



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 16, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on an ordinance rezoning five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).
Applicant: Saavy ATX Realty LLC
Owner: Wenkai Chen

BACKGROUND/SUMMARY:

This is a narrow (40’) but deep (250’) lot on North Bastrop Street. Sometime in the 1980s, or possibly even 1950s, the 5 lots on West Lane Ave were broken up and the back 40’ of each lot was sold to create this 40’ x 250’ lot. Its unique size and shape make it more challenging to develop but the applicant is seeking to rezone it from Single Family Suburban (SF-1) to Two-Family (TF) to be able to place a two-family building on the property. The lot meets the minimum lot size for a Two-Family lot, it’s 10,000 sf while the minimum is 8,750 sf, however, the narrowness of the lot will require a variance when it is platted to the lot width and setbacks to make development feasible. These variances would be necessary even if the property remained zoned SF-1.

The Comprehensive Plan’s Future Land Use Map has this general area as Community Mixed-Use which generally seeks higher densities, but given the character of the neighborhood and unique lot size, a two-family dwelling unit would be appropriate and achieve some of the goals of the Plan including LU2 – encourage a range of product types and lot sizes, ED14 – encourage diverse housing in terms of type and affordability to align with workforce needs, LU. A – encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect gradual transition from urban to suburban to rural development, LU.B – promote more compact, higher density, well-connected development within appropriate infill locations, LU 1 – encourage innovative forms of compact, pedestrian-friendly development and wider array of affordable housing choices through smart regulatory provisions and incentives, DU 11 – increase development of housing units close to multi-modal infrastructure and mixed-use developments, including in Downtown.

This item was postponed at the April 12th and the May 10th meetings so the applicant can provide updated renderings of the proposed units. The updated renderings have been provided so the item has been brought back before the Commission.

The Planning and Zoning Commission voted denial 6-0

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

- Ordinance
- Letter of intent
- Updated renderings
- Rezone Map

- Aerial Image
- Conceptual Layout
- 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
