



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 8, 2024  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Consideration, discussion, and possible action on a Revised Subdivision Concept Plan for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.**

*Applicant: Quiddity Engineering  
 Owner: Ashton Grey*

**BACKGROUND/SUMMARY:**

The revised PUD for the New Haven Subdivision was approved on April 3, 2024. With the revised the PUD, the developer also revised the Concept Plan and Preliminary Plats. The Concept Plan was originally approved on June 21, 2023 and the Preliminary Plat was approved January 10, 2024.

The revised Concept Plan is consistent with the revised PUD for the increased park acreages and reduced number of lots. The Concept Plan has 261 residential lots, 1 commercial lot, and 1 storage tank lot which is being dedicated to the city for water storage tanks. The Plan has 20.3 acres of parks and open space.

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

- Revised concept plan
- Original concept plan
- Comparison
- Aerial location
- Conformance Letter
- Public Notice
- Mailing Labels

**ACTIONS:**

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Approve, Approve with Conditions, Postpone

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Revised Subdivision Concept Plan for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.

**PLANNING & ZONING COMMISSION:**

**Recommend Approval**

**Disapproval**

**None**

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