



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** May 10, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action on a Final Plat for the Shadowview Commercial Subdivision Section 3, three (3) lots on 16.725 acres, more or less, and being located near the intersection of Gregg Manor Road and Hill Lane, Manor, TX.**

*Applicant: Kimley-Horn & Associates*

*Owner: Cottonwood Holdings LTD*

### BACKGROUND/SUMMARY:

This plat has been approved by our engineers. This plat includes three commercial lots and the rights-of-way for the new section of Hill Lane between Lexington and Gregg Manor as well as a portion of the ROW for the realigned Manor Downs Road. This plat is conditioned due to the EntradaGlen PID and the sequence of events for roadway acceptance. On the included Letter Agreement item 4 includes the Conditions Precedent. This plat was previously approved with the conditions but due to slow downs in the construction of the roadway, the plat expired. This plat before you is the re-filed plat and the roadway has been constructed but the conditions on the plat still apply. Those are:

1. The New Roads being constructed in accordance with the approved construction plans and applicable City ordinances and accepted by the City;
2. The closure, abandonment, and conveyance of the ROW becoming effective as provided in the Ordinance;
3. The Assignment and the Deed being executed and recorded in the real property records.

**LEGAL REVIEW:** *Not Applicable*

**FISCAL IMPACT:** *NO*

**PRESENTATION:** *NO*

**ATTACHMENTS:** *YES*

- Letter of Intent
- Plat
- Engineer Comments
- Conformance Letter
- Letter Agreement

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conditionally approve with the above conditions a Final Plat for the Shadowview Commercial Subdivision Section 3, three (3) lots on 16.725 acres, more or less, and being located near the intersection of Gregg Manor Road and Hill Lane, Manor, TX.

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**