



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** January 12, 2022  
**PREPARED BY:** Scott Dunlop, Interim City Manager  
**DEPARTMENT:** Administration

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**AGENDA ITEM DESCRIPTION:**

Consideration, discussion and possible action on a Rezoning Application for 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located at 13801 N. FM 973, Manor, TX to Heavy Commercial (C-3).

***Applicant: Rafiq Karediya***  
***Owner: Rafiq Karediya***

**BACKGROUND/SUMMARY:**

This property is currently being annexed. They are proposing to rezone the property to C-3 Heavy Commercial. C-3 is the city’s most permissive zoning category being a mix of commercial and light industrial uses. All other commercial properties along FM 973 and all but 1 property along US 290 are zoned either C-1 Light Commercial or C-2 Medium Commercial because those roadways are intended primarily for retail type commercial uses consistent with C-1 or C-2 and less intended for industrial development.

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

- Location Map
- C-3 Land Uses

**STAFF RECOMMENDATION:**

It is the City staff’s recommendation that the Planning and Zoning Commission approve on a Rezoning Application for 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located at 13801 N. FM 973, Manor, TX to **Medium Commercial (C-2)**.

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

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