



**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 0.66 acres, more or less, being Lots 6-10, Block 62, Town of Manor, and being located at 409 N. Lexington St., Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB) and Townhome (TH).

*Applicant: Lexington Manor LLC*

*Owner: Lexington Manor LLC*

**BACKGROUND/SUMMARY:**

This property is a half block at N. Lexington and W. Browning. There is large vacant home on the property with the back area of the property being undeveloped. The applicant is requesting to rezone the lots the home is on plus 1 other to Neighborhood Business and the 2 other lots furthest from Lexington to Townhome. This would permit the existing home to be used for a commercial use like retail, restaurant, or office. NB also permits residential when it's in the same structure as a commercial use. The TH area would permit 3 units of housing.

The P&Z Commission voted 3-2 to recommend denial of this item

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

- Letter of Intent
- Zoning Map
- Area Map
- Notice
- Labels

**STAFF RECOMMENDATION:**

It is the city staff's recommendation that the City Council approve the first reading of an ordinance rezoning 0.66 acres, more or less, being Lots 6-10, Block 62, Town of Manor, and being located at 409 N. Lexington St., Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB) and Townhome (TH).

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