



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 3, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Second and Final Reading: Consideration, discussion, and possible action on an ordinance rezoning 13.98 acres, more or less, being Lots 6-8, Block 5, Manor Commercial Park III and 3.55 acres out of the A.C. Caldwell Survey, Abstract No. 154, and being located near the intersection of Beltex Drive and Easy Jet Street, Manor TX from Agricultural (A) to Light Industrial (IN-1).

*Applicant: Westwood Professional Services*

*Owner: Lone Star Electric*

**BACKGROUND/SUMMARY:**

This property was recently annexed into the city limits. They are lots within the Manor Commercial Park, which is an industrial business park. The owner has a site plan in review to construct two industrial buildings and associated site improvements. The default zoning after annexation is Agricultural which is why the property currently has that zoning designation.

The Comprehensive Plan FLUM has this area as ‘Employment Center’ which has uses that are consistent with IN-1 Light Industrial.

P&Z conducted the public hearing and found it in compliance with the Comp Plan. They voted 5-0 to approve

First reading was approved on consent at the April 19<sup>th</sup> City Council meeting.

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

- Ordinance No. 699
- Letter of intent
- Rezone Map
- Aerial Image
- FLUM
- Public Notice
- Mailing Labels

**STAFF RECOMMENDATION:**

It is the city staff’s recommendation that the City Council approve the second and final reading of Ordinance No. 699 rezoning 13.98 acres, more or less, being Lots 6-8, Block 5, Manor Commercial Park III and 3.55 acres out of the A.C. Caldwell Survey, Abstract No. 154, and being located near the intersection of Beltex Drive and Easy Jet Street, Manor TX from Agricultural (A) to Light Industrial (IN-1).

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
	X		