



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** June 12, 2024  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Conduct a public hearing on a Subdivision Preliminary Plat for the Okra Subdivision for three hundred twenty-five (325) lots on 113.415 acres, more or less, and being located at located at the intersection of N. FM 973 and Old Manor Taylor Rd, Manor, TX.**

*Applicant: Jamison Civil Engineering LLC*

*Owner: Okra Land Incorporated*

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers and is in conformance with the approved PUD. The Okra Subdivision PUD was approved by Ordinance 720 on October 2<sup>nd</sup>, 2023. This Concept Plan for the entire subdivision (113.415 acres) consists of 309 single-family lots, 1 commercial lot, and 15 open space/landscape/drainage lots. The project is split into three phases.

There are 8.8 acres of non-floodplain parkland, 10.9 acres of floodplain open space, and 3.9 acres of detention facilities. Portions of the parkland and floodplain will have 8’ concrete trails that connect to Shadowglen to the south and Monarch Ranch to the north, consistent with the city’s trails master plan.

The plan is also consistent with the city’s thoroughfare plan with the continuation of the primary collector Silent Falls Way from Shadowglen to connect to the roadway in Monarch Ranch, which then connects to Gregg Lane.

As agreed to by TxDOT, Travis County, and the City (by the approval of the Development Agreement on October 2<sup>nd</sup>, 2023), the developer will provide the following traffic improvements to FM 973: southbound right turn lane with 100 ft taper at site entrance roadway, two-way left turn lane (center turn lane) from Suncrest Road (southern intersection with FM 973) to Tinajero with a 100 ft taper at Suncrest Rd.

Water and wastewater will be provided by the City.

**LEGAL REVIEW:** No  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Preliminary Plat
- Aerial Image
- PUD Ordinance
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

**ACTIONS:**

<i>Discretion</i>	Discretionary
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<i>Subdivision Review Type</i>	Concurrent Review by Development Agreement
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<i>Actions</i>	Open, Close, Postpone
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**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Preliminary Plat for the Okra Subdivision for three hundred twenty-five (325) lots on 113.415 acres, more or less, and being located at located at the intersection of N. FM 973 and Old Manor Taylor Rd, Manor, TX.

**PLANNING & ZONING COMMISSION:**

**Recommend Approval**

**Disapproval**

**None**

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