



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 18, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a preliminary plat amendment for Shadowglen Phase 3 Sections 3-8 being six-hundred and ninety (690) lots on 247.029 acres, more or less, and being and being generally located to the east of Fuchs Grove Rd., to the north of Rector Loop, to the west of Misty Grove Blvd., and to the south of Arnham Ln., Manor, TX.

Applicant: KTCivil

Owner: Meritage Homes of Texas LLC

BACKGROUND/SUMMARY:

The proposed changes for Shadowglen Phase 3 sections 3-8 pertain to the relocation of Kayko Pass and the revision the lot layout in block 11.

The Kayko Pass intersection is proposed to be relocated farther from the proposed Wilbarger Creek bridge to minimize the chance of left turn stacking on the bridge. The relocated Kayko Pass will align with the proposed Toboca Trail and be renamed accordingly. With the realigned streets, the lots were adjusted and additional lots formed. The revised layout and lotting will include a revision to the grading in the area and an updated floodplain study was performed to reflect that.

The lots in block 11 were revised to allow for two more efficient storm sewer routes to the water quality ponds. Lots were shifted and sizes adjusted which allowed the number of lots to increase by one.

The total number of single-family lots in the Preliminary Plan increases from 675 to 681. However, that total number of lots is still less than that contemplated in the Development Agreement governing the Preliminary Plan and less than the number of lots assumed in the Traffic Impact Analysis. The revision encompasses 8.23 acres of the approved 247.03 acres.

This item was on the agenda for the June 11, 2025, Planning and Zoning Commission meeting. There was no Quorum, so per Chapter 10 Article II. Section 20, this item can be brought to the Council for consideration.

After engineering approval an additional change has been determined necessary to be made. The item will enter the review process again and come back after approved.

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

- Approved revised plat
- Engineer comments and responses
- Conformance letter
- Mailing labels
- Mail Public Notice

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council conduct the public hearing on a preliminary plat amendment for Shadowglen Phase 3 Sections 3-8 being six-hundred and ninety (690) lots on 247.029 acres, more or less, and and being generally located to the east of Fuchs Grove Rd., to the north of Rector Loop, to the west of Misty Grove Blvd., and to the south of Arnhamn Ln., Manor, TX.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
			X