



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 22, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a variance request from Manor Code of Ordinances, Chapter 14, Article 14.02, Section 14.02.007 and located at Lot 4, Block 55, locally known as 401 Llano Street, Manor, TX, to reduce the building setbacks.

Applicant: Joel Lopez

Owner: Fernandez Sergio

BACKGROUND/SUMMARY:

This property is 6,534 square feet (0.15 acres) and our Zoning code only permits the Planning and Zoning Commission to modify setback for properties 5,750 square feet or smaller. This property is uniquely shaped however, being approximately 61' deep, 88' in length in the back, and 119' in the front. The shallow depth of the property is a unique circumstance of this particular property. Front and rear setbacks as prescribed in the Code are 25' each and were written for property of depths at least twice as much as this property. Strict applicability of our Codes would cause an undo hardship on the property owner.

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

- Survey
- Setbacks
- Area Image
- Notice Letter
- Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Board of Adjustment conduct a public hearing on a variance request from Manor Code of Ordinances, Chapter 14, Article 14.02, Section 14.02.007 and located at Lot 4, Block 55, locally known as 401 Llano Street, Manor, TX, to reduce the building setbacks.

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