



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 10, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on Rezoning Application for two (2) lots on 12.627 acres, more or less, and being located at 13105 FM 1100, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

Applicant: Professional StruCIVIL Engineers Inc

Owner: Najib Wehbe

BACKGROUND/SUMMARY:

A portion of this property is currently being considered for annexation by the City Council and this zoning case has been filed to run concurrently with the annexation request. The property is located at the intersection of US Hwy 290 and FM 1100, both TxDOT roads.

This area on our Future Land Use Map is designated as Commercial Corridor. Commercial Corridors consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses. They are typically located along high volume roadways or at high volume intersections and generate large amounts of sales tax revenue. Commercial corridors often consist of traditional and suburban commercial development with large surface parking lots that front a major roadway or highway.

In addition to the annexation and zoning cases, the applicant has also concurrently filed a Specific Use Permit for a Gas Station (Limited) on the property.

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

- Letter of Intent
- Rezoning Map
- Aerial Image
- Commercial Corridor Dashboard
- C-2 Land Uses
- Public Notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, Approve with modified land uses, Postpone, Deny

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve Rezoning Application for two (2) lots on 12.627 acres, more or less, and being located at 13105 FM 1100, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

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