



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 15, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on an ordinance rezoning one (1) lot on 0.26 acres, more or less, and being located at 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business.

Applicant: Carilu Texas Realty LLC

Owner: Carilu Texas Realty LLC

BACKGROUND/SUMMARY:

This property is near the intersection of US Hwy 290 and Murray Avenue. It is in between the MISD Police Station and Mr. Jim's gas station. The property was zoned SF-1 when the city first applied zoning districts back in the early 2000s, but the property has always been used commercially. Its prior use was as a law office building.

The request for Neighborhood Business is consistent with the Comprehensive Plan Future Land Use Map designating this area as Community Mixed Use. Community Mixed Use is meant as a mix of nonresidential and residential uses in a compact design to create a walkable environment.

The P&Z Commission voted 6-0 to recommend approval. The zoning was supported because it's consistent with the Future Land Use Map, the use is incompatible with surrounding commercial uses, and the property was built for and used historically as an office building.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Ordinance
- Letter of Intent
- Rezone Map
- Aerial Image
- Neighborhood Business Uses
- FLUM
- Community Mixed Use Dashboard
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

The City Staff recommends that the City Council conduct a public hearing on the first reading of an ordinance rezoning one (1) lot on 0.26 acres, more or less, and being located at 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business.

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