

December 15, 2022

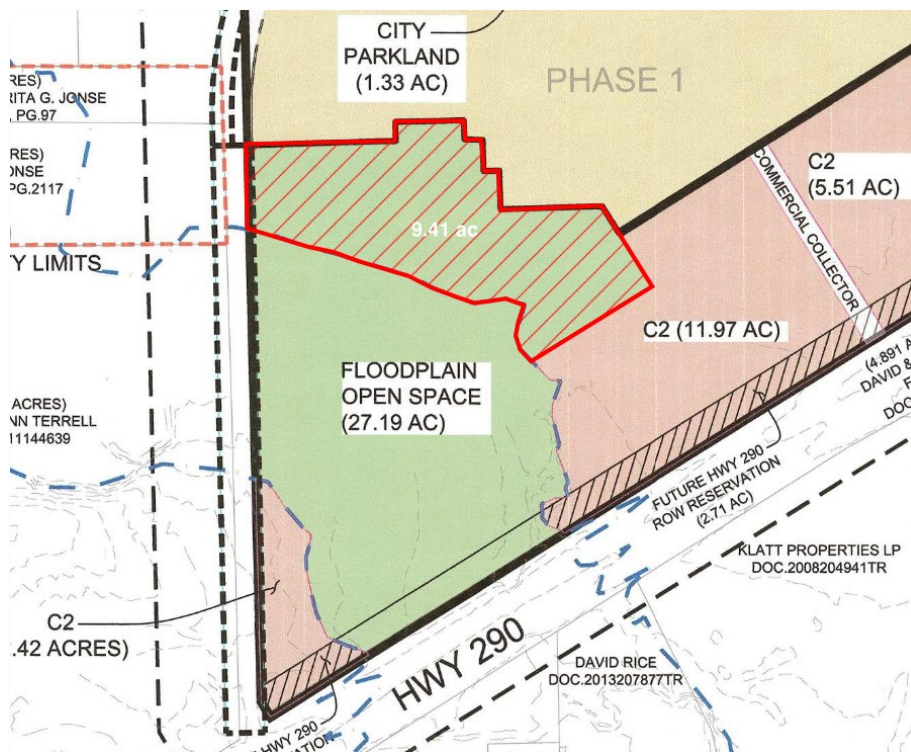
City of Manor
Attn: Scott Dunlop
105 E. Eggleston St.
Manor, Texas 78653

Re: Application for to amend the Manor Heights PUD to amend the base zoning on an approximately 9.41 acre portion of the PUD generally located at 13201 Old Kimbro Road (TCAD 236952)

To Whom It May Concern:

Please accept this Summary Letter for the above-referenced project. The Property to be rezoning is located at 13201 Old Kimbro Road in Manor, Travis County, Texas.

The proposed amendment intends to modify the base zoning of an approximately 9.41-acre parcel within the PUD from Floodplain/Open Space designation to Highway Commercial (C-2). Also, proposed are updates to the permitted use table to match the current UDC and modify the table to allow mini-storage warehouse as a permitted use with certain conditions.



As part of the PUD amendment, the uses in the respective zoning districts were modified to remove certain uses, add certain uses, or update to add uses that would comply with the current zoning district. Below, a table outlines the uses in each zoning district and what changes were made.

Modified C-2

Land Use	Status
Adult Day Care new use	Updated to match current C-2 zoning district
Alcoholic Beverage Establishment	Updated to match current C-2 zoning district
Amusement (indoor) (C)	Updated to match current C-2 zoning district
Amusement (outdoor) (C)	Updated to match current C-2 zoning district
Antique Shop new use	Updated to match current C-2 zoning district
Art Gallery	No change
Art Workshop	No change
Auto rental (C)	Conditional in current C-2 zoning district
Automobile repair minor (C)	Conditional in current C-2 zoning district
Automobile repair, major (C)	Updated to match current C-2 zoning district
Automobile sales (C)	Conditional in current C-2 zoning district
Automobile washing (C)	Conditional in current C-2 zoning district
Aviation services remove	Removed
Bail bond remove – Included in Financial Services, alternative	Removed (included in an updated land use category)
Brewery, micro new use	Updated to match current C-2 zoning district
Brewpub new use	Updated to match current C-2 zoning district
Business support services	Updated to match current C-2 zoning district
Building maintenance Services remove – Included in Business Support Services	Removed (included in an updated land use category)
Business and trade schools remove – Included in School, business or trade	Removed (included in an updated land use category)
Camp remove	Removed
Campground remove	Removed
Carriage stable remove	Removed
Cemetery remove	Removed

Child Care Center	Updated to match current C-2 zoning district
Club or Lodge	No change
College or University remove – Included in School, college or university	Removed (included in an updated land use category)
Commercial Blood Plasma (C) remove	Removed
Commercial off Street parking remove	Removed
Commercial service facilities remove – Included in Commercial Services or Facilities	Removed (included in an updated land use category)
Commercial services or facilities	Updated to match current C-2 zoning district
Communication Services remove	Removed
Community Events remove – Included in Event Center	Removed (included in an updated land use category)
Community Recreation remove – Undefined term, included in Amusement Indoor, Event Center	Removed (included in an updated land use category)
Construction and equipment sales (minor)	Updated to match current C-2 zoning district
Construction Sales and Services remove – Included in Construction and Equipment Sales (minor)	Removed (included in an updated land use category)
Consumer repair services	No change
Convenience Storage remove	Removed
Counseling Services remove	Removed
Day Care Services remove – Included in Child Care Center	Removed (included in an updated land use category)
Distillery, micro new use	Updated to match current C-2 zoning district
Employee Recreation remove - Undefined term, included in Amusement Indoor, Event Center	Removed (included in an updated land use category)
Event Center new use	Updated to match current C-2 zoning district
Financial Services (C)	Conditional in current C-2 zoning district
Financial Services, alternative (C)	Updated to match current C-2 zoning district
Florist (C)	Conditional in current C-2 zoning district
Food Court Establishment remove	Removed
Food preparation (C)	Conditional in current C-2 Zoning district
Food sales (C)	Conditional in current C-2 zoning district
Funeral services (C)	Conditional in current C-2 zoning district

Game Rooms (C/S)	C/S in current C-2 zoning district
Garden Center (C)	Updated to match current C-2 zoning district
Gasoline Station (limited) (C/S)	Updated to match current C-2 zoning district
General Retail sales (convenience)	Updated to match current C-2 zoning district
General Retail sales (general)	Updated to match current C-2 zoning district
Government Facilities	Updated to match current C-2 zoning district
Hotel & motel remove – Included in Hotel	Removed (included in an updated land use category)
Hotel (C)	Updated to match current C-2 zoning district
Indoor entertainment remove – Included in Amusement (indoor)	Removed (included in an updated land use category)
Indoor sports and recreation remove - Included in Amusement (indoor)	Removed (included in an updated land use category)
Kennels (C)	Conditional in current C-2 zoning district
Laundry Services	No change
Laundry Services (self)	Updated to match current C-2 zoning district
Liquor Sales	No change
Local utility services remove – Included in Utility Services, minor	Removed (included in an updated land use category)
Marina remove	Updated to match current C-2 zoning district
Mini-storage warehouse (C)*	Updated to match current C-2 zoning district
Monument retail sales remove – Included in General Retail Sales	Removed (included in an updated land use category)
Offices, government	Updated to match current C-2 zoning district
Off-site accessory parking	No change
Outdoor entertainment remove – Included in Amusement (outdoor)	Removed (included in an updated land use category)
Outdoor sports and recreation remove - Included in Amusement (outdoor)	Removed (included in an updated land use category)
Park and recreation facilities remove - Included in Amusement (outdoor)	Removed (included in an updated land use category)
Pawnshop (C)	No change
Personal Improvement Services	No change
Personal Services	No change
Pet Services remove – Included in Pet Store	Removed (included in an updated land use category)

Pet Store (C)	Updated to match current C-2 zoning district
Plant Nursery remove – Included in Garden Center	Removed (included in updated land use category)
Postal Facilities remove – Included in Government Facilities	Removed (included in updated land use category)
Printing and Publishing (C)	Conditional in current C-2 zoning district
Private primary and secondary education remove – Included in School, private or parochial	Removed (included in updated land use category)
Public primary and secondary education remove – Included in School, public	Removed (included in updated land use category)
Recreation equipment sales (C)	Conditional in current C-2 zoning district
Religious assembly	No change
Restaurant	No change
Restaurant drive-in or drive-through (C)	Conditional in current C-2 zoning district
Safety Services remove - Included in Government Facilities and Offices, government	Removed (included in updated land use category)
School, boarding new use	Updated to match current C-2 zoning district
School, business or trade	Updated to match current C-2 zoning district
School, college or university	Updated to match current C-2 zoning district
School, private or parochial	Updated to match current C-2 zoning district
School, public	Updated to match current C-2 zoning district
Semi-permanent food establishment (C)	Updated to match current C-2 zoning district
Service Station remove – Included Gas Station (limited)	Removed (included in updated land use category)
Smoke shop or tobacco store new use	Updated to match current C-2 zoning district
Theater	No change
Transportation terminal (C)	Updated to match current C-2 zoning district
Truck and trailer sales and rental (C)	Updated to match current C-2 zoning district
Transportation services remove	Removed
Utility Services, minor	Updated to match current C-2 zoning district
Veterinary Services, large (C)	Updated to match current C-2 zoning district

Veterinary Services, small (C)	Updated to match current C-2 zoning district
Wireless Transmission Facility, attached (C) new use	Updated to match current C-2 zoning district
Wireless Transmission Facility, stealth (C) new use	Updated to match current C-2 zoning district
All other civic remove - Included in Government Facilities and Offices, government	Removed (included in updated land use category)

If you have any questions or comments regarding this request, please contact me at 512-617-8504.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Ethan Harwell
Project Manager

December 15, 2022

Ethan Harwell
Kimley-Horn and Associates, Inc.
10814 Jollyville Road, Campus IV, Suite 200
Austin, TX 78759

Re: Agent Authorization – Application to Amend an approximately 9.41 ac portion of the Manor Heights PUD generally located at 13201 Old Kimbro Road.

Dear Mr. Harwell:

This letter shall serve as authorization for Kimley-Horn and Associates, Inc. to represent and act on behalf of RHOF LLC for the purpose of preparing and submitting all required applications associated with the rezoning application for the approximately 9.41 acre tract within the Manor Heights PUD generally located at 13201 Old Kimbro Road.

Please contact Jordan Litwiniak at 716-675-1200 if additional information is required.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jordan Litwiniak', with a large, stylized flourish extending to the left.

RHOF LLC
Name: Jordan Litwiniak
Title: Manager