

**AGENDA ITEM SUMMARY FORM**

PROPOSED MEETING DATE: September 9, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Concept Plan for the Manor Town Center being 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.

Applicant: Kimley-Horn & Associates

Owner: Manor 290 OZ Real Estate LP

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.

The total proposed density for the project is 1,450 residential dwelling units and 886,000 sq ft of commercial/civic.

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 shown on the Plans is 13.7 acres. There are an additional 3.9 acres of privately owned, publicly accessible open space not shown on the Plans, bringing the total parkland and open space to 22.2 acres, or 26.33%. The 3.9 acres not shown are divided by parcel, and as each parcel develops, the minimum amount of parkland will be required. These areas are the plazas and linear parks whose shape and location are determined when development permits are filed. They range from 0.2 acres to 0.9 acres. There is also an approximately 1.5-mile long 8' trail that will encircle the development.

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).

This item has been reviewed for conformance by our engineer and is required to be approved. As this Concept Plan is concurrently reviewed with the Preliminary and Final Planned Unit Development, it should be conditionally approved pending the City Council's approval of the Final PUD Ordinance.

ATTACHMENTS: No
