



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** September 16, 2026  
**PREPARED BY:** Michael Burrell, Director  
**DEPARTMENT:** Development Services

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### AGENDA ITEM DESCRIPTION:

Conduct the Public Hearing on a Subdivision Concept Plan for the Manor Town Center for eight (8) lots on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866, also known as 13301 E US Hwy 290, Manor, TX.

### BACKGROUND/SUMMARY:

This property has a preliminary and final PUD under concurrent review with the concept plan. The concept plan for the subdivision shows 8 lots within 5 phases. 3 lots are commercial mixed-use along 290, 1 lot is for the City Hall/Library and Civic Space, 2 lots for dense mixed-use development, and 2 lots for lower-density residential development.

Throughout the development, there are parks and open spaces for public use. The Civic Park is ±4.6 acres, and the privately owned, publicly accessible open space is ±13.7 acres.

There is a TIA in contemplation that requires a phased approach to project improvements. Currently, there are two anticipated phases. Phase one would require reconstruction of the existing signal to add the northbound approach (additional fourth leg), a dedicated eastbound 600' right turn lane at proposed driveway B, and a dedicated eastbound right turn lane at proposed driveway A. Once the total unadjusted daily trips reach 16,914, phase 2 improvements would be triggered. Phase two improvement would require the installation of a 250-foot southbound dedicated left turn lane with corresponding signal head, widening the eastbound approach of US 290 from Driveway C to Driveway B to provide three through lanes (~600'), add a receiving lane that terminates in the eastbound right-turn lane to Driveway A, and widen the westbound approach along 290 from Driveway A to Driveway C to provide three through lanes (~1,000).

The Planning and Zoning Commission voted 6-0 to recommend conditional approval of the Manor Town Center Concept Plan pending final approval of the Planned Unit Development (PUD).

**ATTACHMENTS:** No