



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 SESSION MINUTES

Wednesday, July 10, 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 5: Lian Stutsman, Vice-Chair (arrived at 6:42 p.m.)
Place 6: Keith Miller
Place 7: Bill Myers, Chairperson

ABSENT:

Place 3: Gil Burrell
Place 4: Mike Burke

CITY STAFF PRESENT:

Scott Dunlop – Assistant Development Services Director

REGULAR SESSION – 6:30 P.M.

With a quorum of the Planning and Zoning (P&Z) Commission present, the regular session of the Manor P&Z Commission was called to order by Chairperson Myers at 6:31 p.m. on Wednesday, July 10, 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.

PUBLIC HEARINGS

1. **Public Hearing and First Reading:** Consideration, discussion and possible action on a rezoning request for 0.56 acres of land out of the James Manor Survey No. 40, Abstract 546, locally known as 430 West Parsons Street, from Single Family (R-1) to Light Commercial (C-1). Applicant: Rene Maruri Avilez Owner: Rene Maruri Avilez

Chairperson Myers opened the public hearing.

The City staff's recommendation was that the P&Z Commission approve a rezoning request for 0.56 acres of land out of the James Manor Survey No. 40, Abstract 546, locally known as 430 West Parsons Street, from Single Family (R-1) to Light Commercial (C-1).

Maricela Ponce, 430 W. Parsons St., Manor, Texas, spoke before P&Z Commission in support of this item. Ms. Ponce discussed her views regarding the potential for Light Commercial (C-1) development on the property.

Commissioner Leonard expressed her concerns regarding the rezoning on the property.

The discussion was held regarding Light Commercial (C-1) categories for the property and traffic issues.

Ms. Ponce stated the property was currently listed on the market and due to the current Single Family (R-1) zoning, potential buyers have not been interested. She stated this was one of the reasons they are requesting the zone change request.

The discussion was held regarding the commercial zoning process for individual lots.

Assistant Development Director Dunlop discussed the current commercial lots in the area. He discussed the Light Commercial (C-1) developments that would qualify currently on the property.

MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Miller the P&Z Commission voted five (5) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Miller the P&Z Commission voted four (4) For and one (1) Against to approve a rezoning request for 0.56 acres of land out of the James Manor Survey No. 40, Abstract 546, locally known as 430 West Parsons Street, from Single Family (R-1) to Light Commercial (C-1). Commissioner Leonard voted against. The motion carried.

2. **Public Hearing and First Reading:** Consideration, discussion and possible action on an amendment to the Manor Commons East Planned Unit Development to change 14.64 acres from Commercial-PUD to Commercial PUD/Multi-Family and being located near the intersection of N. FM 973 and Old Hwy 20. Applicant: ALM Engineering, Inc. Owner: Greenview Development 973, LP.

Chairperson Myers opened the public hearing.

The City staff's recommendation was that the P&Z Commission approve an amendment to the Manor Commons East Planned Unit Development to change 14.64 acres from Commercial-PUD to Commercial PUD/Multi-Family and being located near the intersection of N. FM 973 and Old Hwy 20.

Cristal Almaguer, 12760 Saint Mary Dr., Manor, Texas, spoke before P&Z Commission in opposition of this item. Ms. Almaguer discussed her concerns regarding the property value of the homes in the area after development.

Matt Mitchell with ALM Engineering, 925 S. Capital of TX Highway, Suite B220, Austin, Texas, spoke before P&Z Commission in support of this item. He discussed the PUD/Multi-Family development for the area. Mr. Mitchell discussed the expansion on the development and main entrance to the property.

The discussion was held regarding the traffic issues on Old Highway 20.

Mr. Mitchell discussed the plans for the new road developments in that location and the projected number of units that would be developed.

The discussion was held regarding the new commercial and residential development for the area.

MOTION: Upon a motion made by Commissioner Miller and seconded by Vice-Chair Stutsman the P&Z Commission voted five (5) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

MOTION: Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Miller the P&Z Commission voted five (5) For and none (0) Against to approve an amendment to the Manor Commons East Planned Unit Development to change 14.64 acres from Commercial-PUD to Commercial PUD/Multi-Family and being located near the intersection of N. FM 973 and Old Hwy 20. The motion carried unanimously.

3. 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

Chairperson Myers opened the public hearing.

Assistant Development Director Dunlop discussed the rezoning request for Las Entradas North.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Stutsman the P&Z Commission voted five (5) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

MOTION: Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Hammersmith the P&Z Commission voted five (5) 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) to the August 14, 2019, P&Z Commission, Regular Meeting. The motion carried unanimously.

REGULAR AGENDA

4. Consideration, discussion, and possible action on the Planning and Zoning Commission Minutes of the June 12, 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 Vice-Chair Stutsman and seconded by Commissioner Hammersmith the P&Z Commission voted five (5) For and none (0) Against to approve the P&Z Commission Minutes for the June 12, 2019, Regular Meeting. The motion carried unanimously.

5. Consideration, discussion, and possible action on a Setback Waiver for Lot 13, Block 13, Town of Manor, locally known as 215 East Burton Street, Manor, TX to allow for a 20-foot front setback and a 10-foot rear setback. Applicant: Calida Reyes Owner: Calida Reyes.

The City staff's recommendation was that the P&Z Commission approve a Setback Waiver for Lot 13, Block 13, Town of Manor, locally known as 215 East Burton Street, Manor, TX to allow for a 20-foot front setback and a 10-foot rear setback.

Assistant Development Director Dunlop discussed the setback waiver request for 215 E. Burton Street.

MOTION: Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Miller the P&Z Commission voted five (5) For and none (0) Against to approve a Setback Waiver for Lot 13, Block 13, Town of Manor, locally known as 215 East Burton Street, Manor, TX to allow for a 20-foot front setback and a 10-foot rear setback. The motion carried unanimously.

6. Consideration, discussion, and possible action on a Coordinated Sign Plan for Lot 2, Manor Storage Subd., locally known as 12421 US Hwy 290 East. Applicant: Jason Straseske Owner: Manor Plaza, LLC

The City staff's recommendation was that the P&Z Commission approve a Coordinated Sign Plan for Lot 2, Manor Storage Subd., locally known as 12421 US Hwy 290 East.

Assistant Development Director Dunlop discussed the Sign Plan for 12421 US Hwy 290 East.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Hammersmith the P&Z Commission voted five (5) For and none (0) Against to approve a Coordinated Sign Plan for Lot 2, Manor Storage Subd., locally known as 12421 US Hwy 290 East. The motion carried unanimously.

7. Consideration, discussion, and possible action on the resignation of Planning and Zoning Commissioner Place 3 Gil Burrell.

The City staff's recommendation was that the Planning and Zoning Commission approve the resignation of Planning and Zoning Commissioner Place 3 Gil Burrell.

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

MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Leonard the P&Z Commission voted five (5) For and none (0) Against to accept the resignation of Planning and Zoning Commissioner Place 3 Gil Burrell and declare a vacancy. The motion carried unanimously.

8. Consideration, discussion, and possible action on the resignation of Planning and Zoning Commissioner Place 4 Mike Burke.

The City staff's recommendation was that the Planning and Zoning Commission approve the resignation of Planning and Zoning Commissioner Place 4 Mike Burke.

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

MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Miller the P&Z Commission voted five (5) For and none (0) Against to accept the resignation of Planning and Zoning Commissioner Place 4 Mike Burke and declare a vacancy. The motion carried unanimously.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Leonard and seconded by Vice-Chair Stutsman the P&Z Commission voted five (5) For and none (0) Against to adjourn the regular session of the Manor P&Z Commission at 7:11 p.m. on Wednesday, July 10, 2019. The motion carried unanimously.

These minutes approved by the Manor P&Z Commission on the 14th day of August 2019.

APPROVED:



Bill Myers
Chairperson

ATTEST:



Scott Dunlop
Assistant Development Services Director

