



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** January 18, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Conduct a public hearing on a Rezoning Application for one (1) lot on .264 acres, more or less, and being located at 101 W Boyce, Manor, TX from Neighborhood Business (NB) to Downtown Business (DB).

*Applicant: Jiwon Jung*  
*Owner: Buildblock*

**BACKGROUND/SUMMARY:**

The owner is seeking to rezone this lot, and adjacent lots, to Downtown Business to allow for denser mixed-use development. The requested zoning is in accordance with the adopted Future Land Use Map which designated the area as Downtown Mixed-Use.

P&Z conducted the public hearing but recommended 4-1 to postpone action. They wanted more information for the developer on what is proposed, specifically building massing and parking.

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

- Ordinance
- Letter of Intent
- Rezoning Map
- Aerial Image
- FLUM
- Public Notice
- Mailing Labels

**STAFF RECOMMENDATION:**

It is the city staff’s recommendation that the City Council conduct a public hearing on a Rezoning Application for one (1) lot on .264 acres, more or less, and being located at 101 W Boyce, Manor, TX from Neighborhood Business (NB) to Downtown Business (DB).

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