



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 13, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Setback Waiver for Lot 10, Block 19, Town of Manor to permit a 20’ front setback, 10’ rear setback, and 5’ side setback.

BACKGROUND/SUMMARY:

This setback waiver is in compliance with our Zoning Ordinance, which authorizes waiver requests to be made to reduce setbacks up to 20’ front, 10’ rear, and 5’ side. Setback waivers allow property owners in the older part of the city to construct dwelling units and accessory structures on their properties, which are typically smaller acreage than in the newer subdivisions. The setback waiver allows property owners to construct dwelling units that meet the minimum living unit size requirements, other architectural requirements, and maximum lot coverage without needing to apply for variances with the Board of Adjustment. This property is zoned Single Family Suburban (SF-1), and the applicant intends to construct a new single-family dwelling on the property.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Waiver
- Aerial image

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Setback Waiver for Lot 10, Block 19, Town of Manor to permit a 20’ front setback, 10’ rear setback, and 5’ side setback.

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