



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 13, 2024
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Setback Variance Request for three (3) lots on 0.96 acres, more or less and being located at what is currently known as LOTS 1-5 BLOCK 43 & LOTS 16-20 BLOCK 29 TOWN OF MANOR Manor, TX.

Applicant: BuildBlock

Owner: Jiwon Jung

BACKGROUND/SUMMARY:

This variance request is for the short form plat of the Boyce mixed use development at 101, 104, 107, and 108 Boyce St. Manor, TX which is currently under review. The intention is to reduce the setbacks on the lots to allow for more usability of the full site. Currently the property is zoned for Downtown Business (DB) which requires 20' front setbacks, 10' side setbacks to non-residential uses, 15' streetside setbacks, and 10' rear setback to non-residential. They are requesting all front and streetside setbacks to be 5' and all rear setbacks to be 10'. This allows the applicant to utilize a lot configuration that provides for more internal parking to accommodate their mixed-use buildings, parking requirements, and other on-site requirements.

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

- Short Form Plat

ACTIONS:

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

It is the City Staff's recommendation that the Planning and Zoning Commission approve a setback variance request for the short form plat of LOTS 1-5 BLOCK 43 & LOTS 16-20 BLOCK 29 TOWN OF MANOR Manor, TX.

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