



July 9, 2021

Scott Dunlop, Director of Planning
City of Manor Planning Department
105 E. Eggleston Street
Manor, Texas 78653

Re: Enfield PUD Zoning Application Letter of Intent

Enfield is approximately 134.5 acres located on the southwest corner of Gregg Lane and FM 973. The proposed project development will provide a mix of residential product offerings as well as commercial frontage along FM 973.

The Applicant requests to zone the Property to a Planned Unit Development with the base zoning districts of SF-2 for the single family housing and C-2 for the commercial. The proposed housing product described in the PUD will consist of lot sizes that are 50 feet and 60 feet in width with a maximum unit count capped at 400 units.

The PUD outlines various minor revisions to the Manor Code of Ordinances to customize the standards to meet the desired product by the applicant. The below is a summary of modifications requested:

- Minimum lot size square footage to 6,000 s.f.
- Side setback: 5 feet
- Minimum lot width: 50 feet
- Building coverage: 60%
- Commercial Land Use Prohibitions

As part of the PUD zoning request, the applicant is also proposing additional enhancements to create a cohesive master plan that is highly amenitized. These enhancements are proposed to ensure a high quality development and exceed basic requirements of a traditionally zoned property. Some of the added benefits outlined within the PUD include the following:

- Commercial use restrictions
- Residential unit cap
- Expanded parkland areas
- Implementation of a regional hike and bike trail segment
- Commitment for parkland improvements within the community
- Landscape Buffer along Gregg Lane
- Internal Landscape buffers along unloaded collector
- Masonry walls along Gregg Lane and unloaded collector

Thank you for your consideration of this zoning request. Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Mark Baker
Principal