AGENDA ITEM NO. 1

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 19, 2022

PREPARED BY: Scott Dunlop, Interim City Manager

DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning Application for 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).

LEGAL REVIEW: No

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Location Map
- C-3 Land Uses
- Notice
- Labels

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council conduct the public hearing.

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