



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 15, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion, and possible action on of an ordinance zoning 30.8643 acres of land, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13119 US Hwy 290 E, Manor, TX to Medium Commercial (C-2) and Multi-Family 25 (MF-2).

Applicant: Jackson Walker, LLP

Owner: Manor RV Park, LLC

BACKGROUND/SUMMARY:

This property is in the process of being annexed and along with their annexation, the property owner has filed this zoning request. The property has a vested (grandfathered) use as an RV Park with the County and under State regulations they are permitted that entitlement. If the zoning is approved, their use of the property as an RV Park, if developed, would be a non-conforming use that if discontinued for a 90-day period could not be resumed.

P&Z voted 6-0 to approve with the condition that the use if discontinued for a 90-day period could not be resumed.

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

- Zoning Ordinance for 30.8643 acre tract
- Rezoning Map
- C-2 and MF areas map

STAFF RECOMMENDATION:

It is the City staff’s recommendation that the City Council approve the First Reading of an ordinance zoning 30.8643 acres of land, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13119 US Hwy 290 E, Manor, TX to Medium Commercial (C-2) and Multi-Family 25 (MF-2), with a condition that the use of the property as an RV Park, if developed, shall be a non-conforming use which shall not terminate upon the sale or conveyance of the property or damage to or destruction of the RV Park, but shall terminate only when the RV Park use ceases for a period of 90 consecutive days or longer.

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