



January 26, 2024

Mr. Scott Dunlop  
Director of Development Services  
**City of Manor City Hall**  
105 East Eggleston Street  
Manor, Texas 78653

RE: Request for Bufferyard Variance  
Proposed Presidential Glen Self Storage Facility (Presidential Glen, Phase 1A, Lot 3 Block KK)  
13201 Bois D'Arc Road  
West Elgin Development Corporation, Developer

Mr. Dunlop,

Please consider this letter as a formal request on behalf of the referenced developer for a variance to the ordained bufferyard requirement for commercial uses as detailed in Section 15.03.023 for the referenced property due to two (2) mitigating factors necessitating an undue burden for meeting the letter of the ordinance. First, the entire northern 100' is included in an LCRA electrical easement, which significantly reduces the developable area and limits the size of the trees and shrubs. Secondly, there is a considerable swath of drainage easement bifurcating the lot east and west, further reducing the developable area and limiting construction of walls and installation of landscape plants.

This project and lot have previously obtained a landscape variance that reduced the required plantings by the amount of unusable drainage easement. The proposed required project landscaping plan has already been reviewed and approved by staff. This variance request is only addressing the additional bufferyard requirements.

The developer of this lot, desiring to meet the intent of the aforementioned bufferyard requirement, reducing visibility to the side or rear of commercial developments from homes in the adjacent development, and desiring to salvage developable area of their lot, which is currently reduced by over 50%, is proposing to meet as much of the Section 15 Bufferyard requirement as possible within the only practical areas and eliminating the bufferyard requirement in the unusable, undevelopable and disallowed drainage and storm sewer easements that run along 40% of the north property line with the adjacent R-1 Single Family Residential District.

Concerning the landscaping portion of the Bufferyard requirement, the developer is proposing to install a 25' wide bufferyard, in accordance with Section 14.02.020, with a size and variety of small trees/ large shrubs that meet the screening intent of the ordinance as well as meeting the LCRA limitations within their easement. As per the attached Exhibit A Proposed Bufferyard Area, the developer is proposing to install thirty (30) large variety Yaupon Hollies to meet the medium evergreen tree requirements of four (4) per 100LF and one hundred twelve (112) Wax Myrtle shrubs to meet the shrub requirement of



fifteen (15) per 100LF. The plantings will be installed for 745' of the northern boundary and runs 133' east of the last residential backyard and nearly 30' east of the last proposed storage building.

Concerning the construction of a 6' wall separating the commercial zoning from the residential, the developer proposes to install the wall in the same area as the bufferyard plantings. The wall shall be installed 1' from the property line and run along the north boundary to 133' east of the last residential backyard. The total length of the bufferyard wall, and the associated plantings, shall be 745'.

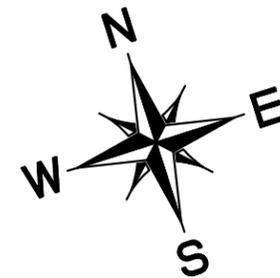
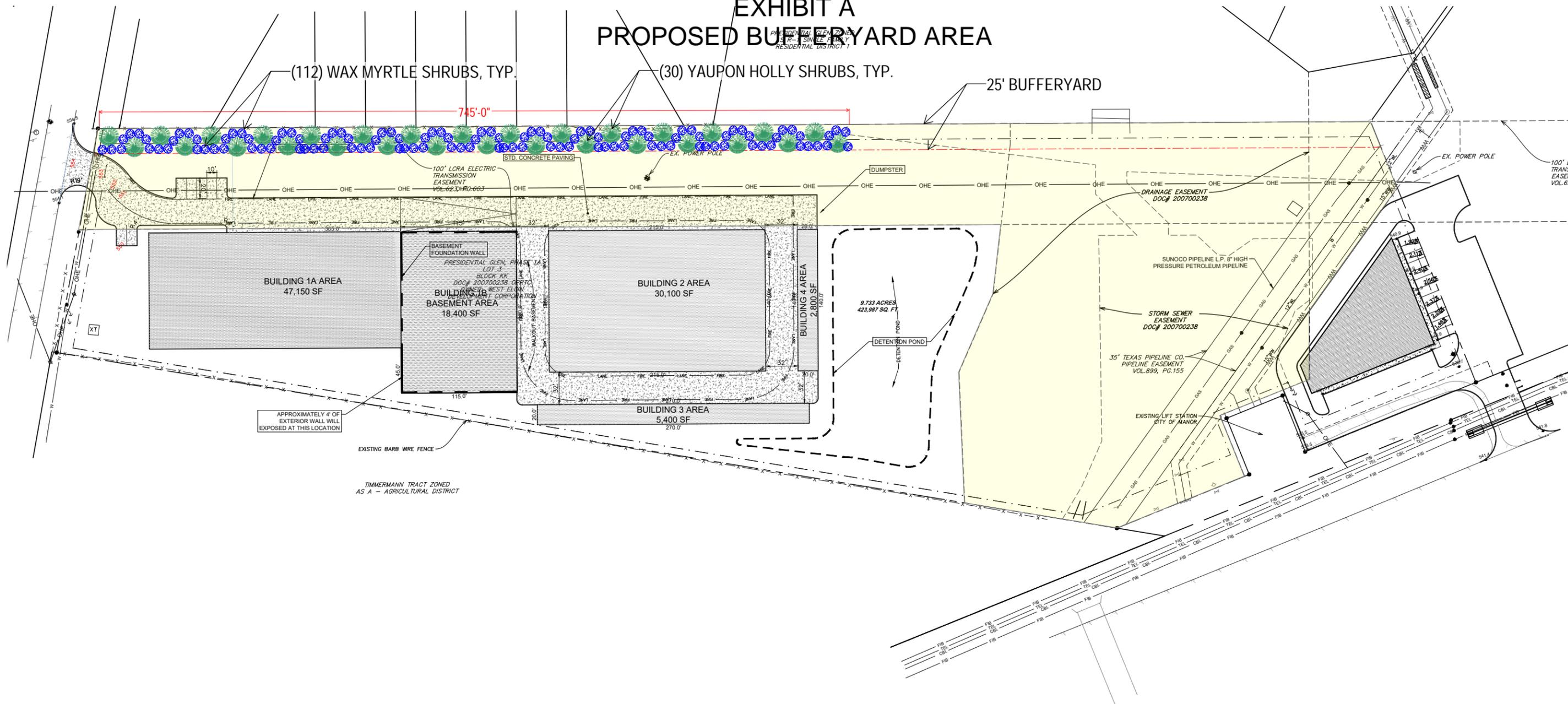
Upon review and consideration, let me know if there are any concerns with providing staff recommendation as submitted. Also, notify as soon as possible if there are any other documents needed to complete the review and submit for the next city council meeting during the first full week of February.

Thank you for your time and consideration for this request.

Sincerely,

Brian Baca, Principal

# EXHIBIT A PROPOSED BUFFERYARD AREA



VARIANCE EXHIBIT

## Presidential Glen Storage