



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 8, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:
Consideration, discussion, and possible action 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 for each resubmission until it is 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. An 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.

This plat came before the Planning Commission at the March 11, 2026 meeting for a Public Hearing and Consideration. The Public Hearing was conducted, and city staff recommended Denial per Engineering Comments for the plat. The plat was resubmitted for review within the required timeframe to placed on the April 8th P&Z agenda. At the time of posting, engineering comments have not been provided. Those are due on or before April 8th, and will be provided to the Commission at the meeting. If comments remain on the plat, city staff will recommend an action to the Commission, whether to approve, approve with conditions, or deny the plat.

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

- Short Form Plat
- Mailing Label
- Public Notice

ACTIONS:

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Standard
<i>Actions</i>	Approve, Approve with Conditions, Deny per Engineering Comments

STAFF RECOMMENDATION:
It is the City Staff’s recommendation that the Planning and Zoning Commission take action as directed by staff.

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