

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 1, 2022

PREPARED BY: Scott Dunlop, Development Services Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

<u>Second and Final Reading</u>: Consideration, discussion, and possible action on an ordinance rezoning 0.66 acres, more or less, being Lots 6-10, Block 62, Town of Manor, and being located at 409 N. Lexington St., Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB) and Townhome (TH).

Applicant: Lexington Manor LLC
Owner: Lexington Manor LLC

BACKGROUND/SUMMARY:

This property is a half block at N. Lexington and W. Browning. There is large vacant home on the property with the back area of the property being undeveloped. The applicant is requesting to rezone the lots the home is on plus 1 other to Neighborhood Business and the 2 other lots furthest from Lexington to Townhome. This would permit the existing home to be used for a commercial use like retail, restaurant, or office. NB also permits residential when it's in the same structure as a commercial use. The TH area would permit 3 units of housing.

The P&Z Commission voted 3-2 to recommend denial of this item.

First reading was approved at the May 18, 2022, Regular Council Meeting.

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

Letter of Intent
 Notice
 Labels

Ordinance No. 658

Zoning Map

Area Map

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve the second and final reading of Ordinance no. 658 rezoning 0.66 acres, more or less, being Lots 6-10, Block 62, Town of Manor, and being located at 409 N. Lexington St., Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB) and Townhome (TH).

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None

Χ