



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 10, 2025

PREPARED BY: Michael Burrell, Director

DEPARTMENT: Development Services

**AGENDA ITEM DESCRIPTION:**  
Conduct a public hearing on a Subdivision Preliminary Plat for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, and being located at 8916 Hill Ln, Manor, TX.  
*Applicant: Bowman Consulting Group, LTD*  
*Owner: DG Manor Downs Property Owner, LP*

**BACKGROUND/SUMMARY:**  
This Preliminary Plat is for Manor Downs and has been previously approved by the Planning and Zoning Commission on September 10, 2025. The preliminary plat must be updated to reflect the same changes as the concept plan. The item is returning to accommodate an alteration to the lot being conveyed to the city. This alteration ensures that the private lift station, which is being maintained by the developer, does not sit on city property and can be properly screened within the parameters of our code.

LEGAL REVIEW: No

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Preliminary Plat
- Engineer Comments and Responses
- Conformance Letter

- Public notice
- Mailing Labels

<b>ACTIONS:</b>	
<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Open, Close, Postpone

**STAFF RECOMMENDATION:**  
It is the City Staff’s recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Preliminary Plat for Manor Downs Industrial.

PLANNING & ZONING COMMISSION: Recommend ApprovalDisapprovalNone