



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 18, 2022  
**PREPARED BY:** Scott Dunlop, Development Services Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

First Reading: Consideration, discussion, and possible action on an ordinance rezoning 6.533 acres, more or less, Town of Manor, Block 15, Lots 6-10, Block 17, Lots 1-10, Block 18, Lots 1-10, Block 19, Lots 1-10, Block 20, Lots 1-5, Block 74, Lots 1-5, and 0.397 acres out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of N. LaGrange Street and East Lane Avenue, Manor, TX from Manufactured Home (MH-1), Light Commercial (C-1), and Single Family Suburban (SF-1) to Townhome (TH).

*Applicant: BGE, Inc.*  
*Owner: Lane Ave Development, LLC*

**BACKGROUND/SUMMARY:**

These lots total up to about 6.5 acres and are mostly zoned MH-1 Manufactured Home with 1 block of C-1 Light Commercial and 1 block of SF-1 Single Family. Half the area does not have streets constructed within the ROW areas so those lots never had developed properties. The N. San Marcos ROW extends N-S through the property but there is no roadway constructed there currently, so the access to these lots would be from East Lane Ave and East Rector Street. There is a request before the City Council to purchase the ROW within the development area to make 1 contiguous tract to develop. Presently they are proposing 70 – 80 townhome units.

The P&Z Commission voted 5-1 to recommend approval of this item

**LEGAL REVIEW:** Not Applicable  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Letter of Intent
- Ordinance
- Map
- Survey
- Future Site Layout
- Notice
- Labels

**STAFF RECOMMENDATION:**

It is city staff’s recommendation that the City Council approve the first reading of an ordinance rezoning 6.533 acres, more or less, Town of Manor, Block 15, Lots 6-10, Block 17, Lots 1-10, Block 18, Lots 1-10, Block 19, Lots 1-10, Block 20, Lots 1-5, Block 74, Lots 1-5, and 0.397 acres out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of N. LaGrange Street and East Lane Avenue, Manor, TX from Manufactured Home (MH-1), Light Commercial (C-1), and Single Family Suburban (SF-1) to Townhome (TH).

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