



Julie Leonard, Chair, Place 1
LaKesha Small, Vice Chair, Place 7
Anthony Butler, Place 2
Cresandra Hardeman, Place 3
Vacant, Place 4
Jennifer Wissmann, Place 5
Cecil Meyer, Place 6

Planning & Zoning Commission Regular Meeting

Wednesday, November 09, 2022 at 6:30 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PRESENTATIONS

- A. **Overview of the Manor 2050 Comprehensive Plan**
Presented by Chance Sparks, Freese and Nichols

PUBLIC COMMENTS

*Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning and Zoning Commission, please complete the white card and present it to the City staff prior to the meeting. **No Action May be Taken by the Planning and Zoning Commission During Public Comments.***

PUBLIC HEARING

- 1. Conduct a public hearing on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX.**
Applicant: Drenner Group
Owner: Ashton Grey Engineering
- 2. Conduct a public hearing on a Final PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX.**
Applicant: Drenner Group
Owner: Ashton Grey Engineering
- 3. Conduct a public hearing on a Final Planned Use Development Amendment for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.**
Applicant: SEC Planning, LLC
Owner: Blackburn Group

4. **Conduct a public hearing on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.**
Applicant: Jamison Civil Engineering LLC
Owner: Monarch Ranch at Manor, LLC
5. **Conduct a public hearing on a Subdivision Preliminary Plat for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.**
Applicant: Jamison Civil Engineering, LLC
Owner: Monarch Ranch at Manor, LLC
6. **Conduct a public hearing on a Rezoning Application for one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).**
Applicant: Oxford Stratton Estates LLC
Owner: Akshay Pohekar
7. **Conduct a public hearing on a Rezoning Application for two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX from Agricultural (A) to Medium Commercial (C-2).**
Applicant: Baeza Engineering, PLLC
Owner: John and Sandy Kerr
8. **Conduct a public hearing on a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX.**
Applicant: JAB Engineering, LLC
Owner: Platinum 973, LLC
9. **Conduct a public hearing on a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.**
Applicant: I.T. Gonzalez Engineers
Owner: Victor Martinez

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Chairperson or a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

10. **Consideration, discussion, and possible action to approve the minutes of October 12, 2022, P&Z Commission Regular Meeting.**

REGULAR AGENDA

11. **Consideration, discussion, and possible action on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX.**
Applicant: Drenner Group
Owner: Ashton Grey Engineering

- 12. Consideration, discussion, and possible action on a Final PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.**
Applicant: Drenner Group
Owner: Ashton Grey Engineering
- 13. Public hearing: Conduct a public hearing on a Final Planned Use Development Amendment for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.**
Applicant: SEC Planning, LLC
Owner: Blackburn Group
- 14. Consideration, discussion and possible action on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.**
Applicant: Jamison Civil Engineering LLC
Owner: Monarch Ranch at Manor, LLC
- 15. Consideration, discussion and possible action on a Subdivision Preliminary Plat for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.**
Applicant: Jamison Civil Engineering, LLC
Owner: Monarch Ranch at Manor, LLC
- 16. Consideration, discussion and possible action on a Rezoning Application for one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).**
Applicant: Oxford Stratton Estates LLC
Owner: Akshay Pohekar
- 17. Consideration, discussion, and possible action on a Rezoning Application for two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX from Agricultural (A) to Medium Commercial (C-2).**
Applicant: Baeza Engineering, PLLC
Owner: John and Sandy Kerr
- 18. Consideration, discussion and possible action on a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX.**
Applicant: JAB Engineering, LLC
Owner: Platinum 973, LLC
- 19. Consideration, discussion and possible action on a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.**
Applicant: I.T. Gonzalez Engineers
Owner: Victor Martinez

ADJOURNMENT

In addition to any executive session already listed above, the Planning & Zoning Commission 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).

CONFLICT OF INTEREST

In accordance with Section 12.04 (Conflict of Interest) of the City Charter, “No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest.”

Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no Planning & Zoning Commission member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the Planning & Zoning Commission member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, November 4, 2022, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Lluvia T. Almaraz, TRMC
City Secretary for the City of Manor, Texas

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 72 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail lalmaraz@cityofmanor.org.