



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** December 18, 2024  
**PREPARED BY:** Michael Burrell, Interim Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

First Reading: Consideration, Discussion, and Possible Action on an ordinance rezoning three (3) lots on 0.2376 acres, more or less, and being located at the southwest corner of the intersection of E. Parsons St. and Lexington St., Manor, TX from (DB) Downtown Business to (C-1) Light Commercial.

**BACKGROUND/SUMMARY:**

This is the Manor Grocery store in downtown. The owner is attempting to get (C-1) zoning to allow them the ability to sequentially apply for a gas station specific use permit. Currently, their zoning is (DB) Downtown Business which allows for their grocery store to operate once the necessary repairs made to the store.

There are currently three gas stations within a mile of the Manor Grocery store with two of them being located off Lexington St. This location was previously able to operate as a gas station due to its existence before our current zoning ordinance. However, after 90 days of inactivity, the grandfathering of the non-conformance is lifted, and the property must be brought into compliance with current code.

The Planning and Zoning Commission is recommending disapproval in a 7-0 vote on this request after expressing several concerns revolving around the property. Some of the concerns voiced were that of maintaining the historic value of the building to the community without changing the use, forcing a gas station on to the property when there is minimal space for one without a major reconfiguration of the buildings on the lot, potential removal of the metal building in the rear, where the driveways will go, how people will get in and out of the site if a gas station were to be placed there, how the 18 wheelers carrying fuel would get in and out of the site, and more.

<b>LEGAL REVIEW:</b>	Yes	<i>Veronica Rivera, Assistant City Attorney</i>
<b>FISCAL IMPACT:</b>	No	
<b>PRESENTATION:</b>	No	
<b>ATTACHMENTS:</b>	Yes	

- Ordinance
- Aerial Image
- Mailing notice
- Zoning map
- Mailing Addresses

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the City Council deny the first reading of an ordinance rezoning three (3) lots on 0.2376 acres, more or less, and being located at the southwest corner of the intersection of E. Parsons St and Lexington St., Manor, TX from (DB) Downtown Business to (C-1) Light Commercial.

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