



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** August 11, 2021  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Final Plat for Manor Heights Phase 2 Section 1A, one hundred and sixteen (116) lots on 50.62 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.  
*Applicant: Kimley-Horn and Associates*  
*Owner: Forestar (USA) Real Estate Group*

**BACKGROUND/SUMMARY:**

This plat is associated with Item #21 Manor Heights Phase 2 Section 1B. Originally Sections 1A and 1B had been submitted as one plat but the developer chose to split the section into smaller parts. The plats were still reviewed together by our engineer and they have been approved. Dividing the section raised concerns about access so ESD 12 reviewed the new sections and has approved the layout with the inclusion of a temporary entrance. There is a license agreement regarding the maintenance of parkland/open space lots within the Phase that is under final review by legal so staff is recommending the plat be conditionally approved pending legal’s approval of the license agreement.

**LEGAL REVIEW:** *Not Applicable*  
**FISCAL IMPACT:** *NO*  
**PRESENTATION:** *NO*  
**ATTACHMENTS:** *YES*

- Plat
- Engineer Comments
- ESD 12 Approval
- Overall subdivision phasing

**STAFF RECOMMENDATION:**

It is the City Staff’s recommendation that the Planning and Zoning Commission conditionally approve a Final Plat for Manor Heights Phase 2 Section 1A, one hundred and sixteen (116) lots on 50.62 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX pending legal’s approval of the license agreement.

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