



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.

Applicant: Jamison Civil Engineering LLC

Owner: Monarch Ranch at Manor, LLC

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. The Concept Plan include 385 residential lots and parkland, open space and drainage lots. The plan includes a mix of 50' and 60' wide residential lots in accordance with the PUD zoning. There is a 64' unloaded collector (Tinajero Way) that extends east-west through the property then connects north to Gregg Lane. A second 64' unloaded collector extends south from Tinajero Way as Silent Falls Way. There is also a 45' ROW dedication along Gregg Lane for future expansion.

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

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Concept Plan
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		