



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** April 19, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Concept for the Entrada Glen Apartments, one (1) lot on 13.22 acres, more or less, and being located at the intersection of Gregg Manor Road and W Parsons Street, Manor, TX.

*Applicant: Carney Engineering, PLLC*

*Owner: Carney Engineering, PLLC*

### BACKGROUND/SUMMARY:

This concept plan has been approved by our engineers. The property was rezoned to MF-2 on June 15, 2022. This concept plan creates 1 lot and leaves a remainder tract that is zoned C-1 Light Commercial. This project, but not this Concept Plan, includes the extension of W. Eggleston to the new Gregg Manor Road.

P&Z conducted this public hearing and one person spoke in opposition and one comment was received via email. The resident in opposition spoke to the lack of historic design and character and how the development would degrade nearby historical site(s). The emailed comment had concerns about buffering to their backyard and dust pollution during construction. The applicant and owner were present and spoke in support of the item. The owner addressed the they would be in charge of the design as well as future management of the property and its design would negatively affect the city. They spoke about how they are extending W. Eggleston to Gregg Manor Rd and retained a commercial lot for future retail/office development. They also spoke that during construction they would do their best to keep dust to a minimum and offered their direct contact to the neighbor so they can report any issues to them. They spoke that their landscaping plan was still be completed and they would buffer to the single-family as necessary and that there would be a fence.

P&Z voted 5-0 to approve but asked that the developer buffer to the single family as much as possible.

**LEGAL REVIEW:** Not Applicable

**FISCAL IMPACT:** No

**PRESENTATION:** No

**ATTACHMENTS:** Yes

- Letter of intent
- Concept Plan
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

### STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council conduct the public hearing.

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
	X		