



AGENDA ITEM SUMMARY FORM

MEETING DATE: February 4, 2026
PREPARED BY: Michael Burrell, Development Services Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Resolution approving and authorizing the Manor Heights Public Improvement District Reimbursement Agreement (Improvement Area #5).

BACKGROUND/SUMMARY:

The City, in 2021, approved a Financing and Reimbursement Agreement (“PFA”) between the City and the owners of the Manor Heights development to establish terms for the City’s payment of certain public improvements constructed for the benefit of the Manor Heights Public Improvement District (“PID”). The PFA specified that the PID would be developed in phases and that assessments would be levied against the properties located in each phase, or “Improvement Area.” The City and the Developer, Forestar (USA) Real Estate Group, Inc., entered into the Fifth Amendment to that certain Development Agreement dated January 7, 2026 providing, among other things, provisions where the City and Developer would enter into a reimbursement agreement for Improvement Area #5. The reimbursement agreement that is the subject of this resolution states the terms of reimbursement for the developer’s completion of public improvements. Moreover, the attached reimbursement agreement states the City will reimburse the Developer for the costs of constructing improvements that benefit Improvement Area #5 of the Manor Heights PID. Such reimbursements will come from assessments levied against Improvement Area #5 properties.

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney
FISCAL IMPACT: No, the amounts to be paid under this agreement will be funded from assessment revenues and not from the City’s general or operating fund
FORM 1295 FILED: Not Applicable
PRESENTATION: No
ATTACHMENTS: Yes

- Resolution No. 2026-05
- Exhibit - Reimbursement Agreement

STAFF RECOMMENDATION:

The City staff recommends that the City Council approve Resolution No. 2026-05 approving the Manor Heights Public Improvement District Reimbursement Agreement (Improvement Area #5) and authorizing the execution of the agreement with Forestar (USA) Real Estate Group, Inc.
