



June 28, 2023

VIA E-MAIL: Scott Dunlop <sdunlop@manortx.gov>

Scott Dunlop, AICP
Development Services Director
City of Manor - City Hall
105 E. Eggleston St.
P.O. Box 387
Manor, TX 78653

Re: Off-Site Sign Variance on US-290 for 13119 US Hwy 290, Manor, Tx 78653

Dear Mr. Dunlop:

We are pleased to present our request for an off-site signage variance request to the City of Manor in reference to our parcel located just south of 13119 US Hwy 290, Manor, Tx 78653 (Property ID #967909, please see exact property location in Exhibit "A").

This property was originally contemplated as a large RV park by the previous owner Manor RV Park, LLC a few years ago. As part of litigation with Manor RV Park, LLC, the City agreed to a settlement agreement to split the original 30-acre parcel into 2 parcels: a 6-acre retail/commercial parcel which would be on the properties north (direct frontage to US-290) and another 24-acre medium density multifamily parcel which would be contiguous to the site to the south but was not provided any frontage or direct access to US-290. The previous owner contemplated building a large RV park on the site and a plat was approved by the County last year for both the multifamily and retail parcels, so both properties are currently in the same plat. Landmark purchased the multifamily parcel of the site in June of 2022 and developed a new plan. Manor RV Park retained ownership of the retail parcel, but provided an access easement for the multifamily tract to Landmark. Landmark's current plan for the multifamily parcel is to submit plans to the City and build 2 separate multifamily projects for the multifamily parcel to total approximately 590 multifamily units to be built over the next 4 years. The first project is planned to begin at the end of this year as plans have been recently submitted to the City.

As a result of the settlement with the City, the multifamily parcel was placed in the back of the plat without any frontage to US-290 and access was granted by the Seller through an access, utility, and signage easement through a shared access driveway (Please see "Exhibit B"). In order to gain the visibility needed for the project and overall safety, we are requesting approval for an off-site sign to our site to be located on the common driveway entrance from US-290.

We believe that this off-site sign location is critically needed for the safety to the public, overall economic viability of the project, and marketing to our future residents and guests. As you know, US-290 is a high-speed road that can exceed 60 miles per hour with multiple exits to turn. Signage is vital to the entrance of the site so that drivers can properly identify the residences early enough

to this soon-to-be highly trafficked exit prior to the entrance, signal to turn, and safely enter the turn lane into the project without causing a disturbance to the other traffic on the road. We anticipate a significant amount of traffic each day will be entering this shared entrance driveway and signage is important for safety and access. In addition to the safety concerns, the sign would also assist in our marketing efforts to ensure the viability of a large number of apartment units.

Landmark has permission from the retail owner to build this shared driveway and plans on building this access driveway as part of the multifamily project to begin later this year.

An example of the proposed sign is shown in "Exhibit C" attached.

Thank you for your consideration and time.

Sincerely,

LANDMARK at MANOR PROP HOLDINGS, LLC

By: 
Adam Link, Development Manager

EXHIBIT "A"

Site Location



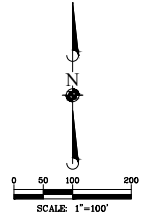
EXHIBIT "B"

Site Plan and Proposed Sign Location

Proposed Sign Location

Proposed Sign Location

Separation line between Retail & Multifamily Parcels



LEGEND

- ACCESSIBLE PATH
- ENTRANCE/EXIT DOORWAY
- PROPERTY LINE
- BARRIER FREE RAMP
- SIDEWALKS 4" X 3000 PSI CONCRETE PAVEMENT WITH #4 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE PER CITY OR STANDARD WIDTH PER PLAN.
- D1.1 PAVING 2" HOT MIX ASPHALTIC CONCRETE PAVEMENT ON EITHER
 - A. 12" CRUSHED LIMESTONE BASE WITH 6" LIME TREATED SUBGRADE.
 - B. 12" CRUSHED LIMESTONE BASE WITH 6" MOISTURE CONDITIONED SUBGRADE.
- D1.2 PAVING 2" HOT MIX ASPHALTIC CONCRETE PAVEMENT ON EITHER
 - A. 12" CRUSHED LIMESTONE BASE WITH 6" LIME TREATED SUBGRADE.
 - B. 12" CRUSHED LIMESTONE BASE WITH 6" MOISTURE CONDITIONED SUBGRADE.
- D1.3 PAVING 7" 3,500 PSI CONCRETE PAVEMENT WITH #4 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE. **SEE GEOTECH REPORT FOR ADDITIONAL INFORMATION.

SIGN LEGEND

- FDC SIGN
- ADA PARKING SIGN
- EV CHARGING SIGN

BENCHMARK INFORMATION

BENCHMARK 50 - SQUARE CUT IN CONC DRAIN	BENCHMARK 51 - CGS IN PP
GRID N: 10,102,028.251	GRID N: 10,102,042.480
GRID E: 3,183,246.481	GRID E: 3,183,838.467
ELEVATION = 536.12	ELEVATION = 538.95

PROJECT LAND SUMMARY USE

Zoning: MF-2

PHASE-1 DEVELOPMENT PARKING CALCULATIONS

Building Unit Mix	Parking Requirements		Notes
One Bedroom (Unit)	144	216	*1.5 per unit type
Two Bedroom (Unit)	110	220	*2 per unit type
Three Bedroom (Unit)	24	60	*2.5 per unit type
Additional Guest	10.00%	30	*10% of total unit parking
Clubhouse (GFA)	6090	20	*1 per 300 GFA
		566	Total required
Parking Provided			
Surface Parking		526	
Carport Parking		96	
Garage Parking		18	
Total Parking		640	
ADA Parking			
Required	2.00%	13	*2% of total parking
Provided		13	
Electric Vehicle Parking			
Provided		16	



LANDMARK AT MANOR EAST
 13119 EAST US HIGHWAY 290 MANOR, TEXAS 78653
 SITE PAVING AND DIMENSIONAL CONTROL PLAN OVERALL

PROJ. MGR.: CNP
 PROJ. ASSOC.: RK/LS/JP
 DRAWN BY: 06/23/2023
 DATE:
C3.0
 615.025003



Know what's below. Call before you dig.

PRELIMINARY - FOR INTERNAL REVIEW ONLY

Date: 06/23/23; Day Name: 06/23/23; Location: C:\Users\jguy\OneDrive\Documents\2023\June 2023\Manor_East\Drawings\Site_Paving_and_Dimensional_Control_Plan_Overall_P1_0303

EXHIBIT "C"

Site Plan and Proposed Sign Location



SAYLEE
GREER

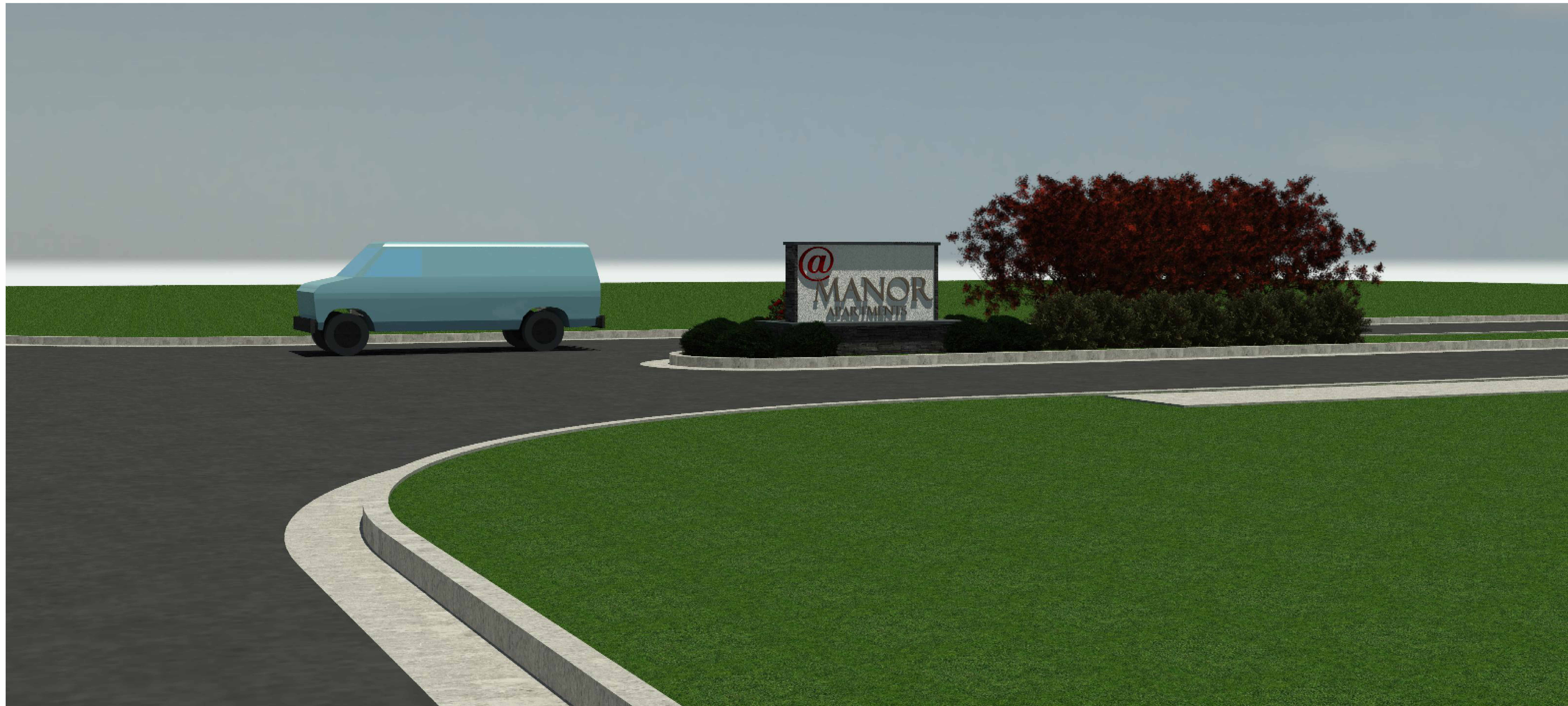
LANDSCAPE ARCHITECTURE

4187 Stahl Road San Antonio, TX 78217
Sayleegreer.com
(210)320-2722

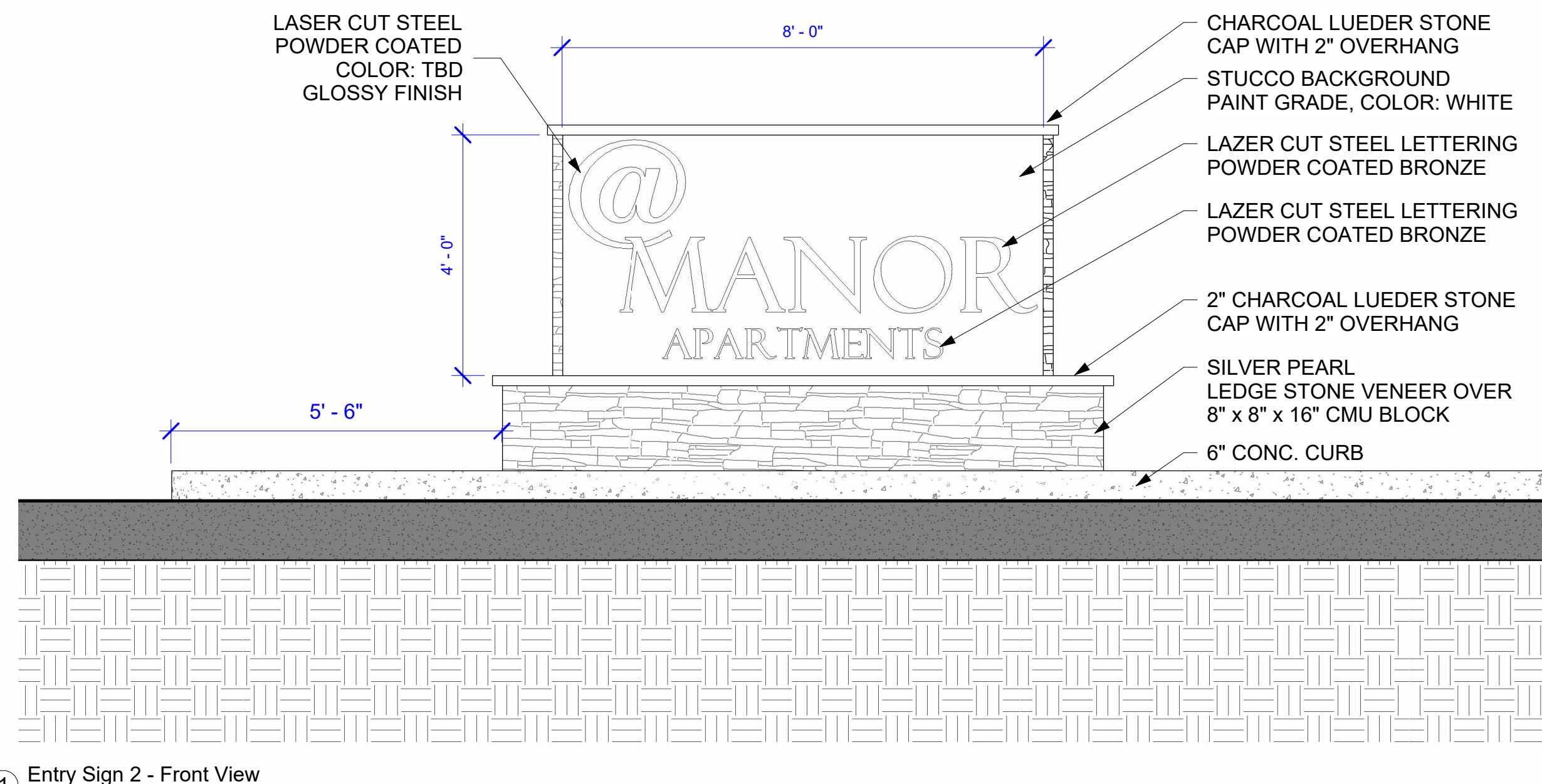
Date

Revisions

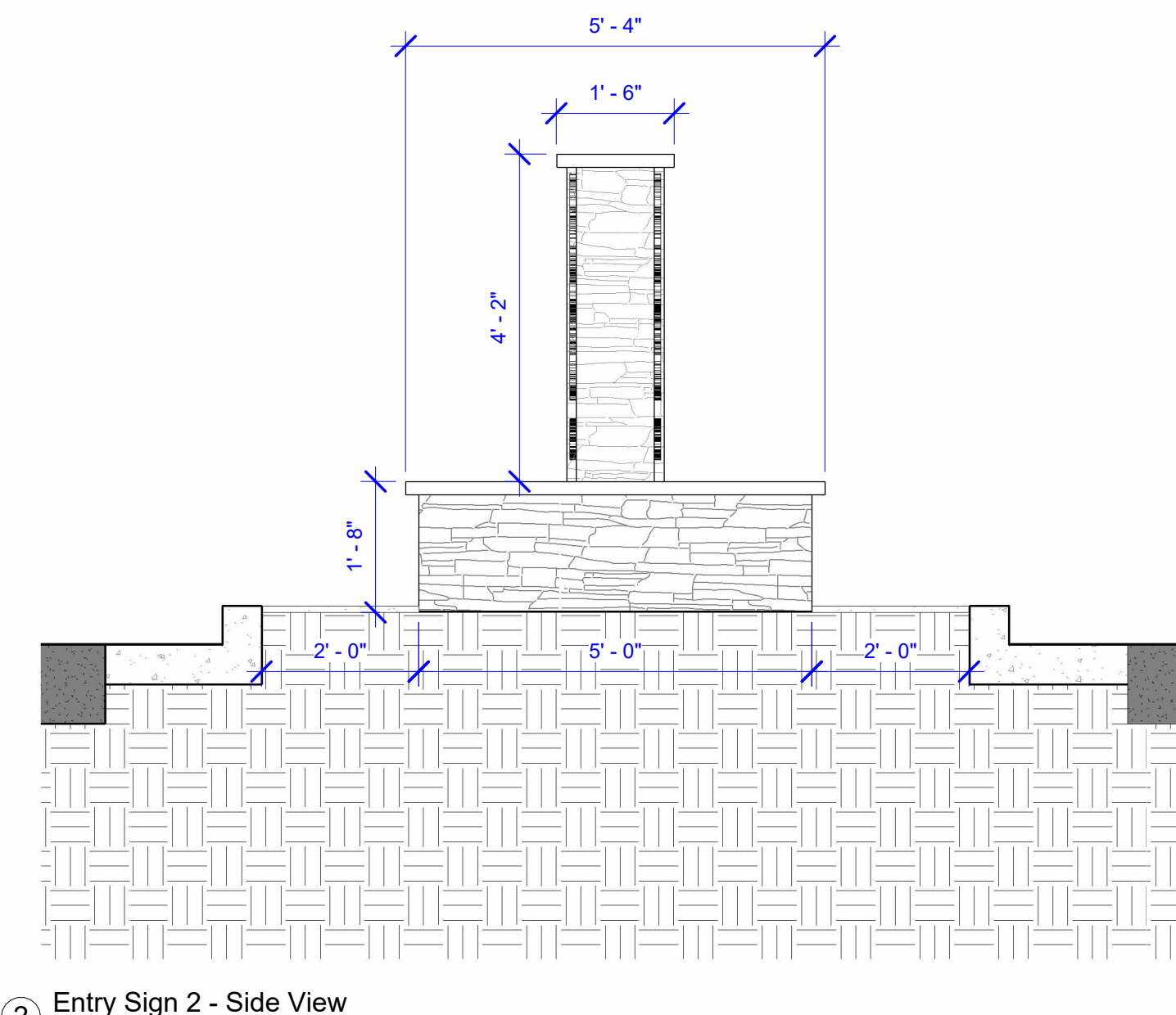
Landmark Companies LLC - Manor
Multi-Family Development
Project Address



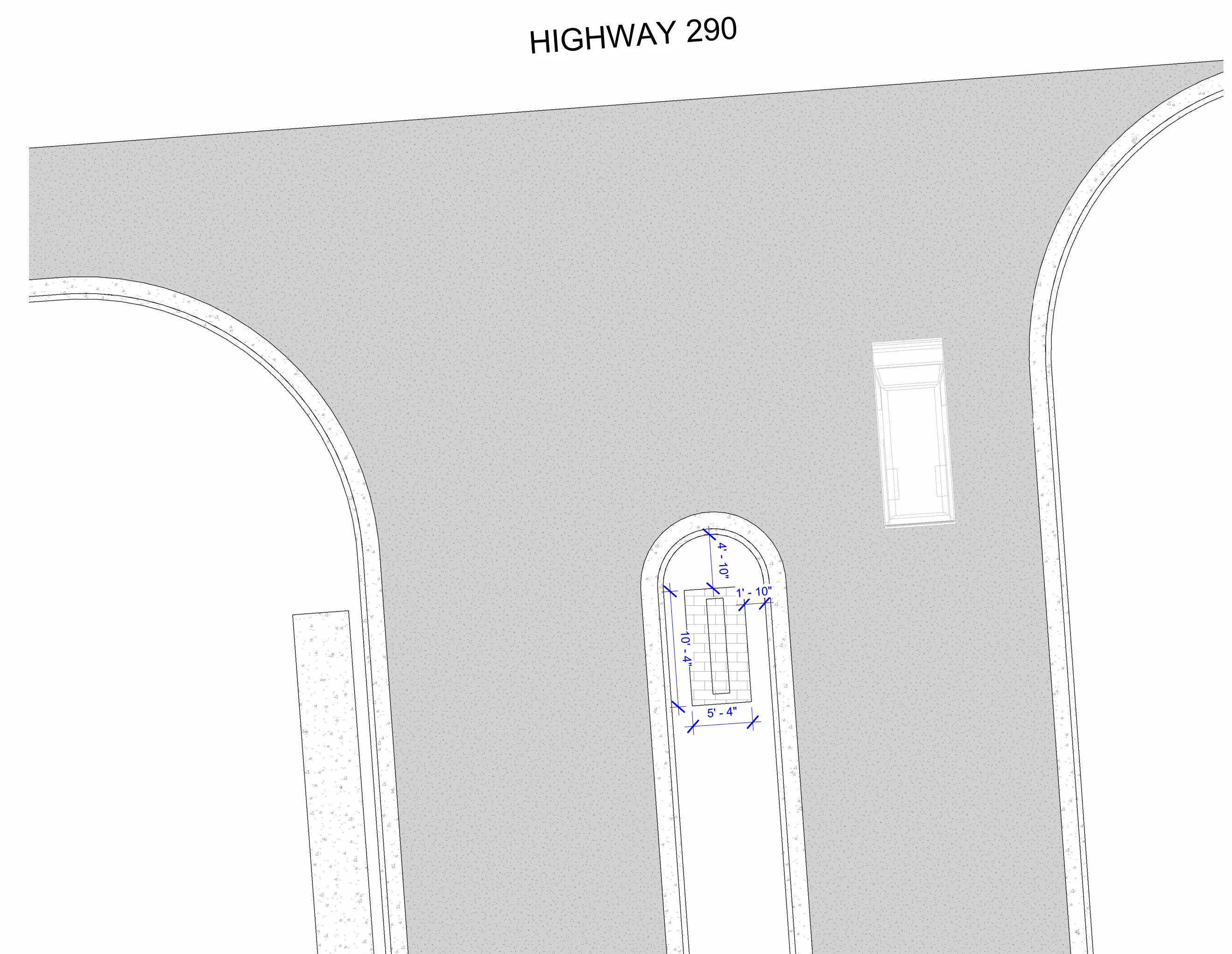
3 Entry Sign 2 - Traditional
1/2" = 1'-0"



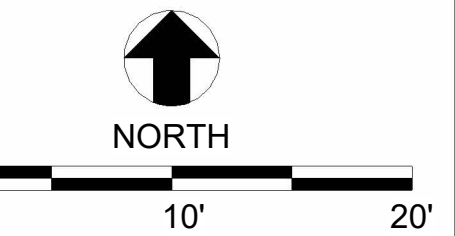
1 Entry Sign 2 - Front View
1/2" = 1'-0"



2 Entry Sign 2 - Side View
1/2" = 1'-0"



4 Entry Sign 2 - Plan View
1/8" = 1'-0"



Entry Sign 2 -
Traditional

Date: 06/28/2023
Project Number: E23-1094
Drawn by: Z. CONTRERAS
Checked by: C. GREER

L9.01