



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** October 8, 2025  
**PREPARED BY:** Michael Burrell, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Final Plat for phase 3 of the Manor Commons NE Commercial Subdivision, two (2) lots on 3.277 acres, more or less, and being generally located to the northwest of the intersection of US Hwy 290 and Greenbury Dr., Manor, TX.

*Applicant: ALM Engineering, Inc.*

*Owner: Timmermann Commercial Investments, LP*

### BACKGROUND/SUMMARY:

This final plat creates two lots within this section of the subdivision. This is a non-discretionary item as it has been reviewed for compliance by our engineers.

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

- Final Plat
- Engineer Comments and Responses
- Conformance Letter
- 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 Final Plat for phase 3 of the Manor Commons NE Commercial Subdivision, one (1) lot on 1.708 acres, more or less, with 2.774 acres, more or less, of Right-of-Way and being generally located to the northeast of the intersection of US Hwy 290 and FM 973 Manor, TX.

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