



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 11, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a rezoning request for 1.004 acres, more or less, Lot 2A, Block 1, Knoll-Lundgren Acres Lot 2 Revised Plat, and being located at 14409 N. FM 973, Manor, TX from Medium Commercial (C-2) to Heavy Commercial (C-3).

Applicant: CLGann, LC

Owner: LEKCAM Communications, LLC

BACKGROUND/SUMMARY:

This property was rezoned in 2017 after it was annexed from Agricultural to C-2 Medium Commercial. This request to rezone the property to C-3 Heavy Commercial is primarily because C-3 permits General Outdoor Storage which is how their proposed business, a Contractor Shop, operates. There are nearby Light Industrial properties but those uses were existing prior to the 2017 annexations and the zoning was provided since the uses were already established. One of the main purposes for the 2017 annexations was to annex areas along FM 973 and US Hwy 290 to capture future commercial growth and sales taxes, which would be consistent with C-1 Light Commercial or C-2 Medium Commercial zoning. C-3 Heavy Commercial, while providing for the same sales tax generating uses as C-2 Medium Commercial also includes many light industrial uses; C-3 Heavy Commercial is the City’s most permissive zoning category. Their proposed use as Contractor Shop is permitted in the current C-2 Medium Commercial but it has the most restrictions, mainly that the operations occur indoors without General Outdoor Storage.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Letter of Intent
- Rezoning Exhibit
- C-3 Uses

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission deny a rezoning request for 1.004 acres, more or less, Lot 2A, Block 1, Knoll-Lundgren Acres Lot 2 Revised Plat, and being located at 14409 N. FM 973, Manor, TX from Medium Commercial (C-2) to Heavy Commercial (C-3).

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