



**AGENDA ITEM SUMMARY FORM**

<b>PROPOSED MEETING DATE:</b>	December 13, 2023
<b>PREPARED BY:</b>	Scott Dunlop, Director
<b>DEPARTMENT:</b>	Development Services

**AGENDA ITEM DESCRIPTION:**

**Consideration, discussion, and possible action on a Subdivision Preliminary Plat for the Ginsel Tract, five (5) lots on 84.31 acres, more or less, and being located at 13301 East US HWY 290, Manor, TX.**

***Applicant: Kimley-Horn***

***Owner: Manor Opportunity Fund, LLC***

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers. It is a 5 lot mixed-use development. Lots 1 and 2, Block A and Lot 1, Block B are zoned C-2 Medium Commercial and total 30.56 acres. Lot 3, Block is zoned MF-2 Multi-Family 25 and is 19.85 acres. Lot 1, Block C is zoned TH Townhome and is 28.34 acres. Zoning for this property was approved by Ordinance 654 approved on June 1, 2022. The Concept Plan was approved by the City Council on February 8, 2023.

The project also includes 5.56 acres of right-of-way which are the extension of Carriage Hills Drive to US 290 at Bois D’Arc, and the extension of Viking Jack Street from the Manor Commercial Park. Both are 74’ wide Minor Arterial rights-of-way that accommodate three 12’ travel lanes, two 5’ shoulders, and 12’ pedestrian zones on either side.

<b>LEGAL REVIEW:</b>	No
<b>FISCAL IMPACT:</b>	No
<b>PRESENTATION:</b>	No
<b>ATTACHMENTS:</b>	Yes

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| <ul style="list-style-type: none"> <li>• Letter of intent</li> <li>• Preliminary Plat</li> <li>• Engineer Comments</li> </ul> | <ul style="list-style-type: none"> <li>• Conformance Letter</li> <li>• Public Notice</li> <li>• Mailing Labels</li> </ul> |
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**STAFF RECOMMENDATION:**

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Subdivision Preliminary Plat for the Ginsel Tract, five (5) lots on 84.31 acres, more or less, and being located at 13301 East US HWY 290, Manor, TX.

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
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