



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** June 4, 2025  
**PREPARED BY:** Michael Burrell, Director  
**DEPARTMENT:** Development Services

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**AGENDA ITEM DESCRIPTION:**

First Reading: Consideration, discussion, and possible action on an ordinance rezoning the Manor Heights Subdivision, being located to the northeast of the intersection of US Highway 290 and Old Kimbro Road, Manor, Texas from Planned Unit Development (PUD) to Planned Unit Development (PUD).  
*Applicant: Forestar (USA) Real Estate Group*  
*Owner: Forestar (USA) Real Estate Group*

**BACKGROUND/SUMMARY:**

The PUD amendment is to add the Nagle Estates to the overall development. The addition is 2 separate phases with a combined total of 256 additional lots. These lots have already been considered in the existing development agreement, and an amendment to that agreement is currently being contemplated. The Planning and Zoning commission voted to approve this item at the May 14 Planning and Zoning commission meeting, 6-0 with the condition that a correction is made to the phasing shown on the map to correctly reflect what the phases are.

**LEGAL REVIEW:** Yes , Veronica Rivera, Assistant City Attorney  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Ordinance
- Amended PUD
- Engineer comments and responses
- Approval Letter
- Public Notice
- Mailing labels

**STAFF RECOMMENDATION:**

It is the City Staff’s recommendation that the City Council approve the first reading of an Ordinance amending Ordinance No. 534 and Ordinance 721 to Modify the Planned Unit Development Land Use Plan for the Manor Heights Development; Rezoning From Planned Unit Development (PUD) to Planned Unit Development (PUD) with the proper phasing depicted on the map, being located to the northeast of the intersection of US Highway 290 and Old Kimbro Road, Manor Texas.

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
	X		

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