



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** September 20, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Conduct a public hearing on an ordinance for the Manor Heights (Carillon) Subdivision Planned Unit Development (PUD) Amendment 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.

P&Z voted 6-0 to recommend approval

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

- Ordinance
- Letter of intent
- Amended PUD
- Mailing Labels and Notice
- Draft Development Agreement

**STAFF RECOMMENDATION:**

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

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

X