



October 14, 2022

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

Re: Monarch Ranch PUD Zoning Amendment Application Letter of Intent

Monarch Ranch 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 amend the Planned Unit Development to modify the Parkland dedication and street alignment due to plan changes.

As part of the PUD zoning amendment request, the applicant is also proposing additional enhancements beyond those provided in the approved PUD. These additional enhancements are proposed to ensure cohesion throughout the community. Some of the additions as shown on the amended concept plan include the following:

- Addition of Landscape buffers along new unloaded collector
- Maintaining overall parkland acreage at or above approved plan

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

Sincerely,

Mark Baker
Principal