



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 7, 2021
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a waiver from Manor Code of Ordinances Chapter 15, Article 15.01 Site Development Plans, Article 15.02 Parking Standards, and Article 15.03 Landscaping and Screening on Lots 2 & 3, Block 11, A.E. Lane Addition, 109 East Murray Ave.

Owner: Eric and Rebekah Thomason
Applicant: Eric and Rebekah Thomason

BACKGROUND/SUMMARY:

This property is adjacent to the city water tower on East Murray Ave and across from Bluebonnet. They are seeking a site development waiver like the ones previously granted to other properties, such as the corner of Lexington and Murray and along Parsons Street. However, those properties were along higher traffic, more major roadways. A previous mobile food vendor located adjacent to this property 900 N. Lexington resulted in many parking issues and No Parking signs needing to be installed on the south side of East Murray Ave. This waiver would permit the applicant/owner to install gravel base rather than asphalt or concrete parking and not have to install landscaping nor would they have to file a site development permit. They would still be required to have city standard concrete drive approaches and any electric or plumbing permits, as necessary. The mobile food vendors would also still need annual permits as required under our Vendor Peddler Ordinance.

It is staff’s opinion these waivers should be reserved for properties along major roads such as Lexington or Parsons and not on smaller roads.

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

- Waiver request and letter of intent
- Preliminary site plan
- Area Image

STAFF RECOMMENDATION:

It is the City staff’s recommendation that the City Council deny a waiver from Manor Code of Ordinances Chapter 15, Article 15.01 Site Development Plans, Article 15.02 Parking Standards, and Article 15.03 Landscaping and Screening on Lots 2 & 3, Block 11, A.E. Lane Addition, 109 East Murray Ave.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None
