



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 10, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Final Plat for Kimbro Crossing, being three (3) lots on 10.9834 acres, more or less, and being generally located to the northwest of the intersection of US Hwy 290 and Old Kimbro Rd., Manor, TX.

Applicant: Barron Stark Engineers

Owner: Timmermann Commercial Investments

BACKGROUND/SUMMARY:

This Final Plat is for two commercial lots and the detention pond within Kimbro Crossing. This project has been reviewed for conformance by our engineer and meets the code requirements.

The subject lots are approximately 10.9834 out of the 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 by the City Council in December 2025.

The Final Plat also includes public right-of-way (Gunn Lane and Wynning Way), and public water, wastewater, and stormwater utilities. The commercial lots total 9.5663 acres, and the detention lot totals 1.4171 acres. Right-of-way dedication is the remaining 2.02 acres.

The concept plan was automatically approved at the Planning and Zoning Commission's April 8th meeting due to a lack of quorum. The preliminary plat for this item was reviewed and approved by the Planning and Zoning Commission on May 13th, 2026, with the condition that certain easements be corrected. The construction plans are still under review, so city staff is recommending that the final plat be conditionally approved pending the approval of the construction plans.

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

- Approved Plat
- Aerial image
- Conformance letter
- Engineer comments and responses

ACTIONS:

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent Review by Development Agreement
<i>Actions</i>	Approve, Approve with Conditions, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conditionally approve a Subdivision Final Plat for Kimbro Crossing, being three (3) lots on 10.9834 acres, more or less, and being generally located to the northwest of the intersection of US Hwy 290 and Old Kimbro Rd., Manor, TX, upon the construction plan approval.

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