



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 13, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Joined Lot Affidavit for Lot 14, Lot 15, and Lot 16, Block 25, Town of Manor.

Applicant: Ringo Sun and Yu Chi Wu

Owner: Ringo Sun and Yu Chi Wu

BACKGROUND/SUMMARY:

Lots 14 and 15 have already been combined by a Joined Lot Affidavit. In the past, it was applied for due to having two 25' wide lots that already has a structure built across the property lines. This Joined Lot Affidavit combines the two lots into a 50' wide lot. The applicant is seeking to redevelop the structure, a home, into a commercial property, which would require additional development across the existing property boundary. The owner intends to include lot 16 to allow for further commercial development.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Joined Lot Affidavit
- 204 W Parsons Tax record
- 206 W Parsons Tax record

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, Approve with conditions, Deny

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Joined Lot Affidavit for Lot 14, Lot 15, and Lot 16, Block 25, Town of Manor.

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