



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** February 19, 2025  
**PREPARED BY:** Michael Burrell, Interim Director  
**DEPARTMENT:** Development Services

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**AGENDA ITEM DESCRIPTION:**

Conduct a public hearing on a rezoning application for one (1) lot on 51.30 acres, more or less, and being located at 14704 US HWY 290, Manor, TX from (SF-1) Single-Family Suburban and (A) Agricultural to (C-3) Heavy Commercial.

*Applicant: LJA Engineering  
Owner: 14704 HWY 290 LLC*

**BACKGROUND/SUMMARY:**

This property is a 51.3-acre tract in the eastern part of Manor at the northwest intersection of US Hwy 290 and FM 1100. The applicant is requesting C-3 zoning per their letter of intent to create 8 commercial lots in the non-floodplain area of the site and an accompanying RV park in the floodplain. One commercial lot is intended to be an amenity center for the RV park with the remaining lots having no planned tenants currently. The floodplain on site is roughly 41 acres out of the total 51.3.

RV Parks require a specific use permit and must meet certain requirements to be constructed if a specific use permit is granted. If this zoning is granted, the applicant would have to come before the commission and council again for separate approval.

The Future Land Use Map intends for US Highway 290 to be a commercial corridor with a sales tax base that will be beneficial to the city now and in the future. C-3 zoning allows for uses that do not generate sales tax for the city and allows for gas stations by right.

The Planning and Zoning Commission voted to close the Public Hearing, 6-0.

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

- Ordinance
- Letter of intent
- Zoning map
- Aerial image
- Concept plan
- FLUM Map
- Tax map
- Mail notice
- Mailing labels
- Commercial Corridor Dashboard
- C-3 Uses

**STAFF RECOMMENDATION:**

The City Staff recommends that the City Council conduct a public hearing on a rezoning application for one (1) lot on 51.30 acres, more or less, and being located at 14704 US HWY 290, Manor, TX from (SF-1) Single-Family Suburban and (A) Agricultural to (C-3) Heavy Commercial.

**PLANNING & ZONING COMMISSION:**

**Recommend Approval**

**Disapproval**

**None**

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