



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** December 17, 2025  
**PREPARED BY:** Michael Burrell, Development Services Director  
**DEPARTMENT:** Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration discussion, and possible action regarding a request to levy assessments for the Manor Heights Public Improvement District (PID) Improvement Area No. 5.

### BACKGROUND/SUMMARY:

The Developer, Forestar (USA) Real Estate Group, Inc., has been working with City staff on a Fifth Amendment to the Development Agreement for the Manor Heights project. As part of the discussions, the Developer has requested to only levy assessments for the Manor Heights Public Improvement District (PID) Improvement Area No. 5 without a bond issuance. City staff is asking that City Council provide direction on proceeding with the request.

**LEGAL REVIEW:** Yes, Veronica Rivera, Assistant City Attorney  
**FISCAL IMPACT:** *The amounts to be paid to Developer will be funded from assessment revenues and not from the City's general or operating fund.*  
**FORM 1295 FILED:** Not Applicable  
**PRESENTATION:** Yes  
**ATTACHMENTS:** Yes

- Boundary Map for Improvement Area No. 5

### STAFF RECOMMENDATION:

The city staff recommends that the City Council provide city staff direction on the request made by the Developer to levy assessments for the Manor Heights Public Improvement District (PID) Improvement Area No. 5.

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