



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** November 18, 2020  
**PREPARED BY:** Scott Dunlop, Assistant Development Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

First Reading: Consideration, discussion and possible action on an ordinance rezoning Lot 1, Block T, Presidential Heights Phase 4 and being 1.341 acres, more or less, and being located at the northeast corner of Samuel Welch Way and George Mason Avenue, Manor, TX from Single Family (SF-1) to Light Commercial (C-1).

*Applicant: Kimley-Horn and Associates*

*Owner: West Elgin Development Corp.*

**BACKGROUND/SUMMARY:**

This property is located within the Presidential Heights subdivision at intersection of Samuel Welch and George Mason. The Development Agreement has since 2007 contemplated this area being commercial (see backup Revised Concept Plan Zoning Map of the Property). The development agreement states the developer will make application for C-1 Light Commercial.

**Staff recommends Neighborhood Business** as that is the least intense commercial category and has design standards (lot coverage, setbacks, building heights, etc.) and allowable uses that are more compatible with being in or adjacent to single family residential. A list of uses allowed under Neighborhood Business and Light Commercial is in the backup with differences highlighted. Uses within Neighborhood Business are meant to be small scale and supportive of the adjacent community such as retail/food sales, professional/medical offices, personal services (barbershop/salon, instructional studios and classes), daycare, and financial services (bank). Gas stations, bars, event centers, and hotels are only allowed with an additional Specific Use Permit that goes through a public hearing process the same way a zoning request does.

Planning and Zoning Commission Recommendation: **4-1 to approve Neighborhood Business**

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

- Ordinance
- Letter of Intent
- Rezoning Map
- Area Image
- Development Agreement Exhibit E
- Non-residential Land Uses

**STAFF RECOMMENDATION:**

It is the City staff’s recommendation that the City Council approve the first reading of an ordinance rezoning Lot 1, Block T, Presidential Heights Phase 4 and being 1.341 acres, more or less, and being located at the northeast corner of Samuel Welch Way and George Mason Avenue, Manor, TX **from Single Family (SF-1) to Neighborhood Business (NB).**

**PLANNING & ZONING COMMISSION:**                      **Recommend Approval**                      **Disapproval**                      **None**  
X – as NB