



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** September 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Consideration, discussion, and possible action on a Rezoning Application for two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB).**

**Applicant:** *Jiwon Jung*

**Owner:** *Build Block*

**BACKGROUND/SUMMARY:**

The property at 108 W. Boyce was previously requested to be rezoned to Downtown Business by the same applicant. At the February 8<sup>th</sup> P&Z meeting, discussion was held and the rezoning request for 108 W. Boyce was recommended for denial due to the lot’s small size and the remaining single family home at 104 W. Boyce between 108 W. Boyce and 109 N. Lexington. The City Council also denied the request for 108 W. Boyce for the same reasons. The applicant has purchased the lot at 104 W. Boyce to alleviate the prior concerns as the property is now larger and there won’t be a single family residence between two commercial/mixed-use developments.

The applicant has provided a conceptual layout of 3-story mixed-use building for the property. Downtown Business zoning is consistent with the area’s designation in the Comprehensive Plan’s Future Land Use Map as Downtown Mixed-Use. A combination of on-site and off-site (street) parking is envisioned.

Action on this item was postponed at the 8/9/23 P&Z so the applicant can provide additional conceptual renderings. Those have been added to the backup.

**LEGAL REVIEW:** NO  
**FISCAL IMPACT:** NO  
**PRESENTATION:** NO  
**ATTACHMENTS:** YES

- Letter of Intent
- Rezoning map
- Aerial Image
- Updated Conceptual Site Plan
- FLUM
- Downtown Mixed-Use Dashboard
- Public Notices and Labels

**STAFF RECOMMENDATION:**

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Rezoning Application for two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB).

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