AGENDA ITEM NO. 1

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 19, 2021
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on an ordinance rezoning 43.92 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located in the 9900 block of Hill Lane, Manor, TX from Single Family (SF-1) to Light Industrial (IN-1).
Applicant: GarzaEMC
Owner: Butler Family Partnership, Ltd.

BACKGROUND/SUMMARY:

This property is a portion in the city limits of Manor and majority in Austin's 2-mile ETJ. It also is more than half impaired by the Gilliland Creek floodplain, so the developable area (without approved floodplain modifications) is approximately 28.50 acres. Our zoning recommends that Light Industrial areas be "along major roadways, but not directly along US Hwy 290." On our Thoroughfare Plan, Hill Lane is proposed to be a primary collector (2 lanes at 41' of pavement in 64' of ROW) and there is an additional primary collector outside the city limits that would connect Hill Lane north to the intersection of Gregg Manor and Fuchs Grove. The future roadway sizing would be sufficient to handle traffic and the location meets the intent of the criteria to not front along 290 but be in close proximity.

Planning Commission voted 4-0 to approve.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Rezoning Map
- Area Image
- Thoroughfare Map
- IN-1 Land Uses
- Notice Letter
- Mailing 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		