CITY OF MANOR TEXAS
EST. 1872

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	January 10, 2024
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning Application for the Dominium development, one (1) lot on 15.42 acres, more or less, and being located at 12200 Tower Rd, Manor, TX from (IN-1) Light Industrial to (MF-2) Multifamily – 25.

Applicant: Dominium
Owner: Kenneth Tumlinson

BACKGROUND/SUMMARY:

This property was annexed into the city in 2010 by Ord. 383. It was zoned from interim zoning to IN-1 Light Industrial in December 2017 by Ord. 499. A previous rezoning case was heard by the Commission on Sept. 14, 2022 to rezone the property from IN-1 to MF-2 Multi-Family 25. The Commission recommended MF-1 Multi-Family 15, but the City Council denied the request at their Nov. 2, 2022 meeting. They requested the seller spend more time marketing to industrial users before considering a residential use.

At the time of the first multi-family zoning request, the seller did not have an end user for the property. Since Nov. 2022, a new group – Dominimum, has approached the city's Public Facilities Corporation (PFC) with the intent to partner with the PFC to provide affordable rental units. As part of their process to partner with PFC and gain funding, they need proper zoning entitlements so they have filed to rezone the property to Multi-Family 25 (MF-2).

The property is 15.4217 acres and has frontage on Tower Road. To the west are existing light industrial buildings, to the north is the Stonewater Subdivision, and to the east is a 6-acre tract that has 1 single-family dwelling. The northern property boundary to Stonewater only directly abuts 1 single-family dwelling, with the majority of the northern property boundary being adjacent to a detention pond or Tinajero Way. The northern and eastern property boundaries abut less intense residential uses so the multi-family property would have 80' building setbacks along those boundaries and of those 80 feet, 25' would be landscaping bufferyards that would have additional tree and shrub planting as well as a minimum 6' privacy screening fence.

At 15.4217 acres and 25 units/acre under MF-2, the property would be entitled to 386 units. They are planning to have 324 units, and through the city's PFC, they all would be affordable to people earning 60% of the area median income (AMI).

The developer plans to have access points on Tower Road and has indicated they'll conduct a Traffic Impact Analysis.

This property on our Future Land Use Map is designated as Mixed-Density Neighborhoods. Mixed-Density Neighborhoods support residential uses that are 12-25 units per acre. Mixed Density Neighborhoods primarily support a mix of housing options that may consist of one or more of the following housing types from more dense single family homes to small multifamily, with a higher proportion of attached, missing middle, and multifamily products than the Neighborhood category. The mixed density neighborhood areas are intended to diversify residential areas and allow for infill of different housing types among new or existing single family homes. This use can serve as an appropriate transition from nonresidential and mixed-use areas to the lower density Neighborhoods.

LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*YES*
ATTACHMENTS:	*YES*

- Letter of Intent
- Rezoning Map
- Aerial Image
- Presentation Slides

- Renderings
- Future Land Use Map
- Mixed-Density Neighborhood Dashboard
- Public Notice & Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct the public hearing on a Rezoning Application for the Dominium development, one (1) lot on 15.42 acres, more or less, and being located at 12200 Tower Rd, Manor, TX from (IN-1) Light Industrial to (MF-2) Multifamily – 25.

PLANNING & ZONING COMMISSION: **Recommend Approval**   **Disapproval**   **None**