



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 14, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Concept Plan for the Manor Heights Subdivision Phases 2, 3, 4, 5, and 6, being one thousand three hundred and ninety-five (1,395) lots on 477.8 acres, more or less, and located at the northeast intersection of US HWY 290 and Old Kimbro Rd., Manor, TX.

Applicant: Kimley-Horn & Associates

Owner: RHOF LLC

BACKGROUND/SUMMARY:

Originally approved in November 2018, this amendment to the Concept Plan is updating Phase 6 of the project to be consistent with the updated PUD. The updated PUD was approved in October 2023, and it modified a 9.30-acre area from Open Space to C-2 Medium Commercial. In addition to relabeling a portion of Phase 6 to C2, the land use and square footage tables were also updated. Notes 25 and 26 were also added to the concept plan to be consistent with the notes approved on the revised PUD.

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

- Concept Plan Redline
- Concept Plan
- PUD Zoning Ord 721
- Aerial location image
- Engineer Comments
- Conformance Letter
- Notice and Mailing Labels

ACTIONS:

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Open, Close, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Concept Plan for the Manor Heights Subdivision Phases 2, 3, 4, 5, and 6, being one thousand three hundred and ninety-five (1,395) lots on 477.8 acres, more or less, and located at the northeast intersection of US HWY 290 and Old Kimbro Rd., Manor, TX.

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