



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 19, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on an ordinance rezoning one (1) lot on 10 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 12920 Old Hwy 20, Manor, TX from Agriculture (A) to Neighborhood Business (NB) and Townhome (TH).

Applicant: DB Land Consulting LLC

Owner: SAMPSG PROPERTIES LLC

BACKGROUND/SUMMARY:

This property was previously requested to be zoned Neighborhood Business and Townhome in 2021 but the plan at the time was not approved. The property owner has created a new proposal with 47 townhome units in the TH area and 34,700 sf of retail and 90 apartments in two buildings in the NB area.

The Comprehensive Plan FLUM has this area as 'Neighborhoods' which includes Townhome units as highly appropriate. Non-residential and large apartment (12+) units are less appropriate for the Neighborhood use category. Consideration should be given that the proposed NB (retail/apartment) uses are along Old Hwy 20, which is main thoroughfare and on city and county plans is proposed to be Major Arterial. Provisions for updating the FLUM are included in the proposed Zoning Ord. Amendment so it is recommended that this zoning case be postponed until a process for updating the FLUM can be established, and this tract or portion of the tract can be requested to be changed to Neighborhood Mixed-Use or Community Mixed-Use which would better align with the developer type and scale that is proposed.

P&Z conducted the public hearing and Commission Leonard recused herself to speak against the item as she was a notified property owner. Additionally, two other neighbors spoke in opposition to this zoning. There were concerns about increased traffic on Old Hwy 20, parking in the neighborhood, light pollution, stormwater runoff, and dangers from residences being so close to the pipeline. The applicant spoke in support of the item that they had been in regular contact with the HOA to address those where possible, like being in compliance with city's lighting and drainage codes, buffering the property, and working with the city if there was overspill parking in the neighbor with either No Parking or Resident Only parking. They also spoke to how they'd reduced the number of residential units since the last application to help address concerns about overcrowding and traffic.

P&Z voted 4-0 to postpone to a later action on this item until the Future Land Use Map can be updated

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Ordinance
- Letter of intent
- Rezone Map
- Aerial Image
- Conceptual Plan
- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council conduct the public hearing.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
			X - postpone