



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 5, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Second and Final Reading: Consideration, discussion, and possible action on an ordinance rezoning one (1) lot on 3.75 acres, more or less, and being located at the 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-2) Medium Commercial.

Applicant: Rocio Velazquez

Owner: Rocio Velazquez

BACKGROUND/SUMMARY:

This property is along FM 1100 near the intersection with Kimbro West Road, about 1.3 miles north of the intersection of FM 1100 and US 290. The applicant is requesting C-2 Medium Commercial zoning as they intend to construct an event center.

The Comprehensive Plan Future Land Use Map has this area designated as the Employment Center. Employment Center uses are meant to have access to major roadways and support a mix of retail, office, industrial, and other nonresidential development types. This 3.75-acre tract being C-2 Medium Commercial would be consistent with the intent of the Employment Center designation by providing compatible retail and nonresidential uses for other office and industrial uses that will be a part of the larger Employment Center district.

P&Z voted 3-3 to recommend C-1 Light Commercial zoning. The motion failed and no new motion was put forward. The Commission discussed that C-2 Medium Commercial was too intense a category for the area as it's currently developed, which is single-family and agricultural. Additionally, the applicant is seeking to construct an event center, and C-1 requires a Specific Use Permit to construct an event center and the Commission wanted the additional oversight of the property's development as an event center so they can better understand how it would affect the adjacent residential and traffic on FM 1100. The vote was split because some members of the Commission did not support commercial zoning at all.

A supermajority of the City Council will be needed to approve this zoning request.

At the May 15, 2024, City Council meeting it was motioned to approve the zoning as C-1 Light Commercial. The vote for C-1 Light Commercial was approved 5-1. If approved as C-1 Light Commercial, the applicant's proposed Event Center would require a Specific Use Permit (SUP), which would need a Planning and Zoning Commission recommendation and approval by the City Council. Under a SUP, the P&Z and the City Council can revise the site's layout and place restrictions on the business's operations to achieve the desired outcomes and goals of the P&Z and City Council.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No

PRESENTATION: No
ATTACHMENTS: Yes

- Ordinance No. 747
- Letter of Intent
- Rezoning Map
- Aerial Image

- C-2 Land Uses
- Future Land Use Map
- Employment Center Dashboard
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

The City Staff recommends that the City Council approve the second and final reading of Ordinance No. 747 rezoning one (1) lot on 3.75 acres, more or less, and being located at the 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-1) Light Commercial.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
		X – tie vote	
