



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 20, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion, and possible action on an ordinance amending Ordinance 698 to modify the Planned Unit Development (PUD) Site Plan for the New Haven Final Planned Unit Development rezoning from Planned Unit Development to Planned Unit Development, and being located near the corner of Gregg Ln and FM 973, Manor, Texas.

Applicant: Quiddity Engineering

Owner: Gregg Lane Dev., LLC

BACKGROUND/SUMMARY:

The New Haven PUD was first approved on April 19th, 2023. The current PUD contains:

- 190 50' residential lots
- 81 60' residential lots
 - 271 total
- 1 commercial lot
- 1 public utility lot (water storage tanks)
- 21.6 acres of open space and parks, which contain:
 - 8' – 6' concrete trails
 - 10-20 space parking lot
 - Shade structure
 - Playgrounds
 - Active play equipment, exercise equipment, volleyball court, picnic tables
 - Benches and trash receptacles

The revised PUD contains:

- 175 50' residential lots
- 87 60' residential lots
 - 262 total
- 1 commercial lot
- 1 public utility lot (water storage tanks)
- 26.3 acres of open space and parks, which contain:
 - 8' – 6' concrete trails
 - 10-20 space parking lot
 - Shade structure

- Playgrounds
- Active play equipment, exercise equipment, volleyball court, picnic tables
- Benches and trash receptacles

The revised PUD has reduced the number of residential lots by nine and increased the open space and park acreage by 4.7 acres. There is no change to the park amenities, the commercial acreage, or the utility lot acreage. The street layout has also been revised and there is now more street visibility into the open space and park areas.

The PUD is being revised because the proposed street is more cost-efficient for the developer due to the topography of the area and the grading work necessary during construction.

P&Z voted 7-0 to approve with conditions:

1. Parallel parking spaces on the roads adjacent to the 'Nature Preserve' and 'Trail' areas
2. Installation of pedestrian safety measures at the intersection of the Primary Collector and 70' ROW

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Ordinance
- New Haven revised PUD
- New Haven current PUD
- PUD comparison
- Conformance Letter
- Ordinance 698
- Public notice
- Mailing labels

STAFF RECOMMENDATION:

The City Staff recommends that the City Council approve the first reading of an ordinance amending Ordinance 698 to modify the Planned Unit Development (PUD) Site Plan for the New Haven Final Planned Unit Development rezoning from Planned Unit Development to Planned Unit Development, and being located near the corner of Gregg Ln and FM 973, Manor, TX

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X – with conditions		
