



Mahoney Engineering
8201 South Congress Avenue
Austin, Texas 78745

Letter of Intent

August 3, 2020

Attention: Thomas Bolt, Director of Development Services/City Manager
City of Manor
Development Services Department
105 E. Eggleston Street
Manor, Texas 78653

**Reference: Letter of Intent
Rezoning Determination**
10507 E HYW 290
Manor, Texas 78653

Dear Mr. Bolt,

On behalf of Leif Johnson Ford, Mahoney Engineering is requesting to rezone a property located at 10507 East Highway 290, Manor, Texas 78653. According to TCAD, the Parcel ID Number is 0237591305. The property is currently zoned Light Commercial (C-1) for approximately a 200-foot offset from the property line abutting US Highway 290 E, and the rest of the property is zoned Single Family Residential (R-1). Mahoney Engineering proposes the entire property be rezoned to Medium Commercial (C-2).

There is currently an Automotive Sales Facility located on the 19-Acre site with approximately 29% impervious cover and an existing detention pond. The Auto Sale Facility was permitted (Permit # 010-05-0237-DP) but never fully zoned commercial, therefore the property needs to be rezoned to comply with the permitted uses per zoning requirements as part of new site plan (Permit # 2020-P-1254-SP). Currently the property to the north and west of the subject property is zoned C-1, the property to the south is zoned R-4, and properties to the east are zoned R-1, C-1, and I-2. 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 # 0237591305, from current zoning of C-1 and R-1, to a future zoning of C-2.

Sincerely,

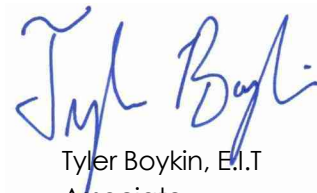
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