



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 9, 2024
PREPARED BY: Michael Burrell, Interim Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Setback Waiver for Lot 7-A, Block 4 of the Martin and Maria Subdivision, also known as 213 E Brenham St., Manor, TX 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).

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

- Waiver
- Aerial Image

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	NA
<i>Actions</i>	Approve, Approvae with Conditions, Deny

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Setback Waiver for Lot 7-A, Block 4, Town of Manor, also known as 213 E Brenham St., Manor, TX to permit a 20’ front setback, 10’ rear setback, and 5’ side setback.

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