



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 0.9596 acres, more or less, and being located at 13100 Greenbury Dr., Manor, TX from (SF-2) Single-Family Standard to (C-1) Light Commercial.
Applicant: Greenview Development Corp
Owner: Greenview Development Greenbury LP

BACKGROUND/SUMMARY:

This property is a part of the Manor Commons northeast commercial subdivision. The request for C-1 is to bring this property in line with the adjacent parcel that is currently zoned C-1 via ordinance 730 passed on February 7, 2024.

The Planning and Zoning Commission voted to approve the rezoning request 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 deny the request outright, a super majority is needed.

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

- Ordinance
- Letter of intent
- Tax Map
- Zoning Map
- Flum Uses
- Aerial Image
- Mail Notice
- Mailing Labels
- Commercial Corridor Dashboard
- C-1 allowable uses

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the City Council approve a first reading of an ordinance rezoning one (1) lot on 0.9596 acres, more or less, and being located at 13100 Greenbury Dr., Manor, TX from (SF-2) Single-Family Standard to (C-1) Light Commercial.

PLANNING & ZONING COMMISSION: Recommend Approval X Disapproval None
