



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** June 21, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Conduct a public hearing on a Subdivision Concept for the New Haven, two hundred seventy-eight (278) lots on 90.3 acres, more or less, and being located near the intersection of Gregg In and FM 973, Manor, TX.  
*Applicant: Jones Carter*  
*Owner: Gregg Lane Dev., LLC*

**BACKGROUND/SUMMARY:**

This Concept Plan has been approved by our engineers and is in conformance with the approved New Haven Planned Unit Development zoning. The Concept Plan shows the phases, land uses, and major roadways. Details on lots, minor roadways, drainage, and utilities is part of Preliminary Plat and Construction Plans which are filed later.

The subdivision is planned with 271 residential, 1 commercial lot, 1 utility lot (storage tank site), 2 park lots, and 1 open space lot.

P&Z did not have quorum at their 6/14 to provide a recommendation, however city code Ch. 10, Ex. A, Art II, Sec. 20(a) provides that if the Municipal Authority fails to act on a subdivision plat or plan due to a lack of quorum and that plat or plan has been deemed approved by city staff, then the plat or plan is automatically approved.

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

- Concept Plan
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

**STAFF RECOMMENDATION:**

It is the city staff’s recommendation that the City Council conduct a public hearing on a Subdivision Concept for the New Haven, two hundred seventy-eight (278) lots on 90.3 acres, more or less, and being located near the intersection of Gregg In and FM 973, Manor, TX.

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**  
**X – by city code**