



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** January 19, 2022  
**PREPARED BY:** Scott Dunlop, Interim City Manager  
**DEPARTMENT:** Administration

**AGENDA ITEM DESCRIPTION:**

First Reading: Consideration, discussion, and possible action on an ordinance rezoning 10.24 acres, more or less, out of the A.C. Caldwell Survey, Abstract 154, and being located near the intersection of Paseo de Presidente and Gunn Lane, Manor, TX from Single Family Suburban (SF-1) to Multi-Family 15 (MF-1).

*Applicant: Kimley-Horn and Associates, Inc.*

*Owner: Dywer Realty*

**BACKGROUND/SUMMARY:**

This property was in the original Presidential Glen Development Agreement had stated an application would be made to rezone it to Commercial. The Development Agreement was recently amended by the City Council on 10/27/2021 to change it to Multi-Family, which permits them to make this rezoning request to MF-1. MF-1 permits up to 15 units per acre. It is a moderate density residential district that can serve as a buffer between single family uses and commercial uses.

P&Z recommended approval as Townhome (TH) 5-0

This item was denied by City Council, Vote 3-2 on 12/15/21 but brought back by a vote for reconsideration to postpone for the January 5<sup>th</sup> Council meeting. Per Applicant’s request item was postponed at the January 5<sup>th</sup> Council meeting to allow additional time to engage with the neighborhood.

**LEGAL REVIEW:** No  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Ordinance
- Letter of Intent
- Map

**STAFF RECOMMENDATION:**

It is the City staff’s recommendation that the City Council approve the first reading of an ordinance rezoning 10.24 acres, more or less, out of the A.C. Caldwell Survey, Abstract 154, and being located near the intersection of Paseo de Presidente and Gunn Lane, Manor, TX from Single Family Suburban (SF-1) to Townhome (TH).

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b> <b>X – as Townhome (TH)</b>	<b>Disapproval</b>	<b>None</b>
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