



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** February 11, 2026  
**PREPARED BY:** Scott Dunlop, Assistant Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Conduct a public hearing on a Short Form Final Plat for a Re-Subdivision of a portion of Lots 11-20, Block 30, Town of Manor, into one (1) lot on 0.3048 acres, more or less, and being located near the intersection of N. Lexington Street and E. Boyce Street, Manor, TX.**

*Applicant: MWM Design Group*

*Owner: Davis Capital Investments Holdings, LLC*

### BACKGROUND/SUMMARY:

This plat encompasses lots and portions of lots in Block 30, which is bounded by N. Lexington, East Boyce, N. Burnet, and E. Parsons. This block includes a small retail center, Las Salsas restaurant, GC Dry Cleaners, and Anderson Coffee. There are undeveloped lots and portions of lots in this Block that are under common ownership, and these lots are being platted into a single lot with the Short Form Final Plat. The intent of the plat is to create a developable lot for a surface parking lot to provide off-street parking for businesses downtown. This plat has been approved by city engineering and meets the requirements of the city's subdivision code.

**LEGAL REVIEW:** Not Applicable  
**FISCAL IMPACT:** Not Applicable  
**FORM 1295 FILED:** Not Applicable  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Plat
- Aerial Image of lots
- Engineering Comments
- Conformance Letter
- Notice
- Mailing Labels

### STAFF RECOMMENDATION:

The city staff recommends that the Planning and Zoning Commission conduct a public hearing on a Short Form Final Plat for a Re-Subdivision of a portion of Lots 11-20, Block 30, Town of Manor, into one (1) lot on 0.3048 acres, more or less, and being located near the intersection of N. Lexington Street and E. Boyce Street, Manor, TX.

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