



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** May 10, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on 1.069 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 13500 FM 973, Manor, TX from Industrial Light (IN-1) to Commercial Light (C-1).**

*Applicant: Henry Juarez*

*Owner: Henry Juarez*

### BACKGROUND/SUMMARY:

This property was annexed on April 20<sup>th</sup>, 2016 and zoned Light Industrial (IN-1) also on April 20<sup>th</sup>, 2016. At the time the adjacent 40-acre property was zoned Light Industrial and this 1-acre tract was intended to be a contractor's shop for a plumbing company that occupies the site. The adjacent 40-acre tract was rezoned to Institutional Large (I-2) on September 1<sup>st</sup>, 2021 for the MISD K-8 Campus. The Comprehensive Plan has the majority of the portion of N. FM 973 south of Gregg Lane as Commercial Corridor or Community Mixed-Use, both which align with the uses in the requested Light Commercial C-1 zoning category.

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

- Letter of Intent
- Rezoning map
- Aerial Image
- Preliminary Site Layout
- FLUM
- Commercial Corridor Dashboard
- Community Mixed-Use Dashboard
- Notice and Mailing Labels

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application for one (1) lot on 1.069 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 13500 FM 973, Manor, TX from Industrial Light (IN-1) to Commercial Light (C-1).

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