

April 10, 2023

City Of Manor
Development Services Department
Attn: Mr. Scott Dunlop, Director
105 E. Eggleston Street
Manor, Texas 78653

RE: Letter of Intent
Rezoning Request – 13500 FM 973

Dear Mr. Dunlop,

Please accept this Letter of Intent for a Rezoning Request for the subject property located at 13500 FM 973 in Manor, Texas 78653. The TCAD Parcel Property ID is 786707, is 1.069 acres in size, and is legally described as Abstract 315 Survey 63 Gates G Acreage 1.0690 in Travis County, Texas.

The property is currently zoned IN-1 and we are requesting to change to C-1. The property is current in use as a plumbing company. The property owner wants to remove the existing building and construct a new building with parking for restaurant use.

The property is on the border between Public/Semi-Public, Mixed-Density Neighborhood, and Commercial Corridor future land use as per the City's Comprehensive Plan 2050. The proposed restaurant development will follow City of Manor's vision and guidelines for development in that area and will be complementary to the existing and future neighborhoods.

Please feel free to contact me at (512) 576-4399 or at juarezje@gmail.com if you have any questions or require additional information.

Respectfully submitted,



Henry Juarez
Development Consultant