



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion, and possible action on an Ordinance rezoning 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 approve the rezoning request at a lesser zoning of C-2, 6-0. If the Council decides to vote in the same manner, only a majority is needed. If the Council decides to vote against the recommendation of the Planning and Zoning Commission and allows for the C-3 zoning or deny the request outright, a super majority is needed.

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:

It is the City Staff's recommendation that the City Council approves the first reading of an ordinance rezoning 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 a lesser zoning (C-2) Medium Commercial.

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