



October 25, 2024

City of Manor – Planning Department
105 E Eggleston St.
Manor, TX 78653
512-272-5555

RE: 16023 E US-290 Manor, Texas 78621
Legal Description: Lot 16 Bluebonnet Park
Project Name: “Salt and Pepper Rezone”

To Whom It May Concern:

Henderson Professional Engineers is under contract with Salt and Pepper Development regarding the property located at 16023 E US-290 Manor, Texas 78621 for a Re-Zoning application to rezone the property from GO (General Office) to C-3 (Heavy Commercial). The 4.879-acre tract of land is shown in Travis County Appraisal District records as 773142 and is inside the corporate limits of Manor, Texas. It is important to note that this re-zoning request is a proposal and this could be changed and may be entirely different than this vision. This proposal cannot be conditionally approved for the rezoning.

The City of Manor requires information to be submitted to the development services department no less than 4 weeks before the first available Planning and Zoning Commission meeting. Those meetings are held on the second Wednesday of each Month. Based on our history of re-zoning applications in the area, the Planning and Zoning commission will then make a recommendation to the City Council to approve or deny the rezoning application. The City Council meets on the first and third Wednesday of each month and must hear the rezoning case and hold a public hearing twice prior to final approval. Based on the best available written data, it is possible that the re-zoning may be approved within 90 days from the date of the conveyance of the land and the application submittal to the city.

In my career, I have personally been involved in numerous re-zoning and re-platting projects within the Hill Country area. I am very familiar with the process in Manor, Texas and have a great working relationship with the City staff of Manor, Texas. I have a high degree of confidence that the rezoning from GO (General Office) to C-3 (Heavy Commercial) will be approved.






The property is outlined in yellow below:



The project site is currently zoned GO (General Office) and the existing roads and utilities (water, sewer and power) will serve the new commercial development. The current zoning of the surrounding areas is:



Legend

	A	Agricultural
	GO	General Office
	C-1	Light Commercial
	C-2	Medium Commercial
	C-3	Heavy Commercial

The City of Manor Code of Ordinances provides the regulations for the jurisdiction of this development at this time. The Code of Ordinances, Chapter 14, indicates that Heavy Commercial should provide a mix of commercial and light industrial complexes to support the community as a whole and to provide employment opportunities for both the community and the region. The proposed construction in this project includes a commercial retail building in the front with offices and warehouses in the back, which would fit with the proposed land use of "Office, warehouse", whose definition in Chapter 14 includes retail and wholesale sales areas as accessory uses. This site, located along an arterial roadway and can provide for transitional uses between neighborhoods and more intensive commercial regional activities.



Should you need additional information please do not hesitate to contact me at hpe@hendersonpe.com or 737.203.8953.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Jen Henderson', is written over a faint, light blue circular watermark.

Jen Henderson, P.E.
President & CEO
Henderson Professional Engineers, LLC

JH/RJC/DR