



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** April 20, 2022  
**PREPARED BY:** Scott Dunlop, Interim City Manager  
**DEPARTMENT:** Administration

### AGENDA ITEM DESCRIPTION:

Conduct a public hearing on an ordinance rezoning 0.198 acres, more or less, Lot 5 and West ½ of Lot 4, Block 9, A.E. Lane Addition, and being located at 109 West Lane Avenue, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB).

*Applicant: Wenkai Chen*

*Owner: Wenkai Chen*

### BACKGROUND/SUMMARY:

This property is located at the intersection of N. Caldwell St and W. Lane Ave, and it takes access from those two streets. It is located behind the Chamber of Commerce and other business on W. Murry Ave that are zoned C-1 and across W. Lane Ave from 709 N. Lexington (Bloor House) which is zoned NB. The properties to the east and west are zoned SF-1 Single Family. Typically, commercial zoning, C-1 or NB, is promoted along properties that directly access from Murray or Lexington as those are main roads and TxDOT ROW. This request would bring commercial zoning more into the residential neighborhood that directly abuts those commercial rights-of-way. Non-residential zoning requests not along Murray, Lexington, or in the downtown area have typically not been supported

**LEGAL REVIEW:** Not Applicable

**FISCAL IMPACT:** No

**PRESENTATION:** No

**ATTACHMENTS:** Yes

- Letter of Intent
- Ordinance
- Map
- Survey
- Notice
- Labels

### STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council conduct a public hearing.

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