



**PLANNING AND ZONING COMMISSION
REGULAR SESSION
MINUTES
SEPTEMBER 9, 2020**

Via Telephone/Video Conference

The meeting was live streamed on Manor Facebook Live beginning at 6:45 p.m.
<https://www.facebook.com/cityofmanor/>

Due to the closing of all city facilities, the Planning and Zoning Commission Session will only be open to the public via remote access. This is pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble large groups of people.

The following instructions were provided to the general public.

Instructions for Public Speaking:

- Members of the public that wish to speak during public comments, public hearing or an agenda item will need to register in advance by visiting www.cityofmanor.org where a registration link will be posted on the calendar entry for each public meeting. You will register by filling in the speaker card available for that specific meeting and submitting it to publiccomments@cityofmanor.org. Once registered, instructions will be emailed to you on how to join the videoconference by calling in. Your Speaker Card must be received two (2) hours prior to scheduled meeting.

Upon receiving instructions to join zoom meeting the following rules will apply:

- All Speakers must address their comments to the Chairperson rather than to individual Commissioner or city staff. Speakers should speak clearly into their device and state their name and address prior to beginning their remarks. Speakers will be allowed 3 minutes for testimony. Speakers making personal, impertinent, profane or slanderous remarks may be removed from the meeting.

ROLL CALL VIA ZOOM:

Philip Tryon, Chairperson

Commissioners:

Julie Leonard, Vice-Chair, Place 1
Jacob Hammersmith, Place 2 (Absent)
Isaac Rowe, Place 4
Ruben J. Cardona, Place 5 (Absent)
Cecil Meyer, Place 6
Lakesha Small, Place 7 (Absent)

City Staff:

Scott Dunlop, Assistant Development Services Director

REGULAR SESSION – 6:30 P.M.

With a quorum of the Planning and Zoning (P&Z) Commission present via video/telephone conference, the regular session of the Manor P&Z Commission was called to order by Chairperson Philip Tryon at 6:45 p.m. on Wednesday, September 9, 2020.

PUBLIC COMMENTS

No one appeared to speak at this time.

PUBLIC HEARING

- 1. Conduct a public hearing upon a rezoning request for twenty (20) acres, more or less, out of the James Manor Survey No. 40, and being located at 10507 US Hwy 290 E, Manor, TX from Single Family (SF-1) and Light Commercial (C-1) to Medium Commercial (C-2). Owner: Curt Johnson. Applicant: Mahoney Engineering**

Chairperson Tryon opened the public hearing.

The City staff recommended that the P&Z Commission conduct the public hearing.

Assistant Development Services Director Dunlop gave a brief summary and was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by Commissioner Rowe and Seconded by Vice Chair Leonard, the P&Z Commission voted four (4) For and none (0) Against to close the public hearing. The motion carried unanimously.

2. **Conduct a public hearing upon a rezoning request for 0.36 acres, more or less, Lots 11-15 & East ½ of Lot 16, Block 29, Town of Manor, and being located at 109 North Lexington Street, Manor, TX from Single Family (SF-1) to Downtown Business (DB). Owner: Eric Davis. Applicant: Eric Davis**

Chairperson Tryon opened the public Hearing.

The City staff recommended that the P&Z Commission conduct the public hearing.

Assistant Development Services Director Dunlop gave a brief summary and was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by Vice Chair Leonard and Seconded by Commissioner Rowe, the P&Z Commission voted four (4) For and none (0) Against to close the public hearing. The motion carried unanimously.

3. **Conduct a public hearing upon a rezoning request for 0.91 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near US Hwy 290 E and Gregg Manor Road, Manor, TX from Light Commercial (C-1) to Multi-Family 25 (MF-2). Owner: Las Entradas Development Corp. Applicant: Carlson Brigance & Doering, Inc.**

Chairperson Tryon opened the public hearing.

The City staff recommended that the P&Z Commission conduct the public hearing.

Assistant Development Services Director Dunlop gave a brief summary and was available to address any questions posed by the P&Z Commission.

Amir Namakforoosh with Carlson, Brigance & Doering Inc., 12129 RR 620 N., Ste 600, Austin, Texas, submitted a speaker card in support of this item; however, he did not wish to speak but was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by Vice Chair Leonard and Seconded by Commissioner Meyer, the P&Z Commission voted four (4) For and none (0) Against to close the public hearing. The motion carried unanimously.

4. **Conduct a public hearing upon a rezoning request for 50.32 acres, more or less, out of the Greenbury Gates Survey, and being located near N. FM 973 and Johnson Road, Manor, TX from Agricultural (A) to Two-Family (TF) and Medium Commercial (C-2). Owner: Geraldine & Edward Wolf. Applicant: BGE, Inc.**

Chairperson Tryon opened the public hearing.

The City Staff recommended that the P&Z Commission conduct the public hearing.

Mark Baker with SEC Planning, 4201 W. Parmer Ln, Bldg A Ste 220, Austin, Texas, submitted a speaker card in support of this item. He presented the attached PowerPoint. Mr. Baker gave an overview of the plans for the property and rezoning request.

Jake Straub with DR Horton, Inc., 10700 Pecan Park Blvd, Austin, Texas, submitted a speaker card in support of this item; however, he did not wish to speak but was available to address any questions posed by the P&Z Commission.

Engineer Seth Mearig with BGE, Inc. 1701 Directors Blvd #1000, Austin, Texas, submitted a speaker card in support of this item; however, he did not wish to speak but was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by Commissioner Rowe and Seconded by Vice Chair Leonard, the P&Z Commission voted four (4) For and none (0) Against to close the public hearing. The motion carried unanimously.

CONSENT AGENDA

- 5. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of:**
- **August 12, 2020, Regular Session; and**
 - **August 26, 2020, Called Special Session**

MOTION: Upon a motion made by Vice Chair Leonard and Seconded by Commissioner Meyer, the P&Z Commission voted four (4) For and none (0) Against to approve the Consent Agenda. The motion carried unanimously.

REGULAR AGENDA

- 6. Consideration, discussion, and possible action on a rezoning request for twenty (20) acre, more or less, out of the James Manor Survey No. 40, and being located at 10507 US Hwy 290 E, Manor, TX from Single Family (SF-1) and Light Commercial (C-1) to Medium Commercial (C-2). Owner: Curt Johnson. Applicant: Mahoney Engineering**

The City staff recommended that the P&Z Commission approve a rezoning request for twenty (20) acre, more or less, out of the James Manor Survey No. 40, and being located at 10507 US Hwy 290 E, Manor, TX from Single Family (SF-1) and Light Commercial (C-1) to Medium Commercial (C-2).

MOTION: Upon a motion made by Commissioner Rowe and Seconded by Commissioner Meyer, the P&Z Commission voted four (4) For and none (0) Against to approve a rezoning request for twenty (20) acre, more or less, out of the James Manor Survey No. 40, and being located at 10507 US Hwy 290 E, Manor, TX from Single Family (SF-1) and Light Commercial (C-1) to Medium Commercial (C-2). The motion carried unanimously.

7. **Consideration, discussion, and possible action on a rezoning request for 0.36 acres, more or less, Lots 11-15 & East ½ of Lot 16, Block 29, Town of Manor, and being located at 109 North Lexington Street, Manor, TX from Single Family (SF-1) to Downtown Business (DB). Owner: Eric Davis. Applicant: Eric Davis.**

The City staff recommended that the P&Z Commission approve a rezoning request for 0.36 acres, more or less, Lots 11-15 & East ½ of Lot 16, Block 29, Town of Manor, and being located at 109 North Lexington Street, Manor, TX from Single Family (SF-1) to Downtown Business (DB).

The discussion was held regarding impact on property, landscaping, parking, and roads.

MOTION: Upon a motion made by Vice Chair Leonard and Seconded by Commissioner Meyer, the P&Z Commission voted four (4) For and none (0) Against to approve a rezoning request for 0.36 acres, more or less, Lots 11-15 & East ½ of Lot 16, Block 29, Town of Manor, and being located at 109 North Lexington Street, Manor, TX from Single Family (SF-1) to Downtown Business (DB). The motion carried unanimously.

8. **Consideration, discussion and possible action upon a rezoning request for 0.91 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near US Hwy 290 E and Gregg Manor Road, Manor, TX from Light Commercial (C-1) to Multi-Family 25 (MF-2). Owner: Las Entradas Development Corp. Applicant: Carlson Brigance & Doering, Inc.**

The City staff recommended that the P&Z Commission approve a rezoning request for 0.91 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near US Hwy 290 E and Gregg Manor Road, Manor, TX from Light Commercial (C-1) to Multi-Family 25 (MF-2).

Amir Namakforoosh with Carlson, Brigance & Doering Inc., 12129 RR 620 N., Ste 600, Austin, Texas, submitted a speaker card in support of this item; however, he did not wish to speak but was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by Commissioner Meyer and Seconded by Commissioner Rowe, the P&Z Commission voted four (4) For and none (0) Against to approve a rezoning request for 0.91 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near US Hwy 290 E and Gregg Manor Road, Manor, TX from Light Commercial (C-1) to Multi-Family 25 (MF-2). The motion carried unanimously.

9. **Consideration, discussion, and possible action a rezoning request for 50.32 acres, more or less, out of the Greenbury Gates Survey, and being located near N. FM 973 and Johnson Road, Manor, TX from Agricultural (A) to Two-Family (TF) and Medium Commercial (C-2). Owner: Geraldine & Edward Wolf Applicant: BGE, Inc.**

The City staff recommended that the P&Z Commission approve a rezoning request for 50.32 acres, more or less, out of the Greenbury Gates Survey, and being located near N. FM 973 and Johnson Road, Manor, TX from Agricultural (A) to Two-Family (TF) and Medium Commercial (C-2)..

MOTION: Upon a motion made by Vice Chair Leonard and Seconded by Commissioner Meyer, the P&Z Commission voted four (4) For and none (0) Against to approve a rezoning request for 50.32 acres, more or less, out of the Greenbury Gates Survey, and being located near N. FM 973 and Johnson Road, Manor, TX from Agricultural (A) to Two-Family (TF) and Medium Commercial (C-2).

10. Consideration, discussion, and possible action on a 1-year extension request for the Las Entradas-Gregg Manor Road Final Plat. Owner: Las Entradas Development Corp. Applicant: Kimley-Horn & Associates.

The City staff recommended that the P&Z Commission approve a 1-year extension request for the Las Entradas-Gregg Manor Road Final Plat.

MOTION: Upon a motion made by Commissioner Meyer and Seconded by Vice Chair Leonard, the P&Z Commission voted four (4) For and none (0) Against to approve a 1-year extension request for the Las Entradas-Gregg Manor Road Final Plat. The motion carried unanimously.

11. Consideration, discussion, and possible action on a Preliminary Plat for IDEA – Manor, one (1) lot on 13.19 acres, more or less, and being located near N FM 973 and Suncrest Road, Manor, TX. Owner: IDEA Public Schools. Applicant: Pape-Dawson Engineers, Inc.

The City staff recommended that the P&Z Commission deny a Preliminary Plat for IDEA – Manor, one (1) lot on 13.19 acres, more or less, and being located near N FM 973 and Suncrest Road, Manor, TX.

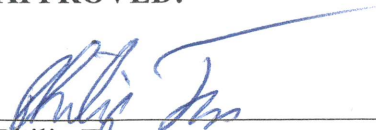
MOTION: Upon a motion made by Vice Chair Leonard and Seconded by Commissioner Rowe, the P&Z Commission voted four (4) For and none (0) Against to deny a Preliminary Plat for IDEA – Manor, one (1) lot on 13.19 acres, more or less, and being located near N FM 973 and Suncrest Road, Manor, TX. The motion carried unanimously.

ADJOURNMENT

MOTION: Upon a motion made by Vice Chair Leonard and Seconded by Commissioner Rowe, the P&Z Commission voted four (4) For and none (0) Against to adjourn the regular session of the P&Z Commission meeting at 7:32 p.m. on Wednesday September 9, 2020. The motion carried unanimously.

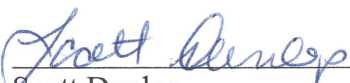
These minutes approved by the Manor P&Z Commission on the 14th day of October 2020.

APPROVED:



Philip Tryon
Chairperson

ATTEST:



Scott Dunlop,
Assistant Development Services Director



Wolf Tract

Re-zoning

Planning and Zoning Commission

September 9, 2020

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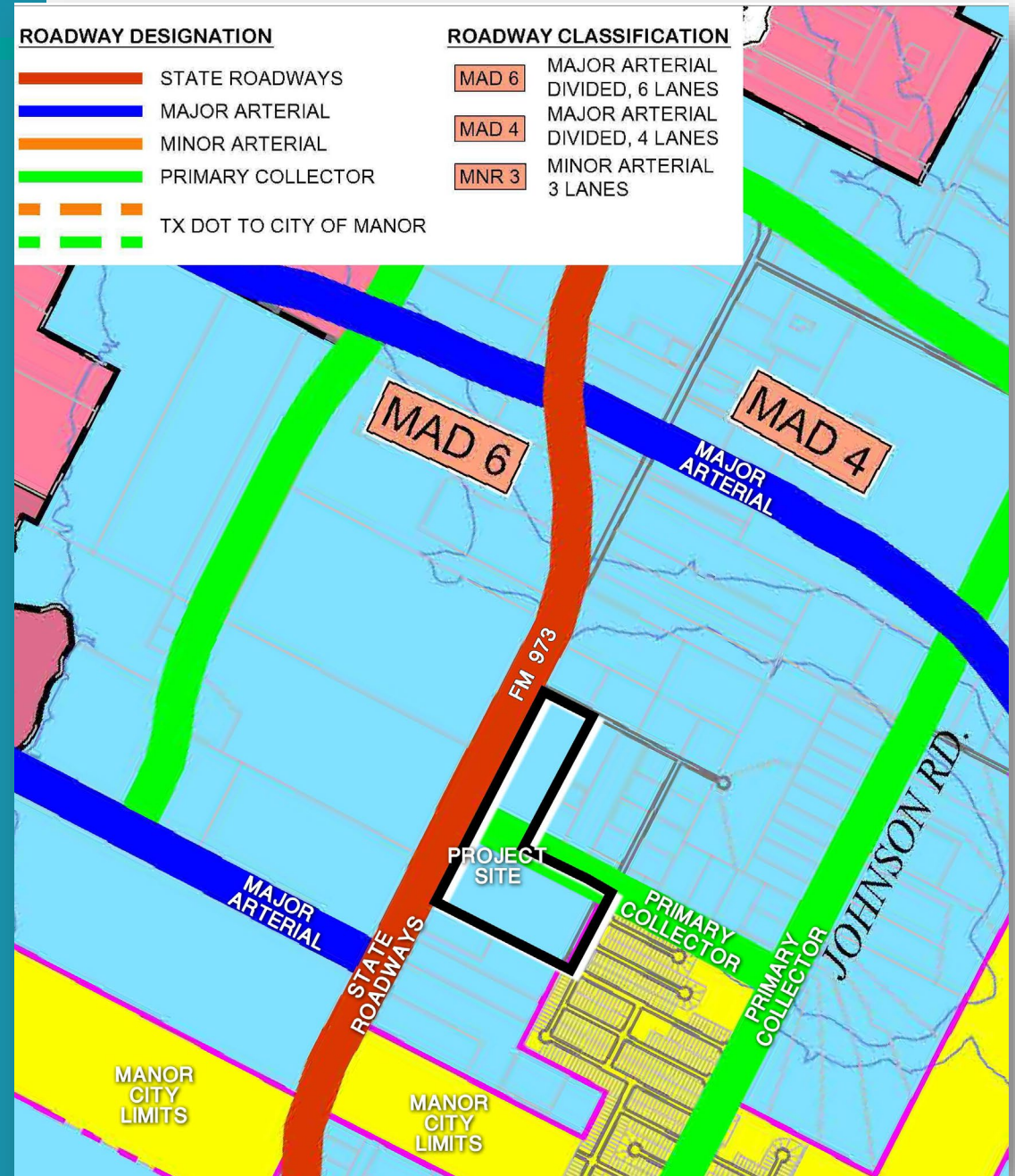


Context Map

- 50.4 acres
- Located on FM 973 across from the Manor High School
- Access via Johnson Road as well as FM 973

Manor Roadway Map

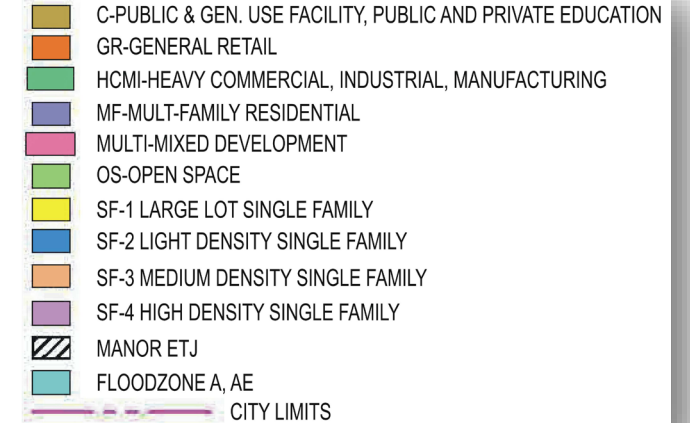
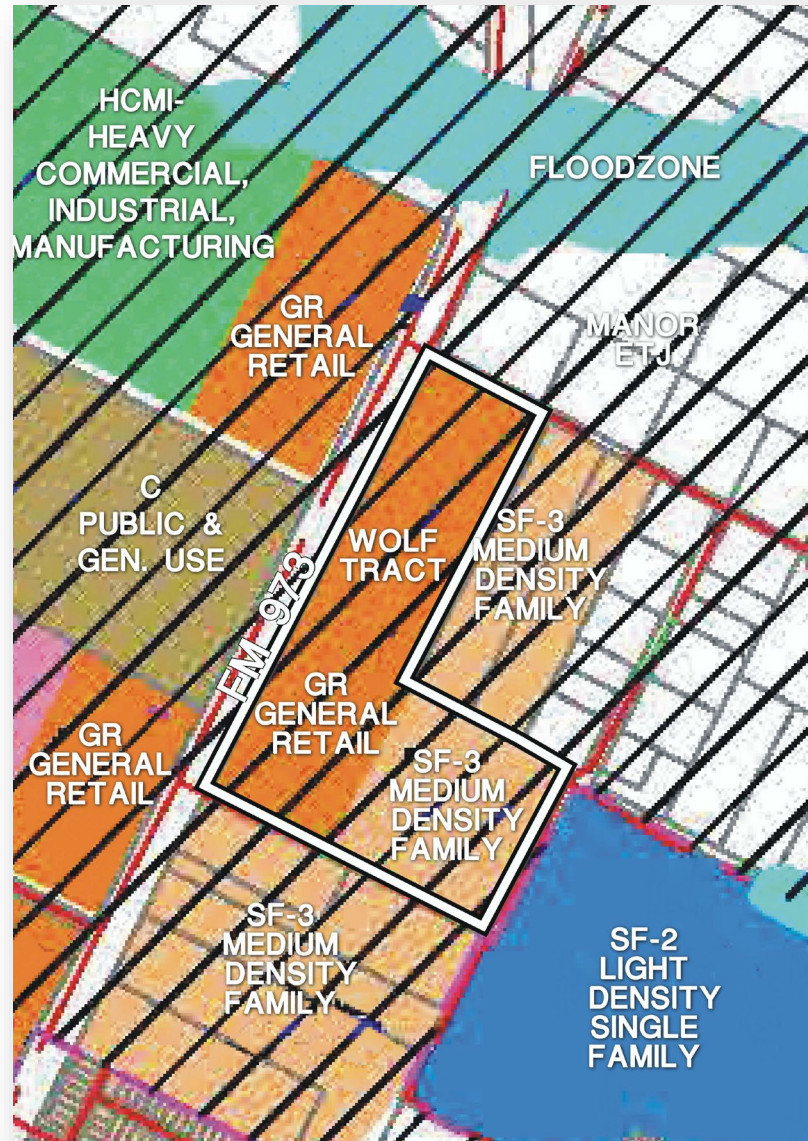
- Roadway improvements and traffic mitigation measures at the intersection of FM973 and the new Primary Collector will be identified through a TIA at the time of preliminary plan



Manor Comprehensive Land Use Plan

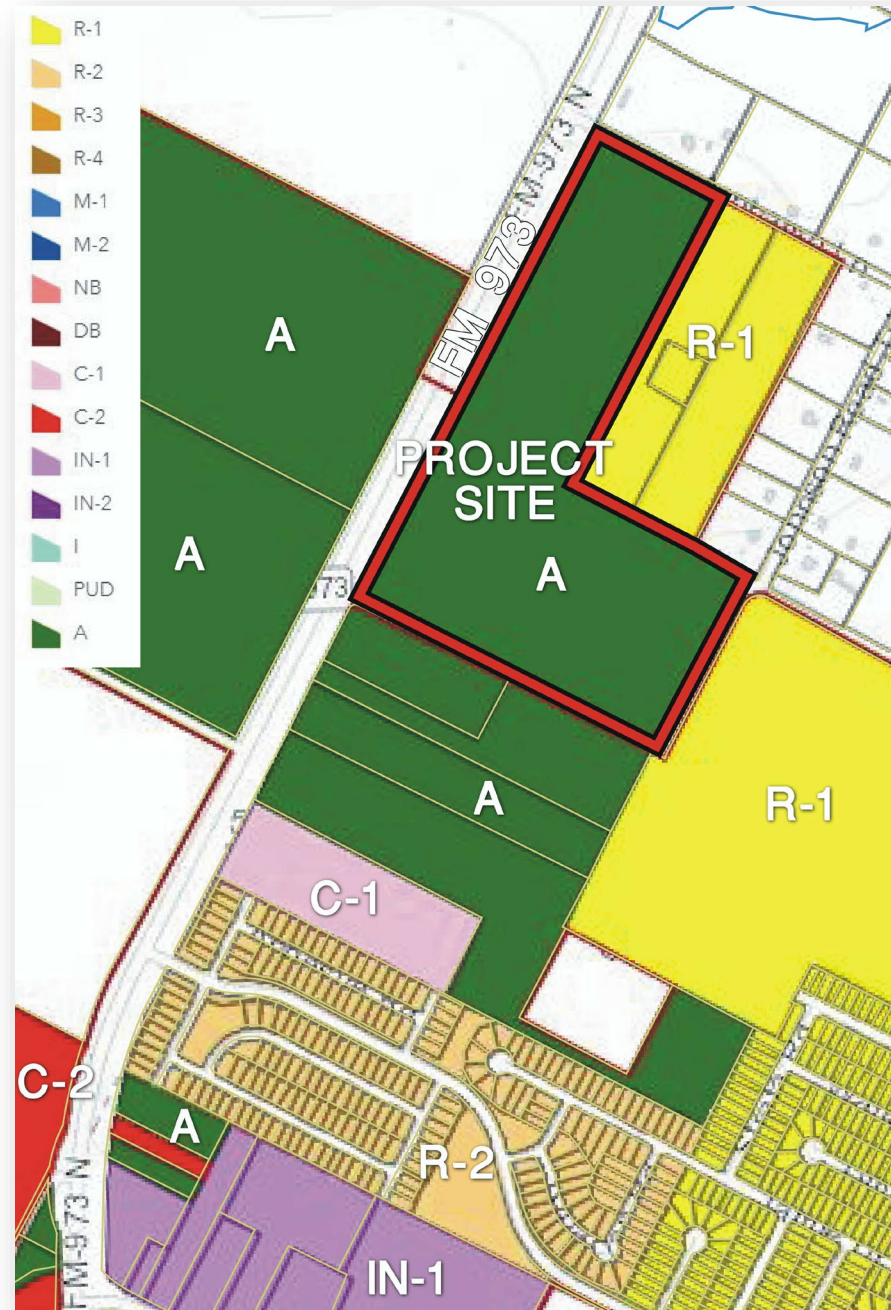
Existing Uses and Surrounding Areas

- GR – General Retail
- SF-3 – Medium Density



Existing Zoning

- Agricultural (A)





Proposed Zoning Plan

- Seeking re-zoning for diverse housing product
- (TF) Two Family
- (C-2) Medium Commercial

Thank You



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