



**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:**

First Reading: Consideration, discussion, and possible action on an ordinance rezoning 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 discussed this item in the regular agenda on April 9<sup>th</sup>, 2025. There was brief discussion held over what the intended use of the building is and if the existing structure would remain. The Planning and Zoning Commission voted to approve the rezoning 5-0.

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

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| <ul style="list-style-type: none"><li>• Draft Ordinance</li><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 approve the first reading of an ordinance rezoning 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>
	X		

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