



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** September 10, 2025  
**PREPARED BY:** Michael Burrell, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action on a setback waiver for 306 E Wheeler St., Manor, TX.**

*Applicant: German Chaverria*

*Owner: German Chaverria*

### BACKGROUND/SUMMARY:

The owner is requesting a waiver for his property to allow for a 25' front setback, 10' side setbacks, and a 5' rear setback.

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

- Setback Waiver

### ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, Approve with Conditions, Deny

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a setback waiver for 306 E Wheeler St., Manor, TX.

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