



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning Application for one (1) lot on 0.26 acres, more or less, and being located at 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business.

Applicant: Carilu Texas Realty LLC

Owner: Carilu Texas Realty LLC

BACKGROUND/SUMMARY:

This property is near the intersection of US Hwy 290 and Murray Avenue. It is in between the MISD Police Station and Mr. Jims gas station. The property was zoned SF-1 when the city first applied zoning districts back in the early 2000s, but the property has always been used commercially. Its prior use was as a law office building.

The request for Neighborhood Business is consistent with the Comprehensive Plan Future Land Use Map designating this area as Community Mixed Use. Community Mixed Use is meant as a mix of nonresidential and residential uses in a compact design to create a walkable environment.

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

- Letter of Intent
- Rezone Map
- Aerial Image
- Neighborhood Business Uses
- FLUM
- Community Mixed Use Dashboard
- Public Notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	NA
<i>Actions</i>	Open, Close, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application for one (1) lot on 0.26 acres, more or less, and being located at 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None
