



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 7, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Second and Final 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 City Council conducted the first hearing of this item on April 16, 2025 and voted to approved the application 5-0.

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

- Ordinance No. 786
- Zoning map
- Aerial Image
- Concept layout
- Public notice
- Mailing Labels
- Neighborhood Business allowable uses

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the City Council approve Ordinance No. 786 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.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		