



**AGENDA ITEM SUMMARY FORM**

<b>PROPOSED MEETING DATE:</b>	April 12, 2023
<b>PREPARED BY:</b>	Scott Dunlop, Director
<b>DEPARTMENT:</b>	Development Services

**AGENDA ITEM DESCRIPTION:**

**Public Hearing: Conduct a public hearing on Rezoning Application for one (1) lot on 10 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 12920 Old Hwy 20, Manor, TX from Agriculture (A) to Neighborhood Business (NB) and Townhome (TH).**

*Applicant: DB Land Consulting LLC*

*Owner: SAMPSG PROPERTIES LLC*

**BACKGROUND/SUMMARY:**

This property was previously requested to be zoned Neighborhood Business and Townhome in 2021 but the plan at the time was not approved. The property owner has created a new proposal with 47 townhome units in the TH area and 34,700 sf of retail and 90 apartments in two buildings in the NB area.

The Comprehensive Plan FLUM has this area as ‘Neighborhoods’ which includes Townhome units as highly appropriate. Non-residential and large apartment (12+) units are less appropriate for the Neighborhood use category. Consideration should be given that the proposed NB (retail/apartment) uses are along Old Hwy 20, which is main thoroughfare and on city and county plans is proposed to be Major Arterial. Provisions for updating the FLUM are included in the proposed Zoning Ord. Amendment so it is recommended that this zoning case be postponed until a process for updating the FLUM can be established and this tract or portion of the tract can be requested to be changed to Neighborhood Mixed-Use or Community Mixed-Use which would better align with the developer type and scale that is proposed.

<b>LEGAL REVIEW:</b>	<i>Not Applicable</i>
<b>FISCAL IMPACT:</b>	<i>NO</i>
<b>PRESENTATION:</b>	<i>NO</i>
<b>ATTACHMENTS:</b>	<i>YES</i>

- Letter of intent
- Rezone Map
- Aerial Image
- Conceptual Plan
- FLUM
- Public Notice
- Mailing Labels

**STAFF RECOMMENDATION:**

It is the City Staff’s recommendation that the Planning and Zoning Commission conduct a public hearing on Rezoning Application for one (1) lot on 10 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 12920 Old Hwy 20, Manor, TX from Agriculture (A) to Neighborhood Business (NB) and Townhome (TH).

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
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