



**AGENDA ITEM SUMMARY FORM**

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

**AGENDA ITEM DESCRIPTION:**

Conduct a public hearing on a Subdivision Preliminary Plat for Shadowglen, three-hundred and six (306) lots on 103.7 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop.  
*Applicant: Kimley Horn*  
*Owner: SG Land Holdings, LLC*

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers. Phase 3, Section 1 and 2 has 354 single family lots and 7 open space and drainage lots. Sections 1 and 2 of Phase 3 are along Rector Loop, just north of Gregg Manor Road.

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

- Letter of Intent
- Plat
- Engineer Comments
- Acceptance Letter
- Notice and Mailing Labels

**STAFF RECOMMENDATION:**

It is the City Staff’s recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Preliminary Plat for Shadowglen, three-hundred and six (306) lots on 103.7 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop.

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