



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 10, 2021
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing upon a rezoning request for 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.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Rezoning Map
- Area Image
- C-3 Uses
- Notice Letter
- Mailing Labels

STAFF RECOMMENDATION:

It is the City staff's recommendation that the Planning and Zoning Commission conduct a public hearing.

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