



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 14, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a rezoning request for 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 bufferyard standards to minimize the impact to surround commercial and multifamily projects.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

ATTACHMENTS: *YES*

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a rezoning request for 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**