

# Letter of Intent

March 2, 2024

City of Manor  
Development Services Department  
Attn: Mr. Scott Dunlop, Director  
105 E. Eggleston Street  
Manor, Texas 78653

Re: [707 BASTROP ST TX 78653](#)

**Dear Mr. Dunlop,**

We are writing to you to request the rezone of the subject property to TF again.

This request was declined in May 2023 due to a concern about “a fire truck access through the alley”. Since then, we reached out to the **Fire Dept TCESD 12** (Travis County ESD No. 12). We were told “as long as the building is within fire hose 150 ft reach and less than 4-plex, then there should be no concern.”. As a result, we re-designed the building to ensure the furthest spot of the building to the street is less than 150 ft.

Here is the official link to the rule: <https://fi360-static.s3.amazonaws.com/WP309/New%20Construction%20Guideline%20-%20Revised%20with%20IFC%202015.pdf>.

## HOSE PULL (DISTANCE FROM ENGINE TO BUILDING)

The dimension of 150 feet when used in relation to fire department access is commonly referred to as “hose pull distance.” Hose pull represents the amount of fire hose that firefighters must pull from the engine to reach the structure. This is the maximum distance that firefighters can effectively pull a fire hose or carry other equipment to combat a fire.

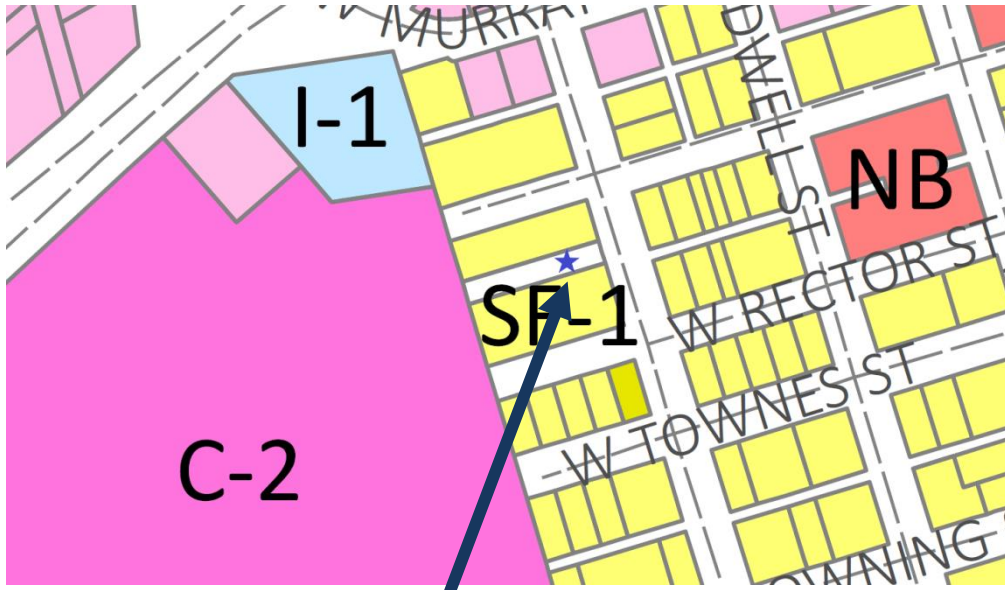
Hose pull may not exceed 150 feet from the apparatus to the most remote point of the perimeter of the structure. The hose pull distance is set at 150 feet due to a variety of factors, including standard hose lengths, weight of equipment, hydraulic properties, and accepted operational procedures. Hose pull is measured along the firefighter path of travel, avoiding obstacles, not “as the crow flies.”

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The subject property 707 Bastrop ST TX 78653, Legal description as: **S40FT OF LOT 6-10 BLK 1 LANE A E ADDN**. The current configuration is 40 ft wide and 250 ft long, with a total of ~10,000 sqft.

We are requesting to:

1. Rezone it as TF (Two-Family) –we are proposing the property to **TF (Two Family)** in support the growth of Manor TX.



Subject Property: **707 BASTROP ST TX 78653**

Please see the appendixes which have conceptual designs of the proposed TF (duplex).

Please help to grant these requests and let me know if you have any questions.

Respectfully,

Katherine Chen  
Savvy ATX Realt

# Appendix A: High-level Site Plan



**OWNER:**  
WENKAI CHEN  
**ADDRESS:**  
707 NORTH BASTROP ST  
MANOR TX 78653

**Waterloo Surveyors**  
**SURVEY PLAT**  
Topographic & Tree

**WEST LANE AVENUE**  
60' ROW

A1079

RIVER CITY PARTNERS LTD  
20.00 AC  
DOC# 2005128121  
LOT 1 RIATA FORD MANOR

**LEGAL DESCRIPTION:**

THE SOUTH 40 FEET OF LOTS 6-10, BLOCK 1, A.E. LANE'S ADDITION TO THE TOWN OF MANOR, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 223, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

**NOTE:**

This survey was made without the benefit of a title commitment and additional easements and/or restrictions may apply

**TREE NOTE:**

Trees as shown on this survey are measured 4.5' above natural grade; the circle represents a simulated root zone with one foot of radius for one inch of tree diameter.

**LEGEND**

- FOUND 1/2" IRON PIPE FIP
- FOUND 1/2" IRON ROD FIR
- FOUND 1/2" IRON ROD W/CAP FIRC
- UTILITY POLE & ELECTRIC LINE
- WATER METER (W)
- SAN SEWER MANHOLE (S)
- FIRE HYDRANT
- TREE SYMBOL W/DRIP LINE

SCALE  
1"=20'

**BENCHMARK BM:**  
Mag nail in asphalt;  
Elevation 542.21' NAVD88

**BEARING BASE**  
THE TEXAS COORDINATE SYSTEM OF 1983(NAD83)CENTRAL TEXAS ZONE, BASED ON LOCAL NETWORK GPS OBSERVATIONS.

HACKBERRY hac

**TREE LIST**

| T# | TYPE  | SIZE    |
|----|-------|---------|
| 22 | elm   | 29"     |
| 29 | hac   | 7 5 5"  |
| 30 | hac   | 6 4"    |
| 31 | hac   | 10"     |
| 32 | hac   | 7"      |
| 34 | hac   | 7 4"    |
| 35 | hac   | 7 6"    |
| 36 | hac   | 8"      |
| 37 | hac   | 9 7"    |
| 38 | hac   | 10"     |
| 39 | hac   | 10 9 8" |
| 42 | hac   | 10 10"  |
| 43 | hac   | 12 8"   |
| 44 | hac   | 10"     |
| 45 | hac   | 8"      |
| 46 | hac   | 8"      |
| 53 | hac   | 10"     |
| 54 | elm   | 10 7"   |
| 56 | tree? | 13"     |

N79°36'16"W 199.82' TO FIR 59.90' N11°54'53"E

(50') FIR (50')

(50') (50')

(50') FIR

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

WALTER L. ROBINSON  
N 75' LOTS 6-10

(premier) FIRC post

S79°37'39"E

249.99'

Less than 150 FT

FIRC

0.22' DOC NO.

249.5' N79°37'

S10°21'28"W 39.96'

BLOCK 1

20' ALLEY

(50') LOT 5

(50') LOT 4

(50') LOT 3

(50') LOT 2

ONE STORY WOOD HOUSE

40.3'

13.1'

30.4'

24.4' conc

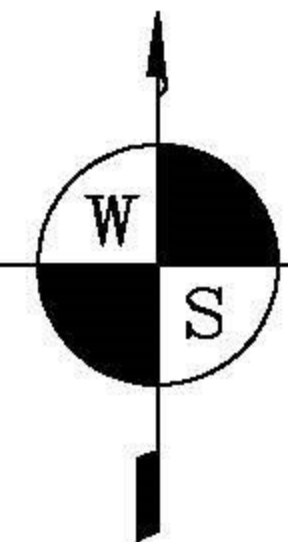
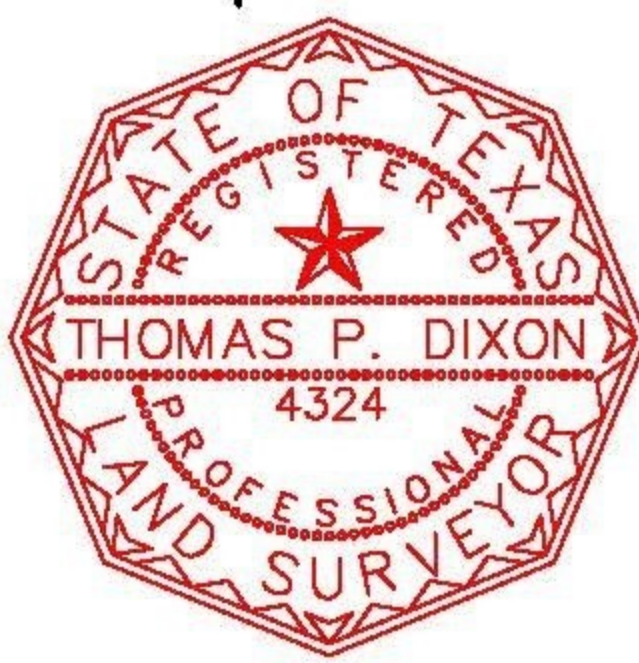
LOT 1  
DELORES MARIE FORREST  
LOTS 1-5  
DOC# 2007092437

(115')

BM

edge of asphalt

NORTH BASTROP STREET  
60' ROW



*Thomas P. Dixon*  
Thomas P. Dixon R.P.L.S. 4324  
WATERLOO SURVEYORS LLC  
P.O. BOX 160176  
AUSTIN, TEXAS 78716-0176  
Phone: 512-481-9602  
www.waterloosurveyors.com  
FIRM# 10124400

State of Texas:  
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map No. 48453C0485J Zone: X Dated: AUGUST 18, 2014

Survey Dated this the 28TH day of JANUARY, 202 3.



# Appendix B: Revised Architectural Design

Front rendering:



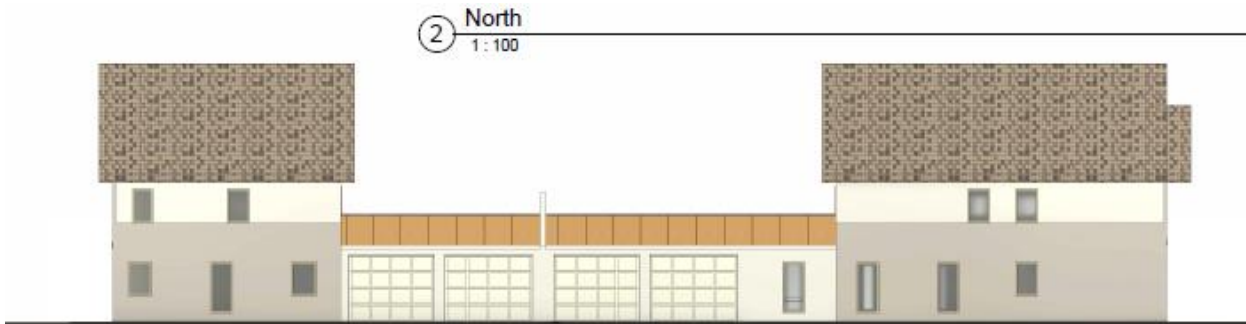
Side rendering:



Elevation:



Side:



Unit B: 2 bedrooms/2 bathrooms  
Total sqft: 976

Unit A: 3 bedrooms/3 bathrooms  
Total sqft: 1728

Room legend unit 2

- Bathroom1
  - Bathroom2
  - Bedroom
  - Corridor
  - Kitchen
  - Living room
  - Main bath
  - Main bedroom
  - Storage/closet
  - Walk in closet
  - Work space/office
- Total 1st floor/2nd unit = 506 ft2  
Total 2nd floor/2nd unit = 470 ft2  
Total 2nd unit = 976 ft2

Room legend unit 1

- Bathroom 1
  - Bedroom 1
  - Garage
  - Great room
  - Bathroom 2
  - Bedroom 2
  - Closet
  - Hall
  - Main bathroom
  - Main bedroom
- Total 1st floor/1st unit = 975.5 ft2  
Total 2nd floor/ 2nd unit = 753.2 ft2  
Total 1st unit = 1728.7 ft2  
Total both units = 2704 ft2

