



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** February 15, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion, and possible action on an Ordinance rezoning one (1) lot on .165 acres, more or less, and being located at 108 W. Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).

*Applicant: Jiwon Jung*

*Owner: Buildblock*

### BACKGROUND/SUMMARY:

The owner is seeking to rezoning this lot, and adjacent lots, to Downtown Business to allow for denser mixed-use development. The requested zoning is in accordance with the adopted Future Land Use Map which designated the area as Downtown Mixed-Use. This item was postponed at the January 18, 2023, Regular Council Meeting.

P&Z voted 4-0 to deny due to the lot size and adjacent residential home

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

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

- FLUM
- Public Notice
- Mailing Labels

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council approve the first reading of an Ordinance rezoning one (1) lot on .165 acres, more or less, and being located at 108 W. Boyce, Manor, TX from Single Family Suburban (SF-1) to Downtown (DB).

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
		X	