

**A (N) BUILDABLE AREA**  
SCALE = 3/32" = 1'-0"

### SITE INFORMATION - 108 BOYCE

Site Address: 108 W Boyce St, Manor, TX 78653  
 Block: 29  
 Legal Description: W 1/2 of lot 18, 19-20 BLK 29 Town of Manor  
 Lot Size: 0.165 acres (7,187.4 SF)

### SITE INFORMATION - 104 BOYCE

Site Address: 104 W Boyce St, Manor, TX 78653  
 Block: 29  
 Legal Description: W 1/2 of lot 16, 17 & E 1/2 of lot 18 BLK 29 Town of Manor  
 Lot Size: 0.132 acres (5,749.92 SF)

### BUILDING CODE ANALYSIS (DOWNTOWN BUSINESS)

Setbacks  
 Front: 15 ft  
 Side: 0 ft with Fire-Rated Walls  
 Rear: 10 ft  
 Street Side: 15 ft

Max. Building Height: 60 ft  
 Max. Building Coverage: 95%

Minimum Dwelling Size: 500 SF, Historic  
 Max. # of Dwelling Units: 25 per Acre

### PARKING ANALYSIS

Residential  
 1 1/2 Required for 1-Bedroom unit  
 2 Required for each 2-Bedroom unit  
 2 1/2 Required for 3+ Bedroom unit  
 - 10% of total spaces for guests

Commercial  
 1 per 250 square feet

OWNER: BUILD BLOCK  
 PROJECT ADDRESS: 108, 104 W BOYCE ST, MANOR, TX 78653  
**MIXED-USE DEVELOPMENT**

#### REVISION TABLE

Number	Date	Description
1	MAY 22, 2023	REZONING APPLICATION

PROJECT # : 21036101 - 2  
 PLOT DATE : 2023 / 05 / 22  
 DRAWN BY : JIWON JUNG  
 CHECKED BY : JIWON JUNG

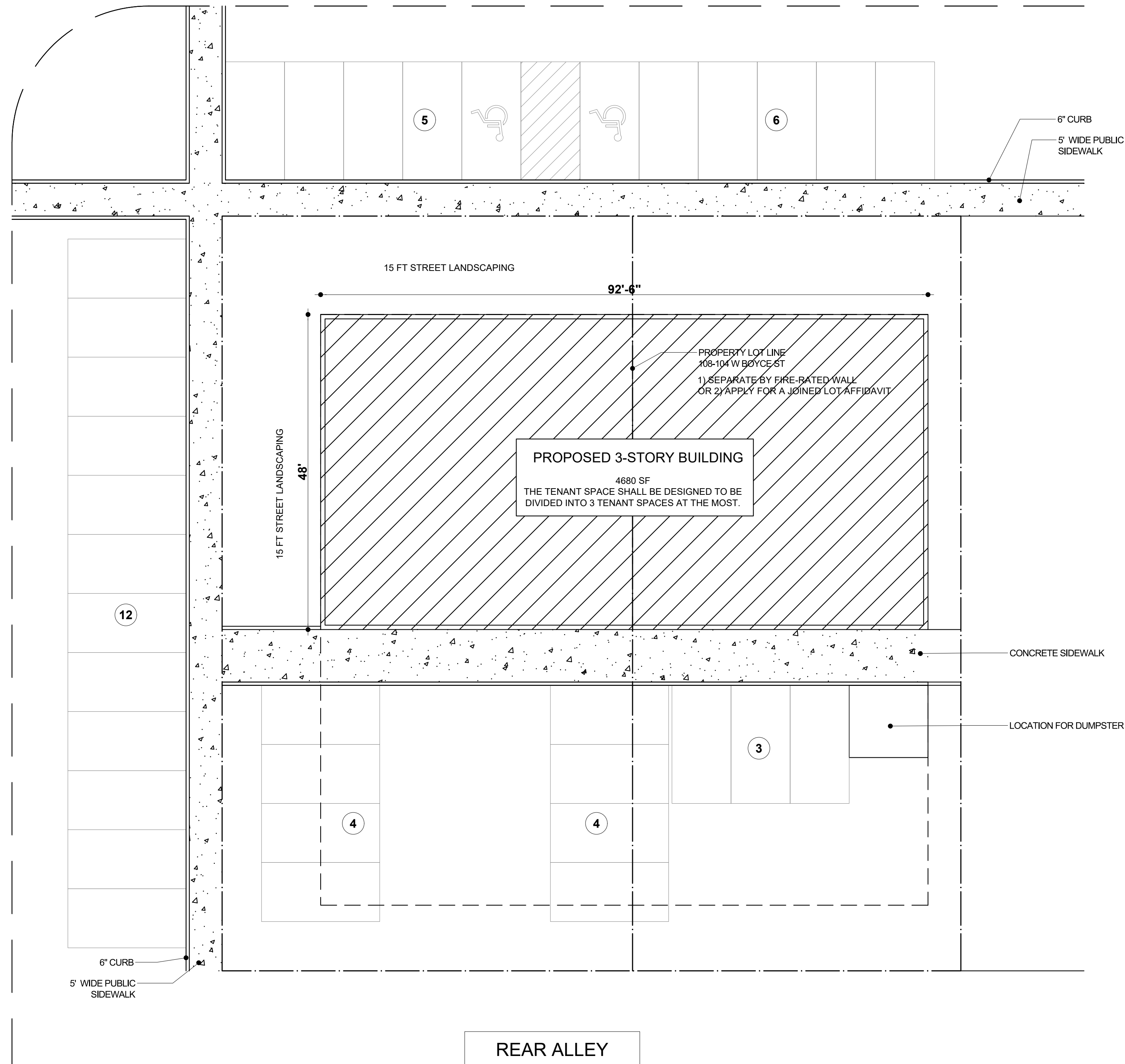
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#### PROJECT SUMMARY

**A-0.0**

N. CALDWELL ST

W BOYCE ST



### ARTICLE 15.02 - PARKING STANDARDS

USE	# OF PARKING SPACES	REQUIRED	PROVIDED
RESIDENTIAL - MULTI-FAMILY	1 & 1/2 SPACE FOR EACH 1-BEDROOM UNIT	6	15
	2 SPACES FOR EACH 2-BEDROOM UNIT	8	
RETAIL SALES	ONE SPACE FOR EACH 250 SF OF RETAIL FLOOR AREA	19	19
<b>TOTAL</b>		<b>34</b>	<b>35</b>

**A** GROUND FLOOR PLAN (COMMERCIAL)  
SCALE = 3/32" = 1'-0"

OWNER: BUILD BLOCK  
PROJECT ADDRESS: 108, 104 W BOYCE ST, MANOR, TX 78663  
**MIXED-USE DEVELOPMENT**

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PRELIMINARY PLANS

**A- 0.1**