



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** December 11, 2024  
**PREPARED BY:** Michael Burrell, Interim Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Consideration Discussion, and Possible Action on a Subdivision Preliminary Plat Amendment for Manor Heights Phase 6 being twelve (12) lots on 47.696 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and Old Kimbro Rd., Manor, TX.**

*Applicant: Kimley-Horn & Associates*

*Owner: RHOF LLC*

**BACKGROUND/SUMMARY:** This preliminary plat is being revised to add additional lots to the commercial portion of Manor Heights. Originally, there were 4 large commercial lots and 1 open space lot partially within flood plain. The revision further divides the commercial lots into 11 total lots while maintaining 1 open space lot.

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

- Summary Form
- Approved Plat
- Engineer Comments and Responses
- Conformance Letter
- Public Notice
- Mailing Labels

**ACTIONS:**

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

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Preliminary Plat Amendment for Manor Heights Phase 6 being twelve (12) lots on 47.696 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and Old Kimbro Rd., Manor, TX.

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