



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 2, 2022
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Second and Final Reading: Consideration, discussion and possible action on an ordinance rezoning 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located at 13801 N. FM 973, Manor, TX to Heavy Commercial (C-3).

Applicant: Rafiq Karediya

Owner: Rafiq Karediya

BACKGROUND/SUMMARY:

This property is currently being annexed. They are proposing to rezone the property to C-3 Heavy Commercial. C-3 is the city’s most permissive zoning category being a mix of commercial and light industrial uses. All other commercial properties along FM 973 and all but 1 property along US 290 are zoned either C-1 Light Commercial or C-2 Medium Commercial because those roadways are intended primarily for retail type commercial uses consistent with C-1 or C-2 and less intended for industrial development.

P&Z voted 4-0 to recommend C-2 with the additional uses of Office, Showroom; Office, Warehouse; Product Development Services (general); and Research Services (general).

The City Council approved the first reading for C-2 with the additional uses of Office, Showroom; Office, Warehouse; Product Development Services (general); and Research Services (general).

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

- Ordinance No. 628
- Location Map
- C-3 Land Uses

STAFF RECOMMENDATION:

It is the City staff’s recommendation that the City Council approve the second and final reading of Ordinance No. 628 rezoning 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located at 13801 N. FM 973, Manor, TX to **Medium Commercial (C-2)**.

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