



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 13, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Planned Unit Development (PUD) amendment for the New Haven Subdivision being located at the corner of Gregg Ln and FM 973, Manor, Tx

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.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

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

ACTIONS:

<i>Discretion</i>	Discretionary
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<i>Subdivision Review Type</i>	NA
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<i>Actions</i>	Approve, Approve with Conditions, Postpone, Deny
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STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission conduct the public hearing on a Planned Unit Development (PUD) amendment for the New Haven Subdivision being located at the corner of Gregg Ln and FM 973, Manor, Tx

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