AGENDA ITEM NO. 6

# AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** December 7, 2022
**PREPARED BY:** Scott Dunlop, Director
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Second and Final Reading: Consideration, discussion, and possible action on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX.
*Applicant: Drenner Group*
*Owner: Ashton Grey Engineering*

**BACKGROUND/SUMMARY:**

This PUD consists of 272 residential lots, 1 commercial lot, 1 utility lot, 12.5 acres Nature Preserve and 3.5 acres of Parkland. The residential are 190 lots at 50' and 82 lots at 60' wide.

Enhancement over traditional zoning in the PUD include:

- Parkland amenities and trails including a portion of the Wilbarger Creek Regional Trail
  - Parkland fee-in-lieu of $550 per residential lot is also be paid ($149,600)
- Landscape buffers along Gregg Lane and unloaded collector
- Masonry subdivision walls along Gregg Lane and unloaded collector
- Land donation to the City of 2 acres for a water Ground Storage Tank and pressurization facility

PUD variances include:

- 50' wide residential lots
  - 5' side setback, 10 rear setback
  - 60% lot coverage residential, 85% lot coverage commercial

This item was recommended for approval with modifications. P&Z wanted to see better access to Park B.

City Council on first reading requested better access to Park B, a teen amenity, and parking. These changes are being made to the Final PUD that will be presented back to P&Z on December 14th and City Council on December 21st.

**LEGAL REVIEW:** Not Applicable
**FISCAL IMPACT:** No
**PRESENTATION:** Yes
**ATTACHMENTS:** Yes

- Letter of Intent
- PUD
- Aerial Image
- FLUM
- Thoroughfare Plan
- GST Facility Preliminary Plan
- Engineer Comments and Conformance Letter
- Notice Letter and Mailing Labels

**STAFF RECOMMENDATION:**

It is the city staff's recommendation that the City Council approve a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX with modifications for better access to Park B, a teen amenity, and parking.

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