



**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 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 item was requested to be postponed by the applicant at the May 11, 2022, P&Z Commission Meeting

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 City Council postpone this item until the June 15, 2022, City Council Regular Meeting.

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