



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** December 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Setback Waiver for Lot 6, Block 34, locally known as 505 Jessie Street, to reduce the rear setback to 10’ and the side setbacks to 5’.

**BACKGROUND/SUMMARY:**

The property owner has filed to construct a new home on the property. To accommodate the minimum home size and required rear patio the setbacks need to be reduced. The standard rear setback is 25’ and the standard side setback is 7.5’. They are requesting to reduce the rear setback to 10’ and the sides to 5’. The home at 501 Jessie Street, constructed in 2020, also received a Setback Waiver to have 5’ side setbacks. That home was constructed 6.9’ from the property line. The home at 505 Jessie Street is proposed to be constructed 5.9’ from that shared property line resulting in a building separation of 12.8’. The minimum fire separation for structures is 10’.

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

- Setback waiver
- Property aerial
- Plot Plan

**STAFF RECOMMENDATION:**

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Setback Waiver for Lot 6, Block 34, locally known as 505 Jessie Street, to reduce the rear setback to 10’ and the side setbacks to 5’.

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