



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
SEPTEMBER 14, 2022**

PRESENT:

COMMISSIONERS:

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

CITY STAFF:

Scott Dunlop, Development Services Director
Michael Burrell, Planning Coordinator
Mandy Miller, Permit Technician

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

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 Chair Leonard at 6:36 p.m. on Wednesday, September 14, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

No one appeared to speak at this time.

PUBLIC HEARING

- 1. Conduct a public hearing regarding the submission of a Rezoning Application for 22.78 acres more or less, out of the Greenbury Gates Survey No 63, and being located at 12200 Tower Rd, Manor, Tx from Light Commercial (C-1) to Multi- Family 25 (MF-2). Applicant: Kenneth Tumlinson. Owner: Kenneth Tumlinson.**

Chair Leonard opened the public hearing.

Justin Tumlinson submitted a speaker card to speak in support of this item. Mr. Tumlinson read a letter from his father addressed to the Commission. (Letter attached)

Craig Swanson with Marcus & Millichap, 9600 N. Mopac Suite 300, Austin, Texas, submitted a speaker card to speak in support of this item. Mr. Swanson stated he was the realtor consultant and broker working with the Tumlinson Family. Mr. Swanson stated the property was placed on the market approximately 6 months ago. The current zoning creates challenges with the sale of the property to developers. The rezoning application is for 15.48 acres for Property ID 821715 not the whole parcel of 22.78 acres.

MOTION: Upon a motion made by Commissioner Hardeman and seconded by Commissioner Meyer to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

2. **Conduct a public hearing on a Short Form Final Plat for the Amavi Manor Short Form Final Plat, three (3) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Road, Manor, TX. Applicant: Madeline Hackett. Owner: Jefferson Triangle Marine, LP.**

Chair Leonard opened the public hearing.

No one submitted speaker cards for this item.

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Hardeman to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

3. **Conduct a public hearing on a Short Form Final Plat for the Manor ISD Senior High School Short Form Final Plat, one (1) lots on 71.70 acres, more or less, and being located at 14832 FM 973, Manor, TX. Applicant: Satterfield and Pontikes. Owner: Claycomb Associates, Inc.**

Chair Leonard opened the public hearing.

No one submitted speaker cards for this item.

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Meyer to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

CONSENT AGENDA

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

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Wissman to approve the consent agenda.

There was no further discussion.

Motion to Approve carried 5-0

REGULAR AGENDA

5. Consideration, discussion, and possible action on a Rezoning Application for 22.78 acres more or less, out of the Greenbury Gates Survey No 63, and being located at 12200 Tower Rd, Manor, Tx from Light Commercial (C-1) to Multi-Family 25 (MF-2). Applicant: Kenneth Tumlinson. Owner: Kenneth Tumlinson.

Director Scott Dunlop answered clarification questions from the Commission regarding the discrepancy in the acreage amount mentioned earlier in the meeting. Director Dunlop stated discussion could still be held and the acreage could be verified later before the ordinance if necessary.

Director Dunlop gave information to the Commission regarding the history of the property. He stated the rezoning request was consistent with the future land use map for this area; therefore, City Staff is recommending approval.

Discussion was held regarding the rezoning application. Director Scott Dunlop answered questions regarding the roadway changes or improvements planned for this area.

Craig Swanson with Marcus & Millichap answered questions from the Commissioners. Mr. Swanson stated details regarding the development have not been set. He confirmed there were no potential buyers at the moment for this property. Two to Three Story full rental property that contained approximately 300 units have been discussed.

Discussion was held by the Commission regarding the surrounding properties and the current uses of those properties.

Director Dunlop answered questions regarding the future plans of TXDOT for the main thoroughfares around the area.

Mr. Swanson answered questions from Commissioners regarding the potential development of the property after the change in ownership.

The Commissioners expressed multiple concerns involving the rezoning request due to the potential for more apartment complexes with the newly approved multifamily developments that were recently approved in this area of Manor. Impact on the traffic and roadway system in its current conditions was also discussed. Commissioner Wissmann brought to the attention of the Commission the Code of Ordinance regarding this type of property zoning seemed to be discouraged when it is next to an existing single-family district which Stonewater is.

Alternative zoning options was discussed by the Commission.

Mr. Tumlinson answered questions from the Commission regarding the possible displacement of livestock in the area.

Director Dunlop clarified Tower Road was owned by the County and TXDOT owned

MOTION: Upon a motion made by Commissioner Meyer to postpone the item until next month.

Motion for Postpone failed due to No Second of the Motion

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Meyer to approve the rezoning request from Light Commercial (C-1) to the lesser zoning of Multi-Family 15 (MF-1).

There was no further discussion.

Motion to Approve carried 4-1. Commissioner Wissmann opposed.

Vice Chair Small left the dais at 7:25 p.m.

- 6. Consideration, discussion, and possible action on a Short Form Final Plat for the Amavi Manor Short Form Final Plat, three (3) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Road, Manor, TX. Applicant: Madeline Hackett. Owner: Jefferson Triangle Marine, LP.**

Director Dunlop stated this Short Form Final Plat was under standard review. The Plat has not been approved by City Engineers, therefore, City Staff recommended denial for Engineer Comments.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Wissmann to deny the Short Form Final Plat for Engineering Comments as recommended by Staff.

There was no further discussion.

Motion to Deny carried 4-0

- 7. Consideration, discussion, and possible action on a Short Form Final Plat for the Arnham Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnham Lane, Manor, TX. Applicant: Baeza Engineering, LLC. Owner: John and Sandy Kerr.**

Director Dunlop stated this Short Form Final Plat was under standard review. It has not been approved by City Engineers, therefore, City Staff recommended denial for Engineer Comments.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Hardeman to deny the Short Form Final Plat for Engineering Comments as recommended by Staff.

There was no further discussion.

Motion to Deny carried 4-0

8. **Consideration, discussion, and possible action on a Short Form Final Plat for the Manor ISD Senior High School Short Form Final Plat, one (1) lots on 71.70 acres, more or less, and being located at 14832 FM 973, Manor, TX. Applicant: Satterfield and Pontikes. Owner: Claycomb Associates, Inc.**

Director Dunlop stated City Staff recommended postponement of this item until the Right of Way dedication could be clarified on the plat.

MOTION: Upon a motion made by Commissioner Wissman and seconded by Commissioner Hardeman to postpone

There was no further discussion.

Motion to Postpone carried 4-0

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Hardeman to adjourn the meeting at 7:30 p.m. on Wednesday, September 14, 2022.

These minutes approved by the P&Z Commission on the 12th day of October 2022. (*Audio Recording Archived*)

APPROVED:

Julie Leonard
Chairperson

ATTEST:

Scott Dunlop
Development Services Director