



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 18, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on an ordinance rezoning one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

Applicant: DB Land Consulting LLC

Owner: SAMPSG PROPERTIES LLC

BACKGROUND/SUMMARY:

This property as the full 10-acre tract had previously requested to be rezoned to Townhome and Neighborhood Business in December 2021, which was denied by the City Council in February 2022. That proposal included mixed-use apartment buildings in the Neighborhood Business zoning. Another rezoning case for Townhome and Neighborhood Business was heard in April 2023, which was withdrawn by the City Council until an amendment to the Future Land Use Map (FLUM) could be submitted as the Neighborhood Business mixed-use was not consistent with the FLUM.

This request is only for the Townhome portion of the property being 6 acres of the 10-acre tract. The conceptual site plan is for 47 townhomes. There is one driveway connection to Old Hwy 20 and one driveway connection to Tinker Street.

The Townhome zoning designation and use is consistent with the neighborhood’s designation for this tract/area in the Comprehensive Plan.

As a common lot townhome development, a 25’ buffer yard would be required between the existing single-family and townhomes. A buffer yard requires a minimum of 6’ opaque fence and 4 large or medium evergreen trees and 15 shrubs per 100 linear feet.

P&Z voted 4-0 to deny due to traffic on Old Hwy 20 and in Bell Farms. Also due to there being no plan or funding for County improvements to Old Hwy 20.

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

- Ordinance
- Letter of Intent
- Zoning Map
- Aerial Image
- Survey
- Conceptual Site Layout
- FLUM
- Public Notice and Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council conduct a public hearing on an ordinance rezoning one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
		X	
