

Letter of Intent

February 28, 2023

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

Re: [707 BASTROP ST TX 78653](#)

Dear Mr. Dunlop,

We are writing to you to request plat the subject property to be a legal lot.

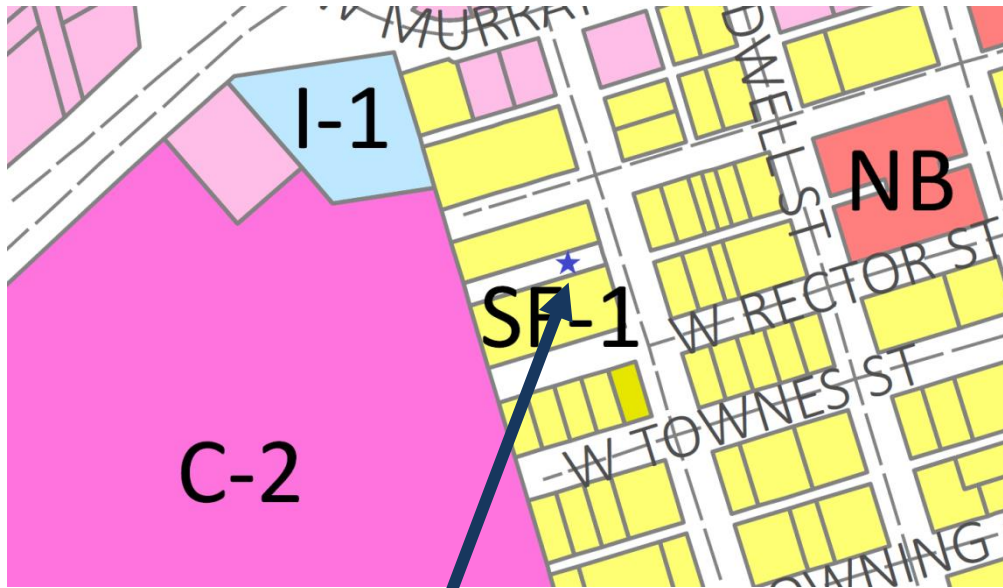
Proposed New Legal description: **LOT 6A BLK 1 LANE A E ADDN**

The subject property 707 Bastrop ST TX 78653, Legal description is: **S40FT OF LOT 6-10 BLK 1 LANE A E ADDN**. The current configuration is 39.96 ft wide and 250 ft long, with a total of 9,986 sqft.

Per our research, the subject property's current configuration existed in 1983 (Please see the Appendix A for the property's deed history, the oldest warranty deed was in 2/16/1983). Hence it is NOT conforming with the current development standard/code ordinances in Manor TX.

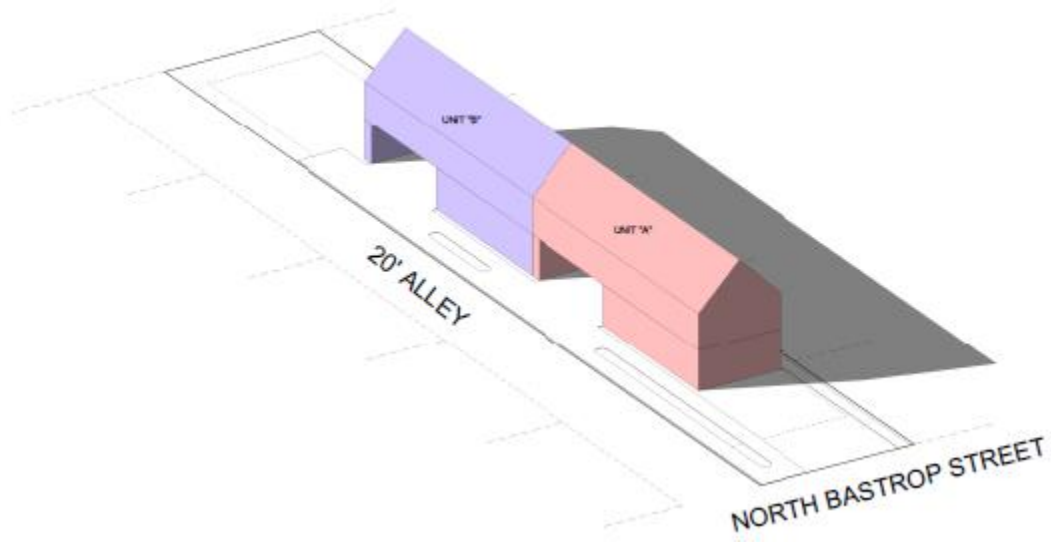
Due to the fact that the property lot is a nonconforming lot, we are requesting

1. Minimum Lot Width Variance – reduce to 40 ft
2. Setback Waiver - the side setbacks to 5', the front to 20' and the rear to 10'
3. Zoning: TF (Two-Family) – currently it doesn't have zoning assigned (per zoning map downloaded from <https://www.cityofmanor.org/>), see below. Since the total lot size is 9,986 sqft, we are proposing the property to **TF (Two Family)** in support the growth of Manor TX.



Subject Property: [707 BASTROP ST TX 78653](#)

Please see below conceptual design of the proposed TF (duplex). In Appendix B, please find conceptual design work from our architect.



Please help to grant these requests and let me know if you have any questions.

Respectfully,

A handwritten signature in blue ink, appearing to read "Katherine Chen".

Katherine Chen
Savvy ATX Realty

PID 240850 | 707 BASTROP ST

Property Summary Report | 2022
 Online Services | TRAVIS COUNTY APPRAISAL DISTRICT

GENERAL INFO

ACCOUNT

Property ID: 240850
 Geographic ID: 0237590802
 Type: R
 Zoning:
 Agent:
 Legal Description: S40FT OF LOT 6-10 BLK 1 LANE A E ADDN
 Property Use:

OWNER

Name: CHEN WENKAI
 Secondary Name:
 Mailing Address: 1132 NORTHWESTERN AVE UNIT A AUSTIN TX US 78702
 Owner ID: 1435182
 % Ownership: 100.00
 Exemptions:

LOCATION

Address: 707 BASTROP ST TX 78653

Market Area:
 Market Area CD: B0850
 Map ID: 023460

PROTEST

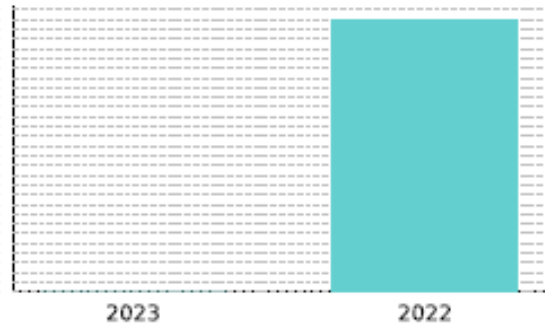
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$70,000
Special Use Land Market:	\$0
Total Land:	\$70,000
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$70,000
Special Use Exclusion (-):	\$0
Appraised:	\$70,000
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$70,000

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$70,000	\$0	\$0	\$70,000	\$0	\$70,000

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
03	TRAVIS COUNTY	0.318239	\$70,000	\$70,000
05	CITY OF MANOR	0.747000	\$70,000	\$70,000
0A	TRAVIS CENTRAL APP DIST	0.000000	\$70,000	\$70,000
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.098684	\$70,000	\$70,000
34	MANOR ISD	1.352000	\$70,000	\$70,000
68	AUSTIN COMM COLL DIST	0.098700	\$70,000	\$70,000
72	TRAVIS CO ESD NO 12	0.100000	\$70,000	\$70,000

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

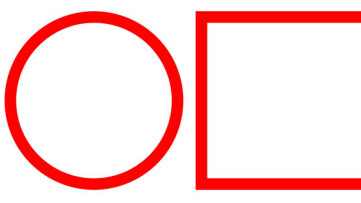
LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2296	10,000.06	\$7.00	\$70,000	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
8/21/21	WD	WARRANTY DEED	HUTCHINS BARBARA JEAN	CHEN WENKAI				2021189598
2/16/83	WD	WARRANTY DEED	HUTCHINS BARBARA	HUTCHINS BARBARA JEAN		07996	00320	
2/16/83	WD	WARRANTY DEED		HUTCHINS BARBARA		07996	00320	
2/16/83	WD	WARRANTY DEED	BURNS JACK ESTATE			07996	00320	

Appendix B - Conceptual TF (Duplex) Architectural Design



INTERIM
REVIEW DOCUMENTS
NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION
Daniel B. Shearer
Tx. Reg. No. 28562

2.28.2023

CIRCLE + SQUARE
600 Congress Avenue
14th Floor
Austin, Texas
214.280.3627

PROJECT OWNER
Katherine Chen

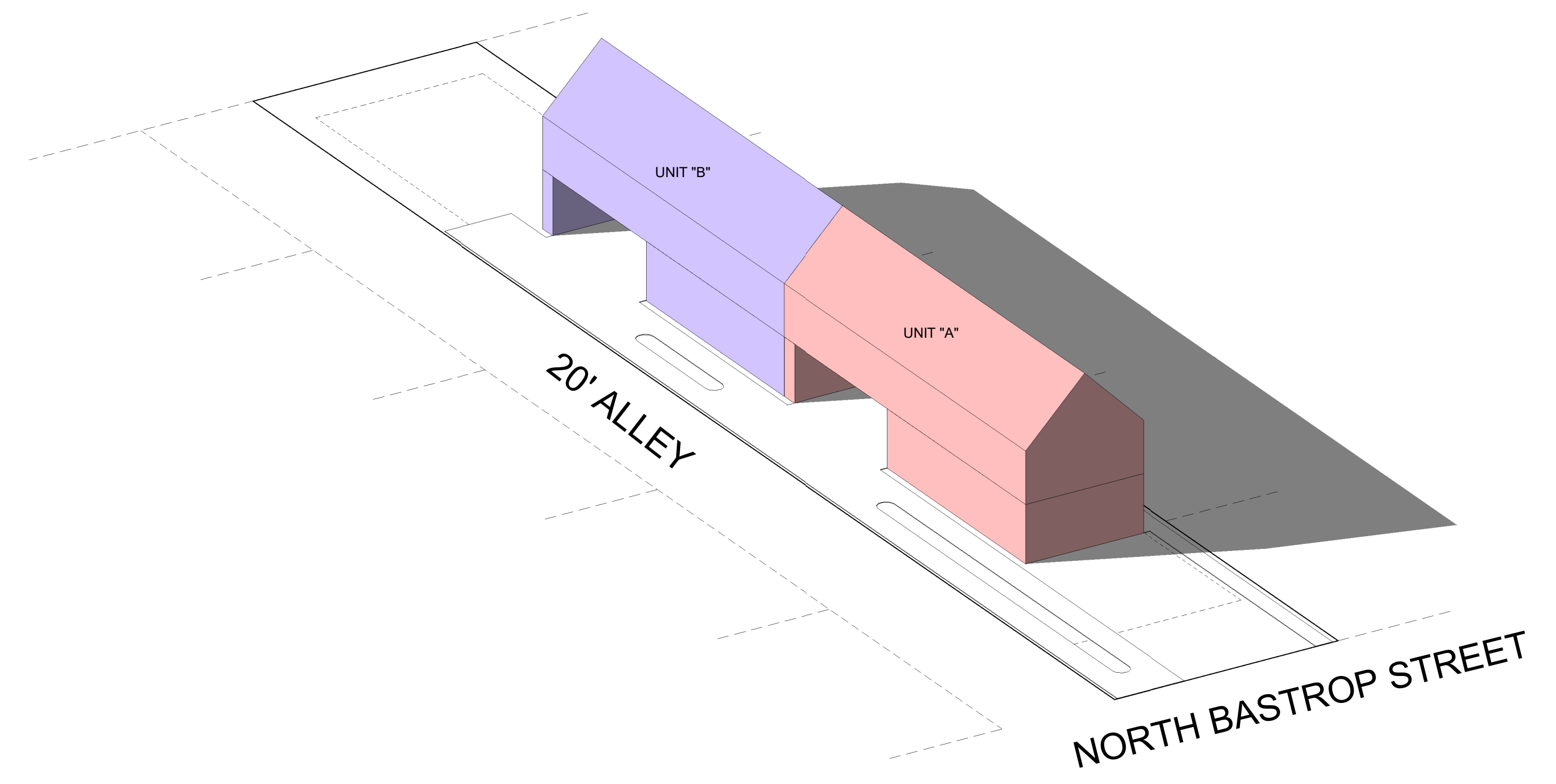
PROJECT NAME
707 N. Bastrop St.
Manor, Texas 78653

COMMENTS:

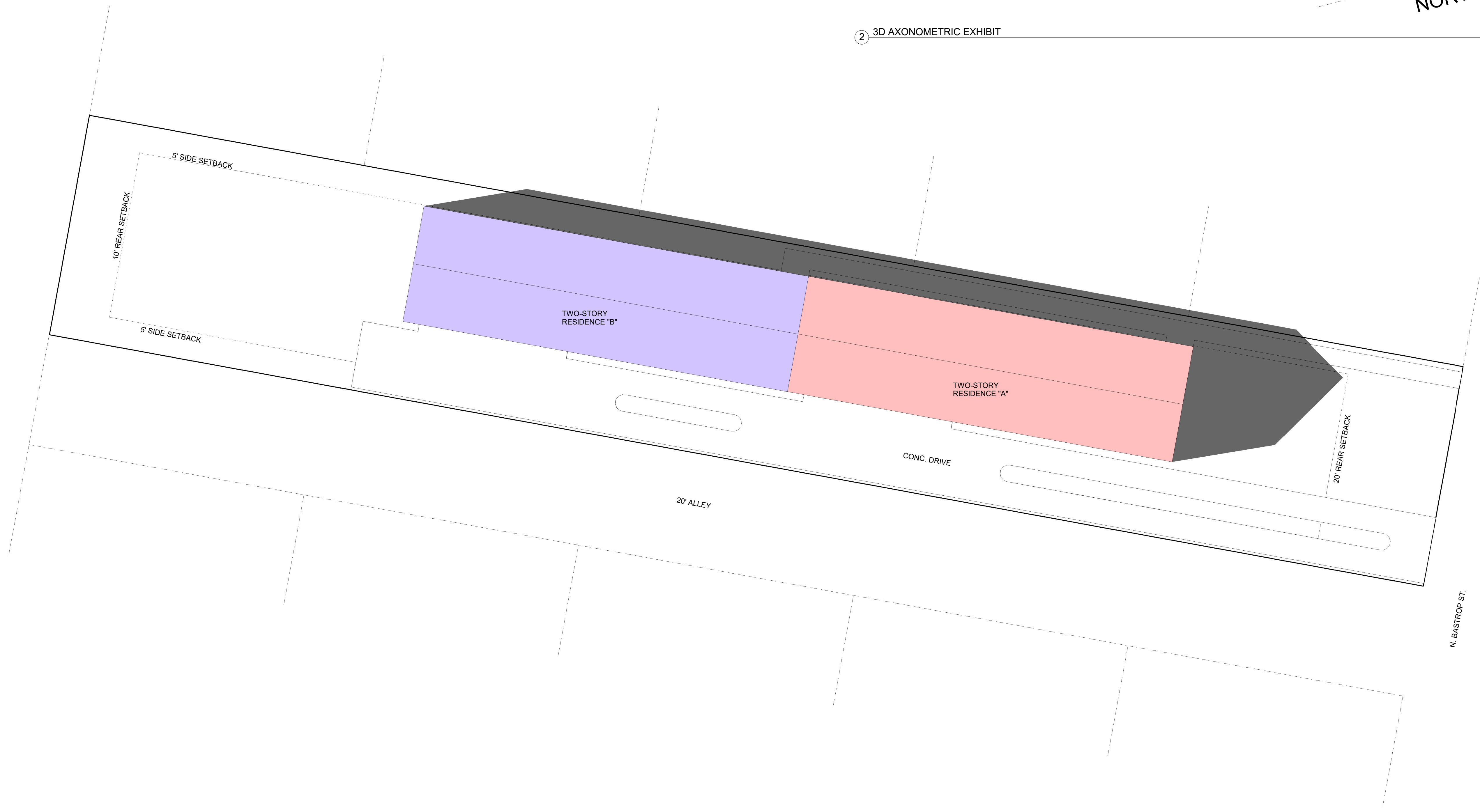
2.28.2023

ARCHITECTURAL
SITE PLAN

A-100



2 3D AXONOMETRIC EXHIBIT



CONCEPT SITE PLAN INFORMATION:

LOT SIZE:	9,986 SF
BUILDING COVER:	
UNIT "A":	1,500 SF
UNIT "B":	1,500 SF
TOTAL:	3,000 SF
PAVED AREA:	
DRIVEWAY:	2,131 SF
SIDEWALK:	382 SF
TOTAL:	2,513 SF
TOTAL IMPERVIOUS COVER:	5,513 SF
IMPERVIOUS COVER %:	55.2%
PRINCIPAL STRUCTURE %:	15%
PRINCIPAL/ACCESSORY %:	30%

CONCEPT SITE PLAN

1 SITE PLAN
1" = 10'-0"