

JAMES MERCER, JR.  
15710 VOELKER LANE  
ELGIN, TEXAS 78621  
(512) 736-8880

April 9, 2021  
[FOR IMMEDIATE DISTRIBUTION]

Chairperson Philip Tryon  
Vice-Chair Julie Leonard  
Commissioner Jacob Hammersmith  
Commissioner John Chavis  
Commissioner Ruben Cardona  
Commissioner Cecil Meyer  
Commissioner LaKeshia Small  
City of Manor  
Planning & Zoning Commission  
105 E. Eggleston Street  
Manor, Texas 78653

Re: Rezoning Application Notification – 15721 US Hwy 290 E, Manor Texas  
78653 (2.13 acres)

Dear Chairperson, Vice-Chair and Commissioners:

As a long-time resident of the Bluebonnet Neighborhood, this letter is to express my opposition to the above-referenced rezoning request to change the designated zone type from Agricultural (A) to Heavy Commercial (C-3). I am aware that several of my neighbors who reside within 300 feet of the subject property are also opposed to this rezoning request. We faced a similar rezoning request several years ago to change the zone type to Heavy Industrial (IN-2). Nothing in this residential neighborhood has changed since that time.

We reside in a quiet, tranquil, residential, and agricultural community with practically no commercial or industrial activities or development. It is our strong desire that our community remains that way. There are a number of veterans and children who reside in our neighborhood. Although a C-3 or C-2 zoning designation would be less unsettling than an IN-2 designation, either would still represent a drastic and worrisome change from the environment in which we presently live. Accordingly, we urge the Commission to retain the present zoning classification and not open the door to commercial development. We have strong concerns that once the door is opened, we will face a gradual creep to other more commercial and industrial activities.

In addition to the above, the subject property is located adjacent to a drainage basin or water channel (whether officially designated as such or not) to divert water in the area to protect landowners from flooding. Any disturbance to the soil to construct any type of facility, warehouse, etc. could potentially result in flood damage to the surrounding landowners. This particular issue was addressed in the City Council meeting when the IN-2 zoning application was considered in July 2018. Further, the residents who own property within the general vicinity of the proposed site will suffer a significant reduction in the value of our properties if the requested commercial development is allowed in our community.

I appreciate the opportunity to present my concerns to you, and respectfully request that the Planning and Zoning Commission reject the applied for rezoning request.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'James Mercer, Jr.', written in a cursive style.

James Mercer, Jr.

JM:



March 29, 2021

RE: Notification for a Rezoning Application at 15721 US Hwy 290 E

Dear Property Owner,

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 2.13 acres at 15712 US Hwy 290 E, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing upon a rezoning request for 2.13 acres, more or less, Lot 4, Bluebonnet Business Park, Section One, and being located at 15721 US Hwy 290 E, Manor, TX from Agricultural (A) to Heavy Commercial (C-3).**

The Planning and Zoning Commission will meet at 6:30PM on April 14, 2021 at 105 East Eggleston Street in the City Hall Council Chambers\*\*.

The City Council will meet at 7:00PM on April 21, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed.

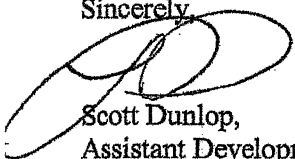
If you have no interest in the case there is no need for you to attend\*\*. You may address any comments to me at the email address or phone number below. Any communications I receive will be made available to the Commissioners and Council Members during the discussion of this item.

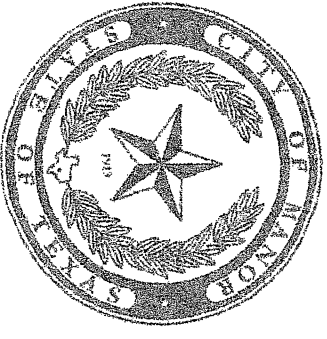
\*\* Due to the declared Public Health Emergency related to COVID-19, at the time of this notification Planning and Zoning Commission meetings are being conducted via video conference and livestreamed on the City's Facebook page ([facebook.com/cityofmanor](https://facebook.com/cityofmanor)) and the Chambers is closed to the public.

Members of the public that wish to speak during public comments, public hearing or an agenda item will need to register in advance by visiting the link below where registration information will be posted with the agenda for the public meeting. You will register by filling in the speaker card available for that specific meeting and submitting it to [publiccomments@cityofmanor.org](mailto:publiccomments@cityofmanor.org). Once registered, instructions will be emailed to you on how to join the video conference by calling in. Your Speaker Card must be received two (2) hours prior to scheduled meeting.

You may refer to the posted agendas for the April 14<sup>th</sup> Planning and Zoning Commission and April 21<sup>st</sup> City Council to see how the meeting will be conducted, whether via video conference or in-person, or by calling 512-215-8116. Agendas and speaker registration information can be found at the follow link under the date of the meeting: [http://www.cityofmanor.org/page/homepage\\_calendar](http://www.cityofmanor.org/page/homepage_calendar). Agendas are posted 72 hours prior to the scheduled meeting.

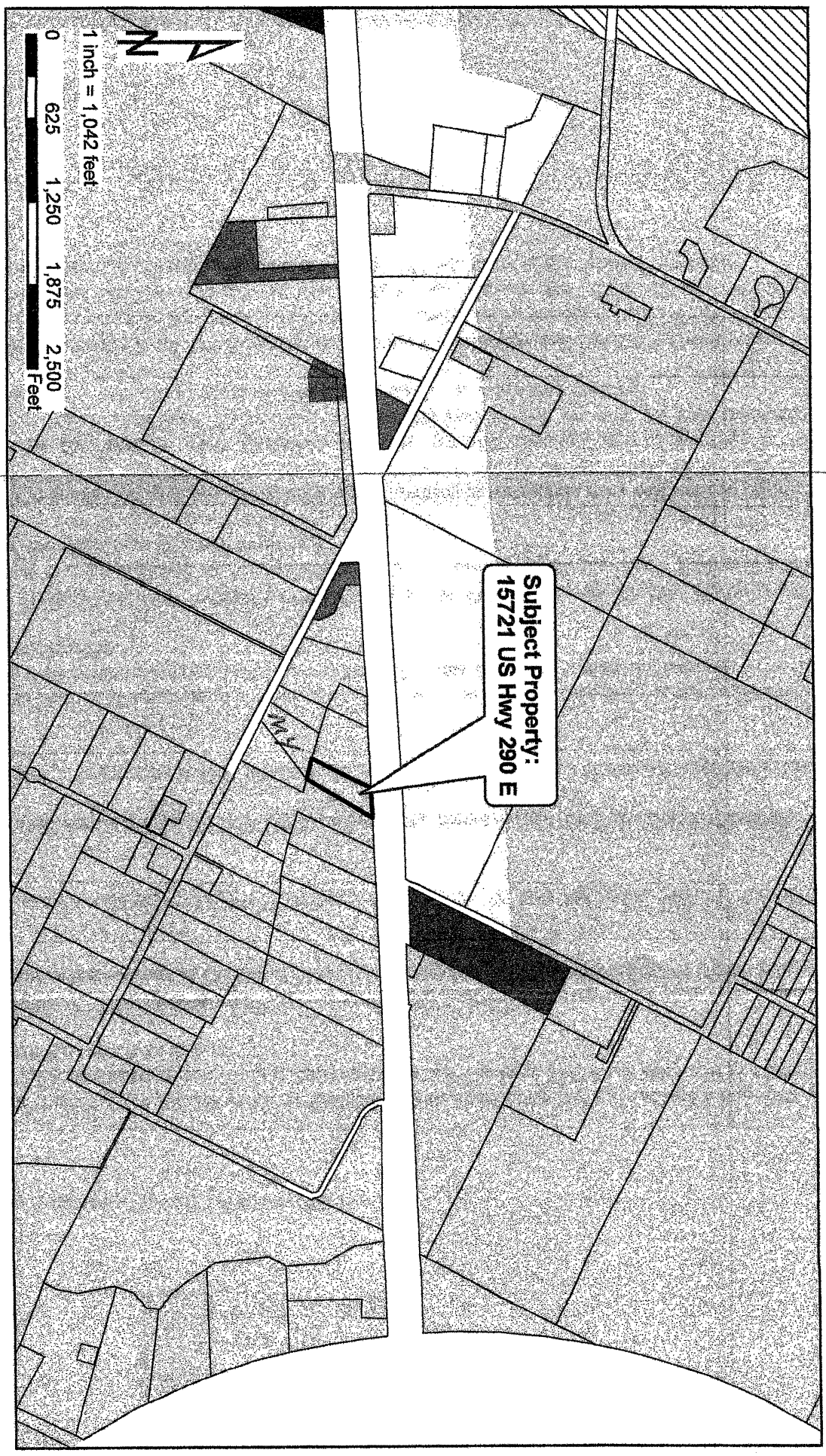
Sincerely,

  
Scott Dunlop,  
Assistant Development Director  
[sdunlop@cityofmanor.org](mailto:sdunlop@cityofmanor.org) - 512-215-8262



**Proposed Zoning:  
Heavy Commercial (C-3)**

**Current Zoning:  
Agricultural (A)**



Zone	
	A - Agricultural
	SF-1 - Single Family
	Suburban
	SF-2 - Single Family
	Standard
	TF - Two Family
	MF-1 - Multi-Family 15
	MF-2 - Multi-Family 25
	MH-1 - Manufactured Home
	I-1 - Institutional Small
	I-2 - Institutional Large
	GO - General Office
	C-1 - Light Commercial
	C-2 - Medium Commercial
	C-3 - Heavy Commercial
	NB - Neighborhood Business
	DB - Downtown Business
	Ih-1 - Light Industrial
	Ih-2 - Heavy Industrial
	PUD - Planned Unit Development
	ETJ