

1 Master Plan Lots 101-107 Lots 104 & 108
SCALE: 1" = 40'



ELEMENT 5
ARCHITECTURE

1212 Chicon, Unit 101
Austin, Texas 78702

MANOR Mixed Use Development

Lots 101-107
Lots 104 & 108
Boyce Street
Manor, TX 78653

DATE: 8/23/2023

DRAWN BY:

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FEASIBILITY ANALYSIS - 1 LOT

Subject Property: Lots 101-107 W. Boyce Street
 Property ID: 238627, 238628

Legal Description:

Lots 1-3 Block 43 Town of Manor (.396 acres)

Lots 4-5 Block 43 Town of Manor (.264 acres)

Lot size- .66 acres 28,749.6 sf

Proposed Mixed Use

Zoning- DB

Setbacks:

Front - 15'-0"

Side- 0-10' to Non-Residential

20'-0" to Residential)

Rear- 20'-0" to Residential

0-10' to Non Residential

Street Side - 15'-0"

Max Bldg Ht- 60'-0"

Max Bldg Coverage- 95%

Minimum Dwelling Size- 1000 sf

500 sf Historic

Max # of Dwelling Units- 25 per Acre

Allowable # of Dwelling units .66 x 25= 16

Dwelling Units Provided:

Level 2- 7 two bedroom units

Level 3- 6 two bedroom units

TOTAL- 13 two bedroom units

Commercial Space Provided: 7254 sf

Parking Analysis

Residential: 14 Units

1.5 Spaces for each 1 BR dwelling unit

2 Spaces required for each 2=BR dwelling unit and

1/2 space required for each unit above 2

Bedrooms

13 units x 2= 26 Spaces Required

Commercial Parking 1:250

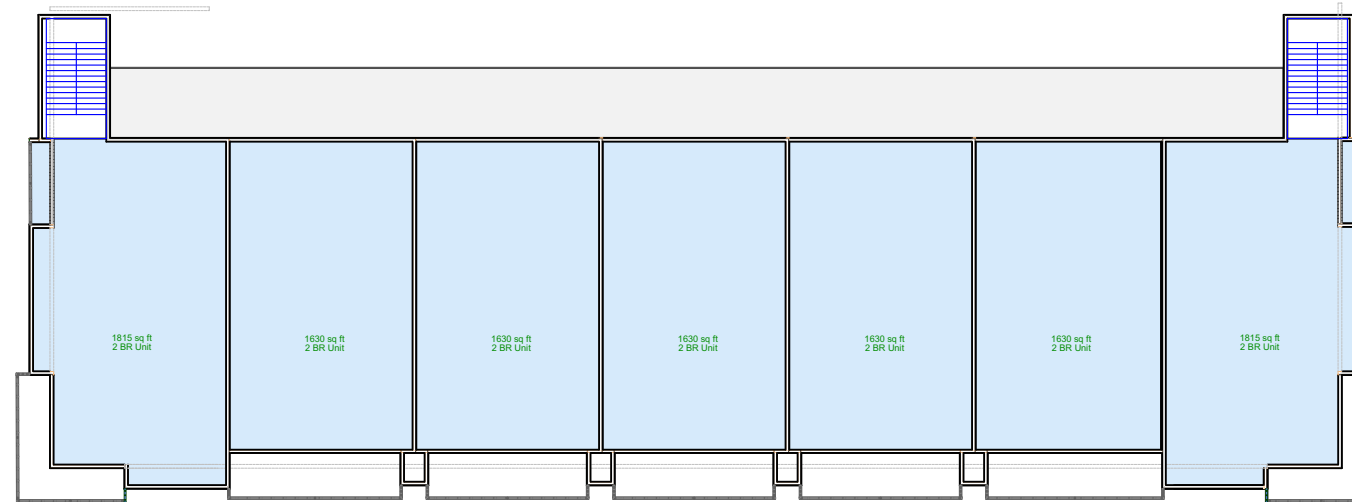
7,692 sf @ 1:250- 31 Spaces Required

TOTAL PARKING SPACES REQUIRED= 57

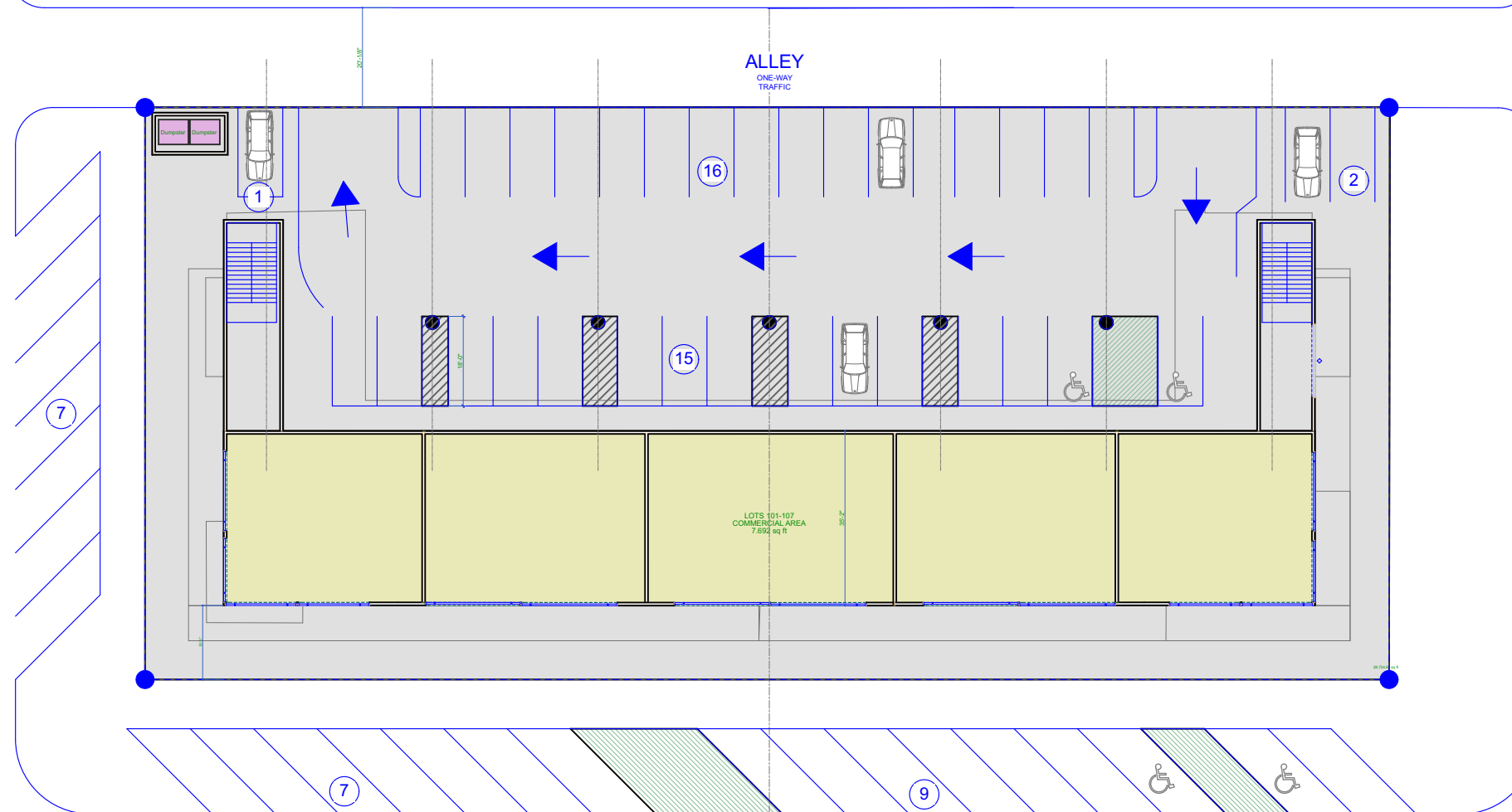
34 On-Site Parking Spaces Provided

23 Off-Site Street Parking Spaces Provided

TOTAL SPACES PROVIDED= 57



2 STORIES 2 & 3
 SCALE: 1/32" = 1'-0"



1 GROUND LEVEL
 SCALE: 1/32" = 1'-0"



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**SCHEMATIC
 DESIGN -1 LOT
 PODIUM**

02.1

Subject Property: Lots 101-107 W. Boyce Street
 Property ID: 238627, 238628

Legal Description:

Lots 1-3 Block 43 Town of Manor (.396 acres)

Lots 4-5 Block 43 Town of Manor (.264 acres)

Lot size- .66 acres 28,749.6 sf

Proposed Mixed Use

Zoning- DB

Setbacks:

Front - 15'-0"

Side- 0-10' to Non-Residential
 20'-0" to Residential)

Rear- 20'-0" to Residential

0-10' to Non Residential

Street Side - 15'-0"

Max Bldg Ht- 60'-0"

Max Bldg Coverage- 95%

Minimum Dwelling Size- 1000 sf

500 sf Historic

Max # of Dwelling Units- 25 per Acre

Allowable # of Dwelling units .66 x 25= 16

Dwelling Units Provided:

Level 2- 5 one bedroom units- 2 two bedroom units

Level 3- 5 one bedroom units- 2 two bedroom units

TOTAL- 10 one bedroom units

4 two bedroom units

Commercial Space Provided: 7254 sf

Parking Analysis

Residential: 14 Units

1.5 Spaces for each 1 BR dwelling unit

2 Spaces required for each 2=BR dwelling unit and
 space required for each unit above 2 Bedrooms

10 units x 1.5 (one bedroom)= 15 Spaces Required

4 units x 2 (two bedroom)= 8 Spaces Required

23 Residential Spaces Required

Commercial Parking 1:250

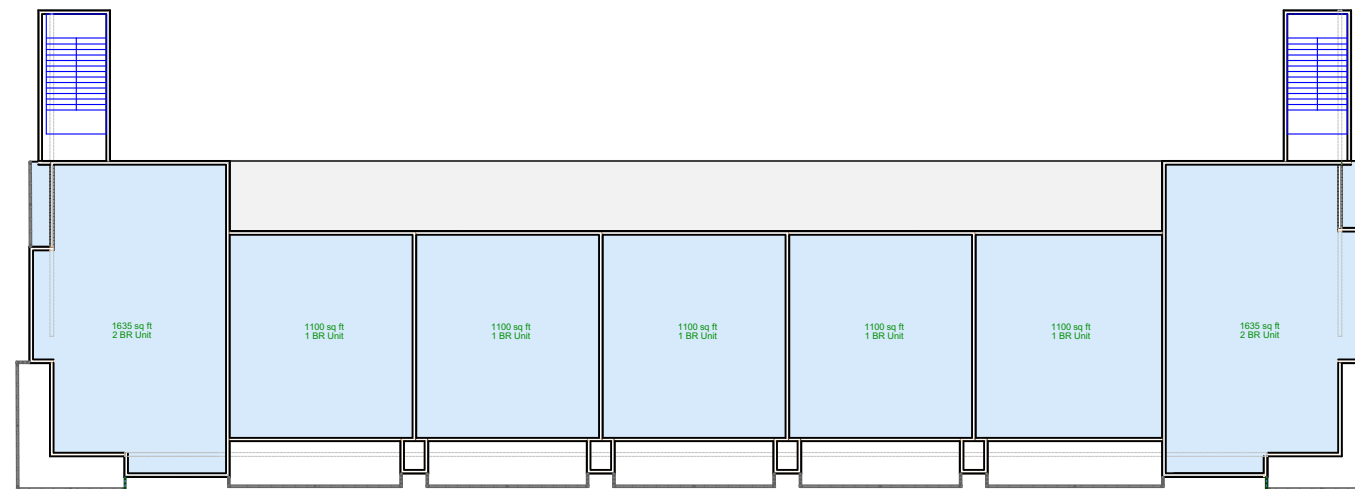
7,692 sf @ 1:250- 31 Spaces Required

TOTAL PARKING SPACES REQUIRED= 54

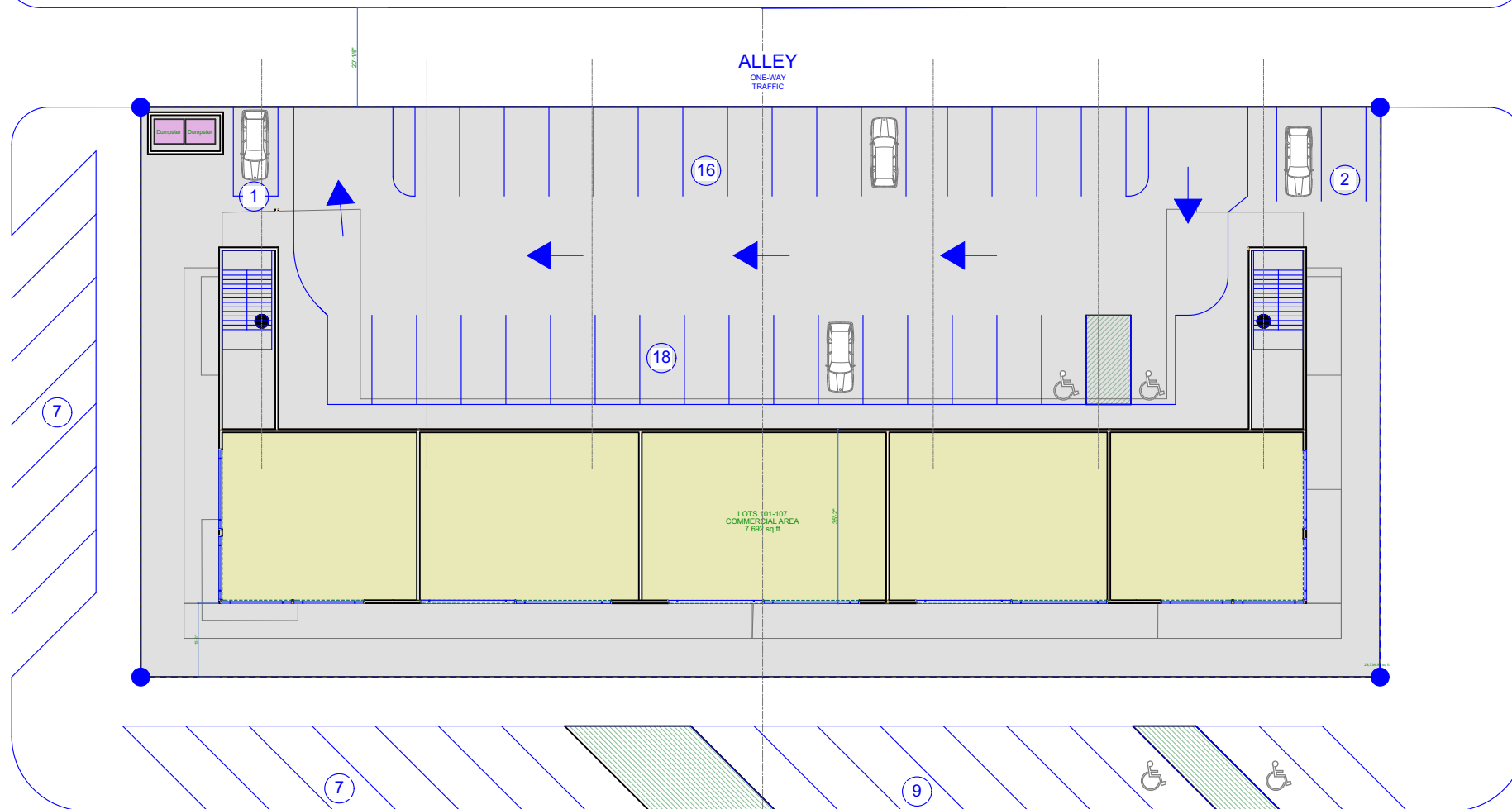
37 On-Site Parking Spaces Provided

23 Off-Site Street Parking Spaces Provided

TOTAL SPACES PROVIDED= 60



2 STORIES 2 & 3
 SCALE: 1/32" = 1'-0"



1 GROUND LEVEL
 SCALE: 1/32" = 1'-0"



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**SCHEMATIC
 DESIGN- 1 LOT-
 NO PODIUM**



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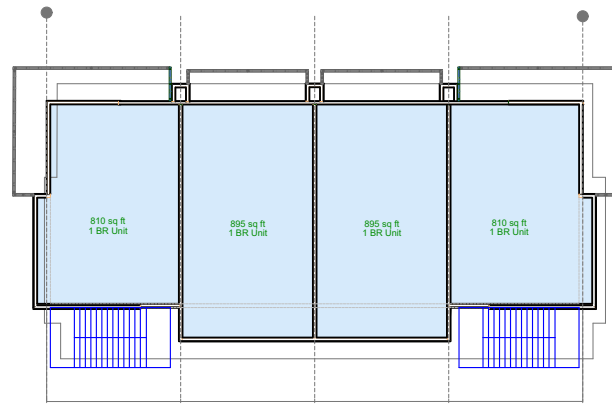
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**SCHEMATIC
DESIGN LOTS 104
108**

03.1



2 **STORIES 2 & 3**
SCALE: 1/32" = 1'-0"

Subject Property: Lots 104 & 108 W. Boyce Street
Legal Description:
Lot 104 Block 29 W 1/2 of Lot 16,17 E 1/2 of Lot 18 Town of Manor (.132 acres) 5,749.92 sf
Lot 108 Block 29 W 1/2 of Lot 18-20 Town of Manor (.165 acres) 7,187.4

Lot size- .297 acres 12,937.32 sf

Proposed Mixed Use

Zoning- DB

Setbacks:

Front - 15'-0"

Side- 0-10' to Non-Residential

20'-0" to Residential

Rear- 20'-0" to Residential

0-10' to Non Residential

Street Side - 15'-0"

Max Bldg Ht- 60'-0"

Max Bldg Coverage- 95%

Minimum Dwelling Size- 1000 sf

500 sf Historic

Max # of Dwelling Units- 25 per Acre

Allowable # of Dwelling units .297 x 25= 7.4

Dwelling Units Provided:

Level 2- (4) one bedroom units

Level 3- (4) one bedroom units

TOTAL- (8) one bedroom units

Commercial Space Provided: 3600 sf (39.8' deep)

Parking Analysis

Residential: 8 Units

1.5 Spaces for each 1 BR dwelling unit

2 Spaces required for each dwelling unit and 1/2

space required for each unit above 2 Bedrooms

(8) 1 BR units x 1.5 = 12 Spaces Required

Commercial Parking 1:250

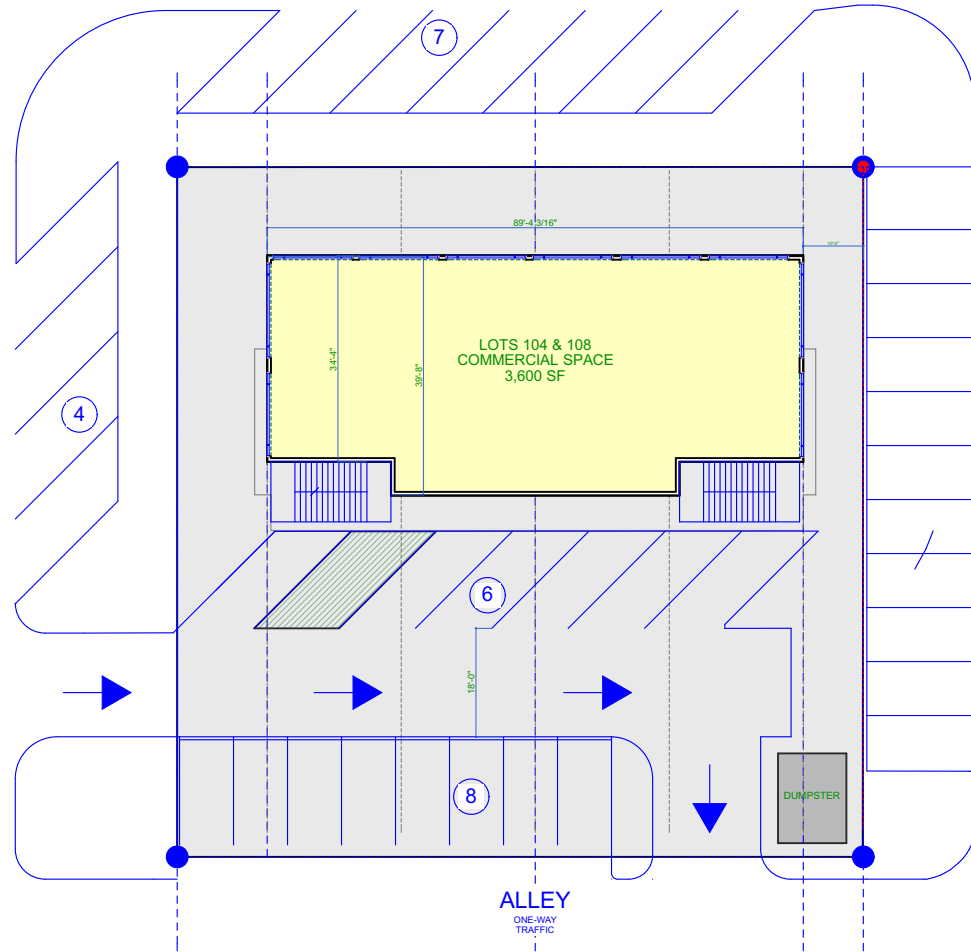
3,600 sf @ 1:250- 14 Spaces Required

TOTAL PARKING SPACES REQUIRED= 26

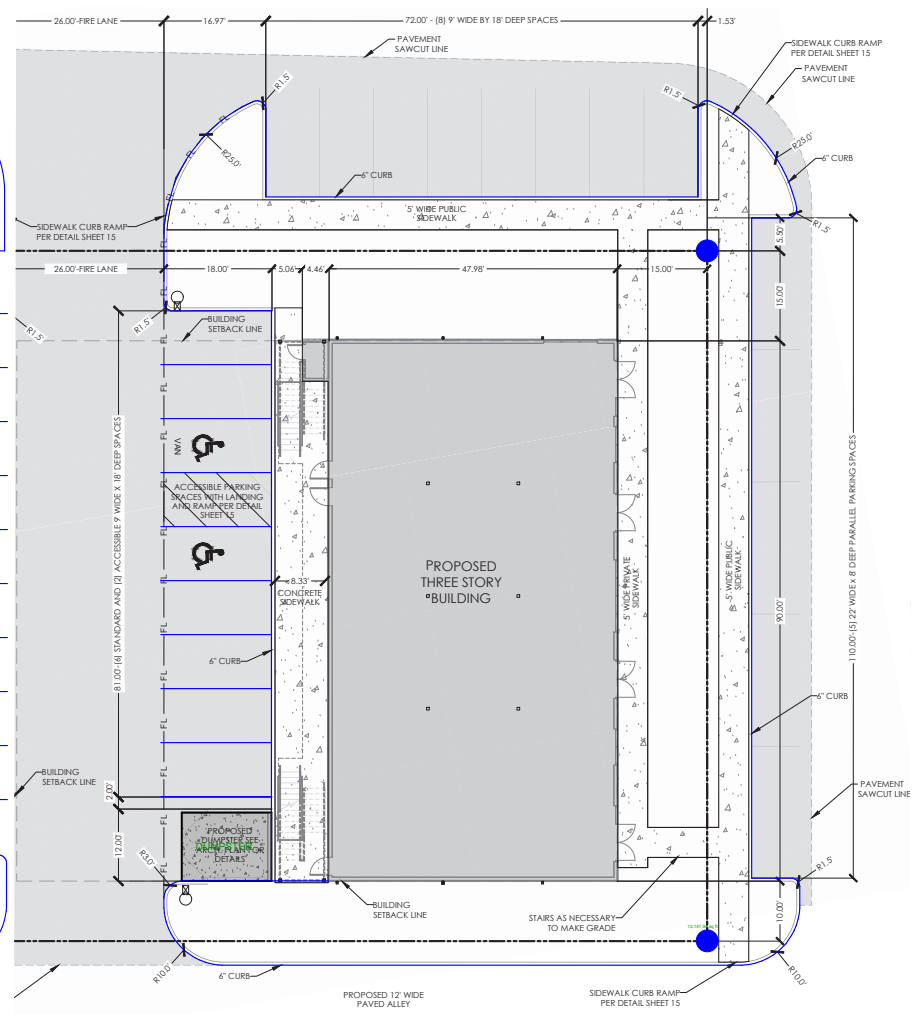
14 On-Site Parking Spaces Provided

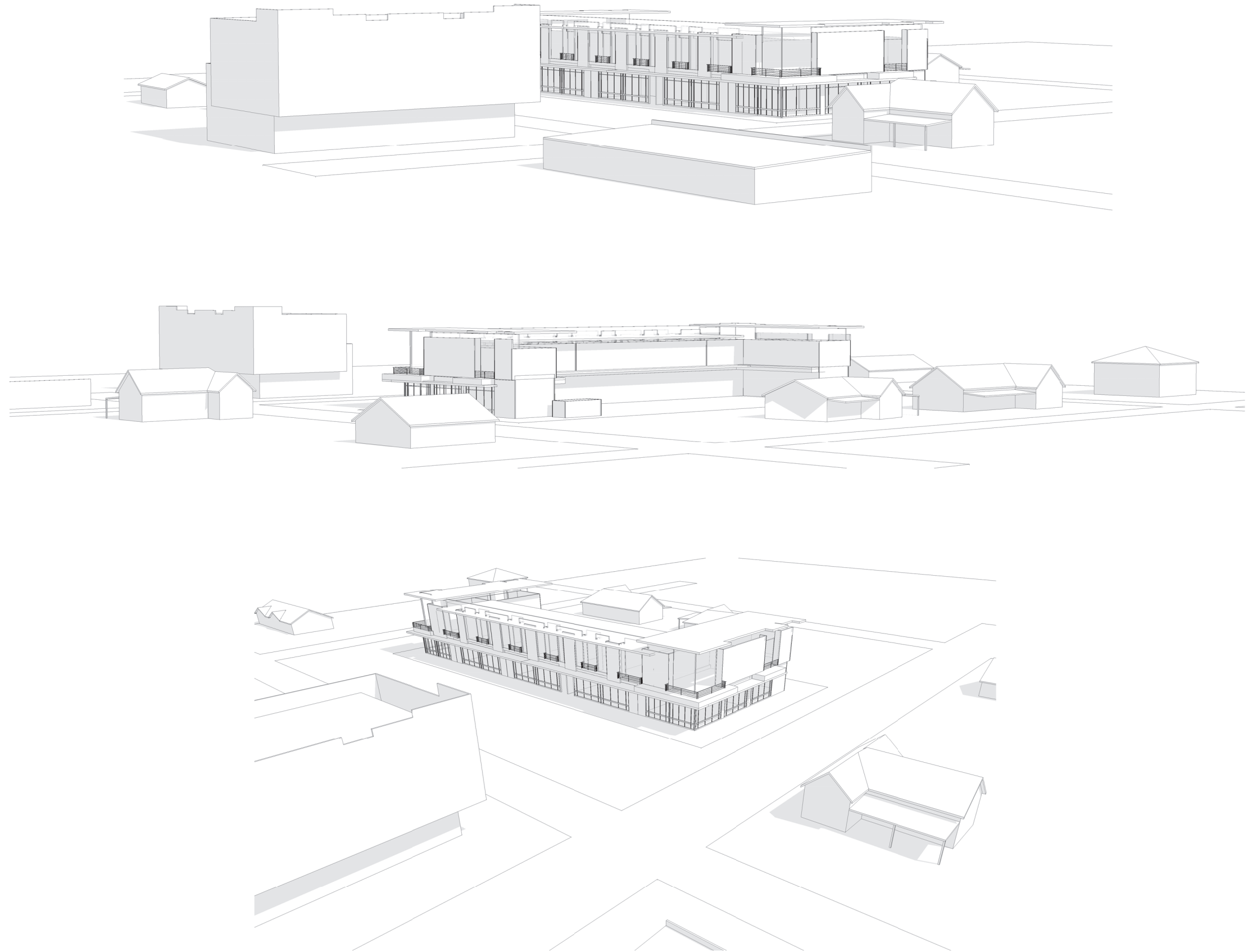
19 Off-Site Street Parking Spaces Provided

TOTAL SPACES PROVIDED= 33



1 **GROUND LEVEL**
SCALE: 1/32" = 1'-0"





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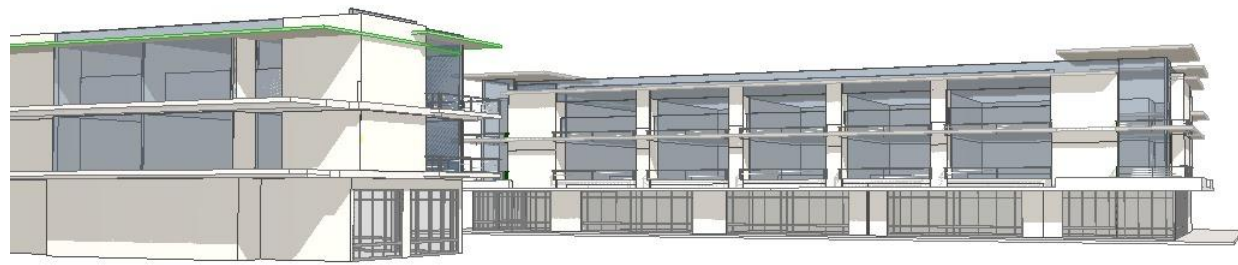
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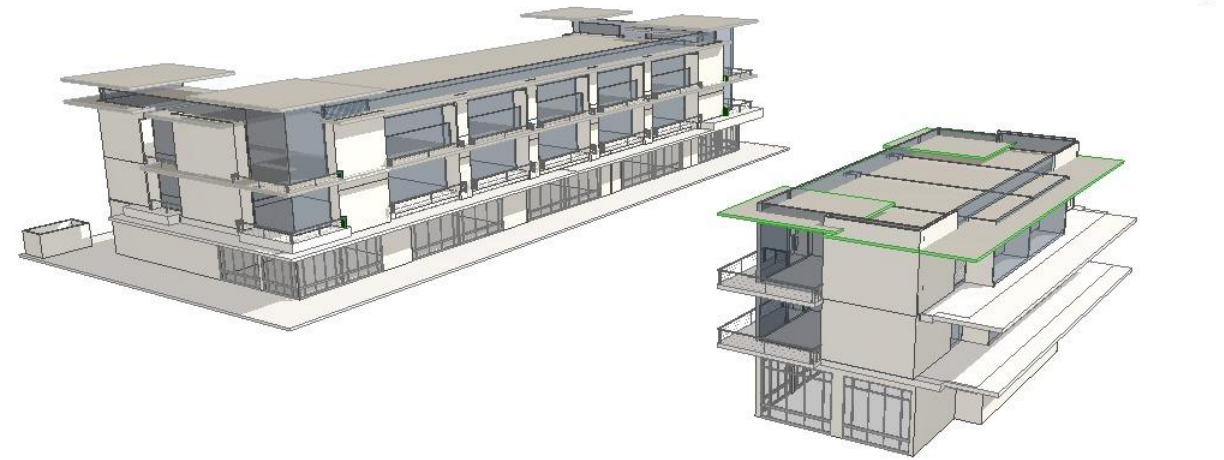
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AERIAL SITE
CONTEXT- 1 LOT

04.1



1 Perspective
SCALE: 1:106.67



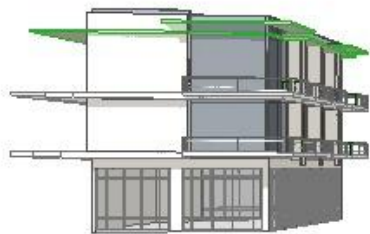
6 Perspective
SCALE: 1:106.67



2 Perspective
SCALE: 1:111.63



5 Perspective
SCALE: 1:106.67



3 Perspective
SCALE: 1:73.85



4 Perspective
SCALE: 1" = 10'



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**SCHEMATIC
DESIGN 1 LOT-
PERSPECTIVES**

05.1



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Street Rendering

06.1

1

STREET RENDERING