



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** November 16, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion and possible action on an Ordinance Amending the Final Planned Use Development for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

*Applicant: SEC Planning, LLC*

*Owner: Blackburn Group*

### BACKGROUND/SUMMARY:

This PUD amendment is to add a new unloaded collector to the plan in accordance with the new thoroughfare plan for the city. This new roadway will connect south to Silent Falls Way in Shadowglen. Adding the road caused the loss of 9 lots, which were added in a cul-de-sac in the rear of the property. The new road is adjacent to an open space lot, so the amount of parkland in the PUD increased from 22.2 to 22.9 acres. No other changes were made. The original PUD was approved on Jan. 19, 2022.

This item was recommended for approval by the P&Z.

**LEGAL REVIEW:** Not Applicable

**FISCAL IMPACT:** No

**PRESENTATION:** No

**ATTACHMENTS:** Yes

- Letter of Intent
- PUD Amendment
- Current approved PUD
- Conformance Letter
- Public Notice
- Mailing Labels

### STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve the first reading of an ordinance Amending the Final Planned Use Development for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
	X		