



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Rezoning Application for 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX to Townhome (TH) and Medium Commercial (C-2).

*Applicant:* Kimley-Horn & Associates  
*Owner:* Millcreek Residential

**BACKGROUND/SUMMARY:**

This case has been requested to be postponed to the June 8<sup>th</sup> P&Z

This property is proposed to be annexed concurrent with this zoning request. The applicant is requesting C-2 Medium Commercial on approximately 10 acres at the corner of US 290 and Old Kimbro with the remaining 52 acres being zoned Townhome. At 52 acres and 12 units/acre that could yield 624 units but there is a large section of the property impeded by floodplain as well as a wide LCRA easement. It is currently proposed at 331 units.

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

- Letter of Intent
- Map
- Area Map
- Notice
- Labels

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission postpone a Rezoning Application for 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX to Townhome (TH) and Medium Commercial (C-2) to the June 8, 2022, Regular P&Z Meeting.

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