



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 8, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on Setback Waivers for Lots 1, 2, 3, and 4, Block 2, Town of Manor, locally know as 301, 303, 305, 307 W. Lane Ave, to reduce the front setback to 20', rear setback to 10, and side setback to 5'.

Applicant: Brenda Perez

Owner: Brenda Perez

BACKGROUND/SUMMARY:

These four lots are all adjacent to one another, under common ownership, and zoned SF-1 Single Family Suburban. They are standard lot sizes for lots in the older part of the city which is 50'x115'. Since those lot dimensions are below the minimum for SF-1 (70'x125') our code permits owners to request setback waivers to provided enough developable area to meet the minimum living unit size (1,500 sf) plus the 2-car enclosed garage and 100 sf patio while be at or under the 40% impervious cover limit.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

ATTACHMENTS: *YES*

- Setback Waivers

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve Setback Waivers for Lots 1, 2, 3, and 4, Block 2, Town of Manor, locally know as 301, 303, 305, 307 W. Lane Ave, to reduce the front setback to 20', rear setback to 10, and side setback to 5'.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None