



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 two (2) lots on 4 acres, more or less, being Lots 1 and 2, Block 3, Manor Commercial Park, and being located at 12617 Beltex Drive, Manor, TX to Light Industrial (IN-1).
 Applicant: Couronne Co.
 Owner: Couronne Company, Inc.**

BACKGROUND/SUMMARY:

This property is proposing to annex and have filed this rezoning application to run concurrent with their annexation. The lots are in the Manor Commercial Park, an industrial business park, and they filed a site development plan to construct 1 building with associated site improvements.

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 two (2) lots on 4 acres, more or less, being Lots 1 and 2, Block 3, Manor Commercial Park, and being located at 12617 Beltex Drive, Manor, TX to Light Industrial (IN-1).

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