

Dec. 02, 2022

Development Services  
City of Manor  
105 E Eggleston Street  
Manor, TX 78653

## Letter of Intent for Rezoning

**Project Address: 107 W Boyce St, Manor, TX 78653**

**Property ID: 238628**

**Legal Description: LOT 1-3 BLK 43 MANOR TOWN OF MH S#KBTXSNA/B344122**

The property owner seeks to rezone the 0.396-acre lot located at 107 W Boyce St, Manor, TX 78653 from NB (Neighborhood Business) to DB (Downtown Business).

Manor city is planning to expand its central commercial area to revitalize the city and improve the quality of life of adjacent residential areas. To keep up with that idea, dense development of urban areas, especially divided into Downtown Mixed-Use uses including the site, will be required. However, the subject site, which is in the Downtown Mixed-Use area, is currently designated as an SF-1 zone, and only low-density development is possible, which is not in line with Manor city's urban planning. In this situation, I hope that we can create a dense commercial and residential community to meet the idea of Manor city planning, through this zoning change.

As a large multi-family and mixed-use development project such as Manor Crossing Project is planned, the owner seeks an opportunity to respond to the population growth. Rezoning this tract will allow providing opportunities for cultural diversity and commercial growth. The property currently sits along West Boyce Street as a cross lot being DB-zoned parcel. I believe that rezoning the subject tract as proposed will not alter or impair the adjacent uses/properties.

I appreciate your consideration of the proposed rezoning application for approval and will be available to answer questions you might have regarding this matter. Please do not hesitate to email with your questions and comments.

Sincerely,

Jiwon Jung  
CEO of Build Block Inc.  
2700 E 2nd St  
Los Angeles, CA 90033