

**AGENDA ITEM SUMMARY FORM**

PROPOSED MEETING DATE: December 10, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning Application Amendment for the Manor Heights (Carillon) Subdivision, approximately one thousand six hundred and fifty-five (1,655) lots on 548.5 acres, more or less, and being located at the NE corner of US Hwy 290 and Old Kimbro Road, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD).

Applicant: Forestar (USA) Real Estate Group

Owner: Kimley-Horn & Associates, Inc.

BACKGROUND/SUMMARY:

The purpose of this PUD amendment is to allow for a lower minimum home size with increasing front facade masonry percentages within the single-family areas of the subdivision as follows:

Dwelling Unit Size (conditioned space)	Minimum Front Façade Masonry	Maximum Unit Percentage
1,000 – 1,199 Sq. ft	70%	20%
1,200 – 1,299 Sq. ft	60%	20%
1,300 – 1,399 Sq. ft	50%	20%
1,400 – 1,499 Sq. ft	40%	20%
+1,500 Sq. ft	30%	Unlimited

Each of these respective categories would be limited to 20% of each size within the remaining sections of the subdivision, which are sections 4,5,7, and 8. The only size that is not limited is +1,500 square feet, as that is the original minimum size of the subdivision.

The total number of lots in each section and how many houses would be allowed in each dwelling unit size category are:

Section	Number of Single-Family Lots	20% of the total (How many dwelling units would be permitted in each size category per the above size and masonry chart)	Total Number of Dwelling Units per Section below the current 1,500 SF DU minimum
4A	198	40	160
4B	63	13	52
5	195	39	156
7	160	32	128
8	100	20	80
TOTAL	716	-	576

There are also three Medium Density lots that are not regulated by dwelling unit size. Two of the Medium Density lots in Section 4 were subdivided into 40’ wide single-family lots. These two sections total 169 40’ single-family lots that are not regulated by dwelling unit size and not included in the above dwelling unit size & masonry requirement chart. The two Medium Density sections have 107 and 62 40’ lots.

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

- Letter of intent
 - Zoning map
 - Preliminary layout
- Public Notice
 - Mailing Labels

ACTIONS:

Discretion	Non-Discretionary
Subdivision Review Type	Not Applicable
Actions	Open, Close, Postpone

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission conduct the public hearing on a Rezoning Application Amendment for the Manor Heights (Carillon) Subdivision.

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None
