



February 24, 2022

City of Manor – Development Services
Rezoning
105 E. Eggleston Street
Manor, Texas 78653

Re: Rezoning Letter of Intent
6.533 ac Manor Townhome Tracts
East of the intersection of North La Grange and E. Lane Avenue, Manor, Texas

This letter of intent has been prepared on behalf of Mr. David Pikoff as a part of the Rezoning efforts for the Manor Townhome Tracts in Manor, Texas. The properties are comprised of total three tracts, totaling 6.533 acres and are currently zoned:

Single Family Suburban (SF-1),
Light commercial (C-1), and
Manufactured Home (MH-1)

Please see attached exhibits for current zoning designations and Boundary survey.

As a part of the proposed development, the Tracts will need to be rezoned to Townhome (TH) with maximum allowed 12 units/acre. This development is located within “Old Manor” and would promote the growth of Manor and revitalization of a currently under-utilized section of an existing neighborhood. The project will provide a desirable location due to its proximity to the Manor Senior High School north of US Hwy 290, the Manor Excel High School south of the development and ease of access onto US Hwy 290. The proposed development will include the completion of roadway infrastructure within existing street right-of-way. The project will be developed in accordance with the City of Manor Code of Ordinances such that there are minimal impacts to the surrounding tracts.

Should you have any further inquiries about the intent of the development or impacts on the surrounding community, please feel free to contact me at (210)-581-3600 and mjphillips@bgeinc.com.

Sincerely,

A handwritten signature in blue ink that reads 'M. Phillips'.

Mary Jane Phillips, P.E.
Director
BGE, Inc.
TBPE Firm #F-1046

Legend

Zoning Class

	A	Agricultural
	SF-E	Single Family Estate
	SF-1	Single Family Suburban
	SF-2	Single Family Standard
	TF	Two-Family Residential
	TH	Townhome
	MF-1	Multi-Family 15
	MF-2	Multi-Family 25
	MH-1	Manufactured Home
	MH-2	Manufactured Home Park
	OS	Open Space
	I-1	Institutional-Small
	I-2	Institutional-Large
	GO	General Office
	C-1	Light Commercial
	C-2	Medium Commercial
	C-3	Heavy Commercial
	IN-1	Light Industrial
	IN-2	Heavy Industrial
	NB	Neighborhood Business
	DB	Downtown Business
	PUD	Planned Unit Development
		City Limits
		E.T.J.
		Future Annexation Per Development Agreement



Downtown Area