



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 7, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Second and Final Reading: Consideration, discussion, and possible action on an ordinance rezoning 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 20th, 2016 and zoned Light Industrial (IN-1) also on April 20th, 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 1st, 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.

P&Z voted 7-0 to recommend approval. The first reading was approved at the May 17, 2023, Regular Council Meeting.

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

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| <ul style="list-style-type: none"> • Ordinance No. 705 • Letter of Intent • Rezoning map • Aerial Image | <ul style="list-style-type: none"> • Preliminary Site Layout • FLUM • Commercial Corridor Dashboard • Community Mixed-Use Dashboard • Notice and Mailing Labels |
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STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the City Council approve the second and final reading of Ordinance No. 705 rezoning 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
	X		
