



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 29, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a variance request from Manor Code of Ordinances, Chapter 15, Article 15.02. Section 15.02.005(a) Queuing Requirements and located on Lot 7B, Block A, Manor Commons SW Commercial, Manor, TX to permit vehicle queuing within a fire lane.

Applicant: Nelson Worldwide, LLC

Owner: Greenview Manor Commons

BACKGROUND/SUMMARY:

A bank with an associated ATM drive through is being proposed for the lot next to (east side) of Whataburger. They are required to carry the 26' fire lane around their site to provide connectivity to the fire lanes on the north and south ends of the development. Additionally, due to the N. FM 973 ROW the lot narrows in the rear and there is an area of floodplain along the eastern edge of the property that requires a retaining wall. The floodplain, retaining wall, and narrowing of the property due to the 973 alignment push the required fire lane further into the property which diminishes the developable area and has cause the slight encroachment into the fire lane.

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

- Letter of Intent
- Queuing Diagrams
- ESD 12 AMOC Fire Lane Approval

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Board of Adjustment approve a variance request from Manor Code of Ordinances, Chapter 15, Article 15.02. Section 15.02.005(a) Queuing Requirements and located on Lot 7B, Block A, Manor Commons SW Commercial, Manor, TX to permit vehicle queuing within a fire lane as shown on the future ATM queuing diagram.

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