



AGENDA ITEM SUMMARY FORM

MEETING DATE: December 17, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a Public Hearing on a rezoning application for one (1) lot on 2.786 acres, more or less, and being TCAD parcel 236902 also known as 12725 US HWY 290, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.

Applicant: Llano Realty Partners
Owner: SMSB Real Estate, LLC

BACKGROUND/SUMMARY:

This property is located behind what is currently known as Case Construction Equipment Sales. The applicant is requesting light industrial zoning, which is the same zoning classification as Case Construction.

This area is designated as a mixed-density neighborhood on our Future Land-use map, so industrial zoning would not align with the comprehensive plan. Staff suggest a lesser zoning of C-3, which would provide a categorization more in line with what the comprehensive plan envisions.

As development progresses in the immediate area, a mixed-density neighborhood is not the most sensible strategy. The fire station is nearing completion, located just west of this parcel, and two heavy equipment sales entities are situated in front of it.

With a C-3, heavy commercial zoning, the applicant would be able to achieve low-intensity industrial uses that align with their neighbors, while also having the option to provide more community-oriented businesses, including retail centers and professional services.

To maintain that idea, the following uses are recommended to be removed from the allowable uses:

<ul style="list-style-type: none"> • Adult-Oriented Business • Commercial off-street parking • Data Center • Financial Services (Alternative) • Game Room • Truck Stop or Travel Center • Transportation Terminal 	<ul style="list-style-type: none"> • Recreational Vehicle Park • Gasoline Station (Limited) • Gasoline Station (Full Service) • School, Boarding • School, Public • School, Private or Parochial • Vehicle Storage Facility • Zoo, Private
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The Planning and Zoning Commission conducted the public hearing for this item on November 11, 2025.

This item was presented to Council on November 19, 2025, but the applicant requested that the Public Hearing be left open until the December 17th meeting.

LEGAL REVIEW: Yes, Veronica Rivera

FISCAL IMPACT: No

FORM 1295 FILED: No

PRESENTATION: No

ATTACHMENTS: Yes

- Letter of intent
- Zoning map
- Mailing labels
- Aerial image
- Mail Public Notice
- Draft Ordinance

STAFF RECOMMENDATION:

The city staff recommends that the City Council conduct the public hearing.