

# JAB ENGINEERING, LLC.



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City of Manor  
Planning Department  
105 E. Eggleston St.  
Manor, Tx 78653

**RE: 13801 N FM 973 RD  
Special Use Permit – Letter of Intent**

*Letter of intent (letter stating why you want to rezone the property in question or why you are requesting a variance to the requirements of the Zoning Ordinance)*

This Letter of Intent and application information are prepared by JAB Engineering, LLC. (the “applicant”) under the authorization of Platinum 973, LLC (the “owner”). The following detailed information is provided accordingly:

- The existing site is located in the full purpose jurisdiction with a base zoning of C-1.
- The proposed use is a mix of flex warehouse / retail uses previously approved as an exception by the city, as well as retail / fueling station.
- This property is ideally situated along FM 973 for mix of large-format commercial uses and light industrial uses and will serve as employment centers for the community and region.
- The property will have access directly to FM 973 and may take emergency or secondary access to Suncrest Road if necessary. Water and Sewer services are currently planned to be extended along the FM 973 right-of-way.
- The subject property is vacant.
- A previous application for SUP was reviewed by the city and a concern was raised related to the access points on to FM 973. The two access drives have been reduced to a single access drive.

Please accept this letter of intent and accompanying documents for the Rezone.

Sincerely,

Joshua A. Baran, P.E.  
JAB Engineering, LLC (F-14076)