AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 16, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Short Form Final Plat for the Las Entradas North Subdivision, two (2) lots on 0.769 acres, more or less, and located at 13301 E US Hwy 290, Manor, TX and being filed with a variance from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 45(6) and (7) relating to lot shape.
Applicant: Estacado Interests
Owner: Llano Las Entradas I, LLC

BACKGROUND/SUMMARY:

This plat has been approved by our engineer and it is filed with a variance that the Commission and City Council can consider.

This two-lot plat, along with the already platted adjacent Lot 2A in Las Entradas, form a three-lot development. The developer has filed plans to modify the existing access and construct new access points in TxDOT approved locations and construct proper fire lanes for new developments on theses lots.

These lots do not fully comply with our lot standards that generally require rectangular shaped lots. Lot 1, Block A is angled on its western boundary due to the existing 30' waterline easement and the eastern property boundary angles in response that western property boundary's angle so the necessary parking and improvements for the proposed Lot 1 can be accommodated.

Planning and Zoning Commission voted approval 6-0

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Plat
- Driveway site plan
- Engineer Comments
- Conformance Letter
- Notice
- Labels

STAFF RECOMMENDATION:
It is the city staff's recommendation that the City Council conduct the public hearing.

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