



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on 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.

Owner: Davis Capital Investments, LLC

Applicant: 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: NO
ATTACHMENTS: YES

- Location Map
- Owner Letter
- Proposed Runoff Rates
- Rendering
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on 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.

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