



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 17, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion, and possible action on an ordinance rezoning one lot (1) lot on .23 acres, more or less, being Lot 6A, Block 1, Town of Manor, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).

Applicant: Savvy ATX Realty, LLC
Owner: Wenkai Chen

BACKGROUND/SUMMARY:

The applicant had previously applied for Two-Family zoning on this property but was denied at the August 9, 2023 P&Z and the application was pulled before the City Council could consider it. It was denied due to concerns about fire access to the back unit. The applicant has worked with the fire department and all portions of the proposed structure are within 150’ of the right-of-way, so it is accessible and meets the fire department’s maximum hose lay length.

This lot was also replatted from 5 lots into 1 lot by the City Council on September 6, 2023 with variances for the width and depth-to-width ratio. The lot is 40’x250’ or 10,000 square feet. The minimum acreage for a Two-Family lot is 8,750 square feet and a minimum width of 70’. The current zoning of SF-1 also has a minimum lot width of 70’, but with the variance on the plat, the 40’ width has been accepted.

The Comprehensive Plan’s Future Land Use Map has this general area as Community Mixed-Use which generally seeks higher densities, but given the character of the neighborhood and unique lot size, a two-family dwelling unit would be appropriate and achieve some of the goals of the Plan including: LU2 – encourage a range of product types and lot sizes, ED14 – encourage diverse housing in terms of type and affordability to align with workforce needs, LU.A – encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect gradual transition from urban to suburban to rural development, LU.B – promote more compact, higher density, well-connected development within appropriate infill locations, LU 1 – encourage innovative forms of compact, pedestrian-friendly development and wider array of affordable housing choices through smart regulatory provisions and incentives, DU 11 – increase development of housing units close to multi-modal infrastructure and mixed-use developments, including in Downtown.

Planning and Zoning Commission voted 5-1 to deny. The denial was because the lot is too narrow and the proposed development is not appropriate on this lot.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No

PRESENTATION: No
ATTACHMENTS: Yes

- Ordinance
- Letter of Intent
- Zoning Map
- Aerial Map

- Site Plan and Survey
- Community Mixed-Use Dashboard
- 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 lot (1) lot on .23 acres, more or less, being Lot 6A, Block 1, Town of Manor, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
		X	
