



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 12, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning Application for 13.98 acres, more or less, being Lots 6-8, Block 5, Manor Commercial Park III and 3.55 acres out of the A.C. Caldwell Survey, Abstract No. 154, and being located near the intersection of Beltex Drive and Easy Jet Street, Manor TX from Agricultural (A) to Light Industrial (IN-1).

Applicant: Westwood Professional Services

Owner: Lone Star Electric

BACKGROUND/SUMMARY:

This property was recently annexed into the city limits. They are lots within the Manor Commercial Park, which is an industrial business park. The owner has a site plan in review to construct two industrial buildings and associated site improvements. The default zoning after annexation is Agricultural which is why the property currently has that zoning designation.

The Comprehensive Plan FLUM has this area as ‘Employment Center’ which has uses that are consistent with IN-1 Light Industrial.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

ATTACHMENTS: *YES*

- Letter of intent
- Rezone Map
- Aerial Image
- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application for 13.98 acres, more or less, being Lots 6-8, Block 5, Manor Commercial Park III and 3.55 acres out of the A.C. Caldwell Survey, Abstract No. 154, and being located near the intersection of Beltex Drive and Easy Jet Street, Manor TX from Agricultural (A) to Light Industrial (IN-1).

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