



**AGENDA ITEM SUMMARY FORM**

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

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action 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 18<sup>th</sup>, 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

- Conformance letter
- Public notice
- Mailing labels

- Letter of intent
- Preliminary Plat
- Engineer comments and responses

**ACTIONS:**

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<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 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.

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