

Letter Of Intent

To City of Manor (Planning & Zoning)

From Davis Capital Investments, LLC (Developer)

I am seeking a variance for a Storm water Detention Exemption for the property located at 109 N Lexington. I want to touch on items in Section 72 (c) 1-8.

1. The public convenience and welfare will be substantially served because the visual and commercial improvement of the downtown area and the revenue generated from tax dollars as a public benefit.
2. The appropriate use of surrounding property will not be substantially or permanently impaired or diminished because the development of this property will produce minimal storm water, there are no other storm water detentions in the downtown area of the city and the size of this developed lot would not substantially impact surrounding properties.
3. The applicant has not created the hardship from which relief is sought because this development will be a need for the community & will create a sales tax/property tax base for the city of manor.
4. The variance will not confer upon the applicant a special right or privilege not commonly shared or available to the owners of similar and surrounding property because no other property in the area has this detention.
5. The hardship from which relief is sought is not solely of an economic nature because this development will be a need for the community & will create a sales tax/property tax base for the City of Manor. The visual and commercial improvement of the downtown area and the revenue generated from tax dollars as a public benefit.
6. The variance is not contrary to the public interest because no other property in the downtown area has this detention because any development to this property will need this exemption. The visual and commercial improvement of the downtown area and the revenue generated from tax dollars as a public benefit.
7. Due to special conditions, the literal enforcement of the ordinance would result in an unnecessary hardship because this development is critical for the downtown development of the city if not passed.
8. In granting the variance the spirit of the ordinance is observed and substantial justice is done because this development is critical for the future of the city of manor and will be a staple with the downtown development of the city. This will create homes & businesses in an under served area of the city. The visual and commercial improvement of the downtown area and the revenue generated from tax dollars as a public benefit.

Thank you for your time in reviewing this request.

Eric Davis (Developer)

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