



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 16, 2025
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion, and possible action on an Ordinance rezoning for two (2) lots on 23.809 acres, more or less, and being TCAD parcel 236885 also known as 12522 and 12542 Old Kimbro Rd., Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.
Applicant: Jiwon Jung
Owner: Wonik Materials North America LLC

BACKGROUND/SUMMARY:

This rezoning is occurring after the completion of annexation of the property into Manor’s full purpose city limits as of March 5th, 2025. This property is and has been planned for industrial use. The Planning and Zoning Commission discussed this item in the regular agenda on April 9th, 2025. There was discussion held over the safety requirements that would be specified by Travis County ESD12 as well as what effects a development like this could have on the adjacent property owners in the event of any emergency. After extensive discussion the Planning and Zoning commission came to the conclusion that the item could be approved with a less intense zoning of (IN-1) Light Industrial. The motion passed in a 3-2 vote.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- | | |
|---|---|
| <ul style="list-style-type: none">• Letter of intent• Zoning map• Annexation ordinance• Additional Files | <ul style="list-style-type: none">• Aerial image• Public notice• Mailing labels• Draft Ordinance |
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STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the City Council postpone the decision on a rezoning ordinance for two (2) lots on 23.809 acres, more or less, and being TCAD parcel 236885 also known as 12522 and 12542 Old Kimbro Rd., Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

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