



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 9, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:
Conduct a public hearing on a rezoning application for one (1) lot on 0.3156 acres, more or less, and being TCAD parcel 238781 also known as 309 Lexington St., Manor, TX from (SF-1) Single Family Suburban to (NB) Neighborhood Business.
Applicant: Jeff Turner
Owner: Jeff Turner

BACKGROUND/SUMMARY:
This property is intended to be repurposed for commercial use to serve the community. The structure shall remain while renovations are to occur on the inside to bring it into building code compliance for commercial buildings.

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

- Zoning map
 - Aerial Image
 - Concept layout
- Public notice
 - Mailing Labels
 - Neighborhood Business allowable uses

ACTIONS:	
<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Open, Close, Postpone

STAFF RECOMMENDATION:
It is the City Staff’s recommendation that the Planning and Zoning Commission conduct a public hearing on a rezoning application for one (1) lot on 0.3156 acres, more or less, and being TCAD parcel 238781 also known as 309 Lexington St., Manor, TX from (SF-1) Single Family Suburban to (NB) Neighborhood Business.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
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