



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Rezoning Application for 0.66 acres, more or less, being Lots 6-10, Block 62, Town of Manor, and being located at 409 N. Lexington St., Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB) and Townhome (TH).

*Applicant:* Lexington Manor LLC  
*Owner:* Lexington Manor LLC

**BACKGROUND/SUMMARY:**

This property is a half block at N. Lexington and W. Browning. There is large vacant home on the property with the back area of the property being undeveloped. The applicant is requesting to rezone the lots the home is on plus 1 other to Neighborhood Business and the 2 other lots furthest from Lexington to Townhome. This would permit the existing home to be used for a commercial use like retail, restaurant, or office. NB also permits residential when it's in the same structure as a commercial use. The TH area would permit 3 units of housing.

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

- Letter of Intent
- Zoning Map
- Area Map
- Notice
- Labels

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for 0.66 acres, more or less, being Lots 6-10, Block 62, Town of Manor, and being located at 409 N. Lexington St., Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB) and Townhome (TH).

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