



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** July 21, 2021  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

First Reading: Consideration, discussion, and possible action on an ordinance rezoning 19.81 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located in the 11000 block of Hill Lane, Manor, TX from Light Commercial (C-1) to Light Industrial (IN-1).

*Applicant: Doucet & Associates, Inc.*

*Owner: Las Entradas Development Corp.*

**BACKGROUND/SUMMARY:**

This 19.81 tract is in the Las Entradas North development. This Light Industrial (IN-1) request is directly adjacent to a recently approved IN-1 tract (Butler Family tract). As part of this development, the Las Entradas developer will improve Hill Lane and construct Entradaglen Blvd to provide increased access to the site and area. This property is within the Entradaglen Public Improvement District (PID), which is funding the roadway improvements, but as part of the associated Development Agreement with that PID, which was approved by City Council on 7/7/21, any loading docks that face a public right-of-way or major drive aisle has to have additional screening to our buffer yard standards to minimize the impact to surround commercial and multifamily projects.

P&Z recommended approval 7 – 0 on 7/14

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

- Letter of Intent
- Survey Exhibit
- Area Image
- Layout Exhibit
- IN-1 Permitted Uses
- Ordinance

**STAFF RECOMMENDATION:**

It is the City staff’s recommendation that the City Council approve the first reading of an ordinance rezoning 19.81 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located in the 11000 block of Hill Lane, Manor, TX from Light Commercial (C-1) to Light Industrial (IN-1).

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