



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** September 17, 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 Lane, 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 2, 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

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>• Concept Plan</li><li>• Engineer Comments and Responses</li><li>• Conformance Letter</li></ul> | <ul style="list-style-type: none"><li>• Public Notice</li><li>• Mailing Labels</li></ul> |
|---|--|

**STAFF RECOMMENDATION:**

It is the City Staff’s recommendation that the City Council 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 Lane, Manor, TX.

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
	X		

---