



Julie Leonard, Place 1
Jacob Hammersmith, Place 2
Gil Burrell, Place 3
Mike Burke, Place 4
Lian Stutsman, Place 5
Keith Miller, Place 6
Bill Myers, Place 7

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

Wednesday, June 12, 2019

6:30 p.m.

Manor City Hall – Council Chambers
105 E. Eggleston Street

COMMISSIONERS

PRESENT:

Place 1: Julie Leonard
Place 2: Jacob Hammersmith
Place 3: Gil Burrell
Place 5: Lian Stutsman, Vice-Chair
Place 6: Keith Miller
Place 7: Bill Myers, Chairperson

ABSENT:

Place 4: Mike Burke

CITY STAFF PRESENT:

Scott Dunlop – Assistant Development Director

REGULAR SESSION – 6:30 P.M.

With a quorum of the Planning and Zoning Commission present, the regular session of the Manor Planning and Zoning Commission was called to order by Chairperson Myers at 6:30 p.m. on Wednesday, June 12, 2019, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PUBLIC COMMENTS

No one appeared to speak at this time.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Commission and action will be taken in 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.

- 1. Consideration, discussion, and possible action on denying a Concept Plan for Manor RV Addition, three (3) on 31 acres, more or less, located at 13119 US Hwy 290 East, Manor, TX. Applicant: Kimley-Horn & Assoc. Owner: Gordon Weir.**

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by P&Z Commissioner Hammersmith, and seconded by P&Z Vice-Chair Stutsman, the Planning and Zoning Commission voted five (5) For and none (0) Against to deny as submitted agenda item 1. The motion carried unanimously.

Commissioner Leonard arrived at 6:33 PM

PUBLIC HEARINGS

- 2. Public Hearing and First Reading: Consideration, discussion and possible action on a rezoning request for 24.15 acres of land out of the James Manor Survey No. 40, Abstract 546, near Gregg Manor Road and Hill Lane and known as Las Entradas North, from Single Family (R-2) and Light Commercial (C-1) to Multi-Family (R-3) and Light Commercial (C-1). Applicant: Kimley-Horn & Assoc. Owner: Las Entradas Development Corporation**

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

Chairperson Myers opened the public hearing.

No one appeared to speak at this time.

MOTION: Upon a motion made by P&Z Vice-Chair Stutsman, and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted six (6) For and none (0) Against to close the public hearing. The motion carried unanimously.

Staff spoke that a Master Land Use plan for this development was under consideration as part of the EntradaGlen PID discussions with the City Council and any rezoning of the property should be consistent with an approved Master Land Use plan so therefore postponement was recommended until that plan could be approved by the City Council.

MOTION: Upon a motion made by P&Z Commissioner Hammersmith, and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted six (6) For and none (0) Against to postpone a rezoning

request for 24.15 acres of land out of the James Manor Survey No. 40, Abstract 546, near Gregg Manor Road and Hill Lane and known as Las Entradas North, from Single Family (R-2) and Light Commercial (C-1) to Multi-Family (R-3) and Light Commercial (C-1) until the July 10th Planning and Zoning Commission meeting. The motion carried unanimously.

3. Public Hearing and First Reading: Consideration, discussion and possible action on a rezoning request for 0.93 acres of land, Lot 3, Block A, Las Entradas North Section 1, locally known as 12424 Gregg Manor Road, from Light Commercial (C-1) to Medium Commercial (C-2). Applicant: Pape Dawson Owner: Las Entradas Development Corporation

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

Chairperson Myers opened the public hearing.

Chris Rogers, Pape-Dawson Engineers representing the developer, spoke in support of the request before the Commission.

Staff spoke that the proposed minor auto repair facility would be an acceptable use of the property but should be accomplished through modifications to the existing C-1 zoning because C-2 Medium Commercial zoning also allows other non-compatible uses as well as outdoor storage and business activities to occur outside the confines of a structure, which would also not be compatible with the surround uses.

Commissioner Burrell spoke that he supports the rezoning request because the new business will increase sales tax revenue.

MOTION: Upon a motion made by P&Z Vice-Chair Stutsman, and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted six (6) For and none (0) Against to close the public hearing. The motion carried unanimously.

MOTION: Upon a motion made by P&Z Commissioner Burrell, and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted three (3) For and three (3) Against to recommend approval of a rezoning request for 0.93 acres of land, Lot 3, Block A, Las Entradas North Section 1, locally known as 12424 Gregg Manor Road, from Light Commercial (C-1) to Medium Commercial (C-2). The motion failed.

4. Public Hearing and First Reading: Consideration, discussion and possible action on a rezoning request for 5.091 acres of land out of the A C Caldwell Survey No. 52, Abstract 154, locally known as 15105 US Hwy 290 E, from Agricultural (A) to Medium Commercial (C-2). Applicant: AAA Storage LLC Owner: AAA Storage LLC

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

Chairperson Myers opened the public hearing.

No one appeared to speak at this time.

Staff spoke that this property was annexed into the City in 2017 and had a site plan under review with Travis County to construct a storage unit business. As a vested use, the property owner did not need to rezone the property from Interim Agricultural to a commercial designation. However, sign permits are not vested and based on current zoning. An application for on-site signs was denied because Agricultural zoning does not permit the signs applied for. The property owner was informed to apply for a rezoning.

MOTION: Upon a motion made by P&Z Commissioner Hammersmith, and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted six (6) For and none (0) Against to close the public hearing. The motion carried unanimously.

MOTION: Upon a motion made by P&Z Commissioner Hammersmith, and seconded by P&Z Commissioner Leonard, the Planning and Zoning Commission voted five (5) For and one (1) Against to recommend approval of a rezoning request for 5.091 acres of land out of the A C Caldwell Survey No. 52, Abstract 154, locally known as 15105 US Hwy 290 E, from Agricultural (A) to Medium Commercial (C-2). The motion carried.

5. Public Hearing and First Reading: Consideration, discussion and possible action on a rezoning request for 18.67 acres of land out of the Gates G Survey No. 63, Abstract 315, locally known as 12511 and 12601 US Hwy 290 E, from Agricultural (A) to Multi-Family (R-3) and Medium Commercial (C-2). Applicant: Callaway Architecture Owner: Pilot and Legacy Opportunity Fund, LLC

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

Chairperson Myers opened the public hearing.

Lane Beene, Pilot Legacy Equity Group, spoke in support of the request before the Commission.

John Taylor, Callaway Architecture, spoke in support of the request before the Commission.

John Taylor gave a presentation on the proposed apartment complex.

MOTION: Upon a motion made by P&Z Commissioner Hammersmith, and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted six (6) For and none (0) Against to close the public hearing. The motion carried unanimously.

MOTION: Upon a motion made by P&Z Vice-Chair Stutsman, and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted six (6) For and none (0) Against to recommend approval of a rezoning request for 18.67 acres of land out of the Gates G Survey No. 63, Abstract 315, locally known as 12511 and 12601 US Hwy 290 E, from Agricultural (A) to Multi-Family (R-3) and Medium Commercial (C-2). The motion carried unanimously.

REGULAR AGENDA

6. Consideration, discussion, and possible action on the Planning and Zoning Commission Minutes of the May 8th 2019 Regular Meeting.

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by P&Z Commissioner Burrell, and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted six (6) For and none (0) Against to approve the May 8, 2019 Planning Commission meeting minutes. The motion carried unanimously.

7. Consideration, discussion, and possible action on a Setback Waiver for Lot 10, Block 6, Town of Manor, locally known as 109 West Brenham to allow for a 10-foot rear setback. Applicant: Daniel Ramirez Owner: Daniel Ramirez

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by P&Z Commissioner Hammersmith, and seconded by P&Z Commissioner Stutsman, the Planning and Zoning Commission voted six (6) For and none (0) Against to approve a Setback Waiver for Lot 10, Block 6, Town of Manor, locally known as 109 West Brenham to allow for a 10-foot rear setback. The motion carried unanimously.

8. Consideration, discussion, and possible action on a Setback Waiver for Lot 5, Block 34, Town of Manor, locally known as 501 Jessie Road to allow for a 10-foot rear setback. Applicant: Adrian Barbosa Owner: Adrian Barbosa

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

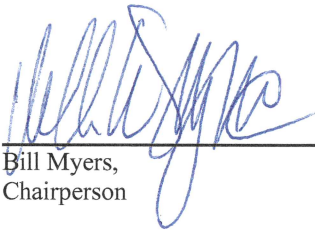
MOTION: Upon a motion made by P&Z Vice-Chair Stutsman, and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted six (6) For and none (0) Against to approve a Setback Waiver for Lot 5, Block 34, Town of Manor, locally known as 501 Jessie Road to allow for a 10-foot rear setback. The motion carried unanimously.

ADJOURNMENT

The Regular Session of the Manor Planning and Zoning Commission adjourned at 7:06 p.m. on Wednesday, June 12, 2019.

These minutes approved by the Planning and Zoning Commission on the 10th day of July, 2019

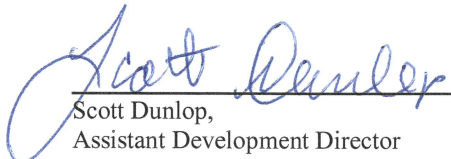
APPROVE:



Bill Myers,
Chairperson



ATTEST:



Scott Dunlop,
Assistant Development Director