



April 12, 2024

Scott Dunlop, AICP
City of Manor Development Services Department
105 E. Eggleston St.
Manor, TX 78653

Via Electronic Submittal

RE: Application for rezoning; 4.8 acres located at 16011 East US Hwy 290, Manor, TX 78621 (the "Property")

Dear Mr. Dunlop,

As representatives of the owner of the above stated Property we respectfully submit the attached application for rezoning. The Property is located west of Ballerstedt Rd and Hwy 290 (see Location Map attached) and is currently zoned Agriculture (A). The proposed zoning is a Heavy Commercial (C-3) zoning. The purpose for the rezoning to allow for commercial development along the Hwy 290 corridor that will meet the needs of Manor's growing population from Agricultural zoning to C-3 Zoning. Currently, the property to the east is zoned General Office (GO) to the east, unzoned property and Heavy Industrial (IN-2) to the north, and Agriculture (A) zoning to the west and south.

According to the Destination Manor 2050 Comprehensive Plan, the Property's future land use is Commercial Corridor, which contemplates commercial zoning for commercial/retail services that serve local and regional residents. This project is supported by the Comprehensive Plan as this zoning classification allows for a mix of commercial, retail, and service-oriented businesses, which will not only stimulate local economic growth but also provide convenient access to goods and services for residents.

The proposed use is construction equipment sales, rentals, and repair services. Equipment brands that would be offered includes Bell trucks, Hyundai Construction Equipment Sakai, Fuchs, Kinshofer, BuiltRite, K-Tec Scrapers. The proposed development includes service bays, sales area, and office space.

If you have any questions about this application for rezoning or need additional information, please do not hesitate to contact me at your convenience.

Sincerely,

Jonathan Sosebee, AICP

Location Map



Location Context

