

July 28, 2023

City of Manor  
Development Services  
105 E. Eggleston St.  
P.O. Box 387  
Manor, Texas 78653

Ref: TH Rezoning Request Letter of Intent - 12920 Old HWY 20

This Letter of Intent acknowledges the City of Manor's zoning requirements and requested details included below for TCAD Parcel: 236870 also identified and locally known as 12920 Old Highway 20, Manor, Texas 78653.

Our objective with this Rezoning Request is to provide a high-quality, townhome development at the rear of the encompassing approximately 6.17 acres out of the 10.0 acre property located along Old Highway 20. The proposed use is compatible with the future land use planning desired Neighborhood classification. The Neighborhoods classification in the draft Comprehensive Plan Destination 2050 is selected to provide missing middle housing neighborhoods and encourage connectivity and walkable components for the newly proposed townhomes to the existing established neighborhoods. Our intent for this development will propose quality finishes in character with the surrounding neighborhoods.

The request as submitted is provided for review along with supporting information that allows for a sufficient and adequate review. The request promotes the health, safety and general welfare of the City by proposing a use that is compatible and congruent with the adjacent established single family subdivisions and is consistent with the City's desired long range plans for this area.

### **Future Land Use Designation**

The property has the Neighborhood designation as a part of the City's Future Land Use Map. Our development team's experience and desire to be complementary to the existing neighborhoods, combined with the City of Manor's guiding design standards will allow us to match characteristics of the surrounding areas and pursue this development as part of the Neighborhood classification. This property is adjacent to and mostly surrounded by an established SF home development, the Bell Farms subdivision.

### **Current Site Information**

Existing zoning district: NB (1.68ACR) and A - Agriculture (8.32ACR)

Proposed zoning district: TH 6.17 Acres

Acreage of property to be rezoned: 6.17 ACR

Legal Description: ABS 315 SUR 63 GATES G ACR 10.00

Justification and explanation of how the proposal is in compliance with the City's Destination 2050 Comprehensive Plan.

This proposed Rezoning request meets the goals and policies of the City of Manor's Destination 2050 Plan. The policies applicable to this rezoning case are:

LU.A Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect a gradual transition from urban to suburban to rural development.

The proposed annexation and rezoning request intends to focus on:

- Utilization of "missing middle" residential development to transition to the existing zoned Neighborhood Business (NB) uses. TH zoning will act as a desired transition between allowable commercial development and the established single-family residential uses.
- Site planning during which building location, orientation, and design are similar in character with the surrounding development.

LU.B Promote more compact, higher density, well-connected development within appropriate locations.

The proposed zoning request intends to focus on:

- Housing products and opportunities that may be missing within this neighborhood
- Integration with existing surrounding development
- Proximity to amenities (local commercial).

LU.C Promote development of diverse, accessible, complete neighborhoods across Manor.

The proposed zoning request intends to focus on:

- Providing housing types that will compliment the established neighborhoods.
- Providing local commercial amenities for the proposed development that are accessible and desirable to the adjacent, established neighborhoods

LU.I Encourage innovative forms of compact, pedestrian-friendly development and a wider array of affordable housing choices through smart regulatory provisions and incentives

The project intends to focus on:

- Walkability & Pedestrian Infrastructure: Within walking distance ( $\frac{1}{4}$  to  $\frac{1}{2}$  mile) to non-residential uses; access to quality, safe pedestrian facilities

- Subdivision: Connectivity is prioritized within a subdivision and to surrounding properties through an interconnected street network

We are not asking for deviations from code at this time and upon successful rezoning, the owners will submit a Subdivision and Site Development Plan that adheres to the City of Manor's subdivision regulations and site development regulations.

Explanation of how roads and utilities will serve the property

- This property is situated along Old Highway 20, an existing County Maintained roadway.
- Existing Utilities for Wastewater can be found along Old Highway 20 in the form of an 8" gravity fed line.
- Water supply to be provided by Manville WSC under CCN 11144.

The property's current use is a vacant lot, with no existing structures. Previously the lot served as an agricultural lot. In May of 2017, 1.68 Acres was rezoned into NB. This request, as submitted, provides zoning for a portion of the remainder of the 10.0 acres to TH. A strong emphasis for contact with the adjacent Bell Farms HOA to allow feedback prior to submission to the City of Manor has yielded positive feedback for the conceptual plan.

Additionally, a recent rezoning for the entire 8.32 acres was held before Planning and Zoning April 2023 meeting, but was shelved until a process was determined for alteration to the City's Future Land Use designation for the proposed zoning of NB along the frontage. In an effort to move forward, the property owner would like to submit this request for the portion that follows the City's future land use designation.

In accordance with the City of Manor's ordinances, this application has met all the checklist requirements provided by the Rezoning online application and is consistent with the City's Comprehensive Plan.

I appreciate consideration of this rezoning request, please contact me at 512-215-1433 or by email at [dianejbernal@gmail.com](mailto:dianejbernal@gmail.com), should you require additional information.

Sincerely,



Diane Bernal

Development Consultant

DB Land Consulting LLC

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