

September 11, 2020

City of Manor
Attn: Scott Dunlop
105 E. Eggleston St.
Manor, Texas 78653

**Re: Manor Downs Rezoning
Rezoning – Letter of Intent
9910 Hill Lane
Manor, Texas 78653**

To Whom It May Concern:

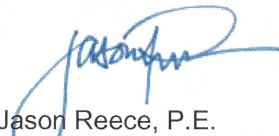
Please accept this Summary Letter for the above referenced project. The proposed Manor Downs development is located at 9910 Hill Lane, Manor, Texas, Travis County. The existing property is comprised of two individual tracts that encompasses approximately 24.811 acres of undeveloped property. The larger tract fronts the north side of Hill Lane and the small tract lies entirely within the larger tract. Both are located at the western boundary of the City's Limits.

The proposed development intends to construct multi-family housing. The two tracts are currently zoned C-1 and after discussions with City of Manor staff, rezoning to a MF-1 zoning would be supported as the current vehicular traffic makes it difficult to support a C-1 zoning and the planned classification of Hill Lane would only allow it to be a primary collector roadway.

If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jason Reece, P.E.
Project Manager