



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 8, 2026

PREPARED BY: Michael Burrell, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Preliminary Plat for Manor Heights Phase 7 and 8 being two hundred seventy-two (272) lots on 72.33 acres, more or less, and being TCAD parcels 248121 and 993489 also known as 13354 and 13358 Old Kimbro Rd, Manor, TX.

Applicant: Kimley-Horn & Associates

Owner: Forestar (USA) Real Estate Group, Inc.

BACKGROUND/SUMMARY:

Manor Heights Phases 7 & 8 were contemplated in the Development agreement to be added to the PUD from the project's inception. The PUD was updated by ordinance 790 on June 18th, 2025, to include the subject tracts in the provided Preliminary Plat.

There are 260 residential lots, 11 open space lots, and a 3.85-acre city park lot.

At the March 11, 2026, P&Z meeting, the public hearing was opened and postponed and the action item was postponed to the April P&Z meeting. At the March P&Z meeting, a couple of concerns were raised by the Commission and staff, which have been addressed by the developer. They included:

1. Reduced roadway connections to Liberty Bell
 - a. Britt Mullen Lane now terminates in a cul-de-sac, but pedestrian connectivity to Liberty Bell is preserved
2. Numerous Level 1 classification roads intersected a Level 4 roadway

