



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Concept Plan 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, also known as 8916 Hill Ln, Manor, TX.

Applicant: Bowman Consulting Group, LTD

Owner: Tim Kraftson

BACKGROUND/SUMMARY:

This Concept plan is for Manor Downs and has been approved by our engineers. Industrial zoning for this project was approved by Ordinance 783 on April 2nd, 2025. The intent for this property is to create six industrial lots, one parkland lot to be conveyed to the city, and a Public ROW to provide north and south connections for future development. This is a non-discretionary item

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

- Concept Plan
- Engineer Comments and Responses
- Conformance Letter

- Public Notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Non-discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, Approve with Conditions, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Concept Plan 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, also known as 8916 Hill Ln, Manor, TX.

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