



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 7, 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. This item was postponed to the May 7<sup>th</sup> Council meeting for its first reading. The Planning and Zoning Commission voted to recommend that this zoning be approved at Industrial Light (IN-1). In order to approve this item at the original requested zoning or deny the request, a supermajority vote is needed from the Council.

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

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

It is the City Staff’s recommendation that the City Council approve the first reading of 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.

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval at a Lesser Zoning</b>	<b>Disapproval</b>	<b>None</b>
	X		