



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 15, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on an ordinance rezoning one (1) lot on 3.75 acres, more or less, and being located at the 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-2) Medium Commercial.

Applicant: Rocio Velazquez

Owner: Rocio Velazquez

BACKGROUND/SUMMARY:

This property is along FM 1100 near the intersection with Kimbro West Road, about 1.3 miles north of the intersection of FM 1100 and US 290. The applicant is requesting C-2 Medium Commercial zoning as they intend to construct an event center.

The Comprehensive Plan Future Land Use Map has this area designated as Employment Center. Employment Center uses are meant to have access to major roadways and supports a mix of retail, office, industrial, and other nonresidential development types. This 3.75-acre tract being C-2 Medium Commercial would be consistent with the intent of the Employment Center designation by providing compatible retail and nonresidential uses for other office and industrial uses that will be a part of the larger Employment Center district.

P&Z voted 3-3 to recommend C-1 Light Commercial zoning. The motion failed and no new motion was put forward. The Commission discussed that C-2 Medium Commercial was too intense a category for the area as it's currently developed, which is single-family and agricultural. Additionally, the applicant is seeking to construct an event center, and C-1 requires a Specific Use Permit to construct an event center and the Commission wanted the additional oversight of the property's development as an event center so they can better understand how it would affect the adjacent residential and traffic on FM 1100. The vote was split because some members of the Commission did not support the commercial zoning at all.

A supermajority of the City Council will be needed to approve this zoning request.

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

- Ordinance
- Letter of Intent
- Rezoning Map
- Aerial Image
- C-2 Land Uses
- Future Land Use Map
- Employment Center Dashboard
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

The City Staff recommends that the City Council conduct a public hearing on the first reading of an ordinance rezoning one (1) lot on 3.75 acres, more or less, and being located at the 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-2) Medium Commercial.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None

X – tie vote
