



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 12, 2025
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a rezoning application for one (1) lot on 0.9596 acres, more or less, and being located at 13100 Greenbury Dr., Manor, TX from (SF-2) Single-Family Standard to (C-1) Light Commercial.
Applicant: Greenview Development Corp
Owner: Greenview Development Greenbury LP

BACKGROUND/SUMMARY: This property is a part of the Manor Commons northeast commercial subdivision. The request for C-1 is to bring this property in line with the adjacent parcel that is currently zoned C-1 via ordinance 730 passed on February 7, 2024.

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

- Letter of intent
- Tax Map
- Zoning Map
- FLUM Map
- C-1 Uses
- Aerial Image
- Mail Notice
- Mailing Labels
- Commercial Corridor Dashboard

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Open, Close, Postpone

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission conduct a public hearing on a rezoning application for one (1) lot on 0.9596 acres, more or less, and being located at 13100 Greenbury Dr., Manor, TX from (SF-2) Single-Family Standard to (C-1) Light Commercial.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**