CITY OF MANOR
EST. 1872 TEXAS

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	February 13, 2024
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application for Lots 8-10, Block 68, Town of Manor, locally known as 104 East Townes St., from Single Family Suburban (SF-1) to Townhome (TH).
Applicant: Development and Consulting Bridgeway LLC.
Owner: Carlos Moyeda

BACKGROUND/SUMMARY:

This item is discretionary.

The property is currently three platted lots that are zoned Single Family Suburban (SF-1) across from Jennie Lane Park. There exists one home situated on both Lots 9 and 10. Under their current entitlements, the property owner can remove the existing home and construct three single-family homes. They are proposing to rezone the property to Townhome (TH) and construct one building with four residential units.

In the Comprehensive Plan, this area is designated as Neighborhood Mixed-Use, which is a combination of dense residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment. Residential development intensities within Neighborhood Mixed-Use encourage single-family attached (townhomes) and small multi-family, ranging in unit densities of 4-20 per acre. The four proposed units, on a per acre density on this property, which is .396 of an acre, would be approximately 10 units/acre, which is within the range suggested in Neighborhood Mixed Use.

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

- Rezoning Map
- Aerial Image
- FLUM
- Neighborhood Mixed-Use Dashboard
- Sample townhome design
- Sample townhome floorplan
- Survey
- Public Notice and Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for Lots 8-10, Block 68, Town of Manor, locally known as 104 East Townes St., from Single Family Suburban (SF-1) to Townhome (TH).

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