



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 10, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a subdivision concept plan amendment 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 Concept plan is for Manor Downs and has been previously approved by the Planning and Zoning Commission on September 10, 2025. 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. This has been reviewed for compliance by our engineers and is a non-discretionary item.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of intent
- Concept plan
- Engineering Comments
- Conformance Letter
- Public notice
- Mailing labels

ACTIONS:

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Approve, Approve with Conditions

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a subdivision concept plan amendment for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being located at 8916 Hill Ln, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**