



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 11, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Preliminary Plat for Manor Heights Phase 7 and 8 being two hundred seventy-two (272) lots on 72.33 acres, more or less, and being TCAD parcels 248121 and 993489 also known as 13354 and 13358 Old Kimbro Rd, Manor, TX.

*Applicant: Kimley-Horn & Associates
 Owner: Forestar (USA) Real Estate Group, Inc.*

BACKGROUND/SUMMARY:

Manor Heights Phases 7 & 8 were contemplated in the Development agreement to be added to the PUD from the project's inception. The PUD was updated by ordinance 790 on June 18th, 2025, to include the subject tracts in the provided preliminary plat. There are 260 residential lots, 11 open space lots, and a city park lot. This plat has been approved by city engineering and meets the requirements of the city's subdivision code.

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

- Letter of intent
- Preliminary Plat
- Engineer comments and responses
- Conformance letter
- Public notice
- Mailing labels

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Open, Close, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct the public hearing.

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