



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** August 13, 2025  
**PREPARED BY:** Michael Burrell, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on 5.565 acres, more or less, and being TCAD Parcel ID# 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial.**

*Applicant: Luis Granillo*

*Owner: Luis Granillo*

### BACKGROUND/SUMMARY:

This property is currently zoned Agricultural after being annexed in 2017 by Ordinance No. 483. The use of the property is changing to a more intense commercial use requiring rezoning to maintain conformance with the City's ordinances. This rezoning request precedes a specific use permit request for a medical office on this property.

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

- Letter of intent
- Rezoning Map
- Aerial Image

- Public Notice
- Mailing Labels

### ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, Approve with conditions, Deny

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for one (1) lot on 5.565 acres, more or less, and being TCAD Parcel ID# 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial.

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