



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** July 14, 2021  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Setback Waiver for Lot 8, Block 46, Town of Manor, locally known as 306 West Wheeler to reduce the front setback to 20' and side setbacks to 5'.

*Applicant:* Epifanio Delgado

*Owner:* Epifanio Delgado

### BACKGROUND/SUMMARY:

This setback waiver is the same type that has been requested by other similarly situated property owners. In the older part of the city the lot sizes are smaller than what current ordinances require (50' x 115' = 5,750 sf) and therefore our Code allows these property owners to request to reduce their setbacks so they can accommodate a structure on the property that meets current zoning requirements, which for this property is 1,500 sf of living area, 2-car garage and a 100-sf cover or uncovered patio.

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

- Setback Waiver

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Setback Waiver for Lot 8, Block 46, Town of Manor, locally known as 306 West Wheeler to reduce the front setback to 20' and side setbacks to 5'.

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