



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 3, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Second and Final Reading: Consideration, discussion, and possible action on an ordinance Rezoning one (1) lot on 5.565 acres, more or less, and being TCAD parcel 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial.

Applicant: Luis Granillo

Owner: Luis Granillo

BACKGROUND/SUMMARY:

This property is currently zoned agricultural after being annexed in 2017 by ordinance 483. The use of the property is changing to a more intense commercial use, so a rezoning is required to maintain conformance with our ordinance.

This rezoning request precedes a specific use permit request for a medical office on this property.

The Planning and Zoning Commission heard the regular item on August 13th, 2025. They voted to approve the request 4-0

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

- | | |
|--------------------|----------------------------|
| • Letter of intent | • Public Notice |
| • Rezoning Map | • Mailing Labels |
| • Aerial Image | • Zoning Ordinance No. 797 |

STAFF RECOMMENDATION:

It is the City staff's recommendation that the City Council approve the second and final reading of Ordinance No. 797 Rezoning one (1) lot on 5.565 acres, more or less, and being TCAD parcel 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		