



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** February 19, 2025  
**PREPARED BY:** Michael Burrell, Interim Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

First Reading: Consideration, discussion, and possible action on an Ordinance rezoning seven (7) lots on 146.92 acres, more or less, and being generally located abutting and to the north of Hill Ln, west of Gregg Manor Road, and east of the TX 130 Toll Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

*Applicant: Jackson Walker LLP*  
*Owner: DG Manor Downs Property Owner, L.P.*

**BACKGROUND/SUMMARY:**

This property is being zoned in concurrence with annexation. It will be multiple industrial buildings with tenants yet to be determined. This land is not contemplated in the FLUM as it is being newly annexed, but the neighboring property is designated as employment center and community mixed-use, so industrial zoning is in line with the comp plan.

The Planning and Zoning Commission voted to approve the rezoning request 6-0. If the Council decides to vote in the same manner, only a majority is needed. If the Council decides to vote against the recommendation of the Planning and Zoning Commission and deny the request outright, a super majority is needed.

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

- Ordinance
- Zoning map
- Aerial Image
- Mail notice
- Mailing Labels
- FLUM Map
- Employment Center Dashboard
- IN-2 Uses

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the City Council approve the first of an ordinance rezoning seven (7) lots on 146.92 acres, more or less, and being generally located abutting and to the north of Hill Ln, west of Gregg Manor Road, and east of the TX 130 Toll Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

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