



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** November 9, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).

*Applicant:* Oxford Stratton Estates LLC

*Owner:* Akshay Pohekar

### BACKGROUND/SUMMARY:

The property owner is proposing a small boutique hotel. This use is permitted in both C-1 and DB, but DB has more favorable development standards, like setbacks, that make the project more feasible. On the draft Future Land Use Map, the property is part of the Downtown Mixed-Use category that includes commercial, business, and office uses. Downtown Business (DB) zoning is consistent with this Downtown Mixed-Use category of the FLUM.

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

- Letter of Intent
- Rezoning Map
- Aerial Image

- Future Land Use Map
- Public Notice
- Mailing Labels

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application for one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).

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