AGENDA ITEM NO. 20

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 18, 2022
PREPARED BY: Scott Dunlop, Development Services Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion, and possible action on an ordinance rezoning 86.05 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract 154, and being located at 13301 US Hwy 290 E, Manor, TX from Single Family Suburban (SF-1) to Medium Commercial (C-2), Multi-Family 25 (MF-2), and Townhome (TH).

Applicant: SEC Planning, LLC
Owner: Manor 290 OZ Real Estate, LP

BACKGROUND/SUMMARY:

The applicant is requesting to zone 32.69 acres to C-2 Medium Commercial, 20.86 acres to MF-2 Multi-Family 25, and 30.74 acres to TH Townhome. The conceptual layout includes extending Carriage Hills Drive to US 290 to intersect with Bois D'Arc. 30 acres of C-2 could potentially accommodate 200,000 – 250,000 sf of commercial space, 21 acres of MF-2 could be up to 525 units, and 31 acres of TH could be up to 372 units. This plan supports the city's request for substantial commercial acreage on US 290 and higher density residential to buffer between the commercial and single family.

The P&Z Commission voted 5-1 to recommend approval of this item

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

- Letter of Intent
- Ordinance
- Map
- Boundary Map
- Notice
- Lables

STAFF RECOMMENDATION:

It is city staff's recommendation that the City Council approve the first reading of an ordinance rezoning 86.05 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract 154, and being located at 13301 US Hwy 290 E, Manor, TX from Single Family Suburban (SF-1) to Medium Commercial (C-2), Multi-Family 25 (MF-2), and Townhome (TH).

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