



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** November 10, 2021  
**PREPARED BY:** Scott Dunlop, Interim City Manager  
**DEPARTMENT:** Administration

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action a variance request from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 41 on Lots 11-14 and east 15 feet of Lot 15, Block 29, and located at 109 North Lexington Street, Manor, TX, to allow for a stormwater detention exemption.

*Applicant: Davis Capital Investments, LLC*  
*Owner: Davis Capital Investments, LLC*

**BACKGROUND/SUMMARY:**

Our code requires that post-development stormwater flows off a property are equal to or less than pre-development levels. This property in order to accommodate the minimum dwelling unit sizes and required parking does not have sufficient area for a typical detention pond. The peak flow in a 100 year storm event (Q100) for Study Point 1 (Boyce Street culvert) is 0.7 cubic feet/second (cfs) and the peak flow for Study Point 2 (alley) is 0.8 cfs.

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

- Location map
- Owner Letter
- Proposed Runoff Rates
- Rendering

**STAFF RECOMMENDATION:**

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