



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on an ordinance rezoning 0.198 acres, more or less, Lot 5 and West ½ of Lot 4, Block 9, A.E. Lane Addition, and being located at 109 West Lane Avenue, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB).

Applicant: Wenkai Chen

Owner: Wenkai Chen

BACKGROUND/SUMMARY:

This property is located at the intersection of N. Caldwell St and W. Lane Ave, and it takes access from those two streets. It is located behind the Chamber of Commerce and other business on W. Murry Ave that are zoned C-1 and across W. Lane Ave from 709 N. Lexington (Bloor House) which is zoned NB. The properties to the east and west are zoned SF-1 Single Family. Typically, commercial zoning, C-1 or NB, is promoted along properties that directly access from Murray or Lexington as those are main roads and TxDOT ROW. This request would bring commercial zoning more into the residential neighborhood that directly abuts those commercial rights-of-way. Non-residential zoning requests not along Murray, Lexington, or in the downtown area have typically not been supported

This item was postponed at the April 20, 2022, Regular Council Meeting.

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Letter of Intent
- Ordinance
- Map
- Survey
- Notice
- Labels

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council conduct a public hearing.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None
