

# Wolf Tract

Re-zoning

Planning and Zoning Commission

September 9, 2020

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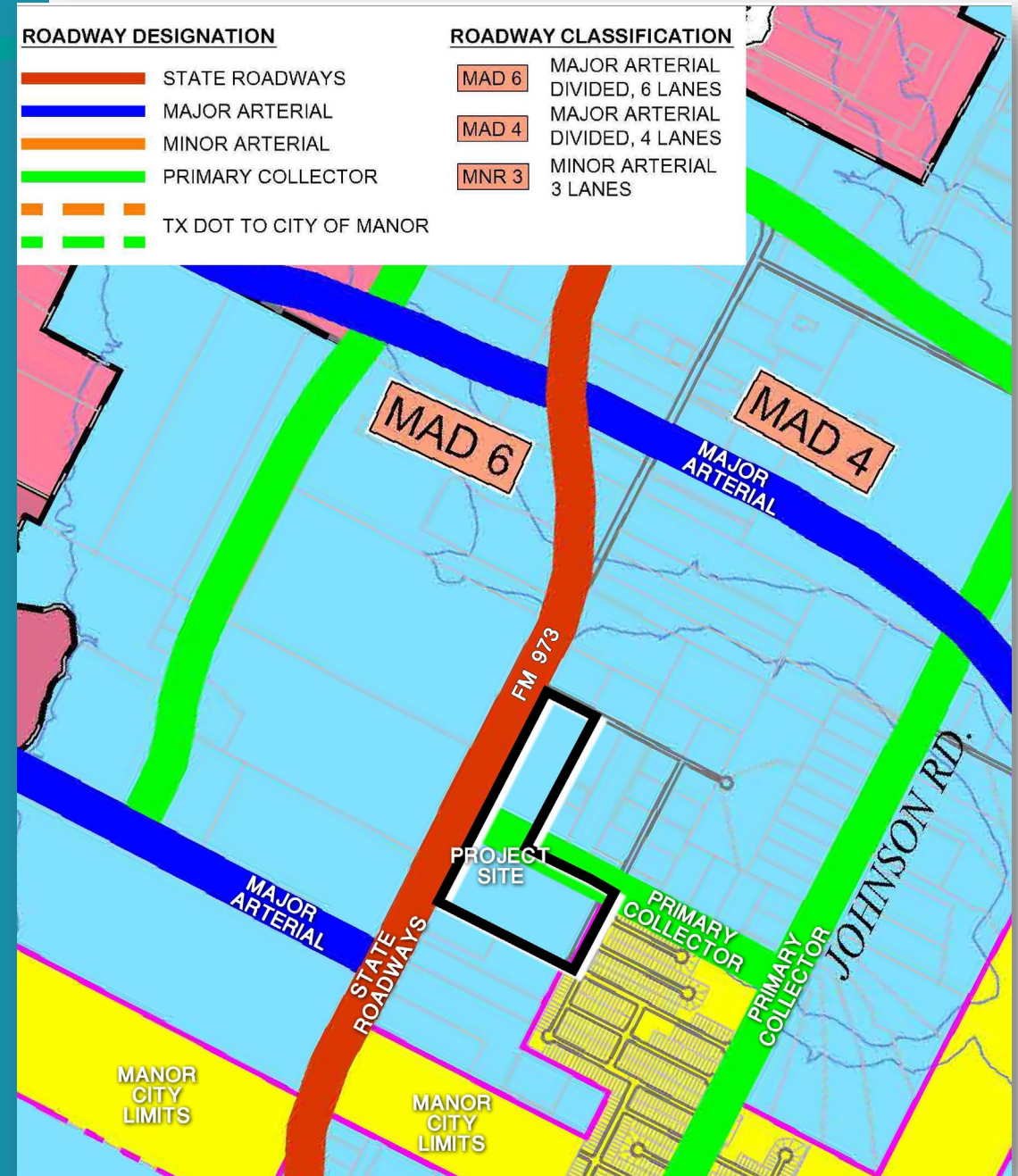
# *Context Map*

- 50.4 acres
- Located on FM 973 across from the Manor High School
- Access via Johnson Road as well as FM 973



# Manor Roadway Map

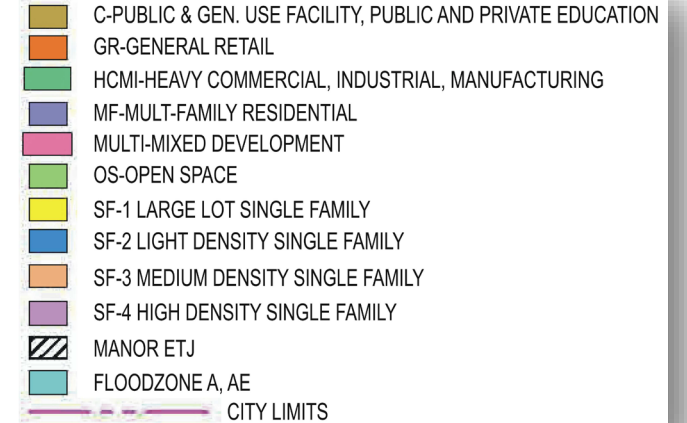
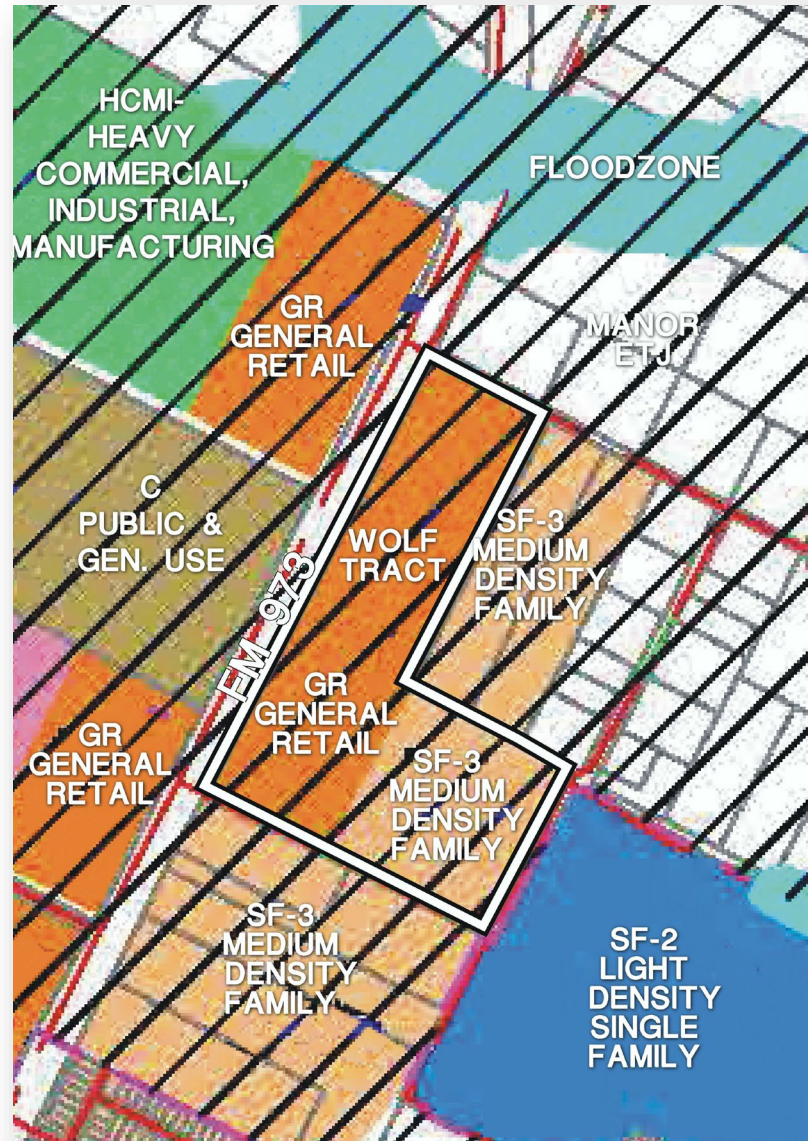
- Roadway improvements and traffic mitigation measures at the intersection of FM973 and the new Primary Collector will be identified through a TIA at the time of preliminary plan



# Manor Comprehensive Land Use Plan

## Existing Uses and Surrounding Areas

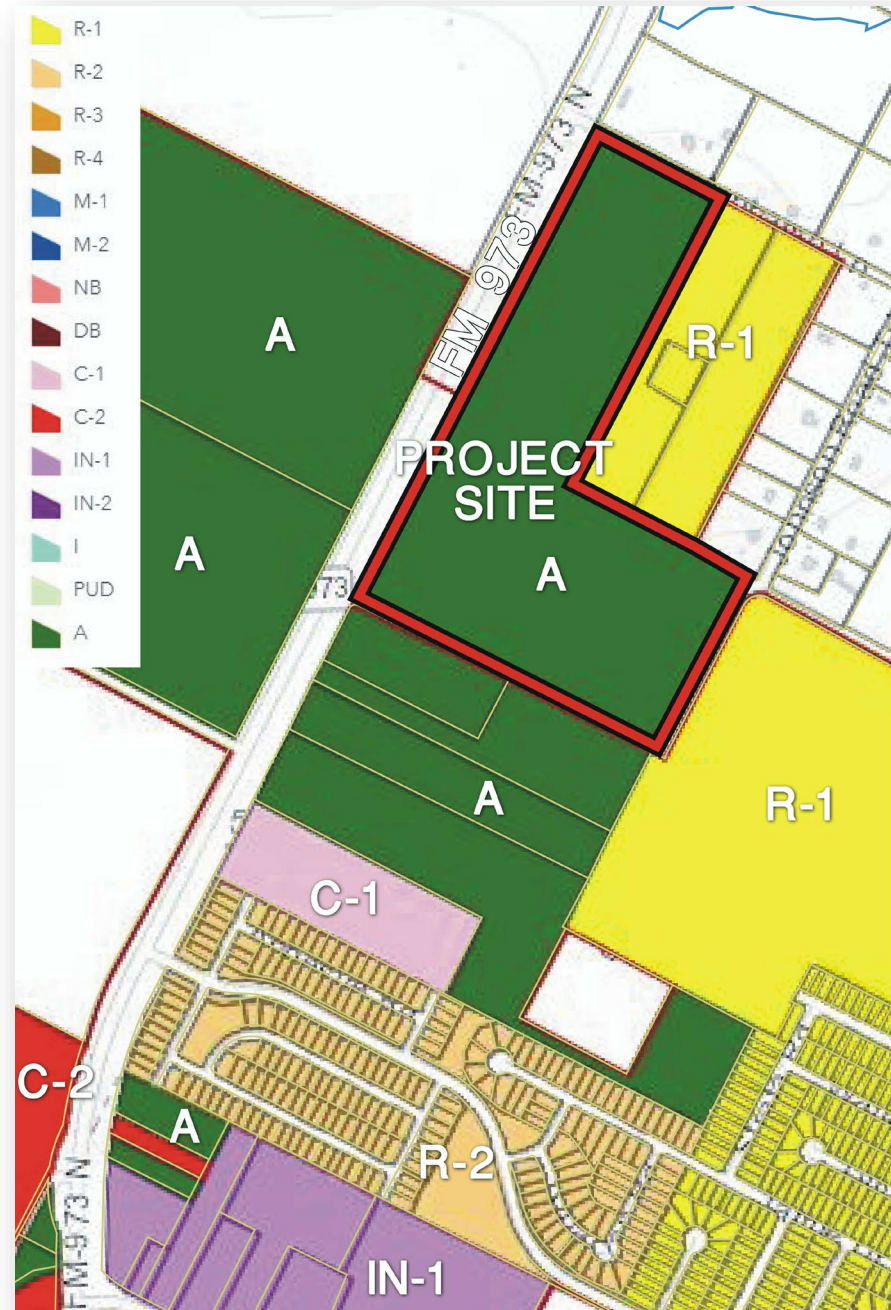
- GR – General Retail
- SF-3 – Medium Density





# Existing Zoning

- Agricultural (A)





# Proposed Zoning Plan

- Seeking re-zoning for diverse housing product
- (TF) Two Family
- (C-2) Medium Commercial



Thank You



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