



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 17, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion, and possible action on an ordinance rezoning one (1) lot on 1.069 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 13500 FM 973, Manor, TX from Industrial Light (IN-1) to Commercial Light (C-1).

Applicant: Henry Juarez

Owner: Henry Juarez

BACKGROUND/SUMMARY:

This property was annexed on April 20, 2016, and zoned Light Industrial (IN-1) also on April 20, 2016. At the time the adjacent 40-acre property was zoned Light Industrial, and this 1-acre tract was intended to be a contractor's shop for a plumbing company that occupies the site. The adjacent 40-acre tract was rezoned to Institutional Large (I-2) on September 1, 2021, for the MISD K-8 Campus. The Comprehensive Plan has the majority of the portion of N. FM 973 south of Gregg Lane as Commercial Corridor or Community Mixed-Use, both which align with the uses in the requested Light Commercial C-1 zoning category.

P&Z voted 7-0 to recommend approval.

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

- Ordinance
- Letter of Intent
- Rezoning map
- Aerial Image
- Preliminary Site Layout
- FLUM
- Commercial Corridor Dashboard
- Community Mixed-Use Dashboard
- Notice and Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council approve a first reading of an ordinance rezoning one (1) lot on 1.069 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 13500 FM 973, Manor, TX from Industrial Light (IN-1) to Commercial Light (C-1).

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		