



Felix Paiz, Chair, Place 4
Prince Chavis, Vice Chair, Place 2
Vacant, Place 1
Gabriel Nila, Place 3
Jeff 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, August 13, 2025 at 6:30 PM

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

AGENDA

This meeting will be live-streamed on Manor's Webpage.
You can access the meeting at <https://www.manortx.gov/171/Public-Meetings-Livestreams>
or by scanning the QR Code



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 one (1) lot on 5.565 acres, more or less, and being TCAD Parcel ID# 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial.**
Applicant: Luis Granillo
Owner: Luis Granillo
- 2. Conduct a public hearing on a Specific Use Permit for a 5,040 square foot Medical Office, one (1) lot on 5.565 acres, more or less, and being TCAD Parcel ID# 236976 also known as 14305 E. US HWY 290, Manor, TX.**
Applicant: Luis Granillo
Owner: Luis Granillo

CONSENT AGENDA

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

- 3. Consideration, discussion, and possible action to approve the minutes for July 9, 2025, Planning and Zoning Commission Regular Session.**

REGULAR AGENDA

- 4. Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on 5.565 acres, more or less, and being TCAD Parcel ID# 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial.**
Applicant: Luis Granillo
Owner: Luis Granillo
- 5. Consideration, discussion, and possible action on a Specific Use Permit for a 5,040 square foot Medical Office, one (1) lot on 5.565 acres, more or less, and being TCAD Parcel ID# 236976 also known as 14305 E. US HWY 290, Manor, TX.**
Applicant: Luis Granillo
Owner: Luis Granillo
- 6. Consideration, discussion, and possible action on a Coordinated Sign Plan Amendment for the Mini-Max Gas Station located at 13320 E US HWY 290 Manor, TX.**
Applicant: Inayat Marediya
Owner: Inayat Marediya

7. Consideration, discussion, and possible action on a Joined Lot Affidavit for Lot 14, Lot 15, and Lot 16, Block 25, Town of Manor.

Applicant: Ringo Sun and Yu Chi Wu

Owner: Ringo Sun and Yu Chi Wu

8. Consideration, discussion, and possible action on a Setback Waiver for 210 E. Browning St. Manor, TX.

Applicant: TOO1 Management, LLC

Owner: TOO1 Management, LLC

ADJOURNMENT

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

CONFLICT OF INTEREST

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

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

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, February 28, 2020, 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: August 13, 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 5.565 acres, more or less, and being TCAD Parcel ID# 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial.

Applicant: Luis Granillo

Owner: Luis Granillo

BACKGROUND/SUMMARY:

This property is currently zoned agricultural after being annexed in 2017 by Ordinance 483. The use of the property is changing to a more intense commercial use, so a rezoning is required to maintain conformance with our ordinance. This rezoning request precedes a specific use permit request for a medical office on this property.

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

- Letter of intent
- Rezoning Map
- 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 one (1) lot on 5.565 acres, more or less, and being TCAD Parcel ID# 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial.

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



2204 Western Trails Blvd Suite 101
Austin, TX 78745
TBPE F-24758
(512) 767-4181

July 31, 2025

Michael Burrell
City of Manor Development Services Director
416 Gregg Street
Manor, Texas 78653
(512) 215-8158
mburrell@manortx.gov

Subject: Letter of Intent for Rezoning

Property Address: 14305 E US Hwy 290, Manor, TX 78653
Travis CAD Property ID: 236976
Property Owner: TANI INVESTMENTS LLC ETAL
Acreage: 5.5650 Acres
Legal Description: ABS 154 SUR 52 CALDWELL A C ACR 5.565

Dear Mr. Burrell,

The property owner seeks to rezone the 5.565-acre lot located at 14305 E US Hwy 290, Manor, TX 78653. The parcel is further identified with the Travis Central Appraisal District as Property ID 236976, legal description, "ABS 154 SUR 52 CALDWELL A C ACR 5.565". The property is located within the City of Manor City Limits. The property is currently zoned as A- Agricultural. On behalf of TANI INVESTMENTS LLC ETAL, I am hereby requesting a zoning change so that the property will be zoned as C-2 - Medium Commercial.

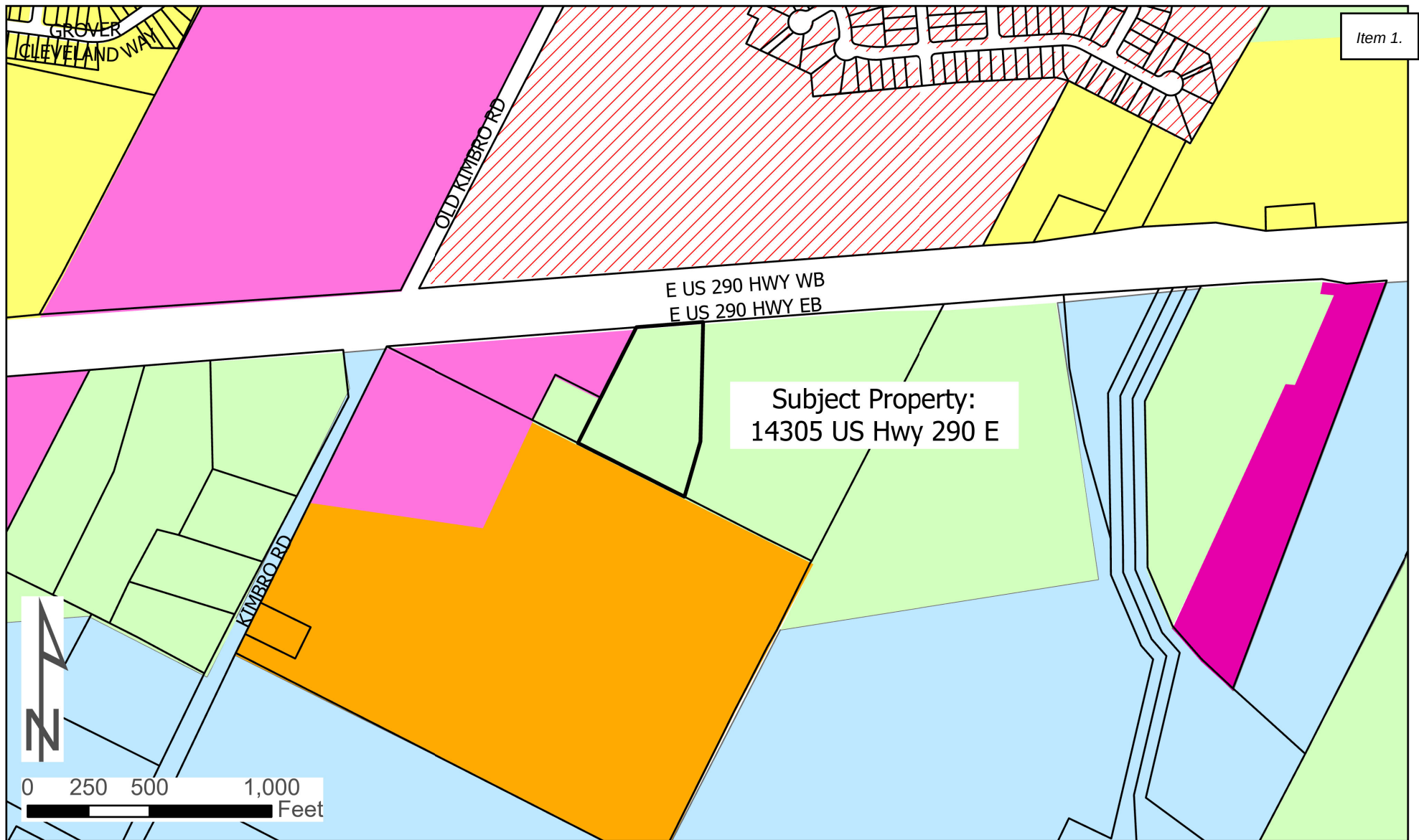
The proposed zoning will encourage development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining properties, and following the guidelines and Ordinances of the City of Manor.

Please feel free to contact me if you have any questions or comments. Thank you for your consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "L. Granillo", with a stylized flourish at the end.

Luis R. Granillo, P.E.
Principal
LRG Engineering, LLC.
luis@lrgengineering.com
(512) 767-4181



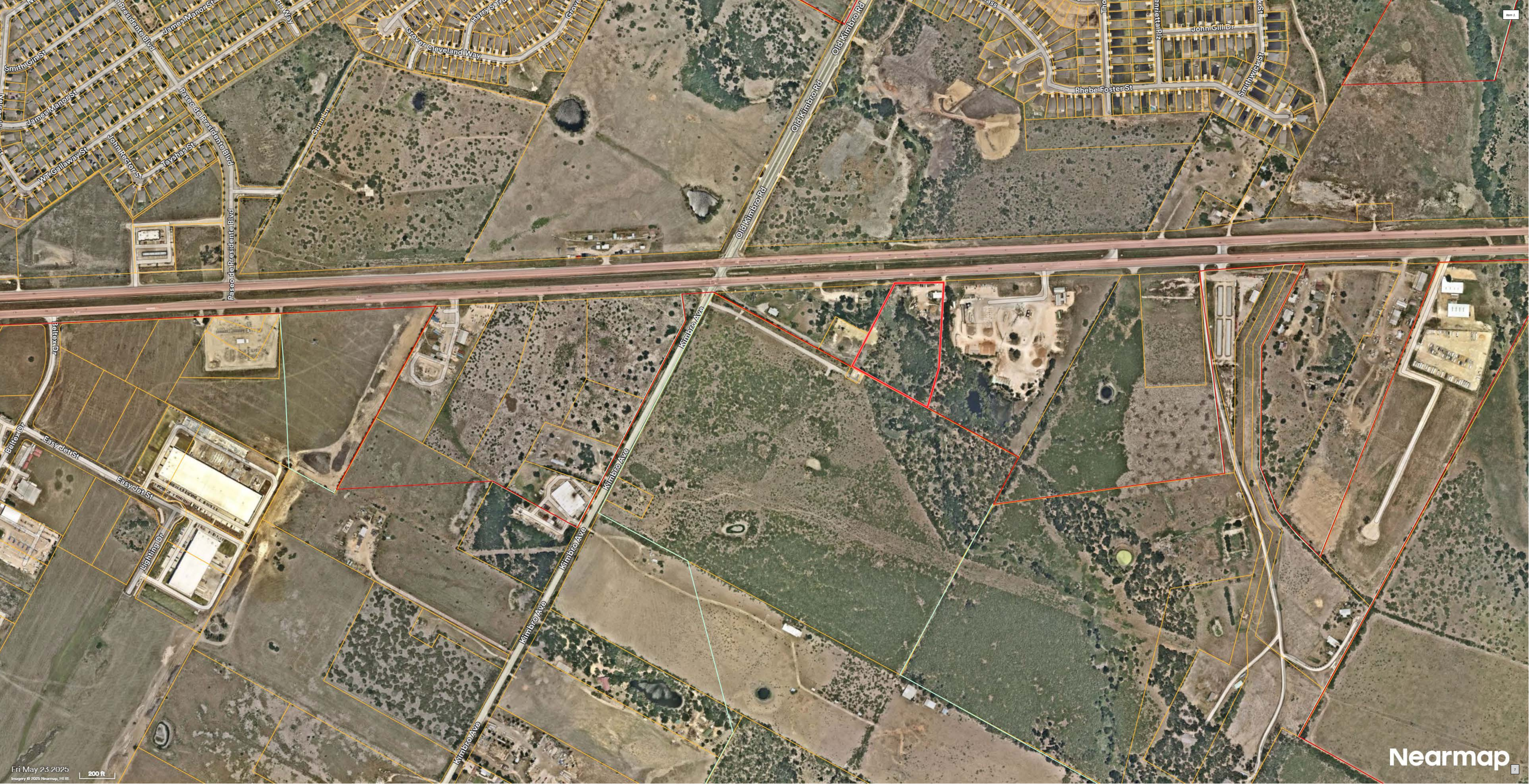
Proposed Zoning:
Medium Commercial (C-2)

Current Zoning:
Agricultural (A)

Zoning

- A - Agricultural
- SF-1 - Single Family Suburban
- SF-2 - Single Family Standard
- TF - Two Family
- TH - Townhome
- MF-1 - Multi-Family 15
- MF-2 - Multi-Family 25

- MH-1 - Manufactured Home
- I-1 - Institutional Small
- I-2 - Institutional Large
- GO - General Office
- C-1 - Light Commercial
- C-2 - Medium Commercial
- C-3 - Heavy Commercial
- NB - Neighborhood Business
- DB - Downtown Business
- IN-1 - Light Industrial
- IN-2 - Heavy Industrial
- PUD - Planned Unit Development
- ETJ





7/30/25

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 14305 E US HWY 290 rezoning (A) Agriculture to (C-2) Medium Commercial
 Case Number: 2025-P-1748-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 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial. 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 5.565 acres, more or less, and being TCAD parcel 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial.

Applicant: Luis Granillo
Owner: Luis Granillo

The Planning and Zoning Commission will meet at 6:30PM on August 13, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on August 20, 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 Council Members and 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

INVERTERRA & ASSOCIATES LLC 19424 SMITH GIN ST. MANOR, TX 78653-3984	JEFFERSON TRIANGLE MARINE LP 9225 KATY FRWY HOUSTON, TX 77024-1554
RHOF LLC 2730 TRANSIT RD. WEST SENECA, NY 14224-2523	KLATT PROPERTIES LP 2001 PICADILLY DR. ROUND ROCK, TX 78664-9511
AUSPRO ENTERPRISES LP PO BOX 13549 AUSTIN, TX 78711-3549	



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 13, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Specific Use Permit for a 5,040 square foot Medical Office, one (1) lot on 5.565 acres, more or less, and being TCAD Parcel ID# 236976 also known as 14305 E. US HWY 290, Manor, TX.

Applicant: Luis Granillo

Owner: Luis Granillo

BACKGROUND/SUMMARY:

This specific use permit is for a medical office. The footprint is not large due to challenges with the amount of floodplain on the lot. The property owner intends on providing medical services to the area as the area does not contain many medical offices.

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

- Letter of intent
- SUP map
- Aerial image

- Preliminary site layout
- 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 Specific Use Permit for a 5,040 square foot Medical Office, one (1) lot on 5.565 acres, more or less, and being TCAD Parcel ID# 236976 also known as 14305 E. US HWY 290, Manor, TX.

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



2204 Western Trails Blvd Suite 101
Austin, TX 78745
TBPE F-24758
(512) 767-4181

July 31, 2025

Michael Burrell
City of Manor Development Services Director
416 Gregg Street, Manor, Texas 78653
(512) 215-8158
mburrell@manortx.gov

Subject: Letter of Intent for Specific Use Permit

Property Address: 14305 E US Hwy 290, Manor, TX 78653
Travis CAD Property ID: 236976
Property Owner: TANI INVESTMENTS LLC ETAL
Acreage: 5.5650 Acres
Legal Description: ABS 154 SUR 52 CALDWELL A C ACR 5.565

Dear Mr. Burrell,

The property owner seeks to gain approval for a Specific use Permit (SUP) to allow the construction of a medical office building at the 5.565-acre lot located at 14305 E US Hwy 290, Manor, TX 78653. The parcel is further identified with the Travis Central Appraisal District as Property ID 236976, legal description, "ABS 154 SUR 52 CALDWELL A C ACR 5.565". The property is located within the City of Manor City Limits. A rezoning application has been submitted to rezone the property to C-2 - Medium Commercial.

Medical offices require a Specific Use Permit in the C-2 zoning district in accordance with the City of Manor's Unified Development Code. The proposed development will include a medical office building with associated parking, landscaping, and utilities, which will be designed to meet all applicable zoning, development, and building standards.

The proposed medical offices will be a compatible and beneficial addition to the surrounding area, providing essential healthcare services to the Manor community while generating local employment and contributing to the commercial vitality of the area.

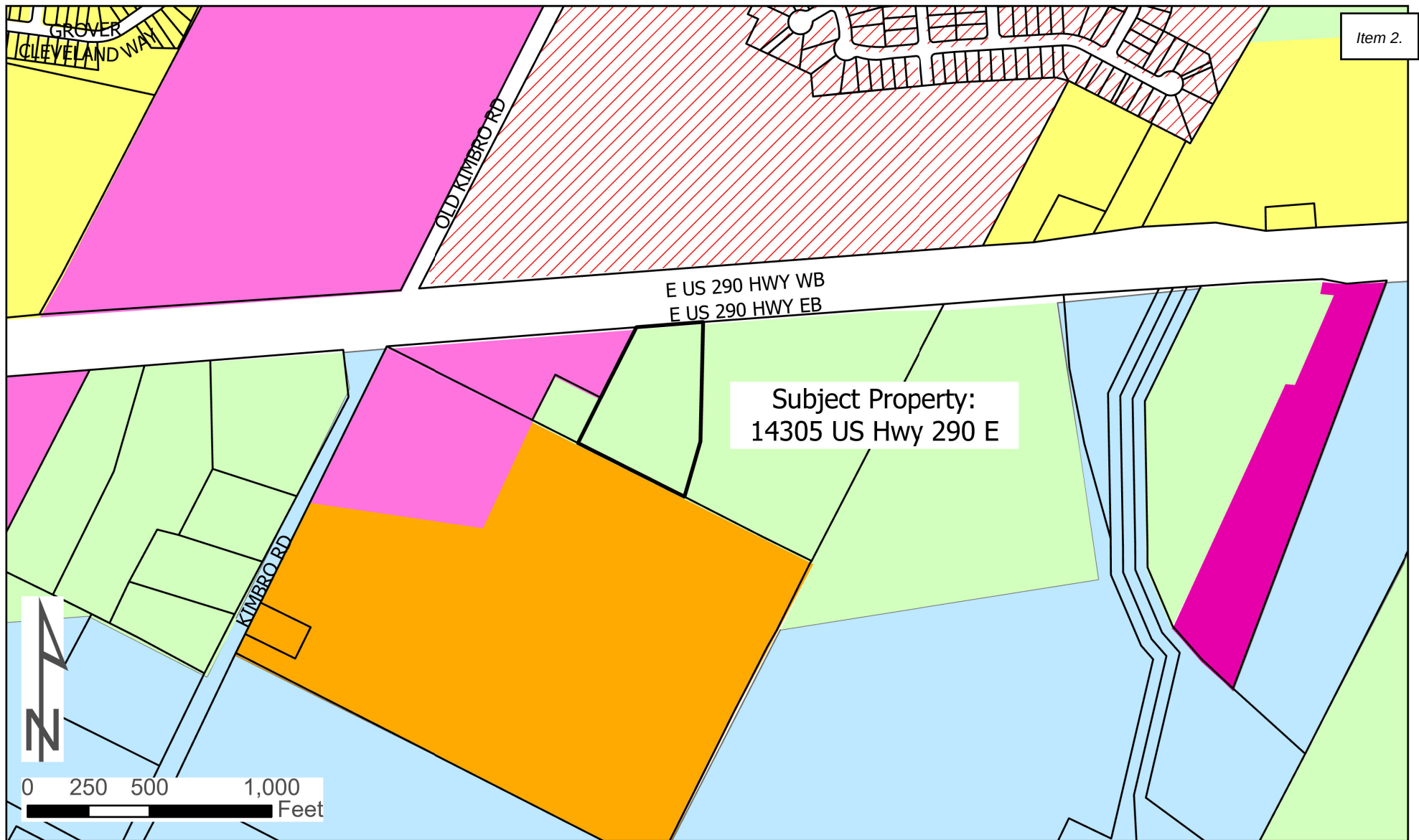
The proposed building will meet the Architectural Standards as defined in the City of Manor Code of Ordinances (Chapter 14, Division 6, Sec. 14.02.065) or as applicable. The project will comply with the required building standards established by the City of Manor to achieve quality design and development outcomes that reflect positively on the community and its character and values.

We respectfully request your consideration of this Specific Use Permit. Please feel free to contact me if you have any questions or comments. Thank you for your time and assistance.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "L. Granillo", is written over a light gray grid background.

Luis R. Granillo, P.E.
Principal
LRG Engineering, LLC.
luis@lrgengineering.com
(512) 767-4181

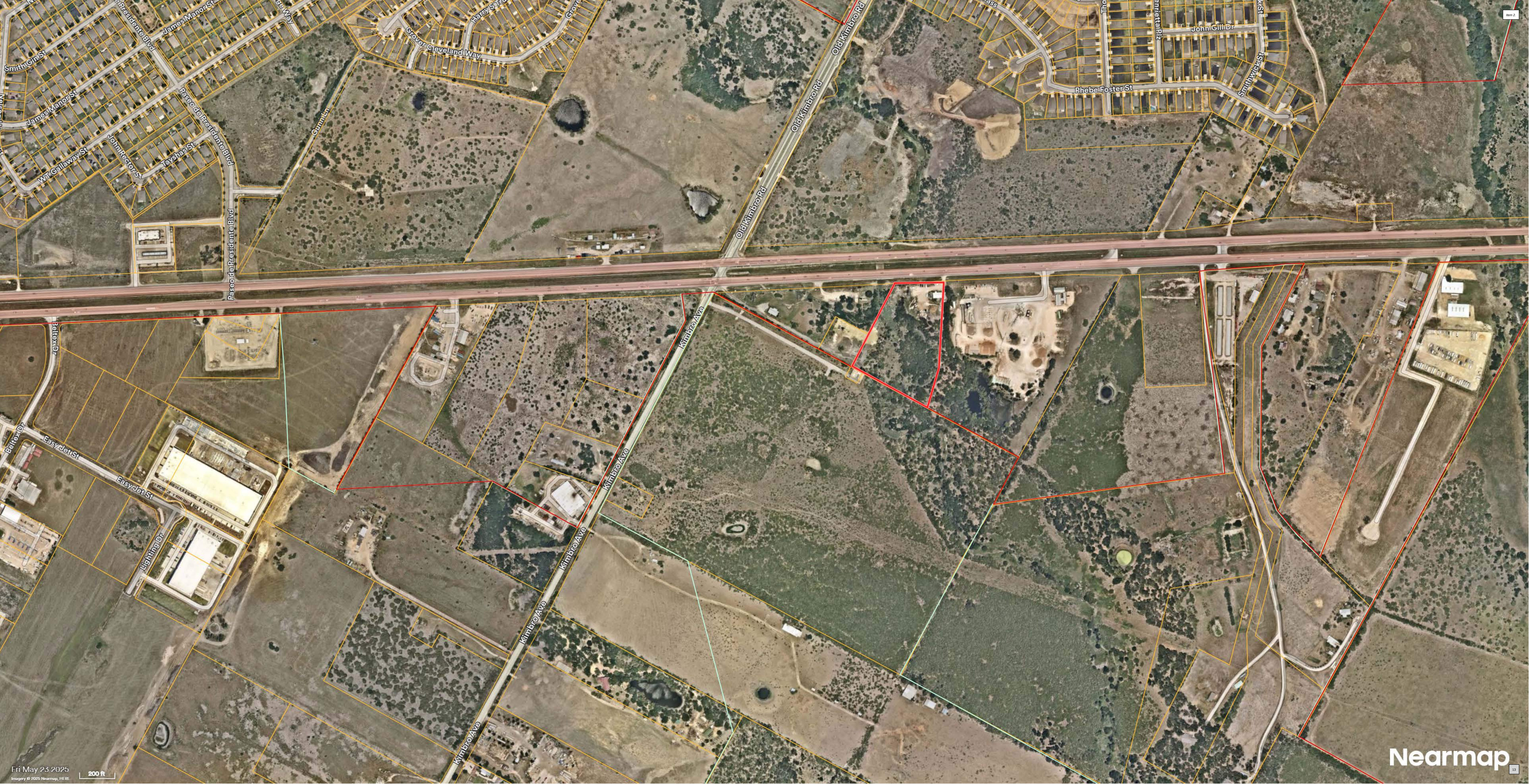


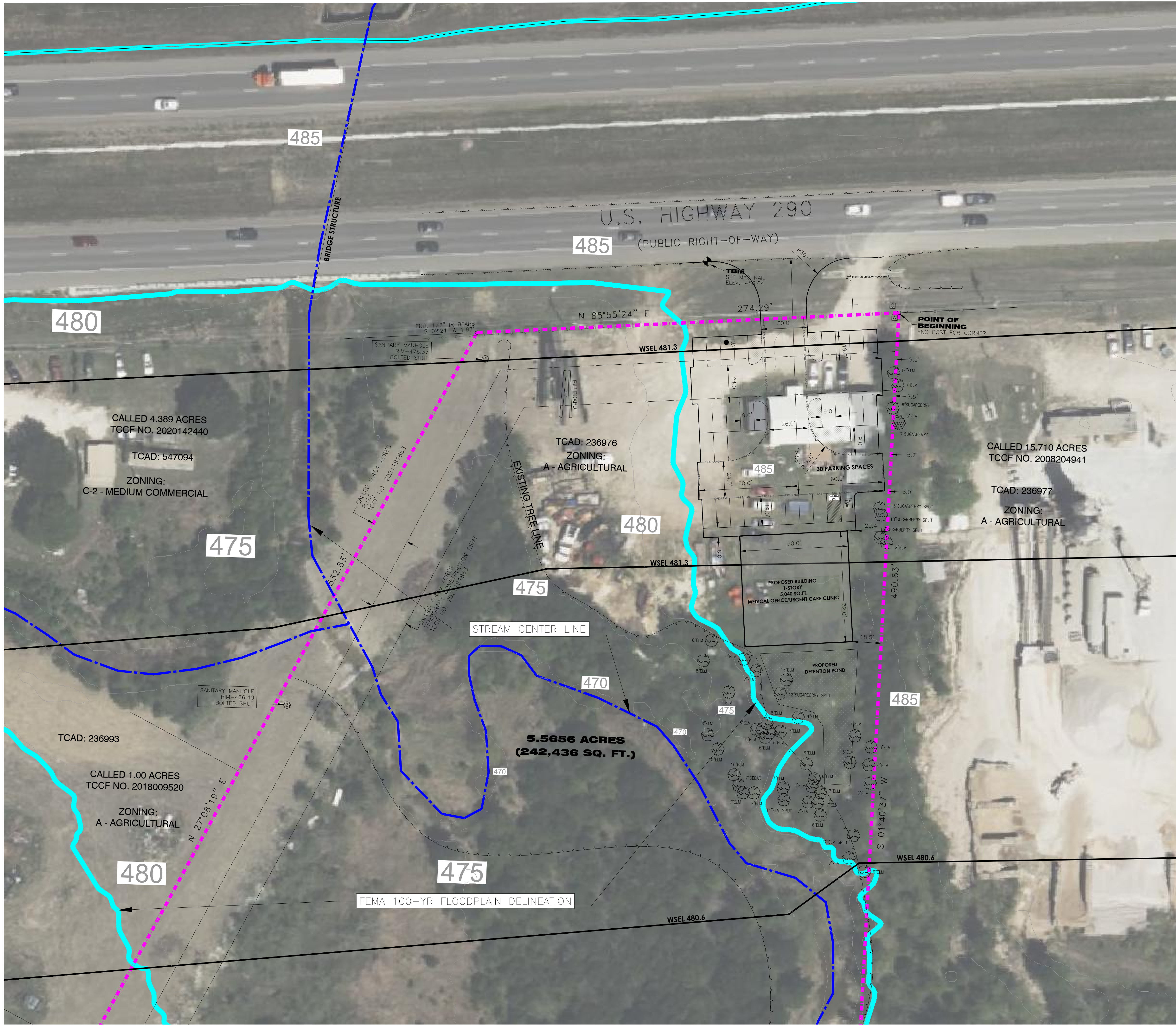
Proposed Specific Use Permit: Medical Office

Zoning

- A - Agricultural
- SF-1 - Single Family Suburban
- SF-2 - Single Family Standard
- TF - Two Family
- TH - Townhome
- MF-1 - Multi-Family 15
- MF-2 - Multi-Family 25

- MH-1 - Manufactured Home
- I-1 - Institutional Small
- I-2 - Institutional Large
- GO - General Office
- C-1 - Light Commercial
- C-2 - Medium Commercial
- C-3 - Heavy Commercial
- NB - Neighborhood Business
- DB - Downtown Business
- IN-1 - Light Industrial
- IN-2 - Heavy Industrial
- PUD - Planned Unit Development
- ETJ





LEGEND

- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- EDGE OF PAVEMENT
- EXISTING CONTOURS
- EXISTING TREE
- STREAM/CREEK CENTERLINE
- FEMA 100-YR FLOODPLAIN
- PROPOSED BUILDING

BUILDING STANDARDS NOTES:

- THE PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF A ONE-STORY, 5,000 SQ.FT. MEDICAL OFFICE BUILDING.
- BUILDING TYPE: VA
- BUILDING HEIGHT: 22 FT
- STORIES: ONE
- FOUNDATION TYPE: SLAB ON GRADE
- VISUAL SCREENING (WALLS, PLANTING, AND FENCES) TO BE COMPLIANT WITH CITY ORDINANCES.
- BUILDING: DESIGN STANDARDS
 - FACADE FINISH: MASONRY
 - MASONRY IS CONSIDERED STONE, BRICK, OR CEMENT STUCCO, AND EXCLUDES CEMENTITIOUS PLANKING.
 - BUILDING SHALL BE ARCHITECTURALLY FINISHED ON ALL FOUR SIDES WITH SAME MATERIALS, DETAILING, AND FEATURES.

SITE NOTE

- LANDSCAPING, SETBACKS, BUFFERS/SCREENING, MAXIMUM LOT COVERAGE/IMPERVIOUS COVER PERCENTAGE, AND PARKING REQUIREMENTS TO BE CONFIRMED WITH THE CITY OF MANOR.

DRAINAGE NOTE

- POST-DEVELOPMENT STORMWATER RUNOFF DISCHARGE RATE SHALL NOT EXCEED THE PRE-DEVELOPMENT DISCHARGE RATE ONTO STATE RIGHT-OF-WAY OR ADJOINING PROPERTIES.
- AREA SHOWN ON THE PLANS TO BE DEDICATED AS STORMWATER DETENTION CONTROL STRUCTURES IS CONCEPTUAL. NO FINAL DRAINAGE CALCULATIONS OR DETENTION POND ANALYSIS HAVE BEEN PERFORMED.

REVISIONS / CORRECTIONS

NO.	DATE	DESCRIPTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW.

PREPARED BY:
LUIS R. GRANILLO
PE#149558

07/31/2025

14305 E US HWY 290
MANOR, TEXAS 78653

CONCEPTUAL SITE PLAN
TRAVIS CAD PROPERTY ID: 236976

LRG ENGINEERING, LLC
2204 WESTERN TRAILS BLVD
SUITE 101
AUSTIN, TX 78745
TBPE FIRM # F-24758
PH: (512) 767-4181

LRG Engineering

SHEET NUMBER:

2 OF 2



7/30/25

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 14305 E US HWY 290 rezoning (A) Agriculture to (C-2) Medium Commercial
 Case Number: 2025-P-1748-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 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial. 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 5.565 acres, more or less, and being TCAD parcel 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial.

Applicant: Luis Granillo
Owner: Luis Granillo

The Planning and Zoning Commission will meet at 6:30PM on August 13, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on August 20, 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 Council Members and Commissioners during the discussion of this item.

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
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INVERTERRA & ASSOCIATES LLC 19424 SMITH GIN ST. MANOR, TX 78653-3984	JEFFERSON TRIANGLE MARINE LP 9225 KATY FRWY HOUSTON, TX 77024-1554
RHOF LLC 2730 TRANSIT RD. WEST SENECA, NY 14224-2523	KLATT PROPERTIES LP 2001 PICADILLY DR. ROUND ROCK, TX 78664-9511
AUSPRO ENTERPRISES LP PO BOX 13549 AUSTIN, TX 78711-3549	

AGENDA ITEM NO. 3



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 13, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes for July 9, 2025, Planning and Zoning Commission Regular Session.

BACKGROUND/SUMMARY:

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

- July 9, 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
JULY 9, 2025**

This meeting was live-streamed on Manor's Webpage.
You can access the video at <https://www.manortx.gov/171/Public-Meetings-Livestreams>
or by scanning the QR Code



PRESENT:

COMMISSIONERS:

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

CITY STAFF:

Michael Burrell, Development Services Director
Paige Saenz, Assistant City Attorney
Mandy Miller, Development Services Supervisor
Brittney Lopez, Deputy City Secretary

REGULAR SESSION: 6:30 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum present, the regular session of the Manor Planning and Zoning (P&Z) Commission was called to order by Chair Paiz At 6:34 p.m. on Wednesday, July 9, 2025, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PUBLIC COMMENTS

PUBLIC HEARING

No one appeared at this time. An email from a concerned citizen was received. Chair Paiz encouraged the Commissioners to read the email.

1. **Conduct a public hearing on a Concept Plan amendment for Manor Heights adding phases 7 & 8 with two hundred and fifty-six (256) lots on 71.567 acres, more or less, and being located to the northeast of the intersection of US Highway 290 and Old Kimbro Rd., Manor, TX.**

Applicant: Forestar (USA) Real Estate Group, Inc. Owner: Forestar (USA) Real Estate Group, Inc.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing on a Concept Plan amendment for Manor Heights adding phases 7 & 8 with two hundred and fifty-six (256) lots on 71.567 acres, more or less, and being located to the northeast of the intersection of US Highway 290 and Old Kimbro Rd., Manor, TX.

Chair Paiz opened the public hearing.

Director Burrell spoke regarding the Amendment for the Manor Heights Concept Plan.

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

There was no further discussion.

Motion to Close carried 4-0.

2. **Conduct a public hearing on a Specific Use Permit for 10,000 square feet of Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US HWY 290 also referred to as 13400 E US HWY 290 Manor, TX. Applicant: Advantage Construction, LLC. Owner: Advantage Construction, LLC.**

City Staff recommended that the Planning and Zoning Commission conduct the public hearing on a Specific Use Permit for 10,000 square feet of Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US HWY 290 also referred to as 13400 E US HWY 290 Manor, TX.

Chair Paiz opened the public hearing.

Darrell Knight with Advantage Construction, LLC., 2221 Lakeside Blvd, Suite 1260, Richardson, Texas, submitted a speaker card in support of this item. Mr. Knight did not wish to speak; however, he was available for any questions.

Director Burrell gave details pertaining to the Specific Use Permit for the 10,000 square feet of Medical Office.

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

There was no further discussion.

Motion to Close carried 4-0.

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.**

City Staff recommended that the Planning and Zoning Commission conduct the 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.

Chair Paiz opened the public hearing.

Rachel Shanks with Sotol Ventures, 9505 Johnny Morris Road, Austin, Texas, submitted a speaker card in support of this item. Ms. Shanks did not wish to speak; however, she was available for any questions.

Director Burrell gave a recap of the Specific Use Permit request. He reminded the Commission of the presentation at a prior meeting.

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

There was no further discussion.

Motion to Close carried 4-0.

CONSENT AGENDA

4. Consideration, discussion, and possible action to approve the Planning and Zoning Commission minutes for:

- May 14, 2025, Planning and Zoning Commission Regular Session; and
- June 11, 2025, Planning and Zoning Commission Regular Session.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Meyer to approve the consent agenda.

There was no further discussion.

Motion to Approve carried 4-0.

REGULAR AGENDA

5. Consideration, discussion, and possible action on a Concept Plan amendment for Manor Heights adding phases 7 & 8 with two hundred and fifty-six (256) lots on 71.567 acres, more or less, and being located to the northeast of the intersection of US Highway 290 and Old Kimbro Rd., Manor, TX. Applicant: Forestar (USA) Real Estate Group, Inc. Owner: Forestar (USA) Real Estate Group, Inc.

City Staff recommended that the Planning and Zoning Commission approve the Concept Plan amendment for Manor Heights adding phases 7 & 8 with two hundred and fifty-six (256) lots on 71.567 acres, more or less, and being located to the northeast of the intersection of US Highway 290 and Old Kimbro Rd., Manor, TX.

Director Burrell stated this item was non-discretionary. He answered questions from the Commissioners about the Pond and Parkland details.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Nila to approve the Concept Plan amendment for Manor Heights adding phases 7 & 8 with two hundred and fifty-six (256) lots on 71.567 acres, more or less, and being located to the northeast of the intersection of US Highway 290 and Old Kimbro Rd., Manor, TX.

There was no further discussion.

Motion to Approve carried 4-0.

- 6. Consideration, discussion, and possible action on a Specific Use Permit for 10,000 square feet of Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US HWY 290 also referred to as 13400 E US HWY 290 Manor, TX. Applicant: Advantage Construction, LLC. Owner: Advantage Construction, LLC.**

City Staff recommended that the Planning and Zoning Commission deny the Specific Use Permit for 10,000 square feet of Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US HWY 290 also referred to as 13400 E US HWY 290 Manor, TX.

Darrell Knight with Advantage Construction, LLC., 2221 Lakeside Blvd, Suite 1260, Richardson, Texas, submitted a speaker card in support of this item. Mr. Knight did not wish to speak; however, he was available for any questions.

Director Burrell stated this property is currently zoned Commercial therefore eligible for sales tax. He reminded the Commission that if used as Medical Office it would not offer the opportunity to claim any sales taxes.

Discussion was held regarding the allowable uses and the potential layout for the property. The business next to this purposed development is self-storage, which would not generate sales taxes.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Meyer to deny the Specific Use Permit for 10, 000 square feet of Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US HWY 290 also referred to as 13400 E US HWY 290 Manor, TX.

There was no further discussion.

Motion to Deny carried 4-0.

- 7. 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.**

City Staff recommended that the Planning and Zoning Commission deny the Specific Use Permit request 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.

Director Burrell stated the recommendation to deny was due to the number of other like-use businesses near the proposed development.

Rachel Shanks with Sotol Ventures, 9505 Johnny Morris Road, Austin, Texas, submitted a speaker card in support of this item. Ms. Shanks answered questions pertaining to allowable uses, impervious coverage, ingress and egress for the property, and the potential connectivity to the future commercial properties.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Meyer to deny the 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.

There was no further discussion.

Motion to Deny carried 4-0.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Meyer to Adjourn the Regular Session of the Manor Planning and Zoning Commission at 7:01 p.m. on Wednesday July 9, 2025.

There was no further discussion.

Motion to Adjourn carried 4-0.

The Planning and Zoning Commission approved these minutes on August 13, 2025.

APPROVED:

Felix Paiz
Chairperson

ATTEST:

Mandy Miller
Development Services Supervisor



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 13, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on 5.565 acres, more or less, and being TCAD Parcel ID# 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial.

Applicant: Luis Granillo

Owner: Luis Granillo

BACKGROUND/SUMMARY:

This property is currently zoned Agricultural after being annexed in 2017 by Ordinance No. 483. The use of the property is changing to a more intense commercial use requiring rezoning to maintain conformance with the City's ordinances. This rezoning request precedes a specific use permit request for a medical office on this property.

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

- Letter of intent
- Rezoning Map
- 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 one (1) lot on 5.565 acres, more or less, and being TCAD Parcel ID# 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial.

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



2204 Western Trails Blvd Suite 101
Austin, TX 78745
TBPE F-24758
(512) 767-4181

July 31, 2025

Michael Burrell
City of Manor Development Services Director
416 Gregg Street
Manor, Texas 78653
(512) 215-8158
mburrell@manortx.gov

Subject: Letter of Intent for Rezoning

Property Address: 14305 E US Hwy 290, Manor, TX 78653
Travis CAD Property ID: 236976
Property Owner: TANI INVESTMENTS LLC ETAL
Acreage: 5.5650 Acres
Legal Description: ABS 154 SUR 52 CALDWELL A C ACR 5.565

Dear Mr. Burrell,

The property owner seeks to rezone the 5.565-acre lot located at 14305 E US Hwy 290, Manor, TX 78653. The parcel is further identified with the Travis Central Appraisal District as Property ID 236976, legal description, "ABS 154 SUR 52 CALDWELL A C ACR 5.565". The property is located within the City of Manor City Limits. The property is currently zoned as A- Agricultural. On behalf of TANI INVESTMENTS LLC ETAL, I am hereby requesting a zoning change so that the property will be zoned as C-2 - Medium Commercial.

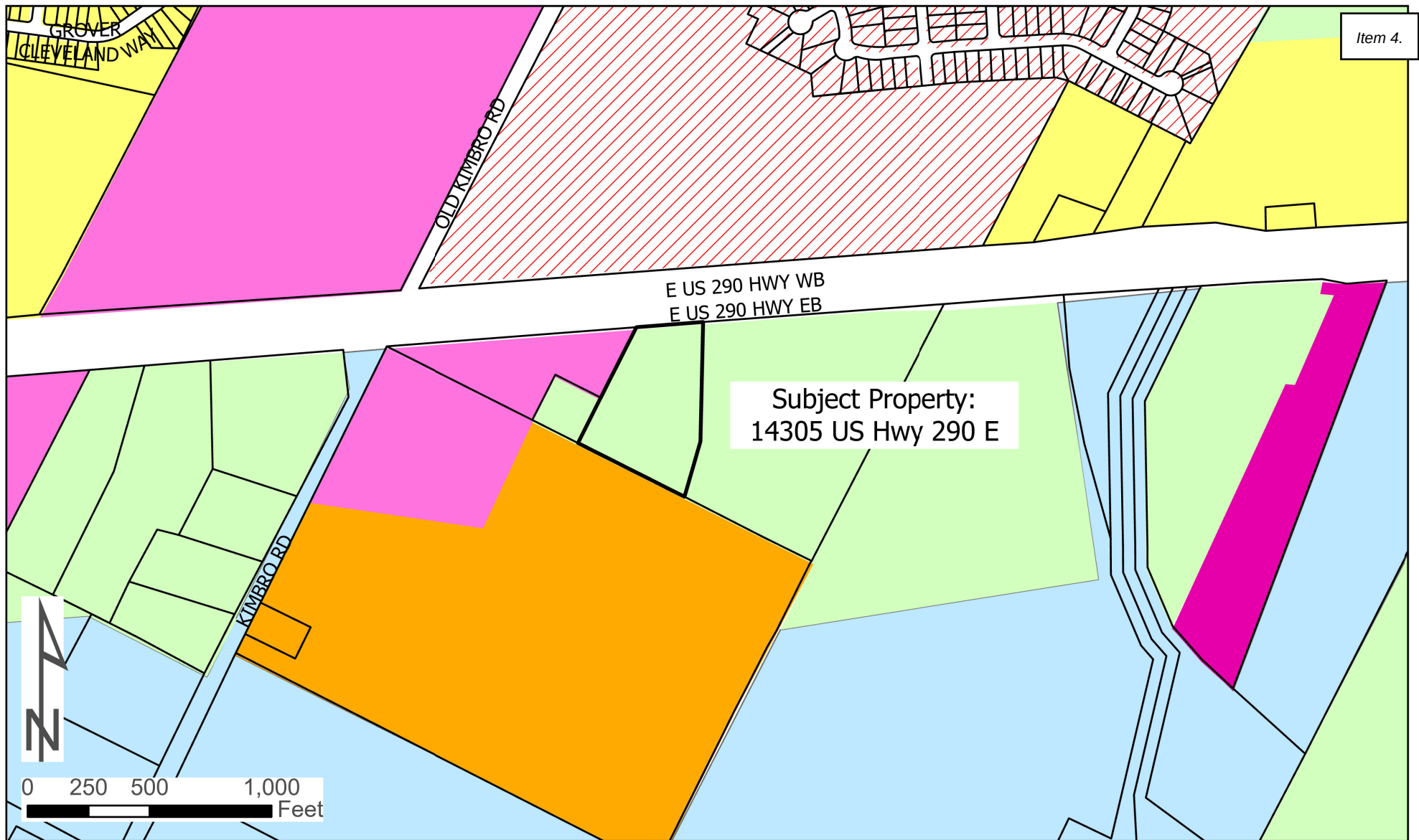
The proposed zoning will encourage development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining properties, and following the guidelines and Ordinances of the City of Manor.

Please feel free to contact me if you have any questions or comments. Thank you for your consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "L. Granillo", with a stylized flourish at the end.

Luis R. Granillo, P.E.
Principal
LRG Engineering, LLC.
luis@lrgengineering.com
(512) 767-4181



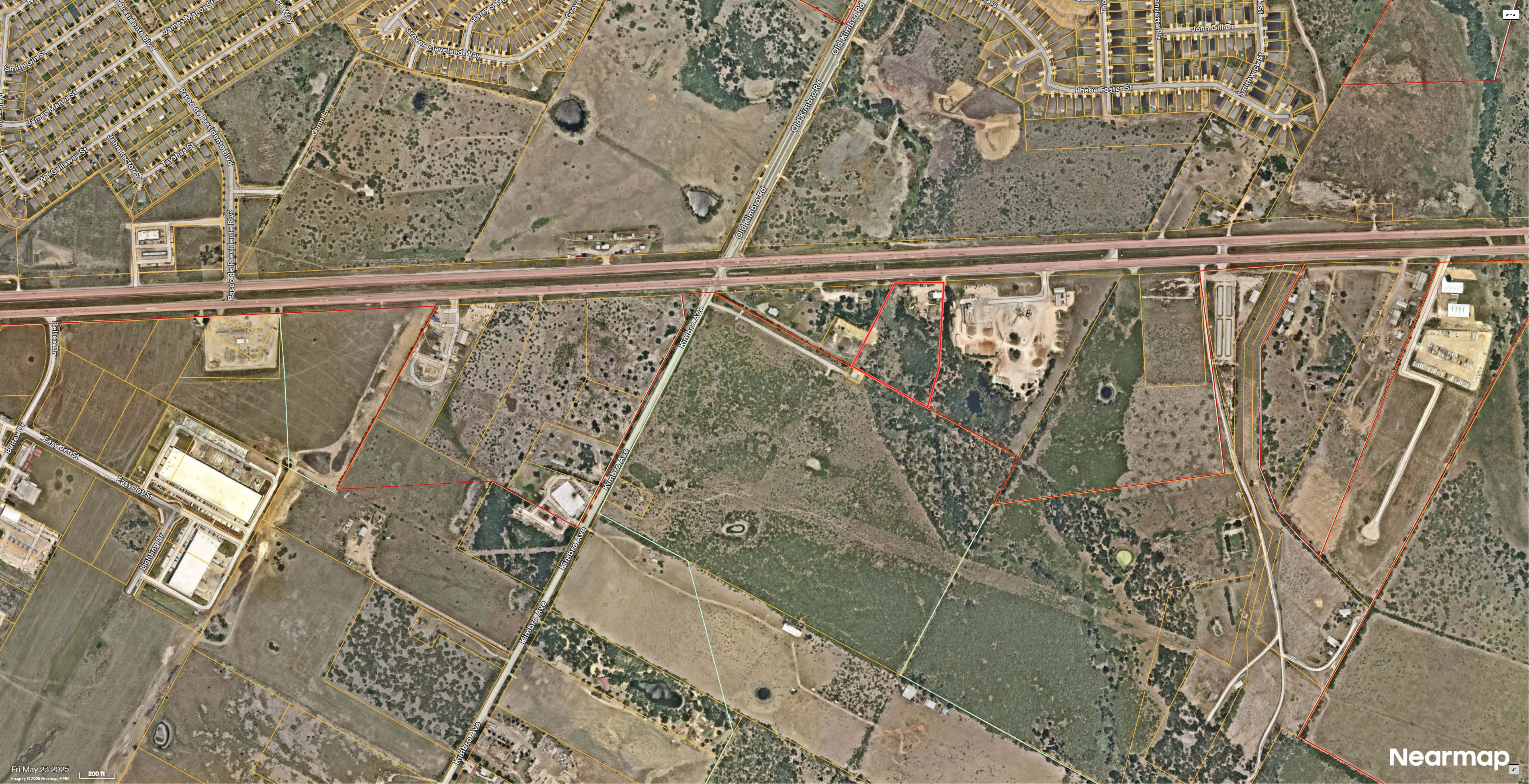
Proposed Zoning:
Medium Commercial (C-2)

Current Zoning:
Agricultural (A)

Zoning

- A - Agricultural
- SF-1 - Single Family Suburban
- SF-2 - Single Family Standard
- TF - Two Family
- TH - Townhome
- MF-1 - Multi-Family 15
- MF-2 - Multi-Family 25

- MH-1 - Manufactured Home
- I-1 - Institutional Small
- I-2 - Institutional Large
- GO - General Office
- C-1 - Light Commercial
- C-2 - Medium Commercial
- C-3 - Heavy Commercial
- NB - Neighborhood Business
- DB - Downtown Business
- IN-1 - Light Industrial
- IN-2 - Heavy Industrial
- PUD - Planned Unit Development
- ETJ





7/30/25

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 14305 E US HWY 290 rezoning (A) Agriculture to (C-2) Medium Commercial
 Case Number: 2025-P-1748-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 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial. 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 5.565 acres, more or less, and being TCAD parcel 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial.

Applicant: Luis Granillo
Owner: Luis Granillo

The Planning and Zoning Commission will meet at 6:30PM on August 13, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on August 20, 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 Council Members and 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

INVERTERRA & ASSOCIATES LLC 19424 SMITH GIN ST. MANOR, TX 78653-3984	JEFFERSON TRIANGLE MARINE LP 9225 KATY FRWY HOUSTON, TX 77024-1554
RHOF LLC 2730 TRANSIT RD. WEST SENECA, NY 14224-2523	KLATT PROPERTIES LP 2001 PICADILLY DR. ROUND ROCK, TX 78664-9511
AUSPRO ENTERPRISES LP PO BOX 13549 AUSTIN, TX 78711-3549	



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 13, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Specific Use Permit for a 5,040 square foot Medical Office, one (1) lot on 5.565 acres, more or less, and being TCAD Parcel ID# 236976 also known as 14305 E. US HWY 290, Manor, TX.

Applicant: Luis Granillo

Owner: Luis Granillo

BACKGROUND/SUMMARY:

This specific use permit is for a medical office. The footprint is not large due to challenges with the amount of floodplain on the lot. The property owner intends on providing medical services to the area as the area does not contain many medical offices.

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

- Letter of intent
- SUP map
- Aerial image

- Preliminary site layout
- 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 Specific Use Permit for a 5,040 square foot Medical Office, one (1) lot on 5.565 acres, more or less, and being TCAD Parcel ID# 236976 also known as 14305 E. US HWY 290, Manor, TX.

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



2204 Western Trails Blvd Suite 101
Austin, TX 78745
TBPE F-24758
(512) 767-4181

July 31, 2025

Michael Burrell
City of Manor Development Services Director
416 Gregg Street, Manor, Texas 78653
(512) 215-8158
mburrell@manortx.gov

Subject: Letter of Intent for Specific Use Permit

Property Address: 14305 E US Hwy 290, Manor, TX 78653
Travis CAD Property ID: 236976
Property Owner: TANI INVESTMENTS LLC ETAL
Acreage: 5.5650 Acres
Legal Description: ABS 154 SUR 52 CALDWELL A C ACR 5.565

Dear Mr. Burrell,

The property owner seeks to gain approval for a Specific use Permit (SUP) to allow the construction of a medical office building at the 5.565-acre lot located at 14305 E US Hwy 290, Manor, TX 78653. The parcel is further identified with the Travis Central Appraisal District as Property ID 236976, legal description, "ABS 154 SUR 52 CALDWELL A C ACR 5.565". The property is located within the City of Manor City Limits. A rezoning application has been submitted to rezone the property to C-2 - Medium Commercial.

Medical offices require a Specific Use Permit in the C-2 zoning district in accordance with the City of Manor's Unified Development Code. The proposed development will include a medical office building with associated parking, landscaping, and utilities, which will be designed to meet all applicable zoning, development, and building standards.

The proposed medical offices will be a compatible and beneficial addition to the surrounding area, providing essential healthcare services to the Manor community while generating local employment and contributing to the commercial vitality of the area.

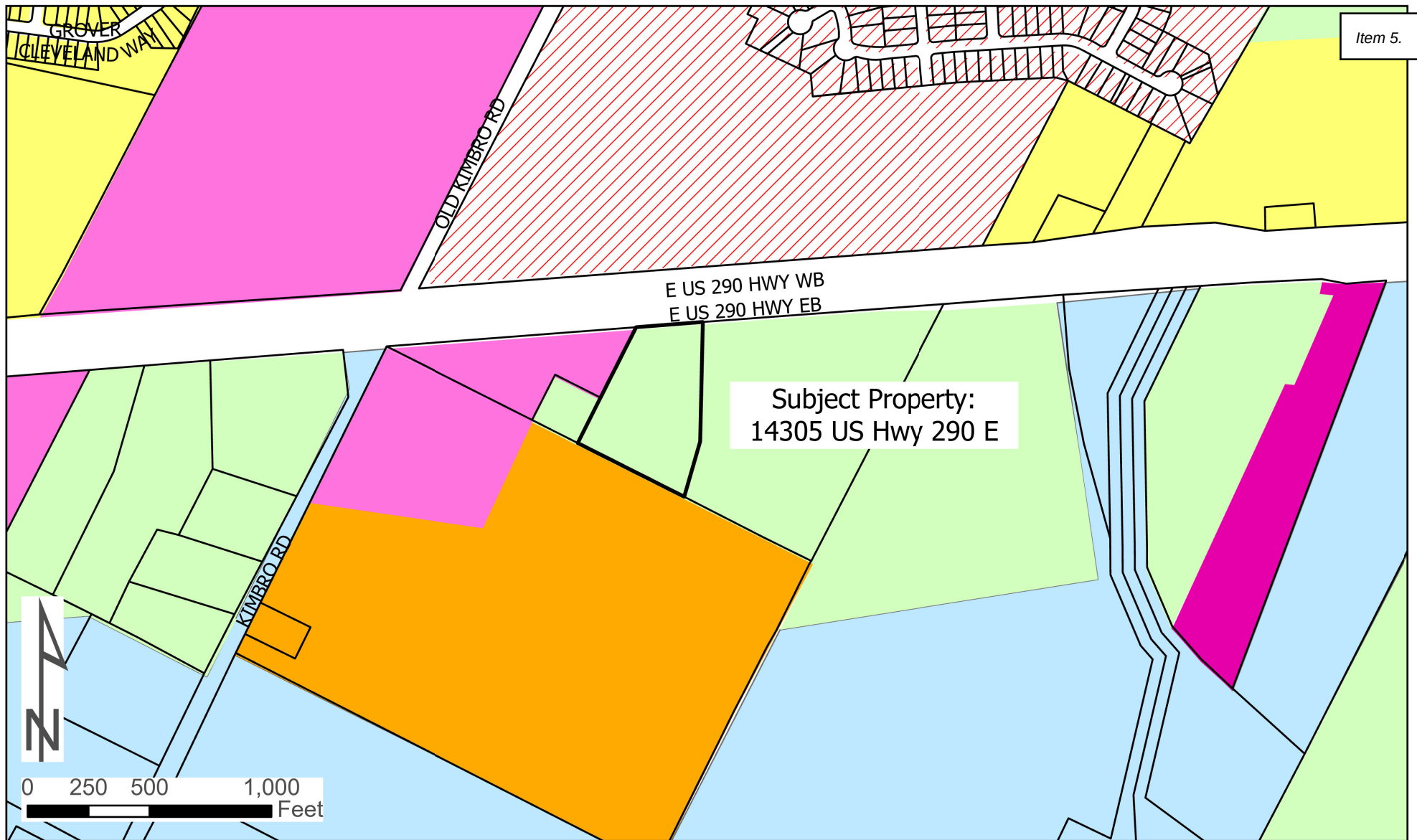
The proposed building will meet the Architectural Standards as defined in the City of Manor Code of Ordinances (Chapter 14, Division 6, Sec. 14.02.065) or as applicable. The project will comply with the required building standards established by the City of Manor to achieve quality design and development outcomes that reflect positively on the community and its character and values.

We respectfully request your consideration of this Specific Use Permit. Please feel free to contact me if you have any questions or comments. Thank you for your time and assistance.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "L. Granillo", is written over a light gray grid background.

Luis R. Granillo, P.E.
Principal
LRG Engineering, LLC.
luis@lrgengineering.com
(512) 767-4181



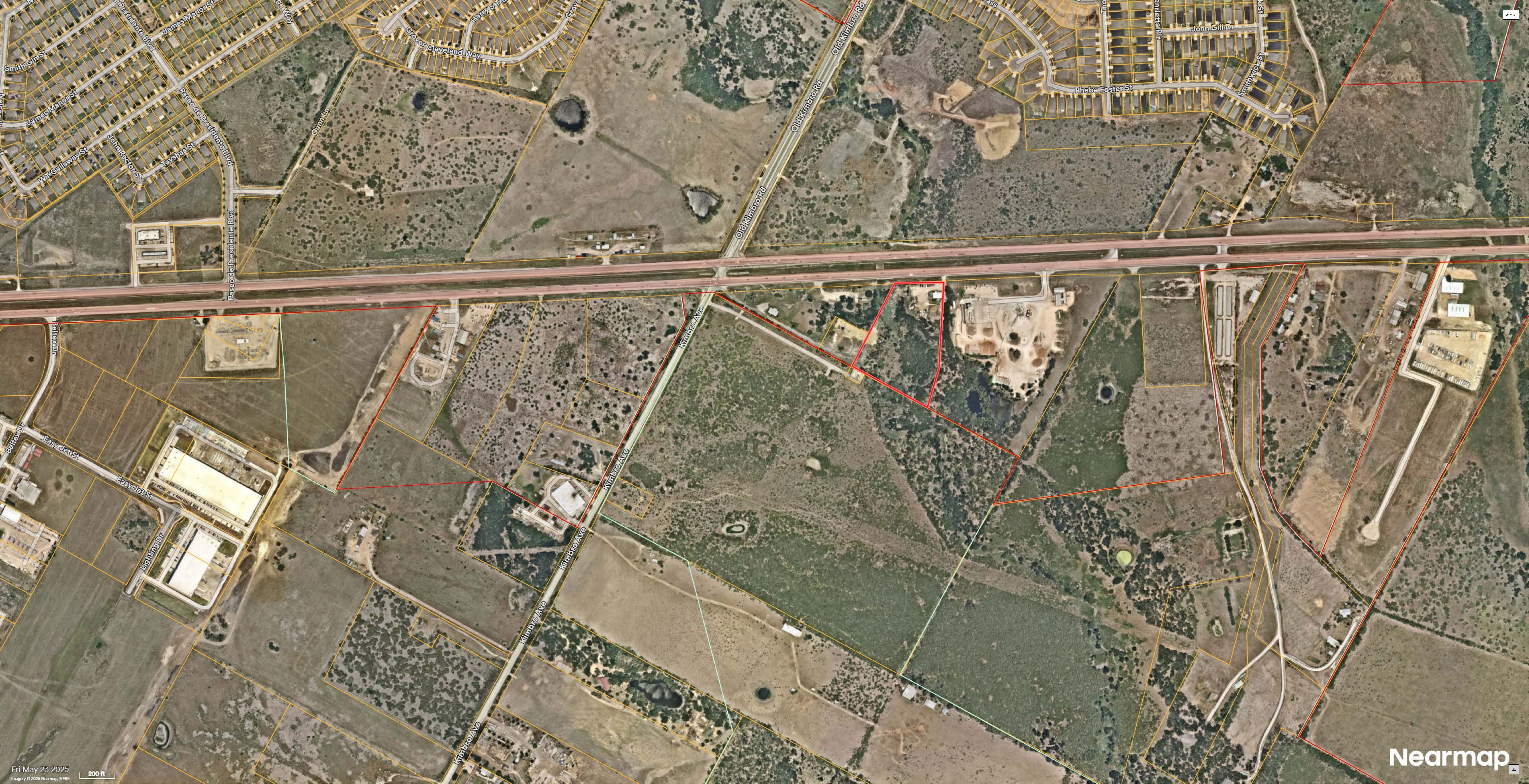
Proposed Specific Use Permit: Medical Office

Zoning

- A - Agricultural
- SF-1 - Single Family Suburban
- SF-2 - Single Family Standard
- TF - Two Family
- TH - Townhome
- MF-1 - Multi-Family 15
- MF-2 - Multi-Family 25

- MH-1 - Manufactured Home
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- NB - Neighborhood Business
- DB - Downtown Business
- IN-1 - Light Industrial
- IN-2 - Heavy Industrial
- PUD - Planned Unit Development
- ETJ



[illegible]

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF
INTERIM REVIEW.

PREPARED BY:
LUIS R. GRANILLO
PE#149558

07/31/2025

14305 E US HWY 290
MANOR, TEXAS 78653

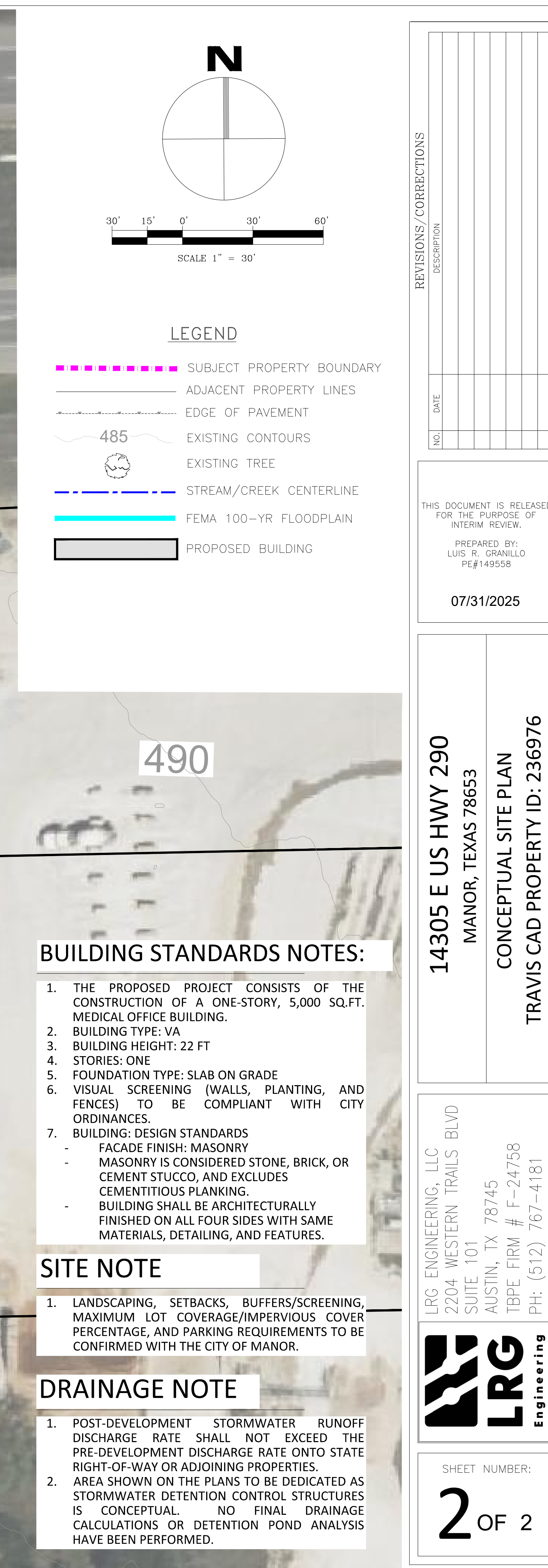
CONCEPTUAL SITE PLAN

TRAVIS CAD PROPERTY ID: 23697

LRG ENGINEERING, LLC
2204 WESTERN TRAILS BLVD
SUITE 101
AUSTIN, TX 78745
TBPE FIRM # F-24758
PH: (512) 767-4181



SHEET NUMBER:
1 OF 2





7/30/25

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 14305 E US HWY 290 rezoning (A) Agriculture to (C-2) Medium Commercial
 Case Number: 2025-P-1748-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 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial. 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 5.565 acres, more or less, and being TCAD parcel 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial.

Applicant: Luis Granillo
Owner: Luis Granillo

The Planning and Zoning Commission will meet at 6:30PM on August 13, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on August 20, 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 Council Members and 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

INVERTERRA & ASSOCIATES LLC 19424 SMITH GIN ST. MANOR, TX 78653-3984	JEFFERSON TRIANGLE MARINE LP 9225 KATY FRWY HOUSTON, TX 77024-1554
RHOF LLC 2730 TRANSIT RD. WEST SENECA, NY 14224-2523	KLATT PROPERTIES LP 2001 PICADILLY DR. ROUND ROCK, TX 78664-9511
AUSPRO ENTERPRISES LP PO BOX 13549 AUSTIN, TX 78711-3549	



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 13, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Coordinated Sign Plan Amendment for the Mini-Max Gas Station located at 13320 E US HWY 290 Manor, TX.

Applicant: Inayat Marediya

Owner: Inayat Marediya

BACKGROUND/SUMMARY:

The original coordinated sign plan was approved by the Planning and Zoning Commission on December 11, 2024. This amendment seeks to add signage to the fuel canopy which was an area not previously included in the coordinated sign plan.

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

- Letter of intent
- Amended coordinated sign plan

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 Coordinated Sign Plan Amendment for the Mini-Max Gas Station located at 13320 E US HWY 290 Manor, TX.

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

Manor, Texas

Coordinated Sign Plan

01 August 2025

Dear Recipient:

I hope this letter finds you well. We are writing to express our intent regarding the coordinated sign plan for the property located at 13320 E US Hwy 290 Manor Texas 78653. As part of our efforts to enhance the visual appeal and functionality of the site, we propose replacing the two 40-foot-tall billboard signs with two new signs: a gas price sign and a car wash sign.

Our objectives for this coordinated sign plan are as follows:

The new signs will provide clear and concise information to passersby, improving visibility for both the gas station and the car wash facility.

We aim to create a cohesive and visually appealing signage arrangement that aligns with the overall branding and design of the property.

The gas price sign will ensure that fuel prices are prominently displayed, facilitating customer decision-making. Simultaneously, the car wash sign will guide patrons to the car wash area.

We are committed to adhering to all local regulations and zoning requirements related to signage.

The new signage will notably decrease the overall square footage of the sign area when compared to the previous two billboard signs.

We are proposing this letter of intent to make amendments to add canopy signs on our site.

We are making these amendments to add signs to our fuel canopy. The reason for this is for the visibility of your customers to be able to see what brand of fuel we are selling and to follow the guidelines or Brand Licensing Agreement of our wholesalers.

We aim to create a cohesive and visually appealing signage arrangement that aligns with the overall branding and design of the property.

The fuel canopy sign will ensure that fuel brand is prominently displayed, facilitating customer decision-making.

For the amendments that are made on the sign plan its pages 27-31 on the Building Sign PDF.

We appreciate your consideration of this matter. Should you have any questions or require further details, please do not hesitate to reach out. We look forward to collaborating with you to enhance the property's visual impact and functionality.

Sincerely,

Inayat Marediya

Item 6.

Manor, Texas

Coordinated Sign Plan

01 August 2025

Dear Recipient:

I hope this letter finds you well. We are writing to express our intent regarding the coordinated sign plan for the property located at 13320 E US Hwy 290 Manor Texas 78653. As part of our efforts to enhance the visual appeal and functionality of the site, we propose replacing the two 40-foot-tall billboard signs with two new signs: a gas price sign and a car wash sign.

Our objectives for this coordinated sign plan are as follows:

The new signs will provide clear and concise information to passersby, improving visibility for both the gas station and the car wash facility.

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The gas price sign will ensure that fuel prices are prominently displayed, facilitating customer decision-making. Simultaneously, the car wash sign will guide patrons to the car wash area.

We are committed to adhering to all local regulations and zoning requirements related to signage.

The new signage will notably decrease the overall square footage of the sign area when compared to the previous two billboard signs.

We are proposing this letter of intent to make amendments to add canopy signs on our site.

We are making these amendments to add signs to our fuel canopy. The reason for this is for the visibility of your customers to be able to see what brand of fuel we are selling and to follow the guidelines of our Brand Licensing Agreement of our Supplier.

We aim to create a cohesive and visually appealing signage arrangement that aligns with the overall branding and design of the property.

The fuel canopy sign will ensure that fuel brand is prominently displayed, facilitating customer decision-making.

For the amendments that are made on the sign plan its pages 27-31 on the Building Sign PDF.

We appreciate your consideration of this matter. Should you have any questions or require further details, please do not hesitate to reach out. We look forward to collaborating with you to enhance the property's visual impact and functionality.

Sincerely,

Inayat Marediya

Item 6.



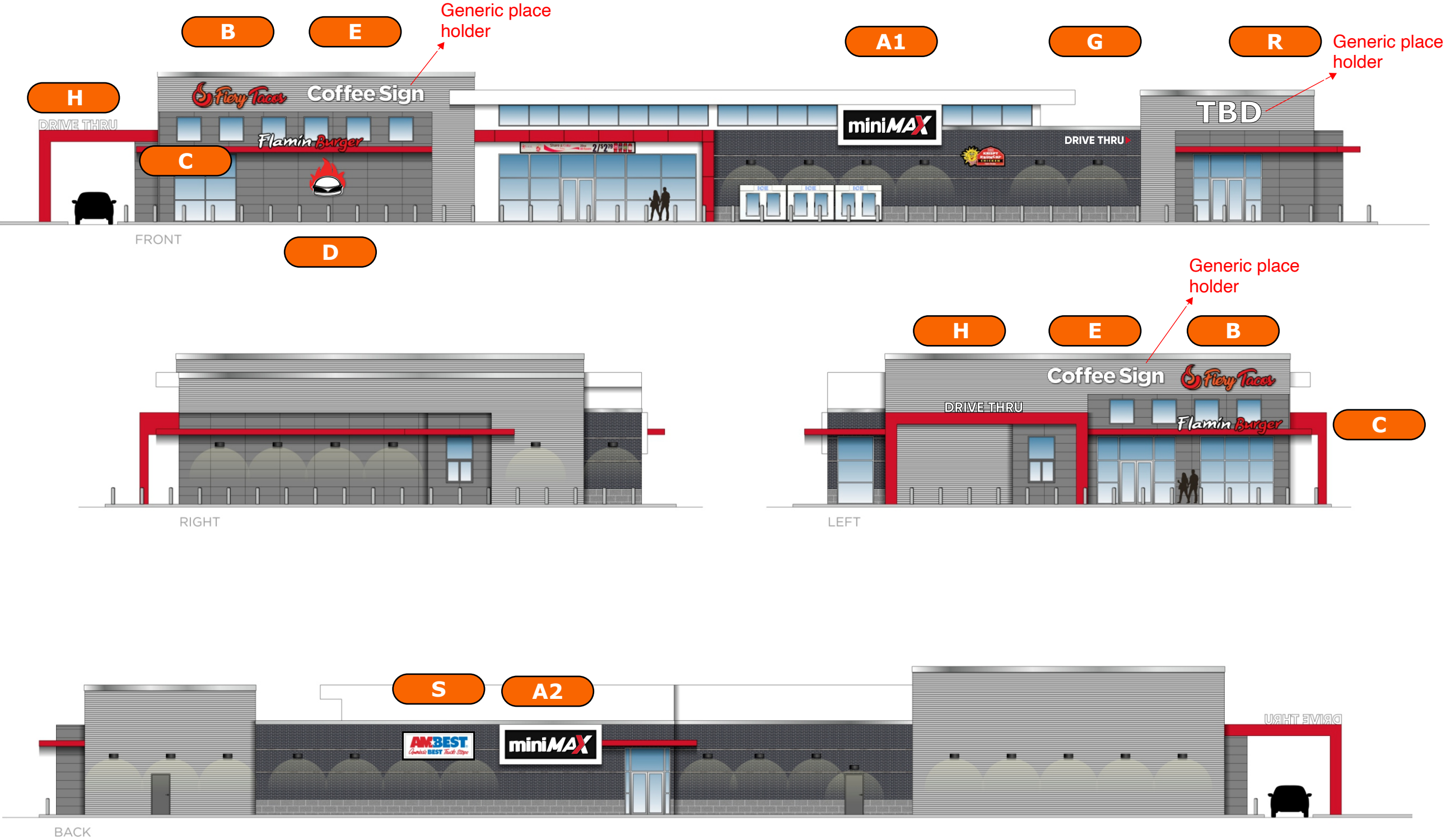
MiniMax #11 • Manor, 290 Project Sign Package



13320 E US Hwy 290 Manor Texas 78653

miniMAX
#11

☒ **Proposal Drawing**
☐ Final Drawing



ELEVATIONS

Scale: NOT TO SCALE

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Comet SIGNS
by **Stratus**

TDLR: 18010 • MET: E113766

Corporate Office
5003 Stout Drive
San Antonio, TX 78219
(210) 341-7244

Dallas
2703 Mockingbird Lane
Dallas, TX 75235
(972) 870-1594

Houston
7630 Hansen Road
Houston, TX 77061
(713) 943-1831

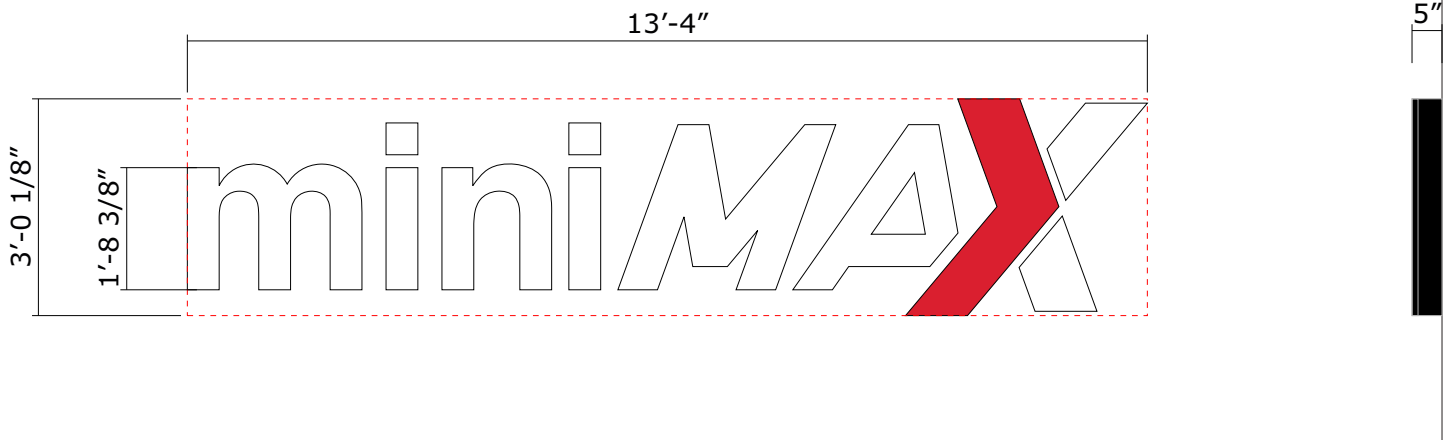
Austin
11209 Conroy Ln.
Austin, TX 78652
(512) 374-9300

Tyler
2971 Elkton Trail
Tyler, TX 75703
(903) 561-4995

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miniMAX
#11

☒ Proposal Drawing
☐ Final Drawing



A INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS **40.14 SQFT**
QTY: TWO (2) Scale: 3/8" = 1'-0"

SCOPE OF WORK:
FABRICATE AND INSTALL INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

FACES
• COPY TO BE .177" THK. #7328 WHITE ACRYLIC FACES
• LEFT PART OF 'X' TO BE .177" THK. #2447 WHITE ACRYLIC FACE WITH APPLIED (V2)

RETURNS & TRIMCAP
• 5" DEEP BLACK RETURNS AND 1" BLACK TRIMCAP

ILLUMINATION
• INTERNALLY ILLUMINATED W/ 6500K WHITE LEDS



ILLUMINATED VIEW

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

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



TDLR: 18010 • MET: E113766

Corporate Office
5003 Stout Drive
San Antonio, TX 78219
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2703 Mockingbird Lane
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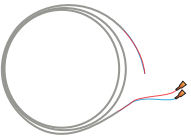
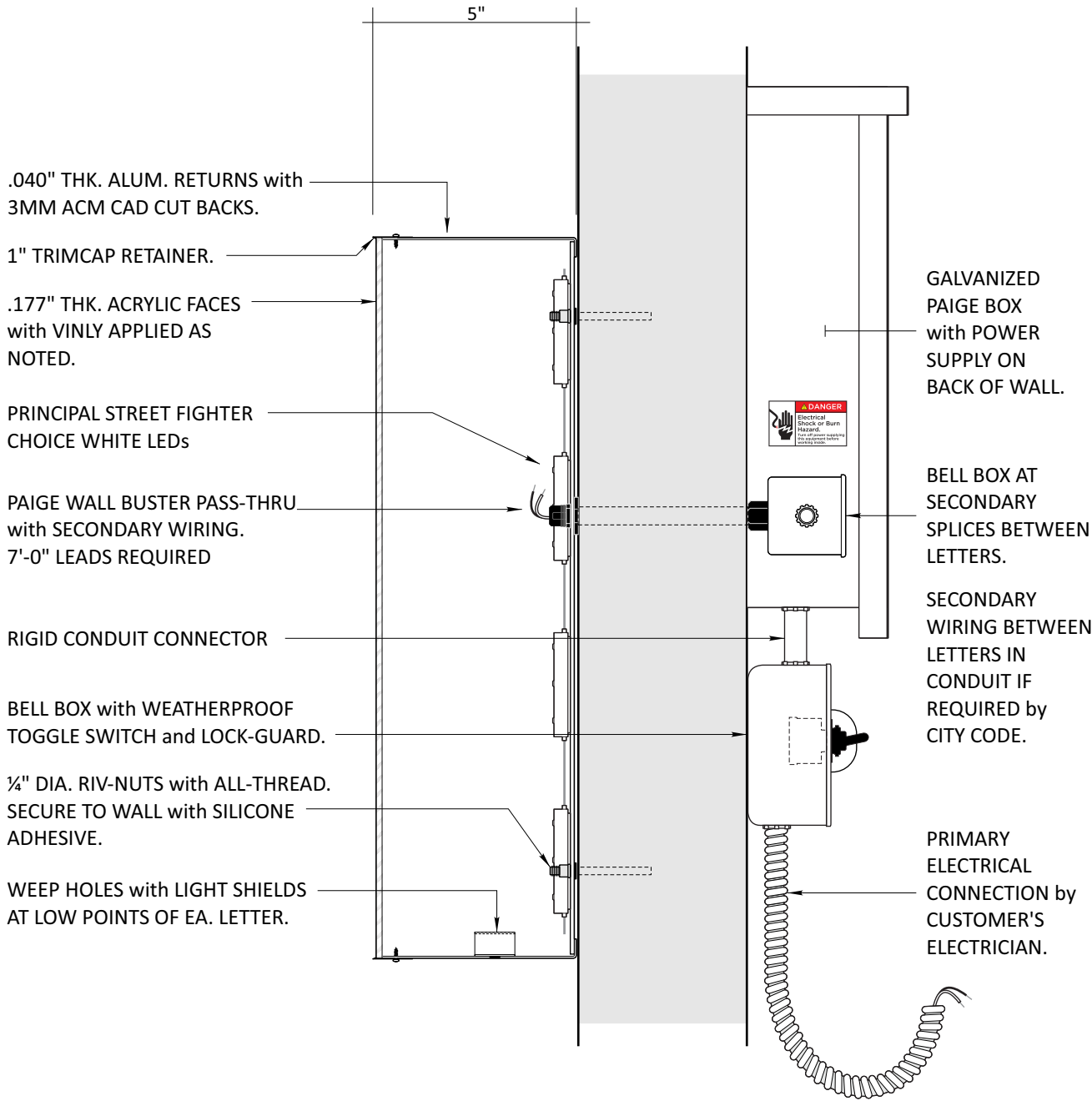
Tyler
2971 Elkton Trail
Tyler, TX 75703
(903) 561-4995



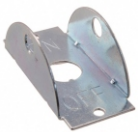
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#11

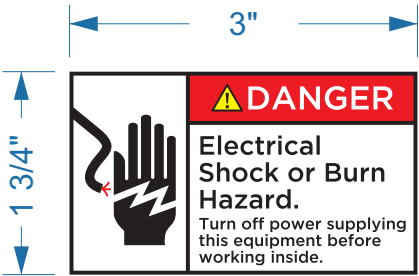
☒ **Proposal Drawing**
☐ Final Drawing



**MFG NOTE : 7'-0" WHIPS
TO BE PROVIDED**



Carling Technologies
SWITCH PLATE ON-OFF 15/32
Mfr. Part #:272-07293



A

SECTION (VERT)
FLUSH MOUNT

3" = 1'-0"

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

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



TDLR: 18010 • MET: E113766

Corporate Office
5003 Stout Drive
San Antonio, TX 78219
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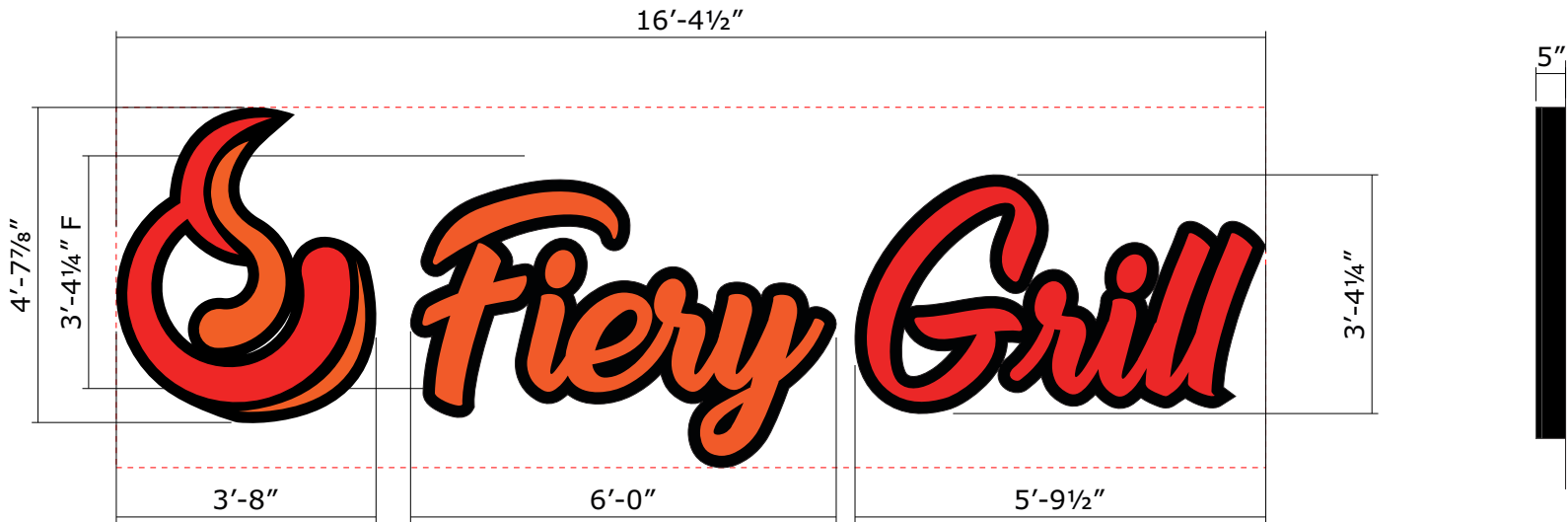
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miniMAX
#11

☒ **Proposal Drawing**
☐ Final Drawing



B

INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

82.12 SQFT

**QTY: ONE (1) SET REQUIRED AT FRONT ELEVATION.
ONE (1) SET REQUIRED AT LEFT ELEVATION.**

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

SCOPE OF WORK:

FABRICATE AND INSTALL INDIVIDUALLY-MOUNTED FACE-LIT CHANNEL LETTERS

FACES

- .177" THK. 2447 WHITE ACRYLIC FACES W/ 1ST SURFACE **(V1)**, **(V2)**, AND **(V3)**

RETURNS & TRIMCAP

- 5" DEEP BLACK RETURNS AND 1" BLACK TRIMCAP

ILLUMINATION

- INTERNALLY ILLUMINATED W/ 7100 WHITE LEDS

ORACAL 951 070 BLACK (OPAQUE)	ORACAL 8800-031 RED	ORACAL 8800-034 ORANGE



ILLUMINATED VIEW

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



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(713) 943-1831

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11209 Conroy Ln.
Austin, TX 78652
(512) 374-9300

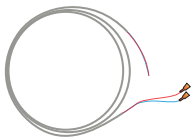
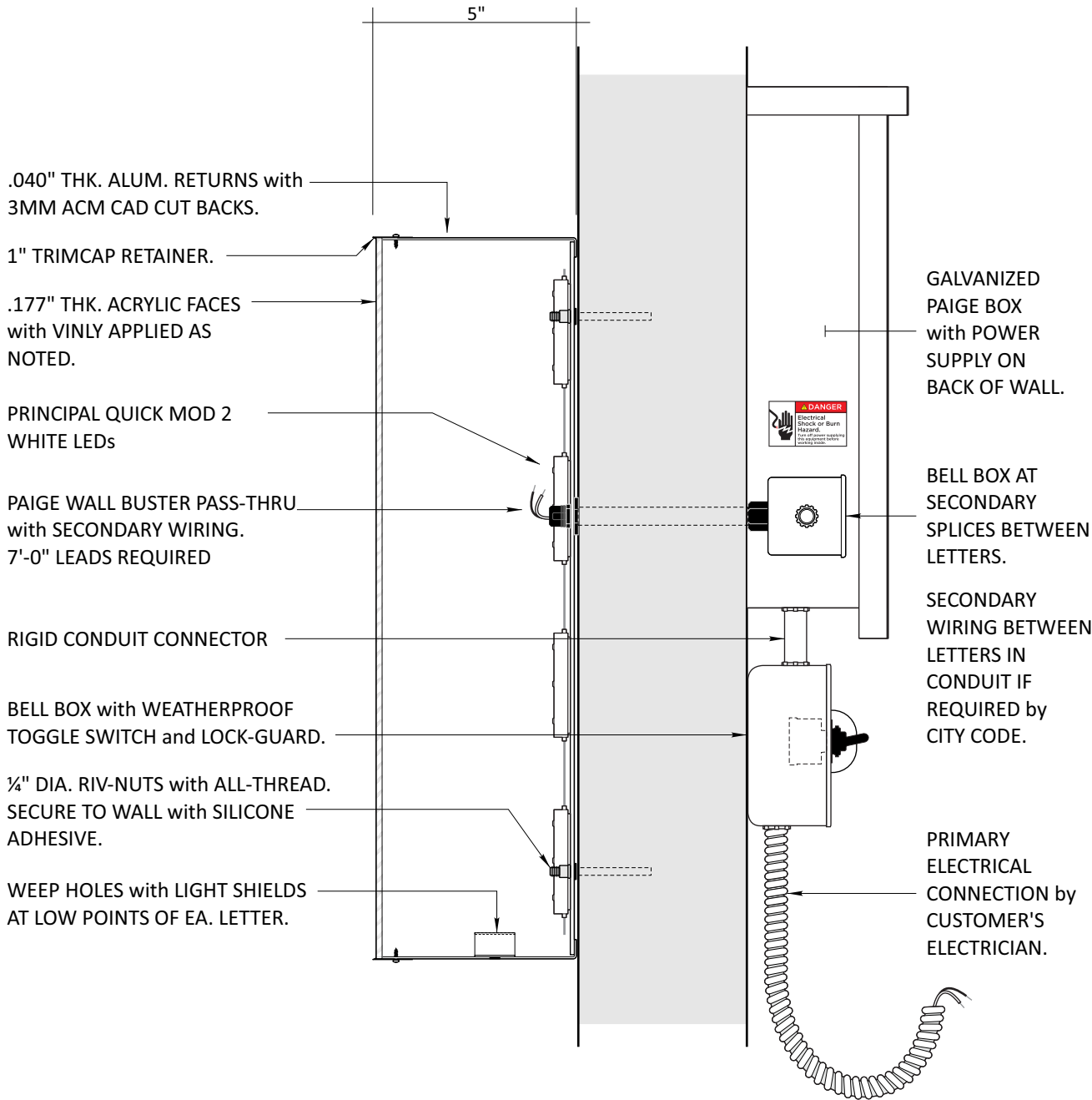
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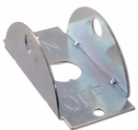
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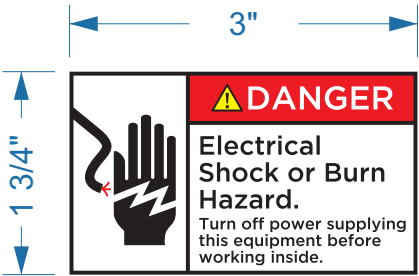
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☐ Final Drawing



**MFG NOTE : 7'-0" WHIPS
TO BE PROVIDED**



Carling Technologies
SWITCH PLATE ON-OFF 15/32
Mfr. Part #:272-07293



B **SECTION (VERT)** 3" = 1'-0"
FLUSH MOUNT

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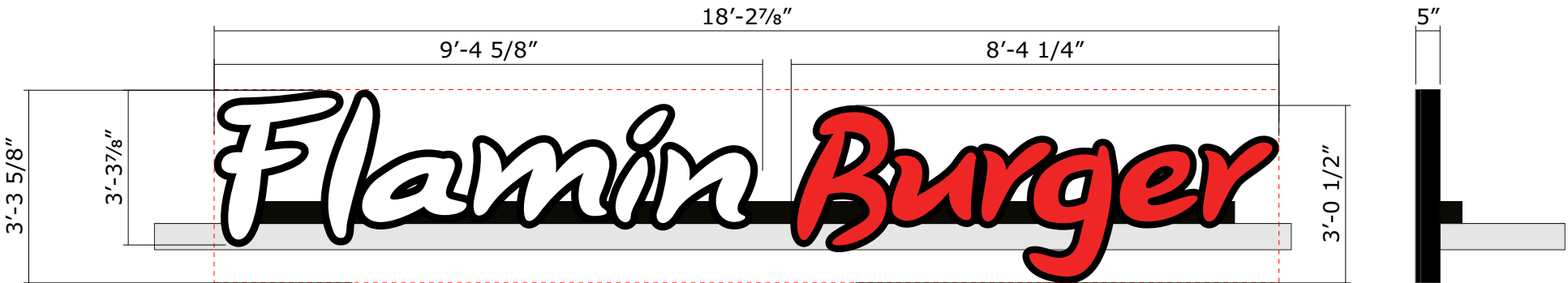
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C

RACEWAY MOUNTED FACE-LIT CHANNEL LETTERS

60.34 SQFT

**QTY: ONE (1) SET REQUIRED AT FRONT ELEVATION.
ONE (1) SET REQUIRED AT LEFT ELEVATION.**

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

SCOPE OF WORK:

FABRICATE AND INSTALL RACEWAY-MOUNTED FACE-LIT CHANNEL LETTERS

FACES

- .177" THK. WHITE ACRYLIC FACES W/ 1ST SURFACE **(V1)** AND **(V2)**
"FLAMIN" - #7328, "BURGER" - #2447

RETURNS & TRIMCAP

- 5" DEEP BLACK RETURNS AND BLACK 1" TRIMCAP

ILLUMINATION

- INTERNALLY ILLUMINATED W/ 7100 WHITE LEDS

RACEWAY

- 4.5"X4.5" ALUM. EXTR. RACEWAY PAINTED **(P1)** TO MATCH AWNING

V1	V2	P1
ORACAL 951 070 BLACK (OPAQUE)	ORACAL 8800-031 RED	SW 6528 "TRICON" BLACK



ILLUMINATED VIEW

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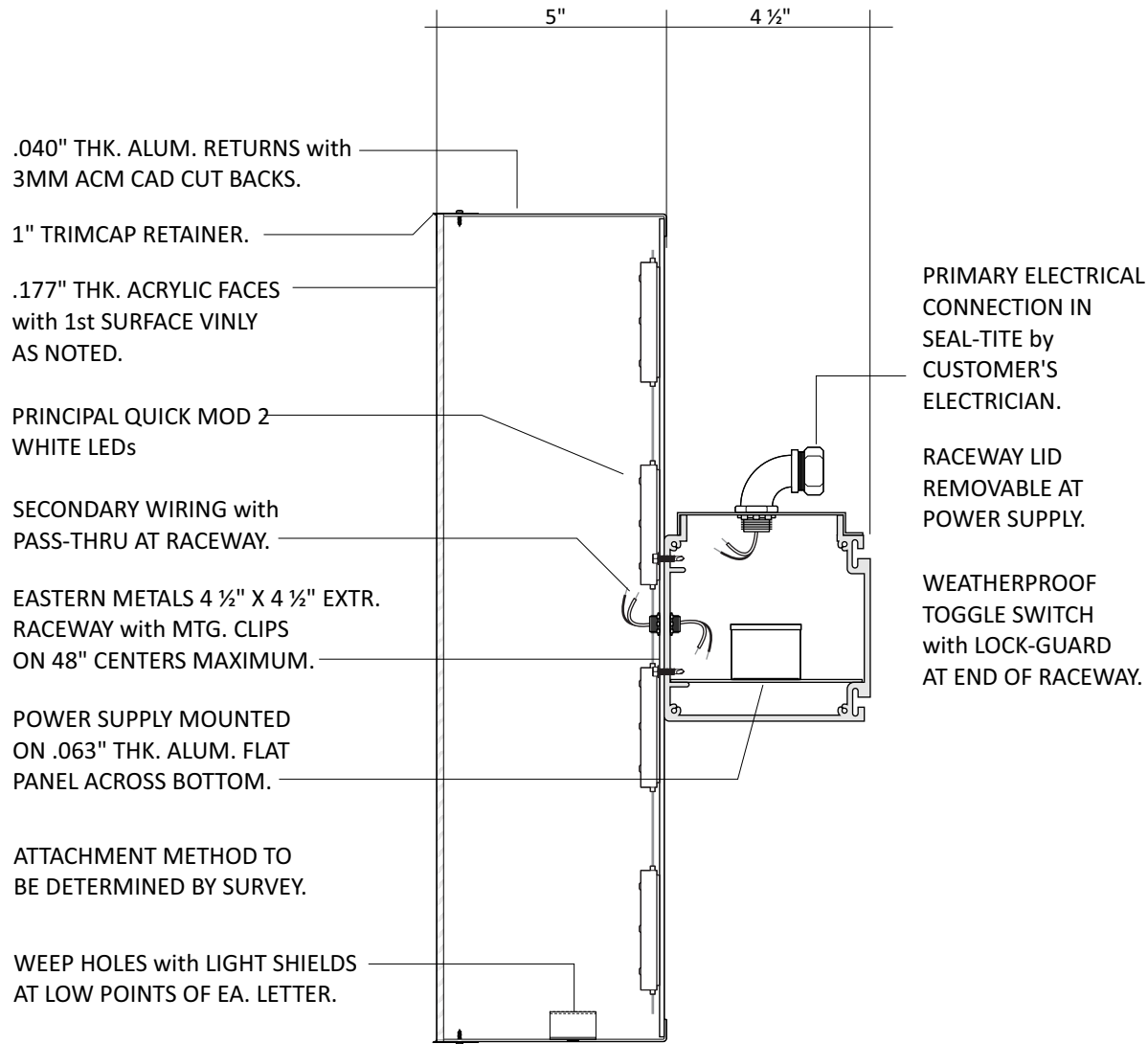
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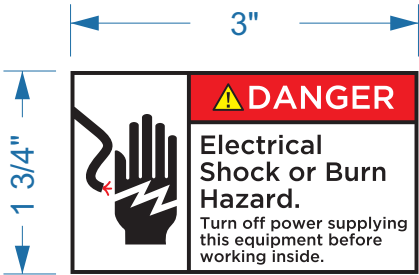
PRIMARY ELECTRICAL CONNECTION IN SEAL-TITE by CUSTOMER'S ELECTRICIAN.

RACEWAY LID REMOVABLE AT POWER SUPPLY.

WEATHERPROOF TOGGLE SWITCH with LOCK-GUARD AT END OF RACEWAY.



Carling Technologies
SWITCH PLATE ON-OFF 15/32
Mfr. Part #:272-07293



C

SECTION (VERT)
RACEWAY MOUNT

3" = 1'-0"

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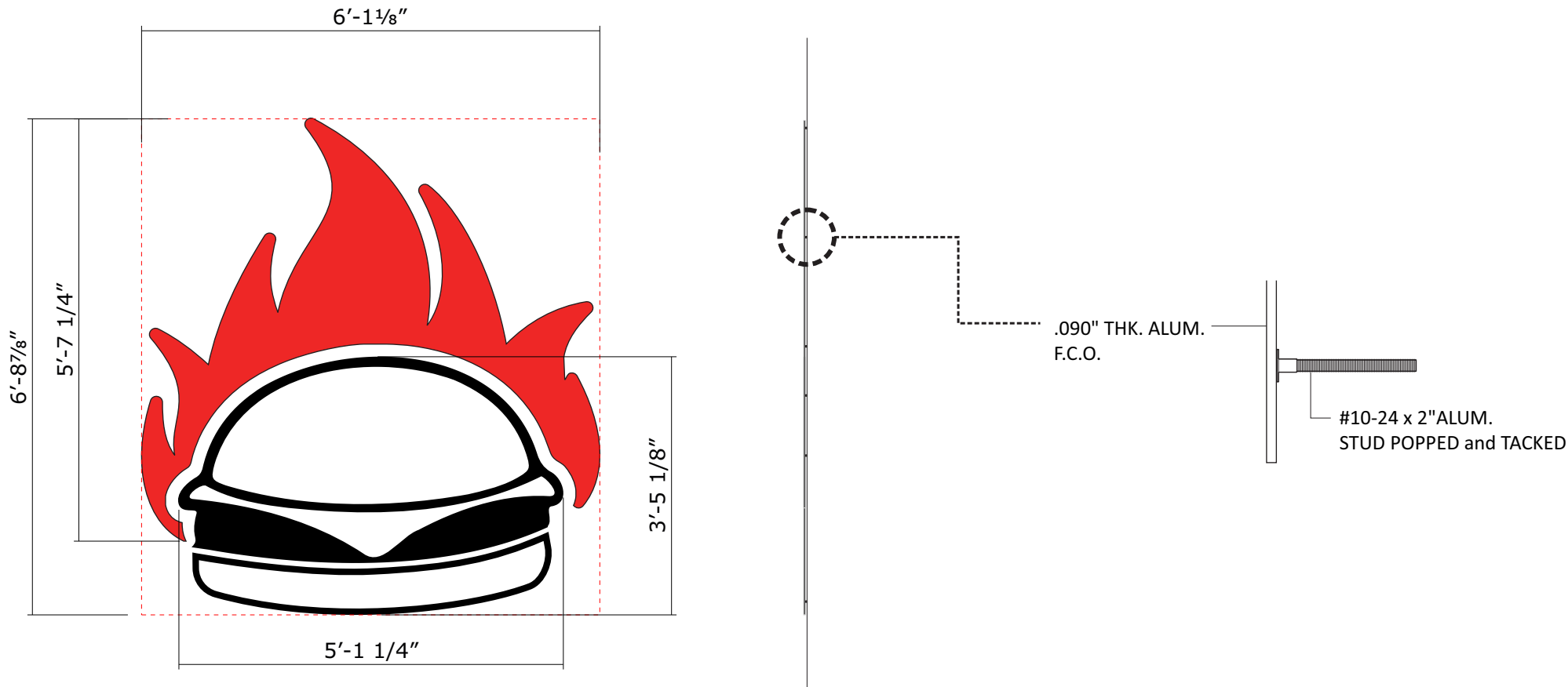
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D

ALUM. FLAT CUT OUT ICON

40 SQFT

QTY: ONE (1)

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

SCOPE OF WORK:

FABRICATE AND INSTALL FLAT CUT OUT ICON

- .090 ALUM. FLAT CUT OUT ICON PAINTED RED, BLACK, AND WHITE. STUD MOUNTED 1/4" OFF FACADE.

PAINT TO MATCH PMS BLACK and ORACAL 8800-031 RED

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E

INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

82.12 SQFT

QTY: ONE (1) SET REQUIRED AT FRONT ELEVATION.
ONE (1) SET REQUIRED AT LEFT ELEVATION.

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

SCOPE OF WORK:

FABRICATE AND INSTALL INDIVIDUALLY-MOUNTED FACE-LIT CHANNEL LETTERS

FACES

- .177" THK. 2447 WHITE ACRYLIC FACES

RETURNS & TRIMCAP

- 5" DEEP BLACK RETURNS AND 1" BLACK TRIMCAP

ILLUMINATION

- INTERNALLY ILLUMINATED W/ 7100 WHITE LEDS

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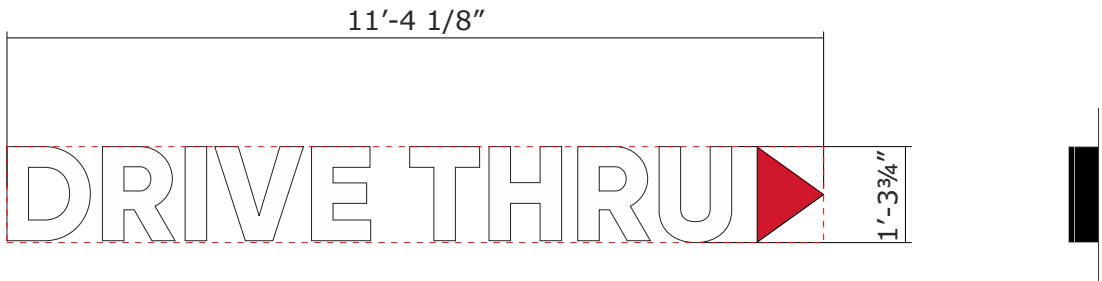
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G

INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

15.11 SQFT

QTY: ONE (1)

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

SCOPE OF WORK:
FABRICATE AND INSTALL INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

- FACES**
- COPY TO BE WHITE ACRYLIC FACES
 - ARROW TO BE 2793 RED ACRYLIC FACES

- RETURNS & TRIMCAP**
- 5" DEEP BLACK RETURNS AND BLACK TRIMCAP

- ILLUMINATION**
- INTERNALLY ILLUMINATED W/ 6500 WHITE AND RED LEDS

DETAILED SURVEY REQ. PRIOR TO FAB.



ILLUMINATED VIEW

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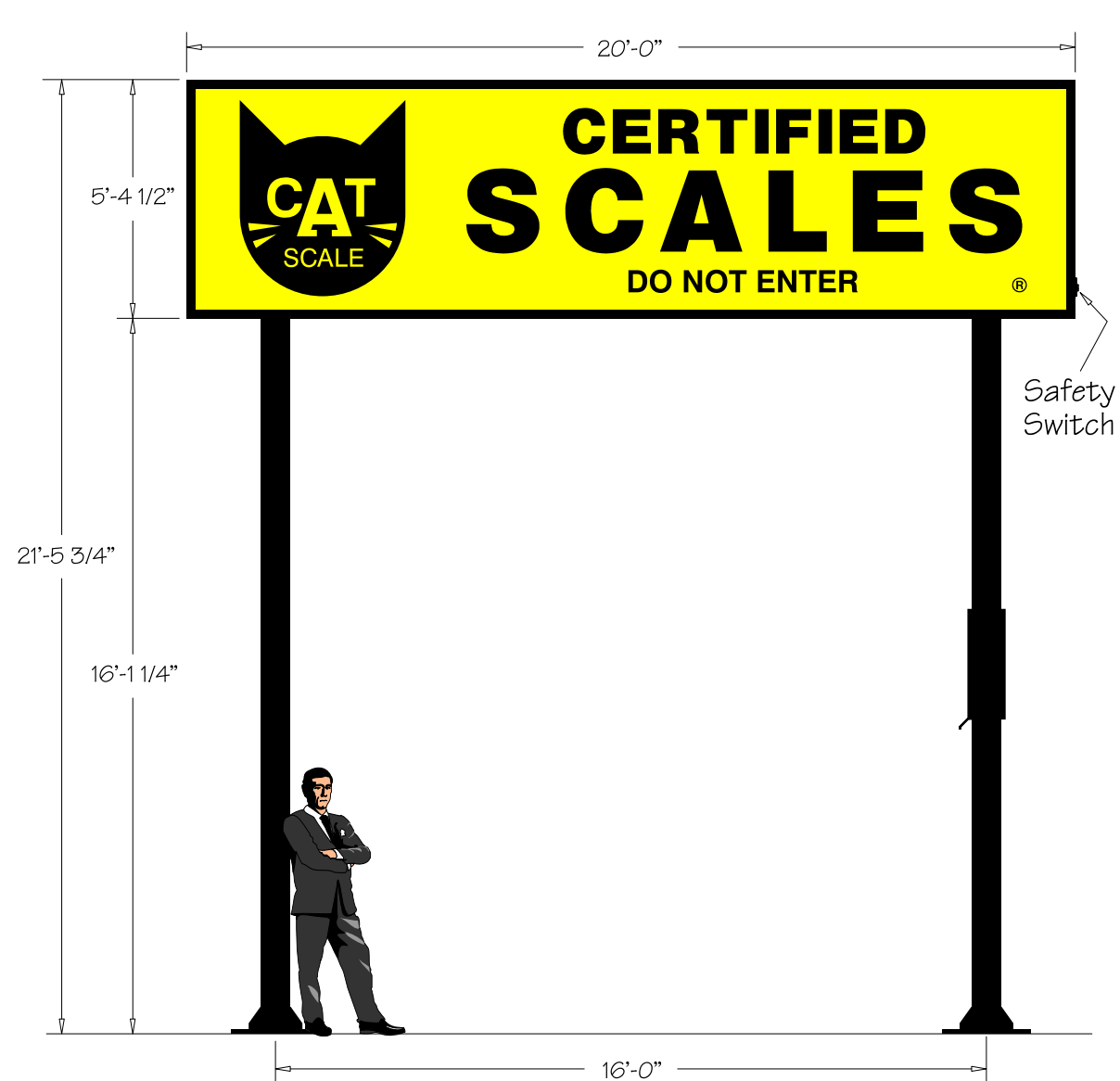
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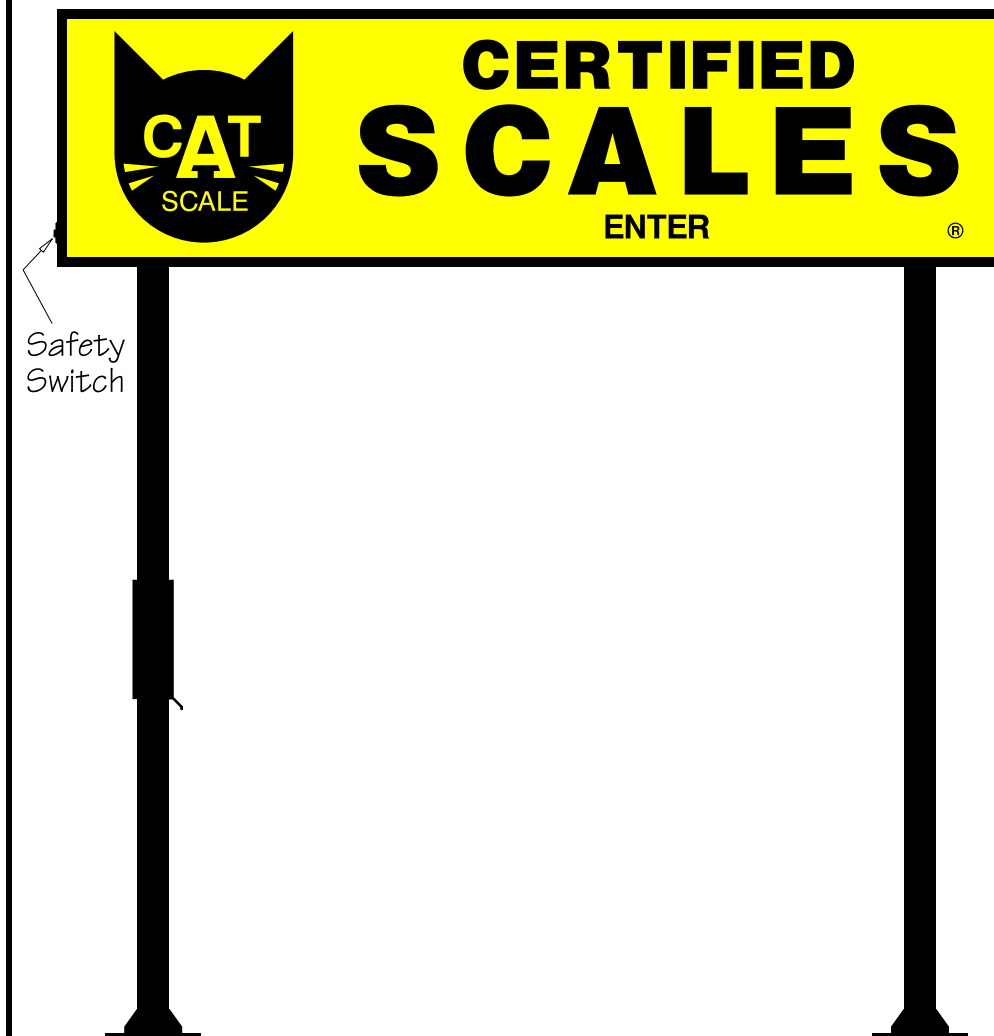
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BACK VIEW OF SIGN



LEFT SIDE VIEW OF SIGN



FRONT VIEW OF SIGN



RIGHT SIDE VIEW OF SIGN

CAT Scale ID sign – Qty (5) HanleyH100W – PPS524V power supplies and Qty (20) 60” Hanley SHPEB2S6045K NRG BAR LEDs. Power Consumption: approx. 490W.
Speaker Sign – (1) Qty (1) HanleyH100W – PPS524V power supply and Qty (3) 36” Hanley SHPEB2S6045K NRG BAR LEDs. Power Consumption: approx. 49W.

Signs are fabricated per UL 48 Standard for Electric Signs and shall be installed per National Electric Code (NEC) Article 600.

Power 120-277 Volts. 4.5 amp draw.



605 SW 37TH ST.
GRIMES, IA 50111
515-243-5663 • FAX: 515-243-5313
TOLL FREE: 800-307-8186
www.eaglesign.net

NAME: CAT SCALE - STD 115 MPH LED SIGN PACKAGE

SKETCH #: 0122-01

APPROVAL: X

DATE: X

PROJECT:

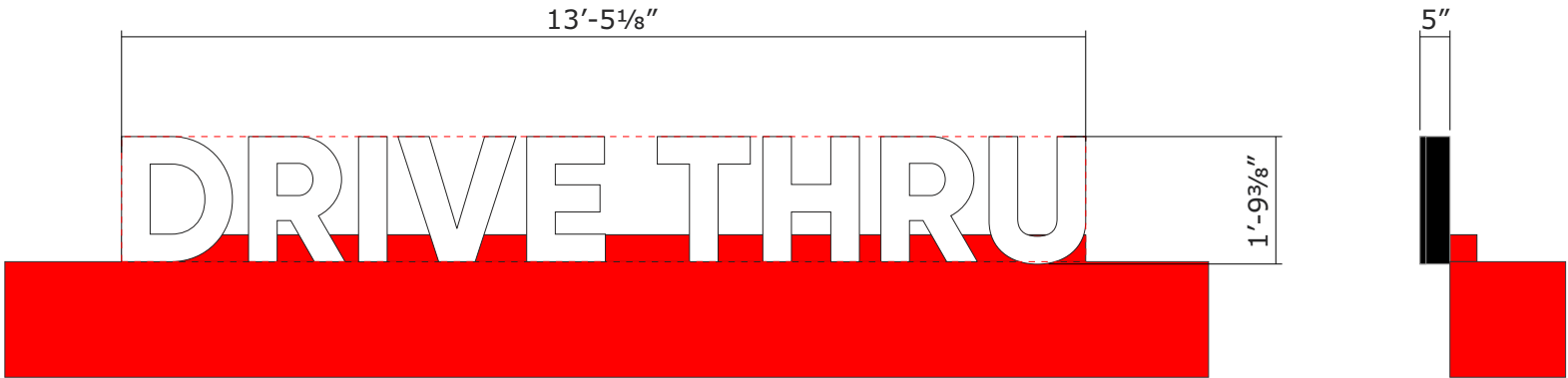
SCALE: 1/4" = 1' | DESIGNER: CRN

REVISIONS:

THIS IS A CONCEPTUAL
DRAWING. FINAL PRODUCT
MAY VARY. THIS ARTWORK
IS PROPERTY OF
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H

FACE-LIT CHANNEL LETTERS

23.38 SQFT

QTY: TWO (2)

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

SCOPE OF WORK:

FABRICATE AND INSTALL FACE-LIT CHANNEL LETTERS

FACES

- WHITE ACRYLIC FACES

RETURNS & TRIMCAP

- 5" DEEP BLACK RETURNS AND BLACK TRIMCAP

ILLUMINATION

- INTERNALLY ILLUMINATED W/ 6500 WHITE LEDS

RACEWAY

- 4.5"X4.5" ALUM. EXTR. RACEWAY PAINTED (P2) TO MATCH AWNING

DETAILED SURVEY REQ. PRIOR TO FAB.



PMS TBD
TO MATCH
CANOPY



ILLUMINATED VIEW

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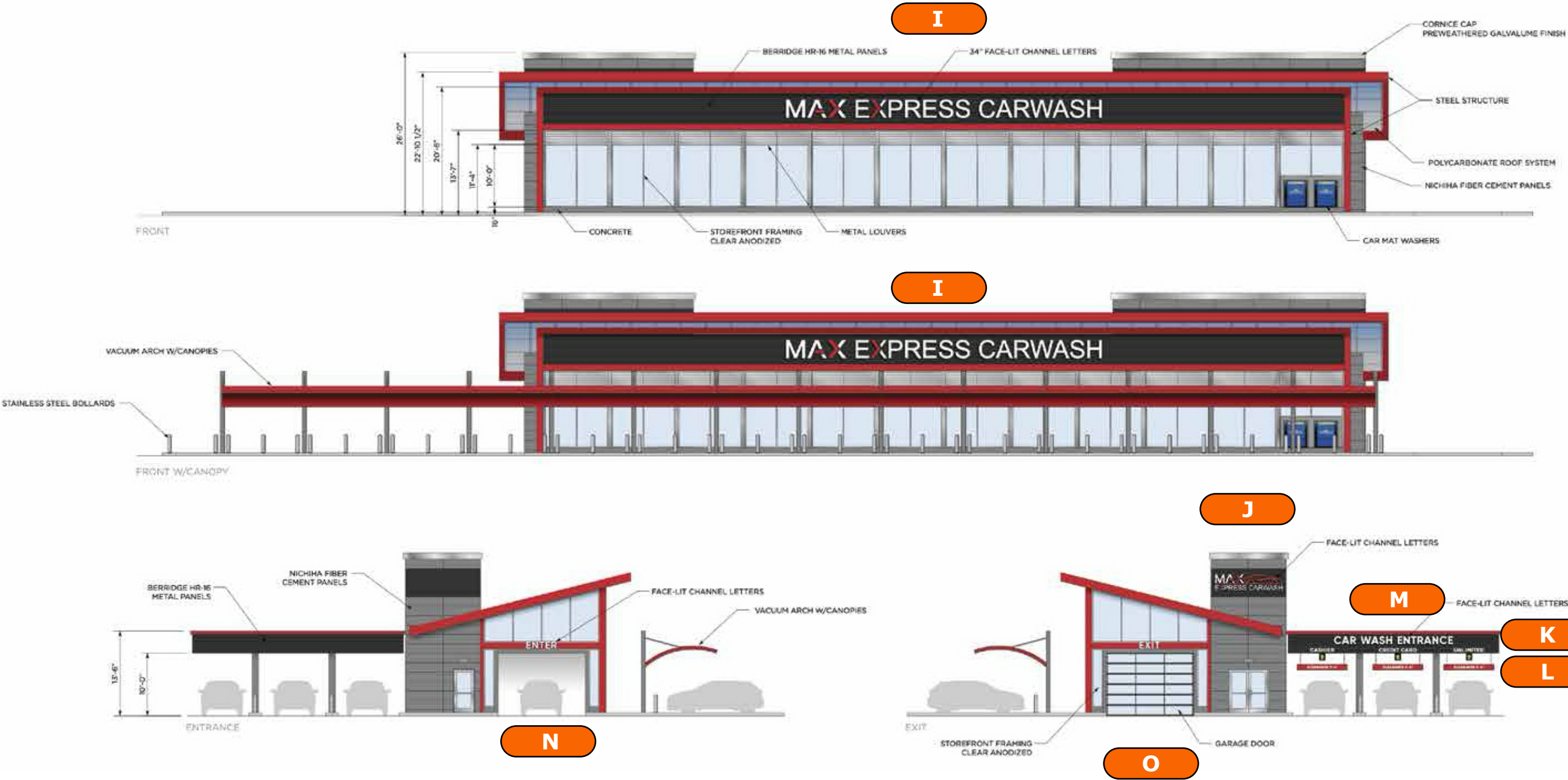
TYPICAL ELEVATIONS AT CAR WASH - ARCHITECTURAL RENDERINGS FOR SPECIFIC SITE PENDING.

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Job Name Item 6.

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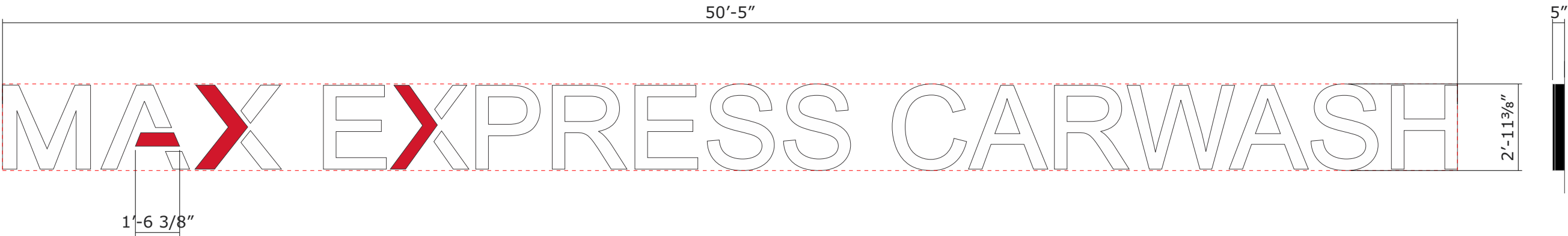
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I INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS **151.14 SQFT**
QTY: ONE (1) Scale: 1/4" = 1'-0"

SCOPE OF WORK:
FABRICATE AND INSTALL INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

- FACES**
- COPY TO BE WHITE ACRYLIC FACES
 - ARROW TO BE 2793 RED ACRYLIC FACES

- RETURNS & TRIMCAP**
- 5" DEEP BLACK RETURNS AND BLACK TRIMCAP

- ILLUMINATION**
- INTERNALLY ILLUMINATED W/ 6500 WHITE AND RED LEDS

DETAILED SURVEY REQ. PRIOR TO FAB.



ILLUMINATED VIEW

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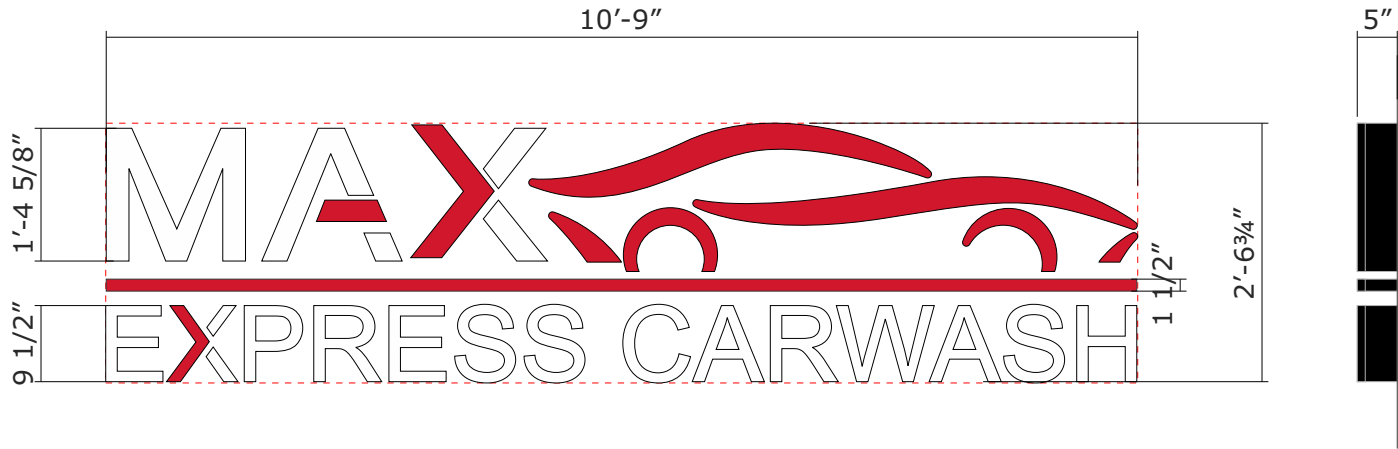
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J

INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

QTY: ONE (1)

29 SQFT

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

SCOPE OF WORK:
FABRICATE AND INSTALL INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

- FACES**
- COPY TO BE WHITE ACRYLIC FACES
 - ARROW TO BE 2793 RED ACRYLIC FACES

- RETURNS & TRIMCAP**
- 5" DEEP BLACK RETURNS AND BLACK TRIMCAP

- ILLUMINATION**
- INTERNALLY ILLUMINATED W/ 6500 WHITE AND RED LEDS

DETAILED SURVEY REQ. PRIOR TO FAB.



ILLUMINATED VIEW

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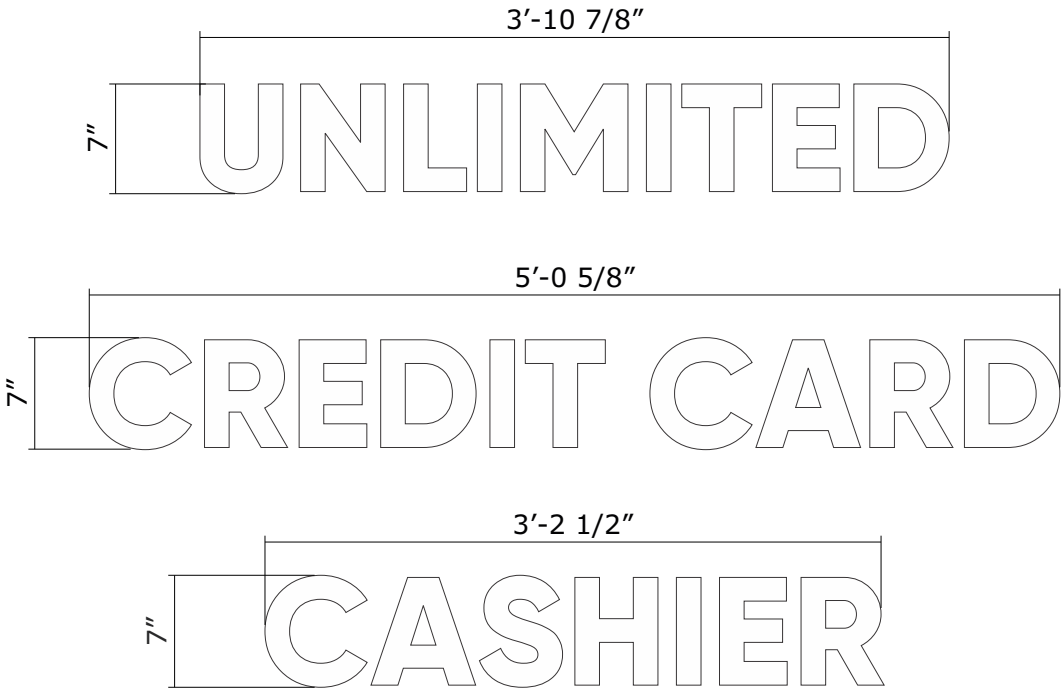
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SCOPE OF WORK:
FABRICATE AND INSTALL FACE-LIT CHANNEL LETTERS INDIVIDUALLY MOUNTED C/L

- 5" DEEP FACE-LIT CHANNEL LETTERS W/ WHITE ACRYLIC FACES, WHITE TRIMCAP, AND WHITE RETURNS. INTERNALLY ILLUMINATED W/ WHITE LEDS

DETAILED SURVEY REQ. PRIOR TO FAB.

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K

FACE-LIT CHANNEL LETTERS INDIVIDUALLY MOUNTED

QTY: ONE (1) OF EACH

Scale: 1" = 1'-0"

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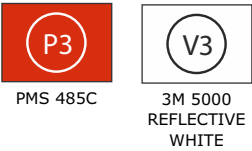


L **CLEARANCE BAR**
QTY: THREE (3) OF EACH **Scale: 1" = 1'-0"**

SCOPE OF WORK:
FABRICATE AND INSTALL CLEARANCE BARS

- 8-10 DIA. PVC CLEARANCE BAR W/ CAPPED ENDS PAINTED **(P3)** W/ 1ST SURFACE **(V3)** VINYL
- SECURED W/ AIRCRAFT CABLE EXACT LENGTH TBD BY SURVEY

DETAILED SURVEY REQ. PRIOR TO FAB.



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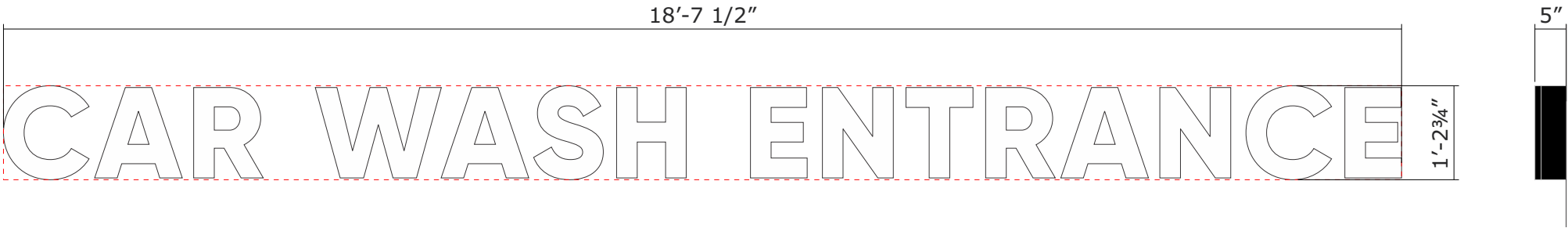
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☐ Final Drawing



M

INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS **23.28 SQFT**
QTY: ONE (1) Scale: 1/2" = 1'-0"

SCOPE OF WORK:
FABRICATE AND INSTALL INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

FACES
• COPY TO BE WHITE ACRYLIC FACES

RETURNS & TRIMCAP
• 5" DEEP BLACK RETURNS AND BLACK TRIMCAP

ILLUMINATION
• INTERNALLY ILLUMINATED W/ 6500 WHITE AND RED LEDS

DETAILED SURVEY REQ. PRIOR TO FAB.

CAR WASH ENTRANCE

ILLUMINATED VIEW

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

TDLR: 18010 • MET: E113766

Corporate Office
5003 Stout Drive
San Antonio, TX 78219
(210) 341-7244

Dallas
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Dallas, TX 75235
(972) 870-1594

Houston
7630 Hansen Road
Houston, TX 77061
(713) 943-1831

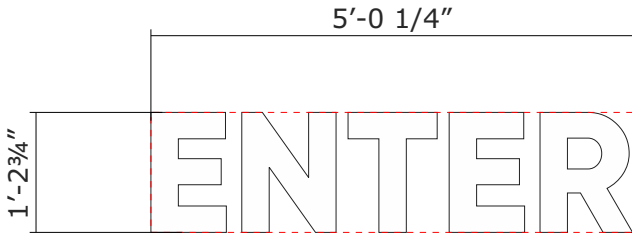
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Austin, TX 78652
(512) 374-9300

Tyler
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miniMAX
#11

☒ **Proposal Drawing**
☐ Final Drawing



N

INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

QTY: ONE (1)

6.27 SQFT

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

SCOPE OF WORK:
FABRICATE AND INSTALL INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

FACES
• COPY TO BE WHITE ACRYLIC FACES

RETURNS & TRIMCAP
• 5" DEEP BLACK RETURNS AND BLACK TRIMCAP

ILLUMINATION
• INTERNALLY ILLUMINATED W/ 6500 WHITE AND RED LEDS

DETAILED SURVEY REQ. PRIOR TO FAB.



ILLUMINATED VIEW



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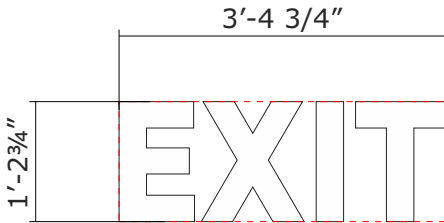
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☐ Final Drawing



O

INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS
QTY: ONE (1)

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

SCOPE OF WORK:
FABRICATE AND INSTALL INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

FACES
• COPY TO BE WHITE ACRYLIC FACES

RETURNS & TRIMCAP
• 5" DEEP BLACK RETURNS AND BLACK TRIMCAP

ILLUMINATION
• INTERNALLY ILLUMINATED W/ 6500 WHITE AND RED LEDS

DETAILED SURVEY REQ. PRIOR TO FAB.



ILLUMINATED VIEW

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



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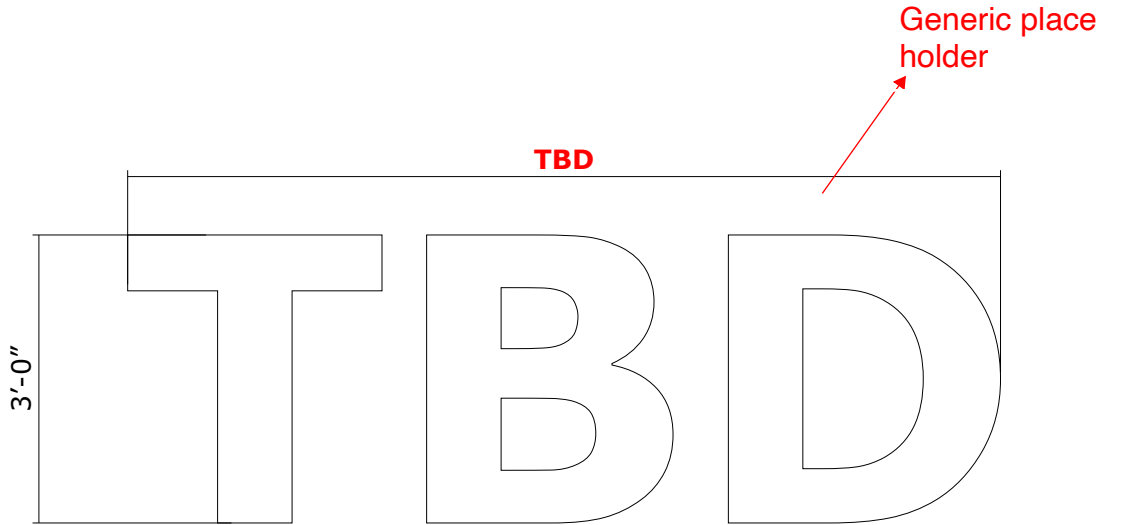
APPROVED BY: _____ DATE: ____ / ____ / ____

NOTE: SIGN COPY TBD

Job Name
Item 6.

miniMAX
#11

☒ Proposal Drawing
☐ Final Drawing



R INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS **SQFT TBD**
QTY: ONE (1) Scale: 1/2" = 1'-0"

SCOPE OF WORK:
FABRICATE AND INSTALL INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

FACES
• COPY TO BE WHITE ACRYLIC FACES

RETURNS & TRIMCAP
• 5" DEEP BLACK RETURNS AND BLACK TRIMCAP

ILLUMINATION
• INTERNALLY ILLUMINATED W/ 6500 WHITE LEDS

DETAILED SURVEY REQ. PRIOR TO FAB.

CUSTOMER APPROVAL
APPROVED BY: _____ DATE: ____ / ____ / ____

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



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NOTE: CLIENT TO PROVIDE VECTOR ART. PRIOR TO FAB

Job NameItem 6.

miniMAX
#11

Proposal Drawing
Final Drawing



S INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS SQFT TBD
QTY: ONE (1) Scale: 1/2" = 1'-0"

SCOPE OF WORK:

FABRICATE AND INSTALL A S/F LED ILLUMINATED SIGN CABINET W/ WHITE POLYCARBONATE (PAN FORMED) EMBOSSED FACE W/ DIGITALLY PRINTED VINYL GRAPHICS.

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



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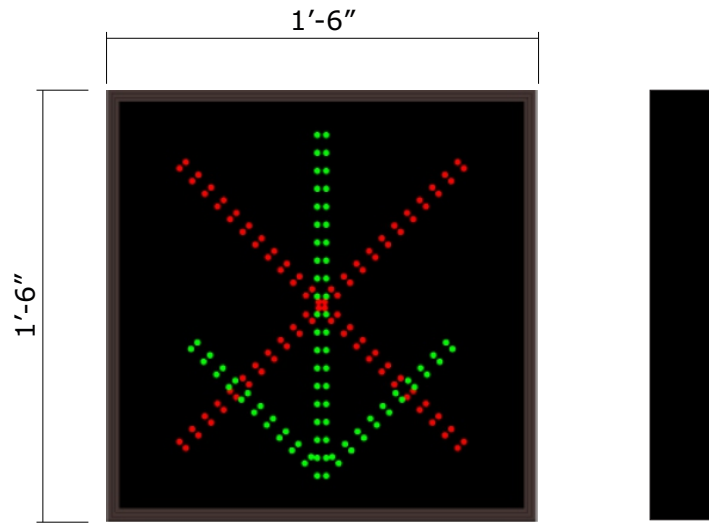
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APPROVED BY: _____ DATE: ____ / ____ / ____



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Job Name
Item 6.

miniMAX
#11

☒ Proposal Drawing
☐ Final Drawing

T

INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS SQFT TBD

QTY: THREE (3) Scale: 1 1/2" = 1'-0"

Fabricate and install:

Arrow displays above the banger bars:

Specifications:

- Overall dimensions: 18" H x 18" W x 2.5" D
- Illumination: LED direct-view
- Input voltage: 120-277 VAC (12-24 VDC version available. Call for quote on item number 30130)
- Finish: Duranodic Bronze
- Weight: 6.3 lbs.
- LED color: red and green
- Message: X | Down Arrow LED Sign
- Character height: X is 12", down arrow is 14.25"
- Cabinet material: one-piece extruded aluminum frame
- Face material: 1/8" thick smoked polycarbonate

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



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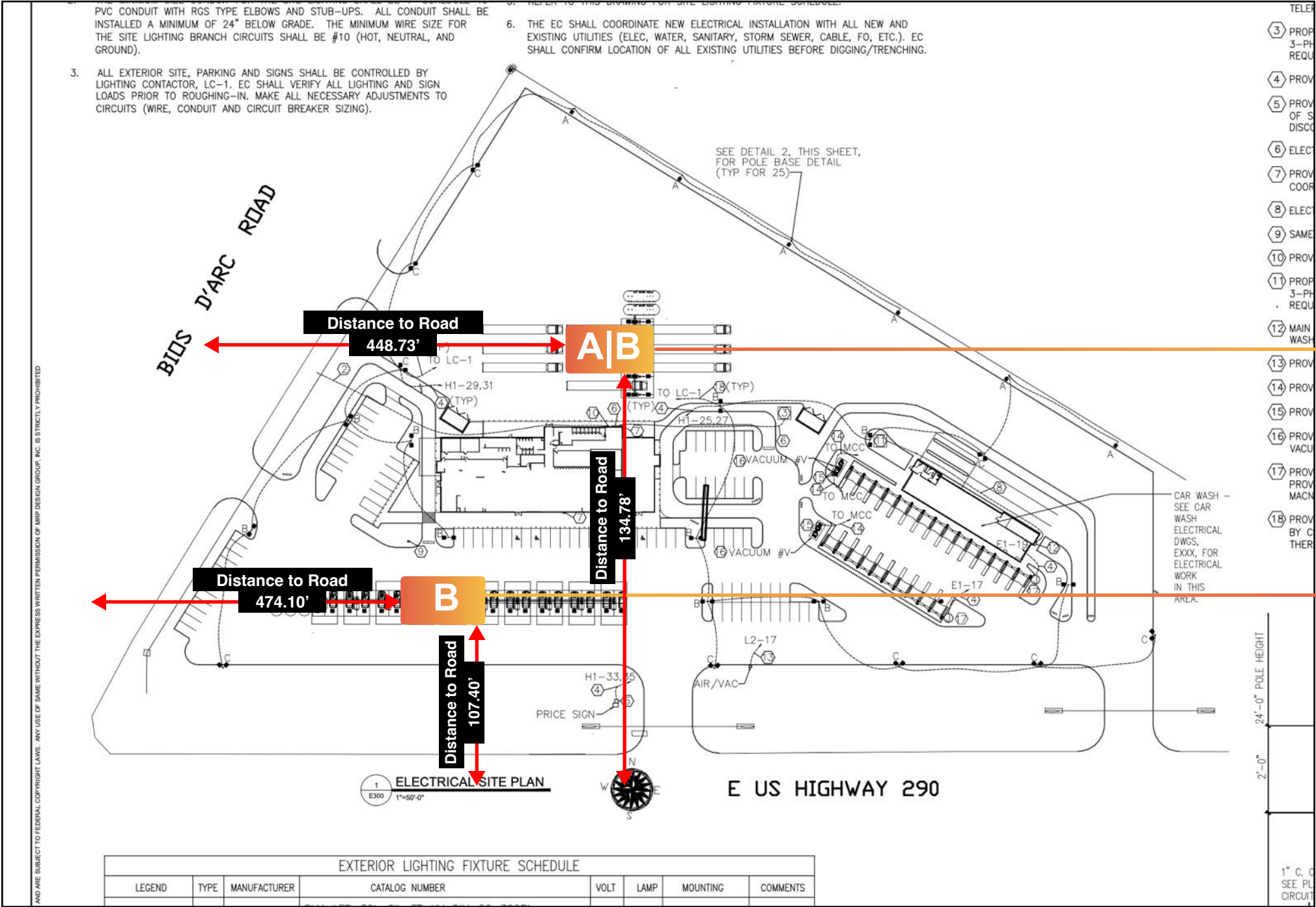
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Illuminated Channel Letters

Illuminated Channel Letters



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13320 E. US HWY 290
Manor, TX, 78653
United States

Project No.
1508

Revision Dates
07.24.2025 - MC
07.25.2025 - MC
07.29.2025 - MC
08.01.2025 - MC

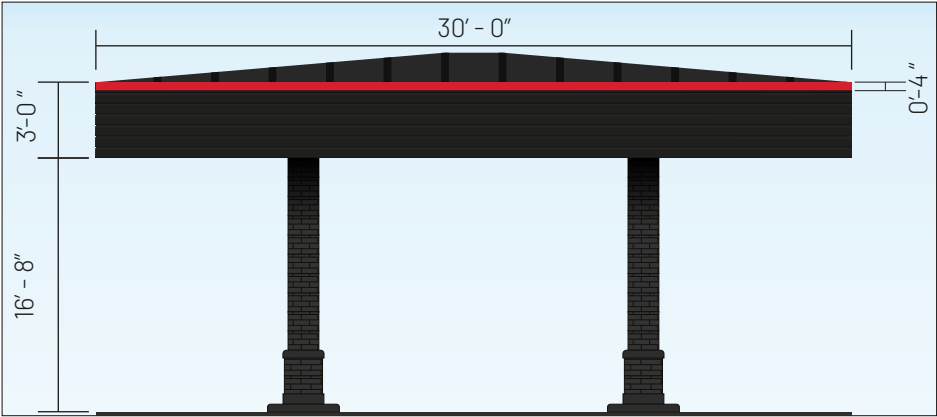
Approvals / Date

Customer:

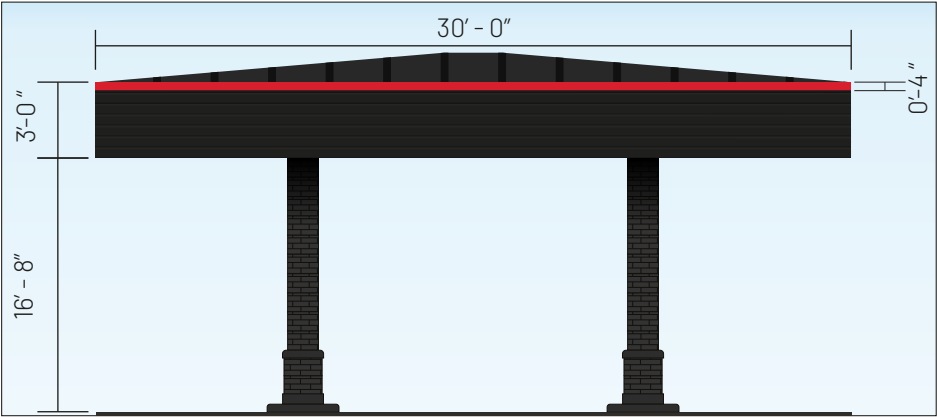
Landlord:

PROPOSED ELEVATION

DIESEL CANOPY

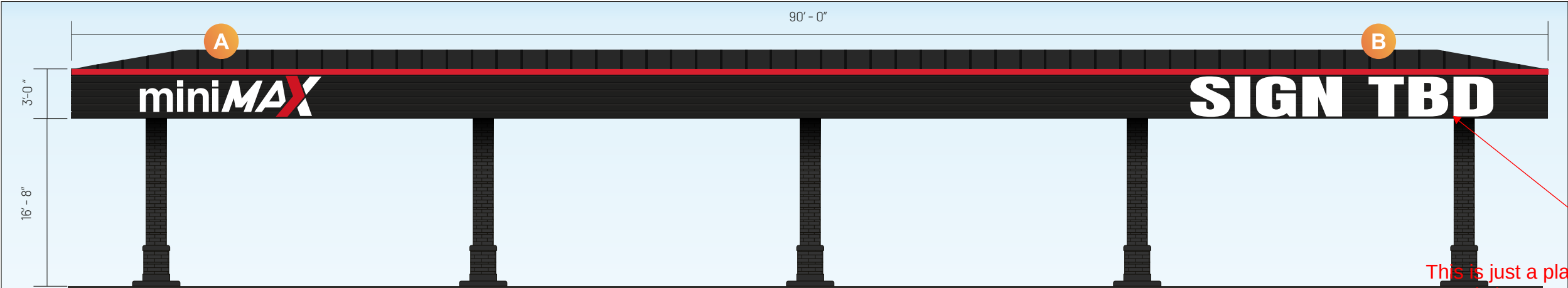


LEFT SIDE - DAY VIEW

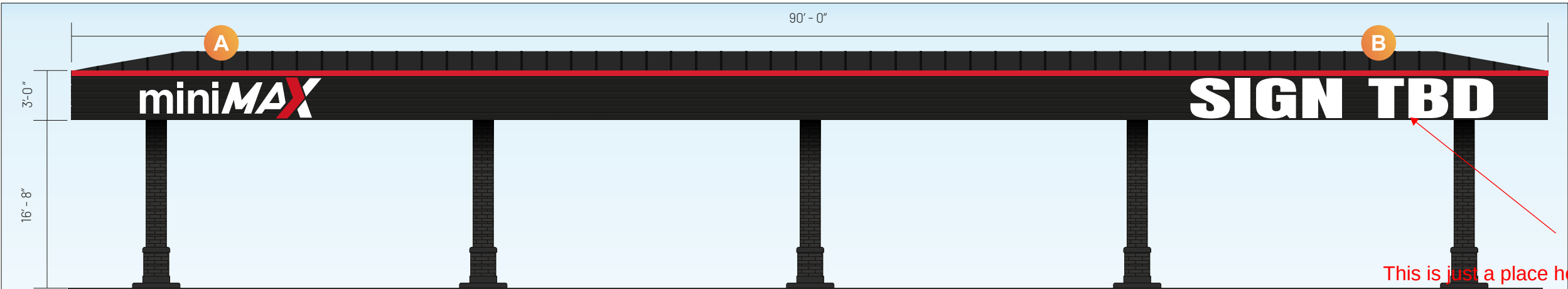


RIGHT SIDE - DAY VIEW

Signage is internally illuminated.
Canopy band faces are not backlist or illuminated.



FRONT SIDE - DAY VIEW



BACK SIDE - DAY VIEW

A/B Illuminated Channel Letters

Scale: Not to Scale

Quantity

4

Item 6.

Square Footage

A=24.10 / B= 28.39 square feet

Square Footage Calculation

Code: N/A

Calculation: N/A

Allowed: N/A square feet

Description

Manufacture and install 2 illuminated channel letter

Color Key

- White (7328)
- Black
- Red (Pantone 186C)
- Blue (Pantone 301C)

Installation requirements. All electrical signs provided by Artex Signs must be installed in full compliance with Article 600 of the 2020 National Electrical Code (NEC), as well as all relevant local electrical regulations. Grounding and bonding are mandatory. After installation, the disconnect switch must be positioned in accordance with 2020 NEC 600.6 (A) (1). All signs will have a visible UL Label on the finished exterior sign surface.

UL ELECTRICAL SIGNS
REGISTERED

ELECTRICAL REQUIREMENTS
PRIMARY CIRCUIT
120 VOLTS / 20 AMPS
TOTAL AMP DRAW
120 VOLTS / 4.2 AMPS
TSCL#: 19248
PRIMARY ELECTRICAL TO SIGN BY OTHERS
SECONDARY LOAD 0.84 KVA



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United States

Project No.
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Revision Dates
07.24.2025 - MC
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08.01.2025 - MC

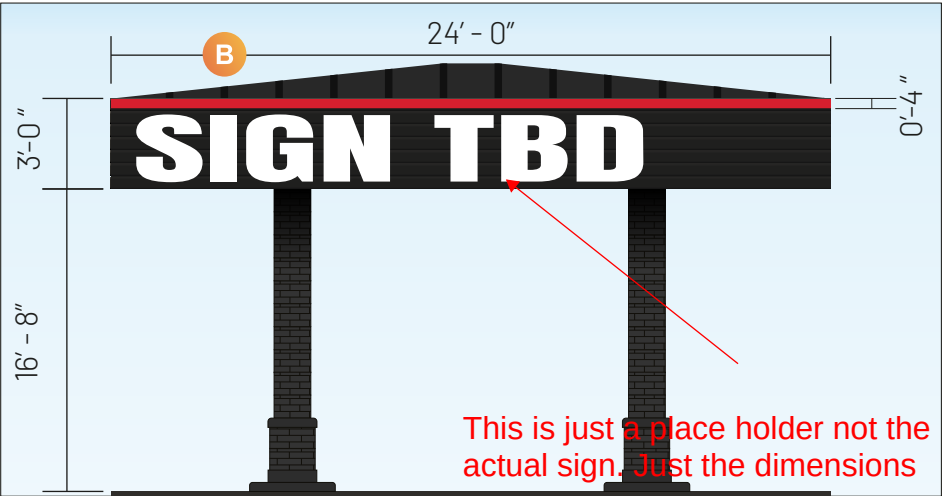
Approvals / Date

Customer:

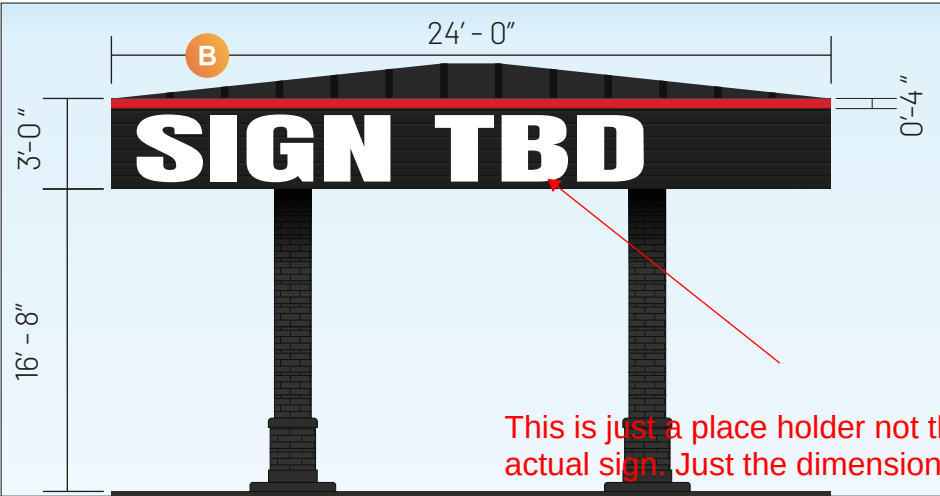
Landlord:

PROPOSED ELEVATION

REGULAR CANOPY

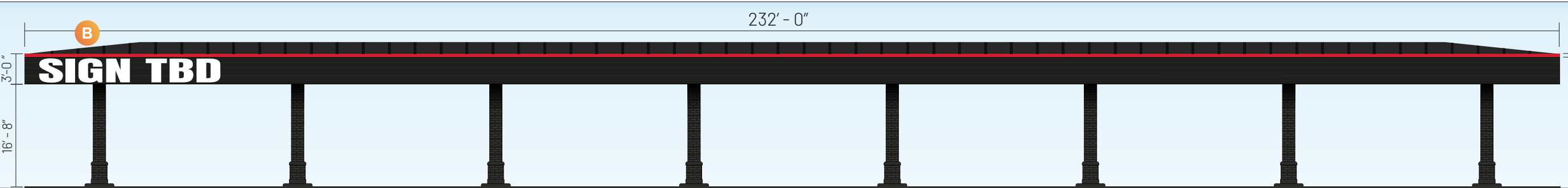


LEFT SIDE - DAY VIEW

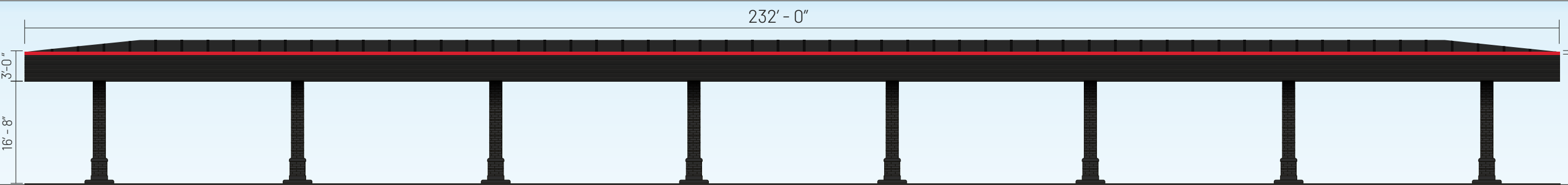


RIGHT SIDE - DAY VIEW

Signage is internally illuminated.
Canopy band faces are not backlist or illuminated.



BACK SIDE - DAY VIEW



BACK SIDE - DAY VIEW

B Illuminated Channel Letters

Scale: Not to Scale

Quantity

4

Item 6.

Square Footage

TBD square feet

Square Footage Calculation

Code: N/A

Calculation: N/A

Allowed: N/A square feet

Description

Manufacture and install 2
illuminated channel letter

Color Key

- Red (Pantone 485C)
- White (#7328)
- Yellow (#135)

Installation requirements. All electrical signs provided by Artex Signs must be installed in full compliance with Article 600 of the 2020 National Electrical Code (NEC), as well as all relevant local electrical regulations. Grounding and bonding are mandatory. After installation, the disconnect switch must be positioned in accordance with 2020 NEC 600.6 (A) (1). All signs will have a visible UL Label on the finished exterior sign surface.

UL ELECTRICAL SIGNS
REGISTERED

ELECTRICAL REQUIREMENTS

PRIMARY CIRCUIT

120 VOLTS / 20 AMPS

TOTAL AMP DRAW

120 VOLTS / 4.2 AMPS

TSCL#: 19248

PRIMARY ELECTRICAL TO SIGN BY OTHERS

SECONDARY LOAD 0.84 KVA

Approvals / Date

Customer:

Landlord:

69



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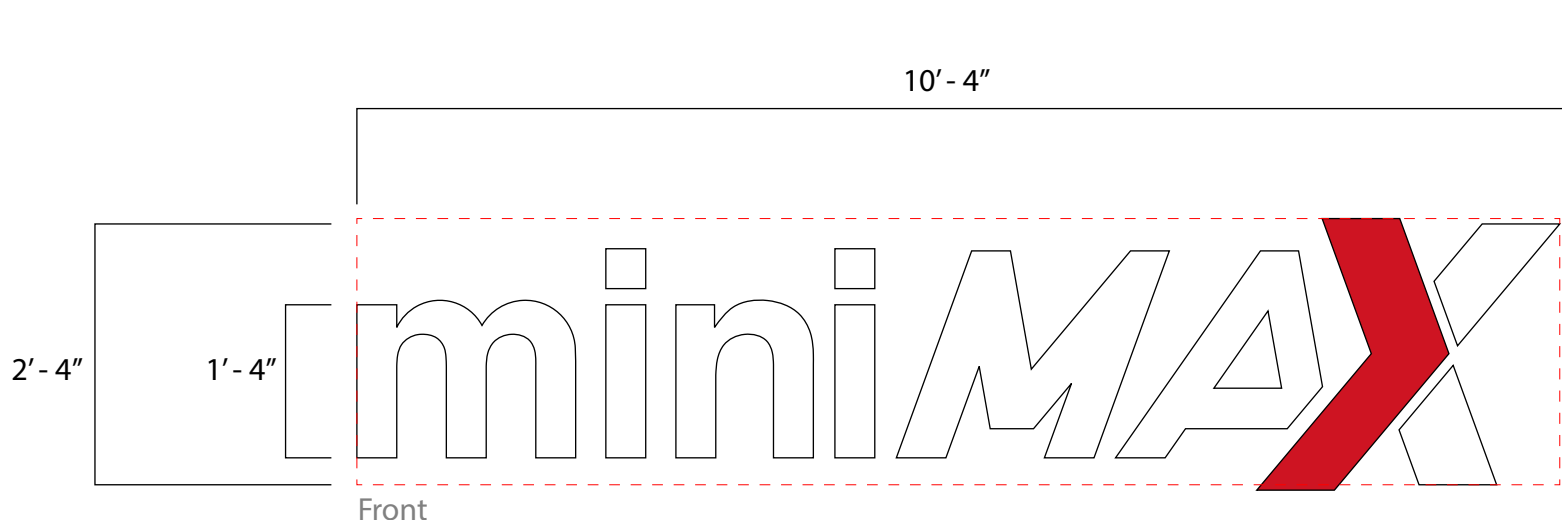
Project No.
1508

Revision Dates
07.24.2025 - MC
07.25.2025 - MC
07.29.2025 - MC
08.01.2025 - MC

Approvals / Date

PROPOSED SIGN

DIESEL CANOPY



Quantity

2

Item 6.

Square Footage

24.10 square feet

Square Footage Calculation

Code: N/A

Calculation: N/A

Allowed: N/A square feet

Description

Manufacture and install 1 illuminated channel letter

Color Key

Red (Pantone 186C)

White (#7328)

FABRICATION DETAILS

3/16" White Acrylic with Translucent Vinyl
(3M Perfect Match Red Pantone 186C)

#7328 White Acrylic

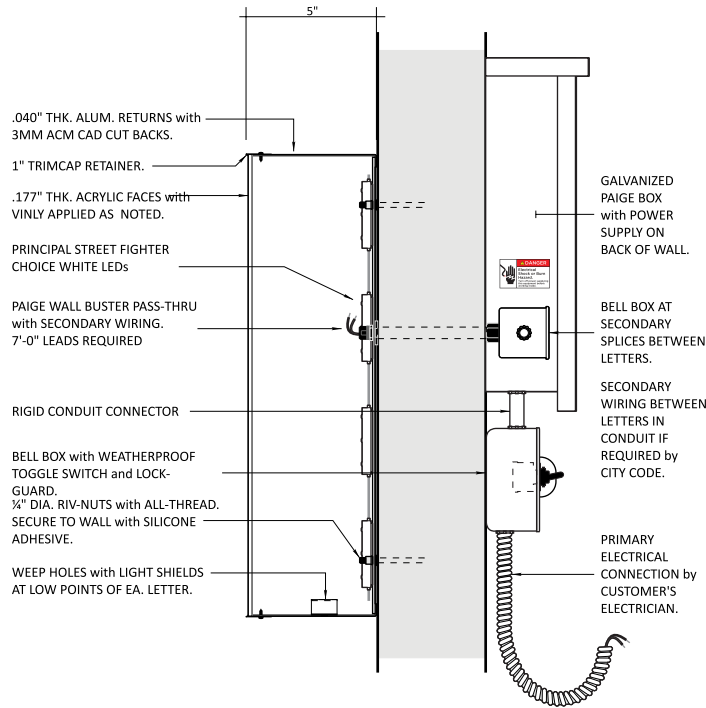
5" Deep Black Return

1" Black TrimCap



Signage is internally illuminated.
Canopy band faces are not backlist or illuminated.

ATTACHMENT DETAILS



MFG NOTE : 7'-0" WHIPS
TO BE PROVIDED



Carling Technologies
SWITCH PLATE ON-OFF 15/32
Mfr. Part #:272-07293



Installation requirements. All electrical signs provided by Artex Signs must be installed in full compliance with Article 600 of the 2020 National Electrical Code (NEC), as well as all relevant local electrical regulations. Grounding and bonding are mandatory. After installation, the disconnect switch must be positioned in accordance with 2020 NEC 600.6 (A) (1). All signs will have a visible UL Label on the finished exterior sign surface.

ELECTRICAL SIGNS
REGISTERED

ELECTRICAL REQUIREMENTS

PRIMARY CIRCUIT

120 VOLTS / 20 AMPS

TOTAL AMP DRAW

120 VOLTS / 4.2 AMPS

TSCL#: 19248

PRIMARY ELECTRICAL TO SIGN BY OTHERS

SECONDARY LOAD 0.84 KVA



Illuminated Channel Letters

Scale: Not to Scale



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Project No.

1508

Revision Dates

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07.25.2025 - MC

07.29.2025 - MC

08.01.2025 - MC

Approvals / Date

Customer:

Landlord:

70

DIESEL CANOPY

tem 6.

TBD square feet

Code: TBD

Calculation: TBD

Allowed: TBD square feet

Manufacture and install 1 illuminated channel letter

○ White (#7328)

TBD

FABRICATION DETAILS

Signage is internally illuminated.
Canopy band faces are not backlist or illuminated.

5"

.040" THK. ALUM. RETURNS with 3MM ACM CAD CUT BACKS.

1" TRIMCAP RETAINER.

.177" THK. ACRYLIC FACES WITH VINYL APPLIED AS NOTED.

PRINCIPAL STREET FIGHTER CHOICE WHITE LEDs

PAIGE WALL BUSTER PASS-THRU with SECONDARY WIRING. 7'-0" LEADS REQUIRED

RIGID CONDUIT CONNECTOR

BELL BOX with WEATHERPROOF TOGGLE SWITCH and LOCK-GUARD.
½" DIA. RIV-NUTS with ALL-THREAD. SECURE TO WALL with SILICONE ADHESIVE.

WEEP HOLES with LIGHT SHIELDS AT LOW POINTS OF EA. LETTER.

GALVANIZED PAIGE BOX with POWER SUPPLY ON BACK OF WALL.

BELL BOX AT SECONDARY SPLICES BETWEEN LETTERS.

SECONDARY WIRING BETWEEN LETTERS IN CONDUIT IF REQUIRED by CITY CODE.

PRIMARY ELECTRICAL CONNECTION by CUSTOMER'S ELECTRICIAN.

**MFG NOTE : 7'-0" WHIPS
TO BE PROVIDED**

Carling Technologies
SWITCH PLATE ON-OFF 15/32
Mfr. Part #:272-07293



Installation requirements. All electrical signs provided by Artex Signs must be installed in full compliance with Article 600 of the 2020 National Electrical Code (NEC), as well as all relevant local electrical regulations. Grounding and bonding are mandatory. After installation, the disconnect switch must be positioned in accordance with 2020 NEC 600.6 (A) (1). All signs will have a visible UL Label on the finished exterior sign surface.



PRIMARY CIRCUIT

120 VOLTS / 20 AMPS

TOTAL AMP DRAW

120 VOLTS / 4.2 AMPS

TSCL#: 19248

PRIMARY ELECTRICAL TO SIGN BY OTHERS
SECONDARY LOAD 0.84 KVA

Illuminated Channel Letters

Scale: Not to Scale

This is just a place holder not the actual sign. Just the dimensions



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08.01.2025 - MC

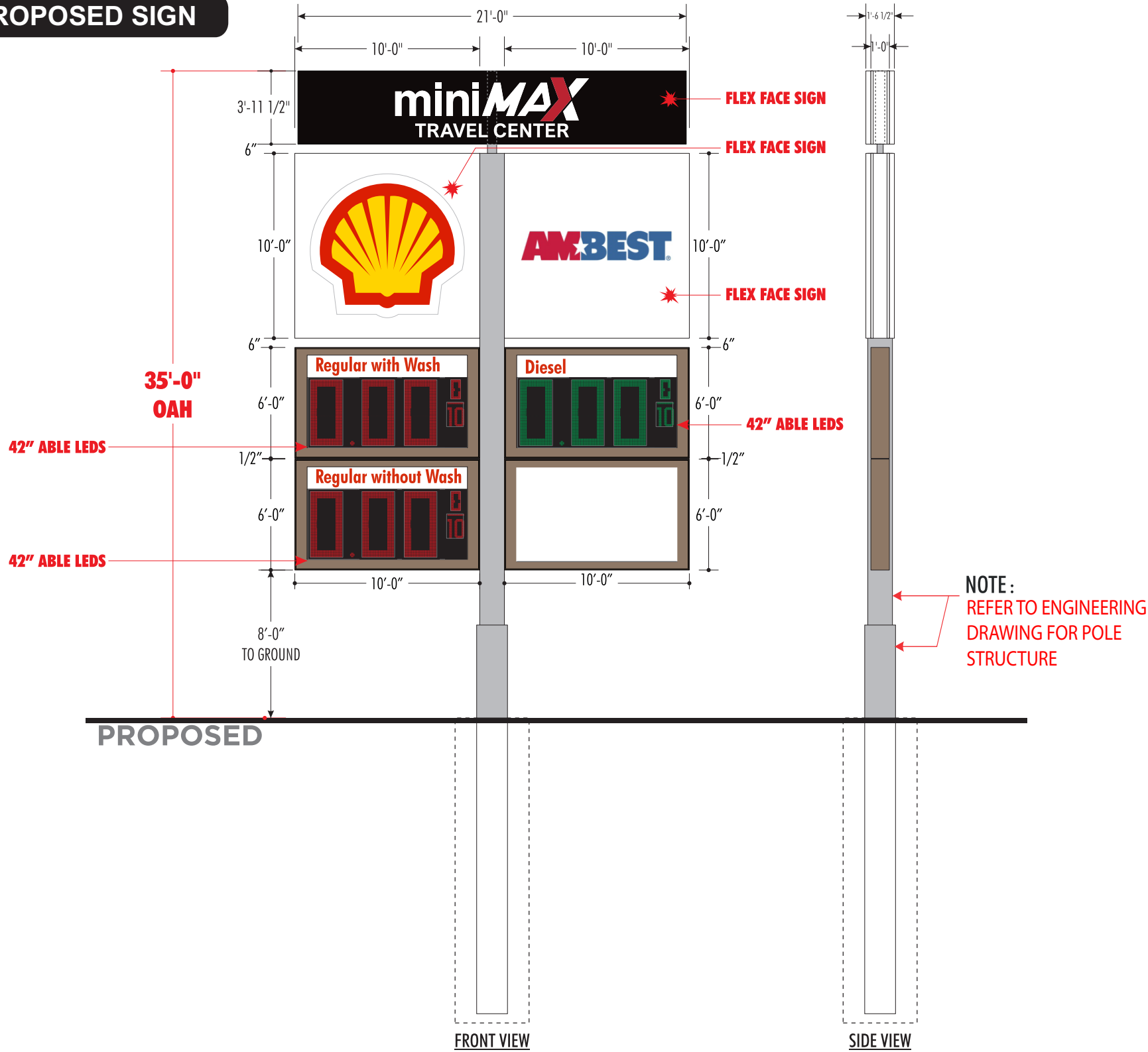
Approvals / Date

Customer:

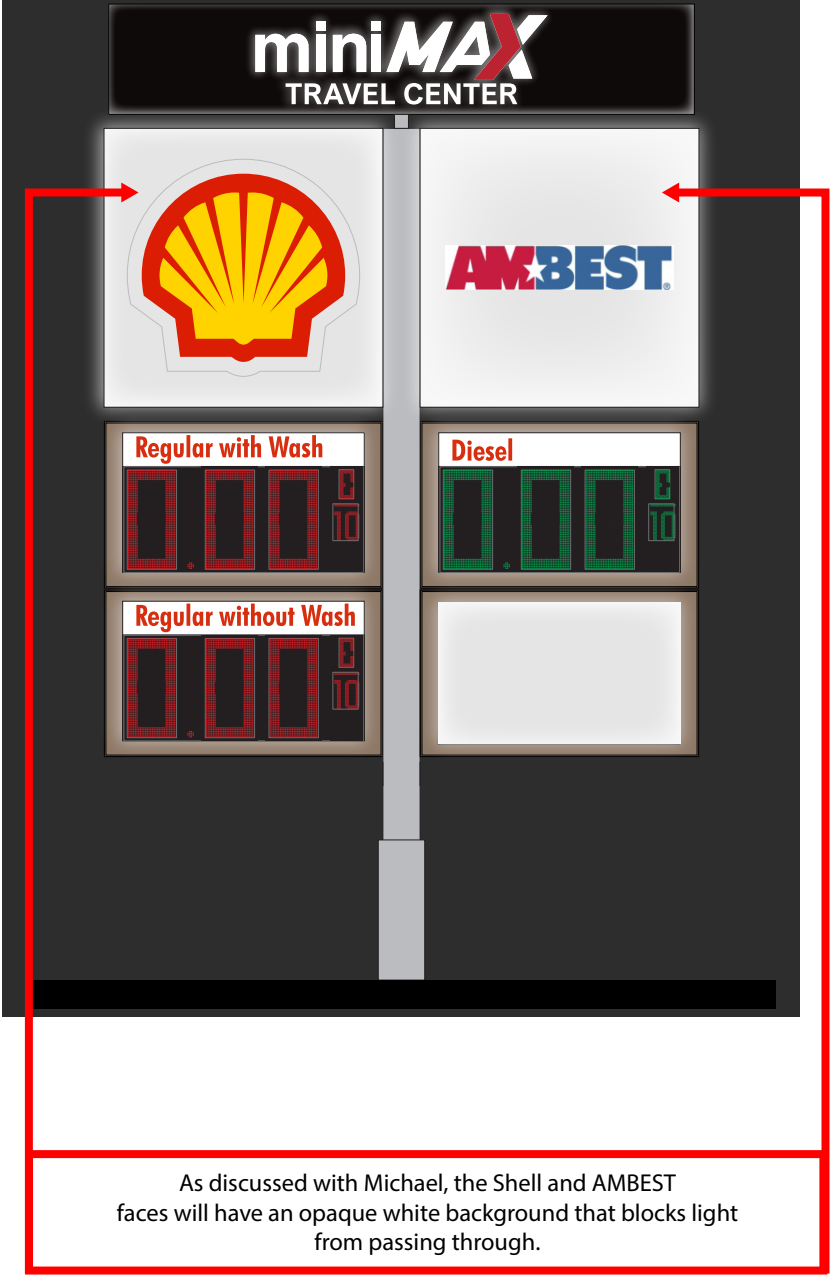
Landlord:

1

PROPOSED SIGN



NIGHT VIEW



Quantity

1

Item 6.

Square Footage

735 square feet

Square Footage Calculation

Per conversation with Michael, Manor will reference the previously submitted sign plan for compliance.

Description

See fabrication details

Color Key

- Dark Gray
- Satin Black
- Red
- Yellow
- Blue

Installation requirements. All electrical signs provided by Artex Signs must be installed in full compliance with Artex 600 of the National Electrical Code (NEC), as well as all relevant local electrical regulations. Grounding and bonding are mandatory. After installation, the disconnect switch must be positioned in accordance with NEC 600.6 (A) (1).

DOUBLE FACE INTERNALLY-ILLUMINATED PYLON

Scale: Not to Scale



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Project No.
1415

Revision Dates
05.08.2025 - MC
05.21.2025 - MC
05.26.2025 - MC

Approvals / Date

Customer:

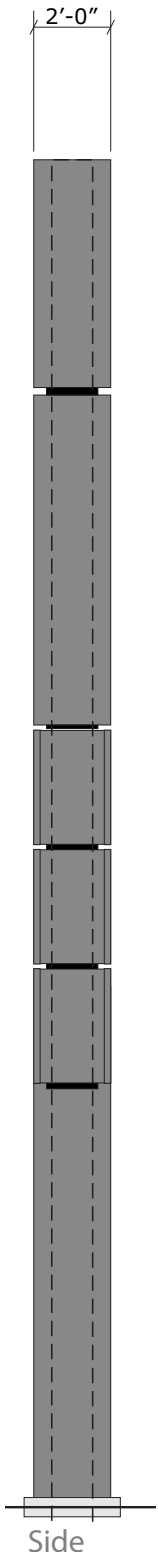
Landlord:

PROPOSED SIGN

SCOPE OF WORK

MANUFACTURE AND INSTALL:

- FABRICATED ALUMINUM MAIN I.D. CABINET WITH DARK GREY PAINTED FINISH AT FILLER.
- ALUMINUM FACES WITH ROUT-OUT OPENINGS FOR COPY AND BORDER. 3/4” THICK MILLED ACRYLIC PUSHED THROUGH OPENINGS.
- FIRST-SURFACE RED VINYL ON ACCENT FACES.
- 2” TALL X 9’-4” ALUMINUM REVEAL, PAINTED BLACK.
- (2) 120” X 72” DAKTRONICS ELECTRONIC MESSAGE CENTERS MOUNTED BACK-TO-BACK. DARK GREY PAINTED FINISH ON COMMON FILLER, 2” X 2” FACE RETAINERS, AND 2” DIVIDER BARS.
- WHITE POLYCARBONATE FACES WITH DIRECT-PRINTED GRAPHICS.
- WHITE LED ILLUMINATION.
- FABRICATED ALUMINUM SUPPORT COVER WITH DARK GREY PAINTED FINISH.
- STANDARD STEEL SUPPORT PIPE.
- CONCRETE MOW PAD.
- CONCRETE PIER FOUNDATION..



As discussed with Michael, the Fiery Grill, Flamin Burger, and Kona Moka faces will have an opaque white background that blocks light from passing through.

Quantity

1

Item 6.

Square Footage

350 square feet

Square Footage Calculation

Per conversation with Michael, Manor will reference the previously submitted sign plan for compliance.

Description

See fabrication details

Color Key

- Dark Gray
- Satin Black
- White
- Red

Installation requirements. All electrical signs provided by Artex Signs must be installed in full compliance with Artex 600 of the National Electrical Code (NEC), as well as all relevant local electrical regulations. Grounding and bonding are mandatory. After installation, the disconnect switch must be positioned in accordance with NEC 600.6 (A) (1).

DOUBLE FACE INTERNALLY-ILLUMINATED PYLON

Scale: Not to Scale



Showroom: 11581 TX Hwy. 6, Suite 00020, Sugar Land, TX 77478
Manufacturing: 12999 Murphy Rd, Suite H2, Stafford, TX 77477
sales@artexsigns.com | +1 409-423-9015 | www.artexsigns.com
All design renderings shown are the intellectual property of Artex Signs. Unauthorized copying, distribution, or public display of these drawings is prohibited.
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MiniMax
13320 E. US HWY 290
Manor, TX, 78653
United States

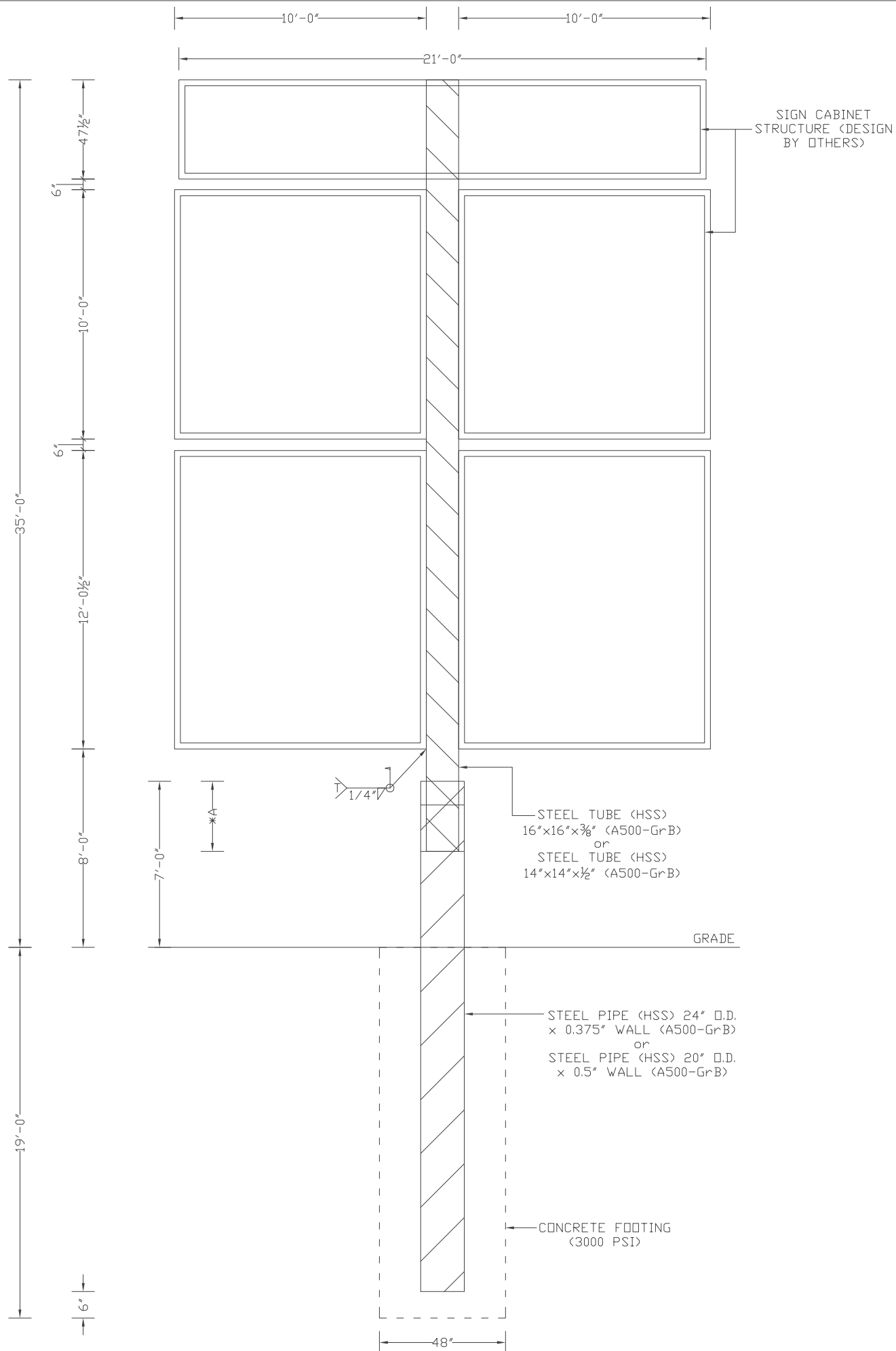
Project No.
1416

Revision Dates
05.07.2025 - MC
05.26.2025 - MC

Approvals / Date

Customer:

Landlord:



Design Support Steel

Section	Area (sq ft)	Shape Factor	Load (psf)	Force	Moment
Top Sign WL	84.00	1	28	2352	77616
Btm Signs WL	480.00	1	26	12480	237120
Btm Signs DL	480.00	1	10	4800	24000
Btm Supt WL	30.00	0.7	25	525	2100
				20157	340836

$$S > M / F_b = 340836 \times 12 \times 1.5 \text{ (SF)} / 1 \times 42000 = 142 \text{ in}^3 < 145 \text{ in}^3$$

Use Circular Steel Pipe (HSS) 20 in O.D. x 0.5 in Wall (A500-GrB)

Design 2nd Stage Support Steel

<i>Section</i>	<i>Area (sq ft)</i>	<i>Shape Factor</i>	<i>Load (psf)</i>	<i>Force</i>	<i>Moment</i>
Top Sign WL	84.00	1	28	2352	58800
Btm Signs WL	480.00	1	26	12480	137280
Btm Signs DL	480.00	1	10	4800	24000
				19632	220080

$$S > M / F_b = 22080 \times 12 \times 1.5 \text{ (SF)} / 1 \times 46000 = 87 \text{ in}^3 < 106 \text{ in}^3$$

Use Square Steel Tube (HSS) 14 in x 14 in x 1/2 in Wall (A500-GrB)

Foundation Design

$$P = 20157 \times 1.5 / 1 = 20235.50$$

$$b = 48 \text{ in}$$

$$S_1 = 2 \times 150 \times 18.5 / 3 = 1850$$

$$h = 340836 / 20157 = 16.91$$

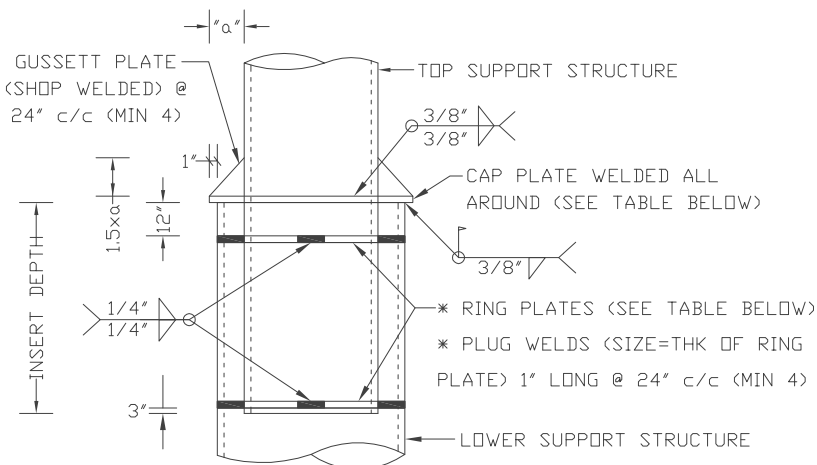
$$A = 2.34 P / S \times b = 2.34 \times 20235.50 / 1850 \times 4 = 9.56$$

$$d = A/2 [1 + \sqrt{1 + (4.36 h / A)}]$$

$$d = 9.56 / 2 [1 + \text{sq rt } \{1 + (4.36 \times 16.91 / 9.56)\}] = 18.89 \text{ ft} < 19 \text{ ft}$$

Use Concrete Footing 48 in Diameter x 19 ft Deep (3000 PSI)

*A (TRANSITION DETAILS)

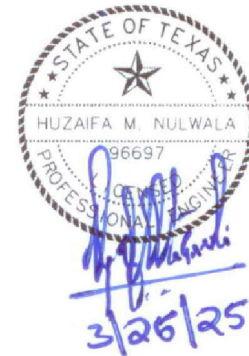


TOP SUPPORT SIZE	8"	10"-18"	20"-24"	30"-36"
INSERT DEPTH	30"	36"	48"	60"
CAP PLATE	3/4"	3/4"	3/4"	1"
RING/GUSSET PLATE	1/2"	1/2"	3/4"	3/4"

NOTES:

Item 6.

1. DESIGN IS BASED ON 2021 IBC WIND SPEED OF 115 MPH (GUST), EXPOSURE C, RISK CATEGORY II.
2. THIS DESIGN IS INTENDED FOR A SINGLE (1) SIGN THAT SHALL BE INSTALLED AT THE ADDRESS SHOWN AND SHALL NOT BE USED FOR MULTIPLE SIGN/S AT THIS OR ANY OTHER LOCATION/S UNLESS CERTIFIED BY A PROFESSIONAL ENGINEER.
3. ENGINEER IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT AND SHALL ONLY BE RESPONSIBLE FOR THE DESIGN OF SIGN STRUCTURE FOR WHICH CALCULATIONS ARE SHOWN ON THIS PAGE. (SIGN CABINET STRUCTURE DESIGN SHALL BE PROVIDED BY OTHERS).
4. ALL HSS TUBE SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS $F_y=46$ KSI.
5. ALL HSS ROUND SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS $F_y=42$ KSI.
6. ALL WIDE FLANGE SECTIONS SHALL MEET ASTM A992 WITH MINIMUM YIELD STRESS $F_y=50$ KSI.
7. ALL PIPE (OTHER THAN HSS ROUND) SHALL MEET ASTM A53 GRADE-B WITH MINIMUM YIELD STRESS $F_y=35$ KSI.
8. ALL OTHER STEEL INCLUDING CONNECTION PLATES, ANGLES, ETC. SHALL MEET ASTM A36 WITH MINIMUM YIELD STRESS $F_y=36$ KSI.
9. ALL ALUMINUM USED SHALL BE GRADE 6053-T6 OR 6061-T6 OR EQUIVALENT WITH MINIMUM YIELD STRESS $F_y=30$ KSI.
10. ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325 UNLESS OTHERWISE NOTED AND SHALL BE GALVANIZED.
11. ALL STEEL WELDING SHALL BE MADE WITH E70xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS STANDARDS.
12. ALL ALUMINUM WELDING SHALL BE MADE WITH E40xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE AWS STANDARDS.
13. SOIL REPORT WAS NOT FURNISHED. FOUNDATION IS BASED ON A ALLOWABLE BEARING OF 1500 PSF AND ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 150 PSF PER FOOT. BEARING PRESSURE VALUES SHALL BE VERIFIED PRIOR TO CONCRETE PLACEMENT.
14. NORMAL WEIGHT CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (ATTAINED IN 28 DAYS) SHALL BE USED. CARE SHALL BE TAKEN FOR NOT PLACING CONCRETE OVER SOIL FILL.
15. FOUNDATION SHALL BE CONSTRUCTED IN NATURAL GROUND/EARTH (UNDISTURBED SOIL) ONLY. FOUNDATION SHALL NOT BE CONSTRUCTED/INSTALLED IN LANDSCAPE OR FILL MATERIAL.



SMB
ENGINEERING, LLC
WWW.SMB-ENGINEERING.COM
TEL: 832-443-7328

TEXAS REGISTRATION NUMBER : F-10116

ARTEX SIGNS

SHELL

**13320 E. US HWY 290,
MANOR, TX 78653**

PRJ # : 25-C123

DWG BY : HMN

SCALE : NTS

DATE : MAR 2025

REV : 0

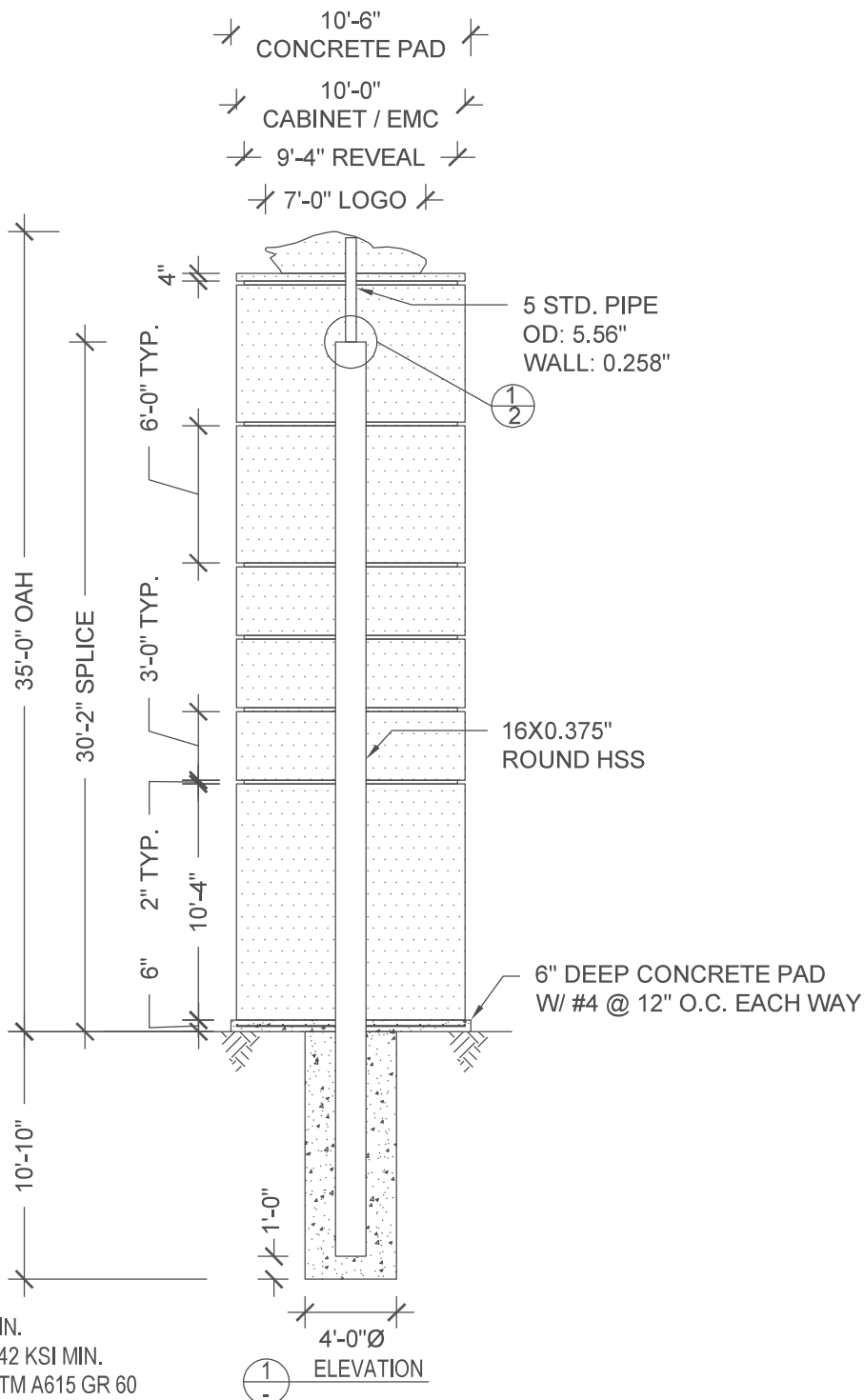
PAGE : 1 OF 1



12396 WORLD TRADE DRIVE, SUITE 312
SAN DIEGO, CA 92128
PROJECTMANAGER@SULLAWAYENG.COM
PHONE: 1-858-312-5150 FAX: 1-858-777-3534

PROJECT: MINIMAX EXPRESS CAR WASH, 13320 E. US HWY. 290, MANOR, TX
PROJECT #: 50786
CLIENT: ARTEX SIGNS

DATE: 04/1/2025
ENGINEER: AJ
LAST REVISED:



4/2/2025



CERTIFICATE OF AUTHORITY
NO. F-14143

GENERAL NOTES

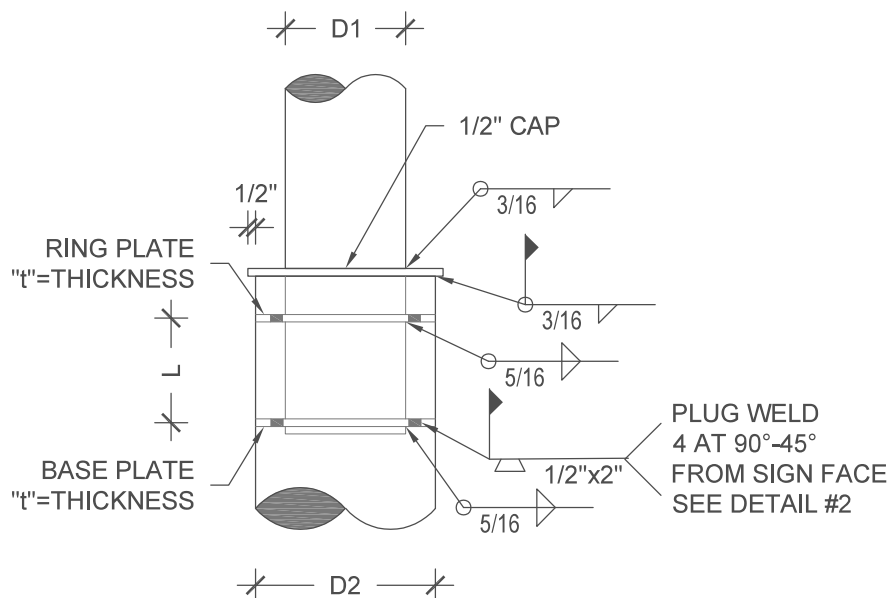
- DESIGN CODE: IBC 2015
- DESIGN LOADS: ASCE 7-10
- WIND VELOCITY 115 MPH EXPOSURE C
- CONCRETE 2500 PSI MINIMUM
- PIPE STEEL ASTM A53 GR. B, $F_y = 35$ KSI MIN.
- ROUND HSS STEEL ASTM A500 GR. B, $F_y = 42$ KSI MIN.
- STEEL REINFORCEMENT IN CONCRETE ASTM A615 GR 60
- PROVIDE MIN. 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE WHEN CAST AGAINST SOIL
- LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)
- PROVIDE PROTECTION AGAINST DISSIMILAR METALS
- ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION



12396 WORLD TRADE DRIVE, SUITE 312
 SAN DIEGO, CA 92128
 PROJECTMANAGER@SULLAWAYENG.COM
 PHONE: 1-858-312-5150 FAX: 1-858-777-3534

PROJECT: MINIMAX EXPRESS CAR WASH, 13320 E. US HWY. 290, MANOR, TX
 PROJECT #: 50786
 CLIENT: ARTEX SIGNS

DATE: 04/01/2025
 ENGINEER: AJ
 LAST REVISED:



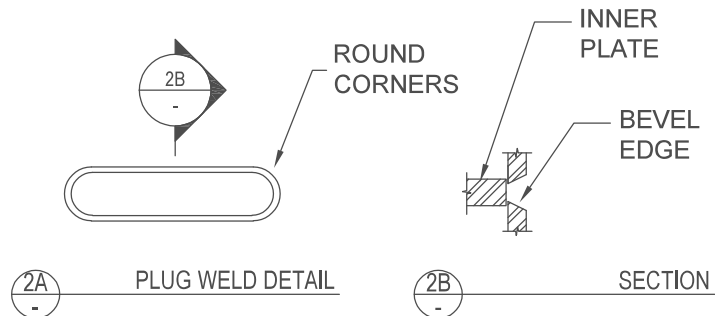
① SPLICE DETAIL, TYP.

NOTES:

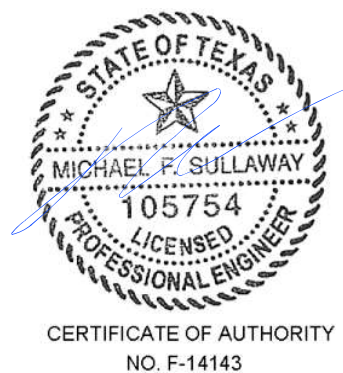
1. THIS DETAIL MAY BE USED FOR PIPE AND SQUARE TUBE SECTIONS.
2. $L = 1.5 \times D1$ OR 12" , WHICHEVER IS LARGEST

THICKNESS (t)

FOR D1 THRU 16" DIA., USE $t = 1/2"$ PL.
 FOR 16" DIA. < D1 < 30" DIA., USE $t = 3/4"$ PL.
 FOR D1 > 30" DIA., USE $t = 1"$ PL.



4/2/2025





PROJECT: MINIMAX EXPRESS CAR WASH
 PROJ. NO.: 50786
 CLIENT: ARTEX SIGNS

DATE: 04/01/2025
 ENGINEER: AJ

V5.5

units; pounds, feet unless noted otherwise

Applied Wind Loads; from ASCE 7-10 (LRFD):

$F = q_z * G * C_f * A_f$ with $q_z = 0.00256 K_z K_{zt} K_d V^2$ (29.3.2 & 29.4)
 $C_f = 1.621$ (Fig. 29.4-1) max. height= 35.00
 $K_{zt} = 1.0$ (26.8.2) (=1.0 unless unusual landscape)
 $K_z =$ from table 28.3-1 Exposure= c
 $K_d = 0.85$ for signs (table 26.6-1)
 $V = 115$ mph
 $G = 0.85$ (26.9) weight= 3.402 kips
 $s/h = 1.000$ $M_{DL} = 0.00$ k-ft
 $B/s = 0.29$

Pole Loads	structure component	height at section c.g.	K_z	q_z	pressure $q_z * G * C_f$	A_f	shear	Wind Moment M_w
	1	0.25	0.850	24.5	33.71	5.25	177	44
	2	5.67	0.850	24.5	33.71	103.33	3484	19741
	3	12.92	0.850	24.5	33.71	41.48	1398	18060
	4	17.50	0.876	25.2	34.74	49.77	1729	30261
	5	20.25	0.903	26.0	35.82	4.98	178	3610
	6	22.75	0.922	26.5	36.58	45.00	1646	37453
	7	25.75	0.946	27.2	37.54	15.00	563	14498
	8	26.58	0.953	27.42	37.79	1.56	59	1563
	9	28.33	0.967	27.83	38.36	33.33	1279	36230
	10	30.08	0.980	28.20	38.87	1.66	65	1941
	11	31.42	0.990	28.48	39.25	25.01	981	30835
	12	32.75	0.997	28.69	39.53	1.56	61	2014
	13	33.00	0.999	28.75	39.63	3.33	132	4359
	14	34.08	1.0052	28.93	39.87	8.92	356	12119
				sums:	340.17	12108	212.73	(M_w) k-ft arm= 17.6
for s/h=1, add 10% (asce fig. 29.4-1):				x 1.10			234.00	
				$P_u = 4.08$ kip		$M = 234.00$ k-ft	$M = \sqrt{M_{DL}^2 + M_w^2}$	
$M_u = \sqrt{(1.2M_{DL}^2 + 1.0M_w^2)} =$				234.00 k-ft				

Pole Design

section; Pipe

$M_u \leq \phi M_n$ with $M_n = f_y Z$	$f_y = 42$ ksi	$\phi = 0.9$						
H	M_u (k-ft)	Z req'd. (in)	Size (in)	t (in)	Z	USE		
at grade	234.00	74.29	16	0.375	91.6	16x0.375" Round HSS, $\phi M_n = 269$ k-ft		
splice at 30.166 ft	3.15	1.0	2.5	0.203	1.4	5 Std. Pipe, $\phi M_n = 17.9$ k-ft ($F_y = 35$ ksi)		

Footing Design

footprint: round

$\omega = 1.33$	IBC 1605.3.2	IBC Table 1806.2, sections 1806.3.4, 1807.3.2	$S = (2 \times 1.33 \times 150 \text{ psf/ft})$
$P = 9.66$ kip		$S_1 = S \times d / 3$	$A = 2.34 \times P / (S_1 \times b)$ $S = 400$
$S_1 = 1444$		$d = 0.5 \times A (1 + (1 + 4.36 \times h/A)^{.5})$	IBC 1807.3.2.1
$A = 3.91$			

footing: 4' - 0" dia.

10' - 10" deep



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 13, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Joined Lot Affidavit for Lot 14, Lot 15, and Lot 16, Block 25, Town of Manor.

Applicant: Ringo Sun and Yu Chi Wu

Owner: Ringo Sun and Yu Chi Wu

BACKGROUND/SUMMARY:

Lots 14 and 15 have already been combined by a Joined Lot Affidavit. In the past, it was applied for due to having two 25' wide lots that already has a structure built across the property lines. This Joined Lot Affidavit combines the two lots into a 50' wide lot. The applicant is seeking to redevelop the structure, a home, into a commercial property, which would require additional development across the existing property boundary. The owner intends to include lot 16 to allow for further commercial development.

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

- Joined Lot Affidavit
- 204 W Parsons Tax record
- 206 W Parsons Tax record

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 Joined Lot Affidavit for Lot 14, Lot 15, and Lot 16, Block 25, Town of Manor.

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

Affidavit of Ringo Min-Ling Sun & Yu Chi Wu
In Support of Joining Lots into One Building Site

BEFORE ME, the undersigned authority, on this day personally appeared Ringo Sun / Yu Chi Wu, who being duly sworn by me did on their oath, depose and say that:

My name is Ringo Sun / Yu Chi Wu, I am of sound mind, over eighteen (18) years of age and am competent to make this affidavit. I am personally acquainted with the facts herein stated and such facts are, within my personal knowledge, true and correct.

I am the owner of the following described lots (herein the "lots"):

Tract 1: Lot 14-15, Block 25, Town of Manor, Manor, Travis County, Texas

Tract 2: Lot 16, Block 25, Town of Manor, Manor, Travis County, Texas

For and in consideration of the approval to utilize the Lots as one building site, I bind the lots to this covenant which shall run with the land until released by compliance with the City's regulations for separating the Lots or re-platting of the Lots in compliance with all applicable ordinances. This shall be and hereby is deemed a covenant running with the land enforceable by the City of Manor and to be released only by the City of Manor upon demonstration of compliance with all applicable ordinances of the City.

The City of Manor Planning and Zoning Commission on the _____ day of _____, 202_, under the authority of the City Zoning Ordinance, Article 14.02 Division II, Section 14.02.007(c)(3), approved the request to recognize the above referenced Lots, platted prior to 1980, as one unit to be utilized as one building site and to be treated as one lot without the necessity of re-platting said Lots. The right to build across the boundaries separating the Lots and to treat the Lots as one building site has been granted. Any structure crossing the lot lines or encroaching in the setback between the Lots described herein will not be in compliance with the City of Manor ordinances without this approval.

The permission to utilize the Lots as one building site is conditioned on the owner and subsequent purchasers and homeowners conveying and utilizing the Lots as one building site until the Lots are re-platted in compliance with the City ordinances and the Texas Local Government Code. The owner, and all successors, assigns, executors and heirs are bound to convey and occupy the Lots as one Lot and one building site until any structures crossing or encroaching in the setback are removed from the Lots and brought into compliance with City ordinances and/or re-platted in compliance therewith and the City approves such compliance by releasing the covenant.

Failure to re-plat or remove any buildings crossing the lot lines and receive a release from this obligation shall be binding upon all purchasers and tenants for which the City of Manor may enforce such compliance. This agreement shall be filed among the official property records of Travis County to serve as notice to all subsequent purchasers of all or a portion of the Lots.

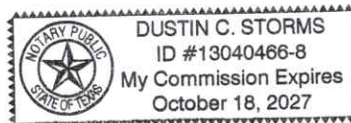
Ringo Sun and Yee Chi Wu
Owner

STATE OF TEXAS §

COUNTY OF Travis §

BEFORE ME the undersigned authority on this day personally appeared Ringo Sun and Yee Chi Wu, Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing document and that s/he executed such document for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11 day of July, 2025.



[Signature]
Notary Public - State of Texas

APPROVED AND AGREED:

Planning and Zoning Chairperson, City of Manor

After recording return to:

City of Manor

City Secretary
P.O. Box 387
Manor, TX 78653

GENERAL INFO

ACCOUNT

Property ID: 238701
Geographic ID: 0235591804
Type: R
Zoning:
Agent: TEXAS PROTAX - EDL JOHN C
Legal Description: LOT 14-15 BLK 25 MANOR TOWN OF

Property Use:

LOCATION

Address: 204 W PARSONS ST, TX 78653

Market Area:
Market Area CD: B8000
Map ID: 023460

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: SUN RINGO MING-LING & YU CHI WU

Secondary Name:

Mailing Address: 707 KNOLLWOOD DR AUSTIN TX 78746-5136

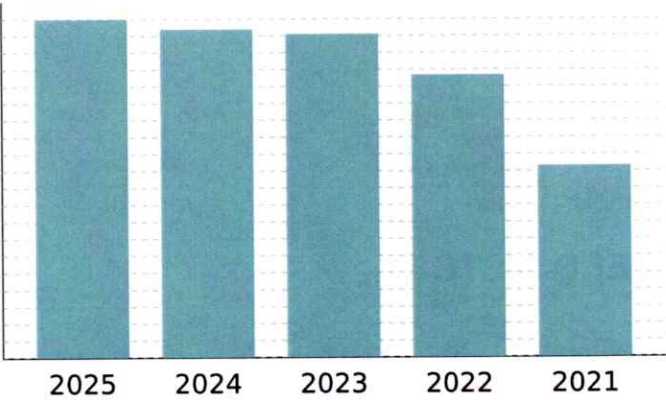
Owner ID: 1896701
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	\$77,811
Land Non-Homesite:	\$0
Special Use Land Market:	\$0
Total Land:	\$77,811
Improvement Homesite:	\$122,181
Improvement Non-Homesite:	\$0
Total Improvement:	\$122,181
Market:	\$199,992
Special Use Exclusion (-):	\$0
Appraised:	\$199,992
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$199,992

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$77,811	\$122,181	\$0	\$199,992	\$0	\$199,992
2024	\$75,000	\$118,835	\$0	\$193,835	\$0	\$193,835
2023	\$75,000	\$116,052	\$0	\$191,052	\$0	\$191,052
2022	\$52,500	\$114,369	\$0	\$166,869	\$0	\$166,869
2021	\$52,500	\$60,600	\$0	\$113,100	\$0	\$113,100

TAXING UNITS

Item 7.

Unit	Description	Tax Rate	Net Appraised	Taxable Value
03	TRAVIS COUNTY	0.344445	\$199,992	\$199,992
05	CITY OF MANOR	0.853700	\$199,992	\$199,992
0A	TRAVIS CENTRAL APP DIST	0.000000	\$199,992	\$199,992
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107969	\$199,992	\$199,992
34	MANOR ISD	1.081400	\$199,992	\$199,992
68	AUSTIN COMM COLL DIST	0.101300	\$199,992	\$199,992
72	TRAVIS CO ESD NO 12	0.100000	\$199,992	\$199,992

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **1 FAM DWELLING** Improvement Value: **\$122,181** Main Area: **1,050**
 State Code: **A1** Description: **1 FAM DWELLING** Gross Building Area: **2,284**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R6		0	1960	1960	1,050
095	HVAC RESIDENTIAL	R6		0	1960	1960	1,050
011	PORCH OPEN 1ST F	R6		0	1960	1960	104
612	TERRACE UNCOVERD	R6		0	1960	1960	63
251	BATHROOM	R6		0	1960	1960	1
581	STORAGE ATT	R6		0	1960	1960	16

Improvement Features

1ST Roof Style: GABLE, Floor Factor: 1ST, Shape Factor: R, Roof Covering: COMPOSITION SHINGLE, Grade Factor: A, Foundation: PIER AND BEAM

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.1320	5,749.54	\$13.53	\$77,811	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
5/25/21	WD	WARRANTY DEED	JUAREZ MARIO	SUN RINGO MING-LING & YU CHI WU				2021119156
12/5/19	SW	SPECIAL WARRANTY	RESI REO SUB LLC	JUAREZ MARIO				2019200227
3/1/19	QD	QUIT CLAIM DEED	RESI SFR SUB LLC	RESI REO SUB LLC				2019030709
1/24/19	QD	QUIT CLAIM DEED	RESI TL1 BORROWER LLC	RESI SFR SUB LLC				2019012212
11/20/17	DW	DEED WITHOUT	RESI SFR SUB LLC	RESI TL1 BORROWER LLC				2017189190
9/12/16	WD	WARRANTY DEED	JAMALPOUR ALIREZA S &	RESI SFR SUB LLC				2016150925

Book Date	Type	Description	Grantor/Grantor	Grantee/Buyer	Book ID	Volume	Page	Instrument
6/8/06	SW	SPECIAL WARRANTY	U S BANK NATIONAL	JAMALPOUR ALIREZA S &				2006066293 TR
4/4/06	ST	SUBSTITUTE TRUSTEE	SAMUDIO CONSUELO &	U S BANK NATIONAL				1999101878 TR
8/26/99	SW	SPECIAL WARRANTY	DELEON JOSE S ET AL	SAMUDIO CONSUELO &		00000	00000	1999101878 TR

GENERAL INFO

ACCOUNT

Property ID: 238700
Geographic ID: 0235591803
Type: R
Zoning:
Agent: TEXAS PROTAX - EDL JOHN C
Legal Description: LOT 16 BLK 25 MANOR TOWN OF MH
S#5622149 HIGHLANDER
Property Use:

OWNER

Name: SUN RINGO MIN-LING & YU CHI WU
Secondary Name:
Mailing Address: 206 W PARSONS ST MANOR TX 78653-4784
Owner ID: 1975956
% Ownership: 100.000000
Exemptions:

LOCATION

Address: PARSONS ST, TX 78653
Market Area:
Market Area CD: B1314MH
Map ID: 023460

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

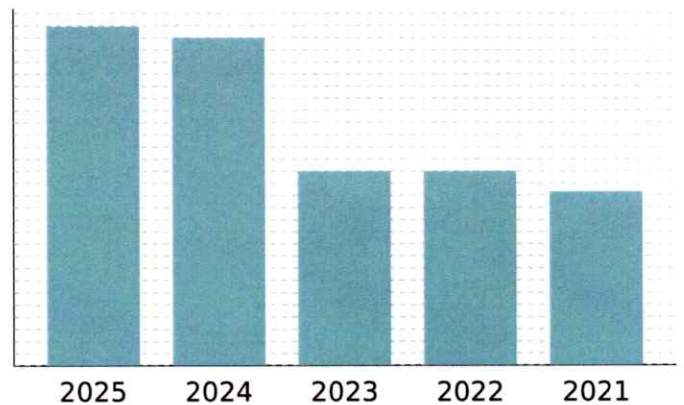
Land Homesite: \$0
Land Non-Homesite: \$69,844
Special Use Land Market: \$0
Total Land: \$69,844

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$69,844
Special Use Exclusion (-): \$0
Appraised: \$69,844
Value Limitation Adjustment (-): \$0

Net Appraised: \$69,844

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$69,844	\$0	\$0	\$69,844	\$0	\$69,844
2024	\$67,500	\$0	\$0	\$67,500	\$0	\$67,500
2023	\$35,000	\$4,990	\$0	\$39,990	\$0	\$39,990
2022	\$35,000	\$4,990	\$0	\$39,990	\$0	\$39,990
2021	\$35,000	\$772	\$0	\$35,772	\$0	\$35,772

TAXING UNITS

Item 7.

Unit	Description	Tax Rate	Net Appraised	Taxable Value
03	TRAVIS COUNTY	0.344445	\$69,844	\$69,844
05	CITY OF MANOR	0.853700	\$69,844	\$69,844
0A	TRAVIS CENTRAL APP DIST	0.000000	\$69,844	\$69,844
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107969	\$69,844	\$69,844
34	MANOR ISD	1.081400	\$69,844	\$69,844
68	AUSTIN COMM COLL DIST	0.101300	\$69,844	\$69,844
72	TRAVIS CO ESD NO 12	0.100000	\$69,844	\$69,844

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.0660	2,875.39	\$24.29	\$69,844	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
5/19/23	WD	WARRANTY DEED	L&L INVESTMENT ENTERPRISES LLC	SUN RINGO MIN-LING & YU CHI WU				2023055282
7/11/22	WD	WARRANTY DEED	KNAPE THOMAS WILSON &	L&L INVESTMENT ENTERPRISES LLC				2022120551
4/9/02	WC	WILL TO OTHER THAN	KNAPE ALVERA & DINAH JUNE & TH	KNAPE THOMAS WILSON &				PC #77413
2/28/94	MS	MISCELLANEOUS	KNAPE WOODROW W	KNAPE ALVERA & DINAH JUNE & TH		12981	00705	





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 13, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Setback Waiver for 210 E. Browning St. Manor, TX.

Applicant: TOO1 Management, LLC

Owner: TOO1 Management, LLC

BACKGROUND/SUMMARY:

The applicant is requesting for a setback waiver on 210 E. Browning St. The applicant is requesting for the property setbacks be reduced to a 20' front setback and a 10' rear setback.

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

- Setback waiver

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 Setback Waiver for 210 E. Browning St. Manor, TX.

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

Setback Waiver Request



**People. Principles.
Purpose. Partnerships.**

SETBACK WAIVER REQUEST

On approval by the Planning Commission, lots platted prior to 1980 having approximately 5,750 square feet of lot area may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The Commission shall consider the adjoining lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than 5 foot side yard, 10 foot rear yard and 15 foot street side yard setback and 20 foot front yard setback. Lots owned by the same person may be combined into one building site.

City of Manor Code of Ordinance, Chapter 14, Article 14.02, Division I, Section 14.02.007(c)(3).

Applicant Contact Information

Name: Torrey Overton (TOO1 Management, LLC)

Address: 1135 Don Ann St. Austin, Texas 78721

Phone Number: 512.294.1576

Email: [REDACTED]

Property Information

Address: 210 E. Browning St. Manor, Texas 78653

Lot: 6&7 * & E 1/2 Lot 8

Block: Block 60 Manor

Zoning District: Single Family

Requested Front Setback: 20'-0"

Requested Rear Setback: 10'-0"

Requested Side Setback: _____

[Signature]

Applicant Signature

7-17-25

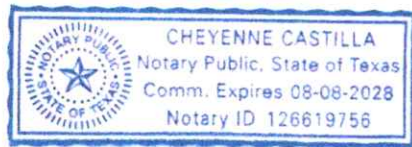
Date

Setback Waiver Request

STATE OF TEXAS §
COUNTY OF Hays §

BEFORE ME the undersigned authority on this day personally appeared Victor Pena, Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing document and that s/he executed such document for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15th day of July, 2025.



Cheyenne Castilla
Notary Public - State of Texas

PASSED AND APPROVED on this the ____ day of _____ 202__.

THE CITY OF MANOR, TEXAS

Felix Paiz,
Chairperson

ATTEST:

Michael Burrell
Development Services Director

After recording return to:
Development Services Dept.
City of Manor
105 East Eggleston St.
Manor, TX 78653

