



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 13, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Planned Unit Development (PUD) Amendment for the Manor Heights (Carillon) Subdivision located at 13201 Old Kimbro Road, Manor, TX.
Applicant: Kimley Horn and Associates, Inc
Owner: RHOF, LLC

BACKGROUND/SUMMARY:

This amendment:

1. Adds 9.41 acres of C-2 commercial to a tract that fronts along Old Kimbro Road and connects to existing commercial along US 290. The area was left as undeveloped open space and not counted as parkland since there was a higher level of soil contamination from a prior use of property (gun range). The soil can be remediated to permit commercial uses, but not residential.
2. Updates the list of permitted uses in NB and C-2 to match current codes in regard to allowable uses, conditions on uses, specific use permits, and terminology/definitions.
3. Modifies tables to show increase in commercial acreages and decrease in open space acreages.
4. Updates architectural standards to provide for double-height garages, but limits the number to 20% of homes in sections 2-1A and 2-1B. Total of 32 houses.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Letter of intent
- Amended PUD
- Mailing Labels and Notice

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission conduct a public hearing on a Planned Unit Development (PUD) Amendment for the Manor Heights (Carillon) Subdivision located at 13201 Old Kimbro Road, Manor, TX.

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