



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 12, 2025

PREPARED BY: Michael Burrell, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:
Conduct a public hearing on a Rezoning application for one (1) lot on 2.274 acres, more or less, and being TCAD parcel 711105 also known as 19217 Easy Jet St, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.
Applicant: Radius Civil Engineering
Owner: Easy Jet Drive LP
BACKGROUND/SUMMARY:

This property is situated adjacent to Lone Star Electric in the Manor Commercial Park and is intended to serve as an extension of their operations. The applicant is requesting light industrial zoning to allow this property to be used as discussed when this item was brought before the council for annexation, which is for outdoor storage of their materials.

Light industrial zoning for this property is consistent with the Future Land Use Map of the Comprehensive Plan, which designates the area as an Employment Center. The primary uses for employment centers are large urban employment centers, corporate campuses, and mixed-use environments.

LEGAL REVIEW: No

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Letter of Intent
 - Zoning Map
 - Aerial Image
- IN-1 Uses and Standards
 - Employment Center Dashboard
 - Mailing Labels
 - Mail Public Notice

ACTIONS:

Discretion	Discretionary
Subdivision Review Type	Not Applicable
Actions	Open, Close, Postpone

STAFF RECOMMENDATION:
It is the City Staff’s recommendation that the Planning and Zoning Commission conduct the public hearing.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None