



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:

PREPARED BY: Michael Burrell, Interim Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a rezoning application for seven (7) lots on 146.92 acres, more or less, and being generally located abutting and to the north of Hill Ln, west of Gregg Manor Road, and east of the TX 130 Toll Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

Applicant: Jackson Walker LLP

Owner: DG Manor Downs Property Owner, L.P.

BACKGROUND/SUMMARY: This property is being zoned in concurrence with annexation. It will be multiple industrial buildings with tenants yet to be determined. This land is not contemplated in the FLUM as it is being newly annexed, but the neighboring property is designated as employment center and community mixed-use, so industrial zoning is in line with the comp plan.

LEGAL REVIEW: No

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Zoning map
- Aerial Image
- Mail notice
- IN-2 Uses

- Mailing Labels
- FLUM Map
- Employment Center Dashboard

ACTIONS:

<i>Discretion</i>	Discretionary
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<i>Subdivision Review Type</i>	Not Applicable
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<i>Actions</i>	Open, Close, Postpone
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STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a rezoning application for seven (7) lots on 146.92 acres, more or less, and being generally located abutting and to the north of Hill Ln, west of Gregg Manor Road, and east of the TX 130 Toll Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**