



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 10, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning Application for one (1) lot on 0.31 acres, more or less, and being located near the intersection of Gregg Manor Road and West Eggleston Street, Manor, TX from (C-1) Light Commercial to Multi-Family 25 (MF-2).

*Applicant: MWSW LLP
Owner: DD&B Construction Inc.*

BACKGROUND/SUMMARY:

The C-1 Light Commercial area was approved by Ordinance 371 in August 2009 and Ordinance 477 in May 2017. 10.742 acres of that C-1 area was rezoned to Multi-Family 25 (MF-2) in June 2022 by Ordinance 655, which left a 2.482 acre C-1 tract. That tract was reduced to 1.67 acres, its current configuration, with the extension of West Eggleston Street.

In the First Amendment to the Entradaglen Development Agreement approved by the City Council on June 15, 2022, there was a shared parking agreement that allowed up to 40 parking spaces needed for the multi-family development to be constructed on the commercial tract. Upon submittal of the Site Development Plan for the multi-family, only 29 spaces needed to be located on the commercial lot.

A daycare business is planned to be located on the 1.67-acre commercial lot, but they do not need the full lot, and their site layout does not provide for shared parking. Due to this, the multi-family developer is acquiring the unused portion of the commercial lot, 0.31 acres, to incorporate into their development. Since it is being incorporated into the multi-family development, the 29 parking spaces that were planned to be shared on the commercial lot will now be solely on the multi-family lot, as required by our code. Adding the 0.31-acre tract to the multi-family lot requires it to be rezoned from C-1 Light Commercial to MF-2 Multi-Family 25. This additional acreage will not add more dwelling units to the project, which is planned to have 216 units.

An Amended Plat will be filed to move the lot lines between the commercial and multi-family properties to align the lots with the new zoning requested here. Amended Plats are approved administratively.

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

- Letter of Intent
- Rezoning Map
- Aerial Image
- MF Site Layout

- DA Shared Parking Section
- Letter of Authorization
- Metes and Bounds
- Notice and Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
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<i>Subdivision Review Type</i>	NA
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<i>Actions</i>	Open, Close, Postpone
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STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application for one (1) lot on 0.31 acres, more or less, and being located near the intersection of Gregg Manor Road and West Eggleston Street, Manor, TX from (C-1) Light Commercial to Multi-Family 25 (MF-2).

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None