



**AGENDA ITEM SUMMARY FORM**

<b>PROPOSED MEETING DATE:</b>	October 11, 2023
<b>PREPARED BY:</b>	Scott Dunlop, Director
<b>DEPARTMENT:</b>	Development Services

**AGENDA ITEM DESCRIPTION:**

Conduct a public hearing on a Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

*Applicant: DB Land Consulting LLC  
Owner: SAMPSG PROPERTIES LLC*

**BACKGROUND/SUMMARY:**

This property as the full 10-acre tract had previously requested to be rezoned to Townhome and Neighborhood Business in December 2021, which was denied by the City Council in February 2022. That proposal included mixed-use apartment buildings in the Neighborhood Business zoning. Another rezoning case for Townhome and Neighborhood Business was heard in April 2023, which was withdrawn by the City Council until an amendment to the Future Land Use Map (FLUM) could be submitted as the Neighborhood Business mixed-use was not consistent with the FLUM.

This request is only for the Townhome portion of the property being 6 acres of the 10-acre tract. The conceptual site plan is for 47 townhomes. There is one driveway connection to Old Hwy 20 and one driveway connection to Tinker Street.

The Townhome zoning designation and use is consistent with the Neighborhoods designation for this tract/area in the Comprehensive Plan.

As a common lot townhome development, a 25' bufferyard would be required between the existing single-family and townhomes. A bufferyard requires a minimum 6' opaque fence and 4 large or medium evergreen trees and 15 shrubs per 100 linear feet.

<b>LEGAL REVIEW:</b>	<i>Not Applicable</i>
<b>FISCAL IMPACT:</b>	<i>NO</i>
<b>PRESENTATION:</b>	<i>NO</i>
<b>ATTACHMENTS:</b>	<i>YES</i>

- Letter of Intent
- Zoning Map
- Aerial Image
- Survey
- Conceptual Site Layout
- FLUM
- Public Notice
- Mailing Labels

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

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

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