



April 8, 2022

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

Re: Zoning Letter of Intent
14.579 ac Tract located at 13518 Old Hwy 20, Manor, Texas 78653

This letter of intent has been prepared on behalf of Mr. David Pikoff as part of the Rezoning efforts for a 14.579 ac tract located at 13518 Old Hwy 20, Manor, Texas. The property is currently OCL (Outside City Limits).

This development is located east of “Old Manor” generally between Old Hwy 20 and East Highway 290 and is legally described at Lot 1 in Manor Villa Estates. As a part of the proposed development, the Tract will need to be rezoned to Townhome (TH) with maximum allowed 12 units/acre.

This proposed zoning designation would support the transition of land use(s) in the area from single family to the west, to increased residential density through the subject site, and then to Industrial/Light Industrial uses heading east and surrounding the site. The project will be developed in accordance with the City of Manor Code of Ordinances and other applicable local, state and federal standards.

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.

Please see attached exhibits for zoning map and Boundary survey.

Sincerely,

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

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