



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** December 17, 2025  
**PREPARED BY:** Michael Burrell, Director  
**DEPARTMENT:** Development Services

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### 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. The Planning and Zoning Commission voted to conditionally approve this item on December 10<sup>th</sup>, 4-0, with the condition that the DA be amended before the concept plan amendment is completed.

**LEGAL REVIEW:** Not Applicable

**FISCAL IMPACT:** No

**FORM 1295 FILED:** No

**PRESENTATION:** No

**ATTACHMENTS:** Yes

- Letter of intent
- Concept plan
- Engineering Comments
- Setback Exhibit
- Conformance Letter
- Public notice
- Mailing labels
- Parkland Dedication Exhibit

### STAFF RECOMMENDATION:

The city staff recommends that the City Council conditionally approve a subdivision concept plan amendment for Manor Downs Industrial, with the condition that the DA be amended before the concept plan amendment is completed.