



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** November 12, 2025  
**PREPARED BY:** Michael Burrell, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8 being six hundred eighty-one (681) lots on 247.03 acres, more or less, and being TCAD parcels 248029, 547346, 804537, 804535, 815596 also known as 14611 Fuchs Grove Rd, Manor, TX.

*Applicant: KTCivil*

*Owner: Meritage Homes of Texas, LLC*

### BACKGROUND/SUMMARY:

This is the Shadowglen Phase 3 Sections 3-8 preliminary plan. It includes 681 lots, comprising residential, drainage, and open space areas, as well as a bridge connecting this phase to Phase 2, Section 23A. This item was originally intended to be heard at the October 8, 2025, P&Z Commission meeting, however, it was requested to be postponed until November 12<sup>th</sup> by the applicant.

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

- Approved Preliminary Plat
- Engineer Comments and responses
- Conformance Letter
- Public notice
- Mailing Labels

### ACTIONS:

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent Review by Development Agreement
<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 Shadowglen Phase 3 Sections 3-8 being six hundred eighty-one (681) lots on 247.03 acres, more or less, and being TCAD parcels 248029, 547346, 804537, 804535, 815596 also known as 14611 Fuchs Grove Rd, Manor, TX.

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