



JULIE LEONARD, PLACE 1
JACOB HAMMERSMITH, PLACE 2
RAUL HERNANDEZ, VICE-CHAIR, PLACE 3
DR. LARRY WALLACE JR., PLACE 4
LIAN STUTSMAN, PLACE 5
KEITH MILLER, PLACE 6
BILL MYERS, CHAIRPERSON, PLACE 7

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

WEDNESDAY, FEBRUARY 14, 2018

6:30 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

COMMISSIONERS:

PRESENT:

Place 1: Julie Leonard
Place 2: Jacob Hammersmith
Place 3: Raul Hernandez, Vice-Chair
Place 4: Dr. Larry Wallace, Jr.
Place 6: Keith Miller
Place 7: Bill Myers, Chairperson

ABSENT:

Place 5: Lian Stutsman

CITY STAFF PRESENT:

Scott Dunlop, Planning Coordinator

CALL REGULAR SESSION TO ORDER

Chairperson Myers announced a quorum and called the meeting to order at 6:42 PM

PRESENTATIONS

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning Commission please register on the speaker sign-in sheet at least five-minutes prior to the scheduled meeting time. NO ACTION MAY BE TAKEN BY THE PLANNING COMMISSION DURING PUBLIC COMMENTS.

CONSENT AGENDA

The following items will be denied as submitted by one motion. There will be no separate discussion of these items unless requested by a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

REGULAR AGENDA

1. Consideration, discussion, and possible action on the January 10, 2018 Planning and Zoning Commission meeting minutes.

Scott Dunlop
Planning Coordinator

Motion to approve the January 10, 2018 Planning Commission minutes by Commissioner Leonard, Seconded by Commissioner Wallace. 6 – 0 to approve.

2. Consideration, discussion and possible action on a Concept Plan for 14870 Bois D'Arc Road, twenty (20) lots on 20.02 acres more or less located at 14870 Bois D'Arc Road. Owner: L4S, LLC. Applicant: Southwest Engineers, Inc.

Scott Dunlop
Planning Coordinator

David Oman, a notified property owner, spoke in opposition to item #2. He spoke about flooding onto adjacent properties, septic being an issue, problems with runoff detention, road maintenance, and the types of housing that would be allowed to be constructed.

Motion to recommend denial at the February 21st City Council meeting by Commissioner Leonard. Seconded by Commissioner Wallace. 5 – 1 to recommend denial.

3. Consideration, discussion, and possible action upon a rezoning request for Abstract 260 Survey 22 Elison T, 33.89 acres more or less, locally known as 12700 Sparks Road, from Interim Single Family Residential (R-1) district zoning to Manufactured Home (M-1) district zoning.

Scott Dunlop
Planning Coordinator

City staff Scott Dunlop spoke that the rezoning application was verbally requested to be pulled from consideration so the item should be recommended for denial as a formal written request was not presented.

Motion to recommend denial at the February 21st City Council meeting by Commissioner Wallace, Seconded by Commissioner Miller. 6 – 0 to recommend denial.

4. Consideration, discussion, and possible action upon a rezoning request for Lots 1-10 Block 8 Lane AE Addition, 1.25 acres more or less, locally known as 709 North Lexington, from Single Family Residential (R-1) district zoning to Neighborhood Business (NB) district zoning.

Scott Dunlop
Planning Coordinator

Kay Forsythe, a notified property owner, spoke in opposition to item #4. She spoke about worsening the existing traffic on Lexington Street, higher traffic would bring pollution and noise and create unsafe conditions, and she did not want Lexington to become a commercial corridor.

Motion to recommend denial at the February 21st City Council meeting by Commissioner Leonard, Seconded by Vice-Chair Hernandez. 4 – 2 to recommend denial.

5. Consideration, discussion, and possible action upon a Preliminary Plan for Manor Heights Phases 1-2, two hundred sixty-four (264) single-family lots on 127.22 acres more or less, located Bois D'Arc Road and Tower Road.

Scott Dunlop,
Planning Coordinator

Kent Jones, a notified property owner, spoke in opposition to item #5. He spoke of already existing problems with drainage on and along Bois D'Arc that could be

worsened by this development, Bois D’Arc is not well maintained for the current traffic, and traffic on Bois D’Arc cannot support additional houses.

Terrie Duffy, a notified property owner, spoke in opposition to item #5. She addressed poor road maintenance on Bois D’Arc and adding more vehicles would only worsen it and increased development would worsen the flooding and poor drainage.

Tim Jackson, a notified property owner, spoke in support of item #5. He supported the project because of the potential for utility providers to access his property.

Brett Burke, project engineer, addressed flooding concerns stating this project is downstream of Presidential Heights and affected property owners so would not worsen the drainage issues along Bois D’Arc and the project has met the regulations set by the City and the County.

Motion to approve by Commissioner Wallace, Seconded by Commissioner Leonard. 6 – 0 to approve.

6. Consideration, discussion, and possible action on an ordinance amending Manor Code of Ordinances Chapter 14 Zoning to amend Definitions; Amendments; Handicapped Parking Requirements; C-1 Light Commercial permitted uses and conditions and limitations; C-2 Medium Commercial permitted uses and conditions and limitations; C-3 Heavy Commercial permitted uses and conditions and limitations; Construction Plan application requirements; Open Space lot coverage requirements; R-1 Single Family permitted and conditional uses; R-2 Single Family permitted and conditional uses; and Downtown Business District permitted and conditional uses.

Scott Dunlop
Planning Coordinator

Motion to recommend approval at the February 21st City Council meeting by Commissioner Leonard, Seconded by Commissioner Miller. 6 – 0 to recommend approval.

7. Consideration, discussion, and possible action on a setback waiver for Lot 10, Block 13 Town of Manor, locally known as 301 East Burton Street, for a 20 foot front setback and a 10 foot rear setback.

Scott Dunlop
Planning Coordinator

Motion to approve by Chairperson Myers, Seconded by Commissioner Leonard. 6 – 0 to approve

ADJOURNMENT

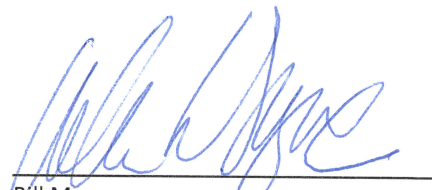
Motion to adjourn by Commissioner Miller, Seconded by Commissioner Wallace. 6 – 0 to adjourn at 7:48 PM

In addition to any executive session already listed above, the City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

POSTING CERTIFICATION


Scott Dunlop
Planning Coordinator




Bill Myers
Chairperson

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail ltijerina@cityofmanor.org.