



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** April 16, 2025  
**PREPARED BY:** Michael Burrell, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action a Concept Plan Amendment for the Monarch Ranch Subdivision, four hundred (400) lots on 120.833 acres, more or less, and being located at the southwest corner of the intersection of Gregg Lane and FM 973, Manor, TX.  
*Applicant: Jamison Civil Engineering LLC*  
*Owner: Blackburn Communities LLC*

**BACKGROUND/SUMMARY:**

This concept plan amendment is to correct a site boundary along Gregg Lane after an additional right-of-way acquisition occurred. Additionally, Snap Dragon Lane was used two on the concept plan and the duplicate is being amended to Grayling Drive. The Planning and Zoning Commission discussed this item in the regular agenda on April 9<sup>th</sup>, 2025. There was minimal discussion on the changes as they were presented. The Planning and Zoning Commission voted to approve the concept plan amendment 5-0.

**LEGAL REVIEW:** No  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Letter of Intent
- Approved Concept Plan
- Engineer Comments and responses
- Conformance Letter
- Public notice
- Mailing Labels

**STAFF RECOMMENDATION:**

It is the city staff's recommendation that the City Council approve a Concept Plan Amendment for the Monarch Ranch Subdivision, four hundred (400) lots on 120.833 acres, more or less, and being located at the southwest corner of the intersection of Gregg Lane and FM 973, Manor, TX.

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