



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** June 1, 2022  
**PREPARED BY:** Scott Dunlop, Development Services Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Second and Final 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.

First Reading was approved at the May 18, 2022, Regular Council Meeting.

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

- Letter of Intent
- Ordinance No. 654
- Zoning Map
- Boundary Map
- Notice
- Labels

**STAFF RECOMMENDATION:**

It is city staff’s recommendation that the City Council approve the second and final reading of Ordinance No. 654 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