



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** January 18, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

First Reading: Consideration, discussion, and possible action on an Ordinance rezoning one (1) lot on .677 acres, more or less, and being located at 10905 E US 290, Manor, TX from Light Commercial (C-1) to Medium Commercial (C-2).

*Applicant: Mahoney Engineering*

*Owner: River City Partners Ltd.*

**BACKGROUND/SUMMARY:**

This property is where M&M Auto Repair used to be. It was purchased by Riata Ford and they are looking to move or expand a portion of their business into this location and are requesting the same zoning category as their current dealership property. C-1 permits Minor Automotive Repair while C-2 permits Minor and Major Automotive Repair as well as Automobile Sales.

P&Z voted 5-0 to recommend approval

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

- Ordinance
- Letter of Intent
- Rezoning Map
- Aerial Image
- FLUM
- Auto Repair Definitions
- Public Notice
- Mailing Labels

**STAFF RECOMMENDATION:**

It is the city staff’s recommendation that the City Council approve the first reading of an Ordinance rezoning one (1) lot on .677 acres, more or less, and being located at 10905 E US 290, Manor, TX from Light Commercial (C-1) to Medium Commercial (C-2).

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