

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:June 2, 2021PREPARED BY:Scott Dunlop, Development Services DirectorDEPARTMENT:Development Services

AGENDA ITEM DESCRIPTION:

<u>Second and Final Reading</u>: Consideration, discussion, and possible action on an ordinance rezoning 43.92 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located in the 9900 block of Hill Lane, Manor, TX from Single Family (SF-1) to Light Industrial (IN-1). *Applicant: GarzaEMC*

Owner: Butler Family Partnership, Ltd.

BACKGROUND/SUMMARY:

This property is a portion in the city limits of Manor and majority in Austin's 2-mile ETJ. It also is more than half impaired by the Gilliland Creek floodplain, so the developable area (without approved floodplain modifications) is approximately 28.50 acres. Our zoning recommends that Light Industrial areas be "along major roadways, but not directly along US Hwy 290." On our Thoroughfare Plan, Hill Lane is proposed to be a primary collector (2 lanes at 41' of pavement in 64' of ROW) and there is an additional primary collector outside the city limits that would connect Hill Lane north to the intersection of Gregg Manor and Fuchs Grove. The future roadway sizing would be sufficient to handle traffic and the location meets the intent of the criteria to not front along 290 but be in close proximity.

Planning Commission voted 4-0 to approve.

The Ordinance for this item is not complete as it lacks a metes and bounds description of the area to be rezoned. The applicant had been made aware the Ordinance could not be approved without a metes and bounds descriptions and they have been surveying the property to obtain one. Our Zoning Ordinance allows second readings to be held for up to 90 days, so staff is recommending this Ordinance be postponed until such time a metes and bounds is provided or August 18th, whichever comes first.

Thoroughfare map

IN-1 Land Uses

LEGAL REVIEW:	Not Applicable
FISCAL IMPACT:	No
PRESENTATION:	No
ATTACHMENTS:	Yes

- Ordinance
- Letter of Intent
- Rezoning Map
- Area Image

STAFF RECOMMENDATION:

It is the City staff's recommendation that the City Council postpone the second reading of an ordinance rezoning 43.92 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located in the 9900 block of Hill Lane, Manor, TX from Single Family (SF-1) to Light Industrial (IN-1) until a metes and bounds description of the area to be rezoned is provided or the August 18th City Council meeting, whichever comes first.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		