



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve a Variance Request from Manor Code of Ordinances, Chapter 10, Article III, Section 41(b)(1) for a stormwater detention exemption on Lots 1 and 2, Final Plat of Hill Lane Industrial and being located at 9917 and 10111 Hill Lane, Manor, TX

Applicant: Garza EMC

Owner: Butler Family Partnership Ltd.

BACKGROUND/SUMMARY:

The project is a proposed 132,000 sf cold storage distribution center on Lot 2 (9917 Hill Lane). There is also a future planned light industrial warehouse on Lot 1 (10111 Hill Lane) by the same developer, so the variance request is for both Lot 1 and Lot 2. The applicant is requesting a detention variance to construct the projects without stormwater detention facilities because detaining stormwater from the sites does not substantially improve peak flows in Gilleland Creek. Our engineers have reviewed the request and concluded developing the sites without detention facilities would have no negative impact to the peak flows of Gilleland Creek. The Las Entradas Development, which is directly east of this project, also was approved this same variance many years ago as early release of stormwater, meaning the flows are not intercepted by a detention facility, was similarly concluded as having no negative impact on Gilleland Creek's peak flows.

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

- Engineer Approval
- Detention variance request
- Site Plan Grading and Detention Sheets

STAFF RECOMMENDATION:

It is the City staff's recommendation that the Planning and Zoning Commission approve a Variance Request from Manor Code of Ordinances, Chapter 10, Article III, Section 41(b)(1) for a stormwater detention exemption on Lots 1 and 2, Final Plat of Hill Lane Industrial and being located at 9917 and 10111 Hill Lane, Manor, TX.

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