

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: January 19, 2022

PREPARED BY: Scott Dunlop, Interim City Manager

DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

<u>First Reading</u>: 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).

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

- Ordinance
- Location Map
- C-3 Land Uses

STAFF RECOMMENDATION:

It is the City staff's recommendation that the City Council approve the first reading of 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 **Medium Commercial (C-2).**

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None

X – modified