



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 15, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Concept Plan for Kimbro Crossing being seventeen (17) lots on 52.69 acres, more or less, and being TCAD parcel 236951 also known as 14018 E US 290 HWY, Manor, TX.

Applicant: Barron Stark Engineers, LP

Owner: Timmerman Commercial Investments, LP

BACKGROUND/SUMMARY:

The subject tract is currently an approximately 52.69-acre tract at the northwest corner of US Hwy 290 and Old Kimbro Road. The property was annexed into the city by Ord. 336 in February 2008 and zoned C-2 Medium Commercial by Ord. 399 in March 2012. A Development Agreement and 380 Incentive Agreement were approved the City Council in December 2025.

This Concept Plan is for the entire tract and has 14 commercial lots, 1 proposed residential lot, 1 parkland lot, and 1 drainage lot; totaling 17 lots. The Concept Plan also includes public right-of-way (Gunn Lane and Wynn Way), and public water, wastewater, and stormwater utilities. The commercial lots total 27.02 acres, the residential lot totals 8.08 acres, the parkland totals 14.25 acres, and the detention lot totals 1.32 acres. Right-of-way dedication is the remaining 2.02 acres.

The developer has been working with TxDOT on traffic mitigations.

- Phase 1 – 2,390 daily trips
 - o Construct westbound right turn lane to Old Kimbro Road
 - o Extend eastbound left turn lane to Old Kimbro Road
 - o Construct westbound right turn lane to site driveway. The driveway deceleration lane should meet the length requirements identified in the TxDOT RDM, and the driveway would need to be shifted to the west to accommodate the full deceleration lane length.
- Full Build-Out – 15,475 daily trips
 - o All improvements requested for Scenario 1
 - o Construct second eastbound left turn lane to Old Kimbro Road (dual left turn lanes)
 - o Construct southbound right turn lane from Old Kimbro Road to US 290
 - o Reconfigure southbound Old Kimbro Road lane configuration to Left, Left/ Through, and Right turn movements

- General comments

- o All deceleration lane lengths should meet or exceed the requirements in the TxDOT RDM
- o The pavement should be widened a minimum of 12' for all deceleration lanes in order to maintain the existing shoulder width

This concept plan has been approved by engineering, therefore upon the action item, staff recommends approval.

The Planning and Zoning Commission was supposed to hear this item on April 8th, but due to a lack of quorum, it was automatically recommended for approval per Chapter 10, Exhibit A, Article II, Section 20 (a) of the code of ordinances.

LEGAL REVIEW: No
FISCAL IMPACT: No
FORM 1295 FILED: No
PRESENTATION: No
ATTACHMENTS: Yes

- Concept Plan
- Engineer Comments
- Conformance Letter
- Location Map
- Mailing Public Notice
- Notified Property Owners

STAFF RECOMMENDATION:

The city staff recommends that the City Council conduct a public hearing on a Subdivision Concept Plan for Kimbro Crossing being seventeen (17) lots on 52.69 acres, more or less, and being TCAD parcel 236951 also known as 14018 E US 290 HWY, Manor, TX.