

**AGENDA ITEM SUMMARY FORM**

PROPOSED MEETING DATE: February 24, 2021
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion, and possible action on an ordinance rezoning 10.01 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, Travis County Texas, and being located at 14719 US Hwy 290 E, Manor, TX from Agricultural (A) to Heavy Commercial (C-3).

Applicant: RL Posey Consulting, LLC

Owner: EARTC, LLC

BACKGROUND/SUMMARY:

This property was annexed into the city in 2017 and the default Agricultural zoning was applied when that was finalized as a permanent zoning category was not requested. A construction services type business (fiber optic and traffic light installation) has located on the property. They were notified their use of the property was not consistent with the current zoning. C-3 Heavy Commercial has been requested since the outdoor storage area is not restricted in size. C-3 Heavy Commercial is our most permissive zoning category with almost all defined uses being allowed. If approved, they would need to plat the property as well as file site development plans and building permits.

P&Z recommended approval 4-0

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Ordinance
- Rezoning Map
- Area Image
- C-3 Uses

STAFF RECOMMENDATION:

It is the City staff's recommendation that the City Council approve the first reading of an ordinance rezoning 10.01 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, Travis County Texas, and being located at 14719 US Hwy 290 E, Manor, TX from Agricultural (A) to Heavy Commercial (C-3).

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		
