



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a rezoning application for 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 close the Public Hearing, 6-0.

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

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

STAFF RECOMMENDATION:

The City Staff recommends that the City Council conduct a public hearing on a rezoning application for 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** **Disapproval** **None**