



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** April 8, 2026  
**PREPARED BY:** Michael Burrell, Director  
**DEPARTMENT:** Development Services

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### AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action 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 18<sup>th</sup>, 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
  - a. The Level 1 roads were widened where they intersect the Level 4 roadway (Liberty Bell)
3. Lot 17, Block E, Phase 7 did not meet the minimum lot width
  - a. Lot 17 was incorporated into the adjacent open space/easement lot. It now exceeds the minimum lot width and will not have home constructed on it
4. Ossoff Cove needed to be reviewed from compliance with Austin's Transportation Criteria Manual regarding minimum and maximum throat widths and lengths

