



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** February 5, 2024  
**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 4.879 acres, more or less, and being located at 16023 E US 290, Manor, TX from (GO) General Office to (C-2) Medium Commercial.

**BACKGROUND/SUMMARY: BACKGROUND/SUMMARY:**

This property was zoned for (GO) General Office on September 7, 2022, by Ordinance 673.

This property has direct frontage on US Hwy 290 (approximately 282') and is located almost to the eastern extent of the city limits. It is near the intersection of US 290 and Ballerstedt Rd as well as US 290 and Abrahamson Road. The area is a mix of commercial, industrial, and residential uses. Most of the residential uses are on the lots behind the subject lot along Voelker Lane with the closest residential unit being approximately 620' from the subject lot's southern property line. The property to the west was recently rezoned to (C-3) heavy commercial, the property across US 290 is vacant, and the property to the east is currently in our ETJ.

This area on our Future Land Use Map is designated as 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. The property owner is seeking to use the property for commercial retail in the front as well as offices and warehouses in the back.

The request was originally for C-3 Heavy Commercial and would permit the use of the property for a mix of retail sales and warehouses, which is a retail/industrial use, as well as all other uses permitted under C-3 Heavy Commercial. C-3 is the city's most permissive zoning category, being a mix of commercial and industrial uses.

The Planning and Zoning Commission heard the request on January 8, 2025, and came to the determination that C-2 is a better zoning designation for this property with the removal of Gas Station (Full Service), Gas Station (Limited), and Mini-Storage Warehouse as allowable uses. C-2 encourages more retail-oriented uses with sales tax-generating capabilities as opposed to warehouses and offices along 290.

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

- Summary Form
- Letter of Intent
- Rezoning Map

- Aerial Image
- Public Notice
- Mailing Labels

**STAFF RECOMMENDATION:**

City staff's recommends that the City Council conduct the public hearing.

**PLANNING & ZONING COMMISSION:**

**Recommend Approval**

**Disapproval**

**None**

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