



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 6, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Second and Final Reading: Consideration, discussion, and possible action on an ordinance rezoning (1) lot on .132 acres, more or less, and being located at 209 N. Lexington Street, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB).

Applicant: Marcos Chavez

Owner: Marcos Chavez

BACKGROUND/SUMMARY:

This property was previously requested to be rezoned C-1 Light Commercial back in 2018. It came before the Planning and Zoning Commission on 10/3/18 and recommended for denial then it went to the City Council on 11/7/18. The item was postponed at City Council to the 12/5/18 meeting, where it was denied. Parking concerns were the reason for the denials.

This application is to rezone the property to Neighborhood Business (NB), which is our most restrictive commercial zoning category and has similar lot development standards as Single Family – maximum building height is 35' and the maximum lot coverage for the building is 40%. NB zoning is intended to be directly adjacent to and/or surrounded by single family and other residential uses. NB is a low-density commercial zoning that allows for office, retail, restaurant, and personal service uses. The applicant is proposing a hair salon use. Parking and other site development regulations like landscaping, drainage, and outdoor lighting would follow city code as no variances are requested at this time. Personal Services require 1 parking space per 200 sf of gross floor area. The current building on the property is approximately 900 sf so 5 parking spaces would be required.

This property in the Comprehensive Plan's Future Land Use Map is within a block designated as Downtown Mixed-Use but it is on the border with the Neighborhood Mixed-Use designation that extends north along Lexington Street. The properties directly south on the other side of the alley are zoned Downtown Business (DB), as well as the ones south of Boyce Street. North of this property exists other Neighborhood Business zoned properties including 409 N. Lexington, 709 N. Lexington, and 810 N. Lexington. Neighborhood Business (NB) zoning is more consistent with the Neighborhood Mixed-Use designation which allows a combination of dense residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment. Adaptive reuse of residential structures for commercial purposes and infill commercial buildings with residential design characteristics are common and appropriate in these areas.

Planning and Zoning Commission voted to approve 6-0. The first reading was approved at the August 16, 2023, Regular Council Meeting.

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

- Ordinance No. 717
- Rezoning Map
- Aerial Image
- FLUM
- Downtown Mixed-Use Dashboard
- Neighborhood Mixed-Use Dashboard
- Notice and Mailing Labels

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the second and final reading of Ordinance No. 717 rezoning (1) lot on .132 acres, more or less, and being located at 209 N. Lexington Street, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB).

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		
