



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 21, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a waiver from Manor Code of Ordinances, Section 15.03.023 Bufferyard Standards for Lot 3, Block KK, Phase 1A, Presidential Glen Subdivision, to install a minimum of 30 evergreen trees and 112 evergreen shrubs.

BACKGROUND/SUMMARY:

This lot is between the Presidential Glen neighborhood and US 290. The back portion of the lot is adjacent to single-family homes and a detention pond. Our code requires that when a commercial property is developed directly adjacent to residential uses, that a 25’ bufferyard is installed which includes 4 large or medium evergreen trees and 15 evergreen shrubs per 100 linear feet.

This property is encumbered by a 100’ wide LCRA easement which prevents the installation of our prescribed plantings since the LCRA restricts certain plants that may grow too tall. Smaller trees and shrubs are permitted however, and those are proposed to be planted with this variance request. The trees and shrubs requested to be planted meet the intent of the code, which is to visually screen the commercial activity from the residential, while also complying with LCRA requirements.

The only modification suggested to be discussed is the length of the proposed plantings. As currently requested, the bufferyard plantings are kept outside of the drainage and storm sewer easements that outflow from the detention pond in Presidential Glen. There is a 4-5’ berm that does provide some visual buffer to the residential units on the other side of the detention pond, but the berm does not provide the same level of screening as the areas that are to be planted. Typically, plantings would be kept outside of drainage easements due to potential inundation and also for maintenance purposes, but the outfall channel where storm water usually flows is much narrower than the full drainage easement, so it is possible to plant additional trees to provide visual screening above the 4-5’ berm up to that outfall to provide screening along the majority of the property boundary with the single family homes.

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

- Variance Request
- Bufferyard Exhibit

STAFF RECOMMENDATION:

The City Staff recommends that the City Council discuss extending bufferyard trees the full length of the property boundary with the single-family neighborhood and approve a waiver from Manor Code of Ordinances, Section 15.03.023 Bufferyard Standards for Lot 3, Block KK, Phase 1A, Presidential Glen Subdivision, to install a minimum of 30 evergreen trees and 112 evergreen shrubs.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None
