



# RAO'S CONSULTING ENGINEERS

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SAN ANTONIO, TX 78258

*Land Development | Water Resources | Environmental | Transportation*

September 15, 2021

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

Re: **Hwy 20 Development - Rezoning**  
Letter of Intent

**Dear Mr. Dunlop,**

The subject property 10.0 acres located at 12920 Old Hwy 20 is currently zoned as agricultural (AG). Requesting rezone, the property to Neighborhood Commercial (NB) and Townhomes (TH) in the back. The front 3.41- acres will be rezoned as NB with Low Density Apartments and back 6.59 acres will be rezoned as TH.

**Physical and Natural Features:**

The subject site is currently undeveloped. The landscape is predominately flat without any significant trees through the 10.0-acre tract. The site has approximately 418-ft frontage onto Old Highway 20.

**Future Land Use Map:**

The Future Land Use category for the site is Mixed Density NH. This category comprises of commercial and low-density multi-family, with housing types including small-lot detached and attached single-family dwellings (such as townhomes).

**Surrounding Properties:**

The property has a residential property on north, east and west side, Old Highway 20 along south boundary of the property.

**Proposed zoning:**

We are requesting rezone the front 3.41- acres will be rezoned as NB and back 6.59 acres will be rezoned as TH.

The neighborhood business districts (NB) is intended as a low-intensity mix of commercial and residential uses, excluding single-family residential and manufactured home residential, and being located at or near single-family and multifamily residential development and along a primary collector or greater roadway. Building scale and site development should be cohesive with adjacent residential. This district can serve as a transition to more intense commercial uses.

The townhome district (TH) is intended to establish and preserve areas of medium intensity land use devoted to moderate density residential development with up to 12 units per acre allowed. However, we are requesting only 10 units per acre. This district often provides a transition between lower intensity residential uses and more intensive uses. Townhouses may be developed in either a common-lot or single-lot configuration. The TH District is appropriate in areas designated on the Future Land Use Plan as the mixed-use categories and may be appropriate in the moderate density residential area based on location, surrounding uses, and infrastructure impacts. The TH District is appropriate adjacent to both residential and non-residential districts and may serve as a transition between single-family districts and more intense multifamily or commercial districts.

The property does not have any delinquent taxes. Existing zoning map has been attached.

*If you have any questions or need any additional information, please call me at 210-549-7550*

Respectfully,

Rao's Consulting Engineers, LLC.

Texas Board of Professional Engineers Firm Registration #17655

**Rao Vasamsetti, P.E.**

Principal