



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 11, 2024
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, Discussion, and Possible Action on a Rezoning application for three (3) lots on 0.2376 acres, more or less, and being located at the southwest corner of the intersection of E. Parsons St and Lexington St., Manor, TX from (DB) Downtown Business to (C-1) Light Commercial.

*Applicant: CG Design
Owner: Manor Grocery*

BACKGROUND/SUMMARY: This is the Manor Grocery store in downtown. The owner is attempting to get (C-1) zoning to allow them the ability to sequentially apply for a gas station specific use permit. Currently, their zoning is (DB) Downtown Business which allows for their grocery store to operate once the necessary repairs made to the store.

There are currently three gas stations within a mile of the Manor Grocery store with two of them being located off Lexington St. This location was previously able to operate as a gas station due to its existence before our current zoning ordinance. However, after 90 days of inactivity, the grandfathering of the non-conformance is lifted, and the property must be brought into compliance with current code.

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

- Summary Form
- Aerial Image
- Mailing notice
- Zoning map
- Mailing Addresses

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	NA
<i>Actions</i>	Approve, Approve with Conditions, Deny

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission deny a Rezoning application for three (3) lots on 0.2376 acres, more or less, and being located at the southwest corner of the intersection of E. Parsons St and Lexington St., Manor, TX from (DB) Downtown Business to (C-1) Light Commercial.

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