



Dear Members of the Zoning Board,

I am writing to formally request the rezoning of the property located at 310 W. Murray St., Manor, TX 78653, from its current Residential zoning to Commercial zoning. The primary reason for this request is to align the property's use with its original design and previous usage history.

I currently operate a real estate office at this location and wish to expand by leasing additional office spaces within the same premises. However, under the current Residential zoning, this expansion is not feasible. Changing the zoning to Commercial would not only benefit my business but also contribute to the local economy by providing additional office spaces for lease.

It's important to note that when I purchased the property, it was sold under the premise of being commercial real estate. The building's structure and internal layout are designed specifically for commercial use. For example, there are no showers or other features typically found in residential properties. From the beginning, this property has been utilized for commercial purposes, evidenced by its previous occupants, a law firm.

The property's location and design make it unsuitable for residential use but ideal for commercial activities. Rezoning this property would not only rectify this misalignment but also maximize its potential for contributing to the local business community.

I am committed to ensuring that any business activities conducted on the premises will adhere to the highest standards and will follow all relevant regulations and guidelines. Thank you for considering my request. I am available for any further discussions or hearings required in this matter. I look forward to a favorable response and am hopeful that the Board will recognize the benefits of rezoning this property for commercial use.

Sincerely,

Carilu Castelan

 March 5, 2024