



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Short Form Final Plat for Amavi Manor, two (2) lots on 62.81 acres, more or less, and being located at the southeast corner of US Hwy 290 and Old Kimbro Rd, Manor, TX.

Applicant: Kimley-Horn

Owner: Jefferson Triangle Marine, LP

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. Lot 1 is a 9.1 acre C-2 Medium Commercial lot and Lot 2 is a 53.2 acre TH Townhome lot. Zoning for the property was approved by Ordinance 664 on August 3, 2022. A site plan has been filed to construct 335 townhomes on Lot 2. 17' of ROW along Kimbro Road is being dedicated to the city to allow for roadway improvements based on this project TIA, as well as future widening improvements as shown on the city's Thoroughfare Plan.

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

- Plat
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Short Form Final Plat for Amavi Manor, two (2) lots on 62.81 acres, more or less, and being located at the southeast corner of US Hwy 290 and Old Kimbro Rd, Manor, TX.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
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