



## AGENDA ITEM SUMMARY FORM

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

### AGENDA ITEM DESCRIPTION:

Conduct the public hearing 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.

**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>	Open, Close, Postpone

### STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission conduct the public hearing on a subdivision concept plan amendment for Manor Downs Industrial.

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