



AGENDA ITEM SUMMARY FORM

MEETING DATE: December 17, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Development Agreement for the Kimbro Crossing Development.

BACKGROUND/SUMMARY:

Kimbro Crossing is a project located at the northwest corner of US HWY 290 and Old Kimbro Road, Manor, TX. The agreement includes the proposed land plan, which is 15 commercial lots and a detention lot to be dedicated to the city. The document also references design standards, code variances, and public infrastructure to be constructed.

Design standards: Front façade and overall masonry requirements.

Code variance: Multitenant pylon sign height allowed to be up to 55' tall.

Public infrastructure to be constructed and accepted by the city for maintenance: One detention pond and public right of way, including sidewalks.

LEGAL REVIEW: Yes, Veronica Rivera – Assistant City Attorney.

FISCAL IMPACT: No

FORM 1295 FILED: No

PRESENTATION: No

ATTACHMENTS: Yes

- Draft Development Agreement

STAFF RECOMMENDATION:

The city staff recommends that the City Council approve a Development Agreement for the Kimbro Crossing Development as to form, and authorize the City Manager to execute the agreement upon completion.