



William D. Mann, Place 1
Chase Mitchell, Place 2
Aaron Moreno, Place 3
James D. Sulcer, Place 4
Vacant, Place 5
Vacant, Alternate 1
Vacant, Alternate 2

**BOARD OF ADJUSTMENTS
REGULAR MEETING MINUTES**

Wednesday, October 23, 2019

6:30 p.m.

Manor City Hall – Council Chambers
105 E. Eggleston Street

BOARD MEMEBERS

PRESENT:

Place 1: William D. Mann
Place 2: Chase Mitchell
Place 3: Aaron Moreno
Place 4: James D. Sulcer

ABSENT:

CITY STAFF PRESENT:

Tom Bolt, City Manager
Scott Dunlop, Assistant Development Services Director

REGULAR SESSION – 6:32 P.M.

With a quorum of the Board of Adjustments (BOA) present, the regular session of the Manor Board of Adjustments was called to order by Board Member Sulcer at 6:30 p.m. on Wednesday, October 23, 2019, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PUBLIC COMMENTS

Tom Bolt, City Manager, provided the procedures, rules, and expectations for the new Board Members to follow while they execute their duties on the Board of Adjustments.

At the request of staff Regular Agenda Item 3 was moved to be before Public Hearing Items 1 and 2.

3. Consideration, discussion, and possible action on the election of a Board of Adjustments Chairperson to serve a one-year term.

Assistant Development Director Dunlop discussed the role of Chairperson and directed Board Members that they could appoint a Chairperson during the current meeting or postpone to the next meeting when a potential 5th Board Member was appointed, and full body could be considered.

MOTION: Upon a motion made by Board Member Sulcer and seconded by Board Member Mitchell the Board of Adjustments voted four (4) For and none (0) Against to appoint Aaron Moreno as Chairperson to serve a one-year term expiring January 2021. The motion carried unanimously.

PUBLIC HEARINGS

- 1. Public Hearing: Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(a) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to increase the allowable unit density to 23.21 units per acre. Owner: Greenbury Development 973, LP. Applicant: ALM Engineering, Inc.**

Chairperson Moreno opened the public hearing.

No one appeared to speak.

MOTION: Upon a motion made by Chairperson Moreno and seconded by Board Member Mitchell the Board of Adjustments voted four (4) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

- 2. Public Hearing: Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(b)(iv)(C) and Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 20(m) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to reduce the required number of parking stalls to 1.8 stalls per unit. Owner: Greenbury Development 973, LP. Applicant: ALM Engineering, Inc.**

Chairperson Moreno opened the public hearing.

No one appeared to speak.

MOTION: Upon a motion made by Chairperson Moreno and seconded by Board Member Mitchell the Board of Adjustments voted four (4) For and none (0) Against to close the Public Hearing. The motion carried unanimously

REGULAR AGENDA

- 4. Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(a) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to increase the allowable unit density to 23.21 units per acre. Owner: Greenbury Development 973, LP. Applicant: ALM Engineering, Inc.**

Assistant Development Director Dunlop discussed that this request had already been granted on another development by the City Council prior to the Board forming and that Staff was amending the City Code to reflect the Council approval.

MOTION: Upon a motion made by Board Member Mann and seconded by Board Member Sulcer the Board of Adjustments voted four (4) For and none (0) Against to a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(a) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to increase the allowable unit density to 23.21 units per acre. The motion carried unanimously.

- 5. Consideration, discussion and possible action on a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(b)(iv)(C) and Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 20(m) for 13.486 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to reduce the required number of parking stalls to 1.8 stalls per unit. Owner: Greenbury Development 973, LP. Applicant: ALM Engineering, Inc.**

Assistant Development Director Dunlop discussed that this request had already been granted on another development by the City Council prior to the Board forming and that Staff was amending the City Code to reflect the Council approval.

MOTION: Upon a motion made by Board Member Mann and seconded by Board Member Mitchell the Board of Adjustments voted four (4) For and none (0) Against to approve a variance request from Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 34(b)(iv)(C) and Manor Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 20(m) for 13.486 acres of land more or less out of the Greenbury Gates

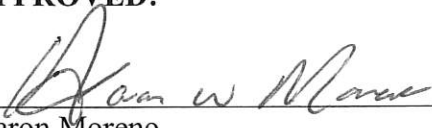
Survey No. 63 Abstract No. 315, and being located near N. FM 973 and Old Hwy 20, Manor, TX, to reduce the required number of parking stalls to 1.8 stalls per unit. The motion carried unanimously.

ADJOURNMENT

With no business remaining, Chairperson Moreno adjourned the Regularly Scheduled Board of Adjustments meeting at 6:50 PM.

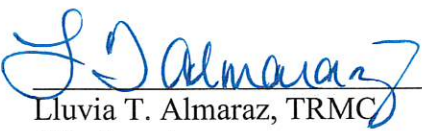
These minutes approved by the Manor Board of Adjustments on January 22, 2020.

APPROVED:



Aaron Moreno
Chairperson

ATTEST:



Luvia T. Almaraz, TRMC
City Secretary

