

December 12, 2024

City of Manor – Development Services
ATTN: Michael Burrell
P.O. Box 387
Manor, Texas 78653

**RE: Letter of Intent – Manor 52 Acre Rezoning Submittal
Manor, Travis County, Texas**

Dear Mr. Burrell:

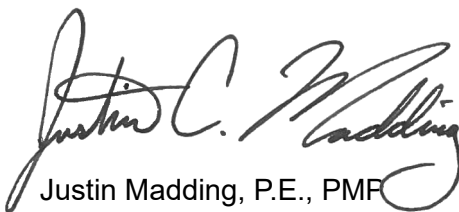
This letter of intent is being submitted in support of the Rezoning request for a ±52 acre tract of land located at 14704 US-290, Manor, Texas 78653. Rezoning of the property is required to allow for development of the into separate commercial sites in accordance with the Manor 52 Acre Concept Plan initially submitted on 7/18/2024.

Currently, the property is primarily zoned Single Family Suburban (SF-1) with a portion of Agricultural (A) to the NW corner. Our client is requesting to rezone the entire property to Heavy Commercial (C-3) and intends to develop a portion of the land in the floodplain into a RV park. One of the commercial sites is planned to be developed into an amenity center for the RV park. The other remaining commercial sites will be developed under separate projects. At this time no other specific uses/businesses are known, but by rezoning to Heavy Commercial C-3 zoning, the greatest flexibility will remain for the kind of uses/businesses that could develop in this portion of the City.

Should you have any questions or comments, please feel free to contact me using the information in my signature below.

Sincerely,

LJA ENGINEERING, INC.



Justin Madding, P.E., PMF

512-507-1732