

Development Services  
City of Manor  
105 E Eggleston Street  
Manor, TX 78653  
Aug 6th, 2024

## Letter of Intent for Rezoning

Dear City of Manor, Planning and Zoning

Project Address: 12522 and 12542 Old Kimbro Rd, Manor, TX 78653

Property ID: 236879 and 236885

Legal Description: Lot 5 Kimbro Road Estates and Lot 4 Kimbro Road Estates

The property owner seeks to rezone the 13.789-acre of lot 5 and 10.020-acre of lot 4, located at 12522 and 12542 Old Kimbro Rd, Manor, TX 78653 from Manor ETJ (Extra-Territorial Jurisdiction) to IN-2 (Heavy Industrial). As the subject properties are designated as an Employment Center, which includes industrial uses on the City of Manor's Future Land Use Map, the owner seeks an opportunity to respond to the growth of the City. The subject property engages in the storage of, or manufacturing processes using flammable, or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. The subject property will be engaging in hazardous materials storage, testing, and delivery of them.

Rezoning this tract will provide an opportunity to support the City's expansion and economic diversity objectives. The properties are situated along Old Kimbro Road, and the proposed rezoning will not adversely impact adjacent properties or the broader vision for the City of Manor as it aligns with the City of Manor's Future Use.

I appreciate your careful consideration of the proposed rezoning and please feel free to contact me at [asset@buildblock.io](mailto:asset@buildblock.io) if you require any additional information or have questions regarding this matter.

Sincerely,

**Owner**

Wonik Materials North America LLC  
N115 W 19392 Edison Dr,  
Germantown, WI 53022

**Owner's Representative**

Build Block Development Inc.  
527 Molino St, #101  
Los Angeles, CA 90013