



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 5, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a variance from Manor Code of Ordinances, Chapter 15, Article 15.04, Section 15.04.016(b)(4) Prohibited Signs and Section 15.04.019(a) Off-Site Signs to permit an off-site sign for Landmark at Manor Property Holdings and located at 13119 US Hwy 290, Manor, TX.

Applicant: Landmark Companies

Owner: Landmark Companies

BACKGROUND/SUMMARY:

This property was part of a Settlement Agreement between the City of Manor and Manor RV Park, LLC executed on 8/30/21. That agreement provided the entire 30.8-acre tract be platted as one lot but at the city’s request, 6.8 acres of the frontage was to be zoned C-2 Medium Commercial and the remaining 24 acres as MF-2 multi-family 25. That zoning was approved by Ordinance 627 on 10/20/21 and the plat was recorded on 2/15/22.

At the time of the Settlement Agreement signage and lot frontage standards were not considered as other larger factors governing the lawsuit were being negotiated and the specifics of future development of the property were not discussed. Normally, the MF-2 zoning would have had to extend to US 290 to provide the proper lot frontage, this how the Grassdale Apartments are zoned and platted, but with this property the MF-2 zoned area is fully behind the C-2 area and accesses US 290 via an easement across the commercial tract(s). This is an unusual circumstance that is a result of the Settlement Agreement and cannot be generally applied to other properties in the city.

Their signage request meets the size and type standards for a multi-family entry monument, so they are only requesting to place their sign off-site within an easement in the median of their private entry road on the commercial tract. The monument sign has a 32-sf sign face area, and the monument is 5’ 10” in height.

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

- Variance Request
- Location exhibits
- Proposed sign

STAFF RECOMMENDATION:

It is the city staff’s recommendation that the City Council approve a variance from Manor Code of Ordinances, Chapter 15, Article 15.04, Section 15.04.016(b)(4) Prohibited Signs and Section 15.04.019(a) Off-Site Signs to permit an off-site sign in the location and with the dimensions as shown in Exhibits B and C of the request for Landmark at Manor Property Holdings and located at 13119 US Hwy 290, Manor, TX.

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