



SETBACK WAIVER REQUEST

On approval by the Planning Commission, lots 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: German Brivnes Chaverria
Address: 306 E Wheeler St Manor TX
Phone Number: 512 789 2886 Email: [REDACTED]

Property Information

Address: 306 W Eggleston St, Manor Tx 78653
Lot: 8 Block: 45 Town of Manor
Zoning District: R-1 Single Family
Requested Front Setback: 25'
Requested Rear Setback: 10'
Requested Side Setback: 5'

[Signature]
Applicant Signature

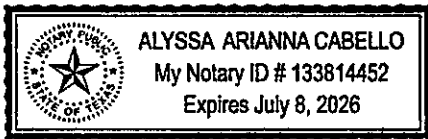
9/03/2025
Date

Setback Waiver Request

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME the undersigned authority on this day personally appeared German Briales 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 3RD day of September, 2025.



[Signature]
Notary Public - State of Texas

PASSED AND APPROVED on this the ____ day of _____ 2025.

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