



August 13, 2021

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

RE: Holley-Smith Tracts

Re-Zoning Application Letter of Intent

Dear Mr. Dunlop,

On behalf of the owner, Carlson, Brigance & Doering, Inc. respectfully submits this application for a re-zoning of the Holley and Smith properties. The collective properties are a total of 136.90 acres of land currently in the ETJ of the City of Manor. A separate petition for annexation has already been submitted for these respective tracts and is scheduled for processing at the next City of Manor City Council meeting. This request for re-zoning is to enter into the City of Manor city limits as a SF-2 zoned development.

The property under consideration is located immediately adjacent to the Manor ISD Senior High School and Athletic Complex. The other surrounding land uses are residential in scope either within the Manor city limits or further ETJ. The request for SF-2 zoning is compatible with these surrounding land uses as it would present a transitional development of single-family residential into the more rural residential development in the city's ETJ.

Thank you for your time and review of this project. Please let me know if you need any additional information in order to process this application.

Respectfully,

Carlson, Brigance & Doering, Inc.

Geoff Guerrero
Senior Planner