



September 8, 2022

City of Manor
105 E. Eggleston St.
Manor, TX 78653

To Whom It May Concern:

Re: 11712 Arnhamn Lane, Manor TX 78653 – Rezoning Request Letter of Intent
Request rezoning from Agricultural District to Medium Commercial

As the Agent for the Owner of the Property, we respectfully submit the enclosed rezoning application package. The Property consists of 5.735 acres of land conveyed to John and Sandy Kerr in a deed dated November 4, 2009 recorded in Document Number 2009185727 of the Official Public records of Travis County, Texas.

The Property was temporarily zoned Agricultural District at the time of annexation into the city. Agricultural District (A) is a restrictive placeholder, and the applicant believes it should be updated to Medium Commercial (C-2), a district more appropriate to the Property's location and future intended use of Mini-Storage Warehouse and Commercial Business.

- The TCAD Property ID is 259159, and the Geographic ID is 0251700419.
- The Property Owner intends to develop a Mini-Storage Warehouse on the site, and site construction drawings are being prepared.
- The Property receives Electric service from Bluebonnet, Water service from Manville Water Supply, and includes an OSSF system for wastewater service.
- The Property is currently being subdivided under Permit Number 2022-P-1443-SF with the City of Manor. The two subdivided lots are intended to keep the C-2 zoning described in this request. We anticipate that the rezoning process will be completed prior to the subdivision process where the new zoning designation will be shown for both lots. The rezoning is anticipated to be processed concurrently with the plat.

If you have any questions, please contact Baeza Engineering, PLLC at (512) 400-4207, sal@baezaengineering.com.

Sincerely,

A handwritten signature in blue ink that reads "Salvador Baeza".

Salvador Baeza, PE