



Mahoney Engineering  
8201 South Congress Avenue  
Austin, Texas 78745

## Letter of Intent

**December 8, 2022**

**Attention: Scott Dunlop, Director of Development Services**

City of Manor  
Development Services Department  
105 E. Eggleston Street  
Manor, Texas 78653

**Reference: Letter of Intent  
Rezoning Determination**

10905 E HYW 290  
Manor, Texas 78653

Dear Mr. Dunlop,

On behalf of Leif Johnson Ford, Mahoney Engineering is requesting to rezone a property located at 10905 East Highway 290, Manor, Texas 78653. According to TCAD, the Parcel ID Number is 0237591301. The property is currently zoned Light Commercial (C-1). Mahoney Engineering proposes the entire property be rezoned to Medium Commercial (C-2).

There is currently an Automotive Repair (Major) Facility located on the 0.68-Acre site that has existed since 2010 named M&M Diesel and Auto. Before this, the earliest legible google earth image is from January of 1995 and shows the current structures were existing in 1995 and being used as a gas station and potential automotive repair. New ownership would like to keep the existing use of Automotive Repair (Major); therefore, the property needs to be rezoned to comply with the permitted uses per zoning requirements. Currently the property to the south and west of the subject property is zoned C-2, the property to the east is zoned Institutional-Small (I-1), and properties to the north, across US Highway 290, are zoned C-1. Hence, the zoning change will not alter the character of the area and will not impair the use of the adjacent properties, due to no change in the current use.

We look forward to receiving your support for Council approval to rezone the property, Parcel # 0237591301, from current zoning of C-1 to a future zoning of C-2.

Sincerely,

**MAHONEY ENGINEERING**

A handwritten signature in blue ink that reads 'Tyler Boykin'.

Tyler Boykin, P.E.

Associate

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A handwritten signature in blue ink that reads 'Bryce Dierschke'.

Bryce Dierschke

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