



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 21, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on the first reading of an ordinance rezoning five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).
Applicant: Saavy ATX Realty LLC
Owner: Wenkai Chen

BACKGROUND/SUMMARY:

This is a narrow (40') but deep (250') lot on North Bastrop Street. Sometime in the 1980s, or possibly even 1950s, the 5 lots on West Lane Ave were broken up and the back 40' of each lot was sold to create this 40' x 250' lot. Its unique size and shape make it more challenging to develop but the applicant is seeking to rezone it from Single Family Suburban (SF-1) to Two-Family (TF) to be able to place a two-family building on the property. The lot meets the minimum lot size for a Two-Family lot, it's 10,000 sf while the minimum is 8,750 sf, however, the narrowness of the lot will require a variance when it is plated to the lot width and setbacks to make development feasible. These variances would be necessary even if the property remained zoned SF-1.

The Comprehensive Plan's Future Land Use Map has this general area as Community Mixed-Use which generally seeks higher densities, but given the character of the neighborhood and unique lot size, a two-family dwelling unit would be appropriate and achieve some of the goals of the Plan including LU2 – encourage a range of product types and lot sizes, ED14 – encourage diverse housing in terms of type and affordability to align with workforce needs, LU. A – encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities to reflect the gradual transition from urban to suburban to rural development, LU.B – promote more compact, higher density, well-connected development within appropriate infill locations, LU 1 – encourage innovative forms of compact, pedestrian-friendly development and a wider array of affordable housing choices through smart regulatory provisions and incentives, DU 11 – increase the development of housing units close to multi-modal infrastructure and mixed-use developments, including in Downtown.

P&Z held a public hearing and discussed how the structure would impact surrounding homes, the use of the alley, and the architectural detailing. They wanted to see better renderings of the structure and the property owner agreed to provide those. They postponed action on this item (5-0) to their May 10th meeting.

This item was postponed for a second time at the May 10th P&Z as the applicant was still working with the architect on a rendering. If this item is not ready by June's P&Z it will be pulled and re-notified.

The requested architectural renderings were not provided by June's P&Z (6/14) so the item is recommended to be pulled until such time as those are provided and the application can be re-notified.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Ordinance
- Letter of intent
- Rezone Map
- Aerial Image

- Conceptual Layout
- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

Staff recommends that the City Council close the Public Hearing on the first reading of an ordinance rezoning five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
X- No Quorum
