



AGENDA ITEM SUMMARY FORM

MEETING DATE: January 21, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Second and Final Reading: Consideration, discussion, and possible action regarding an ordinance rezoning one (1) lot on 2.786 acres, more or less, and being TCAD parcel 236902 also known as 12725 US HWY 290, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.

Applicant: Llano Realty Partners

Owner: SMSB Real Estate, LLC

BACKGROUND/SUMMARY:

This property is located behind what is currently known as Case Construction Equipment Sales. The applicant is requesting light industrial zoning, which is the same zoning classification as Case Construction.

This area is designated as a mixed-density neighborhood on our Future Land-use map, so industrial zoning would not align with the comprehensive plan. Staff suggest a lesser zoning of C-3, which would provide a categorization more in line with what the comprehensive plan envisions.

As development progresses in the immediate area, a mixed-density neighborhood is not the most sensible strategy. The fire station is nearing completion, located just west of this parcel, and two heavy equipment sales entities are situated in front of it.

With a C-3, heavy commercial zoning, the applicant would be able to achieve low-intensity industrial uses that align with their neighbors, while also having the option to provide more community-oriented businesses, including retail centers and professional services.

To maintain that idea, the following uses are recommended to be removed from the allowable uses:

<ul style="list-style-type: none"> • Adult-Oriented Business • Commercial off-street parking • Data Center • Financial Services (Alternative) • Game Room • Truck Stop or Travel Center • Transportation Terminal 	<ul style="list-style-type: none"> • Recreational Vehicle Park • Gasoline Station (Limited) • Gasoline Station (Full Service) • School, Boarding • School, Public • School, Private or Parochial • Vehicle Storage Facility • Zoo, Private
--	--

On November 11, 2025, the Planning and Zoning Commission considered this item and voted to approve it with the staff recommendation of (C-3) Heavy Commercial, subject to the removal of certain uses.

This item was presented to the Council on November 19, 2025, but the applicant requested that it be postponed until the December 17th meeting. At the December 17th meeting, more discussion was held regarding the allowed uses of the property, and the council voted to postpone the regular item until the January 7th meeting to receive more information from the applicant. At the January 7th meeting, an agreement was reached on the staff recommendation, which was subsequently approved.

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney

FISCAL IMPACT: No

FORM 1295 FILED: No

PRESENTATION: No

ATTACHMENTS: Yes

- Letter of intent
- Zoning map
- Mailing labels
- Aerial image
- Mail Public Notice
- Draft Ordinance No. 814

STAFF RECOMMENDATION:

The city staff recommends that the City Council approve the second and final reading of Ordinance No. 814 Rezoning one (1) lot on 2.786 acres, more or less, and being TCAD parcel 236902, also known as 12725 US HWY 290, Manor, TX, from (A) Agricultural to (C-3) heavy commercial, with the suggested uses removed from the allowed uses list.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		
