



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 10, 2024
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 and PUD. After approval an additional wastewater stub was requested by the city on Paradise Farm Lane to provide service to an adjacent parcel and that easement under review by engineering. The plat is recommended for approval subject to a final easement being approved by the city engineer.

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.

The Preliminary Plat was postponed at the December 13th P&Z meeting so more information on the parks could be provided. The parks and opens space construction plans have been added to the backup as well as the Final PUD Site Plan.

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

- Plat
- Parks and Open Space Plan
- Final PUD Site Plan
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve 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 subject to a final easement being approved by the city engineer.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None
