



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 19, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on an ordinance rezoning two (2) lots on 4 acres, more or less, being Lots 1 and 2, Block 3, Manor Commercial Park, and being located at 12617 Beltex Drive, Manor, TX to Light Industrial (IN-1).

Applicant: Couronne Co.

Owner: Couronne Company, Inc.

BACKGROUND/SUMMARY:

This property is proposing to annex and have filed this rezoning application to run concurrent with their annexation. The lots are in the Manor Commercial Park, an industrial business park, and they filed a site development plan to construct 1 building with associated site improvements.

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 the rezoning in compliance with the Comp Plan. They voted 5-0 to approve.

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Ordinance
- 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 conduct the public hearing.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		