AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 17, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion, and possible action on an ordinance rezoning Manor Commons Phase 3, one (1) lot on 0.98 acres, more or less, and being located at the northeast corner of US HWY 290 and FM 973, Manor, TX from (A) Agricultural to (C-1) Light Commercial.
Applicant: Greenview Development Corp
Owner: Timmerman Commercial Investments LP

BACKGROUND/SUMMARY:

This property is currently in our ETJ but is being annexed. The first reading of the annexation ordinance was on January 3, 2024. The default zoning after annexation is Agricultural. This approximately 1-acre tract is a remainder piece of a larger 33-acre tract that is being subdivided for the Manor Commons Phase 3 development. As part of the Manor Commons Phase 3 development agreement, this remainder tract was to be annexed and zoned. The property owner/developer has filed for voluntary annexation with the City Council and is concurrently processing the zoning of the 1-acre tract. The larger portion of the development that is already within the city limits is zoned C-1 Light Commercial, so the 1-acre tract is being requested as C-1 to be consistent with the rest of the development.

The Planning and Zoning Commission voted 7-0 to recommend approval of the rezoning.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of Intent
- Ordinance
- Owner approval to change from C-2 to C-1
- Rezoning Map
- Aerial Image
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council approve the first reading of an ordinance rezoning Manor Commons Phase 3, one (1) lot on 0.98 acres, more or less, and being located at the northeast corner of US HWY 290 and FM 973, Manor, TX from (A) Agricultural to (C-1) Light Commercial.

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