



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 13, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plat for the New Haven Subdivision, two-hundred ninety-three (293) on 90.3 acres, more or less, and being located at Gregg Lane and FM 973, Manor, TX.

Applicant: *Gregg Lane Dev. LLC*

Owner: *Quiddity*

BACKGROUND/SUMMARY:

This Preliminary Plat was approved by our engineers and is consistent with the approved Concept Plan, but after approval an additional wastewater stub was included on Paradise Farm Lane to provide service to an adjacent parcel and a review of that stub out has not been concluded so staff is requesting a postponement until the January 10th P&Z meeting.

This plat includes all four phases of the project and has 275 single-family lots, 1 commercial lot, 1 utility lot, 13 open space and park lots, 1 nature preserve lot, 1 trail lot, and 1 street ROW lot.

The plat includes the extension of the north-south Primary Collector that connects from the KB Homes subdivision (Mustang Valley) to Gregg Lane. It also includes ROW dedications along Gregg Lane for the future expansion of that roadway. The 1 utility lot is being dedicated to the city for the provision of two 250,000 ground storage tanks and pumps for the city's water utility.

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

- Plat
- Engineer Comments
- Conformance Letter
- Public Notice and Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission postpone action on a Preliminary Plat for the New Haven Subdivision, two-hundred ninety-three (293) on 90.3 acres, more or less, and being located at Gregg Lane and FM 973, Manor, TX until the January 10th P&Z meeting.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**