



December 1<sup>st</sup>, 2023  
Scott Dunlop  
Development Services Director  
City of Manor  
105 E Eggleston St.  
Manor, TX 78653

***RE: Zoning Application, 12200 Tower Road, Manor, TX 78653***

Mr. Dunlop,

Dominium is requesting that the City of Manor accept our zoning application for the above-referenced property. We intend to rezone the property from Light Industrial (IN-1) to Multi-Family 25 (MF-2). This will give us the opportunity to partner with Manor PFC to provide affordable homes where there is much-needed demand. The intention is to develop 324 affordable homes across eleven 3-story garden-style buildings. All units will be restricted to 60% Area Median Income. The subject parcel has been marketed with the current zoning for over a year and has had minimal interest. Limited demand for industrial space on the parcel arises from its size being too small for extensive industrial use and excessively large for light industrial use. The proposed rezoning will establish a buffer zone between the present industrial facilities to the west and the surrounding residential homes. Accepting this letter will allow us to continue pursuing the anticipated development.

Thank you for considering this request.

Sincerely,

Mr. Neal Route  
Dominium  
Vice President & Project Partner