



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 11, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Short Form Final Plat for Cottonwood Subdivision, one (1) lot on 5.565 acres, more or less, and being TCAD parcel 236976, also known as 14305 E US 290 HWY, Manor, TX.

*Applicant: LRG Engineering, LLC
Owner: Tani Investments, LLC Et al.*

BACKGROUND/SUMMARY:

This plat is following the standard review process. The plat will be brought to the Commission every month until it is administratively approved by our Engineers, after which the Commission may take action.

The property was zoned C-2 medium commercial by ordinance 797 on September 3rd, 2025 to allow for development consistent with our code and comprehensive plan. A SUP for a Medical office was also applied for on the property to allow for a use that is not parking-intensive, but still a benefit to the community, as the majority of the 5.565-acre parcel is encumbered by floodplain. That request was approved on the same night as the zoning request. The platting on this lot will turn it into a legally platted lot to allow for site development.

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

- Short Form Plat
- Mailing Label
- Public Notice

ACTIONS:

<i>Discretion</i>	Discretionary
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<i>Subdivision Review Type</i>	Not Applicable
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<i>Actions</i>	Open, Close, Postpone
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STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct the public hearing.

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