



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** April 16, 2025  
**PREPARED BY:** Michael Burrell, Director  
**DEPARTMENT:** Development Services

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**AGENDA ITEM DESCRIPTION:**

Conduct a public hearing on a rezoning application for one (1) lot on 0.3156 acres, more or less, and being TCAD parcel 238781, also known as 309 Lexington St., Manor, TX, from (SF-1) Single Family Suburban to (NB) Neighborhood Business.  
*Applicant: Jeff Turner*  
*Owner: Jeff Turner*

**BACKGROUND/SUMMARY:**

This property is intended to be repurposed for commercial use to serve the community. The structure shall remain while renovations are to occur on the inside to bring it into building code compliance for commercial buildings. The Planning and Zoning Commission held a public hearing for this item on April 9, 2025.

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

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|--|---|
| <ul style="list-style-type: none"><li>• Zoning map</li><li>• Aerial Image</li><li>• Concept layout</li></ul> | <ul style="list-style-type: none"><li>• Public notice</li><li>• Mailing Labels</li><li>• Neighborhood Business allowable uses</li></ul> |
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**STAFF RECOMMENDATION:**

It is the City Staff’s recommendation that the City Council conduct a public hearing on a rezoning application for one (1) lot on 0.3156 acres, more or less, and being TCAD parcel 238781 also known as 309 Lexington St., Manor, TX from (SF-1) Single Family Suburban to (NB) Neighborhood Business.

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
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