



December 15, 2021

City of Manor Planning Department
105 E. Eggleston Street
Manor, TX 78653

Re: Ginsel Tract Letter of Intent

The Ginsel tract is a 82.5 acre tract of land located within the City of Manor at the Southeast corner of the intersection of US 290 and Bois-D-Arc Rd. It is the Applicant's intent and request to rezone the entire 82.5 acres with a mix of commercial and residential offerings. Please see the included Requested Zoning Exhibit for an illustrative depiction of the requested zoning districts.

This tract is conveniently located in the eastern portion of the City with convenient access fronting U.S. Highway 290. Along with strong access from this major roadway, the property is in close proximity to planned future commercial/mixed use development to the west, while creating a transitional development to the Existing Single Family to the south. The requested rezoning request will provide employment, retail and service opportunities of a destination variety along with various housing options all with strong vehicular accessibility from U.S. 290.

Current site conditions are also favorable for the vision of a higher intensity development. The property consists of gently sloping farm lands with pockets of tree coverage and existing drainage corridors which the applicant intends to preserve to the best of their ability.

Thank you for your consideration of this zoning change request. The Applicant believes this location has the potential to help meet the housing, service, and employment goals for Manor.

Sincerely,

Gary Jueneman
Sr. Project Manager