



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 8, 2024  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Consideration, discussion, and possible action on a Setback Waiver for Lot 2, Block 15, Town of Manor, located in the 400 Block of East Carrie Manor, to allow a 20’ front setback, 10’ rear setback, and 5’ side setback.**

*Applicant: Uriel Ocampo Lopez*  
*Owner: Uriel Ocampo Lopez*

**BACKGROUND/SUMMARY:**

This property is located in the 400 block of East Carrie Manor, near the intersection with South San Marcos Street. The owner has two adjacent undeveloped lots and is requesting a waiver for each lot. Our subdivision code permits lots in the historic district that are 5,750 square feet or less to request reduced setbacks up to 20’ on the front, 10’ on the rear, and 5’ on the side. This is because the lots in the historic district are smaller than current code permits, and the setbacks within the zoning code are sized for the larger lots.

The property's zoning is SF-1 Single Family Suburban, so one dwelling unit may be constructed on the lot. Reducing the setbacks allows for a code-compliant home to be constructed on the property without any variances. Those variances primarily would be to the minimum building size (1,500 sf of living space), 40% maximum building coverage, an enclosed 2-car garage, and a minimum 100 sf covered or uncovered patio.

**LEGAL REVIEW:** *Not Applicable*  
**FISCAL IMPACT:** *No*  
**PRESENTATION:** *No*  
**ATTACHMENTS:** *Yes*

- Setback waiver
- Aerial Location

**ACTIONS:**

<i>Discretion</i>	Discretionary
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<i>Subdivision Review Type</i>	NA
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<i>Actions</i>	Approve, Approve with Modifications, Deny, Postpone
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**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Setback Waiver for Lot 2, Block 15, Town of Manor, located in the 400 Block of East Carrie Manor, to allow a 20' front setback, 10' rear setback, and 5' side setback.

**PLANNING & ZONING COMMISSION:**

**Recommend Approval**

**Disapproval**

**None**

