AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:
First Reading: Consideration, discussion, and possible action on an ordinance rezoning two (2) lots on 12.627 acres, more or less, and being located at 13105 FM 1100, Manor, TX from Agricultural (A) to Medium Commercial (C-2). *Applicant: Professional StruCIVIL Engineers Inc*
Owner: Najib Wehbe

BACKGROUND/SUMMARY:
A portion of this property is currently being considered for annexation and this zoning case has been filed to run concurrently with the annexation request. The property is located at the intersection of US Hwy 290 and FM 1100, both TxDOT roads.

This area on our Future Land Use Map is designated as a Commercial Corridor. Commercial Corridors consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses. They are typically located along high-volume roadways or at high-volume intersections and generate large amounts of sales tax revenue. Commercial corridors often consist of traditional and suburban commercial development with large surface parking lots that front a major roadway or highway.

In addition to the annexation and zoning cases, the applicant has also concurrently filed a Specific Use Permit for a Gas Station (Limited) on the property.

Planning and Zoning Commission voted 4-2 to recommend approval.

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

- Ordinance
- Letter of Intent
- Rezoning Map

- Aerial Image
- Commercial Corridor Dashboard
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:
The City Staff recommends that the City Council approve the first reading of an ordinance rezoning two (2) lots on 12.627 acres, more or less, and being located at 13105 FM 1100, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		