AGENDA ITEM NO. 4

AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

Conduct a public hearing 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 conduct a public hearing.

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