

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 18, 2022

PREPARED BY: Scott Dunlop, Development Services Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action 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.

The P&Z Commission voted 4-2 to recommend approval of this item.

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No PRESENTATION: No ATTACHMENTS: Yes

Letter of Intent

Survey

Labels

Notice

Ordinance

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council deny 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).

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None