



AGENDA ITEM SUMMARY FORM

MEETING DATE: December 17, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion, and possible action 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.

The Planning and Zoning Commission heard this item on December 10th, 2025. Several community members attended to express their concerns about the proposed changes to the PUD. Those concerns pertained to the location of homes being built and the implications of reducing the minimum required home size. There was a general sentiment that the reduction in home size would change the character of the neighborhood and did not meet the original intent of the subdivision. The commission also shared the thought that a reduction in the minimum required home size was unnecessary to the extent that the developer is requesting because the medium density lots are already not regulated by a minimum dwelling unit size, so the 169 medium density lots can accommodate the smaller dwelling units. After further questioning of the engineer present and a conversation regarding different percentages for each home size category, the commission voted 4-0 to deny the request.

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney

FISCAL IMPACT: No

FORM 1295 FILED: No

PRESENTATION: No

ATTACHMENTS: Yes

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

STAFF RECOMMENDATION:

The city staff recommends that the City Council approve the first reading of a zoning ordinance 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).