% Ge2H6/H2	Digermene - 10% Hydrogen - 90%	Flammable Gas	Compressed Gas	Mixture	49L	10	Storage	Gas Cylinder Storage	Group H-2	0	0	17.31	0	0	0	0	0
1333-74-0 7782-65-2	1953	10% GeH4/H2	H2 - 90% GeH4 - 10%	Flammable Gas Toxic	Compressed Gas	Mixture	47L - 2 kg	20	Storage	Gas Cylinder Storage	Group H-2 Group H-4	0	0	32.9	0	0	0	0	0
He : 7440-59-7 N2 : 7727-37-9	1956	10% He/90% N2	Nitrogen - 90% Helium - 10%	Compressed Gas	Compressed Gas	Mixture	47L	30	Storage	Gas Cylinder Storage	None	0	0	49.79	0	0	0	0	0
Xe: 7440-63-3 Ar: 7440-37-1 Ne: 7440-01-9	1956	10ppmXe/3.5%Ar/Ne	Xenon - 10 ppm Argon - 3.5% Neon - 96.5%	Compressed Gas	Compressed Gas	Mixture	47L - 6,000 L	50	Storage	Gas Cylinder Storage	None	0	0	10594	0	0	0	0	0
F2 : 7782-41-4 N2 : 7727-37-9	3306	20%F2/N2	Fluorine - 20% Nitrogen - 80%	Oxidizing Gas Highly Toxic Corrosive	Compressed Gas	Mixture	47L - 1,150 psi	150	Storage	Gas Cylinder Storage	Group H-3 Group H-4	0	0	246.75	0	0	0	0	0
O2 : 7782-44-7 He : 7440-59-7	3156	30%O2/He	Oxygen - 30% Helium - 70%	Oxidizing Gas	Compressed Gas	Mixture	47L - 110 kg/cm^2	5	Storage	Gas Cylinder Storage	Group H-3	0	0	8.3	0	0	0	0	0
H2 : 1333-74-0 N2 : 7727-37-9	1956	4%H2/N2	Hydrogen - 4% Nitrogen - 96%	Compressed Gas	Compressed Gas	Mixture	Iso Tube - 18,000 L	3	Storage	Tank Lorry Storage	None	0	0	1890	0	0	0	0	0
1MS : 992-94-9 Ar : 7440-37-1	1954	5% 1MS/Ar	Methylsilane - 5% Argon - 95%	Flammable Gas	Compressed Gas	Mixture	47L - 1,800 psi	10	Storage	Gas Cylinder Storage	Group H-2	0	0	16.45	0	0	0	0	0
H2 : 1333-74-0 He : 7440-59-7	1954	5%H2/He	Hydrogen - 5% Helium - 95%	Flammable Gas	Compressed Gas	Mixture	47L - 110 kg/cm^2	10	Storage	Gas Cylinder Storage	Group H-2	0	0	16.45	0	0	0	0	0
7664-41-7	1005	Ammonia	NH3 - 100%	Flammable Gas Corrosive	Liquefied Gas	100%	47L - 22.7 kg / 20 kg	20	Storage	Gas Cylinder Storage	Group H-2 Group H-4	248.32	0	248.32	0	0	0	0	0
27804-64-4	3399	Bis(diethylamino)silane	BDEAS - 100%	Flammable Liquid IC Water Reactive 2 Toxic	Liquid	100%	47L	15	Storage	Gas Cylinder Storage	Group H-3 Group H-4	186	0	0	0	0	0	0	0
10294-34-5	1741	Boron Trichloride	BCl3 - 100%	Toxic Corrosive	Liquefied Gas	100%	47L - 50 kg	10	Storage	Gas Cylinder Storage	Group H-4	0	0	124.12	0	0	0	0	0
7637-07-2	1008	Boron Trifluoride	BF3 - 100%	Highly Toxic Corrosive	Compressed Gas	100%	47L - 800 psi	10	Storage	Gas Cylinder Storage	Group H-4	0	0	16.6	0	0	0	0	0
124-38-9	1013	Carbon Dioxide	CO2 - 100%	Compressed Gas	Liquefied Gas	100%	Tank Lorry - 17,272 kg	4	Storage	Tank Lorry Storage	None	0	152308.6	0	0	0	0	0	0
630-08-0	1016	Carbon Monoxide	CO - 100%	Flammable Gas Toxic	Compressed Gas	100%	47.5L - 6,200 L	10	Storage	Gas Cylinder Storage	Group H-2 Group H-4	0	0	16.625	0	0	0	0	0
463-58-1	2204	Carbonyl Sulfide	COS - 100%	Flammable Gas Highly Toxic	Liquefied Gas	100%	47L - 40 kg	50	Storage	Gas Cylinder Storage	Group H-2 Group H-4	621.2	0	621.2	0	0	0	0	0
7782-50-5	1017	Chlorine	Cl2 - 100%	Oxidizing Gas Highly Toxic Corrosive	Liquefied Gas	100%	47L - 50 kg	20	Storage	Gas Cylinder Storage	Group H-3 Group H-4	248.28	0	248.28	0	0	0	0	0
7790-91-2	1749	Chlorine Trifluoride	ClF3 - 100%	Oxidizing Gas - Liquefied Highly Toxic Corrosive	Liquefied Gas	100%	47L	10	Storage	Gas Cylinder Storage	Group H-3 Group H-4	124.1	0	0	0	0	0	0	0
7782-39-0	1957	Deuterium	D2 - 100%	Flammable Gas	Compressed Gas	100%	47L	20	Storage	Gas Cylinder Storage	Group H-2	0	0	33.2	0	0	0	0	0
12078-25-0	1992	Dicarbonylcyclopentadienylcobalt	CpCoCO - 100%	Flammable Liquid IC Toxic	Liquid	100%	47L	15	Storage	Gas Cylinder Storage	Group H-3 Group H-4	186	0	0	0	0	0	0	0
4109-96-0	2189	Dichlorosilane	DCS - 100%	Flammable Gas Highly Toxic Corrosive	Compressed Gas	100%	47L	10	Storage	Gas Cylinder Storage	Group H-2 Group H-4	0	0	16.6	0	0	0	0	0
56792-69-9	1993	Dicobalt Hexacarbonyl Tert-butylacetylene	CCTBA - 100%	Combustible Liquid IIIA	Liquid	100%	47L	30	Storage	Gas Cylinder Storage	Group H-3	186	0	0	0	0	0	0	0
75-10-5	3252	Difluoromethane	CH2F2 - 100%	Flammable Gas	Liquefied Gas	100%	47L - 10 kg	72	Storage	Gas Cylinder Storage	Group H-2	894	0	0	0	0	0	0	0
13760-02-6	3129	Diiodosilane	DIS - 100%	Combustible Liquid II Water Reactive 2 Toxic Corrosive	Liquid	100%	19L	15	Storage	Gas Cylinder Storage	Group H-3 Group H-4	75.29	0	0	0	0	0	0	0
908831-34-5		Di-iso-propylaminosilane	DIPAS	Flammable Liquid IB Water Reactive 3 Corrosive	Liquid	100%	47L	15	Storage	Gas Cylinder Storage	Group H-3 Group H-4	186	0	0	0	0	0	0	0

Hazardous Material Inventory Statement (HMIS) - WONIK MATERIALS												STORAGE			CLOSED USE			OPEN USE	
CAS #	UN NO.	Chemical Name	Component(s)	Hazard Category	State (S, L, G)	Purity	Container Size	Quantity	Storage/Use	Location	Group H Classification	Gallons	Lbs	Cubic Ft	Gallons	Lbs	Cubic Ft	Gallons	Lbs
1590-87-0	3161	Disilane	Si2H6 - 100%	Flammable Gas Pyrophoric	Compressed Gas	100%	47L - 10 kg	82	Storage	Gas Cylinder Storage	Group H-2	0	0	100.78	0	0	0	0	0
74-85-1	1962	Ethylene	C2H4 - 100%	Flammable Gas	Liquified Gas	100%	47L - 10.25 kg	10	Storage	Gas Cylinder Storage	Group H-2	0	0	16.45	0	0	0	0	0
75-46-7	1984	Fluoroform	CHF3 - 100%	Compressed Gas	Liquefied Gas	100%	47L - 35 kg	30	Storage	Gas Cylinder Storage	None	0	0	49.35	0	0	0	0	0
75-73-0	1982	Halocarbon R-14 (Tetrafluoromethane)	CF4 - 100%	Compressed Gas	Compressed Gas	100%	47L - 32 kg	30	Storage	Gas Cylinder Storage	None	0	0	49.35	0	0	0	0	0
7440-59-7	1046	Helium	He - 100%	Compressed Gas Inert Gas	Compressed Gas	100%	Iso Tube	4	Storage	Tank Lorry Storage	None	0	0	1128664.5	0	0	0	0	0
13465-77-5	2987	Hexachlorodisiliane	HCDS - 100%	Combustible Liquid IIIA Corrosive	Liquid	100%	19L - 26.5 kg	30	Storage	Gas Cylinder Storage	Group H-3 Group H-4	150.55	0	0	0	0	0	0	0
685-63-2	3160	Hexafluoro-1, 3-Butadiene	C4F6 - 100%	Toxic	Liquefied Gas	100%	47L	10	Storage	Gas Cylinder Storage	Group H-4	0	0	124.13	0	0	0	0	0
7647-01-0	1050	Hydrogenchloride	HCl - 100%	Toxic Corrosive	Liquefied Gas	100%	440L - 250 kg	10	Storage	Gas Cylinder Storage	Group H-4	0	0	1162.36	0	0	0	0	0
7647-01-0	1050	Hydrogenchloride	HCl - 100%	Toxic Corrosive	Liquefied Gas	100%	Iso Tube	4	Storage	Tank Lorry Storage	Group H-4	0	0	679156	0	0	0	0	0
16921-96-3	3307	Iodine Heptafluoride	IF7 - 100%	Oxidizing Gas Highly Toxic Corrosive	Liquefied Gas	100%	47L	10	Storage	Gas Cylinder Storage	Group H-3 Group H-4	0	0	16.45	0	0	0	0	0
74-82-8	1971	Methane	CH4 - 100%	Flammable Gas	Compressed Gas	100%	47L - 120 kg/cm^2	10	Storage	Gas Cylinder Storage	Group H-2	0	0	16.45	0	0	0	0	0
10241-05-1	2508	Molybdenum(V) Chloride	MoCl5 - 100%	Corrosive	Solid	100%	47L	5	Storage	Gas Cylinder Storage	Group H-4	0	1410	0	0	0	0	0	0
13637-68-8	3260	Molybdenum(VI) Dichloride Dioxide	MoO2Cl2 - 100%	Corrosive	Solid	100%	47L	30	Storage	Gas Cylinder Storage	Group H-4	0	1410	0	0	0	0	0	0
10102-43-9	1660	Nitric Oxide	NO - 100%	Oxidizing Gas Toxic	Compressed Gas	100%	47L - 20 bar	30	Storage	Gas Cylinder Storage	Group H-3 Group H-4	0	0	49.35	0	0	0	0	0
7783-54-2	2451	Nitrogen Trifluoride	NF3 - 100%	Oxidizing Gas	Compressed Gas	100%	440L	10	Storage	Gas Cylinder Storage	Group H-3	0	0	4400	0	0	0	0	0
7783-54-2	2451	Nitrogen Trifluoride	NF3 - 100%	Oxidizing Gas	Compressed Gas	100%	Iso Tube - 8,000 kg	12	Storage	Tank Lorry Storage	Group H-3	0	0	1128664.5	0	0	0	0	0
10024-97-2	1070	Nitrous Oxide	N2O - 100%	Oxidizing Gas	Liquefied Gas	100%	ISO Tube - 9,000 kg	11	Storage	Tank Lorry Storage	Group H-3	21322	1410	0	0	0	0	0	0
10024-97-2	1070	Nitrous Oxide	N2O - 100%	Oxidizing Gas	Liquified Gas	100%	47L - 27 kg / 10 kg	200	Storage	Gas Cylinder Storage	Group H-3	2482.22	0	0	0	0	0	0	0
115-25-3	1077	Octafluorocyclobutane	C4F8 - 100%	Compressed Gas	Liquefied Gas	100%	47L - 40 kg	92	Storage	Gas Cylinder Storage	None	1142	0	0	0	0	0	0	0
556-67-2	1993	Octamethylcyclotetrasiloxane	OMCTS - 100%	Combustible Liquid IIIA	Liquid	100%	47L	15	Storage	Gas Cylinder Storage	Group H-3	186	0	0	0	0	0	0	0
19824-59-0	3132	Pentakis (Dimethylamino) Tantalum(V)	PDMATa - 100%	Flammable Solid Water Reactive 2 Corrosive	Solid	100%	47L	15	Storage	Gas Cylinder Storage	Group H-3 Group H-4	0	1410	0	0	0	0	0	0
1333-74-0 7803-51-2	3305	Phosphine (15%) and Hydrogen (85%)	H2 - 85% PH3 - 15%	Flammable Gas Highly Toxic	Compressed Gas	Mixture	47L - 1.4 kg	308	Storage	Gas Cylinder Storage	Group H-2	0	0	511.06	0	0	0	0	0
7783-55-3	3304	Phosphorus(III) Fluoride	PF3 - 100%	Highly Toxic Corrosive	Liquefied Gas	100%	47L - 10 kg / 5 kg	50	Storage	Gas Cylinder Storage	Group H-4	0	0	621.2	0	0	0	0	0
7647-19-0	2198	Phosphorus(V) Fluoride	PF5 - 100%	Highly Toxic Corrosive	Compressed Gas	100%	47L	10	Storage	Gas Cylinder Storage	Group H-4	0	0	16.45	0	0	0	0	0
115-07-1	1077	Propylene	C3H6 - 100%	Flammable Gas	Compressed Gas	100%	47L - 18 kg	120	Storage	Gas Cylinder Storage	Group H-2	0	0	197.4	0	0	0	0	0

September 13, 2024

Memorandum

This memorandum aims to develop a permitting strategy for the new Wonik Materials Manor, Texas, Site (the “Facility”) in Travis County, Manor, Texas. eSPARC utilized and reviewed technical data provided by Build Block, Inc. (“Buildblock”) to create this memorandum. The following sections are environmental permits that may apply and need to be obtained by the Facility to maintain compliance with environmental regulatory requirements in the State of Texas. Other environmental programs may be necessary but do not necessarily involve permits. These requirements are also outlined in the memorandum below.

Executive Summary

The scope of work for this task involves a comprehensive Critical Issues Analysis (“CIA”) and permitting assessment to ensure regulatory compliance and address potential environmental impacts. The CIA aims to identify key environmental and regulatory concerns, necessary permits, associated costs, and timelines for approval. This analysis is the starting point to evaluate potential issues and requirements essential for project development, construction, and operation.

The assessment process includes several key tasks: an initial Environmental Site Screening to review preliminary project details; a Critical Issues Assessment to examine zoning, noise, ecological, and cultural resource impacts; and the preparation of a Critical Issues Analysis Report. This report summarizes findings, presents a preliminary Permitting Plan with a permit matrix, and outlines required steps, timeframes, and costs for securing necessary approvals. This structured approach ensures that all critical factors are considered and addressed to facilitate smooth project development.

Process Description

Wonik Materials is planning to establish a set of industrial facilities in Manor, Texas, dedicated to the manufacturing, transporting, and storing of semiconductor gases. The project involves constructing advanced gas manufacturing lines, innovative cleanroom environments, analysis facilities, and essential infrastructure upgrades to boost production capacity. The primary aim of the facility is to support large-scale semiconductor chip manufacturing operations in Austin and Taylor, Texas.

The project will be executed in three phases:

- Phase 1 will focus on setting up the manufacturing lines for advanced semiconductor gas production. It includes investments in specialized equipment, the creation of classroom facilities, and the installation of a sophisticated gas purification system.
- Phases 2 & 3: These phases will expand production capacity and scale up operations to meet increasing market demand.

Air Permitting

Air Permit-by-Rule (PBR)

Travis County is currently in attainment with all National Ambient Air Quality Standards (“NAAQS”) pollutants.¹ This means the county's air quality meets or exceeds the federal standards for key pollutants, including ozone, particulate matter, carbon monoxide, sulfur dioxide, nitrogen dioxide, and lead. Continuous monitoring and regulatory measures ensure these pollutants remain within safe limits, contributing to a healthier environment and national air quality standards compliance.

The Texas Air PBR program allows authorizations for activities that produce more than the de minimis level of emissions but less than other New Source Review (“NSR”) options. The major processes during semiconductor gas manufacturing will release emissions and may require specific PBRs for these processes.

Description	Potential Emissions	Applicable PBR
Modifications, additions, or relocations of equipment (excluding add-on controls) used for semiconductor manufacturing operations that result in the addition, increase, or substitution of an air contaminant are permitted by rule provided the following conditions of this section are satisfied.	• PM – 5 tpy • VOCs – 15 tpy • Non-VOCs – 5tpy • Acids/bases – 10 tpy • Any other – 5tpy • Total – 25 tpy	§106.225: Semiconductor Manufacturing
Any air separation or other industrial gas production, storage, or packaging facility is permitted by law. For purposes of this section, industrial gases include only oxygen, nitrogen, helium, neon, argon, krypton, and xenon.	• VOCs • Non-VOCs	§106.372: Industrial Gases
Fugitive Emissions	• VOCs • Non-VOCs	§106.261: Facilities (Emission Limitations)
Fugitive Emissions	• VOCs • Non-VOCs	§106.262: Facilities (Emission and Distance Limitations)

PBR Qualifications

- To qualify for a permit by rule, the following general requirements must be met²:
 - (1) Total actual emissions authorized under permit by rule from the facility shall not exceed the following limits, as applicable:
 - (A) 250 tons per year (tpy) of carbon monoxide (CO) or nitrogen oxides (NO_x);
 - (B) 25 tpy of volatile organic compounds (VOC), sulfur dioxide (SO₂), or inhalable particulate matter (PM);
 - (C) 15 tpy of particulate matter with diameters of 10 microns or less (PM₁₀);
 - (D) 10 tpy of particulate matter with diameters of 2.5 microns or less (PM_{2.5}); or

¹ https://www3.epa.gov/airquality/greenbook/anayo_tx.html

(E) 25 tpy of any other air contaminant except:

- (i) water, nitrogen, ethane, hydrogen, and oxygen; and
- (ii) notwithstanding any provision in any specific permit by rule to the contrary, greenhouse gases as defined in §101.1 of this title (relating to Definitions).

PBR Fees & Timeline:

Permit
§106.225: Semiconductor Manufacturing
§106.372: Industrial Gases
§106.261: Facilities (Emission Limitations)
§106.262: Facilities (Emission and Distance Limitations)
- PBR Registration Fee
Project Management General
Subtotal →

Timeline
Approximately 60 days from Authorization
Approximately 60 days from Authorization
Approximately 60 days from Authorization
Approximately 60 days from Authorization
N/A
N/A

Air Permitting Target Time Frames

Project Type	Issuance (Days)
Permits By Rule	45
Standard Permits (w/o public notice), Changes to Qualified Facilities (SB1126) and relocations	45
Standard Permits (with public notice)	150
Standard Permits for Concrete Batch Plants (with public notice)	195
New Source Review (NSR) New Permits	285
New Source Review Alterations and other changes	120
New Source Review Amendments	315
New Source Review Renewals	270
Federal New Source Review (Prevention of Significant Deterioration, Nonattainment, 112g, PAL) New and Major Modifications	365
Title V Federal Operating Permits - New Site Operating Permit (SOP)	365
Title V Federal Operating Permits - Site Operating Permit Revision	365
Title V Federal Operating Permits - Site Operating Permit Renewal	365
Title V Federal Operating Permits - New General Operating Permit (GOP)	120
Title V Federal Operating Permits - General Operating Permit Revision	330
Title V Federal Operating Permits - General Operating Permit Renewal	210

Note: All the listed issuance time frames are target goals.

Water Use, Water Connection, and Stormwater Permitting

Permits related to municipal water use and connections and the management of stormwater discharges fall under the Facility's responsibility. It is assumed that the Facility plans to conduct all operational activities indoors, where exposure to stormwater is not a factor, and a stormwater permit will not be necessary for their operations. **As a result, a stormwater permit will not be necessary.**

Wastewater Permitting

The project documentation is insufficient to determine if wastewater permitting is required. We will review the information to identify any necessary state and local permits. As our July 23 email noted, the budget includes developing a Texas Pollution Discharge Elimination System ("TPDES") Permit but excludes drafting and laboratory analysis costs. A TPDES permit can take 1 to 2 years, so timely assessment is crucial. If a TPDES permit is unnecessary, we will assist with the appropriate authorization for wastewater discharge or on-site septic systems. Based on the condition that the Facility will not discharge any wastewater, **an industrial wastewater permit is not required.**

Waste – Waste Management Program for Used Oil, Industrial, Universal, & Hazardous Wastes – Texas Operations

The Facility is unlikely to generate more than 1,000 kilograms of hazardous waste in any given month to be considered a Small Quantity Generator. Instead, it would be considered a Very Small Quantity Generator ("VSQG") and exempt from any written permitting or planning requirements. To comply with state and federal regulations, the Facility must identify all generated waste (not exceeding 1,000 kilograms of storage at any time) and deliver or have the waste transported and disposed of off-site by a licensed waste handler. There is no time limit associated with waste generation. The Facility must document that the waste is handled consistently with Universal Waste regulations and that recycling materials do not constitute waste under the Resource Conservation and Recovery Act ("RCRA"). Costs breakdown for a Waste Management Program for Used Oil, Industrial, Universal, & Hazardous Wastes – Texas Operations are presented below.

Waste Management Program for Used Oil, Industrial, Universal, & Hazardous Wastes – Texas Operations & Timeline:

Permit
Waste Management Program for Used Oil, Industrial, Universal, & Hazardous Wastes – Texas Operations
Project Management General
Subtotal →

Timeline
Approximately 90 days post-startup
N/A

Oil Storage – Spill Prevention, Control and Countermeasure (“SPCC”) SPCC

If the Facility intends to store oil in aboveground storage tanks (“ASTs”) at the Facility, it may trigger an oil plan to be created. Oil and water mixture containers with a maximum storage capacity of over 1,320 gallons are subject to the Spill Prevention Control and Countermeasure (“SPCC”) rule. A mixture of wastewater and oil is “oil” under the statutory and regulatory definition of the term (33 U.S.C. 1321(a)(1) and 40 CFR 110.2 and 112.2). Discharging wastewater containing oil to navigable waters or adjoining shorelines in a “harmful quantity” (40 CFR part 110) is prohibited. As a result, an SPCC Plan will need to be developed for the facility. The purpose of an SPCC Plan is to help facilities prevent a discharge of oil into navigable waters or adjoining shorelines. SPCC plans help facilities prevent oil spills and control a spill should one occur.

There are two thresholds for developing an SPCC Plan. The cost of both options is presented in the Table below. At this time, we anticipate that Option 1 SPCC Plan will be required.

1. Greater than 1,320 gallons but less than 10,000 gallons, is a non-certified SPCC Plan and is a smaller report.
2. Greater than 10,000 gallons requires a professional engineer certification and is a larger report.

Option 1 SPCC Plan & Timeline:

Permit
SPCC Plan for less than 10,000 Gallons
Project Management General
Subtotal →

Timeline
Approximately 90 days post-startup
N/A

Option 2 SPCC Plan & Timeline:

Permit
SPCC Plan for greater than 10,000 Gallons
Project Management General
Subtotal →

Timeline
Approximately 180 days post-startup
N/A

Phase I Environmental Site Assessment

eSPARC can provide a Phase I Environmental Site Assessment ("ESA") of the Facility. The Phase I ESA aims to identify *Recognized Environmental Conditions* ("RECs"), as defined by the ASTM E 1527-21 standard, at the site.

The following activities will be conducted as part of the site visit:

- A thorough site inspection, including all accessible building interiors and exterior property and grounds. This site inspection includes a visual inspection to identify the presence of hazardous substances, petroleum products, chemical storage tanks, stained soils, and industrial activities.
- Interviews with persons knowledgeable of the property history.
- An evaluation of risks of neighboring properties upon the subject property.

The following documents will be reviewed as part of the desktop review:

- Historical Aerial Photographs.
- Historical City Directories.
- Historical Fire Insurance Maps.
- Historical Topographical Maps.
- Federal, State, Local, and Tribal Records.
- Chain-of-title for Environmental Liens and/or Activity and Land Use Limitations.
- Available government environmental records of the property may contain information related to spills, environmental releases, fuel tank registrations, hazardous material manifests, and water quality and soil contamination issues.

All findings, recommendations, conclusions, supportive documentation, diagrams, and photographs will be included in a site-specific Phase I ESA report.

Phase I & Timeline:

Permit
Texas Facility Phase I (includes document review, onsite Facility review, and report deliverable)
Project Management General
Subtotal →

Timeline
Approximately 60 days from Authorization
N/A

This document is the Environmental Questionnaire required by [Blank]. The purpose of this questionnaire is to help determine the appropriate level of environmental review required under the National Environmental Policy Act (NEPA) and related laws. The main sections are as follows:

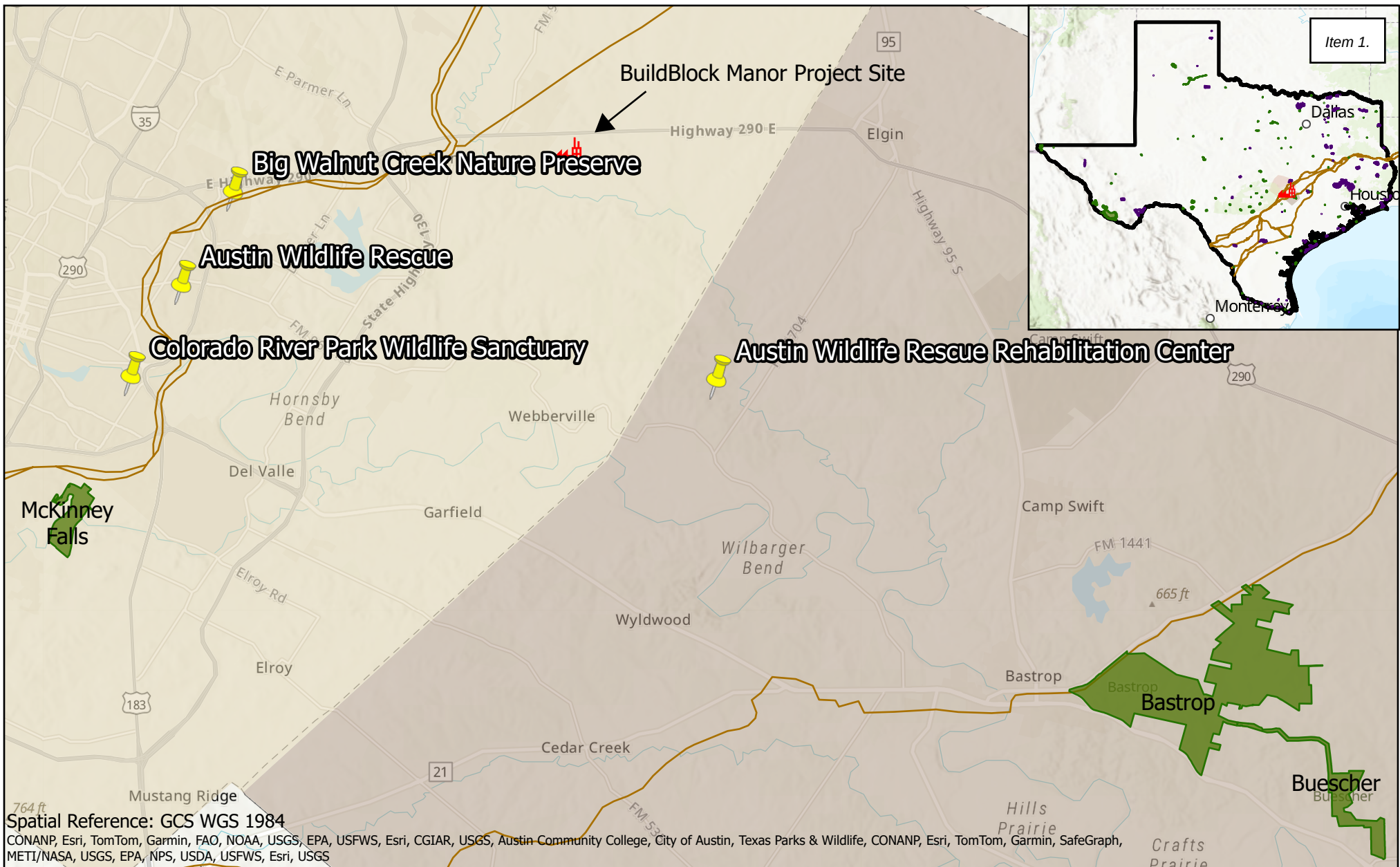
Questionnaire	Answers
1. Project Description: Summary of proposed project and activities.	Wonik Materials plans to establish industrial facilities in Manor, Texas, for the manufacturing, transporting, and storing of semiconductor gases. This construction encompasses the creation of advanced gas manufacturing lines, innovative cleanroom environments, analysis facilities, and essential infrastructure upgrades to enhance production capacity. The production facility prioritizes supply to a large-scale semiconductor chip manufacturing facility in Austin and Taylor, Texas. The project will be structured in 3 phases. - Phase 1: The initial phase focuses on setting up manufacturing lines for advanced semiconductor gas production, including investment in specialized equipment, classroom facilities, and the setup of a highly sophisticated gas purification system - Phases 2&3: The following phases focus on expanding production capacity and scaling up operations to meet growing market demand.
2. Project Site/Affected Environment: Location, site characteristics, ownership.	The Project Site is located at 12522 & 12542 Old Kimbro Rd, Manor, TX 78653. The Site is a 23.8AC lot (combined) that is owned by Wonik Materials North America LLC, the owner of the project. The Site is currently platted (Lots 4 and 5, Kimbro Road Estates) according to the plat recorded in Volume 79, Page 12, Plat Records of Travis County, Texas. The Site is identified in Travis Central Appraisal District records with Property IDs 236879 and 236885.
3. Resource Consumption and Emissions Stream and Impact: Material inputs and emissions, resource consumption, energy use.	The Wonik Materials Manor project will be built in phases with careful attention to how materials will be handled in all aspects of the project. This will include an analysis of planned operations to ensure that emissions and energy use are minimized and resources conserved. Specific details will be provided once the design is finalized.
4. Tribal, Historical, and Cultural Resources: Presence of tribal lands, historical/cultural resources.	No documented cultural resources are located within or immediately adjacent to the boundaries of the Property, and the Site does not have any historic buildings nor is the Site located within the Historic District as defined by the City of Manor's Code of Ordinances. Based on the absence of historic-age structures within the Property boundaries on historical aerial photographs and topographic maps, there exists a low potential for historic-age architectural and/or archeological resources within the boundaries of the Property.
5. Project Setting: General description of the project area.	The Site is currently zoned as Manor-ETJ, so it will need to be annexed and rezoned to IN-1 zoning or IN-2 Zoning for the development of the facility. Current land use on the Site consists of rangeland for cattle grazing with a single family residence located on the eastern portion of the Site.
6. Vegetation and Wildlife Resources: Vegetation and wildlife in or near the project area.	The Site is situated within the Blackland Prairie ecological area of Texas (Gould, 1975) and the Crops vegetational area of Texas (McMahan et al., 1984). Plant communities observed on the subject Site were consistent with rangeland. Vegetation observed on the site includes the following: - Sugarberry (<i>Celtis laevigata</i>) - Honey mesquite (<i>Prosopis glandulosa</i>) - Bermudagrass (<i>Cynodon dactylon</i>) - Texas prickly pear (<i>Opuntia engelmannii</i>) - Common ragweed (<i>Ambrosia artemisiifolia</i>) - Common broomweed (<i>Amphichyris dracunculoides</i>) - Tall goldenrod (<i>Solidago altissima</i>) - Texas croton (<i>Croton texensis</i>) - Black willow (<i>Salix nigra</i>) - Broadleaf cattail (<i>Typha latifolia</i>)
7. Conservation Areas: Designated conservation areas near the project site.	There are no known conservation areas within the Project Site. Nearby conservation areas include the Colorado River Park Wildlife Sanctuary (approximately 17 miles away), Austin Wildlife Rescue (4 miles away), Austin Wildlife Rescue and Rehabilitation Center (about 21 miles away), and the Big Walnut Creek Nature Preserve (around 9 miles away). Additionally, the El Camino Real de los Tejas National Historic Trail passes through Manor, Texas. The site is also located about 16 miles from McKinney Falls State Park and 23 miles from Bastrop State Park. Refer to Attachment 1.
8. Coastal Areas and Navigable Waters: Coastal management zone, beaches, shorelines.	The Project Site is outside the Coastal Management Zone and does not include any shorelines, dunes, or estuaries. Additionally, the site has no confirmed wetland features or navigable waters. Refer to Attachment 2.
9. Wetlands: Wetlands on or near the project site.	No wetlands have been identified within the Project Site. However, online wetland databases show that neighboring properties have freshwater ponds located approximately 40 feet from the north property boundary and about 1,450 feet from the southwest property boundary. The water body on the Project Site is unclassified. To confirm the presence or absence of wetlands, further investigation through wetland delineations and stream assessments is recommended. Refer to Attachment 3.
10. Floodplains: Location within floodplains.	The site is located within Zone 'X', areas determined to be outside the 0.2% annual chance floodplain, as shown on F.I.R.M. Panel No. 48453C0485J, Travis County, Texas dated August 18, 2014. A Floodplain Map has been included as Attachment 4.

11. Endangered Species: Endangered species and habitats in the project area.	The team did not observe potentially suitable habitat on the subject site or within a 500-foot radius of the subject site for any of the federally or state-listed Threatened/Endangered Species of Travis County.
12. Land Use and Zoning: Current land use and zoning.	The proposed development will be required to meet City of Manor Zoning regulations for building height, building setbacks, impervious cover limits, signage, landscaping, and parking. The site is located within an area designated by the City of Manor as Industrial. A Zoning Map is included as Attachment 5 . Once the site is annexed, it will be re-zoned either (IN-1) Light Industrial (IN-2) Heavy Industrial to accommodate the proposed development.
13. Solid Waste Management: Types and amounts of solid waste generated by the project facilities.	Only minimal solid wastes are expected to be generated during the operational phase of this project. A full waste review will be conducted as the project design is finalized. The Wonik facility will develop and utilize a Waste Management Plan to track the handling, storage, characterization, and disposal of all wastes in accordance with applicable regulations.
14. Hazardous or Toxic Substances: Hazardous/toxic substances used or generated by the project facilities.	The following hazardous substances will be stored, yet not used in the facility. - Propylene: 205 Cubic Ft - Silicon Tetrachloride: 56,610 Lbs - Disilane: 4,350 Lbs, 58.1 Cubic Ft - Nitric Oxide: 46.5 Cubic Ft - Difluoromethane: 9,560 Lbs - Octafluorocyclobutane: 9,560 Lbs - 10% GeH ₄ /H ₂ : 88 Cubic Ft - 15% PH ₃ /H ₂ : 964 Cubic Ft - Nitrogen Trifluoride: TBD - Nitrous Oxide: TBD - Carbon Dioxide: TBD - Nitrogen: TBD
15. Water Quality/Water Resources Impact: Water resources at the project site and impacts.	The Project Site is served by the Manville Water Supply Corporation, Number TX2270033, Zone 8. According to the TWDB, the two nearest state wells are 5844302 at about 2,100 ft away and 5844303 approximately 5,500 ft away from the property. Refer to Attachment 6 .
16. Water Supply and Distribution Systems: Anticipated water usage by the project facilities.	Water usage amounts will be determined as the engineering design of the project is finalized. Wonik plans to implement water-efficient fixtures such as a rainwater harvesting system and greywater recycling where appropriate.
17. Wastewater Collection and Treatment Facilities: Wastewater treatment facilities for additional discharges.	There currently are no wastewater lines near the site. According the City of Manor's Public Works Department, they are planning on extending a 12-inch wastewater line along the west side of the site but the construction of the wastewater main will not be completed until December 2024/January 2025. Attachment 7 shows the approximate location of the wastewater lines that will be built by the City of Manor Public Works Department. An alternate option to provide wastewater service to the site is to introduce an on-site septic system that will require a minimum 1-acre lot and approval from Travis County due to the City of Manor and Travis County having a interlocal agreement regarding on-site septic systems.
18. Environmental Justice and Socioeconomic Impact: Impact on disadvantaged communities.	Within a 5-mile radius of the Project Site, the area ranks in the 81st percentile nationwide for people of color, the 74th percentile for individuals with less than a high school education, and the 40th percentile for low-income population. The breakdown of race includes 54% Hispanic, 23% White, and 20% Black. The 5-mile area surrounding the location does not include American Indian Reservation Land or a "Justice40(CJST)" disadvantaged community. However, the area appears to contain an EPA IRA disadvantaged community and therefore the project may potentially benefit a disadvantaged community. The area ranks in the 85th percentile nationwide for annual average PM _{2.5} levels, the 71st percentile for average maximum daily ozone concentrations, and the 85th percentile for RSEI modeled toxic concentrations at stream segments adjusted for distance.
19. Transportation (Roads, Traffic, and Parking): Road systems connecting to the project site.	Per the City of Manor's Thoroughfare Plan, a proposed Major Arterial will be introduced 2,000 feet east of Kimbro Road. <u>Access</u> Existing driveways will need to be relocated to comply with current driveway spacing as well as throat length per the City of Austin's Transportation Criteria Manual. The initial requirement from the City of Manor is to align the proposed driveway on Kimbro Road with the opposing driveway serving a commercial use. <u>Parking</u> Parking requirements are a function of use. Per the City of Manor's Code of Ordinances (Article 15.02.004a) the following parking will be required for the proposed industrial use: One space for each 700 square feet indoor GFA One space for each 1,000 square feet outdoor facility GFA One space for each 2,500 square feet GFA indoor storage area Off-street loading spaces will be required in accordance with the City of Manor's Code of Ordinances Article 15.02. Section 15.02.006. Bicycle parking will need to be provided. A bike rack is required for each development/building providing storage capacity for a minimum of four bicycles. For sites with multiple buildings a bicycle rack is required to be provided at each building. For commercial sites with buildings exceeding 50,000 square feet a bicycle rack(s) with the capacity to provide a minimum of eight bicycle spaces is required.
20. Air Quality: Air emissions from the project facilities.	A detailed assessment of air emissions will be developed during the air permitting strategy phase of the project development. Wonik Materials is committed to meeting all local, state, and federal air quality emissions standards and will minimize air emission impacts wherever possible.

21. Greenhouse Gas and Climate Impact: Greenhouse gas emissions impact.	Greenhouse Gas emissions impacts will be assessed during the air permitting strategy phase of the project development. Wonik Materials will quantify and track emissions, establish climate related goals, and will monitor progress utilizing Key Performance Indicator intensity factors related environmental impacts such as water usage, energy consumption, waste generation, and emissions which will be tied to applicable reference data point such as building square footage and materials produced. Wonik Materials is committed to an ESG management strategy that encompasses all stakeholders, including customers, shareholders, communities, partners, and employees.
22. Noise: Potential noise increase from project facility operations.	Negligible increases in noise levels are anticipated as a result of the Wonik Materials Project. The manufacturing plant and associated process areas will all be indoors. There will be some vehicle traffic, but this is not anticipated to be at levels that will cause elevated noise levels.
23. Health and Safety: Health and safety risks to the public or project workers.	Materials that are planned for the facility such as flammable, oxidizing, and pyrophoric compressed and liquified compressed gases pose physical hazards, and toxic and corrosive compressed gases might pose health hazards. However, Wonik Materials has prepared a Chemical Hazard Analysis Reports in order to satisfy the requirements of IBC. A coordinated approach will be developed for the hazardous materials such that they will either be stored and used in quantities below the maximum allowable quantity (MAQ) per control area, or they will be appropriately protected within a High-Hazard, Group H space or stored outdoors with respect to separation distance and release requirements.
24. Permits and Other Governmental Involvement: Permits and governmental involvement related to the project.	Potential environmental permits required may include a New Source Review (NSR) Permit, and Title V Operating Permit. Additionally, a Stormwater Construction Permit and Stormwater Management Plans, a National Pollutant Discharge Elimination System (NPDES) Permit, and an Industrial Wastewater Discharge Permit (if discharging wastewater into publicly owned treatment works or water body) may be necessary. Additional effort is recommended (e.g., environmental field study) to assess authorities having jurisdiction and project permitting requirements.
25. Public Notification/Controversy: Community awareness and controversy regarding the project.	No public controversy is anticipated related to this project. Wonik Materials and Build Block have held multiple meetings with the City of Manor. Both parties are committed to the successful development of this project which will bring employment and economic growth to the City of Manor. As the project progresses, Wonik and Build Block plan to host informational meetings for interested community members who want to learn more about the project.
26. Environmental Experience and Approach: Experience in addressing environmental issues in similar past projects.	Build Block and Wonik Materials will engage CAMS eSPARC, an environmental consulting firm, to assist with the environmental review of the project. eSPARC has an experienced staff that has supported environmental development and operations for large scale power generation and industrial facilities located across the United States.

ATTACHMENT 1

REVIEW OF DESIGNATED CONSERVATION AREAS



Attachment 1: Review of Designated Conservation Areas

- Wonik Materials Project Site
- Texas State Boundary
- Management Areas State
- Parks - Texas
- El Camino Real de los Tejas
- Bastrop
- Travis
- Williamson



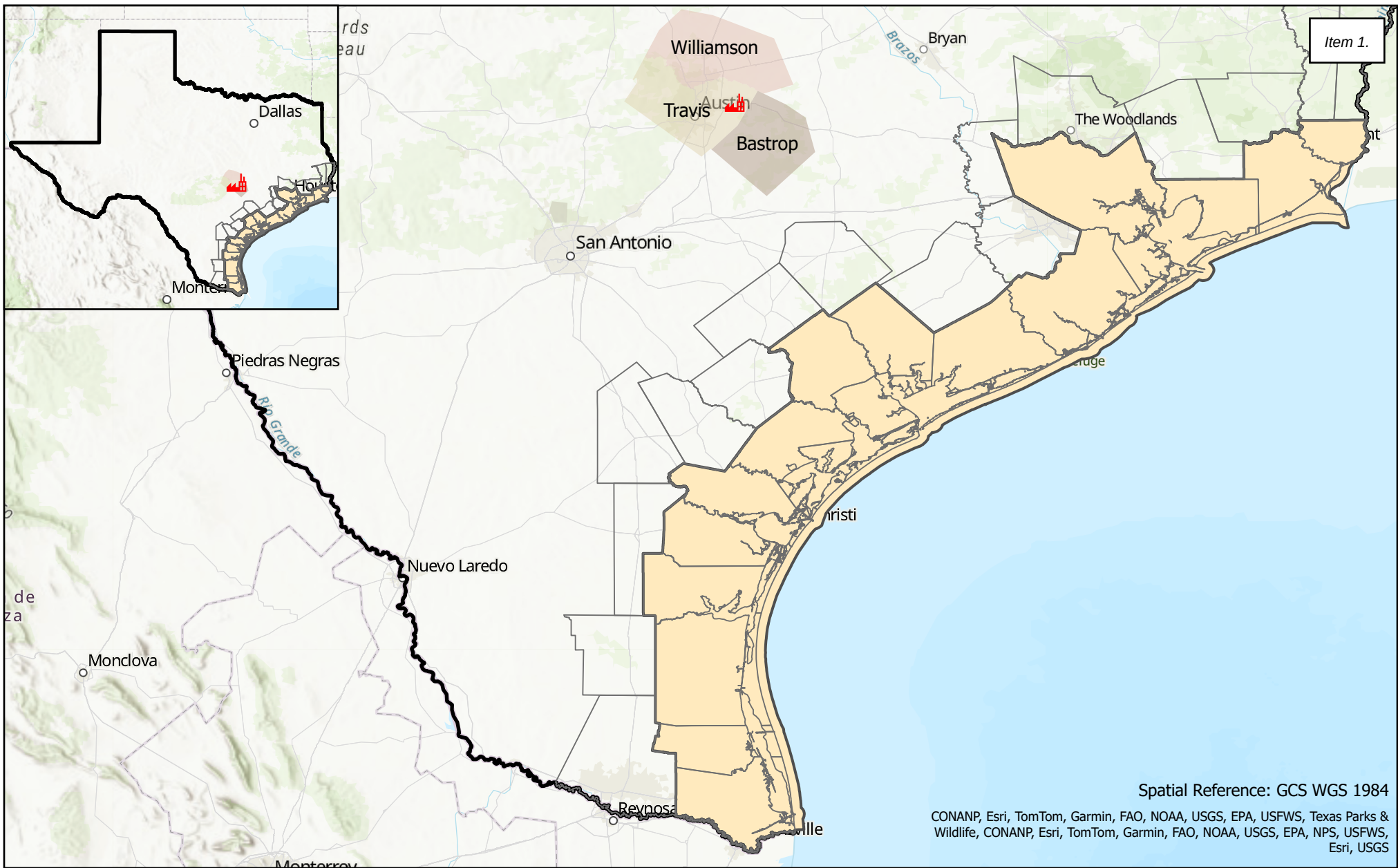
0 2.5 5 mi



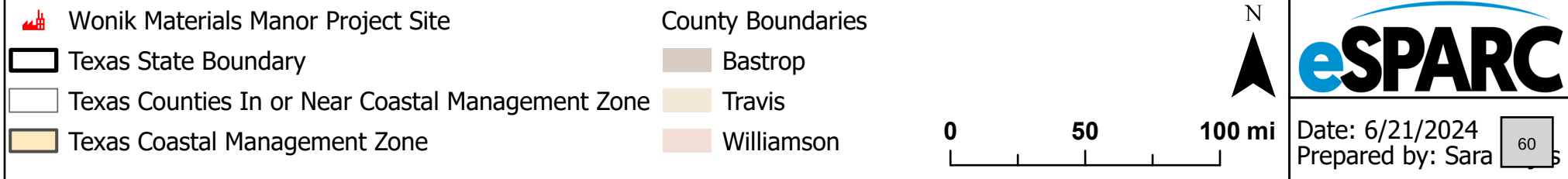
Date: 6/21/2024
Prepared by: Sara

ATTACHMENT 2

REVIEW OF COASTAL AREAS & NAVIGABLE WATERS



Attachment 2: Review of Coastal Areas & Navigable Waters



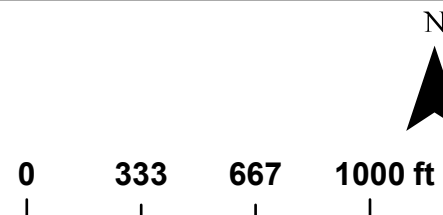
ATTACHMENT 3

REVIEW OF WETLANDS



Attachment 3: Review of Wetlands

Wetlands Type	Riverine
Freshwater Emergent Wetland	Wonik Materials Manor Project Site
Freshwater Pond	

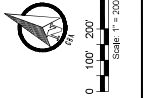


eSPARC

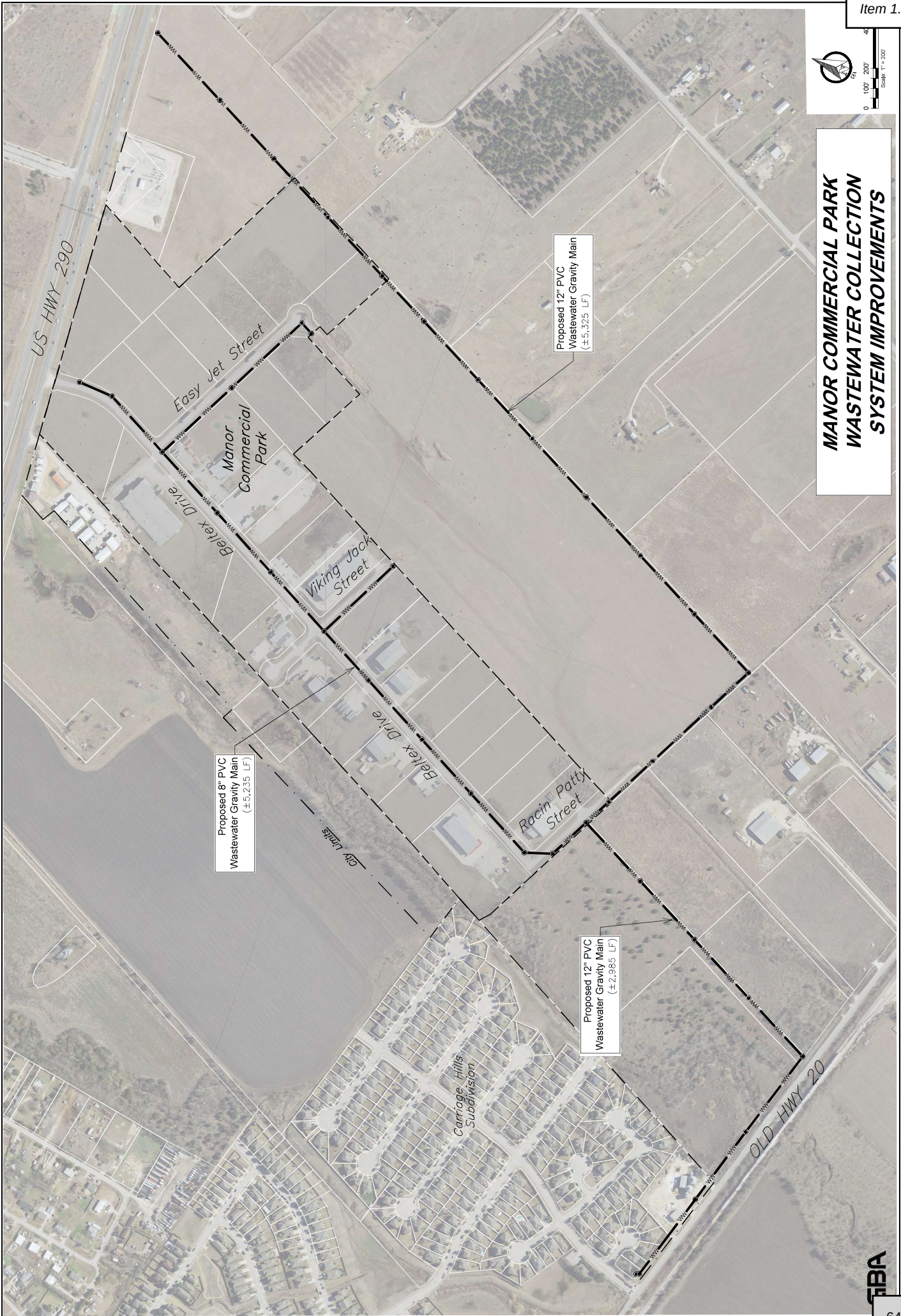
Date: 6/21/2024
Prepared by: Sara

62

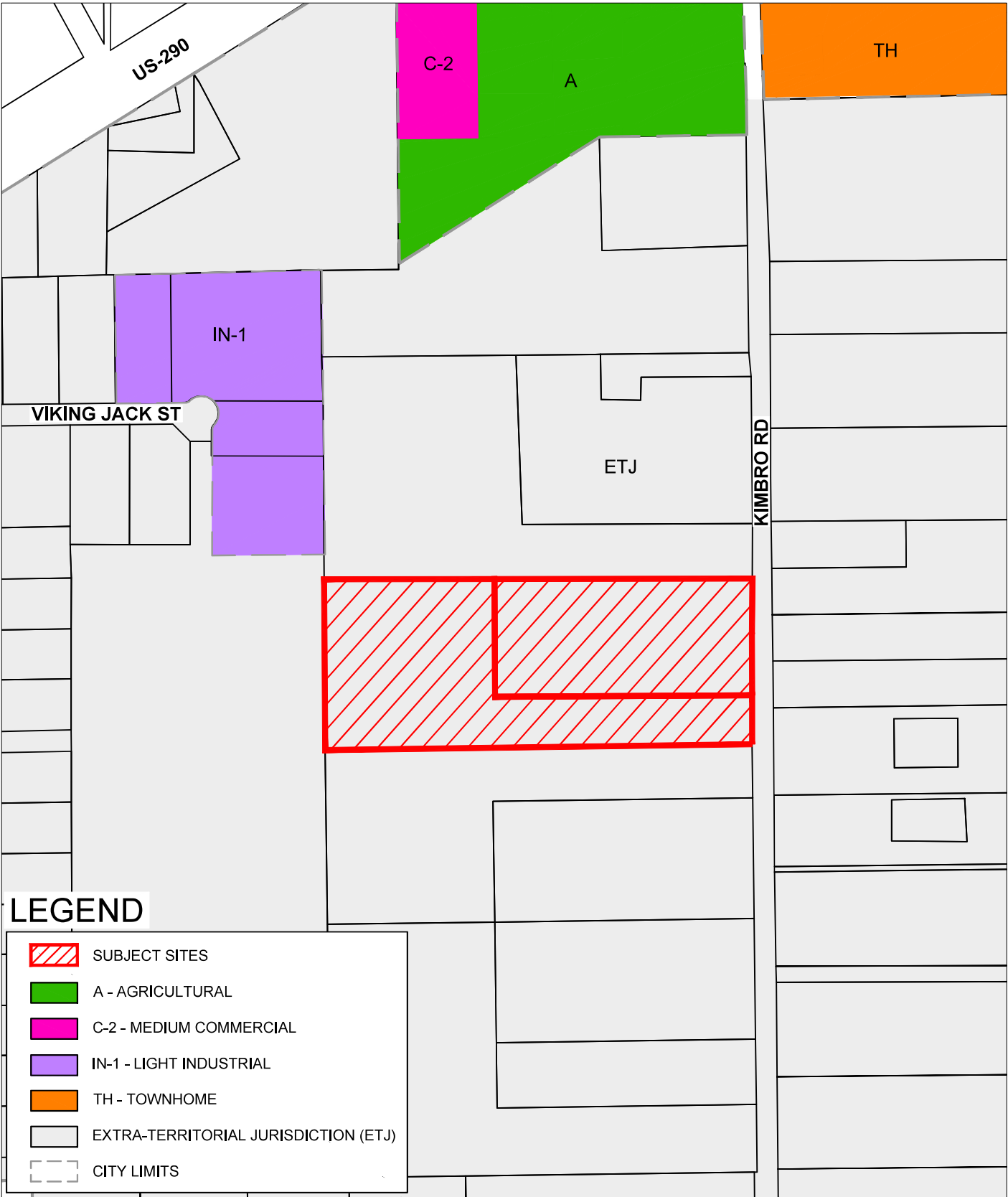
ATTACHMENT 4
FLOODPLAIN MAP



**MANOR COMMERCIAL PARK
WASTEWATER COLLECTION
SYSTEM IMPROVEMENTS**



ATTACHMENT 5
ZONING MAP



LEGEND

- SUBJECT SITES
- A - AGRICULTURAL
- C-2 - MEDIUM COMMERCIAL
- IN-1 - LIGHT INDUSTRIAL
- TH - TOWNHOME
- EXTRA-TERRITORIAL JURISDICTION (ETJ)
- CITY LIMITS

Zoning Map
12542 and 12522 Kimbro Rd

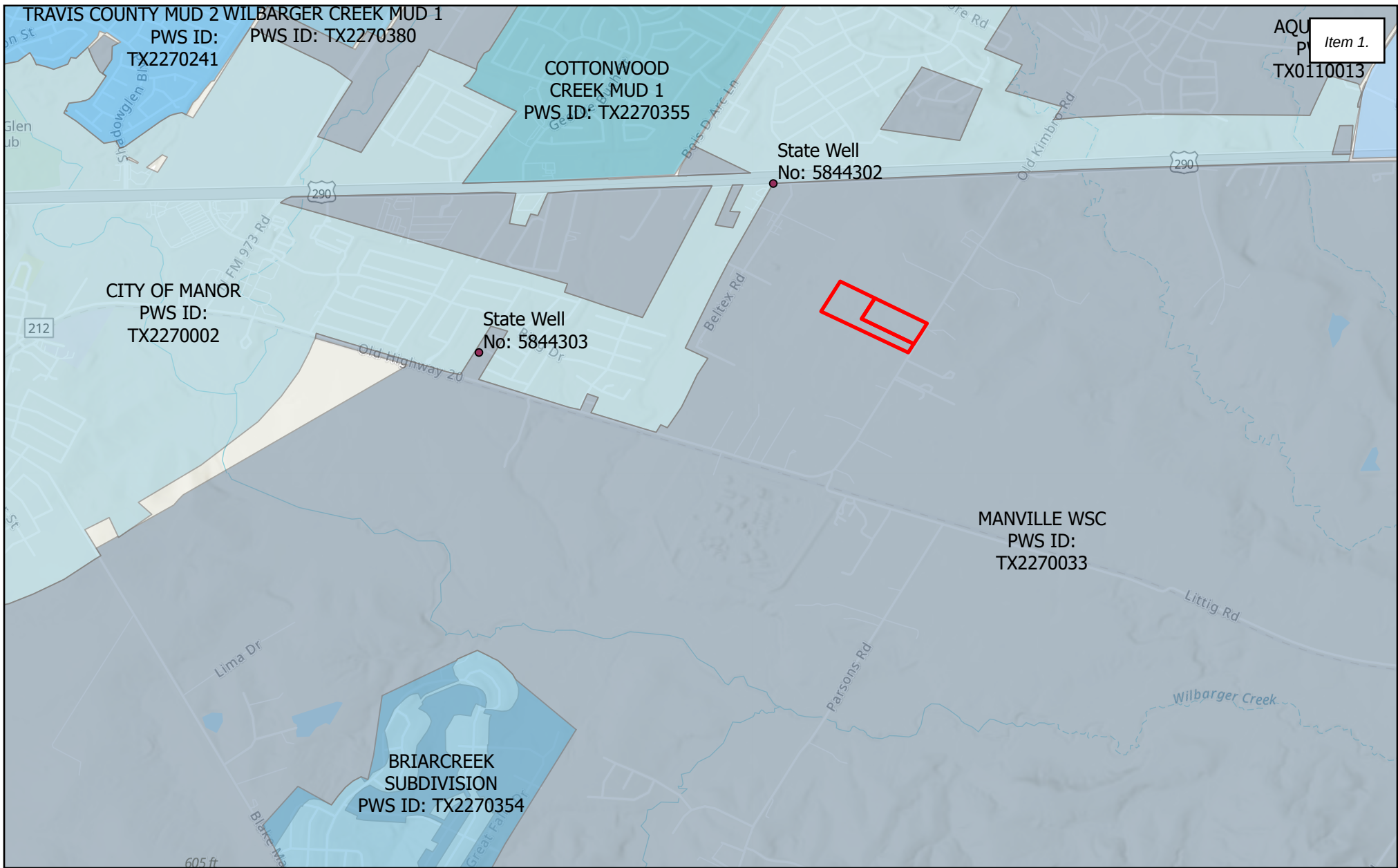
Manor, Texas
October 2023



Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, TX 78759
512-418-1771
State of Texas Registration No. F-928
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TOPOGMANY UTILITIES CONTACT WITH THE CITY, ETC.

PLOTTED BY: MONEGRO, MELISSA 10/9/2023 5:01 PM
DWG NAME: \\KIMLEY-HORN.COM\TX_AUS\CIVIL\08942701-MONIK MATERIALS\CAD\EXHIBITS\PLANSHEETS\EXHIBIT C - ZONING MAP.DWG
LAST SAVED: 8/30/2023 2:50 PM

ATTACHMENT 6
WATER QUALITY & WATER RESOURCE MAP



Public Water Service Areas

AQUA WSC

BRIARCREEK SUBDIVISION

CITY OF MANOR

COTTONWOOD CREEK MUD 1

MANVILLE WSC

TRAVIS COUNTY MUD 2

WILBARGER CREEK MUD 1

Wonik Materials Manor Project Site

• TWDB Well Locations

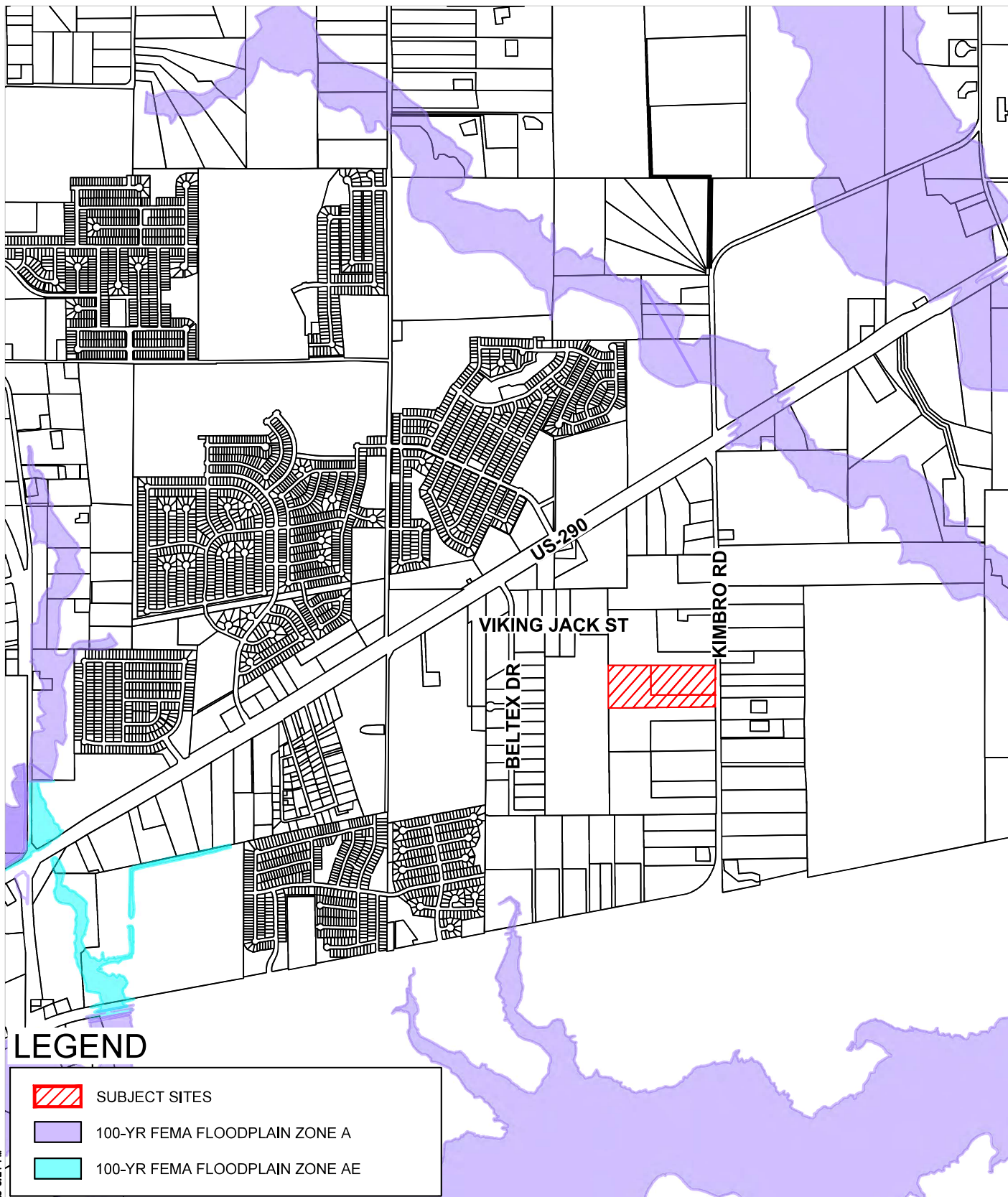


0 0.3 0.6 mi



Date: 6/21/2024
Prepared by: Sara

ATTACHMENT 7
WASTEWATER LINE MAP



MONEGRO, MELISSA 10/10/2023 3:24 PM
 \\KIMLEY-HORN.COM\TX_AUS\AUS_CIVIL\08942701-MONK MATERIALS\CAD\EXHIBITS\PLANSHEETS\EXHIBIT 1 - FLOODPLAN EXHIBIT.DWG
 10/10/2023 3:24 PM

PLOTTED BY
 DWG NAME
 LAST SAVED

SAFETY DATA SHEET

Nitrogen Trifluoride

Section 1. Identification

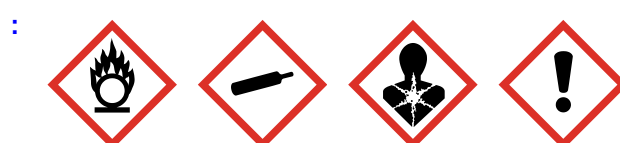
GHS product identifier	: Nitrogen Trifluoride
Chemical name	: nitrogen trifluoride
Other means of identification	: Nitrogen fluoride; Trifluorammonia; Trifluorammine; NITROGEN FLUORIDE (NF3); Perfluoroammonia; Trifluoroammonia; Trifluoroamine; Nitrogen fluoride (NF3) [D]; nitrogene trifluoride
Product type	: Gas.
Product use	: Synthetic/Analytical chemistry.
Synonym	: Nitrogen fluoride; Trifluorammonia; Trifluorammine; NITROGEN FLUORIDE (NF3); Perfluoroammonia; Trifluoroammonia; Trifluoroamine; Nitrogen fluoride (NF3) [D]; nitrogene trifluoride
SDS #	: 001079
Supplier's details	: Airgas USA, LLC and its affiliates 259 North Radnor-Chester Road Suite 100 Radnor, PA 19087-5283 1-610-687-5253
24-hour telephone	: 1-866-734-3438

Section 2. Hazards identification

OSHA/HCS status	: This material is considered hazardous by the OSHA Hazard Communication Standard (29 CFR 1910.1200).
Classification of the substance or mixture	: OXIDIZING GASES - Category 1 GASES UNDER PRESSURE - Compressed gas ACUTE TOXICITY (inhalation) - Category 4 SPECIFIC TARGET ORGAN TOXICITY (REPEATED EXPOSURE) - Category 2

GHS label elements

Hazard pictograms



Signal word

Hazard statements

- : Danger
- : May cause or intensify fire; oxidizer.
Contains gas under pressure; may explode if heated.
May displace oxygen and cause rapid suffocation.
Harmful if inhaled.
May cause damage to organs through prolonged or repeated exposure.

Precautionary statements

General

- : Read and follow all Safety Data Sheets (SDS'S) before use. Read label before use. Keep out of reach of children. If medical advice is needed, have product container or label at hand. Close valve after each use and when empty. Use equipment rated for cylinder pressure. Do not open valve until connected to equipment prepared for use. Use a back flow preventative device in the piping. Use only equipment of compatible materials of construction. Open valve slowly. Use only with equipment cleaned for Oxygen service.

Prevention

- : Keep away from clothing, incompatible materials and combustible materials. Keep reduction valves, valves and fittings free from oil and grease. Use only outdoors or in a well-ventilated area. Do not breathe gas.

Response

- : Get medical attention if you feel unwell. In case of fire: Stop leak if safe to do so. IF INHALED: Remove person to fresh air and keep comfortable for breathing. Call a POISON CENTER or physician if you feel unwell.

Section 2. Hazards identification

- Storage** : Protect from sunlight. Store in a well-ventilated place.
- Disposal** : Dispose of contents and container in accordance with all local, regional, national and international regulations.
- Hazards not otherwise classified** : In addition to any other important health or physical hazards, this product may displace oxygen and cause rapid suffocation.

Section 3. Composition/information on ingredients

- Substance/mixture** : Substance
- Chemical name** : nitrogen trifluoride
- Other means of identification** : Nitrogen fluoride; Trifluorammonia; Trifluorammine; NITROGEN FLUORIDE (NF3); Perfluoroammonia; Trifluoroammonia; Trifluoroamine; Nitrogen fluoride (NF3) [D]; nitrogene trifluoride
- Product code** : 001079

CAS number/other identifiers

- CAS number** : 7783-54-2

Ingredient name	%	CAS number
Nitrogen trifluoride	100	7783-54-2

Any concentration shown as a range is to protect confidentiality or is due to batch variation.

There are no additional ingredients present which, within the current knowledge of the supplier and in the concentrations applicable, are classified as hazardous to health or the environment and hence require reporting in this section.

Occupational exposure limits, if available, are listed in Section 8.

Section 4. First aid measures

Description of necessary first aid measures

- Eye contact** : Immediately flush eyes with plenty of water, occasionally lifting the upper and lower eyelids. Check for and remove any contact lenses. Continue to rinse for at least 10 minutes. Get medical attention.
- Inhalation** : Remove victim to fresh air and keep at rest in a position comfortable for breathing. If it is suspected that fumes are still present, the rescuer should wear an appropriate mask or self-contained breathing apparatus. If not breathing, if breathing is irregular or if respiratory arrest occurs, provide artificial respiration or oxygen by trained personnel. It may be dangerous to the person providing aid to give mouth-to-mouth resuscitation. Get medical attention following exposure or if feeling unwell. If necessary, call a poison center or physician. If unconscious, place in recovery position and get medical attention immediately. Maintain an open airway. Loosen tight clothing such as a collar, tie, belt or waistband. In case of inhalation of decomposition products in a fire, symptoms may be delayed. The exposed person may need to be kept under medical surveillance for 48 hours.
- Skin contact** : Flush contaminated skin with plenty of water. Remove contaminated clothing and shoes. Continue to rinse for at least 10 minutes. Get medical attention following exposure or if feeling unwell. Wash clothing before reuse. Clean shoes thoroughly before reuse.
- Ingestion** : As this product is a gas, refer to the inhalation section.

Most important symptoms/effects, acute and delayed

Potential acute health effects

- Eye contact** : Contact with rapidly expanding gas may cause burns or frostbite.
- Inhalation** : Harmful if inhaled.
- Skin contact** : Contact with rapidly expanding gas may cause burns or frostbite.
- Frostbite** : Try to warm up the frozen tissues and seek medical attention.
- Ingestion** : As this product is a gas, refer to the inhalation section.

Section 4. First aid measures

Over-exposure signs/symptoms

Eye contact	: No specific data.
Inhalation	: No specific data.
Skin contact	: No specific data.
Ingestion	: No specific data.

Indication of immediate medical attention and special treatment needed, if necessary

Notes to physician	: In case of inhalation of decomposition products in a fire, symptoms may be delayed. The exposed person may need to be kept under medical surveillance for 48 hours.
Specific treatments	: No specific treatment.
Protection of first-aiders	: No action shall be taken involving any personal risk or without suitable training. If it is suspected that fumes are still present, the rescuer should wear an appropriate mask or self-contained breathing apparatus. It may be dangerous to the person providing aid to give mouth-to-mouth resuscitation.

See toxicological information (Section 11)

Section 5. Fire-fighting measures

Extinguishing media

Suitable extinguishing media	: Use an extinguishing agent suitable for the surrounding fire.
Unsuitable extinguishing media	: None known.

Specific hazards arising from the chemical	: Contains gas under pressure. Oxidizing material. This material increases the risk of fire and may aid combustion. Contact with combustible material may cause fire. In a fire or if heated, a pressure increase will occur and the container may burst or explode.
---	--

Hazardous thermal decomposition products	: Decomposition products may include the following materials: nitrogen oxides halogenated compounds
---	---

Special protective actions for fire-fighters	: Promptly isolate the scene by removing all persons from the vicinity of the incident if there is a fire. No action shall be taken involving any personal risk or without suitable training. Contact supplier immediately for specialist advice. Move containers from fire area if this can be done without risk. Use water spray to keep fire-exposed containers cool. If involved in fire, shut off flow immediately if it can be done without risk.
---	---

Special protective equipment for fire-fighters	: Fire-fighters should wear appropriate protective equipment and self-contained breathing apparatus (SCBA) with a full face-piece operated in positive pressure mode.
---	---

Section 6. Accidental release measures

Personal precautions, protective equipment and emergency procedures

For non-emergency personnel	: No action shall be taken involving any personal risk or without suitable training. Evacuate surrounding areas. Keep unnecessary and unprotected personnel from entering. Shut off all ignition sources. No flares, smoking or flames in hazard area. Avoid breathing gas. Provide adequate ventilation. Wear appropriate respirator when ventilation is inadequate. Put on appropriate personal protective equipment.
For emergency responders	: If specialized clothing is required to deal with the spillage, take note of any information in Section 8 on suitable and unsuitable materials. See also the information in "For non-emergency personnel".

Environmental precautions	: Ensure emergency procedures to deal with accidental gas releases are in place to avoid contamination of the environment. Inform the relevant authorities if the product has caused environmental pollution (sewers, waterways, soil or air).
----------------------------------	--

Methods and materials for containment and cleaning up

Section 6. Accidental release measures

- Small spill** : Immediately contact emergency personnel. Stop leak if without risk. Use spark-proof tools and explosion-proof equipment.
- Large spill** : Immediately contact emergency personnel. Stop leak if without risk. Use spark-proof tools and explosion-proof equipment. Note: see Section 1 for emergency contact information and Section 13 for waste disposal.

Section 7. Handling and storage

Precautions for safe handling

- Protective measures** : Put on appropriate personal protective equipment (see Section 8). Contains gas under pressure. Use only with adequate ventilation. Wear appropriate respirator when ventilation is inadequate. Do not puncture or incinerate container. Use equipment rated for cylinder pressure. Close valve after each use and when empty. Protect cylinders from physical damage; do not drag, roll, slide, or drop. Use a suitable hand truck for cylinder movement.
- Avoid contact with eyes, skin and clothing. Empty containers retain product residue and can be hazardous. Keep away from clothing, incompatible materials and combustible materials. Do not breathe gas. Keep reduction valves free from grease and oil.
- Advice on general occupational hygiene** : Eating, drinking and smoking should be prohibited in areas where this material is handled, stored and processed. Workers should wash hands and face before eating, drinking and smoking. Remove contaminated clothing and protective equipment before entering eating areas. See also Section 8 for additional information on hygiene measures.

- Conditions for safe storage, including any incompatibilities** : Store in accordance with local regulations. Store in a segregated and approved area. Store away from direct sunlight in a dry, cool and well-ventilated area, away from incompatible materials (see Section 10). Cylinders should be stored upright, with valve protection cap in place, and firmly secured to prevent falling or being knocked over. Cylinder temperatures should not exceed 52 °C (125 °F). Separate from reducing agents and combustible materials. Store away from grease and oil. Keep container tightly closed and sealed until ready for use. See Section 10 for incompatible materials before handling or use.

Section 8. Exposure controls/personal protection

Control parameters

Occupational exposure limits

Ingredient name	Exposure limits
Nitrogen trifluoride	ACGIH TLV (United States, 3/2017). STEL: 29 mg/m³ 15 minutes. TWA: 10 ppm 8 hours. NIOSH REL (United States, 10/2016). TWA: 29 mg/m³ 10 hours. TWA: 10 ppm 10 hours. OSHA PEL (United States, 6/2016). TWA: 29 mg/m³ 8 hours. TWA: 10 ppm 8 hours. OSHA PEL 1989 (United States, 3/1989). TWA: 29 mg/m³ 8 hours. TWA: 10 ppm 8 hours.

- Appropriate engineering controls** : Use only with adequate ventilation. Use process enclosures, local exhaust ventilation or other engineering controls to keep worker exposure to airborne contaminants below any recommended or statutory limits.
- Environmental exposure controls** : Emissions from ventilation or work process equipment should be checked to ensure they comply with the requirements of environmental protection legislation. In some cases, fume scrubbers, filters or engineering modifications to the process equipment will be necessary to reduce emissions to acceptable levels.

Section 8. Exposure controls/personal protection

Individual protection measures

- Hygiene measures** : Wash hands, forearms and face thoroughly after handling chemical products, before eating, smoking and using the lavatory and at the end of the working period. Appropriate techniques should be used to remove potentially contaminated clothing. Wash contaminated clothing before reusing. Ensure that eyewash stations and safety showers are close to the workstation location.
- Eye/face protection** : Safety eyewear complying with an approved standard should be used when a risk assessment indicates this is necessary to avoid exposure to liquid splashes, mists, gases or dusts. If contact is possible, the following protection should be worn, unless the assessment indicates a higher degree of protection: safety glasses with side-shields.
- Skin protection**
- Hand protection** : Chemical-resistant, impervious gloves complying with an approved standard should be worn at all times when handling chemical products if a risk assessment indicates this is necessary. Considering the parameters specified by the glove manufacturer, check during use that the gloves are still retaining their protective properties. It should be noted that the time to breakthrough for any glove material may be different for different glove manufacturers. In the case of mixtures, consisting of several substances, the protection time of the gloves cannot be accurately estimated.
- Body protection** : Personal protective equipment for the body should be selected based on the task being performed and the risks involved and should be approved by a specialist before handling this product.
- Other skin protection** : Appropriate footwear and any additional skin protection measures should be selected based on the task being performed and the risks involved and should be approved by a specialist before handling this product.
- Respiratory protection** : Based on the hazard and potential for exposure, select a respirator that meets the appropriate standard or certification. Respirators must be used according to a respiratory protection program to ensure proper fitting, training, and other important aspects of use. Respirator selection must be based on known or anticipated exposure levels, the hazards of the product and the safe working limits of the selected respirator.

Section 9. Physical and chemical properties

Appearance

- Physical state** : Gas. [Compressed gas.]
- Color** : Colorless.
- Odor** : Characteristic.
- Odor threshold** : Not available.
- pH** : Not available.
- Melting point** : -208.5°C (-343.3°F)
- Boiling point** : -129°C (-200.2°F)
- Critical temperature** : -39.2°C (-38.6°F)
- Flash point** : Not available.
- Evaporation rate** : Not available.
- Flammability (solid, gas)** : Not available.
- Lower and upper explosive (flammable) limits** : Not available.
- Vapor pressure** : 657.2 (psia)
- Vapor density** : 2.46 (air=1)
- Specific Volume (ft³/lb)** : 5.4466
- Gas Density (lb/ft³)** : 0.1836
- Relative density** : Not applicable.
- Solubility** : Not available.
- Solubility in water** : Not available.

Section 9. Physical and chemical properties

Partition coefficient: n-octanol/water	: Not available.
Auto-ignition temperature	: Not available.
Decomposition temperature	: Not available.
Viscosity	: Not applicable.
Flow time (ISO 2431)	: Not available.
Molecular weight	: 71 g/mole

Section 10. Stability and reactivity

Reactivity	: No specific test data related to reactivity available for this product or its ingredients.
Chemical stability	: The product is stable.
Possibility of hazardous reactions	: Hazardous reactions or instability may occur under certain conditions of storage or use. Conditions may include the following: contact with combustible materials Reactions may include the following: risk of causing fire
Conditions to avoid	: No specific data.
Incompatible materials	: Highly reactive or incompatible with the following materials: combustible materials reducing materials grease oil
Hazardous decomposition products	: Under normal conditions of storage and use, hazardous decomposition products should not be produced.

Hazardous polymerization : Under normal conditions of storage and use, hazardous polymerization will not occur.

Section 11. Toxicological information

Information on toxicological effects

Acute toxicity

Product/ingredient name	Result	Species	Dose	Exposure
Nitrogen trifluoride	LC50 Inhalation Gas.	Mouse	2000 ppm	4 hours
	LC50 Inhalation Gas.	Rat	6700 ppm	1 hours

Irritation/Corrosion

Not available.

Sensitization

Not available.

Mutagenicity

Not available.

Carcinogenicity

Not available.

Reproductive toxicity

Not available.

Section 11. Toxicological information

Teratogenicity

Not available.

Specific target organ toxicity (single exposure)

Not available.

Specific target organ toxicity (repeated exposure)

Name	Category	Route of exposure	Target organs
Nitrogen trifluoride	Category 2	Not determined	Not determined

Aspiration hazard

Not available.

Information on the likely routes of exposure : Not available.

Potential acute health effects

Eye contact : Contact with rapidly expanding gas may cause burns or frostbite.
Inhalation : Harmful if inhaled.
Skin contact : Contact with rapidly expanding gas may cause burns or frostbite.
Ingestion : As this product is a gas, refer to the inhalation section.

Symptoms related to the physical, chemical and toxicological characteristics

Eye contact : No specific data.
Inhalation : No specific data.
Skin contact : No specific data.
Ingestion : No specific data.

Delayed and immediate effects and also chronic effects from short and long term exposure

Short term exposure

Potential immediate effects : Not available.
Potential delayed effects : Not available.

Long term exposure

Potential immediate effects : Not available.
Potential delayed effects : Not available.

Potential chronic health effects

Not available.

General : May cause damage to organs through prolonged or repeated exposure.
Carcinogenicity : No known significant effects or critical hazards.
Mutagenicity : No known significant effects or critical hazards.
Teratogenicity : No known significant effects or critical hazards.
Developmental effects : No known significant effects or critical hazards.
Fertility effects : No known significant effects or critical hazards.

Numerical measures of toxicity

Acute toxicity estimates

Route	ATE value
Inhalation (gases)	3350.000 ppmV/4h

Section 11. Toxicological information

Other information : IDLH : 1000 ppm

Section 12. Ecological information

Toxicity

Not available.

Persistence and degradability

Not available.

Bioaccumulative potential

Not available.

Mobility in soil

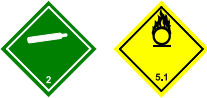
Soil/water partition coefficient (K_{oc}) : Not available.

Other adverse effects : No known significant effects or critical hazards.

Section 13. Disposal considerations

Disposal methods : The generation of waste should be avoided or minimized wherever possible. Disposal of this product, solutions and any by-products should at all times comply with the requirements of environmental protection and waste disposal legislation and any regional local authority requirements. Dispose of surplus and non-recyclable products via a licensed waste disposal contractor. Waste should not be disposed of untreated to the sewer unless fully compliant with the requirements of all authorities with jurisdiction. Empty Airgas-owned pressure vessels should be returned to Airgas. Waste packaging should be recycled. Incineration or landfill should only be considered when recycling is not feasible. This material and its container must be disposed of in a safe way. Empty containers or liners may retain some product residues. Do not puncture or incinerate container.

Section 14. Transport information

	DOT	TDG	Mexico	IMDG	IATA
UN number	UN2451	UN2451	UN2451	UN2451	UN2451
UN proper shipping name	NITROGEN TRIFLUORIDE	NITROGEN TRIFLUORIDE, COMPRESSED	NITROGEN TRIFLUORIDE	NITROGEN TRIFLUORIDE	NITROGEN TRIFLUORIDE
Transport hazard class(es)	2.2 (5.1) 	2.2 (5.1) 	2.2 (5.1) 	2.2 (5.1) 	2.2 (5.1) 
Packing group	-	-	-	-	-
Environmental hazards	No.	No.	No.	No.	No.

“Refer to CFR 49 (or authority having jurisdiction) to determine the information required for shipment of the product.”

Additional information

Section 14. Transport information

- DOT Classification** : **Limited quantity** Yes.
Quantity limitation Passenger aircraft/rail: 75 kg. Cargo aircraft: 150 kg.
- TDG Classification** : Product classified as per the following sections of the Transportation of Dangerous Goods Regulations: 2.13-2.17 (Class 2), 2.23-2.25 (Class 5).
Explosive Limit and Limited Quantity Index 0
ERAP Index 25
Passenger Carrying Ship Index Forbidden
Passenger Carrying Road or Rail Index 75
Special provisions 38
- IATA** : **Quantity limitation** Passenger and Cargo Aircraft: 75 kg. Cargo Aircraft Only: 150 kg.
- Special precautions for user** : **Transport within user's premises:** always transport in closed containers that are upright and secure. Ensure that persons transporting the product know what to do in the event of an accident or spillage.

Transport in bulk according to Annex II of MARPOL and the IBC Code : Not available.

Section 15. Regulatory information

U.S. Federal regulations : **TSCA 8(a) CDR Exempt/Partial exemption:** Not determined

Clean Air Act Section 112 (b) Hazardous Air Pollutants (HAPs) : Not listed

Clean Air Act Section 602 Class I Substances : Not listed

Clean Air Act Section 602 Class II Substances : Not listed

DEA List I Chemicals (Precursor Chemicals) : Not listed

DEA List II Chemicals (Essential Chemicals) : Not listed

SARA 302/304

Composition/information on ingredients

No products were found.

SARA 304 RQ : Not applicable.

SARA 311/312

Classification : Refer to Section 2: Hazards Identification of this SDS for classification of substance.

State regulations

Massachusetts : This material is listed.

New York : This material is not listed.

New Jersey : This material is listed.

Pennsylvania : This material is listed.

International regulations

Chemical Weapon Convention List Schedules I, II & III Chemicals

Not listed.

Montreal Protocol (Annexes A, B, C, E)

Not listed.

Stockholm Convention on Persistent Organic Pollutants

Section 15. Regulatory information

Not listed.

[Rotterdam Convention on Prior Informed Consent \(PIC\)](#)

Not listed.

[UNECE Aarhus Protocol on POPs and Heavy Metals](#)

Not listed.

[Inventory list](#)

Australia	: Not determined.
Canada	: This material is listed or exempted.
China	: This material is listed or exempted.
Europe	: This material is listed or exempted.
Japan	: Japan inventory (ENCS) : Not determined. Japan inventory (ISHL) : This material is listed or exempted.
Malaysia	: Not determined.
New Zealand	: Not determined.
Philippines	: This material is listed or exempted.
Republic of Korea	: This material is listed or exempted.
Taiwan	: This material is listed or exempted.
Thailand	: Not determined.
Turkey	: Not determined.
United States	: This material is listed or exempted.
Viet Nam	: Not determined.

Section 16. Other information

[Hazardous Material Information System \(U.S.A.\)](#)

Health	/	2
Flammability		0
Physical hazards		3

Caution: HMIS® ratings are based on a 0-4 rating scale, with 0 representing minimal hazards or risks, and 4 representing significant hazards or risks. Although HMIS® ratings and the associated label are not required on SDSs or products leaving a facility under 29 CFR 1910.1200, the preparer may choose to provide them. HMIS® ratings are to be used with a fully implemented HMIS® program. HMIS® is a registered trademark and service mark of the American Coatings Association, Inc.

The customer is responsible for determining the PPE code for this material. For more information on HMIS® Personal Protective Equipment (PPE) codes, consult the HMIS® Implementation Manual.

[National Fire Protection Association \(U.S.A.\)](#)



Reprinted with permission from NFPA 704-2001, Identification of the Hazards of Materials for Emergency Response Copyright ©1997, National Fire Protection Association, Quincy, MA 02269. This reprinted material is not the complete and official position of the National Fire Protection Association, on the referenced subject which is represented only by the standard in its entirety.

Copyright ©2001, National Fire Protection Association, Quincy, MA 02269. This warning system is intended to be interpreted and applied only by properly trained individuals to identify fire, health and reactivity hazards of chemicals. The user is referred to certain limited number of chemicals with recommended classifications in NFPA 49 and NFPA 325, which would be used as a guideline only. Whether the chemicals are classified by NFPA or not, anyone using the 704 systems to classify chemicals does so at their own risk.

Section 16. Other information

Procedure used to derive the classification

Classification	Justification
OXIDIZING GASES - Category 1 GASES UNDER PRESSURE - Compressed gas ACUTE TOXICITY (inhalation) - Category 4 SPECIFIC TARGET ORGAN TOXICITY (REPEATED EXPOSURE) - Category 2	Expert judgment According to package Expert judgment Expert judgment

History

Date of printing : 4/4/2019

Date of issue/Date of revision : 4/4/2019

Date of previous issue : No previous validation

Version : 1

Key to abbreviations : ATE = Acute Toxicity Estimate
BCF = Bioconcentration Factor
GHS = Globally Harmonized System of Classification and Labelling of Chemicals
IATA = International Air Transport Association
IBC = Intermediate Bulk Container
IMDG = International Maritime Dangerous Goods
LogPow = logarithm of the octanol/water partition coefficient
MARPOL = International Convention for the Prevention of Pollution From Ships, 1973 as modified by the Protocol of 1978. ("Marpol" = marine pollution)
UN = United Nations

References : Not available.

Notice to reader

To the best of our knowledge, the information contained herein is accurate. However, neither the above-named supplier, nor any of its subsidiaries, assumes any liability whatsoever for the accuracy or completeness of the information contained herein.

Final determination of suitability of any material is the sole responsibility of the user. All materials may present unknown hazards and should be used with caution. Although certain hazards are described herein, we cannot guarantee that these are the only hazards that exist.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 9, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a rezoning application for one (1) lot on 0.3156 acres, more or less, and being TCAD parcel 238781 also known as 309 Lexington St., Manor, TX from (SF-1) Single Family Suburban to (NB) Neighborhood Business.

Applicant: Jeff Turner

Owner: Jeff Turner

BACKGROUND/SUMMARY:

This property is intended to be repurposed for commercial use to serve the community. The structure shall remain while renovations are to occur on the inside to bring it into building code compliance for commercial buildings.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Zoning map
- Aerial Image
- Concept layout
- Public notice
- Mailing Labels
- Neighborhood Business allowable uses

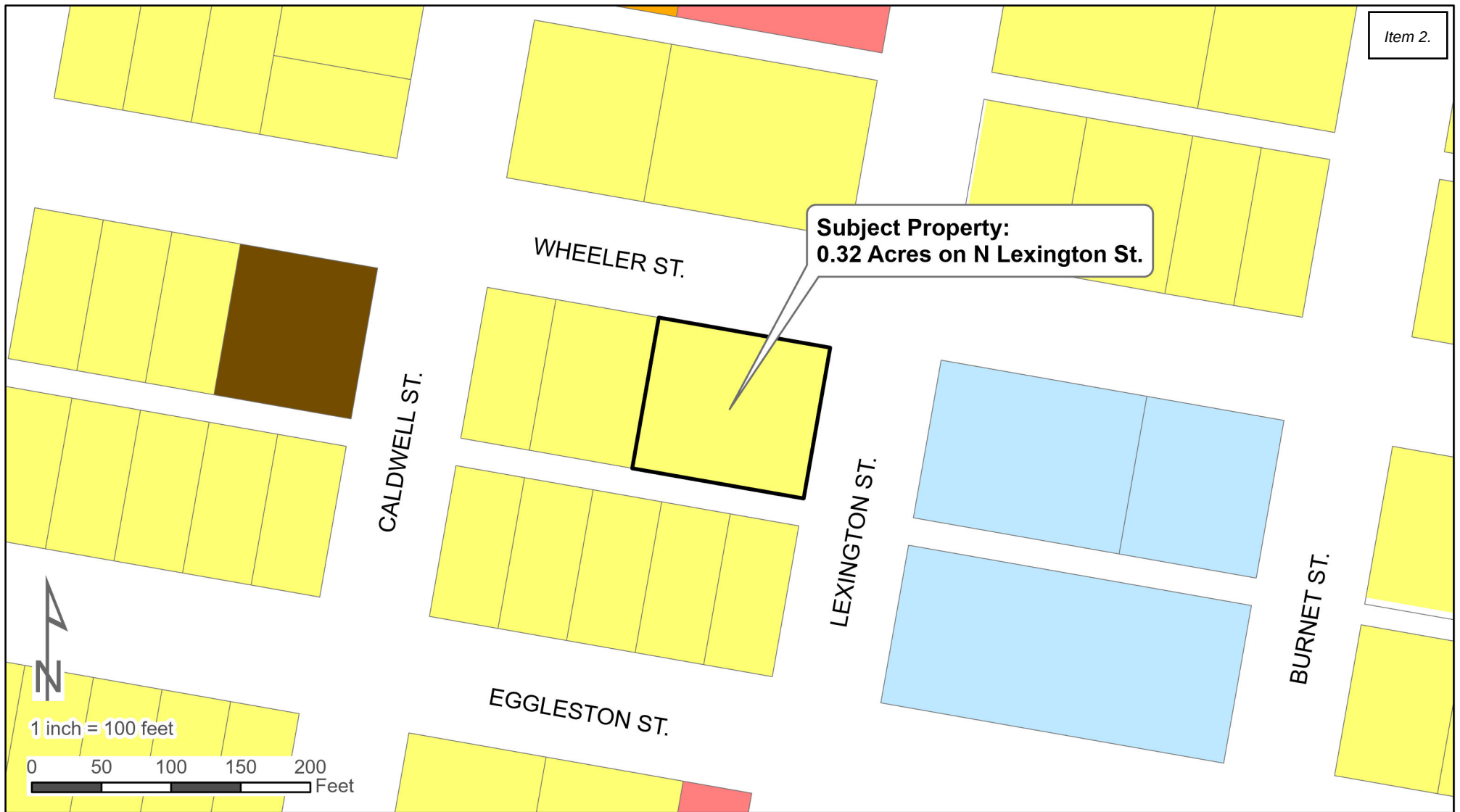
ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Open, Close, Postpone

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 0.3156 acres, more or less, and being TCAD parcel 238781 also known as 309 Lexington St., Manor, TX from (SF-1) Single Family Suburban to (NB) Neighborhood Business.

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



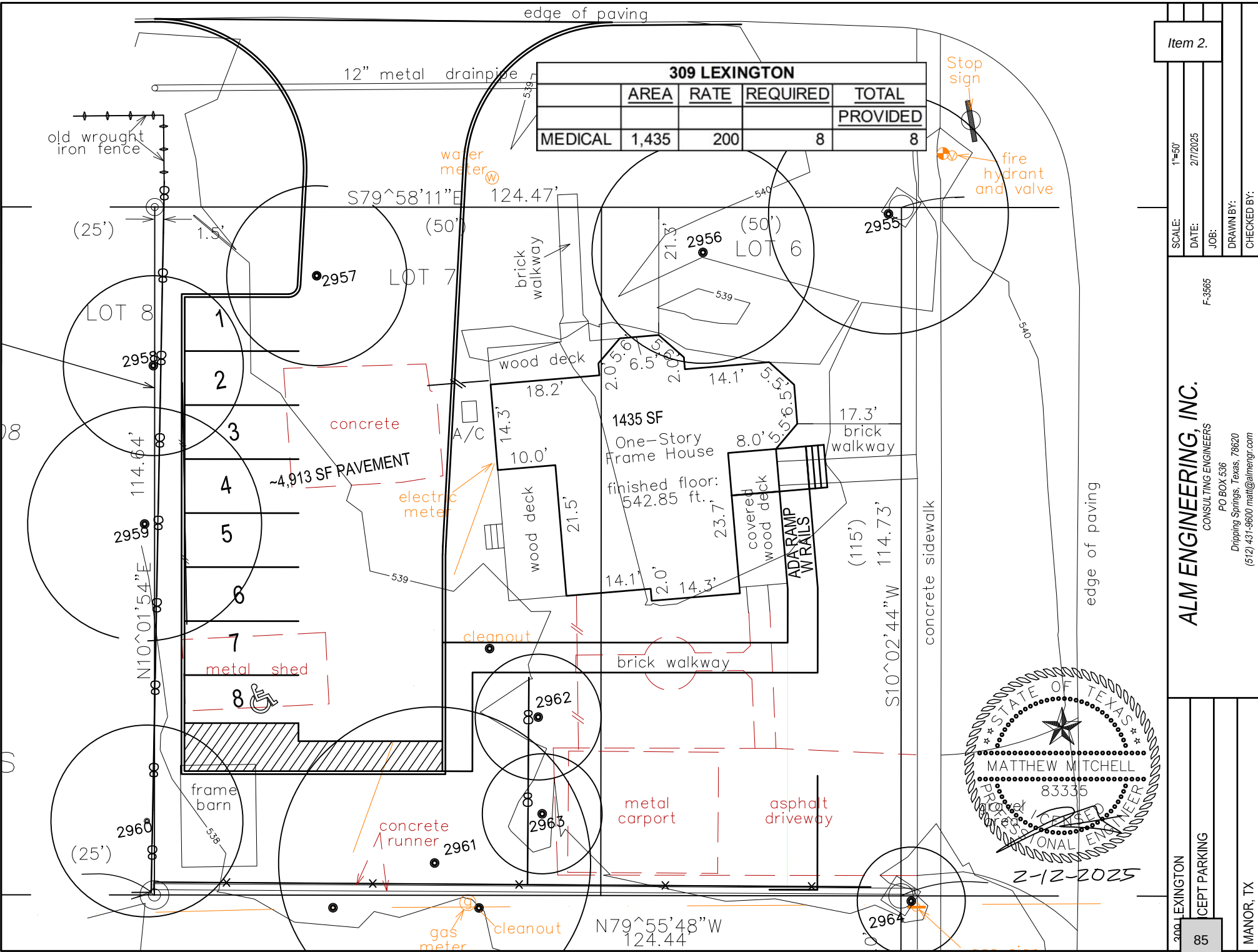
Proposed Zoning:
NB Neighborhood Business

Current Zoning:
Single Family Suburban (SF-1)

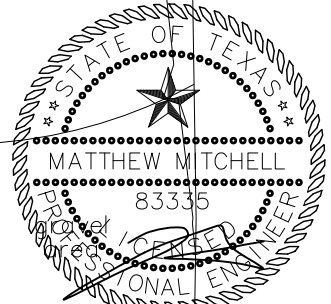
Zoning Legend

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





309 LEXINGTON				
	AREA	RATE	REQUIRED	TOTAL
				PROVIDED
MEDICAL	1,435	200	8	8



Item 2.

1"=50'

2/7/2025

JOB:

DRAWN BY:

CHECKED BY:

ALM ENGINEERING, INC.

CONSULTING ENGINEERS

PO BOX 536

Dripping Springs, Texas, 78620

(512) 431-9600 matt@almengr.com

309 LEXINGTON

CEPT PARKING

85

MANOR, TX



3/26/25

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 309 N Lexington rezoning from (SF-1) Single Family Suburban to (NB) Neighborhood Business
 Case Number: 2025-P-1711-ZO
 Case Manager: Michael Burrell
 Contact: 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 a Rezoning Application for TCAD parcel 238781 also known as 309 Lexington St., Manor, TX from (SF-1) Single Family Suburban to (NB) Neighborhood Business. 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 0.3156 acres, more or less, and being TCAD parcel 238781 also known as 309 Lexington St., Manor, TX from (SF-1) Single Family Suburban to (NB) Neighborhood Business.

Applicant: Jeff Turner

Owner: Jeff Turner

The Planning and Zoning Commission will meet at 6:30PM on April 9, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 16, 2025 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

LUTZ JAMES T & ALEXANDRA
CARRILLO (1323195)
14812 FM 973 N
MANOR TX 78653-3540

MCDONNELL COLE FOSTER & STEPHEN
SNYDER MCDONNELL (1939832)
103 W EGGLESTON ST
MANOR TX 78653-3371

RODRIGUEZ ROSALINDA (1829444)
105 W EGGLESTON
MANOR TX 78653-3371

NUNN LILLIE M (215593)
PO BOX 207
MANOR TX 78653-0207

HABIT RAY E (215595)
PO BOX 118
MANOR TX 78653-0118

CHITWOOD TRACYE CURRY (1653427)
106 W WHEELER ST
MANOR TX 78653-3395

WILLNER WILLIAM (2002456)
107 MARTIN LN
CEDAR CREEK TX 78612-4340

GILDON EMMA (1427223)
PO BOX 872
MANOR TX 78653-0872

ESTRADA OFELIA (1453148)
PO BOX 108
MANOR TX 78653-0108

VASQUEZ JUAN JR & DIANA E GERL
(215609)
PO BOX 499
MANOR TX 78653-0499

YOUNG CLAUDIE G & SAMMIE M
(215610)
PO BOX 145
MANOR TX 78653-0145

DE BARRON MARINA LOPEZ SOLORZANO
& (2024246)
PO BOX 188
MANOR TX 78653-0188

PAIZ RAMON E JR (1372820)
PO BOX 280
MANOR TX 78653-0280

MENDEZ JUAN OJEDA (215768)
12724 WEDDING
MANOR TX 78653-5164

LIONS EYE BANK OF DIST 2-S3&S5
(215741)
PO BOX 347
MANOR TX 78653-0347

SANDERS JERRY P (1324575)
109 E WHEELER ST
MANOR TX 78653-3404

GONZALEZ GERMAN J & JORGE M
(1600175)
11803 ROTHERHAM DR
AUSTIN TX 78753-6821

SWENSON GERMAINE (176554)
20828 BLAKE MANOR RD
MANOR TX 78653-4976

WINKLER MARIE A (1461366)
1807 LEXINGTON ST
TAYLOR TX 76574-1564

LEXINTON BROWNING LLC (1923599)
1410 E PALM VALLEY BLVD
ROUND ROCK TX 78664-4549

LEXINGTON MANOR LLC (1923850)
803 SYKES CT
PFLUGERVILLE TX 78660-8008

CANO JUAN & ANABELL LARA PADRON
(1843373)
401 LEXINGTON ST
MANOR TX 78653-3362

BURRELL JOHN & JOYCE BURRELL
(215576)
PO BOX 507
MANOR TX 78653-0507

MORENO MARISOL (1605311)
403 N CALDWELL ST
MANOR TX 78653-3367

GONZALEZ FERNANDA G (1703543)
1018 HILLSIDE OAKS DR
AUSTIN TX 78745-5570

MIXED USE DISTRICTS

NB

Neighborhood Business

The neighborhood business districts is intended as a low-intensity mix of commercial and residential uses, excluding single-family residential and manufactured home residential, and being located at or near single-family and multifamily residential development and along a primary collector or greater roadway. Building scale and site development should be cohesive with adjacent residential. This district can serve as a transition to more intense commercial uses.

Permitted and Conditional Uses

Residential	
Condominium (c)	Multi-family (c)
Non-Residential	
Alcoholic beverage establishment (c/s)	Laundry services (self)
Antique shop	Liquor sales (c)
Art studio or gallery	Medical clinic
Business Support Services	Offices, government
Child Care Center	offices, medical
Club or lodge (c)	Offices, professional
Community Garden (c)	Personal improvement services
Consumer Repair Services	Personal services
Event Center (c/s)	Pet store (c)
Financial Services (c)	Printing and publishing (c)
Florist (c)	Religious assembly
Food Sales (c)	Restaurant (c)
Funeral Services (c)	Utility services, minor
Gasoline Station (limited) (c/s)	Veterinary services, small (c)
General Retail Sales (convenience)	Wireless Transmission Facilities, attached (c/s)
General retail sales (general)	Wireless Transmission Facilities, stealth (c/s)
Governmental Facilities	
Hotel (c/s)	

NB

Neighborhood Business

Site Development Standards

Lot		Massing	
Minimum Lot Area	7,500 sq ft	Maximum Height	35 ft
Minimum Lot Width	60 ft ¹	Minimum Setbacks:	
Maximum principle structure Lot Coverage	40%	Front Setback	20 ft
Maximum principle and accessory structure lot coverage	50%	Streetside Setback	15 ft
Landscape Requirement	20% ²	Exterior side Setback	20 ft ⁴
Maximum dwelling unit size	1,000 sq ft ³	Rear Setback	20 ft ⁴
Maximum dwelling units	10/acre	Streetscape Yard	15 ft ⁵

¹ Corner lots add 10 ft

² 2 Trees per 600 s.f. of landscaped area.
4 shrubs per 600 s.f. of landscaped area.

³ For every ten percent of total exterior facade area that is masonry, 100 square feet of residential dwelling unit size can be reduced up to 500 square feet by entering in a development agreement authorized to be executed by the city manager. Total exterior facade area does not include the area of windows and doors. Masonry is considered stone, brick, or cement stucco, and excludes cementitious planking.

Properties located within the historic district as defined in section 14.02.031 may have minimum dwelling unit sizes 500 square feet less than indicated in the tables found in subsections (a) and (b) above. Neighborhood business (NB) district properties shall have a minimum of 70 percent front facade masonry and 50 percent overall facade masonry.

⁴ Setbacks to non-residential can be 10 ft

⁵ 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 9, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Specific Use Permit for a Commercial gas station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being located at the northwest intersection of Old Manor Taylor Rd and FM 973, Manor, TX.

Applicant: Sotol Ventures

Owner: Okra Land Inc.

BACKGROUND/SUMMARY:

This specific use permit is for a gas station/convenience store to be built in the commercial lot of the Okra Subdivision. The applicant has requested the item be pulled to re-evaluate the request.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Mail Notice

- Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Open, Close, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Specific Use Permit for a Commercial gas station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being located at the northwest intersection of Old Manor Taylor Rd and FM 973, Manor, TX.

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



3/26/25

City of Manor Development Services

Notification for a Specific Use Permit Request

Project Name: Okra Subdivision - Gas Station SUP
 Case Number: 2025-P-1719-CU
 Case Manager: Michael Burrell
 Contact: 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 a Specific Use Permit for the Okra Subdivision. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Permit for a Commercial gas station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being located at the northwest intersection of Old Manor Taylor Rd and FM 973, Manor, Tx.

Applicant: Sotol Ventures
Owner: Okra Land Inc.

The Planning and Zoning Commission will meet at 6:30PM on April 9, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 16, 2025 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 Specific Use Permit Request 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

Gliberto & Maria Estrada 1411 FM 973 N Manor, TX 78653	Stanley & Sandra Voelker 14401 FM 973 N Manor, TX 78653	Mary Clark 14404 Pernella Rd Manor, TX 78653
De Jesus-Martinez Ignacio ETAL 14405 FM 973 N Manor, TX 78653	Juan Chaparro 14408 Pernella Rd Manor, TX 78653	Masrur Reza, Mustafa Ali Reza Chowdhury, Fauzia Zaman 14412 Pernella Rd Manor, TX 78653
SG LAND HOLDINGS LLC 2646 DUPONT DR STE 60 PMB 520 Irvine, CA 92612	SG LAND HOLDINGS LLC 2646 DUPONT DR STE 60 PMB 520 Irvine, CA 92612	Arthur Ray & Odette Vanessa Taylor 14416 Pernella Rd Manor, TX 78653
14420 Pernella Rd Intervivos Revocable Trust 14420 Pernella Rd Manor, TX 78653	LEKCAM Communication LLC 16404 Marcello Dr Pflugerville, TX 78660	Enfield Partners LLC ETAL 2303 Camino Alto Austin, TX 78746
SG LAND HOLDINGS LLC 2646 DUPONT DR STE 60 PMB 520 Irvine, CA 92612	Monarch Ranch at Manor LLC 310 Enterprise Dr. Oxford, MS 38655	Timmerman Commercial Investments LP 501 Vale ST Austin, TX 78746
,	,	,
,	,	,
,	,	,
,	,	,
,	,	,



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 9, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Concept Plan Amendment for the Monarch Ranch Subdivision, four hundred (400) lots on 120.833 acres, more or less, and being located at the southwest corner of the intersection of Gregg Lane and FM 973, Manor, TX.

Applicant: Jamison Civil Engineering LLC

Owner: Blackburn Communities LLC

BACKGROUND/SUMMARY:

This concept plan amendment is to correct a site boundary along Gregg Lane after an additional right-of-way acquisition occurred. Additionally, Snap Dragon Lane was used two on the concept plan and the duplicate is being amended to Grayling Drive.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of Intent
- Approved Concept Plan
- Engineer Comments and responses

- Conformance Letter
- Public notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Open, Close, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Concept Plan Amendment for the Monarch Ranch Subdivision, four hundred (400) lots on 120.833 acres, more or less, and being located at the southwest corner of the intersection of Gregg Lane and FM 973, Manor, TX.

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

Jamison Civil Engineering LLC

TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE

Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

Item 4.

June 5th, 2024

City of Manor
Development Services
416 Gregg Street
Manor, Texas 78653

Re: Monarch Ranch at Manor Concept Plan 2022-P-1437-CP

We are respectfully requesting Revision #1 to the above-mentioned project. This revision consists of the following:

- The right-of-way acquisition along Gregg Lane affected the site boundary and lot layout for phase 2 and phase 3.
- Snap Dragon Lane was erroneously used on two roads. Snap Dragon Lane remains on one road. The other road name is now proposed as Grayling Drive.

Please see the revised plan sheets included with this revision. Should you have any questions or comments, please feel free to contact our office.

Sincerely,



Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756

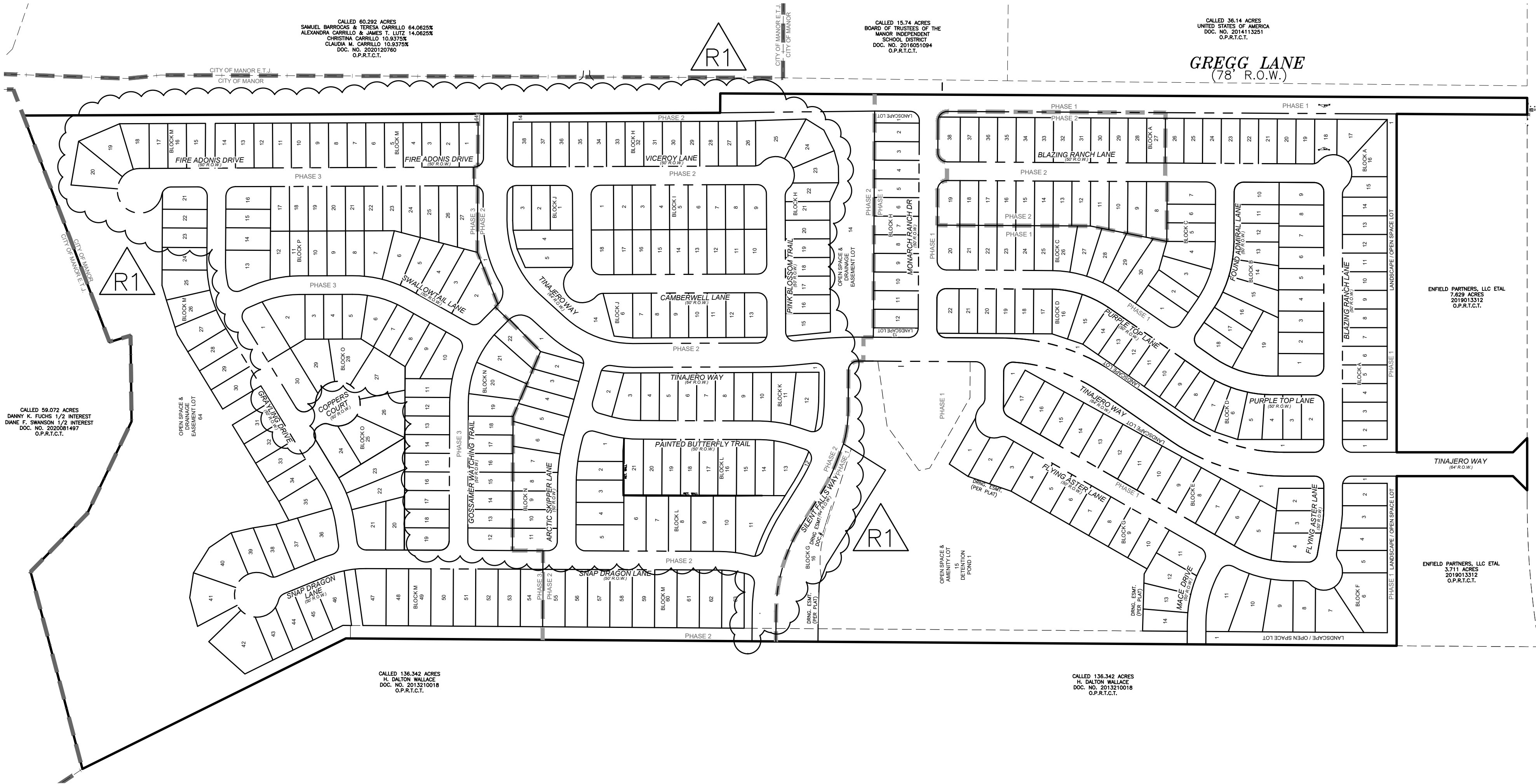
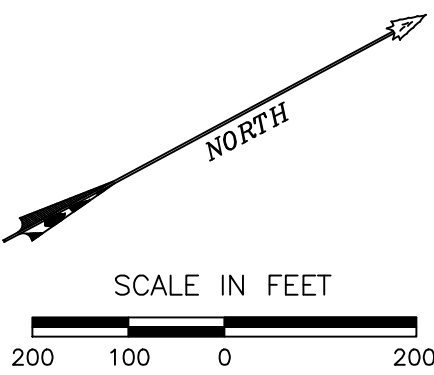


06/06/2024

MONARCH RANCH AT MANOR CONCEPTUAL PLAN

LEGEND

- PROPERTY LINE
ADJACENT LOT LINE
EASEMENT LINE
EXISTING CONTOUR LINE
LOT LINE
PHASE LINE
CITY LIMIT LINE



JAMISON CIVIL ENGINEERING LLC

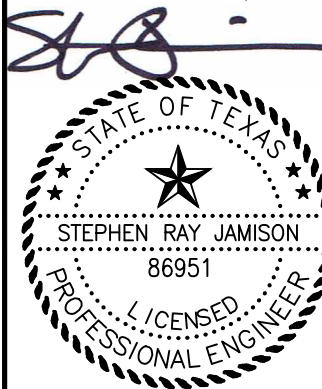
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

JCE

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - PHASING PLAN

GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on
this document was
authorized by
Stephen Ray Jamison
on 02/05/2025



File:	Stampshot: PHASING
Job No.	Scale (Hor.): 1"=100'
Date:	Checked By:
Revision 1:	Drawn By: MM
Revision 2:	
Revision 3:	
Revision 4:	

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING
UTILITIES PRIOR TO ANY SITE WORK.
(BOTH HORIZONTALLY AND VERTICALLY).
THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE
FOR DAMAGES TO ANY EXISTING UTILITIES
OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO
ANY UTILITIES NOT PROPERLY LOCATED.

SHEET
06 of 07



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, January 21, 2025

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research blvd. #B-2
Austin TX 78750
steve@jamisoneng.com

Permit Number 2024-P-1699-CP
Job Address: Gregg Lane & FM 973, Manor, TX. 78653

Dear Stephen Jamison,

The first submittal of the Monarch Ranch Concept Plan amendment (*Concept Plan*) submitted by Jamison Civil Engineering LLC and received on February 10, 2025, 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. For the right-of-way acquisition along Gregg Lane. Was ROW dedicated or acquired? The ROW width is called out as varied. Provide callouts along Gregg Lane to show the ROW width.
- ii. Page 6 lists two roads as Snap Dragon Lane. Adjust to call out Grayling Drive.

Note. Once this is resubmitted it can be expedited. Email tshows@gbateam.com once it is resubmitted.

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 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,

A handwritten signature in black ink, appearing to read "Tyler Shows", is written over a horizontal line.

1/21/2025 8:52:42 AM
Monarch Ranch Concept Plan amendment
2024-P-1699-CP
Page 2

Tyler Shows
Staff Engineer
GBA

Item 4.

Jamison Civil Engineering LLC

TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE

Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

February 5, 2025

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Monarch Ranch Concept Plan amendment (Concept Plan) - 2024-P-1699-CP

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

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@qbateam.com.

i. For the right-of-way acquisition along Gregg Lane. Was ROW dedicated or acquired? The ROW width is called out as varied. Provide callouts along Gregg Lane to show the ROW width.

THE ROW WAS ACQUIRED VIA A GENERAL WARRANTY DEED RECORDED IN TRAVIS COUNTY DOC. # 2020123032, ALSO INCLUDED VIA THIS UPDATE FOR REFERENCE. THE ROW WIDTH DIMENSIONS HAVE BEEN ADDED TO THE CONCEPT PLAN SHEETS.

ii. Page 6 lists two roads as Snap Dragon Lane. Adjust to call out Grayling Drive.

OUR APOLOGIES. THIS HAS BEEN UPDATED TO GRAYLING DRIVE.

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

SINCERELY,

Guillermo Calvillo
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756



1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Thursday, March 6, 2025

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research blvd. #B-2
Austin TX 78750
steve@jamisoneng.com

Permit Number 2024-P-1699-CP
Job Address: Gregg Lane & FM 973, Manor 78653

Dear Stephen Jamison,

We have conducted a review of the concept plan for the above-referenced project, submitted by Stephen Jamison and received by our office on February 10, 2025, 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 Michael Burrell 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 blue ink that reads 'Pauline M. Gray'.

Pauline Gray, P.E.
Lead AES
GBA



3/26/25

City of Manor Development Services

Notification for a Subdivision Concept Plan

Project Name: Monarch Ranch Concept Plan amendment

Case Number: 2024-P-1699-CP

Case Manager: Michael Burrell

Contact: 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 a Concept plan Amendment for the Monarch Ranch Subdivision. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Concept Plan Amendment for the Monarch Ranch Subdivision, four hundred (400) lots on 120.833 acres, more or less, and being located at the southwest corner of the intersection of Gregg Lane and FM 973, Manor, TX.

Applicant: Jamison Civil Engineering LLC

Owner: Blackburn Communities LLC

The Planning and Zoning Commission will meet at 6:30PM on April 9, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 16, 2025 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 Concept Plan Amendment 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

United States of America (116406)
533 Hiwasse Rd % Anderson Dennis Etal
Waxahachie, TX. 75165
Legal: ABS 63 SUR 62 Bacon S ACR 36.14

Board of Trustees of the Manor ISD
533 Hiwasee Road Dennis Anderson Etal
Waxahachie, TX 75165
Legal: ABS 63 SUR 62 BACON S ACR 15.74
(1-D-1)

Gregg Lane Dev LLC
101 Parklane Blvd. STE 102
Sugarland TX 77478
Legal: ABS 63 SUR 62 Bacon S ACR 59.765
(1-D-1) (1-D-1W)

Pflugerville ISD
PO Box 589
Pflugerville, TX 78691
Legal: ABS 63 SUR 62 BACON S ACR
85.7960

Rust Creek LLC
9606 Old Manor Road #1
Austin, TX 78724
Legal: ABS 63 SUR 62 BACON S ACR
56.567 (1-D-1)

Wallace H Dalton
9505 Johnny Morris RD.
Austin, TX 78724
Legal: ABS 63 SUR 62 BACON S ACR
136.3420 (1-D-1)

Foxtrot Holding LLC
14605 FM 973 N
Manor, TX 78653
Legal: ABS 315 SUR 63 GATES G ACR
10.0100

Strabo Holdings LLC
13510 Broadmeade Ave.
Austin, TX 78729
Legal: ABS 315 SUR 63 GATES G ACR
2039960 (1-D1-1)

Robert Joe Buratti
6903 Geneva Dr.
Austin, TX 787233
Legal: ABS 315 SUR 63 GATES G ACR
8.200 (1-D-1)

Terry G JR & Ebony Holley
14526 Pernella Rd.
Manor, TX 78653
Legal: LOT 8 BLK V STONEWATER PHS 7

Jennifer A & Arturo Blakely
14522 Pernella Rd.
Manor, TX 78653
Legal: LOT 7 BLK V STONEWATER PHS 7

Rose Mary & Richard Shepperd
14518 Pernella Rd.
Manor, TX 78653
Legal: LOT 6 BLK V STONEWATER PHS 7

Laura Patricia Guino & Javier Rosas
Aguilera
14514 Pernella Rd.
Manor, TX 78653
Legal: LOT 5 BLK V STONEWATER PHS 7

Gamaliel & Alexandria Rodarte
14510 Pernalla Rd.
Manor, TX 78653
Legal: LOT 4 BLK V STONEWATER PHS 2

Gerardo M Morales
14506 Pernella Rd.
Manor, TX 78653
Legal : LOT 3 BLK V STONEWATER PHS

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729
Legal : LOT 2 BLK V STONEWATER PHS 2
(OPEN SPACE)

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729
Legal: LOT 1 BLK V STONEWATER PHS 2
(OPEN SPACE)

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729
Legal: LOT 10 BLK S STONEWATER PHS 2
(OPEN SPACE)

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729
Legal: LOT 9 BLK S STONEWATER PHS 2
(OPEN SPACE)

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750
Legal: LOT 8 BLK S STONEWATER PHS 5

Continental Homes of TexasLP STE 400
10700 Pecan Park Blvd.
Austin, TX 78750
Legal: LOT 7 BLK S STONEWATER PHS 5

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750
Legal: LOT 6 BLK S STONEWATER PHS 5

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750
Legal: LOT 5 BLK S STONEWATER PHS 5

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750
Legal: LOT 4 BLK S STONEWATER PHS 5

Juan P. Chaparro
14408 Pernella Rd
Manor, TX 78653
Legal: LOT 3 BLK S STONEWATER PHS 5

Mary M. Clark
14404 Pernella Rd.
Manor, TX 78653
Legal: LOT 2 BLK S STONEWATER PHS 5

Kristine A & Matthew J Escobedo
1440 Pernella Rd.
Manor, TX 78653
Legal: LOT 1 BLK S STONEWATER PHS 5

AGENDA ITEM NO. 5



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 9, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes for March 12, 2025, Planning and Zoning Commission Regular Session.

BACKGROUND/SUMMARY:

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

- March 12, 2025, Planning and Zoning Commission Regular Session

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the consent agenda.

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
MARCH 12, 2025**

This meeting was live streamed on Manor's YouTube channel at:
<https://www.youtube.com/@cityofmanorsocial/stream>

PRESENT:

COMMISSIONERS:

Felix Paiz, Chair, Place 4
Prince Chavis, Vice Chair, Place 2
Julie Leonard, Place 1
Gabriel Nila, Place 3 (Absent)
Jeffrey Stensland, Place 5
Cecil Meyer, Place 6
James Terry, Place 7 (Absent)

CITY STAFF:

Michael Burrell, Interim Development Services Director
Veronica Rivera, Assistant City Attorney
Pauline Gray, City Engineer
Scott Jones, Economic Development Director
Mandy Miller, Development Services Supervisor

REGULAR SESSION: 6:30 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum present, the regular session of the Manor Planning and Zoning (P&Z) Commission was called to order by Chair Paiz At 6:37 p.m. on Wednesday, March 12, 2025, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PUBLIC COMMENTS

Chair Paiz stated an email was submitted to the P&Z Commission by Robert Battaile.

No one appeared to speak at this time.

PUBLIC HEARING

1. **Conduct a public hearing on a rezoning application for two (2) lots on 23.809 acres, more or less, and being located at 12522 & 12524 Old Kimbro Rd, Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.** Applicant: Jiwon Jung. Owner: Wonik Materials North America LLC.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing on the rezoning application for two (2) lots on 23.809 acres, more or less, and being located at 12522 & 12524 Old Kimbro Rd, Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

Brenner Donohue, 12512 Old Kimbro Road, Manor, Texas, submitted a speaker card to speak in support of this item.

Angelia Dunbar with the Scott Dunbar Group submitted a speaker card to speak on this item.

Interim Director Burrell gave a brief description for the rezoning application.

Irene Choi with Build Block, 527 Molino Street, Los Angeles, California, submitted a speaker card in support of this item. Ms. Choi answered questions from the Commissioners regarding the materials and chemicals that would be stored at this site. She stated there would be no manufacturing of chemicals, only storage.

Discussion was held regarding the chemicals that would be held on-site, and a request was made for a list of chemicals.

Interim Director Burrell stated the list had been submitted to Travis County Fire (ESD12) and the City Engineer as part of the site plan. He specified the item on the agenda related to zoning only.

Discussion was held regarding the Letter of Intent from the applicant and the list of chemicals to be stored at their facility.

Interim Director Burrell gave details of the property location. He explained that Life and Safety Standards would be required to be followed to ensure public safety near the facility.

Economic Director Jones explained that there were properties near this location that had similar zonings. He spoke regarding the intended use of the chemicals that would be stored. He gave a brief history of his work with this company and planned development in the future.

Commissioner Leonard expressed concern for air quality.

Director Jones stated that this area was intended to be industrial as laid out in the Comprehensive Plan.

Commissioner Meyer expressed concerns that the properties with industrial use near this area were zoned Light Industrial (IN-1) not Heavy Industrial (IN-2) which would be an increase in the intensity of use and expand the allowable chemicals that could be stored.

Assistant City Attorney Rivera answered questions about the ability to allow members of community to speak.

Mr. Brenner Donahue expressed concerns about the types of chemicals that would be stored and if there were a risk of exposure.

Ms. Angelina Dunbar stated that she represented 2 property owners who were seniors that lived near the property. One of the individuals was a veteran with a background of exposure to chemicals, such as agent orange, and additional exposure was a great concern.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Leonard to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0.

2. **Conduct a public hearing on a Subdivision Preliminary Plat for Manor Commons NE Commercial being 19 (nineteen) lots on 31.889 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973 Manor, TX.** Applicant: ALM Engineering, Inc. Owner: TIMMERMANN COMMERCIAL INVESTMENTS, LP.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing on a Subdivision Preliminary Plat for Manor Commons NE Commercial being 19 (nineteen) lots on 31.889 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973 Manor, TX.

Interim Director Burrell gave background information on the Subdivision Preliminary Plat for Manor Commons NE Commercial. He clarified this item was to correct a discrepancy in the southeastern portion of the lot that was intended to be commercial that was not properly zoned.

Discussion was held regarding when a plaza would be required with proposed development.

Floyd Jackson, 17925 Maxa Drive, Manor, Texas, submitted a speaker card to speak regarding this item. Mr. Jackson expressed concerns with flooding that is already problematic in this area. He requested additional information on the type of businesses that was planned for this development.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Meyer to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0.

CONSENT AGENDA

3. **Consideration, discussion, and possible action to approve the minutes for February 12, 2025, Planning and Zoning Commission Regular Session.**

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Leonard to approve Consent Agenda.

There was no further discussion.

Motion to Approve carried 5-0.

REGULAR AGENDA

4. **Consideration, discussion, and possible action on a rezoning application for two (2) lots on 23.809 acres, more or less, and being located at 12522 & 12524 Old Kimbro Rd, Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.** Applicant: Jiwon Jung. Owner: Wonik Materials North America LLC.

City Staff recommended that the Planning and Zoning Commission approve the rezoning application for two (2) lots on 23.809 acres, more or less, and being located at 12522 & 12524 Old Kimbro Rd, Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

Interim Director Burrell addressed the concerns expressed during the public hearing. He gave information on when a Traffic Impact Analysis (TIA) would be conducted and at which phase of development that would occur. He stated the City of Manor follows the City of Austin drainage criteria manual. Chemical lists can be provided. He stated the facility was intended to be storage only.

Ms. Choi stated that she emailed the list which contained 76 chemicals to Interim Director Burrell. She read out loud the nine (9) chemicals that were considered hazardous. She stated they would be importing the chemicals from South Korea, storing the chemicals, then transporting them to the client.

Commissioner Leonard expressed concerns with deciding without proper due diligence into the hazardous chemicals and the effects they could have on the community.

Director Jones gave background details on the delays this project has had so far. He stated a postponement could potentially cause delays.

Ms. Choi answered questions about employment opportunities the facility would bring for the community. She stated that they plan to fully comply with all safety regulations imposed by Travis County and the City of Manor. Ms. Choi shared plans for the proposed improvements to the roadway along Old Hwy 20.

Discussion was held regarding zoning the property to a lesser intensity level industrial.

Ms. Choi stated the storing of hazardous chemicals would require a zoning of Heavy Industrial (IN-2). She answered questions about the intended use of the facility.

Director Jones stated that this facility would not have outdoor storage. The chemicals would be stored indoors in a secure matter.

Discussion was held regarding the multiple phases of the proposed development.

Director Jones spoke regarding the future impact and investment to the community this type of project will bring to the city.

Interim Director Burrell confirmed the Heavy Industrial zoning would be required for this project.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Stensland to postpone this item.

Commissioner Stensland requested the motion be amended to include postpone until the April P&Z Commission meeting and including the condition that Travis County ESD12 provide comments regarding their review and the Commissioners be given a full chemical prior to the next meeting. There were no objections to the requested amendment.

MOTION RESTATED:

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Stensland to postpone this item to the April P&Z Commission meeting and includes the condition that Travis County ESD12 provide comments regarding their review of the project and a full chemical list be given to the Commissioners prior to the next meeting.

There was no further discussion.

Motion to Postpone carried 4-1. Commissioner Meyer opposed.

5. **Consideration, discussion, and possible action on a Subdivision Preliminary Plat for Manor Commons NE Commercial being 19 (nineteen) lots on 31.889 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973 Manor, TX.** Applicant: ALM Engineering, Inc. Owner: TIMMERMANN COMMERCIAL INVESTMENTS, LP.

City Staff recommended that the Planning and Zoning Commission approve the Subdivision Preliminary Plat for Manor Commons NE Commercial being 19 (nineteen) lots on 31.889 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973 Manor, TX.

Interim Director Burrell addressed concerns expressed during the public hearing regarding flooding. He stated that the specific commercial businesses were unknown at this time. He stated the commercial businesses would be within the Light Commercial (C-1) category.

Discussion was held regarding the potential commercial business types.

Commissioner Stensland reminded everyone that this item was non-discretionary.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Meyer to approve the Subdivision Preliminary Plat for Manor Commons NE Commercial being 19 (nineteen) lots on 31.889 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973 Manor, TX.

There was no further discussion.

Motion to Approve carried 5-0

6. **Consideration, discussion, and possible action on a detention waiver request for the Boyce Street Mixed Use development located at 101, 104, 107, and 108 W Boyce Street Manor, Texas.** Applicant: Southwest Engineers. Owner: BuildBlock.

City Staff recommended that the Planning and Zoning Commission conditionally approve a drainage waiver for the Boyce Street Mixed Use development located at 101, 104, 107, and 108 W Boyce Street Manor, Texas with the condition that they must receive approval from the city engineer to be granted the waiver.

Interim Director Burrell stated this item received Engineering approval on March 11, 2025.

City Engineer Gray summarized the history of this request. She explained the detention waiver, review process and investigation that went into examining the drainage for this site. She stated it was determined the impact of stormwater drain off from the property should increase less than 1 inch which was within reasonable limits.

Engineer Gray answered questions pertaining to the City of Austin Drainage Criteria as it relates to this project. She addressed concerns regarding future development near this property, how future growth would impact this area, and the steps being taken to study the potential need for drainage improvements in the historical downtown area.

City Engineer Gray explained the steps that would need to be taken to change the requirements for construction to be more proactive versus reactive with the improvement standards with development.

City Attorney Rivera explained the criteria for denial of items that had Engineering approval. She gave details on the steps that would follow if the request was denied.

Interim Director Burrell reiterated City Officials were currently looking into ways to address drainage and stormwater runoff issues in the downtown area.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Stensland to approve the detention waiver request for the Boyce Street Mixed Use development located at 101, 104, 107, and 108 W Boyce Street Manor, Texas.

There was no further discussion.

Motion to Approve carried 5-0

7. **Consideration, discussion, and possible action on a coordinated sign plan for the Platinum 973 gas station being located at 13801 N FM 973 Manor, TX.** Applicant: Rafiq Kareidiya. Owner: truenorthbuilders llc.

City Staff recommended that the Planning and Zoning Commission approve a coordinated sign plan for the Platinum 973 gas station being located at 13801 N FM 973 Manor, TX.

Interim Director Burrell gave background details for the Platinum 973 Coordinated Sign Plan. He stated the plan was in general compliance with the C-2 (Medium Commercial) guidelines. He stated there would be 3 buildings on this site with multiple tenants.

Discussion was held pertaining to the specific details of the proposed signs on the property.

Interim Director Burrell answered questions about the sizes of the signs on the buildings.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Vice Chair Chavis to approve the coordinated sign plan for the Platinum 973 gas station being located at 13801 N FM 973 Manor, TX.

There was no further discussion.

Motion to Approve carried 5-0

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Stensland to adjourn the Regular Session of the Manor Planning and Zoning Commission at 7:42 p.m. on Wednesday March 12, 2025.

There was no further discussion.

Motion to Adjourn carried 6-0.

The Planning and Zoning Commission approved these minutes on April 9, 2025.

APPROVED:

Felix Paiz
Chairperson

ATTEST:

Mandy Miller
Development Services Supervisor

Michael Burrell

From: [REDACTED]
Sent: Wednesday, March 12, 2025 4:35 PM
To: P&ZCommission; Michael Burrell
Cc: karlyjo.dixon@traviscountytexas.gov
Subject: Planning & Zoning Public Comments from Robert

Mike Burrell, Interim Planning Services Manager and P&Z Commission gatekeeper

Hello Mike,

This email is to be read for my Public Comments at tonight's Meeting, assuming we have "a process" by now.

Otherwise, please forward to the Commission and alternate members, thanks.

Dear Commissioners,

Re: Agenda Item 2 and 5 ~ Barth Timmermann's Manor Commons Development is over a commercial development over ten acres and needs to dedicate a PLAZA. I am suing the Developer and my reasons are on Item 30, Page 89.

You can prevent Lot 4 and 6 from being sold pending the outcome of that Lawsuit; or otherwise as is your "duty" to do something fantastic for the city.

This is the NE corner of 973 and 290. This should be a gateway or bell tower, etc. Not just another parking lot. Also look at the HEB lawsuit for it's plaza, and OTHER thefts. Item 29, Page 84.

As regards Jiwong Jung, that's where he should put those UGLY boxes that you guys delusionally approved for Boyce Street based upon the BOGUS Comprehensive Plan. I'm suing to get that thrown out as well. Item 33 on Page 96.

How come you guys couldn't care less about our Manor HISTORY?

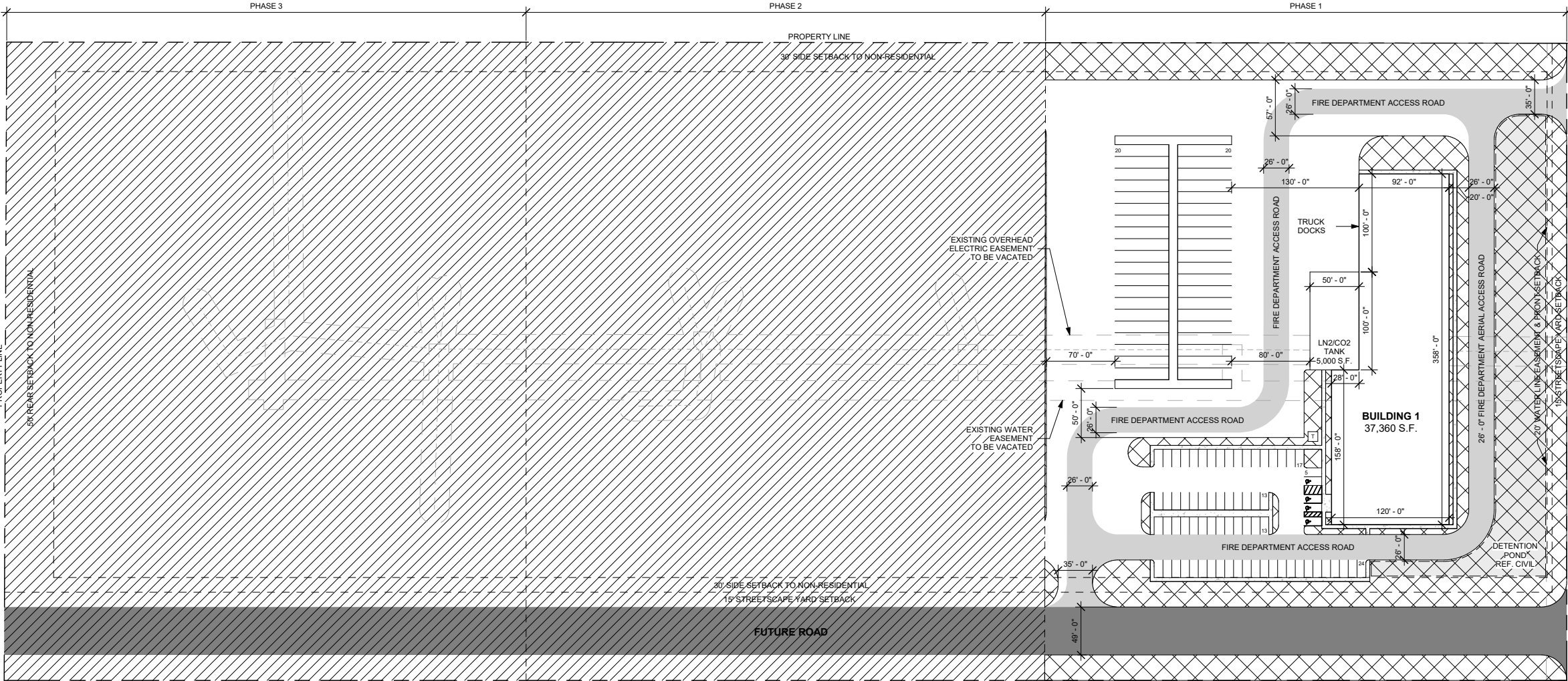












SITE MATERIAL LEGEND		
CONCRETE PAVING	SIDEWALK AREA	DETENTION POND
FIRE LANE	FUTURE ROAD	LANDSCAPED AREA



DISCLAIMER
THIS DRAWING IS ONLY INTENDED FOR USE AS A MASTER PLAN, PRELIMINARY DESIGN, OR A DESIGN CONCEPT DRAWING AND SHOULD NOT BE USED FOR PRICING, REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. UPON OWNER APPROVAL, CONSTRUCTION DRAWINGS WHICH DESCRIBE THE WORK IN MORE DETAIL SHOULD BE PREPARED.

ALL DIMENSIONS ARE IN FEET.

PROJECT INFORMATION

SITE INFORMATION
TOTAL SITE: 23.81 ACRES
DETENTION: APPROX. 0.60 ACRES (2.5%), REF. CIVIL
SEEKING ANNEXATION TO THE CITY OF MANOR, TO BE REZONED HEAVY INDUSTRIAL (IH-2)

BUILDING CALCULATIONS
PROPOSED BUILDING 1: 37,360 S.F.
OUTDOOR STORAGE: 5,000 S.F.

PARKING CALCULATIONS
OFFICE: 1/300 SF
WAREHOUSE/INDUSTRIAL: 1/700 S.F.
OUTDOOR STORAGE: 1/1000 S.F.
OFFICE : 5,850 S.F. - 19.5 SPACES
WAREHOUSE/INDUSTRIAL: 31,510 S.F. - 45.01 SPACES
OUTDOOR STORAGE: 5,000 S.F. - 5.00 SPACES
REQUIRED PARKING: 71 SPACES
PROVIDED STANDARD PARKING: 68 SPACES
PROVIDED ADA PARKING: 4
TOTAL PROVIDED PARKING: 72 SPACES

CODE COMPLIANCE
THE PROPOSED PROJECT SHALL COMPLY WITH THE FOLLOWING CITY OF CITY OF MANOR APPLICABLE CODES, INCLUDING ALL ACCEPTED AMENDMENTS.

JURISDICTIONAL INFORMATION
2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL FIRE CODE (IFC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2014 NATIONAL ELECTRICAL CODE (NEC)
2012 TEXAS ACCESSIBILITY STANDARDS (TAS)

Stage: MASTERPLAN

PM:

Client:

10/03/24 MASTERPLAN

REV. DATE DESCRIPTION

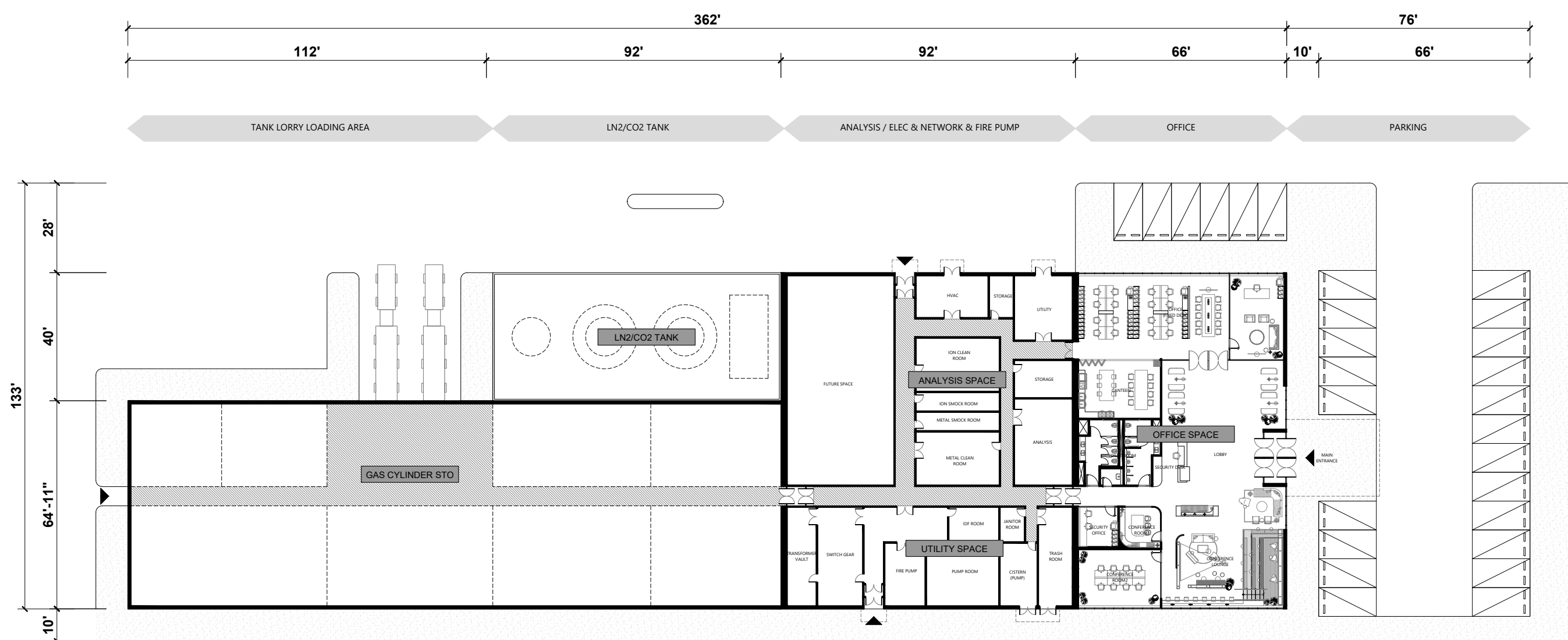
PROJECT NAME: **KIMBRO ROAD CHEMICALS FACILITY**

DWG. Title: **MASTERPLAN**

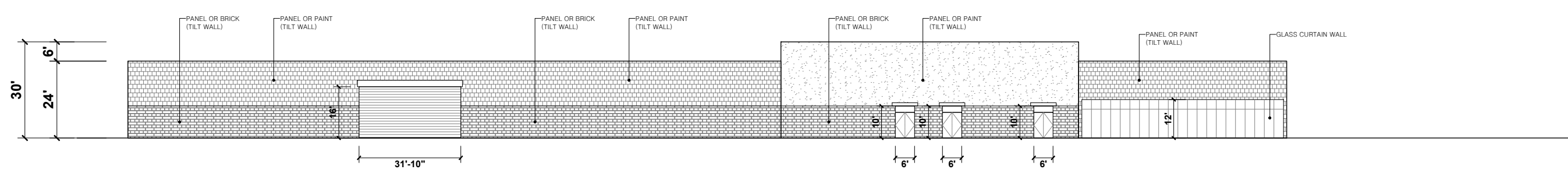
DWG. NO. **TPJT-XX-XX-###**

Size: Arch D Scale: Date: 10/03/24

Drawn: **XXX**
Checked: **XXX**
Approved: **XXX**
Revision **XXX**



A COMPLEX BUILDING FLOOR PLAN
SCALE: 1/16" = 1'-0"



B COMPLEX BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

PROJECT ADDRESS: WONIK MATERIALS
WONIK MATERIALS' T-PROJECT
IN MANOR, TEXAS

REVISION TABLE	
Number	Description

PROJECT # : 2401070010
PLOT DATE : 2024 / 01 / 22
DRAWN BY : -
CHECKED BY : -
ALL IDEAS, ARRANGEMENTS AND DESIGN CONCEPTS ARE PROPRIETARY TO JIWON JUNG. AND SHALL NOT BE USED OR REPRODUCED IN PART OR IN WHOLE WITHOUT THE EXPRESS PERMISSION IN WRITING BY JIWON JUNG.

COMPLEX BUILDING FLOOR PLAN & ELEVATION



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 9, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning application for two (2) lots on 23.809 acres, more or less, and being TCAD parcel 236885 also known as 12522 and 12542 Old Kimbro Rd., Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

Applicant: Jiwon Jung

Owner: Wonik Materials North America LLC

BACKGROUND/SUMMARY: This rezoning is occurring after the completion of annexation of the property into Manor's full purpose city limits as of March 5th, 2025. This property is and has been planned for industrial use.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of intent
- Zoning map
- Annexation ordinance
- Additional Files
- Aerial image
- Public notice
- Mailing labels

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, Approve with Conditions, Deny

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning application for two (2) lots on 23.809 acres, more or less, and being TCAD parcel 236885 also known as 12522 and 12542 Old Kimbro Rd., Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

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

Development Services
City of Manor
105 E Eggleston Street
Manor, TX 78653
Aug 6th, 2024

Letter of Intent for Rezoning

Dear City of Manor, Planning and Zoning

Project Address: 12522 and 12542 Old Kimbro Rd, Manor, TX 78653
Property ID: 236879 and 236885
Legal Description: Lot 5 Kimbro Road Estates and Lot 4 Kimbro Road Estates

The property owner seeks to rezone the 13.789-acre of lot 5 and 10.020-acre of lot 4, located at 12522 and 12542 Old Kimbro Rd, Manor, TX 78653 from Manor ETJ (Extra-Territorial Jurisdiction) to IN-2 (Heavy Industrial). As the subject properties are designated as an Employment Center, which includes industrial uses on the City of Manor's Future Land Use Map, the owner seeks an opportunity to respond to the growth of the City. The subject property engages in the storage of, or manufacturing processes using flammable, or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. The subject property will be engaging in hazardous materials storage, testing, and delivery of them.

Rezoning this tract will provide an opportunity to support the City's expansion and economic diversity objectives. The properties are situated along Old Kimbro Road, and the proposed rezoning will not adversely impact adjacent properties or the broader vision for the City of Manor as it aligns with the City of Manor's Future Use.

I appreciate your careful consideration of the proposed rezoning and please feel free to contact me at asset@buildblock.io if you require any additional information or have questions regarding this matter.

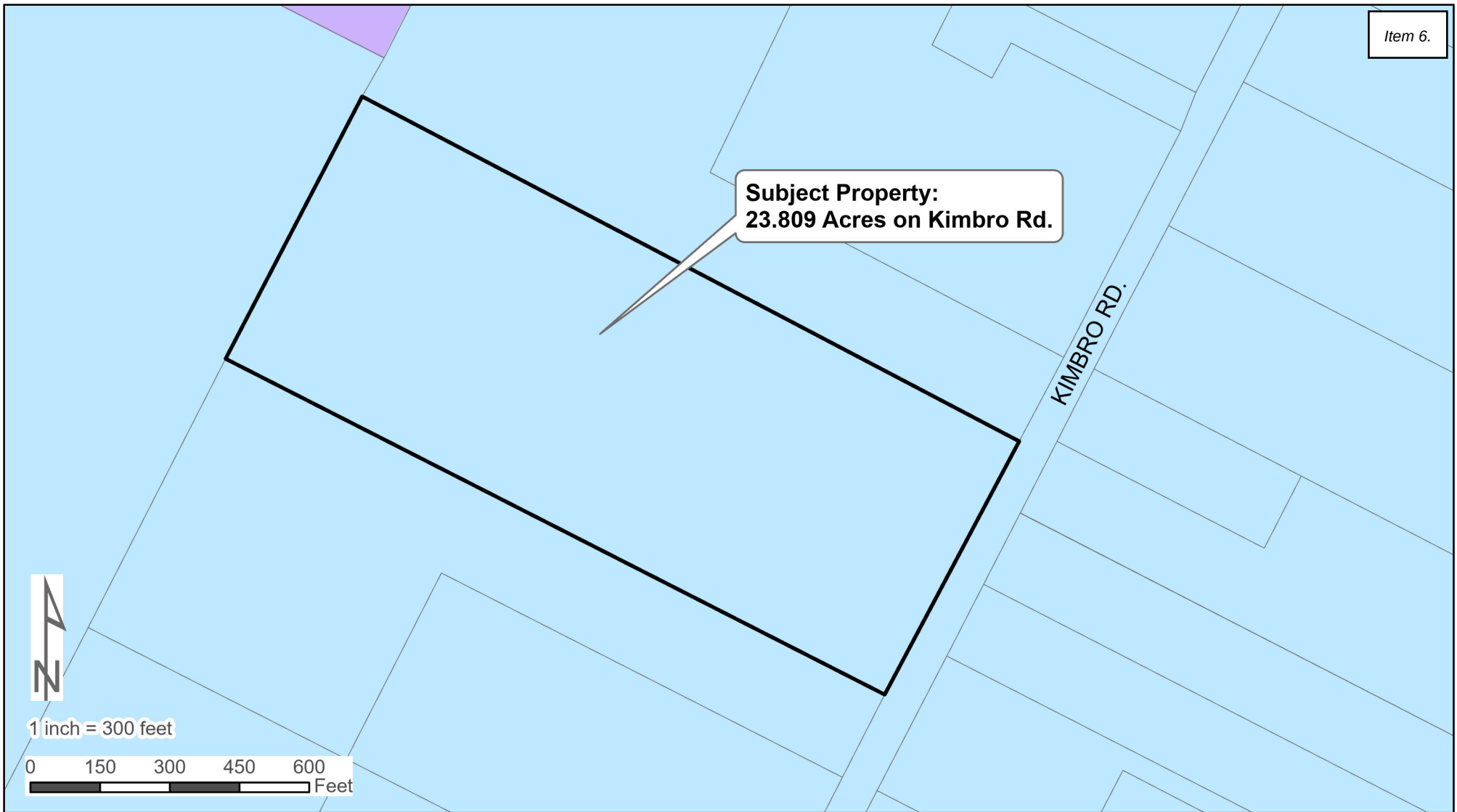
Sincerely,

Owner

Wonik Materials North America LLC
N115 W 19392 Edison Dr,
Germantown, WI 53022

Owner's Representative

Build Block Development Inc.
527 Molino St, #101
Los Angeles, CA 90013



Proposed Zoning:
IN-2 Heavy Industrial

Current Zoning:
Agricultural (A)

Zoning Legend

 A	Agricultural	 MH-1	Manufactured Home	 C-3	Heavy Commercial
 SF-E	Single Family Estate	 MH-2	Manufactured Home Park	 IN-1	Light Industrial
 SF-1	Single Family Suburban	 OS	Open Space	 IN-2	Heavy Industrial
 SF-2	Single Family Standard	 I-1	Institutional-Small	 NB	Neighborhood Business
 TF	Two-Family Residential	 I-2	Institutional-Large	 DB	Downtown Business
 TH	Townhome	 GO	General Office	 PUD	Planned Unit
 MF-1	Multi-Family 15	 C-1	Light Commercial	 120	
 MF-2	Multi-Family 25	 C-2	Medium Commercial	 ETJ	

ORDINANCE NO. 778

AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING 23.809 ACRES OF LAND, MORE OR LESS LOCATED IN TRAVIS COUNTY, TEXAS, INCLUDING THE ABUTTING STREETS, ROADWAYS, AND RIGHTS-OF-WAY INTO THE CORPORATE LIMITS OF THE CITY, AT THE REQUEST OF THE PROPERTY OWNER; APPROVING AN AGREEMENT FOR THE PROVISION OF SERVICES FOR THE ANNEXED AREA; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Manor, Texas (the “City”) is a home rule municipality authorized by State law to annex territory lying adjacent and contiguous to the City;

WHEREAS, the owner of the property, as hereinafter described, made written request for the City to annex such property in compliance with Texas Local Government Code;

WHEREAS, the property is adjacent and contiguous to the present city limits;

WHEREAS, the City Council of the City (the “City Council”) heard and has decided to grant the owners’ request that the City annex said property;

WHEREAS, a public hearing was conducted prior to consideration of this Ordinance in accordance with §43.0673 of the Texas Local Government Code;

WHEREAS, notice of the public hearing was published not more than twenty (20) nor less than ten (10) days prior to the public hearing;

WHEREAS, the City intends to provide services to the property to be annexed according to the agreement for the provision of services attached hereto as Exhibit “B”.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS:

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are hereby incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. All portions of the following described property (hereinafter referred to as the “Annexed Property”), not previously annexed into the City, including abutting streets, roadways, and rights-of-way, are hereby annexed into the corporate limits of the City of Manor:

Being 23.809 acres of land, more or less, out of the A. C. Caldwell Survey No. 52, Abstract 154, Travis County, Texas, consisting of a portion of the existing variable width Right-of-Way of Old Kimbro Road, also known as Old Highway No. 20, said 7.054 acres being more particularly described by metes and bounds in instrument recorded in Volume 79, Page 12 of the Plat Records of Travis County, Texas, said (7.054 acre) tract, being a portion of the certain (11.05 acre) tract of land as conveyed to Natalino Camilleri by deed recorded in Volume 10123, Page 582, Real Property Records of Travis County, Texas, being more particularly described in Exhibit "A."

SECTION 3. That the provision of services agreement submitted herewith is hereby approved as part of this Ordinance, made a part hereof and attached hereto as Exhibit "B".

SECTION 4. That the future owners and inhabitants of the Annexed Property shall be entitled to all of the rights and privileges of the City as set forth in the provisions of services agreement attached hereto as Exhibit "B", and are further bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be hereafter adopted.

SECTION 5. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Manor.

SECTION 6. That the Annexed Property shall be temporarily zoned Agricultural District "A" as provided in the City Zoning Ordinance, as amended, until permanent zoning is established therefore.

SECTION 7. That if any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Texas Local Government Code.

SECTION 9. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that the public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Texas Local Government Code.

PASSED AND APPROVED FIRST READING on this 19th day of February 2025.

PASSED AND APPROVED SECOND AND FINAL READING on this 5th day of March 2025.

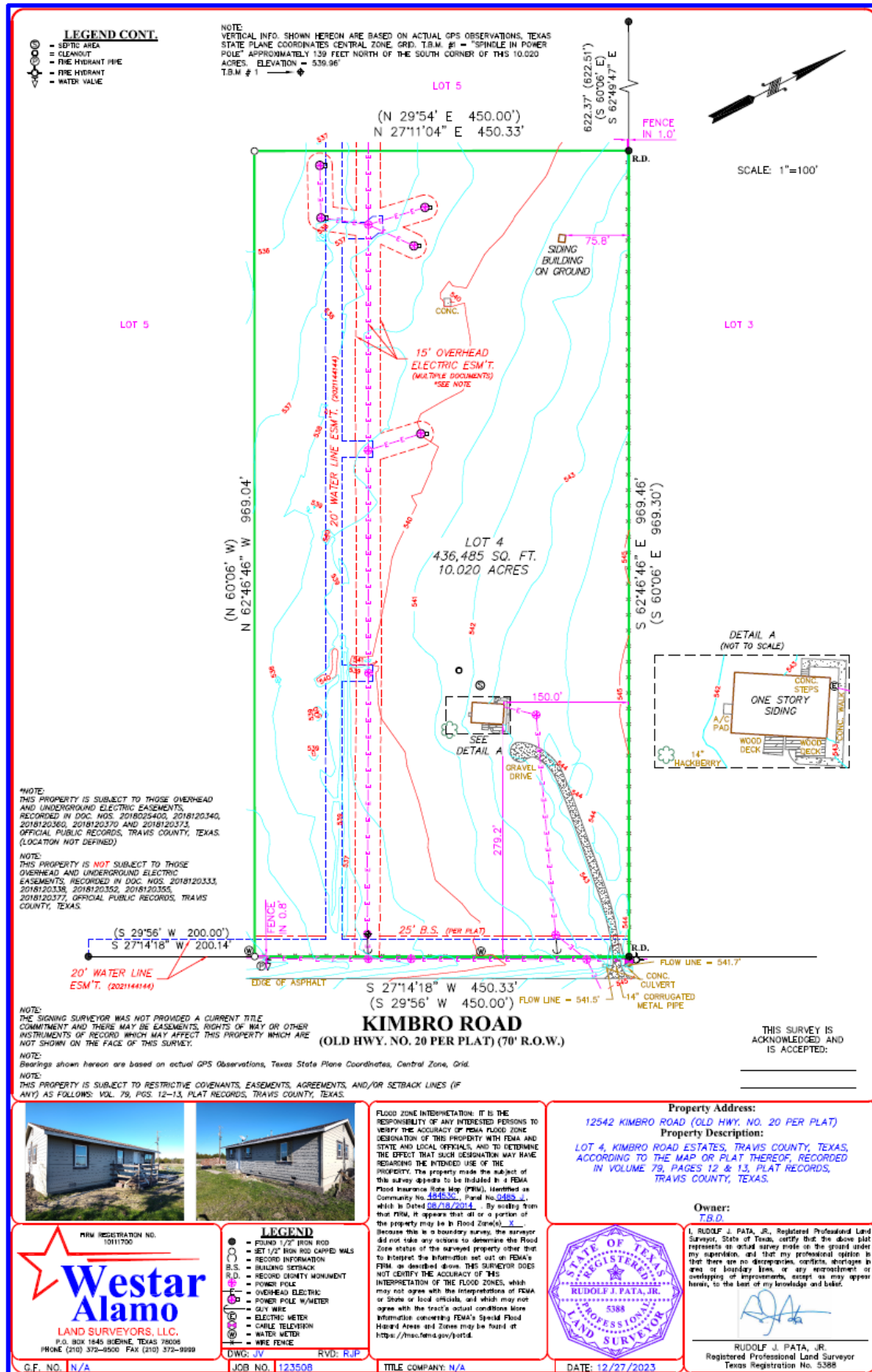
THE CITY OF MANOR, TEXAS

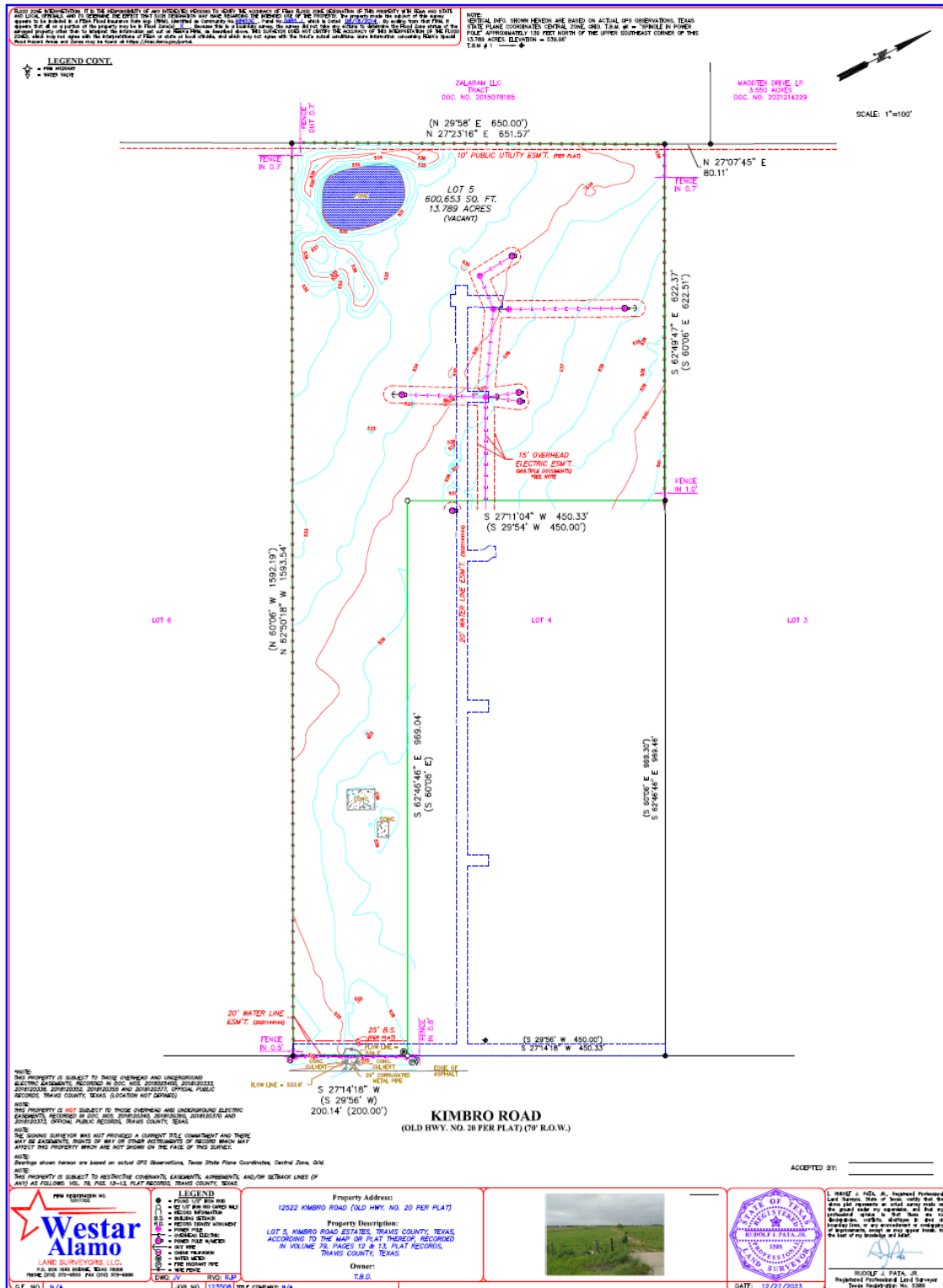
Dr. Christopher Harvey,
Mayor

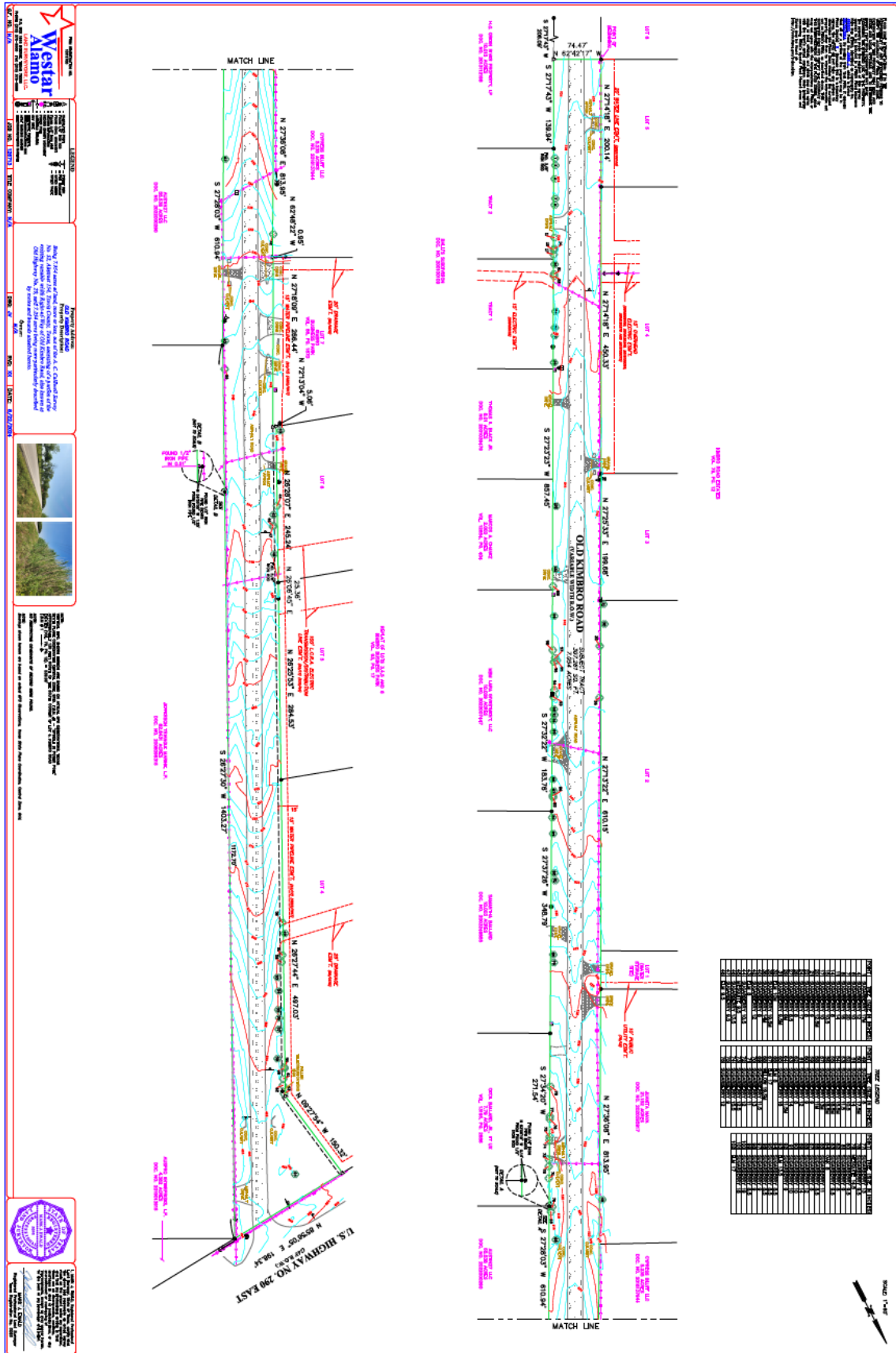
ATTEST:

Lluvia T. Almaraz
City Secretary

Exhibit "A"
Subject Property Description
+/- 23.809 Acres







METES AND BOUNDS

Being 7.054 acres of land, more or less, out of the A. C. Caldwell Survey No. 52, Abstract 154, Travis County, Texas, consisting of a portion of the existing variable width Right-of-Way of Old Kimbro Road, also known as Old Highway No. 20, said 7.054 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the upper southwest corner of this 7.054 acres, same being the southeast corner of Lot 5 and the East corner of Lot 6, Kimbro Road Estates (Volume 79, Page 12), same also being on the northwest Right-of-Way line of said Old Kimbro Road and the **POINT OF BEGINNING**;

THENCE along the northwest Right-of-Way line of said Old Kimbro Road the following courses and distances:

North 27 degrees 14 minutes 18 seconds East, at a distance of 200.14 feet pass a 1/2 inch iron rod found for the East corner of said Lot 5 and the South corner of Lot 4 of said Kimbro Road Estates, and continuing for a total distance of 650.47 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of said Lot 4 and the southeast corner of Lot 3 of said Kimbro Road Estates;

North 27 degrees 25 minutes 33 seconds East, a distance of 199.68 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of said Lot 3 and the southeast corner of Lot 2 of said Kimbro Road Estates;

North 27 degrees 13 minutes 22 seconds East, a distance of 610.15 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of Lot 1 of said Kimbro Road Estates and the southeast corner of the Juanita Nava 21.152 acres (Document Number 2020095917);

North 27 degrees 36 minutes 08 seconds East, a distance of 813.95 feet to a point for an angle corner, same being the East corner of the Cypress Bluff LLC 5.235 acres (Document Number 2016137944)

North 62 degrees 48 minutes 22 seconds West, a distance of 0.95 feet to a point for an angle corner; same being the southeast corner of Lot 7, Kimbro Business Park (Volume 86, Page 187D);

North 27 degrees 18 minutes 09 seconds East, a distance of 266.44 feet to a point for an angle corner, same being the East corner of said Lot 7;

North 72 degrees 13 minutes 04 seconds West, a distance of 5.06 feet to a point for an angle corner, same being the southeast corner of Lot 6, Replat of Lots 3,4,5 and 6, Kimbro Business Park (Volume 93, Page 17);

North 26 degrees 28 minutes 07 seconds East, a distance of 245.24 feet to a 5/8 inch iron rod found for the East corner of said Lot 6 and the southeast corner of said Lot 5;

North 26 degrees 06 minutes 45 seconds East, a distance of 25.36 feet to a 1/2 inch iron rod found for an angle corner;

North 26 degrees 25 minutes 53 seconds East, a distance of 284.53 feet to a 1/2 inch iron rod found for an angle corner, same being the East corner of said Lot 5 and the southeast corner of said Lot 4;

North 26 degrees 27 minutes 44 seconds East, a distance of 497.03 feet to a point for an angle corner;

North 09 degrees 27 minutes 54 seconds West, a distance of 150.32 feet to a point for the lower northeast corner of this 7.054 acres, same being the East corner of said Lot 4 and the intersection of the northwest Right-of-Way line of said Old Kimbro Road and the South Right-of-Way line of U.S. Highway No. 290 East;

THENCE along the South Right-of-Way line of said Highway 290, North 85 degrees 56 minutes 05 seconds East, a distance of 198.34 feet to a 1/2 inch iron rod found for the upper northeast corner of this

7.054 acres, same being the intersection of the South Right-of-Way line of said Highway 290 and the southeast Right-of-Way line of said Old Kimbro Road, same also being the North corner of the Jefferson Triangle Marine, L.P. 62.8431 acres (Document Number 2008096315) and the West corner of the Auspro Enterprises, L.P. 4.382 acres (Document Number 2019013915);

THENCE along the southeast Right-of-Way line of said Old Kimbro Road the following courses and distances:

South 26 degrees 27 minutes 30 seconds West, at a distance of 1172.70 feet pass a 1/2 inch iron pipe found to the right 0.51 feet, and continuing for a total distance of 1403.27 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Jefferson 62.8431 acres and the North corner of the Austin27 LLC 55.538 acres (Document Number 2022000290);

South 27 degrees 28 minutes 03 seconds West, a distance of 610.94 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Austin27 55.538 acres and the North corner of the Cecil Ballard, Jr., et ux 7.79 acres (Volume 13195, Page 2886)

South 27 degrees 34 minutes 20 seconds West, a distance of 271.54 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Ballard 7.79 acres and the North corner of the Samantha Ballard 10.003 acres (Document Number 2003249855);

South 27 degrees 37 minutes 26 seconds West, a distance of 348.79 feet to a 1/2 inch iron rod found for an angle corner, same being the West corner of said Ballard 10.003 acres and the North corner of the MBM Lara Investment, LLC 10.009 acres (Document Number 2022007447);

South 27 degrees 32 minutes 22 seconds West, a distance of 183.76 feet to a concrete monument found for an angle corner;

South 27 degrees 23 minutes 23 seconds West, a distance of 857.45 feet to a 3/8 inch iron rod found for an angle corner, same being the West corner of Tract 2, Balli's Subdivision (Document Number 200100109) and the North corner of the H.G. Green River Property, LP 10.015 acres (Document Number 2013112198);

South 27 degrees 17 minutes 43 seconds West, a distance of 139.94 feet to a point for the lower southwest corner of this 7.054 acres, from which a 1/2 inch iron rod found for the West corner of said Green River 10.015 acres bears South 27 degrees 17 minutes 43 seconds West, a distance of 206.09 feet;

THENCE crossing the existing Right-of-Way of said Old Kimbro Road, North 62 degrees 42 minutes 17 seconds West, a distance of 74.47 feet to the **POINT OF BEGINNING**, and containing 7.054 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings Shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
August 22, 2024



**Exhibit “B”
AGREEMENT REGARDING POST-ANNEXATION
PROVISION OF SERVICES
FOR PROPERTY TO BE ANNEXED INTO THE CITY OF MANOR**





3/26/2025

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 12522 & 12542 Old Kimbro Road Rezoning from (A) Agricultural to (IN-2) Heavy Industrial
 Case Number: 2024-P-1681-ZO
 Case Manager: Michael Burrell
 Contact: 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 a Rezoning Application for 12522 & 12542 Old Kimbro Road, Manor, TX from (A) Agriculture to (IN-2) Heavy Industrial. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning application for two (2) lots on 23.809 acres, more or less, and being located at TCAD Property ID 236885 also known as 12522 and 12542 Old Kimbro Road, Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

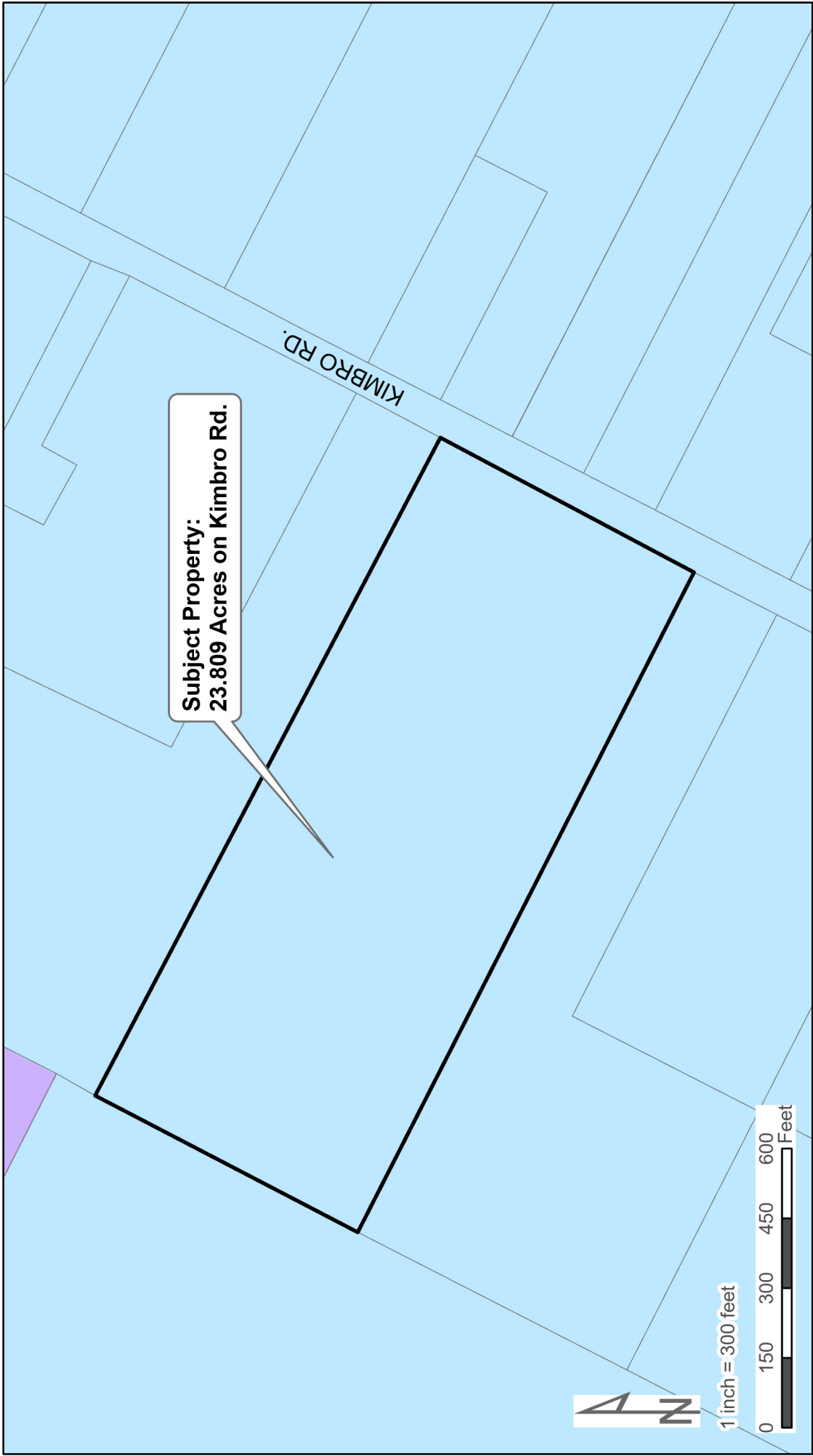
Applicant: Jiwon Jung

Owner: Wonik Materials North America LLC

The Planning and Zoning Commission will meet at 6:30PM on April 9, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 16, 2025 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.



Zoning Legend

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

Proposed Zoning:
IN-2 Heavy Industrial

Current Zoning:
Agricultural (A)

ZALARAM LLC
30 CHADWICK DR
DOVER, DE 19901-5827

CAMILLERI NATALINO
10812 WILKINSON AVE
CUPERTINO, CA 95014-4732

MBM LARA INVESTMENT LLC
721 Stansted Manor Dr
Pflugerville, TX 78660-8090

CHAVEZ MARCOS A
12555 KIMBRO RD
MANOR, TX 78653

PACE GLENN T
12545 KIMBRO RD
MANOR, TX 78653

COONS STEVEN
9603 BROWN LN
AUSTIN, TX 78754-4046

GCH BLUE RIVER PROPERTY LP
PO BOX 9952
AUSTIN, TX 78766-0952

H G GREEN RIVER PROPERTY LP
PO BOX 9952
AUSTIN, TX 78766-0952

TECHTOWN INDUSTRIAL M1 LLC
11408 Hollister Dr
Austin, TX 78739-1913

HARPER DARREL R VLB
107 VISTA AVE
ROUND ROCK, TX 78664-4357

DONOHUE BRENNER NORTON
12512 KIMBRO RD
MANOR, TX 78653

ZALARAM LLC
30 CHADWICK DR
DOVER, DE 19901-5827

MADDTEX DRIVE LP
6903 W SAM HOUSTON PKWY
NORTH HOUSTON TX 77315

CHEMICAL HAZARD ANALYSIS REPORT

WONIK MATERIALS – MANOR, TX

MARCH 31, 2025 (DRAFT)

ACS GROUP
2511 E CESAR CHAVEZ
AUSTIN, TX 78702
CONTACT@ACSGROUPLLC.COM

REVISION TABLE:

Rev #	Date	Description	Comments
0	03.31.2025	Planning / Zoning Review	Initial Submission for planning and zoning committee use and reference

DRAFT

Table of Contents

EXECUTIVE SUMMARY	4
1.0 GENERAL INFORMATION	5
1.1 Project Description	5
1.2 Applicable Codes and Standards	6
2.0 PROCESS DESCRIPTION	6
3.0 CHEMICAL CLASSIFICATION	6
3.1 Compressed Gases	7
3.2 Flammable and Combustible Liquids	7
3.3 Flammable Gas	7
3.4 Flammable Liquefied Gas	7
3.5 Oxidizing Gas	7
3.6 Pyrophoric	7
3.7 Water Reactive	8
3.8 Corrosives	8
3.9 Toxics	8
4.0 COMPLIANCE STRATEGY	9
4.1 Maximum Allowable Quantities (MAQ)	9
4.2 Control Areas	9
4.3 Group H, High-Hazard, Occupancies	9
4.4 Overall building	10
5.0 GENERAL HAZARDOUS MATERIALS REQUIREMENTS	10
5.1 Documentation	10
5.2 Release of Hazardous Materials	11
5.3 Piping	11
5.4 Ignition Source Control	11
5.5 Incompatible Materials	11
5.6 Hazardous Materials Cabinets	12
5.7 Exhausted Enclosures	12
5.8 Gas Cabinet	13
5.9 Gas Rooms	13
5.10 Signage	13
5.11 Compressed Gases	14

5.12	Emergency Wash Systems	14
5.13	Outdoor Storage Areas	15
6.0	HIGH-HAZARD (GROUP H) REQUIREMENTS	16
6.1	Wonik Materials - Group H Areas	16
6.2	Fire Protection & Detection	16
6.3	Explosion Control	16
6.4	Floor Requirements	16
6.5	Limit Controls	17
6.6	Emergency Alarms	17
6.7	Ventilation Systems	17
6.8	Electrical Classification	18
6.9	Spill Control & Secondary Containment Requirements	19
6.10	Highly Toxic and Toxic Compressed Gas Requirements	20
6.11	Hazardous Exhaust	21
6.12	Emergency & Standby Power	23
7.0	CONCLUSION	24

EXECUTIVE SUMMARY

ACS Group has prepared this Chemical Hazard Analysis (CHA) Report to describe the hazards associated with various processes and chemical storage, handling and use planned for the Wonik Materials Building (herein referenced as “project”, “Wonik”).

This report is intended to satisfy the requirements of IBC §414.1.3 for a technical opinion identifying the maximum expected quantities of hazardous materials to be stored, used in an open system, and used in a closed system.

Materials that are planned for the facility, such as flammable liquids and combustible liquids, pose physical hazards, whereas toxic and corrosive materials pose health hazards. General requirements for these materials including documentation, material releases, personnel training, ignition source control, separation of incompatible materials, system equipment, and signage are described herein.

A coordinated approach has been developed for the hazardous materials such that they will either be stored and used in quantities below the maximum allowable quantity (MAQ) per control area, or they will be appropriately protected within a Group H, High-Hazard, space. The following spaces will be designed and constructed as Group H-2 space due to the anticipated quantities of materials presenting physical hazards and health hazards:

- Gas Cylinder Storage Room

This report documents required operational controls and built-in features to mitigate the hazards. Applicable prescriptive requirements are detailed for the storage/use of each type of material in both control areas and Group H spaces. This includes requirements for the following systems:

- Fire Protection
- Limit Controls (i.e., temperature, pressure, liquid level)
- Emergency Alarm System
- Ventilation Systems
- Explosion Control
- Electrical Area Classifications
- Spill Control & Secondary Containment
- Secondary or Emergency Power

This report will focus specifically on hazardous materials, Maximum Allowable Quantities (MAQs), control areas, and high-hazard (i.e., Group H) occupancies. General building requirements, general fire protection and life safety features, as well as specific high-piled combustible storage or combustible dust requirements should be addressed in separate reports.

1.0 GENERAL INFORMATION

Per IBC §414.1.3, a report must be submitted to the building official identifying the maximum expected quantities of hazardous materials to be stored, used in a closed system, and used in an open system, and subdivided to separately address hazardous material classification categories based on Tables 307.1(1) and 307.1(2). The methods of protection from such hazards, including but not limited to control areas, fire protection systems and Group H, High-Hazard, occupancies must be detailed.

1.1 Project Description

The proposed Wonik Materials T-Project Phase 1 will involve the site development of a new site to include multiple buildings, a tank farm, and a metal canopy for tank lorry / ISO tube trailer storage. Wonik Materials supplies materials, including hazardous gases, for semiconductor production facilities.

The main building is a single-story, approximately 37,360-sf building and will consist of a gas cylinder storage area, analysis lab area, fire protection and utility area, and office area. It is understood that hazardous materials will only be stored and distributed at this location. While low volume hazardous material usage may occur at a lab-scale in the analysis area, no large-scale hazardous material usage is planned as part of this initial phase.

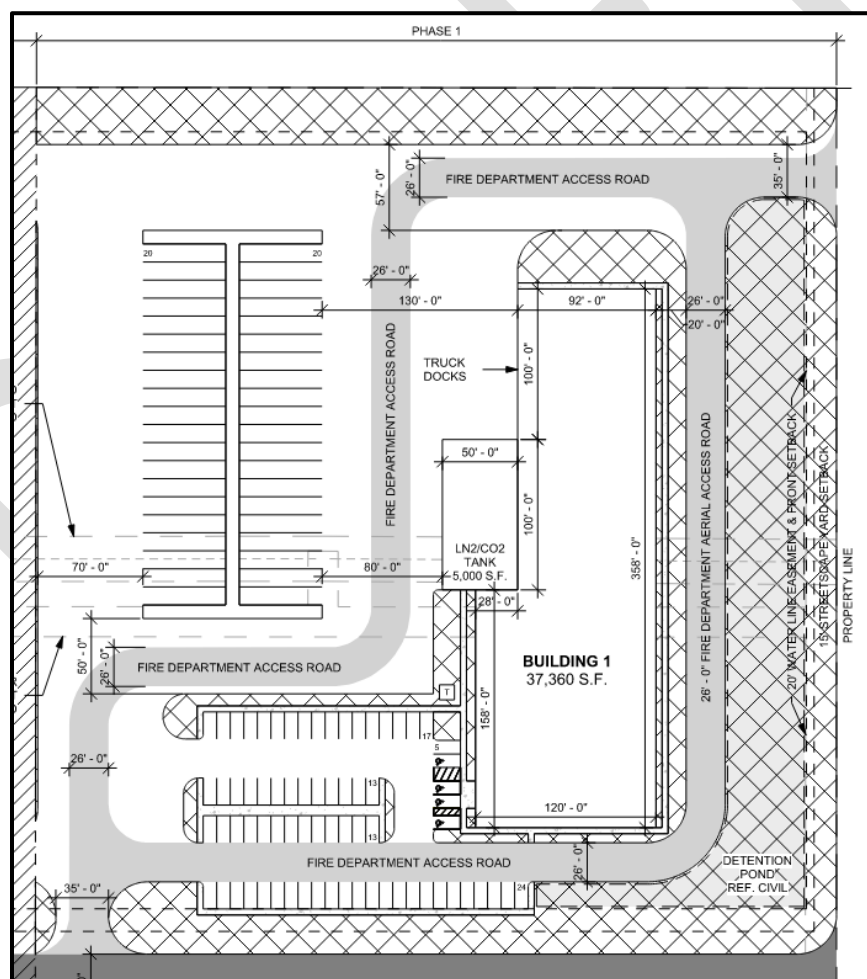


Figure 1: Wonik Materials – Site Plan

1.2 Applicable Codes and Standards

The City of Manor, Texas currently adopts the following codes and standards:

- 2015 International Fire Code (IFC)
- 2015 International Building Code (IBC)
- 2015 International Mechanical Code (IMC)
- 2015 Uniform Plumbing Code
- 2020 NFPA 70, National Electrical Code (NEC)

These model codes reference the following additional codes and standards for hazardous materials provisions and general guidance:

- NFPA 13, *Standard for the Installation of Sprinkler Systems* (2022)
- NFPA 20, *Standard for the Installation of Stationary Pumps for Fire Protection* (2013)
- NFPA 30, *Flammable and Combustible Liquids Code* (2012)
- NFPA 55, *Compressed Gas and Cryogenic Fluids Code* (2020)
- NFPA 72, *National Fire Alarm and Signaling Code* (2013)
- NFPA 80, *Standard for Fire Doors and Other Opening Protectives* (2013)
- NFPA 110, *Standard for Emergency and Standby Power Systems* (2013)
- NFPA 400, *Hazardous Materials Code* (2020)
- NFPA 704, *Standard System for the Identification of the Hazards of Materials for Emergency Response* (2017)

2.0 PROCESS DESCRIPTION

The primary purpose of the Wonik Materials building will be for the storage of production material related to semiconductor manufacturing. The entire building shall be considered a single building for building code application purposes. Manufacturing will not occur in the Wonik Materials building.

The proposed gas cylinder storage room will be the primary location for all production support related chemical storage. The gas cylinder storage room is intended for chemical storage only.

3.0 CHEMICAL CLASSIFICATION

Per IFC §5001.2.2, hazardous materials shall be classified according to their hazard categories specified in the IFC. Mixtures have been classified in accordance with the hazards of the mixture as a whole by an approved, qualified organization, individual, or testing laboratory. This includes waste comprised of or containing hazardous materials. Hazardous materials that have multiple hazards will conform to the code requirements for each applicable hazard category. Applicable hazard classifications for the project are as follows:

3.1 Compressed Gases

Compressed gases are defined as a material, or mixture of materials that is a gas at 68°F or less and has a boiling point of 68°F or less at 14.7 psi of pressure. Liquified gases are compressed gases which, under a charged pressure, is partially liquid at a temperature of 68°F. For gases with no other health- or physical-hazard properties, they are not considered to be compressed until the pressure in the packaging exceeds 41 psi at 68°F.

3.2 Flammable and Combustible Liquids

Flammable liquids are defined as any liquid that has a closed-cup flash point (FP) below 100°F, as determined by the test procedures and apparatus set forth in NFPA 30 §4.4, and a Reid vapor pressure that does not exceed an absolute pressure of 40 psi at 100°F, as determined by ASTM D 323.

Flammable liquids are subdivided into three classes as follows:

- Class IA: FP below 73°F and boiling point (BP) below 100°F
- Class IB: FP below 73°F and boiling point (BP) above 100°F
- Class IC: FP between 73°F and 100°F

Combustible liquids are defined as any liquid that has a FP at or above 100°F, as determined by the test procedures and apparatus set forth in NFPA 30 §4.4. Combustible liquids are subdivided as follows:

- Class II: FP between 100°F and 140°F
- Class IIIA: FP between 140°F and 200°F
- Class IIIB: FP above 200°F

3.3 Flammable Gas

A material which is a gas at 68°F or less at 14.7 pounds per square inch atmosphere (psia) (101 kPa) of pressure [a material that has a boiling point of 68°F or less at 14.7 psia] which:

- Is ignitable at 14.7 psia when in a mixture of 13 percent or less by volume with air; or
- Has a flammable range at 14.7 psia with air of not less than 12 percent, regardless of the lower limit.

3.4 Flammable Liquefied Gas

Flammable liquefied gas is defined as a liquefied compressed gas which, under a charged pressure, is partially liquid at a temperature of 68°F and which is flammable.

3.5 Oxidizing Gas

A gas that can support and accelerate combustion of other materials more than air does.

3.6 Pyrophoric

A chemical with an autoignition temperature in air, at or below a temperature of 130°F.

3.7 Water Reactive

A material that explodes; violently reacts; produces flammable, toxic or other hazardous gases; or evolves enough heat to cause autoignition or ignition of combustibles upon exposure to water or moisture. Water-reactive materials are subdivided as follows:

- Class 3: Materials that react explosively with water without requiring heat or confinement.
- Class 2: Materials that react violently with water or have the ability to boil water. Materials that produce flammable, toxic or other hazardous gases, or evolve enough heat to cause autoignition or ignition of combustibles upon exposure to water or moisture.
- Class 1: Materials that react with water with some release of energy, but not violently.

3.8 Corrosives

Corrosives are defined as chemicals that causes visible destruction of, or irreversible alterations in, living tissue by chemical action at the site of contact. A chemical shall be considered corrosive if, when tested on the intact skin of albino rabbits by the method in DOTn 49 CFR 173.137, such chemical destroys or changes irreversibly the structure of the tissue at the point of contact following an exposure period of 4 hours. This term does not refer to action on inanimate surfaces (i.e., “corrosive to metals”).

3.9 Toxics

Toxic materials are any material that produces a median lethal dose (LD50) or a median lethal concentration (LC50) within any of the following categories:

- LD50 between 50-mg/kg and 500-mg/kg of body weight when administered orally to albino rats weighing between 200-g and 300-g each.
- LD50 between 200 mg/kg and 1000 mg/kg of body weight when administered by continuous contact for 24 hours, or less if death occurs within 24 hours, with the bare skin of albino rabbits weighing between 2 kg and 3 kg each.
- LC50 in air between 200 and 2000-ppm by volume of gas or vapor, or between 2 and 20-mg/L of mist, fume, or dust when administered by continuous inhalation for 1 hour, or less if death occurs within 1 hour, to albino rats weighing between 200 g and 300 g each.

Highly toxic materials are any material that produces a LD50 or LC50 that falls within any of following categories:

- LD50 of 50 mg/kg or less of body weight when administered orally to albino rats weighing between 200 g and 300 g each
- LD50 of 200 mg/kg or less of body weight when administered by continuous contact for 24 hours, or less if death occurs within 24 hours, with the bare skin of albino rabbits weighing between 2 kg and 3 kg each or albino rats weighing 200 g to 300 g each
- LC50 in air of 200-ppm by volume or less of gas or vapor, or 2-mg/L or less of mist, fume, or dust, when administered by continuous inhalation for 1 hour, or less if death occurs within 1 hour, to albino rats weighing between 200 g and 300 g each.

4.0 COMPLIANCE STRATEGY

4.1 Maximum Allowable Quantities (MAQ)

Buildings are permitted to use and store hazardous materials without being classified as a High-hazard, Group H occupancy if the amounts of hazardous materials are less than the MAQs for a single control area. Areas which exceed their respective MAQs must be classified as a Group H occupancy, which includes more robust protection requirements, but less restrictive quantity limitations.

The use of hazardous materials are assessed as either closed systems or open systems. The definition of each type of system is detailed below.

- **Closed System:** uses a solid or liquid hazardous material in a closed vessel or system that remains closed during normal operations where vapors emitted by the product are not liberated outside of the vessel or system; and all uses of compressed gases.
- **Open System:** uses a solid or liquid hazardous material in a closed vessel or system that is continuously open to the atmosphere during normal operations and where vapors are liberated, or the product is exposed to the atmosphere during normal operations.

As previously noted, all hazardous materials will be in the storage configuration with no open or closed use anticipated.

4.2 Control Areas

Buildings are permitted to use, handle, and store hazardous materials without being classified as a High-hazard, Group H occupancy if the amounts of hazardous materials are less than the MAQs for a single control area. Areas which exceed their respective MAQs must be classified as a Group H occupancy, which includes more robust protection requirements, but less restrictive quantity limitations.

Control areas are defined as spaces where quantities of hazardous materials not exceeding the MAQ per control area are stored, dispensed, used, or handled. Since the building is a single-story building a maximum of four (4) control areas is permitted to be provided on Level 1 (IFC Table 5003.8.3.2).

Control areas are separated from each other utilizing a minimum 1-hr fire-resistance rated fire barrier as required by IFC Table 5003.8.3.2.

The Wonik Materials building will utilize a single control area for the entire building for MAQ compliance. Any Group H areas will be separated from the remainder of the building as required for Group H occupancies and will not be considered control areas.

4.3 Group H, High-Hazard, Occupancies

Any portion of the Wonik Materials building that involve the manufacturing, processing, generation, or storage of hazardous materials in quantities exceeding their respective MAQs must be classified as High-Hazard, Group H, occupancies in accordance with IBC §307.

The following area will be storing pyrophoric gases in quantities exceeding the MAQ thus, it will be classified as a Group H-2 occupancy:

- Gas Cylinder Storage Area

4.4 Overall building

Most of the Wonik Materials building warehousing areas is classified primarily as Groups B, Business, and F-1, Moderate-hazard Industrial, occupancies. The building will utilize the separated mixed-use occupancy approach in accordance with IBC §508.4.

Group H-2 occupancies will be separated from other differing occupancies by 2-hour fire barrier construction. At least 25 percent of the perimeter of the Group H-2 occupancies will be located on an exterior wall as required by IBC §415.6. Group H-2 occupancies are separated from the remainder of the building and from each other via 2-hour fire barriers in accordance with IBC Table 508.4.

The MAQs for the various applicable categories of hazardous materials used and stored in the Wonik Materials Building are provided in IBC Table 307.1(1) and Table 307.1(2), as shown in Table 1 below. The following notes have been provided for further clarity related to MAQ tables provided in this report.

Material	Sub-group	Storage
Combustible Liquids	Class II	240-gal
	Class IIIA	660-gal
Flammable Liquids	Class IA	60-gal
	Class IB & IC	240-gal
Flammable Gases	Liquefied	300-lbs
	Gaseous	2,000-cf
Oxidizing Gases	Liquefied	300-lb
	Gaseous	3,000-cf
Pyrophoric	Gases	50-cf
	Liquids	0.4-gal
Water Reactive	Class 2 Liquid	10-gal
Corrosives	Liquefied	1,620-cf
	Gaseous	300-lb
Toxic	Liquefied	1,620-cf
	Gaseous	300-lb
Highly Toxic	Liquefied	40-cf
	Gaseous	4-lb

Table 1: Wonik Materials - MAQs per Control Area

All materials in the Wonik Building are considered in the storage configuration. The table above includes the 100% increase for certain materials due to the building being fully sprinklered. The storage MAQs may also be increased by an additional 100% when stored in approved storage cabinets, day boxes, gas cabinets, gas rooms or exhausted enclosures or in listed safety cans in accordance with the IFC and NFPA 400. Since the building will be fully sprinklered, the quantity of Class IIIB Combustible Liquids and Inert Gases in storage and use will not be limited.

5.0 GENERAL HAZARDOUS MATERIALS REQUIREMENTS

5.1 Documentation

- A. Safety data sheets (SDS) will be available on the premises for hazardous materials regulated by NFPA 400. When approved, SDSs are permitted to be retrievable by electronic access.

B. A hazardous material inventory statement (HMIS) has been produced and will be maintained onsite. This will contain the following information:

- Product Name
- Component
- Chemical Abstract Service (CAS) number
- Location where stored or used
- Container Size
- IFC Hazard Classification
- Amount in storage, closed-use, and/or open-use

5.2 Release of Hazardous Materials

- A. The Wonik Materials facility is a non-discharge facility. Hazardous materials will not be released into a sewer, storm drain, ditch, drainage canal, lake, river, or tidal waterway; upon the ground, a sidewalk, a street, or a highway; or into the atmosphere, unless such release is permitted by NFPA 400 §6.1.3.1.
- B. When an unauthorized release due to primary container failure is discovered, the involved primary container will be repaired or removed from service.
- C. Overpack containers will be permitted to be used as a means to provide protection for primary containers to be transported for repair or removal from service.
- D. Appropriate spill clean-up kits shall be located in the facility for all types of chemicals in storage and use.

5.3 Piping

- A. Piping, tubing, valves, and fittings conveying hazardous materials shall be designed and installed in accordance with ASME B31 or other approved standards and in accordance with IFC Section 5003.2.

5.4 Ignition Source Control

- A. Smoking will be prohibited within 25-ft of dispensing or open use areas. Smoking is prohibited throughout the Wonik Materials site.
- B. Open flames and high-temperature devices will not be used in a manner that creates a hazardous condition.

5.5 Incompatible Materials

- A. Incompatible materials in storage must be separated when the stored materials are in containers having a capacity of more than 5 pounds or 0.5 gallons.
- B. Incompatible materials used in open systems must be separated from each other in the secondary containment system.

C. Separation of incompatible materials can be accomplished by any of the following methods:

- Segregating incompatible materials in storage by not less than 20 feet.
- Isolating incompatible materials in storage by a noncombustible partition extending not less than 18 inches above and to the sides of the stored material.
- Storing liquid and solid materials in hazardous material storage cabinets. Incompatible materials will not be stored within the same cabinet.

Incompatible material separation will be achieved via noncombustible partitions above and to the sides of the stored materials.

D. In addition to the requirements above, the indoor storage of pyrophoric materials shall be isolated from incompatible hazardous materials by 1-hour fire barriers unless stored in approved hazardous materials storage cabinets.

5.6 Hazardous Materials Cabinets

- A. When storage cabinets are used to increase MAQ per control area, separate incompatible materials, or to otherwise comply with NFPA 400 provisions, such cabinets must comply with NFPA 400 §6.1.18.
- B. The cabinets must be constructed of metal with the entire interior treated, coated, or constructed of materials that are nonreactive with the hazardous material stored.
- C. Cabinets will be either listed as suitable for the intended storage or constructed in accordance with the following:
- Cabinets will be of steel having a thickness of not less than 0.044 in.
 - The cabinet, including the door, will be double-walled with 1 1/2 in. airspace between the walls.
 - Joints will be riveted or welded and will be tight-fitting.
 - Doors will be well fitted, self-closing, and equipped with a self-latching device.
 - The bottoms of cabinets utilized for the storage of liquids will be liquid tight to a minimum height of 2 in.
 - For requirements regarding electrical equipment and devices within cabinets used for the storage of hazardous liquids, compressed gases, or cryogenic fluids, see NFPA70.
- D. Cabinets will be marked in conspicuous lettering that reads as follows: HAZARDOUS — KEEP FIRE AWAY.

5.7 Exhausted Enclosures

- A. Where an exhausted enclosure is used to increase MAQ per control area or for highly toxic and toxic compressed gas storage, such enclosures shall comply with IFC §5003.8.5.1 through §5003.8.5.3.

- B. Exhausted enclosures shall be of noncombustible construction.
- C. Exhausted enclosures shall be provided with an exhaust ventilation system. The ventilation system shall be designed to operate at a negative pressure in relation to the surrounding area and shall be installed in accordance with the IMC.

5.8 Gas Cabinet

- A. Where a gas cabinet is used to increase MAQ per control area or for highly toxic and toxic compressed gas storage, such enclosures shall comply with IFC §5003.8.6.1 through §5003.8.6.3.
- B. Gas cabinets will be constructed in accordance with the following:
 - Cabinets will be of steel having a thickness of not less than 0.097 in.
 - Self-closing limited access ports or noncombustible windows to give access to equipment controls.
 - Doors will be well fitted, self-closing, and equipped with a self-latching device.
 - Interiors of treated, coated or constructed of materials that are compatible with the hazardous materials stored. Such treatment, coating or construction shall include the interior of the cabinet.
- C. Gas cabinets shall be provided with an exhaust ventilation system. The ventilation system shall be designed to operate at a negative pressure in relation to the surrounding area and shall be installed in accordance with the IMC.
- D. The number of cylinders contained in a single gas cabinet shall not exceed three.

5.9 Gas Rooms

- A. Where a gas room is used to increase MAQ per control area or for highly toxic and toxic compressed gas storage, such enclosures shall comply with IFC §5003.8.4.1 through §5003.8.4.2 and IFC §6004.2.2.6.
- B. Gas rooms shall be separated from the remainder of the building based on the occupancy group into which it has been classified.
- C. The ventilation system for gas rooms shall be designed to operate at a negative pressure in relation to the surrounding areas and shall be installed in accordance with the IMC.

5.10 Signage

- A. Visible hazard identification signs in accordance with NFPA 704 will be placed at entrances to locations where hazardous materials are stored, dispensed, used, or handled in quantities requiring a permit, except where the AHJ has received an HMMP and HMIS and has determined that omission of such signs is consistent with safety.
- B. Where "no smoking" is not applicable to an entire site or building, signs will be provided in rooms or areas where hazardous materials are stored or dispensed or used in open systems in amounts requiring a permit.

C. Signs will meet the following requirements:

- Be of durable construction
- Be of size, color, and lettering in accordance with nationally recognized standards
- Be in English as the primary language.

D. Signage will be maintained in a legible condition without obscuration. They will not be removed, unless for replacement.

5.11 Compressed Gases

- A. Storage, use and handling of compressed gases in compressed gas containers, cylinders, tanks and systems will comply with NFPA 55.
- B. Compressed gas containers, cylinders or tanks that are not designed for refillable use will not be refilled after use of the original contents.
- C. Compressed gas containers, cylinders and tanks will be designed, fabricated, tested, marked with the specifications of manufacture and maintained in accordance with the regulations of DOTn 49 CFR Parts 100—185 or the ASME Boiler and Pressure Vessel Code, Section VIII.
- D. Pressure relief devices will be provided for the cylinders.
- E. Piping systems (if provided) will be marked in accordance with ASME A13.1. Markings used for piping systems will consist of the content's name and include a direction-of-flow arrow. Markings will be provided at each valve; at wall, floor or ceiling penetrations; at each change of direction; and at not less than every 20-ft or fraction thereof throughout the piping run.
- F. Compressed gas containers, cylinders, tanks and systems will be secured against accidental dislodgement and against access by unauthorized personnel.
- G. The handling of compressed gas containers, cylinders and tanks shall comply with IFC §5305.10.1 and §5305.10.2.
- H. Any gas storage rooms containing asphyxiant or irritant gases will be provided with ventilation, an oxygen depletion alarm, or a gas detection system.

5.12 Emergency Wash Systems

- A. Any room wherein corrosives or flammable liquids are handled or where open flame devices are used, will be equipped with one or more emergency showers and eyewash stations installed in accordance with ISEA Z358.1. and ASSE 1071 (IPC §411).
- B. Waste connections shall not be required for emergency showers and eyewash stations.
- C. Where hot and cold water is supplied to an emergency shower or eyewash station, the temperature of the water supply shall be only be controlled by a temperature actuated mixing valve in accordance with ASSE 1071 (IPC §411.3).

5.13 Outdoor Storage Areas

The outdoor storage, dispensing, and storage of hazardous materials will be in accordance with the IFC. Where weather protection is provided for sheltering outdoor hazardous material storage or use areas, such areas shall be considered outdoor storage or use when the weather protection structure complies with IBC §414.6, as follows:

- Walls shall not obstruct more than one side of the structure or do not obstruct more than 25% of the perimeter where walls are provided on multiple sides of the structure.
- The distance from the structure to buildings, lot lines, public ways or means of egress to a public way shall be not less than the distance required for an outside hazardous material storage or use area without weather protection.
- The overhead structure shall be of approved noncombustible construction with a maximum area of 1,500-sf, unless permitted by IBC §506. IBC §506 will permit Type IIB construction for a roof canopy up to 14,000-sf in area.

The storage or staging of compressed oxidizing gases in ISO Tubes within the parking area will be in accordance with NFPA 55 Table 7.7.2. This requires the following minimum distances to buildings not associated with the distribution of oxidizing gases, a public way, or a property line, as well as the minimum distance between storage areas:

- 0-50,000-ft³: 5-ft
- 50,001-100,000-ft³: 10-ft
- ≥100,000-ft³: 15-ft

The outdoor stationary large insulated liquid carbon dioxide system in the tank farm will be located in accordance with NFPA 55 Table 13.5.1 as follows:

- Buildings: 2-ft
- Wall Openings: 2-ft
- Air Intakes: 10-ft
- Property Lines: 5-ft
- Combustible Materials: 15-ft
- Incompatible Hazardous Materials: 20-ft
- Building Exits: 10-ft

The liquified nitrogen tank located in the exterior utility yard will be considered a cryogenic fluid and will be stored in accordance with NFPA 55 Chapter 8. Guard posts or other means will be provided to protect the tank from vehicular or other damage. The outdoor tank area will be provided with a means to prevent accidental discharge of fluids from endangering personnel, containers, equipment, and adjacent structures and from entering enclosed spaces. The following separation distances will be provided between the tank and exposure hazards in accordance with NFPA 55 Table 8.6.2.

- Buildings: 1-ft
- Wall Openings: 1-ft
- Air Intakes: 10-ft
- Property Lines: 5-ft
- Combustible Materials: 15-ft
- Incompatible Hazardous Materials: 20-ft
- Building Exits: 10-ft

6.0 HIGH-HAZARD (GROUP H) REQUIREMENTS

6.1 Wonik Materials - Group H Areas

- A. The following areas are classified as a Group H-2 occupancy:

- Gas Cylinder Storage Room

6.2 Fire Protection & Detection

- A. Group H occupancies must be equipped throughout with an automatic sprinkler system. An automatic sprinkler system installed in accordance with NFPA 13 has been provided throughout the entire Wonik Materials facility.
- B. Areas in which compressed gases or cryogenic fluids are stored or used shall be protected with a sprinkler system designed for not less than Ordinary Hazard Group 2 with a design density of 0.20-gpm/sf over 1,500-sf.
- C. Areas in which the flammable or pyrophoric compressed gases or cryogenic fluids are stored or used shall be protected with a sprinkler system designed for not less than Extra Hazard Group 1 with a design density of 0.30-gpm/sf over 2,500-sf.
- D. Group H occupancies must be equipped with automatic fire detection systems (NFPA 72) and emergency alarms for the detection and notification of an emergency condition.

6.3 Explosion Control

- A. Since the quantity of pyrophoric and flammable gases is exceeded in the gas cylinder storage area, IFC Table 911.1, requires the spaces to be equipped with deflagration venting in accordance with NFPA 68 or an explosion prevention system in accordance with NFPA 69.
- B. The details of the explosion control system will be determined as the project progresses.

6.4 Floor Requirements

- A. Floors in Group H storage areas containing corrosive liquids and highly toxic or toxic materials must be of liquid-tight, non-combustible construction (IBC §415.10.3).

6.5 Limit Controls

- A. Limit controls will be provided in accordance with IFC §5004.8, as outlined below.
- B. Materials that must be kept at temperatures other than normal ambient temperatures to prevent a hazardous reaction will be provided with an approved means to maintain the temperature within a safe range.
- C. Redundant temperature control equipment that will operate on failure of the primary temperature control system will be provided. The use of alternative means that prevent a hazardous reaction will be permitted subject to the approval of the AHJ.
- D. Stationary tanks and equipment containing hazardous material liquids that can generate pressures exceeding design limits due to exposure fires or internal reaction will have some form of construction or other approved means that will relieve excessive internal pressure. The termination point for a piped vent systems used for pressure relief will be located to:
 - Prevent impingement exposure on the system served and to minimize the effects of high-temperature thermal radiation.
 - Prevent the effects of contact with the material being vented from the escaping plume on the supply system, personnel, adjacent structures, and ignition sources.

6.6 Emergency Alarms

- A. Emergency alarm-initiating devices will be installed outside of each exit or exit access door of storage rooms. The activation of this device must sound a local alarm, 15 dBA above the ambient sound level, to alert occupants of an emergency involving hazardous materials.
- B. Where hazardous materials having a hazard ranking of 3 or 4 in accordance with NFPA 704 are transported through corridors, an emergency telephone system, local manual alarm station or an approved alarm-initiating device will be provided at not more than 150-ft intervals and at each exit and exit access doorway throughout the transport route.
- C. Emergency alarm systems will be supervised by the fire alarm system to provide a supervisory signal to an approved central, proprietary, or remote station service.
- D. Emergency alarm systems will be provided with emergency power.

6.7 Ventilation Systems

- A. The gas cylinder storage area shall be provided with mechanical exhaust ventilation in accordance with the IMC as follows (IMC §502.8):
 - Mechanical ventilation will be provided at a rate of not less than 1-cfm per square-foot of floor area over the storage area.
 - The systems will operate continuously unless alternate designs are approved.
 - A manual shutoff control will be provided outside of the room in a position adjacent to the access door to the room or in another approved location. The switch will be a break-glass or other approved type and will be labeled "VENTILATION SYSTEM EMERGENCY SHUTOFF."

- The exhaust ventilation will be designed to consider the density of the potential fumes or vapors released. For fumes or vapors that are heavier than air, exhaust will be taken from a point within 12 inches of the floor.
 - The location of both the exhaust and inlet air openings will be designed to provide air movement across all portions of the floor or room to prevent the accumulation of vapors.
 - Exhaust air capable of emitting hazardous vapors and contaminants such as explosive or flammable vapors, fumes or dusts; flammable, highly toxic or toxic gases; or radioactive materials will not be recirculated to occupied areas.
- B. Where gases, liquids or solids in amounts exceeding the MAQ per control area and having a hazard ranking of 3 or 4 in accordance with NFPA 704 are dispensed or used, mechanical exhaust ventilation will be provided to capture gases, fumes, mists or vapors at the point of generation.
- C. Electrical equipment and appliances used in operations that generate explosive or flammable vapors, fumes or dusts will be interlocked with the ventilation system so that the equipment and appliances cannot be operated unless the ventilation fans are in operation.
- D. Motors for fans used to convey flammable vapors or dusts will be located outside the duct or be protected with approved shields and dustproofing.
- E. Parts of fans in contact with explosive or flammable vapors, fumes or dusts will be of nonferrous or non-sparking materials, or their casing will be lined or constructed of such material.
- F. Where the size and hardness of materials passing through a fan are capable of producing a spark, both the fan and the casing will be of non-sparking materials.
- G. Where fans are required to be spark resistant, their bearings will not be within the airstream, and all parts of the fan will be grounded.
- H. Equipment and appliances used to exhaust explosive or flammable vapors, fumes or dusts will bear an identification plate stating the ventilation rate for which the system was designed.
- I. Fans located in systems conveying corrosives will be of materials that are resistant to the corrosive or will be coated with corrosion-resistant materials.

6.8 Electrical Classification

- A. Electrical utilization equipment and wiring must not constitute a source of ignition for any ignitable vapor that might be present under normal operation or because of a spill.
- B. As defined by 500.5(B)(1) of NFPA 70, a Class I, Division 1 (CID1) location will be any location where one of the following conditions exists:
- An ignitable concentration of flammable gas or vapor can exist under normal operating conditions.
 - An ignitable concentration of flammable gas or vapor can exist frequently because of repair or maintenance operations or because of leakage.

- Breakdown or faulty operation of equipment or processes might release an ignitable concentration of flammable gas or vapor and might also cause simultaneous failure of electrical equipment in such a way as to directly cause the electrical equipment to become a source of ignition.
- C. As defined in 500.5(B)(2) of NFPA 70, a Class I, Division 2 (CID2) location will be any location where one of the following conditions exists:
- A flammable gas or a Class I liquid [FP < 37.8°C (100°F)] is handled, processed, or used, but any flammable gas, vapor, or liquid is confined within a closed container or a closed system from which it can escape only in the case of an accidental rupture or breakdown of the container or system or in case of abnormal operation of the equipment.
 - An ignitable concentration of flammable gas or vapor is normally prevented by positive mechanical ventilation but might exist because of failure or abnormal operation of the ventilating equipment.
 - An ignitable concentration of flammable gas or vapor might occasionally be transmitted from an adjacent Class I, Division 1 location, unless such transmission is prevented by positive pressure ventilation from a source of clean air and effective safeguards against ventilation failure are provided.
- D. The Gas Cylinder Storage Room shall be classified, at minimum, as **CID2** due to the bulk storage of compressed flammable gas.
- E. Electrical equipment in classified areas will be protected by one or more of the techniques in NFPA 70 500.7. The equipment will be listed or labeled for the explosive, combustible, or ignitable properties of the volatile flammable solvents and will be marked to show the environment for which it has been evaluated. This includes the following:
- Class and Division
 - Material Classification Group
 - Equipment Temperature
 - Ambient Temperature Range

6.9 Spill Control & Secondary Containment Requirements

- A. Group H rooms used for storage of hazardous materials liquids in individual containers having a capacity of more than 55-gal, or in which the aggregate capacity of multiple vessels exceeds 1,000 gallons, must be provided with spill control to prevent the flow of liquids to adjoining areas.
- B. Spill control must be designed to contain a spill from the largest single vessel.
- C. Group H rooms used for the storage of liquids or solids where the capacity of an individual vessel exceeds 55 gal (or 550-lb for solids) or the aggregate capacity of multiple vessels exceeds 1,000 gal (or 10,000-lb for solids) must be provided with secondary containment.
- D. Secondary containment must be designed to contain a spill from the largest vessel plus the design flow volume of fire protection water calculated to discharge from the fire-extinguishing

system over the minimum required system design area, or area of the room, whichever is smaller, for a period of 20 minutes.

- E. Where spill control or secondary containment is required, floors inside the room must be constructed using one of the following methods to meet the performance criteria outlined above:
- Liquid tight sloped or recessed floors
 - Liquid tight floors with liquid tight raised or recessed sills/dikes
 - Sumps and collection systems
- F. Except for surfacing, the floors, sills, dikes, sumps, and collection systems will be constructed of noncombustible material, and the liquid tight seal will be compatible with the material stored.
- G. Where liquid tight sills or dikes are provided, they will not be required at perimeter openings that are provided with an open-grate trench across the opening that connects to an approved collection system.
- H. A monitoring method will be provided to detect hazardous materials in the secondary containment system.
- Monitoring method is permitted to be visual inspection of the primary or secondary containment or other approved means.
 - Where monitoring devices are provided, they will be connected to distinct visual or audible alarms.
- I. In addition to the methods above, secondary containment can utilize drainage systems leading to an approved location.
- The slope of floors in indoor locations to drains or similar areas in outdoor locations will be not less than 1 percent.
 - Drains from indoor storage areas will be sized to carry the volume of the fire protection water, as determined by the design density discharged from the automatic fire-extinguishing system over the minimum required system design area, or area of the room or area in which the storage is located, whichever is smaller.
 - Materials of construction for drainage systems will be compatible with the materials stored.
 - Separate drainage systems will be provided to avoid mixing incompatible materials where such materials are present in an open-use condition.
 - Drains will terminate in an approved location away from buildings, valves, means of egress, fire access roadways, adjoining property, and storm drains.

6.10 Highly Toxic and Toxic Compressed Gas Requirements

- A. The indoor storage and use of highly toxic and toxic compressed gases shall be in accordance with IFC §6004.2.1 through §6004.2.2.10.3, as outlined for applicability below.
- B. All highly toxic and toxic cylinders shall be located within gas cabinets, exhausted enclosures or gas rooms. Portable and stationary tanks shall be located within gas rooms or exhausted enclosures.

- C. The room or area in which gas cabinets or exhausted enclosures are located shall be provided with exhaust ventilation. Gas cabinets or exhausted enclosures shall not be used as the sole means of exhaust for any room or area.
- D. One or more gas cabinets or exhausted enclosures shall be provided to handle leaking cylinders, containers or tanks.
- E. The exhaust ventilation from gas cabinets, exhausted enclosures, and gas rooms shall be directed to a treatment system. The treatment system shall be utilized to handle the accidental release of gas and to process exhaust ventilation. The system shall be designed in accordance with IFC §6004.2.2.7.1 through §6004.2.2.7.5 and Section 510 of the IMC, as outlined below.
- F. Treatment systems shall be capable of diluting, absorbing, containing, neutralizing, burning or otherwise processing the contents of the largest single vessel of compressed gas. Where a total containment system is used, the system shall be designed to handle the maximum anticipated pressure of release to the system when it reaches equilibrium.
- G. Treatment systems shall be designed to reduce the maximum allowable discharge concentrations of the gas to one-half immediate by dangerous to life and health (IDLH) at the point of discharge to the atmosphere. Where more than one gas is emitted to the treatment system, the treatment system shall be designed to handle the worst-case release based on the release rate, the quantity and the IDLH for all compressed gases stored or used.
- H. Treatment systems shall be sized to process the maximum worst-case release of gas based on the maximum flow rate of release from the largest vessel utilized. The entire contents of the largest compressed gas vessel shall be considered.
- I. The maximum flow rate of release for cylinders shall be calculated based on the total release from the cylinder or tank within 5 minutes for nonliquefied gases or 30 minutes for liquefied gases. Where cylinders are equipped with approved excess flow or reduced flow valves, the worst-case release shall be determined by the maximum achievable flow from the valve as determined by the valve manufacturer or compressed gas supplier. Reduced flow and excess flow valves shall be permanently marked by the valve manufacturer to indicate the maximum design flow rate. Such markings shall indicate the flow rate for air under normal temperature and pressure.
- J. A gas detection system complying with IFC §916 shall be provided to detect the presence of gas at or below the PEL or ceiling limit of the gas for which detection is provided. The system shall be capable of monitoring the discharge from the treatment system at or below one-half the IDLH limit and shall initiate an alarm.
- K. The gas detection system shall initiate a local alarm and transmit a signal to a constantly attended control station when a short-term hazard condition is detected. The alarm shall be both audible and visible and shall provide warning both inside and outside the area where gas is detected. The audible alarm shall be distinct from all other alarms.

6.11 Hazardous Exhaust

- A. Hazardous exhaust systems are systems designed to capture and control hazardous emissions generated from product handling or processes and convey those emissions to the outdoors. Hazardous emissions include flammable vapors, gases, fumes, mists or dusts, and volatile or

airborne materials posing a health hazard, such as toxic or corrosive materials. For the purposes of this section, the health-hazard rating of materials will be as specified in NFPA 704.

- B. A hazardous exhaust system will be provided wherever operations involving the handling or processing of hazardous materials, in the absence of such exhaust systems and under normal operating conditions, have the potential to create one of the following conditions:
- A flammable vapor, gas, fume, mist or dust is present in concentrations exceeding 25 percent of the lower flammability limit of the substance for the expected room temperature.
 - A vapor, gas, fume, mist or dust with a health-hazard rating of 4 is present in any concentration.
 - A vapor, gas, fume, mist or dust with a health-hazard rating of 1, 2 or 3 is present in concentrations exceeding 1 percent of the median lethal concentration of the substance for acute inhalation toxicity.
- C. The design and operation of a hazardous exhaust system will be such that:
- The emissions are confined to the area in which they are generated by air currents, hoods or enclosures and will be exhausted by a duct system to a safe location or treated by removing contaminants.
 - Flammable contaminants are diluted in noncontaminated air to maintain concentrations in the exhaust flow below 25 percent of the contaminant's lower flammability limit.
 - Contaminants are captured by an airstream at the area where the emissions are generated and conveyed into a product-conveying duct system such that contaminated air is removed from the work area.
 - Hoods or enclosures will be used where contaminants originate in a limited area of a space. The design of the hood or enclosure will be such that:
 - Air currents created by the exhaust systems will capture the contaminants and transport them directly to the exhaust duct.
 - Areas are diluted below the thresholds specified in §510.2 with air that does not contain other hazardous contaminants.
 - Makeup air intakes will be provided at a rate approximately equal to the rate that air is exhausted by the hazardous exhaust system.
- D. Hazardous exhaust systems will be independent of other types of exhaust systems.
- Incompatible materials will not be exhausted through the same hazardous exhaust system.
 - Hazardous exhaust systems will not share common shafts with other duct systems, except where such systems are hazardous exhaust systems originating in the same fire area.
- E. The minimum clearance between hoods and combustible construction will be the clearance required by the duct system.

- F. Hazardous exhaust duct systems will extend directly to the exterior of the building and will not extend into or through ducts and plenums. Where direct connection to the exterior is not feasible, the following measures will be taken and the hazardous exhaust duct penetrates a fire-resistant rated wall, the following protection will be provided.
- Fire and smoke dampers will not be provided at the point of penetration
 - Ducts will be enclosed in FRR construction from the point of penetration to the outlet.
 - In lieu of FRR duct enclosures, the interior of the duct may be equipped with an approved automatic fire suppression system.
- G. Ducts conveying flammable and combustible fumes, mists and vapors will require an approved automatic fire suppression system where the largest cross-sectional diameter of the duct is less than 10-in. Exhaust ducts conveying only health hazard fumes, mists, and vapors are not required to be provided with a suppression system.

A hazardous exhaust system will be required for the treatment system serving the highly toxic and toxic compressed gas cylinder storage cabinets, exhausted enclosures or room.

6.12 Emergency & Standby Power

- A. Emergency power shall be provided for occupancies with silane gas as required in accordance with IFC §2702.2.13. This would apply to the gas cylinder storage area.
- B. Emergency or standby power must be provided in accordance with IBC §2702 for the following systems, where required as hazardous material safeguards:
- Mechanical Ventilation
 - Treatment Systems
 - Temperature Control
 - Fire Alarm & Emergency Alarm Systems
 - Gas & Smoke Detection Systems
 - Exit Signage
- C. Standby power for mechanical ventilation, treatment systems and temperature control systems will not be required where an approved fail-safe engineered system is installed.

7.0 CONCLUSION

The information provided above outlines the applicable hazardous materials requirements determined in accordance with the applicable codes and standards. The results of this analysis demonstrate that all hazardous materials are either below the maximum allowable quantity per control area, or appropriately stored in High-Hazard Group H rooms, and that each High-Hazard Group H room is provided with spill control and secondary containment.

Additional provisions may be required if changes or alterations are made in the facility regarding the chemical inventory, quantities, or way in which chemicals are handled, used, or stored. If the hazardous material quantities are modified, this analysis shall also be modified to reflect those changes.

Prepared by:

ACS GROUP

Prepared by:

Gage Weilert
Principal – Austin

Date

Hazardous Material Inventory Statement (HMIS) - WONIK MATERIALS												STORAGE			CLOSED USE			OPEN USE	
CAS #	UN NO.	Chemical Name	Component(s)	Hazard Category	State (S, L, G)	Purity	Container Size	Quantity	Storage/Use	Location	Group H Classification	Gallons	Lbs	Cubic Ft	Gallons	Lbs	Cubic Ft	Gallons	Lbs
O2 : 7782-44-7 He : 7440-59-7	1956	0.5%O2/He	Oxygen - 0.5% Helium - 99.5%	Compressed Gas	Compressed Gas	Mixture	47L - 110 kg/cm^2	20	Storage	Gas Cylinder Storage	None	0	0	33.21	0	0	0	0	0
F2 : 7782-41-4 Kr : 7439-90-9 Ne : 7440-01-9	1956	0.95%F2/1.25%Kr/Ne	Fluorine - 0.95% Krypton - 1.25% Neon - 97.8%	Compressed Gas	Compressed Gas	Mixture	47L - 6,000 L	50	Storage	Gas Cylinder Storage	None	0	0	10594	0	0	0	0	0
F2 : 7782-41-4 Ar : 7440-37-1 Ne : 7440-01-9	1956	0.95%F2/3.5%Ar/Ne	Fluorine - 0.95% Argon - 3.5% Neon - 95.55%	Compressed Gas	Compressed Gas	Mixture	47L - 6,000 L	50	Storage	Gas Cylinder Storage	None	0	0	10594	0	0	0	0	0
PH3 : 7803-51-2 He : 7440-59-7	1955	1%PH3/He	Phosphine - 1% Helium - 99%	Highly Toxic	Compressed Gas	Mixture	47L - 110 kg/cm^2	5	Storage	Gas Cylinder Storage	Group H-4	0	0	8.3	0	0	0	0	0
151625-26-2	2924	1,2-Bis(diisopropylamino)disilane	BDIPADS - 100%	Flammable Liquid IB Water Reactive 2 Corrosive	Liquid	100%	47L	15	Storage	Gas Cylinder Storage	Group H-3 Group H-4	186	0	0	0	0	0	0	0
He : 7440-59-7 Ne : 7727-37-9	1956	1.2%He/N2	Helium - 1.2% Nitrogen - 98.8%	Compressed Gas	Compressed Gas	Mixture	47L - 110 kg/cm^2	50	Storage	Gas Cylinder Storage	None	0	0	82.25	0	0	0	0	0
Kr : 7439-90-9 Ne : 7440-01-9	1956	1.25%Kr/Ne	Krypton - 1.25% Neon - 98.75%	Compressed Gas	Compressed Gas	Mixture	47L - 6,000 L	50	Storage	Gas Cylinder Storage	None	0	0	10594	0	0	0	0	0
Ge2H6 : 13818-89-8 H2 : 1333-74-0	1954	10% Ge2H6/H2	Digermene - 10% Hydrogen - 90%	Flammable Gas	Compressed Gas	Mixture	49L	10	Storage	Gas Cylinder Storage	Group H-2	0	0	17.31	0	0	0	0	0
1333-74-0 7782-65-2	1953	10% GeH4/H2	H2 - 90% GeH4 - 10%	Flammable Gas Toxic	Compressed Gas	Mixture	47L - 2 kg	20	Storage	Gas Cylinder Storage	Group H-2 Group H-4	0	0	32.9	0	0	0	0	0
He : 7440-59-7 N2 : 7727-37-9	1956	10% He/90% N2	Nitrogen - 90% Helium - 10%	Compressed Gas	Compressed Gas	Mixture	47L	30	Storage	Gas Cylinder Storage	None	0	0	49.79	0	0	0	0	0
Xe: 7440-63-3 Ar: 7440-37-1 Ne: 7440-01-9	1956	10ppmXe/3.5%Ar/Ne	Xenon - 10 ppm Argon - 3.5% Neon - 96.5%	Compressed Gas	Compressed Gas	Mixture	47L - 6,000 L	50	Storage	Gas Cylinder Storage	None	0	0	10594	0	0	0	0	0
F2 : 7782-41-4 N2 : 7727-37-9	3306	20%F2/N2	Fluorine - 20% Nitrogen - 80%	Oxidizing Gas Highly Toxic Corrosive	Compressed Gas	Mixture	47L - 1,150 psi	150	Storage	Gas Cylinder Storage	Group H-3 Group H-4	0	0	246.75	0	0	0	0	0
O2 : 7782-44-7 He : 7440-59-7	3156	30%O2/He	Oxygen - 30% Helium - 70%	Oxidizing Gas	Compressed Gas	Mixture	47L - 110 kg/cm^2	5	Storage	Gas Cylinder Storage	Group H-3	0	0	8.3	0	0	0	0	0
H2 : 1333-74-0 N2 : 7727-37-9	1956	4%H2/N2	Hydrogen - 4% Nitrogen - 96%	Compressed Gas	Compressed Gas	Mixture	Iso Tube - 18,000 L	3	Storage	Tank Lorry Storage	None	0	0	1890	0	0	0	0	0
1MS : 992-94-9 Ar : 7440-37-1	1954	5% 1MS/Ar	Methylsilane - 5% Argon - 95%	Flammable Gas	Compressed Gas	Mixture	47L - 1,800 psi	10	Storage	Gas Cylinder Storage	Group H-2	0	0	16.45	0	0	0	0	0
H2 : 1333-74-0 He : 7440-59-7	1954	5%H2/He	Hydrogen - 5% Helium - 95%	Flammable Gas	Compressed Gas	Mixture	47L - 110 kg/cm^2	10	Storage	Gas Cylinder Storage	Group H-2	0	0	16.45	0	0	0	0	0
7664-41-7	1005	Ammonia	NH3 - 100%	Flammable Gas Corrosive	Liquefied Gas	100%	47L - 22.7 kg / 20 kg	20	Storage	Gas Cylinder Storage	Group H-2 Group H-4	248.32	0	248.32	0	0	0	0	0
27804-64-4	3399	Bis(diethylamino)silane	BDEAS - 100%	Flammable Liquid IC Water Reactive 2 Toxic	Liquid	100%	47L	15	Storage	Gas Cylinder Storage	Group H-3 Group H-4	186	0	0	0	0	0	0	0
10294-34-5	1741	Boron Trichloride	BCl3 - 100%	Toxic Corrosive	Liquefied Gas	100%	47L - 50 kg	10	Storage	Gas Cylinder Storage	Group H-4	0	0	124.12	0	0	0	0	0
7637-07-2	1008	Boron Trifluoride	BF3 - 100%	Highly Toxic Corrosive	Compressed Gas	100%	47L - 800 psi	10	Storage	Gas Cylinder Storage	Group H-4	0	0	16.6	0	0	0	0	0
124-38-9	1013	Carbon Dioxide	CO2 - 100%	Compressed Gas	Liquefied Gas	100%	Tank Lorry - 17,272 kg	4	Storage	Tank Lorry Storage	None	0	152308.6	0	0	0	0	0	0
630-08-0	1016	Carbon Monoxide	CO - 100%	Flammable Gas Toxic	Compressed Gas	100%	47.5L - 6,200 L	10	Storage	Gas Cylinder Storage	Group H-2 Group H-4	0	0	16.625	0	0	0	0	0
463-58-1	2204	Carbonyl Sulfide	COS - 100%	Flammable Gas Highly Toxic	Liquefied Gas	100%	47L - 40 kg	50	Storage	Gas Cylinder Storage	Group H-2 Group H-4	621.2	0	621.2	0	0	0	0	0
7782-50-5	1017	Chlorine	Cl2 - 100%	Oxidizing Gas Highly Toxic Corrosive	Liquefied Gas	100%	47L - 50 kg	20	Storage	Gas Cylinder Storage	Group H-3 Group H-4	248.28	0	248.28	0	0	0	0	0
7790-91-2	1749	Chlorine Trifluoride	ClF3 - 100%	Oxidizing Gas - Liquefied Highly Toxic Corrosive	Liquefied Gas	100%	47L	10	Storage	Gas Cylinder Storage	Group H-3 Group H-4	124.1	0	0	0	0	0	0	0
7782-39-0	1957	Deuterium	D2 - 100%	Flammable Gas	Compressed Gas	100%	47L	20	Storage	Gas Cylinder Storage	Group H-2	0	0	33.2	0	0	0	0	0
12078-25-0	1992	Dicarbonylcyclopentadienylcobalt	CpCoCO - 100%	Flammable Liquid IC Toxic	Liquid	100%	47L	15	Storage	Gas Cylinder Storage	Group H-3 Group H-4	186	0	0	0	0	0	0	0
4109-96-0	2189	Dichlorosilane	DCS - 100%	Flammable Gas Highly Toxic Corrosive	Compressed Gas	100%	47L	10	Storage	Gas Cylinder Storage	Group H-2 Group H-4	0	0	16.6	0	0	0	0	0
56792-69-9	1993	Dicobalt Hexacarbonyl Tert-butylacetylene	CCTBA - 100%	Combustible Liquid IIIA	Liquid	100%	47L	30	Storage	Gas Cylinder Storage	Group H-3	186	0	0	0	0	0	0	0
75-10-5	3252	Difluoromethane	CH2F2 - 100%	Flammable Gas	Liquefied Gas	100%	47L - 10 kg	72	Storage	Gas Cylinder Storage	Group H-2	894	0	0	0	0	0	0	0
13760-02-6	3129	Diiodosilane	DIS - 100%	Combustible Liquid II Water Reactive 2 Toxic Corrosive	Liquid	100%	19L	15	Storage	Gas Cylinder Storage	Group H-3 Group H-4	75.29	0	0	0	0	0	0	0
908831-34-5		Di-iso-propylaminosilane	DIPAS	Flammable Liquid IB Water Reactive 3 Corrosive	Liquid	100%	47L	15	Storage	Gas Cylinder Storage	Group H-3 Group H-4	186	0	0	0	0	0	0	0

Hazardous Material Inventory Statement (HMIS) - WONIK MATERIALS												STORAGE			CLOSED USE			OPEN USE	
CAS #	UN NO.	Chemical Name	Component(s)	Hazard Category	State (S, L, G)	Purity	Container Size	Quantity	Storage/Use	Location	Group H Classification	Gallons	Lbs	Cubic Ft	Gallons	Lbs	Cubic Ft	Gallons	Lbs
1590-87-0	3161	Disilane	Si2H6 - 100%	Flammable Gas Pyrophoric	Compressed Gas	100%	47L - 10 kg	82	Storage	Gas Cylinder Storage	Group H-2	0	0	100.78	0	0	0	0	0
74-85-1	1962	Ethylene	C2H4 - 100%	Flammable Gas	Liquified Gas	100%	47L - 10.25 kg	10	Storage	Gas Cylinder Storage	Group H-2	0	0	16.45	0	0	0	0	0
75-46-7	1984	Fluoroform	CHF3 - 100%	Compressed Gas	Liquefied Gas	100%	47L - 35 kg	30	Storage	Gas Cylinder Storage	None	0	0	49.35	0	0	0	0	0
75-73-0	1982	Halocarbon R-14 (Tetrafluoromethane)	CF4 - 100%	Compressed Gas	Compressed Gas	100%	47L - 32 kg	30	Storage	Gas Cylinder Storage	None	0	0	49.35	0	0	0	0	0
7440-59-7	1046	Helium	He - 100%	Compressed Gas Inert Gas	Compressed Gas	100%	Iso Tube	4	Storage	Tank Lorry Storage	None	0	0	1128664.5	0	0	0	0	0
13465-77-5	2987	Hexachlorodisiliane	HCDS - 100%	Combustible Liquid IIIA Corrosive	Liquid	100%	19L - 26.5 kg	30	Storage	Gas Cylinder Storage	Group H-3 Group H-4	150.55	0	0	0	0	0	0	0
685-63-2	3160	Hexafluoro-1, 3-Butadiene	C4F6 - 100%	Toxic	Liquefied Gas	100%	47L	10	Storage	Gas Cylinder Storage	Group H-4	0	0	124.13	0	0	0	0	0
7647-01-0	1050	Hydrogenchloride	HCl - 100%	Toxic Corrosive	Liquefied Gas	100%	440L - 250 kg	10	Storage	Gas Cylinder Storage	Group H-4	0	0	1162.36	0	0	0	0	0
7647-01-0	1050	Hydrogenchloride	HCl - 100%	Toxic Corrosive	Liquefied Gas	100%	Iso Tube	4	Storage	Tank Lorry Storage	Group H-4	0	0	679156	0	0	0	0	0
16921-96-3	3307	Iodine Heptafluoride	IF7 - 100%	Oxidizing Gas Highly Toxic Corrosive	Liquefied Gas	100%	47L	10	Storage	Gas Cylinder Storage	Group H-3 Group H-4	0	0	16.45	0	0	0	0	0
74-82-8	1971	Methane	CH4 - 100%	Flammable Gas	Compressed Gas	100%	47L - 120 kg/cm^2	10	Storage	Gas Cylinder Storage	Group H-2	0	0	16.45	0	0	0	0	0
10241-05-1	2508	Molybdenum(V) Chloride	MoCl5 - 100%	Corrosive	Solid	100%	47L	5	Storage	Gas Cylinder Storage	Group H-4	0	1410	0	0	0	0	0	0
13637-68-8	3260	Molybdenum(VI) Dichloride Dioxide	MoO2Cl2 - 100%	Corrosive	Solid	100%	47L	30	Storage	Gas Cylinder Storage	Group H-4	0	1410	0	0	0	0	0	0
10102-43-9	1660	Nitric Oxide	NO - 100%	Oxidizing Gas Toxic	Compressed Gas	100%	47L - 20 bar	30	Storage	Gas Cylinder Storage	Group H-3 Group H-4	0	0	49.35	0	0	0	0	0
7783-54-2	2451	Nitrogen Trifluoride	NF3 - 100%	Oxidizing Gas	Compressed Gas	100%	440L	10	Storage	Gas Cylinder Storage	Group H-3	0	0	4400	0	0	0	0	0
7783-54-2	2451	Nitrogen Trifluoride	NF3 - 100%	Oxidizing Gas	Compressed Gas	100%	Iso Tube - 8,000 kg	12	Storage	Tank Lorry Storage	Group H-3	0	0	1128664.5	0	0	0	0	0
10024-97-2	1070	Nitrous Oxide	N2O - 100%	Oxidizing Gas	Liquefied Gas	100%	ISO Tube - 9,000 kg	11	Storage	Tank Lorry Storage	Group H-3	21322	1410	0	0	0	0	0	0
10024-97-2	1070	Nitrous Oxide	N2O - 100%	Oxidizing Gas	Liquified Gas	100%	47L - 27 kg / 10 kg	200	Storage	Gas Cylinder Storage	Group H-3	2482.22	0	0	0	0	0	0	0
115-25-3	1077	Octafluorocyclobutane	C4F8 - 100%	Compressed Gas	Liquefied Gas	100%	47L - 40 kg	92	Storage	Gas Cylinder Storage	None	1142	0	0	0	0	0	0	0
556-67-2	1993	Octamethylcyclotetrasiloxane	OMCTS - 100%	Combustible Liquid IIIA	Liquid	100%	47L	15	Storage	Gas Cylinder Storage	Group H-3	186	0	0	0	0	0	0	0
19824-59-0	3132	Pentakis (Dimethylamino) Tantalum(V)	PDMATa - 100%	Flammable Solid Water Reactive 2 Corrosive	Solid	100%	47L	15	Storage	Gas Cylinder Storage	Group H-3 Group H-4	0	1410	0	0	0	0	0	0
1333-74-0 7803-51-2	3305	Phosphine (15%) and Hydrogen (85%)	H2 - 85% PH3 - 15%	Flammable Gas Highly Toxic	Compressed Gas	Mixture	47L - 1.4 kg	308	Storage	Gas Cylinder Storage	Group H-2	0	0	511.06	0	0	0	0	0
7783-55-3	3304	Phosphorus(III) Fluoride	PF3 - 100%	Highly Toxic Corrosive	Liquefied Gas	100%	47L - 10 kg / 5 kg	50	Storage	Gas Cylinder Storage	Group H-4	0	0	621.2	0	0	0	0	0
7647-19-0	2198	Phosphorus(V) Fluoride	PF5 - 100%	Highly Toxic Corrosive	Compressed Gas	100%	47L	10	Storage	Gas Cylinder Storage	Group H-4	0	0	16.45	0	0	0	0	0
115-07-1	1077	Propylene	C3H6 - 100%	Flammable Gas	Compressed Gas	100%	47L - 18 kg	120	Storage	Gas Cylinder Storage	Group H-2	0	0	197.4	0	0	0	0	0

September 13, 2024

Memorandum

This memorandum aims to develop a permitting strategy for the new Wonik Materials Manor, Texas, Site (the “Facility”) in Travis County, Manor, Texas. eSPARC utilized and reviewed technical data provided by Build Block, Inc. (“Buildblock”) to create this memorandum. The following sections are environmental permits that may apply and need to be obtained by the Facility to maintain compliance with environmental regulatory requirements in the State of Texas. Other environmental programs may be necessary but do not necessarily involve permits. These requirements are also outlined in the memorandum below.

Executive Summary

The scope of work for this task involves a comprehensive Critical Issues Analysis (“CIA”) and permitting assessment to ensure regulatory compliance and address potential environmental impacts. The CIA aims to identify key environmental and regulatory concerns, necessary permits, associated costs, and timelines for approval. This analysis is the starting point to evaluate potential issues and requirements essential for project development, construction, and operation.

The assessment process includes several key tasks: an initial Environmental Site Screening to review preliminary project details; a Critical Issues Assessment to examine zoning, noise, ecological, and cultural resource impacts; and the preparation of a Critical Issues Analysis Report. This report summarizes findings, presents a preliminary Permitting Plan with a permit matrix, and outlines required steps, timeframes, and costs for securing necessary approvals. This structured approach ensures that all critical factors are considered and addressed to facilitate smooth project development.

Process Description

Wonik Materials is planning to establish a set of industrial facilities in Manor, Texas, dedicated to the manufacturing, transporting, and storing of semiconductor gases. The project involves constructing advanced gas manufacturing lines, innovative cleanroom environments, analysis facilities, and essential infrastructure upgrades to boost production capacity. The primary aim of the facility is to support large-scale semiconductor chip manufacturing operations in Austin and Taylor, Texas.

The project will be executed in three phases:

- Phase 1 will focus on setting up the manufacturing lines for advanced semiconductor gas production. It includes investments in specialized equipment, the creation of classroom facilities, and the installation of a sophisticated gas purification system.
- Phases 2 & 3: These phases will expand production capacity and scale up operations to meet increasing market demand.

Air Permitting

Air Permit-by-Rule (PBR)

Travis County is currently in attainment with all National Ambient Air Quality Standards (“NAAQS”) pollutants.¹ This means the county's air quality meets or exceeds the federal standards for key pollutants, including ozone, particulate matter, carbon monoxide, sulfur dioxide, nitrogen dioxide, and lead. Continuous monitoring and regulatory measures ensure these pollutants remain within safe limits, contributing to a healthier environment and national air quality standards compliance.

The Texas Air PBR program allows authorizations for activities that produce more than the de minimis level of emissions but less than other New Source Review (“NSR”) options. The major processes during semiconductor gas manufacturing will release emissions and may require specific PBRs for these processes.

Description	Potential Emissions	Applicable PBR
Modifications, additions, or relocations of equipment (excluding add-on controls) used for semiconductor manufacturing operations that result in the addition, increase, or substitution of an air contaminant are permitted by rule provided the following conditions of this section are satisfied.	• PM – 5 tpy • VOCs – 15 tpy • Non-VOCs – 5tpy • Acids/bases – 10 tpy • Any other – 5tpy • Total – 25 tpy	§106.225: Semiconductor Manufacturing
Any air separation or other industrial gas production, storage, or packaging facility is permitted by law. For purposes of this section, industrial gases include only oxygen, nitrogen, helium, neon, argon, krypton, and xenon.	• VOCs • Non-VOCs	§106.372: Industrial Gases
Fugitive Emissions	• VOCs • Non-VOCs	§106.261: Facilities (Emission Limitations)
Fugitive Emissions	• VOCs • Non-VOCs	§106.262: Facilities (Emission and Distance Limitations)

PBR Qualifications

- To qualify for a permit by rule, the following general requirements must be met²:
 - (1) Total actual emissions authorized under permit by rule from the facility shall not exceed the following limits, as applicable:
 - (A) 250 tons per year (tpy) of carbon monoxide (CO) or nitrogen oxides (NO_x);
 - (B) 25 tpy of volatile organic compounds (VOC), sulfur dioxide (SO₂), or inhalable particulate matter (PM);
 - (C) 15 tpy of particulate matter with diameters of 10 microns or less (PM₁₀);
 - (D) 10 tpy of particulate matter with diameters of 2.5 microns or less (PM_{2.5}); or

¹ https://www3.epa.gov/airquality/greenbook/anayo_tx.html

(E) 25 tpy of any other air contaminant except:

- (i) water, nitrogen, ethane, hydrogen, and oxygen; and
- (ii) notwithstanding any provision in any specific permit by rule to the contrary, greenhouse gases as defined in §101.1 of this title (relating to Definitions).

PBR Fees & Timeline:

Permit
§106.225: Semiconductor Manufacturing
§106.372: Industrial Gases
§106.261: Facilities (Emission Limitations)
§106.262: Facilities (Emission and Distance Limitations)
- PBR Registration Fee
Project Management General
Subtotal →

Timeline
Approximately 60 days from Authorization
Approximately 60 days from Authorization
Approximately 60 days from Authorization
Approximately 60 days from Authorization
N/A
N/A

Air Permitting Target Time Frames

Project Type	Issuance (Days)
Permits By Rule	45
Standard Permits (w/o public notice), Changes to Qualified Facilities (SB1126) and relocations	45
Standard Permits (with public notice)	150
Standard Permits for Concrete Batch Plants (with public notice)	195
New Source Review (NSR) New Permits	285
New Source Review Alterations and other changes	120
New Source Review Amendments	315
New Source Review Renewals	270
Federal New Source Review (Prevention of Significant Deterioration, Nonattainment, 112g, PAL) New and Major Modifications	365
Title V Federal Operating Permits - New Site Operating Permit (SOP)	365
Title V Federal Operating Permits - Site Operating Permit Revision	365
Title V Federal Operating Permits - Site Operating Permit Renewal	365
Title V Federal Operating Permits - New General Operating Permit (GOP)	120
Title V Federal Operating Permits - General Operating Permit Revision	330
Title V Federal Operating Permits - General Operating Permit Renewal	210

Note: All the listed issuance time frames are target goals.

Water Use, Water Connection, and Stormwater Permitting

Permits related to municipal water use and connections and the management of stormwater discharges fall under the Facility's responsibility. It is assumed that the Facility plans to conduct all operational activities indoors, where exposure to stormwater is not a factor, and a stormwater permit will not be necessary for their operations. **As a result, a stormwater permit will not be necessary.**

Wastewater Permitting

The project documentation is insufficient to determine if wastewater permitting is required. We will review the information to identify any necessary state and local permits. As our July 23 email noted, the budget includes developing a Texas Pollution Discharge Elimination System ("TPDES") Permit but excludes drafting and laboratory analysis costs. A TPDES permit can take 1 to 2 years, so timely assessment is crucial. If a TPDES permit is unnecessary, we will assist with the appropriate authorization for wastewater discharge or on-site septic systems. Based on the condition that the Facility will not discharge any wastewater, **an industrial wastewater permit is not required.**

Waste – Waste Management Program for Used Oil, Industrial, Universal, & Hazardous Wastes – Texas Operations

The Facility is unlikely to generate more than 1,000 kilograms of hazardous waste in any given month to be considered a Small Quantity Generator. Instead, it would be considered a Very Small Quantity Generator ("VSQG") and exempt from any written permitting or planning requirements. To comply with state and federal regulations, the Facility must identify all generated waste (not exceeding 1,000 kilograms of storage at any time) and deliver or have the waste transported and disposed of off-site by a licensed waste handler. There is no time limit associated with waste generation. The Facility must document that the waste is handled consistently with Universal Waste regulations and that recycling materials do not constitute waste under the Resource Conservation and Recovery Act ("RCRA"). Costs breakdown for a Waste Management Program for Used Oil, Industrial, Universal, & Hazardous Wastes – Texas Operations are presented below.

Waste Management Program for Used Oil, Industrial, Universal, & Hazardous Wastes – Texas Operations & Timeline:

Permit
Waste Management Program for Used Oil, Industrial, Universal, & Hazardous Wastes – Texas Operations
Project Management General
Subtotal →

Timeline
Approximately 90 days post-startup
N/A

Oil Storage – Spill Prevention, Control and Countermeasure (“SPCC”) SPCC

If the Facility intends to store oil in aboveground storage tanks (“ASTs”) at the Facility, it may trigger an oil plan to be created. Oil and water mixture containers with a maximum storage capacity of over 1,320 gallons are subject to the Spill Prevention Control and Countermeasure (“SPCC”) rule. A mixture of wastewater and oil is “oil” under the statutory and regulatory definition of the term (33 U.S.C. 1321(a)(1) and 40 CFR 110.2 and 112.2). Discharging wastewater containing oil to navigable waters or adjoining shorelines in a “harmful quantity” (40 CFR part 110) is prohibited. As a result, an SPCC Plan will need to be developed for the facility. The purpose of an SPCC Plan is to help facilities prevent a discharge of oil into navigable waters or adjoining shorelines. SPCC plans help facilities prevent oil spills and control a spill should one occur.

There are two thresholds for developing an SPCC Plan. The cost of both options is presented in the Table below. At this time, we anticipate that Option 1 SPCC Plan will be required.

1. Greater than 1,320 gallons but less than 10,000 gallons, is a non-certified SPCC Plan and is a smaller report.
2. Greater than 10,000 gallons requires a professional engineer certification and is a larger report.

Option 1 SPCC Plan & Timeline:

Permit
SPCC Plan for less than 10,000 Gallons
Project Management General
Subtotal →

Timeline
Approximately 90 days post-startup
N/A

Option 2 SPCC Plan & Timeline:

Permit
SPCC Plan for greater than 10,000 Gallons
Project Management General
Subtotal →

Timeline
Approximately 180 days post-startup
N/A

Phase I Environmental Site Assessment

eSPARC can provide a Phase I Environmental Site Assessment ("ESA") of the Facility. The Phase I ESA aims to identify *Recognized Environmental Conditions* ("RECs"), as defined by the ASTM E 1527-21 standard, at the site.

The following activities will be conducted as part of the site visit:

- A thorough site inspection, including all accessible building interiors and exterior property and grounds. This site inspection includes a visual inspection to identify the presence of hazardous substances, petroleum products, chemical storage tanks, stained soils, and industrial activities.
- Interviews with persons knowledgeable of the property history.
- An evaluation of risks of neighboring properties upon the subject property.

The following documents will be reviewed as part of the desktop review:

- Historical Aerial Photographs.
- Historical City Directories.
- Historical Fire Insurance Maps.
- Historical Topographical Maps.
- Federal, State, Local, and Tribal Records.
- Chain-of-title for Environmental Liens and/or Activity and Land Use Limitations.
- Available government environmental records of the property may contain information related to spills, environmental releases, fuel tank registrations, hazardous material manifests, and water quality and soil contamination issues.

All findings, recommendations, conclusions, supportive documentation, diagrams, and photographs will be included in a site-specific Phase I ESA report.

Phase I & Timeline:

Permit
Texas Facility Phase I (includes document review, onsite Facility review, and report deliverable)
Project Management General
Subtotal →

Timeline
Approximately 60 days from Authorization
N/A

This document is the Environmental Questionnaire required by [Blank]. The purpose of this questionnaire is to help determine the appropriate level of environmental review required under the National Environmental Policy Act (NEPA) and related laws. The main sections are as follows:

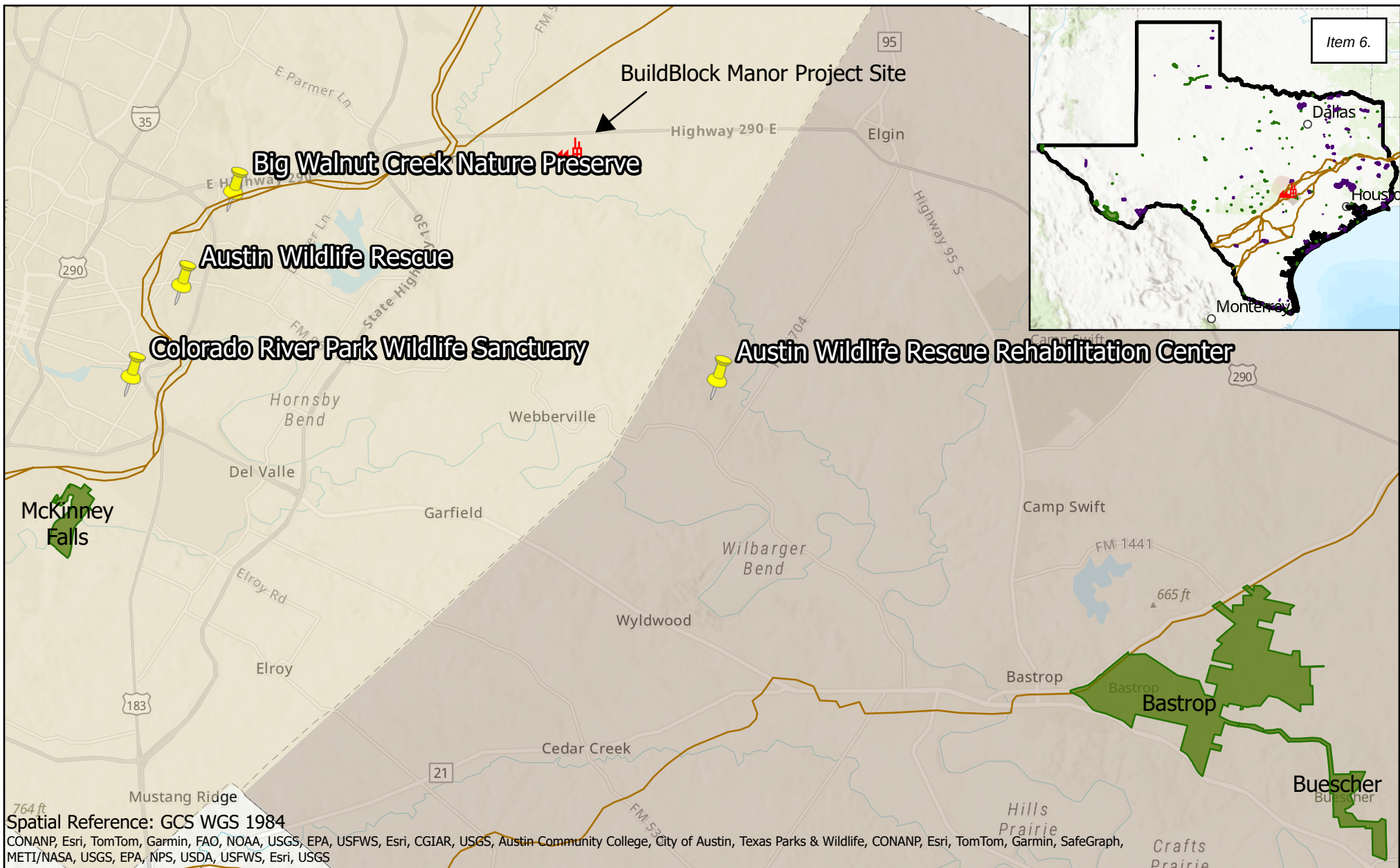
Questionnaire	Answers
1. Project Description: Summary of proposed project and activities.	Wonik Materials plans to establish industrial facilities in Manor, Texas, for the manufacturing, transporting, and storing of semiconductor gases. This construction encompasses the creation of advanced gas manufacturing lines, innovative cleanroom environments, analysis facilities, and essential infrastructure upgrades to enhance production capacity. The production facility prioritizes supply to a large-scale semiconductor chip manufacturing facility in Austin and Taylor, Texas. The project will be structured in 3 phases. - Phase 1: The initial phase focuses on setting up manufacturing lines for advanced semiconductor gas production, including investment in specialized equipment, classroom facilities, and the setup of a highly sophisticated gas purification system - Phases 2&3: The following phases focus on expanding production capacity and scaling up operations to meet growing market demand.
2. Project Site/Affected Environment: Location, site characteristics, ownership.	The Project Site is located at 12522 & 12542 Old Kimbro Rd, Manor, TX 78653. The Site is a 23.8AC lot (combined) that is owned by Wonik Materials North America LLC, the owner of the project. The Site is currently platted (Lots 4 and 5, Kimbro Road Estates) according to the plat recorded in Volume 79, Page 12, Plat Records of Travis County, Texas. The Site is identified in Travis Central Appraisal District records with Property IDs 236879 and 236885.
3. Resource Consumption and Emissions Stream and Impact: Material inputs and emissions, resource consumption, energy use.	The Wonik Materials Manor project will be built in phases with careful attention to how materials will be handled in all aspects of the project. This will include an analysis of planned operations to ensure that emissions and energy use are minimized and resources conserved. Specific details will be provided once the design is finalized.
4. Tribal, Historical, and Cultural Resources: Presence of tribal lands, historical/cultural resources.	No documented cultural resources are located within or immediately adjacent to the boundaries of the Property, and the Site does not have any historic buildings nor is the Site located within the Historic District as defined by the City of Manor's Code of Ordinances. Based on the absence of historic-age structures within the Property boundaries on historical aerial photographs and topographic maps, there exists a low potential for historic-age architectural and/or archeological resources within the boundaries of the Property.
5. Project Setting: General description of the project area.	The Site is currently zoned as Manor-ETJ, so it will need to be annexed and rezoned to IN-1 zoning or IN-2 Zoning for the development of the facility. Current land use on the Site consists of rangeland for cattle grazing with a single family residence located on the eastern portion of the Site.
6. Vegetation and Wildlife Resources: Vegetation and wildlife in or near the project area.	The Site is situated within the Blackland Prairie ecological area of Texas (Gould, 1975) and the Crops vegetational area of Texas (McMahan et al., 1984). Plant communities observed on the subject Site were consistent with rangeland. Vegetation observed on the site includes the following: - Sugarberry (<i>Celtis laevigata</i>) - Honey mesquite (<i>Prosopis glandulosa</i>) - Bermudagrass (<i>Cynodon dactylon</i>) - Texas prickly pear (<i>Opuntia engelmannii</i>) - Common ragweed (<i>Ambrosia artemisiifolia</i>) - Common broomweed (<i>Amphichyris dracunculoides</i>) - Tall goldenrod (<i>Solidago altissima</i>) - Texas croton (<i>Croton texensis</i>) - Black willow (<i>Salix nigra</i>) - Broadleaf cattail (<i>Typha latifolia</i>)
7. Conservation Areas: Designated conservation areas near the project site.	There are no known conservation areas within the Project Site. Nearby conservation areas include the Colorado River Park Wildlife Sanctuary (approximately 17 miles away), Austin Wildlife Rescue (4 miles away), Austin Wildlife Rescue and Rehabilitation Center (about 21 miles away), and the Big Walnut Creek Nature Preserve (around 9 miles away). Additionally, the El Camino Real de los Tejas National Historic Trail passes through Manor, Texas. The site is also located about 16 miles from McKinney Falls State Park and 23 miles from Bastrop State Park. Refer to Attachment 1.
8. Coastal Areas and Navigable Waters: Coastal management zone, beaches, shorelines.	The Project Site is outside the Coastal Management Zone and does not include any shorelines, dunes, or estuaries. Additionally, the site has no confirmed wetland features or navigable waters. Refer to Attachment 2.
9. Wetlands: Wetlands on or near the project site.	No wetlands have been identified within the Project Site. However, online wetland databases show that neighboring properties have freshwater ponds located approximately 40 feet from the north property boundary and about 1,450 feet from the southwest property boundary. The water body on the Project Site is unclassified. To confirm the presence or absence of wetlands, further investigation through wetland delineations and stream assessments is recommended. Refer to Attachment 3.
10. Floodplains: Location within floodplains.	The site is located within Zone 'X', areas determined to be outside the 0.2% annual chance floodplain, as shown on F.I.R.M. Panel No. 48453C0485J, Travis County, Texas dated August 18, 2014. A Floodplain Map has been included as Attachment 4.

11. Endangered Species: Endangered species and habitats in the project area.	The team did not observe potentially suitable habitat on the subject site or within a 500-foot radius of the subject site for any of the federally or state-listed Threatened/Endangered Species of Travis County.
12. Land Use and Zoning: Current land use and zoning.	The proposed development will be required to meet City of Manor Zoning regulations for building height, building setbacks, impervious cover limits, signage, landscaping, and parking. The site is located within an area designated by the City of Manor as Industrial. A Zoning Map is included as Attachment 5 . Once the site is annexed, it will be re-zoned either (IN-1) Light Industrial (IN-2) Heavy Industrial to accommodate the proposed development.
13. Solid Waste Management: Types and amounts of solid waste generated by the project facilities.	Only minimal solid wastes are expected to be generated during the operational phase of this project. A full waste review will be conducted as the project design is finalized. The Wonik facility will develop and utilize a Waste Management Plan to track the handling, storage, characterization, and disposal of all wastes in accordance with applicable regulations.
14. Hazardous or Toxic Substances: Hazardous/toxic substances used or generated by the project facilities.	The following hazardous substances will be stored, yet not used in the facility. - Propylene: 205 Cubic Ft - Silicon Tetrachloride: 56,610 Lbs - Disilane: 4,350 Lbs, 58.1 Cubic Ft - Nitric Oxide: 46.5 Cubic Ft - Difluoromethane: 9,560 Lbs - Octafluorocyclobutane: 9,560 Lbs - 10% GeH ₄ /H ₂ : 88 Cubic Ft - 15% PH ₃ /H ₂ : 964 Cubic Ft - Nitrogen Trifluoride: TBD - Nitrous Oxide: TBD - Carbon Dioxide: TBD - Nitrogen: TBD
15. Water Quality/Water Resources Impact: Water resources at the project site and impacts.	The Project Site is served by the Manville Water Supply Corporation, Number TX2270033, Zone 8. According to the TWDB, the two nearest state wells are 5844302 at about 2,100 ft away and 5844303 approximately 5,500 ft away from the property. Refer to Attachment 6 .
16. Water Supply and Distribution Systems: Anticipated water usage by the project facilities.	Water usage amounts will be determined as the engineering design of the project is finalized. Wonik plans to implement water-efficient fixtures such as a rainwater harvesting system and greywater recycling where appropriate.
17. Wastewater Collection and Treatment Facilities: Wastewater treatment facilities for additional discharges.	There currently are no wastewater lines near the site. According the City of Manor's Public Works Department, they are planning on extending a 12-inch wastewater line along the west side of the site but the construction of the wastewater main will not be completed until December 2024/January 2025. Attachment 7 shows the approximate location of the wastewater lines that will be built by the City of Manor Public Works Department. An alternate option to provide wastewater service to the site is to introduce an on-site septic system that will require a minimum 1-acre lot and approval from Travis County due to the City of Manor and Travis County having a interlocal agreement regarding on-site septic systems.
18. Environmental Justice and Socioeconomic Impact: Impact on disadvantaged communities.	Within a 5-mile radius of the Project Site, the area ranks in the 81st percentile nationwide for people of color, the 74th percentile for individuals with less than a high school education, and the 40th percentile for low-income population. The breakdown of race includes 54% Hispanic, 23% White, and 20% Black. The 5-mile area surrounding the location does not include American Indian Reservation Land or a "Justice40(CEJST)" disadvantaged community. However, the area appears to contain an EPA IRA disadvantaged community and therefore the project may potentially benefit a disadvantaged community. The area ranks in the 85th percentile nationwide for annual average PM _{2.5} levels, the 71st percentile for average maximum daily ozone concentrations, and the 85th percentile for RSEI modeled toxic concentrations at stream segments adjusted for distance.
19. Transportation (Roads, Traffic, and Parking): Road systems connecting to the project site.	Per the City of Manor's Thoroughfare Plan, a proposed Major Arterial will be introduced 2,000 feet east of Kimbro Road. <u>Access</u> Existing driveways will need to be relocated to comply with current driveway spacing as well as throat length per the City of Austin's Transportation Criteria Manual. The initial requirement from the City of Manor is to align the proposed driveway on Kimbro Road with the opposing driveway serving a commercial use. <u>Parking</u> Parking requirements are a function of use. Per the City of Manor's Code of Ordinances (Article 15.02.004a) the following parking will be required for the proposed industrial use: One space for each 700 square feet indoor GFA One space for each 1,000 square feet outdoor facility GFA One space for each 2,500 square feet GFA indoor storage area Off-street loading spaces will be required in accordance with the City of Manor's Code of Ordinances Article 15.02, Section 15.02.006. Bicycle parking will need to be provided. A bike rack is required for each development/building providing storage capacity for a minimum of four bicycles. For sites with multiple buildings a bicycle rack is required to be provided at each building. For commercial sites with buildings exceeding 50,000 square feet a bicycle rack(s) with the capacity to provide a minimum of eight bicycle spaces is required.
20. Air Quality: Air emissions from the project facilities.	A detailed assessment of air emissions will be developed during the air permitting strategy phase of the project development. Wonik Materials is committed to meeting all local, state, and federal air quality emissions standards and will minimize air emission impacts wherever possible.

21. Greenhouse Gas and Climate Impact: Greenhouse gas emissions impact.	Greenhouse Gas emissions impacts will be assessed during the air permitting strategy phase of the project development. Wonik Materials will quantify and track emissions, establish climate related goals, and will monitor progress utilizing Key Performance Indicator intensity factors related environmental impacts such as water usage, energy consumption, waste generation, and emissions which will be tied to applicable reference data point such as building square footage and materials produced. Wonik Materials is committed to an ESG management strategy that encompasses all stakeholders, including customers, shareholders, communities, partners, and employees.
22. Noise: Potential noise increase from project facility operations.	Negligible increases in noise levels are anticipated as a result of the Wonik Materials Project. The manufacturing plant and associated process areas will all be indoors. There will be some vehicle traffic, but this is not anticipated to be at levels that will cause elevated noise levels.
23. Health and Safety: Health and safety risks to the public or project workers.	Materials that are planned for the facility such as flammable, oxidizing, and pyrophoric compressed and liquified compressed gases pose physical hazards, and toxic and corrosive compressed gases might pose health hazards. However, Wonik Materials has prepared a Chemical Hazard Analysis Reports in order to satisfy the requirements of IBC. A coordinated approach will be developed for the hazardous materials such that they will either be stored and used in quantities below the maximum allowable quantity (MAQ) per control area, or they will be appropriately protected within a High-Hazard, Group H space or stored outdoors with respect to separation distance and release requirements.
24. Permits and Other Governmental Involvement: Permits and governmental involvement related to the project.	Potential environmental permits required may include a New Source Review (NSR) Permit, and Title V Operating Permit. Additionally, a Stormwater Construction Permit and Stormwater Management Plans, a National Pollutant Discharge Elimination System (NPDES) Permit, and an Industrial Wastewater Discharge Permit (if discharging wastewater into publicly owned treatment works or water body) may be necessary. Additional effort is recommended (e.g., environmental field study) to assess authorities having jurisdiction and project permitting requirements.
25. Public Notification/Controversy: Community awareness and controversy regarding the project.	No public controversy is anticipated related to this project. Wonik Materials and Build Block have held multiple meetings with the City of Manor. Both parties are committed to the successful development of this project which will bring employment and economic growth to the City of Manor. As the project progresses, Wonik and Build Block plan to host informational meetings for interested community members who want to learn more about the project.
26. Environmental Experience and Approach: Experience in addressing environmental issues in similar past projects.	Build Block and Wonik Materials will engage CAMS eSPARC, an environmental consulting firm, to assist with the environmental review of the project. eSPARC has an experienced staff that has supported environmental development and operations for large scale power generation and industrial facilities located across the United States.

ATTACHMENT 1

REVIEW OF DESIGNATED CONSERVATION AREAS



Attachment 1: Review of Designated Conservation Areas

- Wonik Materials Project Site
- Texas State Boundary
- Management Areas State
- Parks - Texas
- El Camino Real de los Tejas
- Bastrop
- Travis
- Williamson



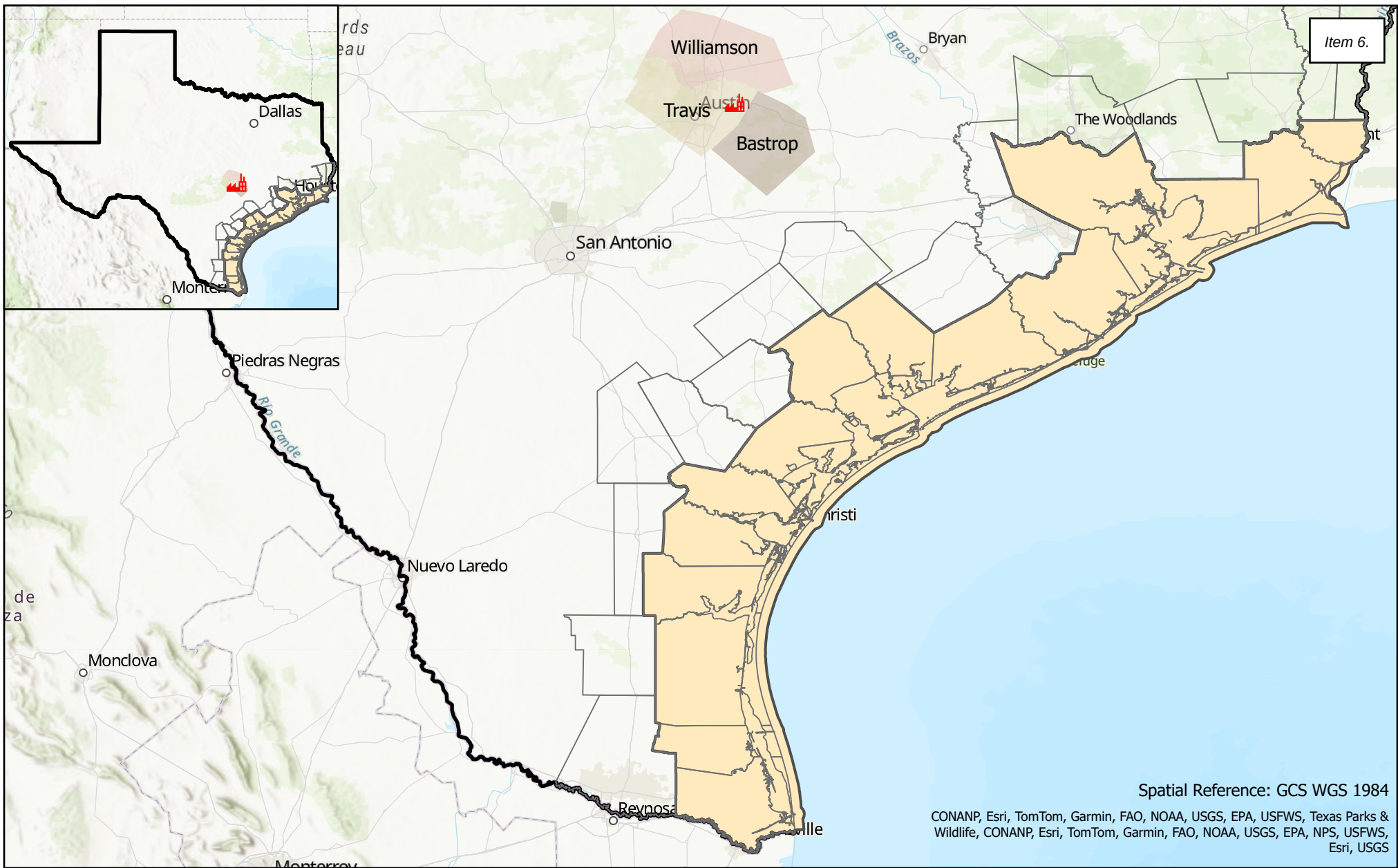
0 2.5 5 mi



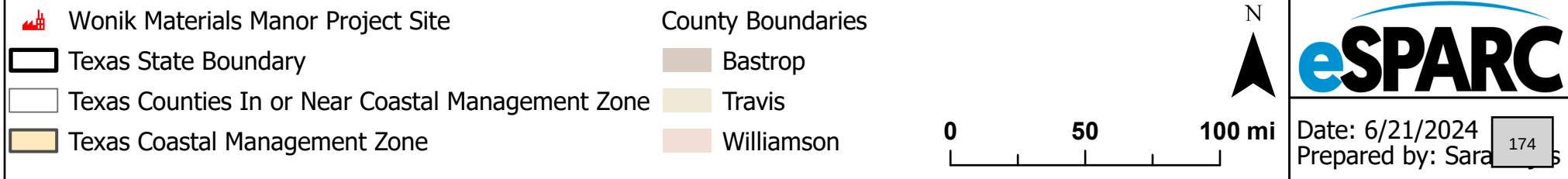
Date: 6/21/2024
Prepared by: Sara

ATTACHMENT 2

REVIEW OF COASTAL AREAS & NAVIGABLE WATERS



Attachment 2: Review of Coastal Areas & Navigable Waters



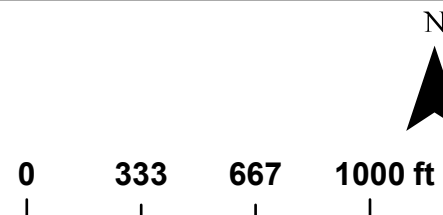
ATTACHMENT 3

REVIEW OF WETLANDS



Attachment 3: Review of Wetlands

Wetlands Type	Riverine
Freshwater Emergent Wetland	Wonik Materials Manor Project Site
Freshwater Pond	

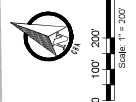


eSPARC

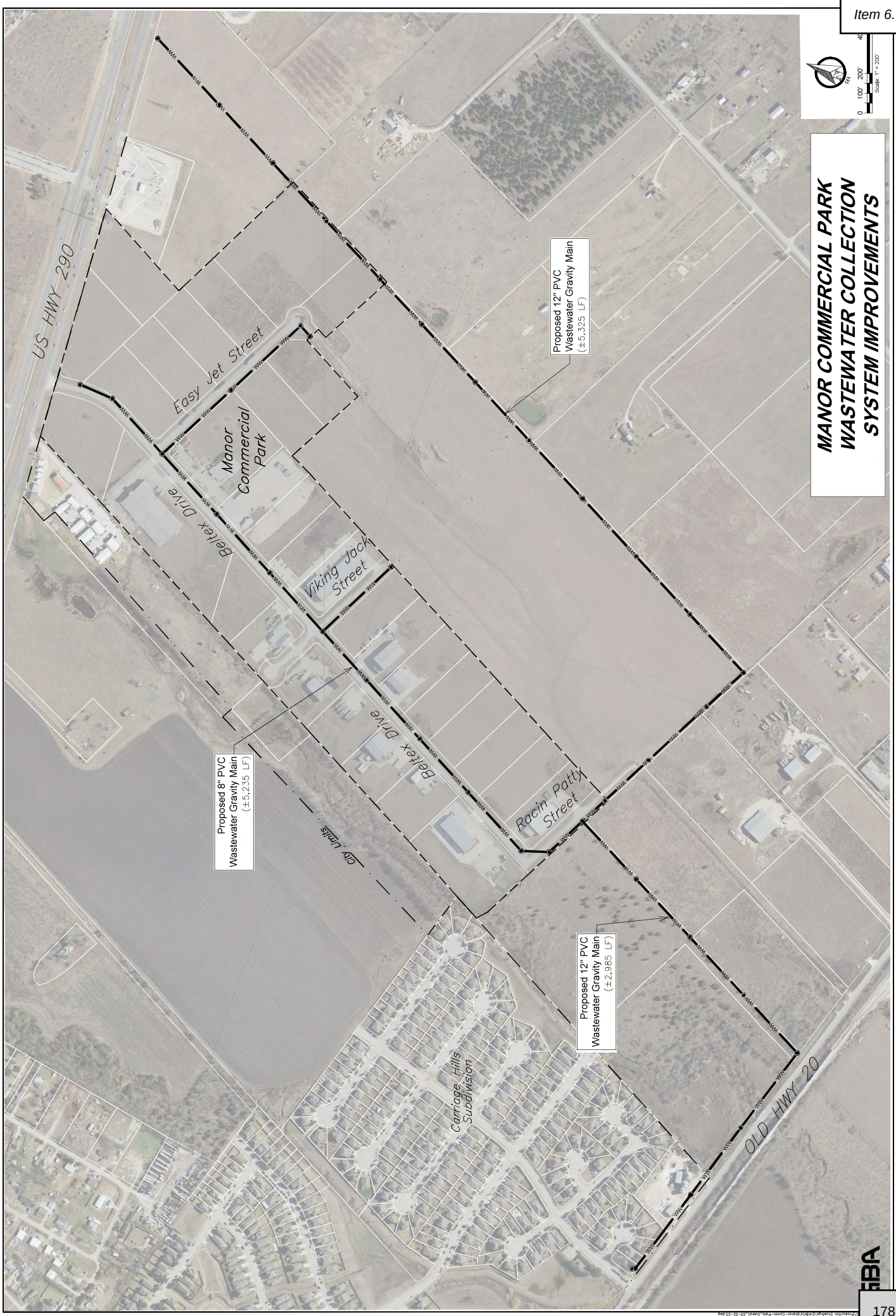
Date: 6/21/2024
Prepared by: Sara

176

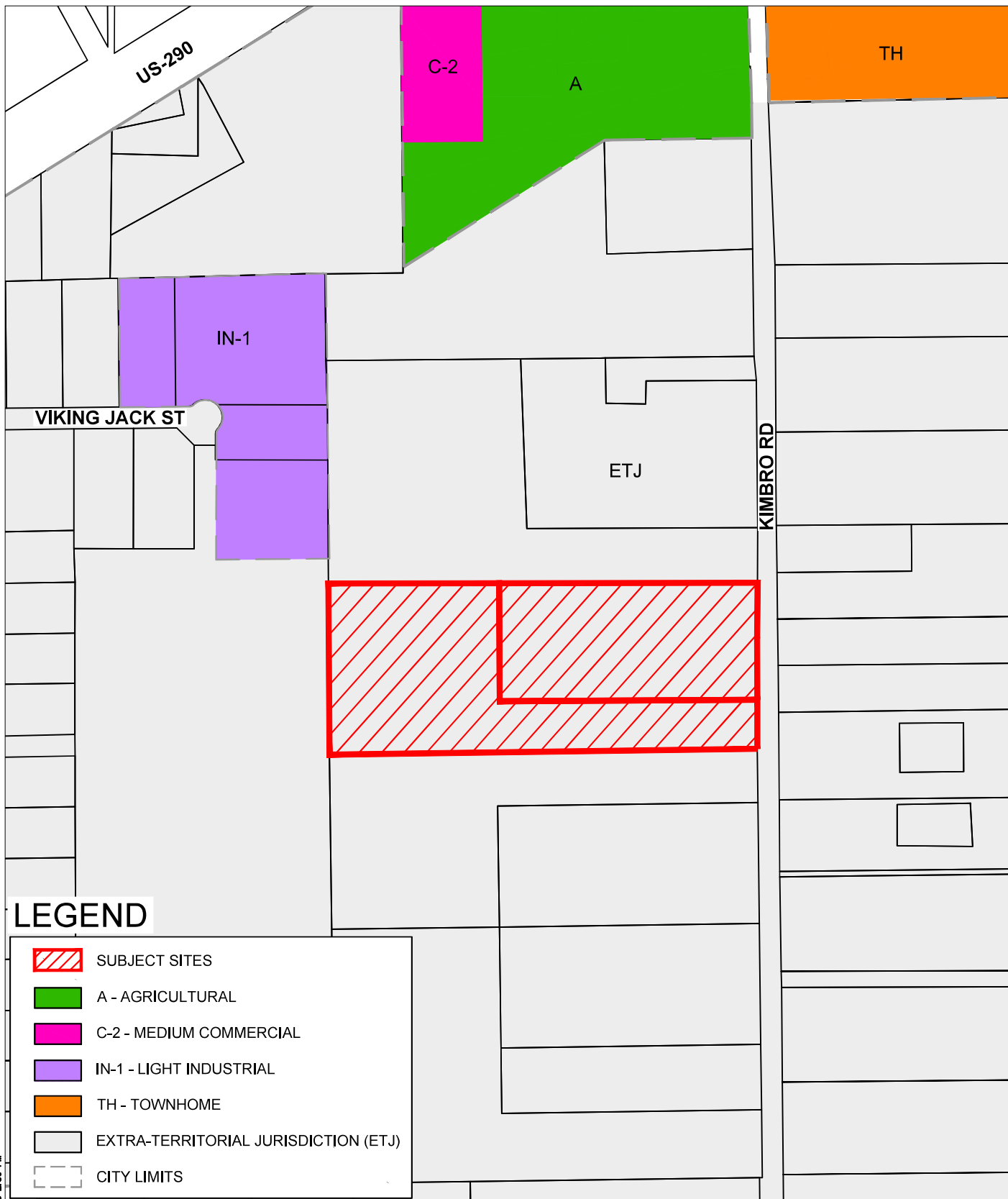
ATTACHMENT 4
FLOODPLAIN MAP



**MANOR COMMERCIAL PARK
WASTEWATER COLLECTION
SYSTEM IMPROVEMENTS**



ATTACHMENT 5
ZONING MAP



Zoning Map

12542 and 12522 Kimbro Rd

Manor, Texas
October 2023



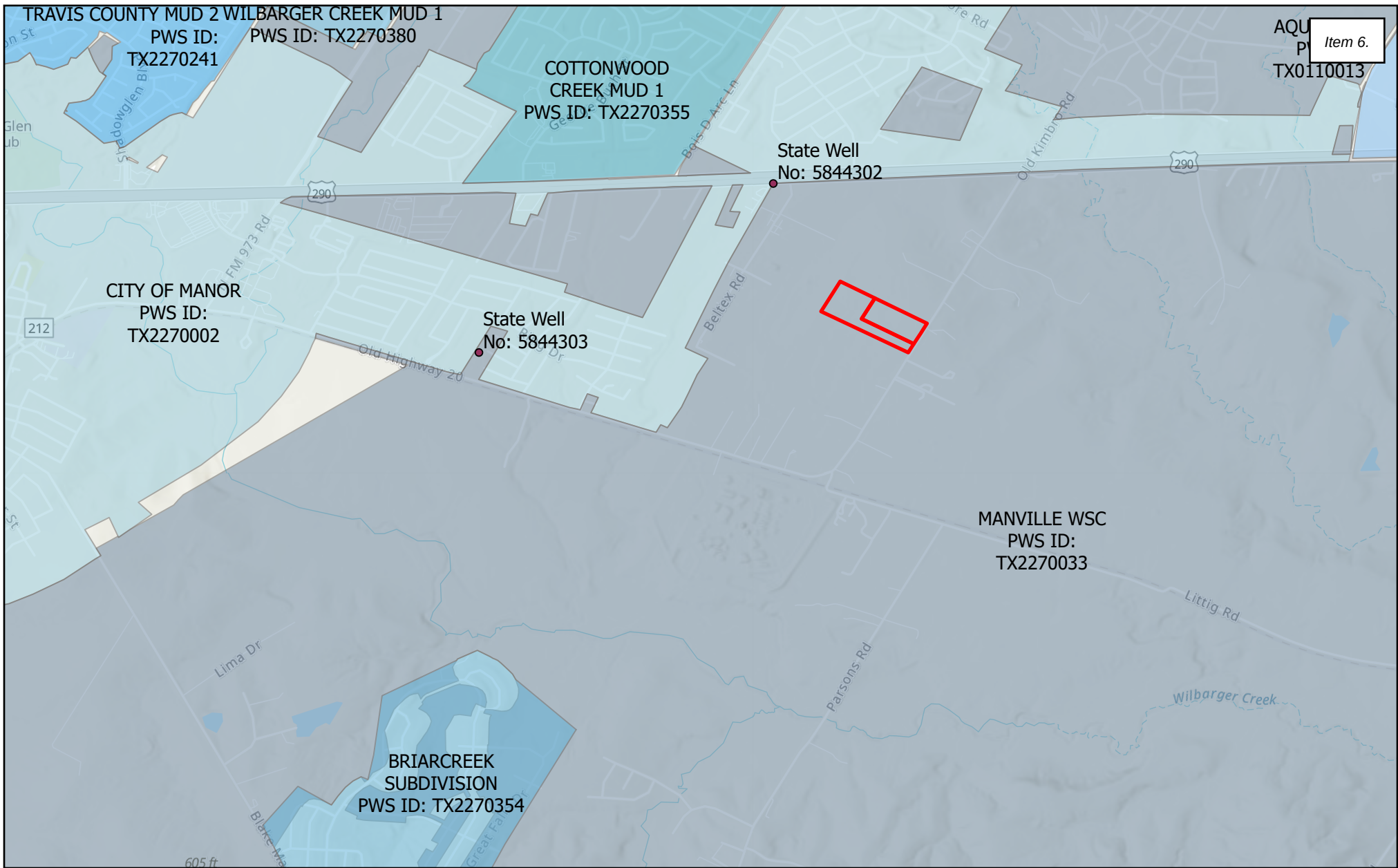
Kimley»Horn

10814 Jollyville Road
Campus IV, Suite 200
Austin, TX 78759
512-418-1771
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TOPOGRAHY UTILITIES CONTACT WITH THE CITY, ETC.

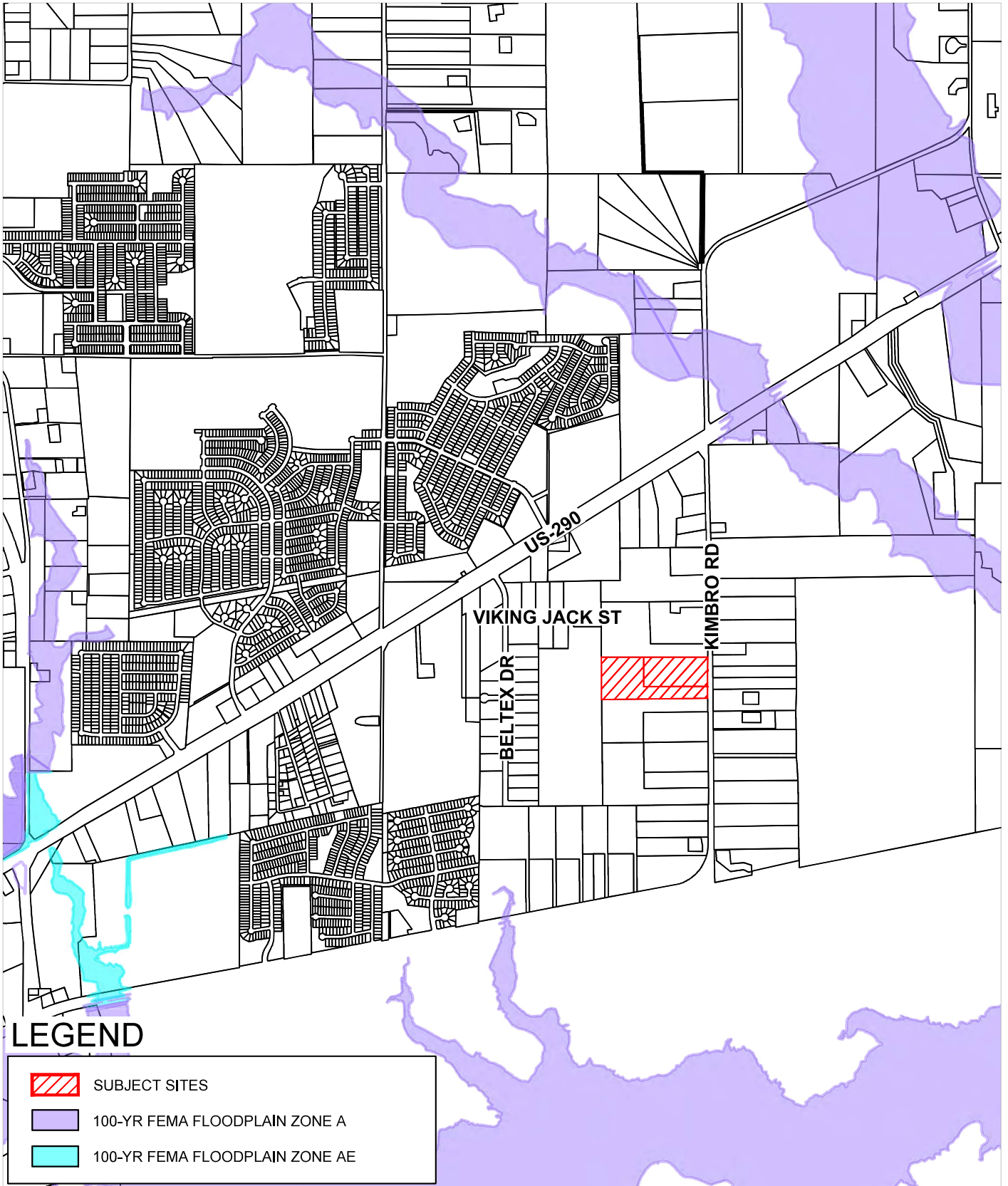
PLOTTED BY: MONEGRO, MELISSA 10/9/2023 5:01 PM
 DWG NAME: \\KIMLEY-HORN.COM\TX_AUS\AUS_CIVIL\08942701-MONIK MATERIALS\CAD\EXHIBITS\PLANSHEETS\EXHIBIT C - ZONING MAP.DWG
 LAST SAVED: 8/30/2023 2:50 PM

ATTACHMENT 6
WATER QUALITY & WATER RESOURCE MAP



Public Water Service Areas Aqua WSC Briarcreek Subdivision City of Manor	Cottonwood Creek Mud 1 Manville WSC Travis County Mud 2 Wilbarger Creek Mud 1	Wonik Materials Manor Project Site TWDB Well Locations	N 0 0.3 0.6 mi 	 Date: 6/21/2024 Prepared by: Sara
--	--	---	---------------------------	--

ATTACHMENT 7
WASTEWATER LINE MAP



Floodplain Map

12542 and 12522 Kimbro Rd

Manor, Texas
October 2023



Kimley»Horn

10814 Jollyville Road
Campus IV, Suite 200
Austin, TX 78759
512-418-1771
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TOPOGRAHY UTILITIES, CONTACT WITH THE CITY, ETC.

MONEIRO, MELISSA 10/10/2023 3:24 PM
\\KIMLEY-HORN.COM\TX_AUS\AUS_CIVIL\08942701-MONIK MATERIALS\CAO\EXHIBITS\PLANSHEETS\EXHIBIT 1 - FLOODPLAIN EXHIBIT.DWG
10/10/2023 3:24 PM

PLOTTED BY
DWG NAME
LAST SAVED

SAFETY DATA SHEET

Nitrogen Trifluoride

Section 1. Identification

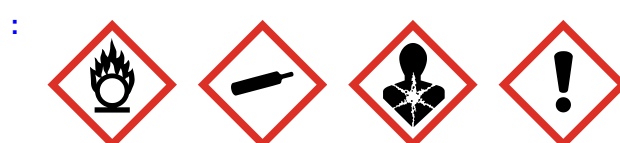
GHS product identifier	: Nitrogen Trifluoride
Chemical name	: nitrogen trifluoride
Other means of identification	: Nitrogen fluoride; Trifluorammonia; Trifluorammine; NITROGEN FLUORIDE (NF3); Perfluoroammonia; Trifluoroammonia; Trifluoroamine; Nitrogen fluoride (NF3) [D]; nitrogene trifluoride
Product type	: Gas.
Product use	: Synthetic/Analytical chemistry.
Synonym	: Nitrogen fluoride; Trifluorammonia; Trifluorammine; NITROGEN FLUORIDE (NF3); Perfluoroammonia; Trifluoroammonia; Trifluoroamine; Nitrogen fluoride (NF3) [D]; nitrogene trifluoride
SDS #	: 001079
Supplier's details	: Airgas USA, LLC and its affiliates 259 North Radnor-Chester Road Suite 100 Radnor, PA 19087-5283 1-610-687-5253
24-hour telephone	: 1-866-734-3438

Section 2. Hazards identification

OSHA/HCS status	: This material is considered hazardous by the OSHA Hazard Communication Standard (29 CFR 1910.1200).
Classification of the substance or mixture	: OXIDIZING GASES - Category 1 GASES UNDER PRESSURE - Compressed gas ACUTE TOXICITY (inhalation) - Category 4 SPECIFIC TARGET ORGAN TOXICITY (REPEATED EXPOSURE) - Category 2

GHS label elements

Hazard pictograms



Signal word

Hazard statements

- : Danger
- : May cause or intensify fire; oxidizer.
Contains gas under pressure; may explode if heated.
May displace oxygen and cause rapid suffocation.
Harmful if inhaled.
May cause damage to organs through prolonged or repeated exposure.

Precautionary statements

General

- : Read and follow all Safety Data Sheets (SDS'S) before use. Read label before use. Keep out of reach of children. If medical advice is needed, have product container or label at hand. Close valve after each use and when empty. Use equipment rated for cylinder pressure. Do not open valve until connected to equipment prepared for use. Use a back flow preventative device in the piping. Use only equipment of compatible materials of construction. Open valve slowly. Use only with equipment cleaned for Oxygen service.

Prevention

- : Keep away from clothing, incompatible materials and combustible materials. Keep reduction valves, valves and fittings free from oil and grease. Use only outdoors or in a well-ventilated area. Do not breathe gas.

Response

- : Get medical attention if you feel unwell. In case of fire: Stop leak if safe to do so. IF INHALED: Remove person to fresh air and keep comfortable for breathing. Call a POISON CENTER or physician if you feel unwell.

Section 2. Hazards identification

- Storage** : Protect from sunlight. Store in a well-ventilated place.
- Disposal** : Dispose of contents and container in accordance with all local, regional, national and international regulations.
- Hazards not otherwise classified** : In addition to any other important health or physical hazards, this product may displace oxygen and cause rapid suffocation.

Section 3. Composition/information on ingredients

- Substance/mixture** : Substance
- Chemical name** : nitrogen trifluoride
- Other means of identification** : Nitrogen fluoride; Trifluorammonia; Trifluorammine; NITROGEN FLUORIDE (NF3); Perfluoroammonia; Trifluoroammonia; Trifluoroamine; Nitrogen fluoride (NF3) [D]; nitrogene trifluoride
- Product code** : 001079

CAS number/other identifiers

- CAS number** : 7783-54-2

Ingredient name	%	CAS number
Nitrogen trifluoride	100	7783-54-2

Any concentration shown as a range is to protect confidentiality or is due to batch variation.

There are no additional ingredients present which, within the current knowledge of the supplier and in the concentrations applicable, are classified as hazardous to health or the environment and hence require reporting in this section.

Occupational exposure limits, if available, are listed in Section 8.

Section 4. First aid measures

Description of necessary first aid measures

- Eye contact** : Immediately flush eyes with plenty of water, occasionally lifting the upper and lower eyelids. Check for and remove any contact lenses. Continue to rinse for at least 10 minutes. Get medical attention.
- Inhalation** : Remove victim to fresh air and keep at rest in a position comfortable for breathing. If it is suspected that fumes are still present, the rescuer should wear an appropriate mask or self-contained breathing apparatus. If not breathing, if breathing is irregular or if respiratory arrest occurs, provide artificial respiration or oxygen by trained personnel. It may be dangerous to the person providing aid to give mouth-to-mouth resuscitation. Get medical attention following exposure or if feeling unwell. If necessary, call a poison center or physician. If unconscious, place in recovery position and get medical attention immediately. Maintain an open airway. Loosen tight clothing such as a collar, tie, belt or waistband. In case of inhalation of decomposition products in a fire, symptoms may be delayed. The exposed person may need to be kept under medical surveillance for 48 hours.
- Skin contact** : Flush contaminated skin with plenty of water. Remove contaminated clothing and shoes. Continue to rinse for at least 10 minutes. Get medical attention following exposure or if feeling unwell. Wash clothing before reuse. Clean shoes thoroughly before reuse.
- Ingestion** : As this product is a gas, refer to the inhalation section.

Most important symptoms/effects, acute and delayed

Potential acute health effects

- Eye contact** : Contact with rapidly expanding gas may cause burns or frostbite.
- Inhalation** : Harmful if inhaled.
- Skin contact** : Contact with rapidly expanding gas may cause burns or frostbite.
- Frostbite** : Try to warm up the frozen tissues and seek medical attention.
- Ingestion** : As this product is a gas, refer to the inhalation section.

Section 4. First aid measures

Over-exposure signs/symptoms

Eye contact	: No specific data.
Inhalation	: No specific data.
Skin contact	: No specific data.
Ingestion	: No specific data.

Indication of immediate medical attention and special treatment needed, if necessary

Notes to physician	: In case of inhalation of decomposition products in a fire, symptoms may be delayed. The exposed person may need to be kept under medical surveillance for 48 hours.
Specific treatments	: No specific treatment.
Protection of first-aiders	: No action shall be taken involving any personal risk or without suitable training. If it is suspected that fumes are still present, the rescuer should wear an appropriate mask or self-contained breathing apparatus. It may be dangerous to the person providing aid to give mouth-to-mouth resuscitation.

See toxicological information (Section 11)

Section 5. Fire-fighting measures

Extinguishing media

Suitable extinguishing media	: Use an extinguishing agent suitable for the surrounding fire.
Unsuitable extinguishing media	: None known.

Specific hazards arising from the chemical	: Contains gas under pressure. Oxidizing material. This material increases the risk of fire and may aid combustion. Contact with combustible material may cause fire. In a fire or if heated, a pressure increase will occur and the container may burst or explode.
---	--

Hazardous thermal decomposition products	: Decomposition products may include the following materials: nitrogen oxides halogenated compounds
---	---

Special protective actions for fire-fighters	: Promptly isolate the scene by removing all persons from the vicinity of the incident if there is a fire. No action shall be taken involving any personal risk or without suitable training. Contact supplier immediately for specialist advice. Move containers from fire area if this can be done without risk. Use water spray to keep fire-exposed containers cool. If involved in fire, shut off flow immediately if it can be done without risk.
---	---

Special protective equipment for fire-fighters	: Fire-fighters should wear appropriate protective equipment and self-contained breathing apparatus (SCBA) with a full face-piece operated in positive pressure mode.
---	---

Section 6. Accidental release measures

Personal precautions, protective equipment and emergency procedures

For non-emergency personnel	: No action shall be taken involving any personal risk or without suitable training. Evacuate surrounding areas. Keep unnecessary and unprotected personnel from entering. Shut off all ignition sources. No flares, smoking or flames in hazard area. Avoid breathing gas. Provide adequate ventilation. Wear appropriate respirator when ventilation is inadequate. Put on appropriate personal protective equipment.
For emergency responders	: If specialized clothing is required to deal with the spillage, take note of any information in Section 8 on suitable and unsuitable materials. See also the information in "For non-emergency personnel".

Environmental precautions	: Ensure emergency procedures to deal with accidental gas releases are in place to avoid contamination of the environment. Inform the relevant authorities if the product has caused environmental pollution (sewers, waterways, soil or air).
----------------------------------	--

Methods and materials for containment and cleaning up

Section 6. Accidental release measures

- Small spill** : Immediately contact emergency personnel. Stop leak if without risk. Use spark-proof tools and explosion-proof equipment.
- Large spill** : Immediately contact emergency personnel. Stop leak if without risk. Use spark-proof tools and explosion-proof equipment. Note: see Section 1 for emergency contact information and Section 13 for waste disposal.

Section 7. Handling and storage

Precautions for safe handling

- Protective measures** : Put on appropriate personal protective equipment (see Section 8). Contains gas under pressure. Use only with adequate ventilation. Wear appropriate respirator when ventilation is inadequate. Do not puncture or incinerate container. Use equipment rated for cylinder pressure. Close valve after each use and when empty. Protect cylinders from physical damage; do not drag, roll, slide, or drop. Use a suitable hand truck for cylinder movement.
- Avoid contact with eyes, skin and clothing. Empty containers retain product residue and can be hazardous. Keep away from clothing, incompatible materials and combustible materials. Do not breathe gas. Keep reduction valves free from grease and oil.
- Advice on general occupational hygiene** : Eating, drinking and smoking should be prohibited in areas where this material is handled, stored and processed. Workers should wash hands and face before eating, drinking and smoking. Remove contaminated clothing and protective equipment before entering eating areas. See also Section 8 for additional information on hygiene measures.

- Conditions for safe storage, including any incompatibilities** : Store in accordance with local regulations. Store in a segregated and approved area. Store away from direct sunlight in a dry, cool and well-ventilated area, away from incompatible materials (see Section 10). Cylinders should be stored upright, with valve protection cap in place, and firmly secured to prevent falling or being knocked over. Cylinder temperatures should not exceed 52 °C (125 °F). Separate from reducing agents and combustible materials. Store away from grease and oil. Keep container tightly closed and sealed until ready for use. See Section 10 for incompatible materials before handling or use.

Section 8. Exposure controls/personal protection

Control parameters

Occupational exposure limits

Ingredient name	Exposure limits
Nitrogen trifluoride	ACGIH TLV (United States, 3/2017). STEL: 29 mg/m³ 15 minutes. TWA: 10 ppm 8 hours. NIOSH REL (United States, 10/2016). TWA: 29 mg/m³ 10 hours. TWA: 10 ppm 10 hours. OSHA PEL (United States, 6/2016). TWA: 29 mg/m³ 8 hours. TWA: 10 ppm 8 hours. OSHA PEL 1989 (United States, 3/1989). TWA: 29 mg/m³ 8 hours. TWA: 10 ppm 8 hours.

- Appropriate engineering controls** : Use only with adequate ventilation. Use process enclosures, local exhaust ventilation or other engineering controls to keep worker exposure to airborne contaminants below any recommended or statutory limits.
- Environmental exposure controls** : Emissions from ventilation or work process equipment should be checked to ensure they comply with the requirements of environmental protection legislation. In some cases, fume scrubbers, filters or engineering modifications to the process equipment will be necessary to reduce emissions to acceptable levels.

Section 8. Exposure controls/personal protection

Individual protection measures

- Hygiene measures** : Wash hands, forearms and face thoroughly after handling chemical products, before eating, smoking and using the lavatory and at the end of the working period. Appropriate techniques should be used to remove potentially contaminated clothing. Wash contaminated clothing before reusing. Ensure that eyewash stations and safety showers are close to the workstation location.
- Eye/face protection** : Safety eyewear complying with an approved standard should be used when a risk assessment indicates this is necessary to avoid exposure to liquid splashes, mists, gases or dusts. If contact is possible, the following protection should be worn, unless the assessment indicates a higher degree of protection: safety glasses with side-shields.
- Skin protection**
- Hand protection** : Chemical-resistant, impervious gloves complying with an approved standard should be worn at all times when handling chemical products if a risk assessment indicates this is necessary. Considering the parameters specified by the glove manufacturer, check during use that the gloves are still retaining their protective properties. It should be noted that the time to breakthrough for any glove material may be different for different glove manufacturers. In the case of mixtures, consisting of several substances, the protection time of the gloves cannot be accurately estimated.
- Body protection** : Personal protective equipment for the body should be selected based on the task being performed and the risks involved and should be approved by a specialist before handling this product.
- Other skin protection** : Appropriate footwear and any additional skin protection measures should be selected based on the task being performed and the risks involved and should be approved by a specialist before handling this product.
- Respiratory protection** : Based on the hazard and potential for exposure, select a respirator that meets the appropriate standard or certification. Respirators must be used according to a respiratory protection program to ensure proper fitting, training, and other important aspects of use. Respirator selection must be based on known or anticipated exposure levels, the hazards of the product and the safe working limits of the selected respirator.

Section 9. Physical and chemical properties

Appearance

- Physical state** : Gas. [Compressed gas.]
- Color** : Colorless.
- Odor** : Characteristic.
- Odor threshold** : Not available.
- pH** : Not available.
- Melting point** : -208.5°C (-343.3°F)
- Boiling point** : -129°C (-200.2°F)
- Critical temperature** : -39.2°C (-38.6°F)
- Flash point** : Not available.
- Evaporation rate** : Not available.
- Flammability (solid, gas)** : Not available.
- Lower and upper explosive (flammable) limits** : Not available.
- Vapor pressure** : 657.2 (psia)
- Vapor density** : 2.46 (air=1)
- Specific Volume (ft³/lb)** : 5.4466
- Gas Density (lb/ft³)** : 0.1836
- Relative density** : Not applicable.
- Solubility** : Not available.
- Solubility in water** : Not available.

Section 9. Physical and chemical properties

Partition coefficient: n-octanol/water	: Not available.
Auto-ignition temperature	: Not available.
Decomposition temperature	: Not available.
Viscosity	: Not applicable.
Flow time (ISO 2431)	: Not available.
Molecular weight	: 71 g/mole

Section 10. Stability and reactivity

Reactivity	: No specific test data related to reactivity available for this product or its ingredients.
Chemical stability	: The product is stable.
Possibility of hazardous reactions	: Hazardous reactions or instability may occur under certain conditions of storage or use. Conditions may include the following: contact with combustible materials Reactions may include the following: risk of causing fire
Conditions to avoid	: No specific data.
Incompatible materials	: Highly reactive or incompatible with the following materials: combustible materials reducing materials grease oil
Hazardous decomposition products	: Under normal conditions of storage and use, hazardous decomposition products should not be produced.

Hazardous polymerization : Under normal conditions of storage and use, hazardous polymerization will not occur.

Section 11. Toxicological information

Information on toxicological effects

Acute toxicity

Product/ingredient name	Result	Species	Dose	Exposure
Nitrogen trifluoride	LC50 Inhalation Gas.	Mouse	2000 ppm	4 hours
	LC50 Inhalation Gas.	Rat	6700 ppm	1 hours

Irritation/Corrosion

Not available.

Sensitization

Not available.

Mutagenicity

Not available.

Carcinogenicity

Not available.

Reproductive toxicity

Not available.

Section 11. Toxicological information

Teratogenicity

Not available.

Specific target organ toxicity (single exposure)

Not available.

Specific target organ toxicity (repeated exposure)

Name	Category	Route of exposure	Target organs
Nitrogen trifluoride	Category 2	Not determined	Not determined

Aspiration hazard

Not available.

Information on the likely routes of exposure : Not available.

Potential acute health effects

Eye contact : Contact with rapidly expanding gas may cause burns or frostbite.
Inhalation : Harmful if inhaled.
Skin contact : Contact with rapidly expanding gas may cause burns or frostbite.
Ingestion : As this product is a gas, refer to the inhalation section.

Symptoms related to the physical, chemical and toxicological characteristics

Eye contact : No specific data.
Inhalation : No specific data.
Skin contact : No specific data.
Ingestion : No specific data.

Delayed and immediate effects and also chronic effects from short and long term exposure

Short term exposure

Potential immediate effects : Not available.
Potential delayed effects : Not available.

Long term exposure

Potential immediate effects : Not available.
Potential delayed effects : Not available.

Potential chronic health effects

Not available.

General : May cause damage to organs through prolonged or repeated exposure.
Carcinogenicity : No known significant effects or critical hazards.
Mutagenicity : No known significant effects or critical hazards.
Teratogenicity : No known significant effects or critical hazards.
Developmental effects : No known significant effects or critical hazards.
Fertility effects : No known significant effects or critical hazards.

Numerical measures of toxicity

Acute toxicity estimates

Route	ATE value
Inhalation (gases)	3350.000 ppmV/4h

Section 11. Toxicological information

Other information : IDLH : 1000 ppm

Section 12. Ecological information

Toxicity

Not available.

Persistence and degradability

Not available.

Bioaccumulative potential

Not available.

Mobility in soil

Soil/water partition coefficient (K_{oc}) : Not available.

Other adverse effects : No known significant effects or critical hazards.

Section 13. Disposal considerations

Disposal methods : The generation of waste should be avoided or minimized wherever possible. Disposal of this product, solutions and any by-products should at all times comply with the requirements of environmental protection and waste disposal legislation and any regional local authority requirements. Dispose of surplus and non-recyclable products via a licensed waste disposal contractor. Waste should not be disposed of untreated to the sewer unless fully compliant with the requirements of all authorities with jurisdiction. Empty Airgas-owned pressure vessels should be returned to Airgas. Waste packaging should be recycled. Incineration or landfill should only be considered when recycling is not feasible. This material and its container must be disposed of in a safe way. Empty containers or liners may retain some product residues. Do not puncture or incinerate container.

Section 14. Transport information

	DOT	TDG	Mexico	IMDG	IATA
UN number	UN2451	UN2451	UN2451	UN2451	UN2451
UN proper shipping name	NITROGEN TRIFLUORIDE	NITROGEN TRIFLUORIDE, COMPRESSED	NITROGEN TRIFLUORIDE	NITROGEN TRIFLUORIDE	NITROGEN TRIFLUORIDE
Transport hazard class(es)	2.2 (5.1) 	2.2 (5.1) 	2.2 (5.1) 	2.2 (5.1) 	2.2 (5.1) 
Packing group	-	-	-	-	-
Environmental hazards	No.	No.	No.	No.	No.

“Refer to CFR 49 (or authority having jurisdiction) to determine the information required for shipment of the product.”

Additional information

Section 14. Transport information

- DOT Classification** : **Limited quantity** Yes.
Quantity limitation Passenger aircraft/rail: 75 kg. Cargo aircraft: 150 kg.
- TDG Classification** : Product classified as per the following sections of the Transportation of Dangerous Goods Regulations: 2.13-2.17 (Class 2), 2.23-2.25 (Class 5).
Explosive Limit and Limited Quantity Index 0
ERAP Index 25
Passenger Carrying Ship Index Forbidden
Passenger Carrying Road or Rail Index 75
Special provisions 38
- IATA** : **Quantity limitation** Passenger and Cargo Aircraft: 75 kg. Cargo Aircraft Only: 150 kg.
- Special precautions for user** : **Transport within user's premises:** always transport in closed containers that are upright and secure. Ensure that persons transporting the product know what to do in the event of an accident or spillage.

Transport in bulk according to Annex II of MARPOL and the IBC Code : Not available.

Section 15. Regulatory information

U.S. Federal regulations : **TSCA 8(a) CDR Exempt/Partial exemption:** Not determined

Clean Air Act Section 112 (b) Hazardous Air Pollutants (HAPs) : Not listed

Clean Air Act Section 602 Class I Substances : Not listed

Clean Air Act Section 602 Class II Substances : Not listed

DEA List I Chemicals (Precursor Chemicals) : Not listed

DEA List II Chemicals (Essential Chemicals) : Not listed

SARA 302/304

Composition/information on ingredients

No products were found.

SARA 304 RQ : Not applicable.

SARA 311/312

Classification : Refer to Section 2: Hazards Identification of this SDS for classification of substance.

State regulations

Massachusetts : This material is listed.

New York : This material is not listed.

New Jersey : This material is listed.

Pennsylvania : This material is listed.

International regulations

Chemical Weapon Convention List Schedules I, II & III Chemicals

Not listed.

Montreal Protocol (Annexes A, B, C, E)

Not listed.

Stockholm Convention on Persistent Organic Pollutants

Section 15. Regulatory information

Not listed.

[Rotterdam Convention on Prior Informed Consent \(PIC\)](#)

Not listed.

[UNECE Aarhus Protocol on POPs and Heavy Metals](#)

Not listed.

[Inventory list](#)

Australia	: Not determined.
Canada	: This material is listed or exempted.
China	: This material is listed or exempted.
Europe	: This material is listed or exempted.
Japan	: Japan inventory (ENCS) : Not determined. Japan inventory (ISHL) : This material is listed or exempted.
Malaysia	: Not determined.
New Zealand	: Not determined.
Philippines	: This material is listed or exempted.
Republic of Korea	: This material is listed or exempted.
Taiwan	: This material is listed or exempted.
Thailand	: Not determined.
Turkey	: Not determined.
United States	: This material is listed or exempted.
Viet Nam	: Not determined.

Section 16. Other information

[Hazardous Material Information System \(U.S.A.\)](#)

Health	/	2
Flammability		0
Physical hazards		3

Caution: HMIS® ratings are based on a 0-4 rating scale, with 0 representing minimal hazards or risks, and 4 representing significant hazards or risks. Although HMIS® ratings and the associated label are not required on SDSs or products leaving a facility under 29 CFR 1910.1200, the preparer may choose to provide them. HMIS® ratings are to be used with a fully implemented HMIS® program. HMIS® is a registered trademark and service mark of the American Coatings Association, Inc.

The customer is responsible for determining the PPE code for this material. For more information on HMIS® Personal Protective Equipment (PPE) codes, consult the HMIS® Implementation Manual.

[National Fire Protection Association \(U.S.A.\)](#)



Reprinted with permission from NFPA 704-2001, Identification of the Hazards of Materials for Emergency Response Copyright ©1997, National Fire Protection Association, Quincy, MA 02269. This reprinted material is not the complete and official position of the National Fire Protection Association, on the referenced subject which is represented only by the standard in its entirety.

Copyright ©2001, National Fire Protection Association, Quincy, MA 02269. This warning system is intended to be interpreted and applied only by properly trained individuals to identify fire, health and reactivity hazards of chemicals. The user is referred to certain limited number of chemicals with recommended classifications in NFPA 49 and NFPA 325, which would be used as a guideline only. Whether the chemicals are classified by NFPA or not, anyone using the 704 systems to classify chemicals does so at their own risk.

Section 16. Other information

Procedure used to derive the classification

Classification	Justification
OXIDIZING GASES - Category 1 GASES UNDER PRESSURE - Compressed gas ACUTE TOXICITY (inhalation) - Category 4 SPECIFIC TARGET ORGAN TOXICITY (REPEATED EXPOSURE) - Category 2	Expert judgment According to package Expert judgment Expert judgment

History

Date of printing : 4/4/2019

Date of issue/Date of revision : 4/4/2019

Date of previous issue : No previous validation

Version : 1

Key to abbreviations : ATE = Acute Toxicity Estimate
BCF = Bioconcentration Factor
GHS = Globally Harmonized System of Classification and Labelling of Chemicals
IATA = International Air Transport Association
IBC = Intermediate Bulk Container
IMDG = International Maritime Dangerous Goods
LogPow = logarithm of the octanol/water partition coefficient
MARPOL = International Convention for the Prevention of Pollution From Ships, 1973 as modified by the Protocol of 1978. ("Marpol" = marine pollution)
UN = United Nations

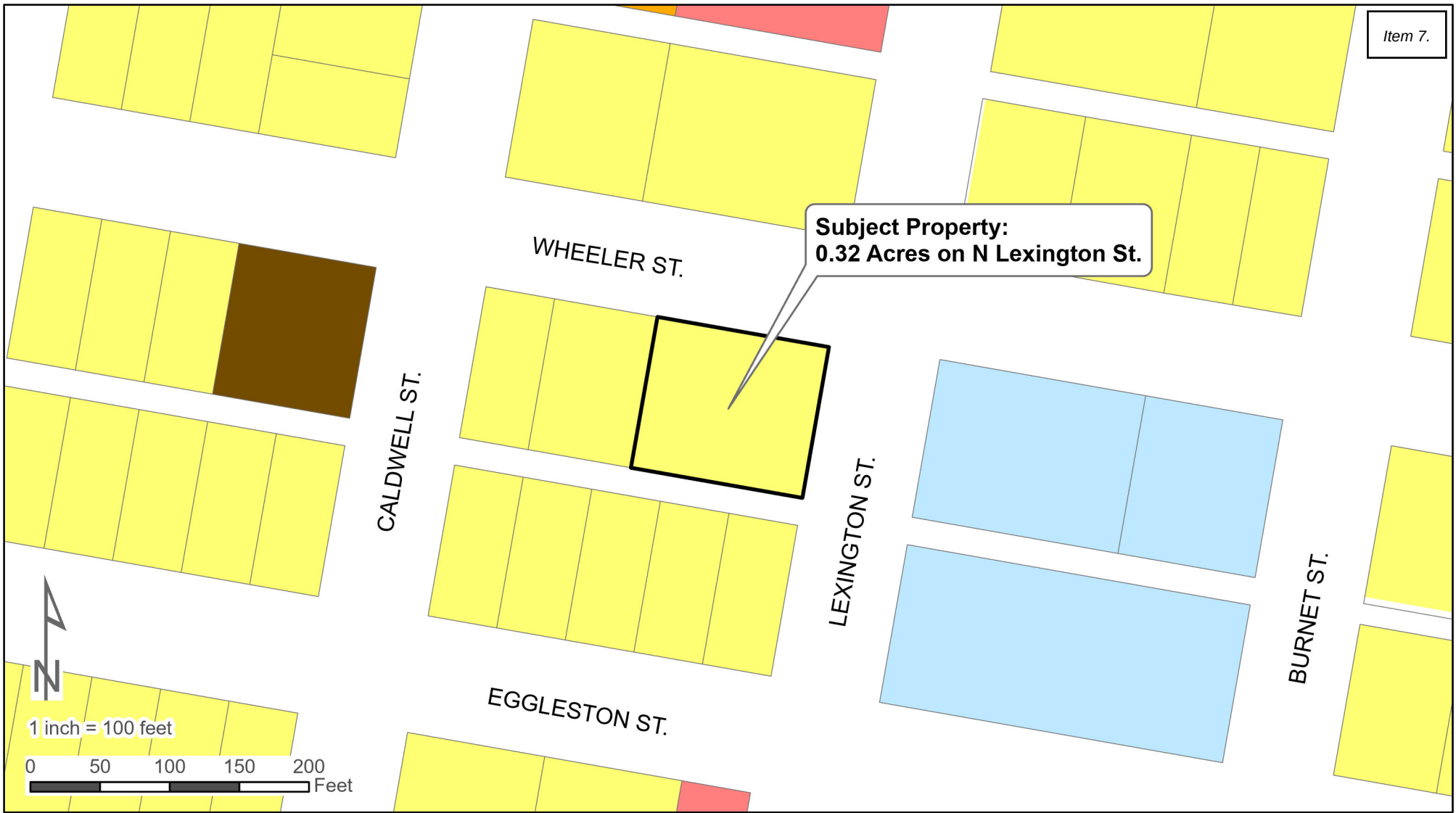
References : Not available.

Notice to reader

To the best of our knowledge, the information contained herein is accurate. However, neither the above-named supplier, nor any of its subsidiaries, assumes any liability whatsoever for the accuracy or completeness of the information contained herein.

Final determination of suitability of any material is the sole responsibility of the user. All materials may present unknown hazards and should be used with caution. Although certain hazards are described herein, we cannot guarantee that these are the only hazards that exist.





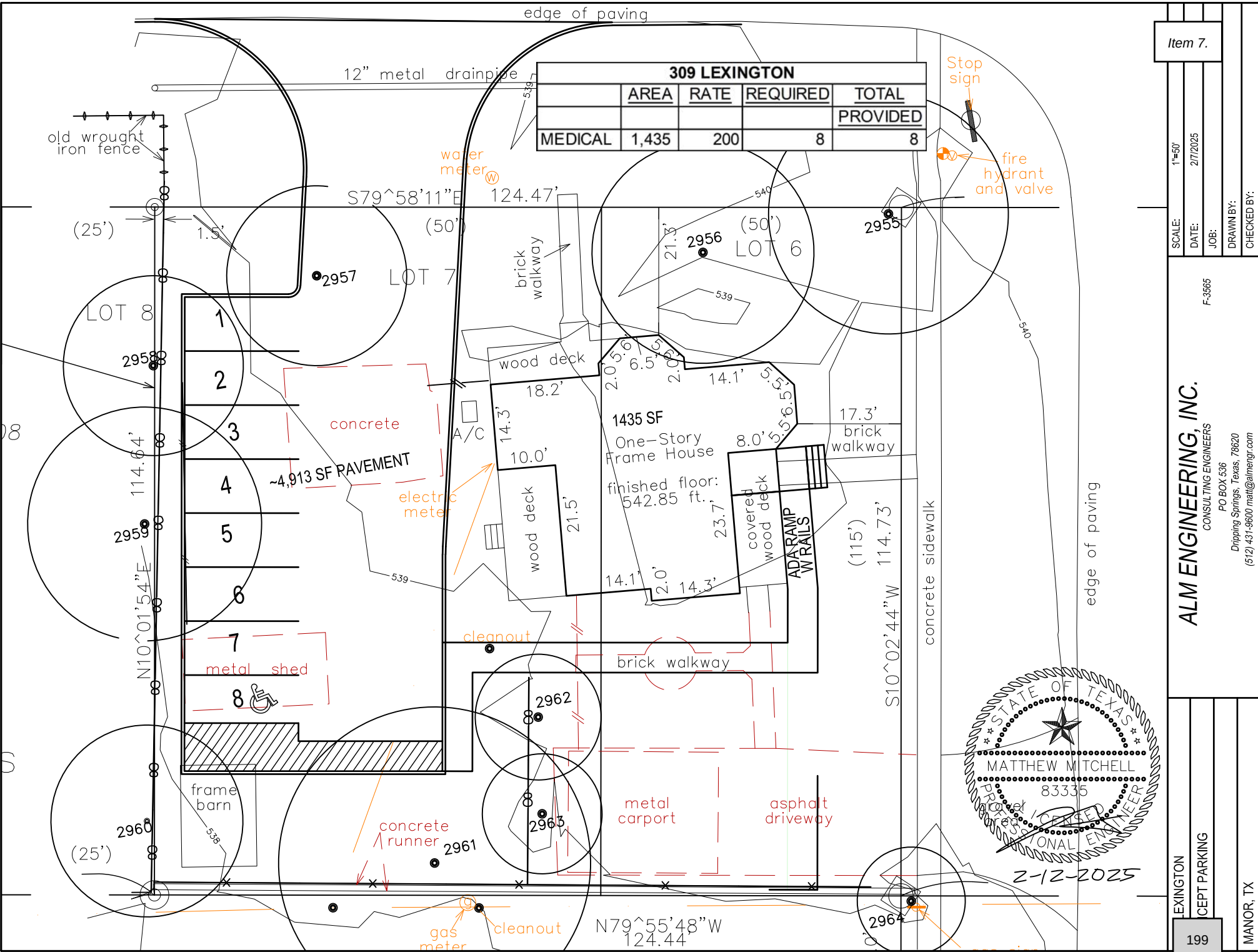
Proposed Zoning:
NB Neighborhood Business

Current Zoning:
Single Family Suburban (SF-1)

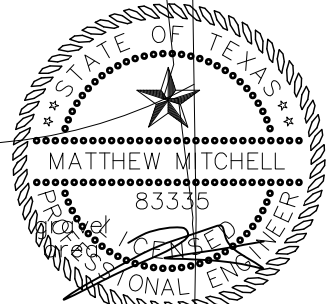
Zoning Legend

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





309 LEXINGTON				
	AREA	RATE	REQUIRED	TOTAL
				PROVIDED
MEDICAL	1,435	200	8	8



Item 7.

SCALE: 1"=50'
DATE: 2/7/2025
JOB:
DRAWN BY:
CHECKED BY:

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
PO BOX 536
Dripping Springs, Texas, 78620
(512) 431-9600 matt@almengr.com

LEXINGTON
CEPT PARKING
199
MANOR, TX



3/26/25

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 309 N Lexington rezoning from (SF-1) Single Family Suburban to (NB) Neighborhood Business
 Case Number: 2025-P-1711-ZO
 Case Manager: Michael Burrell
 Contact: 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 a Rezoning Application for TCAD parcel 238781 also known as 309 Lexington St., Manor, TX from (SF-1) Single Family Suburban to (NB) Neighborhood Business. 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 0.3156 acres, more or less, and being TCAD parcel 238781 also known as 309 Lexington St., Manor, TX from (SF-1) Single Family Suburban to (NB) Neighborhood Business.

Applicant: Jeff Turner

Owner: Jeff Turner

The Planning and Zoning Commission will meet at 6:30PM on April 9, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 16, 2025 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

LUTZ JAMES T & ALEXANDRA
CARRILLO (1323195)
14812 FM 973 N
MANOR TX 78653-3540

MCDONNELL COLE FOSTER & STEPHEN
SNYDER MCDONNELL (1939832)
103 W EGGLESTON ST
MANOR TX 78653-3371

RODRIGUEZ ROSALINDA (1829444)
105 W EGGLESTON
MANOR TX 78653-3371

NUNN LILLIE M (215593)
PO BOX 207
MANOR TX 78653-0207

HABIT RAY E (215595)
PO BOX 118
MANOR TX 78653-0118

CHITWOOD TRACYE CURRY (1653427)
106 W WHEELER ST
MANOR TX 78653-3395

WILLNER WILLIAM (2002456)
107 MARTIN LN
CEDAR CREEK TX 78612-4340

GILDON EMMA (1427223)
PO BOX 872
MANOR TX 78653-0872

ESTRADA OFELIA (1453148)
PO BOX 108
MANOR TX 78653-0108

VASQUEZ JUAN JR & DIANA E GERL
(215609)
PO BOX 499
MANOR TX 78653-0499

YOUNG CLAUDIE G & SAMMIE M
(215610)
PO BOX 145
MANOR TX 78653-0145

DE BARRON MARINA LOPEZ SOLORZANO
& (2024246)
PO BOX 188
MANOR TX 78653-0188

PAIZ RAMON E JR (1372820)
PO BOX 280
MANOR TX 78653-0280

MENDEZ JUAN OJEDA (215768)
12724 WEDDING
MANOR TX 78653-5164

LIONS EYE BANK OF DIST 2-S3&S5
(215741)
PO BOX 347
MANOR TX 78653-0347

SANDERS JERRY P (1324575)
109 E WHEELER ST
MANOR TX 78653-3404

GONZALEZ GERMAN J & JORGE M
(1600175)
11803 ROTHERHAM DR
AUSTIN TX 78753-6821

SWENSON GERMAINE (176554)
20828 BLAKE MANOR RD
MANOR TX 78653-4976

WINKLER MARIE A (1461366)
1807 LEXINGTON ST
TAYLOR TX 76574-1564

LEXINTON BROWNING LLC (1923599)
1410 E PALM VALLEY BLVD
ROUND ROCK TX 78664-4549

LEXINGTON MANOR LLC (1923850)
803 SYKES CT
PFLUGERVILLE TX 78660-8008

CANO JUAN & ANABELL LARA PADRON
(1843373)
401 LEXINGTON ST
MANOR TX 78653-3362

BURRELL JOHN & JOYCE BURRELL
(215576)
PO BOX 507
MANOR TX 78653-0507

MORENO MARISOL (1605311)
403 N CALDWELL ST
MANOR TX 78653-3367

GONZALEZ FERNANDA G (1703543)
1018 HILLSIDE OAKS DR
AUSTIN TX 78745-5570

MIXED USE DISTRICTS

NB

Neighborhood Business

The neighborhood business districts is intended as a low-intensity mix of commercial and residential uses, excluding single-family residential and manufactured home residential, and being located at or near single-family and multifamily residential development and along a primary collector or greater roadway. Building scale and site development should be cohesive with adjacent residential. This district can serve as a transition to more intense commercial uses.

Permitted and Conditional Uses

Residential	
Condominium (c)	Multi-family (c)
Non-Residential	
Alcoholic beverage establishment (c/s)	Laundry services (self)
Antique shop	Liquor sales (c)
Art studio or gallery	Medical clinic
Business Support Services	Offices, government
Child Care Center	offices, medical
Club or lodge (c)	Offices, professional
Community Garden (c)	Personal improvement services
Consumer Repair Services	Personal services
Event Center (c/s)	Pet store (c)
Financial Services (c)	Printing and publishing (c)
Florist (c)	Religious assembly
Food Sales (c)	Restaurant (c)
Funeral Services (c)	Utility services, minor
Gasoline Station (limited) (c/s)	Veterinary services, small (c)
General Retail Sales (convenience)	Wireless Transmission Facilities, attached (c/s)
General retail sales (general)	Wireless Transmission Facilities, stealth (c/s)
Governmental Facilities	
Hotel (c/s)	

NB

Neighborhood Business

Site Development Standards

Lot		Massing	
Minimum Lot Area	7,500 sq ft	Maximum Height	35 ft
Minimum Lot Width	60 ft ¹	Minimum Setbacks:	
Maximum principle structure Lot Coverage	40%	Front Setback	20 ft
Maximum principle and accessory structure lot coverage	50%	Streetside Setback	15 ft
Landscape Requirement	20% ²	Exterior side Setback	20 ft ⁴
Maximum dwelling unit size	1,000 sq ft ³	Rear Setback	20 ft ⁴
Maximum dwelling units	10/acre	Streetscape Yard	15 ft ⁵

¹ Corner lots add 10 ft

² 2 Trees per 600 s.f. of landscaped area.
4 shrubs per 600 s.f. of landscaped area.

³ For every ten percent of total exterior facade area that is masonry, 100 square feet of residential dwelling unit size can be reduced up to 500 square feet by entering in a development agreement authorized to be executed by the city manager. Total exterior facade area does not include the area of windows and doors. Masonry is considered stone, brick, or cement stucco, and excludes cementitious planking.

Properties located within the historic district as defined in section 14.02.031 may have minimum dwelling unit sizes 500 square feet less than indicated in the tables found in subsections (a) and (b) above. Neighborhood business (NB) district properties shall have a minimum of 70 percent front facade masonry and 50 percent overall facade masonry.

⁴ Setbacks to non-residential can be 10 ft

⁵ 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 9, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Specific Use Permit for a Commercial gas station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being located at the northwest intersection of Old Manor Taylor Rd and FM 973, Manor, TX.

Applicant: Sotol Ventures

Owner: Okra Land Inc.

BACKGROUND/SUMMARY:

This specific use permit is for a gas station/convenience store to be built in the commercial lot of the Okra Subdivision. The applicant has requested the item be pulled to re-evaluate the request.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Mail Notice

- Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	NA
<i>Actions</i>	Open, Close, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission pull a Specific Use Permit for a Commercial gas station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being located at the northwest intersection of Old Manor Taylor Rd and FM 973, Manor, TX from the agenda until further notice.

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



3/26/25

City of Manor Development Services

Notification for a Specific Use Permit Request

Project Name: Okra Subdivision - Gas Station SUP
 Case Number: 2025-P-1719-CU
 Case Manager: Michael Burrell
 Contact: 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 a Specific Use Permit for the Okra Subdivision. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Permit for a Commercial gas station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being located at the northwest intersection of Old Manor Taylor Rd and FM 973, Manor, Tx.

Applicant: Sotol Ventures
Owner: Okra Land Inc.

The Planning and Zoning Commission will meet at 6:30PM on April 9, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 16, 2025 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 Specific Use Permit Request 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

Gliberto & Maria Estrada 1411 FM 973 N Manor, TX 78653	Stanley & Sandra Voelker 14401 FM 973 N Manor, TX 78653	Mary Clark 14404 Pernella Rd Manor, TX 78653
De Jesus-Martinez Ignacio ETAL 14405 FM 973 N Manor, TX 78653	Juan Chaparro 14408 Pernella Rd Manor, TX 78653	Masrur Reza, Mustafa Ali Reza Chowdhury, Fauzia Zaman 14412 Pernella Rd Manor, TX 78653
SG LAND HOLDINGS LLC 2646 DUPONT DR STE 60 PMB 520 Irvine, CA 92612	SG LAND HOLDINGS LLC 2646 DUPONT DR STE 60 PMB 520 Irvine, CA 92612	Arthur Ray & Odette Vanessa Taylor 14416 Pernella Rd Manor, TX 78653
14420 Pernella Rd Intervivos Revocable Trust 14420 Pernella Rd Manor, TX 78653	LEKCAM Communication LLC 16404 Marcello Dr Pflugerville, TX 78660	Enfield Partners LLC ETAL 2303 Camino Alto Austin, TX 78746
SG LAND HOLDINGS LLC 2646 DUPONT DR STE 60 PMB 520 Irvine, CA 92612	Monarch Ranch at Manor LLC 310 Enterprise Dr. Oxford, MS 38655	Timmerman Commercial Investments LP 501 Vale ST Austin, TX 78746
,	,	,
,	,	,
,	,	,
,	,	,
,	,	,



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 9, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action a Concept Plan Amendment for the Monarch Ranch Subdivision, four hundred (400) lots on 120.833 acres, more or less, and being located at the southwest corner of the intersection of Gregg Lane and FM 973, Manor, TX.

Applicant: Jamison Civil Engineering LLC

Owner: Blackburn Communities LLC

BACKGROUND/SUMMARY:

This concept plan amendment is to correct a site boundary along Gregg Lane after an additional right-of-way acquisition occurred. Additionally, Snap Dragon Lane was used two on the concept plan and the duplicate is being amended to Grayling Drive.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of Intent
- Approved Concept Plan
- Engineer Comments and responses

- Conformance Letter
- Public notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, Approve with conditions, Deny

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Concept Plan Amendment for the Monarch Ranch Subdivision, four hundred (400) lots on 120.833 acres, more or less, and being located at the southwest corner of the intersection of Gregg Lane and FM 973, Manor, TX.

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

Jamison Civil Engineering LLC

TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE

Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

Item 9.

June 5th, 2024

City of Manor
Development Services
416 Gregg Street
Manor, Texas 78653

Re: Monarch Ranch at Manor Concept Plan 2022-P-1437-CP

We are respectfully requesting Revision #1 to the above-mentioned project. This revision consists of the following:

- The right-of-way acquisition along Gregg Lane affected the site boundary and lot layout for phase 2 and phase 3.
- Snap Dragon Lane was erroneously used on two roads. Snap Dragon Lane remains on one road. The other road name is now proposed as Grayling Drive.

Please see the revised plan sheets included with this revision. Should you have any questions or comments, please feel free to contact our office.

Sincerely,



Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756



06/06/2024

MONARCH RANCH AT MANOR CONCEPTUAL PLAN

LEGEND

PROPERTY LINE ————

ADJACENT LOT LINE - - - - -

EASEMENT LINE - - - - -

EXISTING CONTOUR LINE - - - - - 594

LOT LINE ————

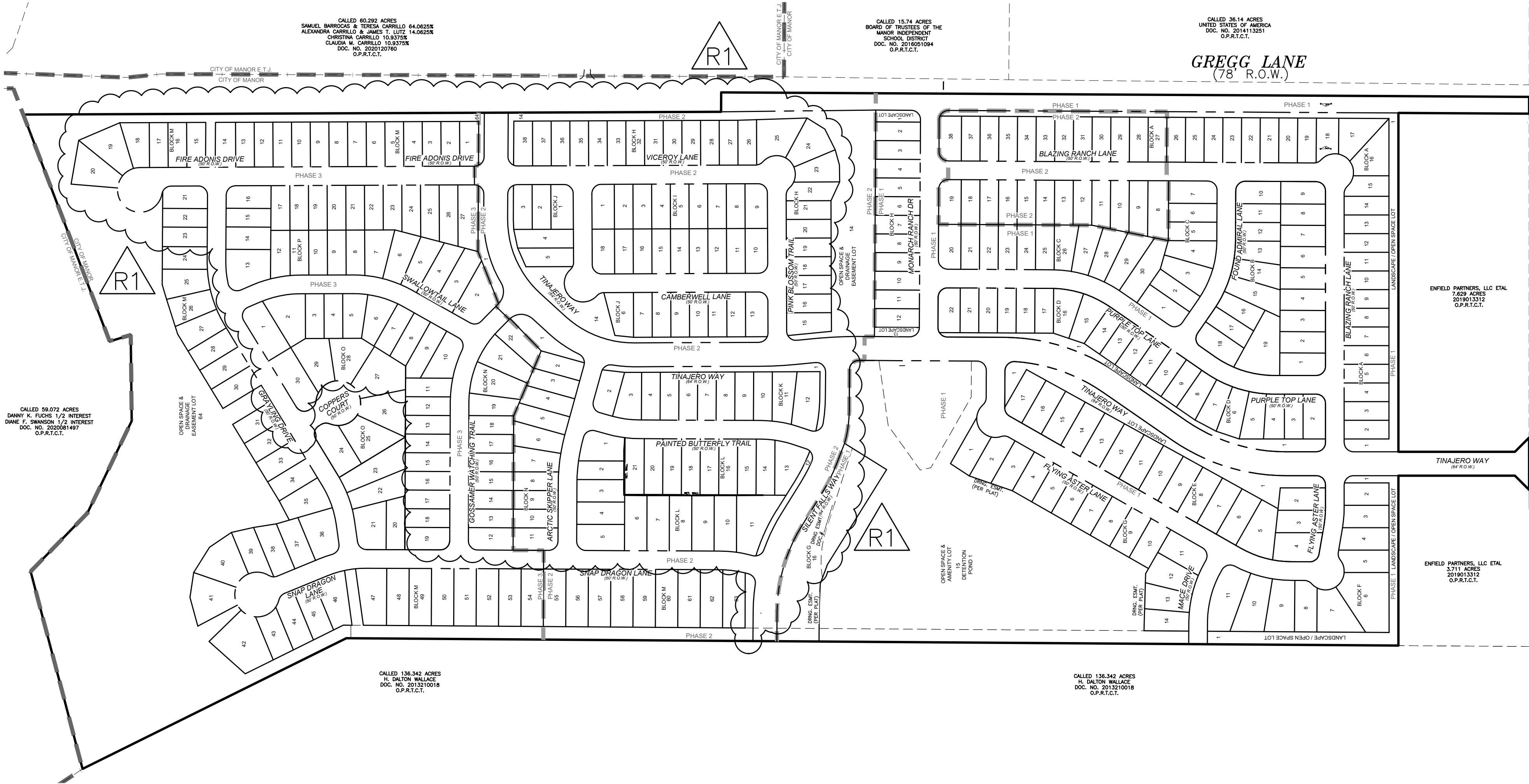
PHASE LINE - - - - -

CITY LIMIT LINE - - - - -

SCALE IN FEET

200 100 0 200

NORTH



JAMISON CIVIL ENGINEERING LLC

(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

JCE

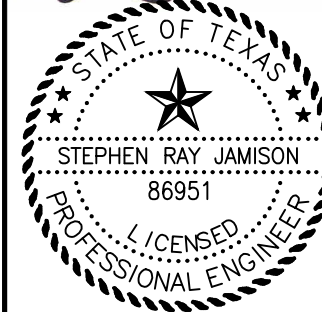
MONARCH RANCH AT MANOR

CONCEPTUAL PLAN - PHASING PLAN

GREGG LANE & FM 973

MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 02/05/2025



File:	Stampshot: PHASING
Job No.	Scale (Hor.): 1"=100'
Date:	Checked By:
Revision 1:	Drawn By: MM
Revision 2:	
Revision 3:	
Revision 4:	

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

SHEET
06 of 07



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, January 21, 2025

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research blvd. #B-2
Austin TX 78750
steve@jamisoneng.com

Permit Number 2024-P-1699-CP
Job Address: Gregg Lane & FM 973, Manor, TX. 78653

Dear Stephen Jamison,

The first submittal of the Monarch Ranch Concept Plan amendment (*Concept Plan*) submitted by Jamison Civil Engineering LLC and received on February 10, 2025, 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. For the right-of-way acquisition along Gregg Lane. Was ROW dedicated or acquired? The ROW width is called out as varied. Provide callouts along Gregg Lane to show the ROW width.
- ii. Page 6 lists two roads as Snap Dragon Lane. Adjust to call out Grayling Drive.

Note. Once this is resubmitted it can be expedited. Email tshows@gbateam.com once it is resubmitted.

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 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,

A handwritten signature in dark ink, appearing to read "Tyler Shows", is written over a horizontal line.

1/21/2025 8:52:42 AM
Monarch Ranch Concept Plan amendment
2024-P-1699-CP
Page 2

Tyler Shows
Staff Engineer
GBA

Item 9.

Jamison Civil Engineering LLC

TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE

Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

February 5, 2025

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Monarch Ranch Concept Plan amendment (Concept Plan) - 2024-P-1699-CP

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

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@qbateam.com.

i. For the right-of-way acquisition along Gregg Lane. Was ROW dedicated or acquired? The ROW width is called out as varied. Provide callouts along Gregg Lane to show the ROW width.

THE ROW WAS ACQUIRED VIA A GENERAL WARRANTY DEED RECORDED IN TRAVIS COUNTY DOC. # 2020123032, ALSO INCLUDED VIA THIS UPDATE FOR REFERENCE. THE ROW WIDTH DIMENSIONS HAVE BEEN ADDED TO THE CONCEPT PLAN SHEETS.

ii. Page 6 lists two roads as Snap Dragon Lane. Adjust to call out Grayling Drive.

OUR APOLOGIES. THIS HAS BEEN UPDATED TO GRAYLING DRIVE.

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

SINCERELY,

Guillermo Calvillo
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756



1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Thursday, March 6, 2025

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research blvd. #B-2
Austin TX 78750
steve@jamisoneng.com

Permit Number 2024-P-1699-CP
Job Address: Gregg Lane & FM 973, Manor 78653

Dear Stephen Jamison,

We have conducted a review of the concept plan for the above-referenced project, submitted by Stephen Jamison and received by our office on February 10, 2025, 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 Michael Burrell 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 blue ink that reads 'Pauline M. Gray'.

Pauline Gray, P.E.
Lead AES
GBA



3/26/25

City of Manor Development Services

Notification for a Subdivision Concept Plan

Project Name: Monarch Ranch Concept Plan amendment

Case Number: 2024-P-1699-CP

Case Manager: Michael Burrell

Contact: 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 a Concept plan Amendment for the Monarch Ranch Subdivision. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Concept Plan Amendment for the Monarch Ranch Subdivision, four hundred (400) lots on 120.833 acres, more or less, and being located at the southwest corner of the intersection of Gregg Lane and FM 973, Manor, TX.

Applicant: Jamison Civil Engineering LLC

Owner: Blackburn Communities LLC

The Planning and Zoning Commission will meet at 6:30PM on April 9, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 16, 2025 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 Concept Plan Amendment 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

United States of America (116406)
533 Hiwasse Rd % Anderson Dennis Etal
Waxahachie, TX. 75165
Legal: ABS 63 SUR 62 Bacon S ACR 36.14

Board of Trustees of the Manor ISD
533 Hiwasee Road Dennis Anderson Etal
Waxahachie, TX 75165
Legal: ABS 63 SUR 62 BACON S ACR 15.74
(1-D-1)

Gregg Lane Dev LLC
101 Parklane Blvd. STE 102
Sugarland TX 77478
Legal: ABS 63 SUR 62 Bacon S ACR 59.765
(1-D-1) (1-D-1W)

Pflugerville ISD
PO Box 589
Pflugerville, TX 78691
Legal: ABS 63 SUR 62 BACON S ACR
85.7960

Rust Creek LLC
9606 Old Manor Road #1
Austin, TX 78724
Legal: ABS 63 SUR 62 BACON S ACR
56.567 (1-D-1)

Wallace H Dalton
9505 Johnny Morris RD.
Austin, TX 78724
Legal: ABS 63 SUR 62 BACON S ACR
136.3420 (1-D-1)

Foxtrot Holding LLC
14605 FM 973 N
Manor, TX 78653
Legal: ABS 315 SUR 63 GATES G ACR
10.0100

Strabo Holdings LLC
13510 Broadmeade Ave.
Austin, TX 78729
Legal: ABS 315 SUR 63 GATES G ACR
2039960 (1-D1-1)

Robert Joe Buratti
6903 Geneva Dr.
Austin, TX 787233
Legal: ABS 315 SUR 63 GATES G ACR
8.200 (1-D-1)

Terry G JR & Ebony Holley
14526 Pernella Rd.
Manor, TX 78653
Legal: LOT 8 BLK V STONEWATER PHS 7

Jennifer A & Arturo Blakely
14522 Pernella Rd.
Manor, TX 78653
Legal: LOT 7 BLK V STONEWATER PHS 7

Rose Mary & Richard Shepperd
14518 Pernella Rd.
Manor, TX 78653
Legal: LOT 6 BLK V STONEWATER PHS 7

Laura Patricia Guino & Javier Rosas
Aguilera
14514 Pernella Rd.
Manor, TX 78653
Legal: LOT 5 BLK V STONEWATER PHS 7

Gamaliel & Alexandria Rodarte
14510 Pernalla Rd.
Manor, TX 78653
Legal: LOT 4 BLK V STONEWATER PHS 2

Gerardo M Morales
14506 Pernella Rd.
Manor, TX 78653
Legal : LOT 3 BLK V STONEWATER PHS

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729
Legal : LOT 2 BLK V STONEWATER PHS 2
(OPEN SPACE)

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729
Legal: LOT 1 BLK V STONEWATER PHS 2
(OPEN SPACE)

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729
Legal: LOT 10 BLK S STONEWATER PHS 2
(OPEN SPACE)

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729
Legal: LOT 9 BLK S STONEWATER PHS 2
(OPEN SPACE)

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750
Legal: LOT 8 BLK S STONEWATER PHS 5

Continental Homes of TexasLP STE 400
10700 Pecan Park Blvd.
Austin, TX 78750
Legal: LOT 7 BLK S STONEWATER PHS 5

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750
Legal: LOT 6 BLK S STONEWATER PHS 5

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750
Legal: LOT 5 BLK S STONEWATER PHS 5

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750
Legal: LOT 4 BLK S STONEWATER PHS 5

Juan P. Chaparro
14408 Pernella Rd
Manor, TX 78653
Legal: LOT 3 BLK S STONEWATER PHS 5

Mary M. Clark
14404 Pernella Rd.
Manor, TX 78653
Legal: LOT 2 BLK S STONEWATER PHS 5

Kristine A & Matthew J Escobedo
1440 Pernella Rd.
Manor, TX 78653
Legal: LOT 1 BLK S STONEWATER PHS 5



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 9, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on accepting the resignation of Planning and Zoning Commission Chair Felix Paiz from the Tree Committee.

BACKGROUND/SUMMARY:

Chair Paiz has formally requested to resign from the Tree Committee to allow for another member of the Commission to be a part of it.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Request to resign

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Accept, Deny

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission accept Commissioner Paiz's request to resign from the Tree Committee.

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



Tree committee

From Felix Paiz <fpaiz00@gmail.com>

Date Wed 4/2/2025 10:44 AM

To Michael Burrell <mburrell@manortx.gov>; Mandy Miller <mmiller@manortx.gov>

Hello

I would like to step down from the Tree committee.

Thank you
Felix Paiz



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 9, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on recommending a new Commissioner for appointment to the Tree Committee.

BACKGROUND/SUMMARY:

A member of the Planning and Zoning Commission needs to be nominated for appointment to the Tree Committee.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: No

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Nominate a commissioner

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission nominate a Commissioner for appointment to the Tree Committee.

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