



April 16, 2021

City of Manor  
Development services  
105 E. Eggleston Street  
Manor, Texas 77865

Re: Hill Lane Rezoning Request  
TCAD Property ID 912584

Dear Sir or Madam,

On behalf of our Client, GarzaEMC is submitting this rezoning request on the referenced property.

The property referenced above that falls within the City of Manor Full Purpose Jurisdiction is requested to be rezoned from Single Family Residential – 1 (R-1) to Light Industrial (I-1).

The zoning applicable to the property currently does not provide for a reasonable use due to size of the property, site restraints, and the adjacent development and zoning. Through discussions with City of Manor Development Services Staff it has been advised that Light Industrial (I-1) would provide a better zoning match for the development that is proposed for this site.

With the above consideration, the proposed zoning fits in better with the area as the area is currently zoned mostly commercial or within the City of Austin ETJ where there are no zoning restrictions, and all known proposed developments are commercial uses. Commercial and Light Industrial share some of the same uses so even though there are no properties in the immediate area zoned industrial the zoning still fits within the same realm of uses and therefore will not change the character of the area.

Sincerely,

A handwritten signature in blue ink that reads 'B Todd'.

Brandon Todd for  
Jonathan McKee  
Vice President  
GarzaEMC, LLC