

Setback Waiver Request



**People. Principles.  
Purpose. Partnerships.**

**SETBACK WAIVER REQUEST**

On approval by the Planning Commission, lots platted prior to 1980 having approximately 5,750 square feet of lot area may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The Commission shall consider the adjoining lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than 5 foot side yard, 10 foot rear yard and 15 foot street side yard setback and 20 foot front yard setback. Lots owned by the same person may be combined into one building site.

*City of Manor Code of Ordinance, Chapter 14, Article 14.02, Division I, Section 14.02.007(c)(3).*

**Applicant Contact Information**

Name: Torrey Overton (TOO1 Management, LLC)

Address: 1135 Don Ann St. Austin, Texas 78721

Phone Number: 512.294.1576

Email: [REDACTED]

**Property Information**

Address: 210 E. Browning St. Manor, Texas 78653

Lot: 6&7 \* & E 1/2 Lot 8

Block: Block 60 Manor

Zoning District: Single Family

Requested Front Setback: 20'-0"

Requested Rear Setback: 10'-0"

Requested Side Setback: \_\_\_\_\_

[Signature]

Applicant Signature

7-17-25

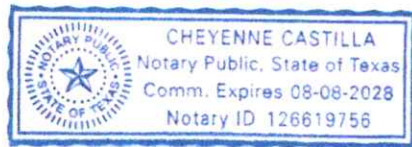
Date

Setback Waiver Request

STATE OF TEXAS                    §  
COUNTY OF Hays                    §

**BEFORE ME** the undersigned authority on this day personally appeared Victor Pena, Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing document and that s/he executed such document for the purposes and consideration therein expressed and in the capacity therein stated.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** on this the 15<sup>th</sup> day of July, 2025.



Cheyenne Castilla  
Notary Public - State of Texas

**PASSED AND APPROVED** on this the \_\_\_\_ day of \_\_\_\_\_ 202\_\_.

**THE CITY OF MANOR, TEXAS**

\_\_\_\_\_  
Felix Paiz,  
Chairperson

**ATTEST:**

\_\_\_\_\_  
Michael Burrell  
Development Services Director

After recording return to:  
Development Services Dept.  
City of Manor  
105 East Eggleston St.  
Manor, TX 78653