



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 14, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Concept Plan for the Ventura Subdivision, being one (1) lot on 15.48 acres, more or less, and located near the intersection of Tower Rd. and Suncrest Rd., specifically 12100 Tower Rd., Manor, TX.

Applicant: Kimley-Horn

Owner: Kenneth and Suanna Tumlinson

BACKGROUND/SUMMARY:

This Concept Plan has been approved by our engineers. Multi-family zoning for this property was approved by Ordinance 737 in March 2024. The developer has partnered with the city’s Public Facilities Corporation (PFC) to provide the units at a subsidized rate. The development is proposed to have 324 units and through the TIA and development agreement, there are proposed turn lane improvements at the site driveway, a realignment of Suncrest and Tower Road, and a signal at Suncrest and FM 973.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Concept Plan
- Aerial Location Image
- Conformance Letter
- Notice
- Mailing Labels

ACTIONS:

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| <i>Discretion</i> | Non-Discretionary |
| <i>Subdivision Review Type</i> | Concurrent |
| <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 Concept Plan for the Ventura Subdivision, being one (1) lot on 15.48 acres, more or less, and located near the intersection of Tower Rd. and Suncrest Rd., specifically 12100 Tower Rd., Manor, TX.

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