



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
FEBRUARY 12, 2025**

This meeting was live streamed on Manor's YouTube channel at:
<https://www.youtube.com/@cityofmanorsocial/stream>

PRESENT:

COMMISSIONERS:

Felix Paiz, Chair, Place 4
Prince Chavis, Vice Chair, Place 2
Julie Leonard, Place 1 (Absent)
Gabriel Nila, Place 3
Jeffrey Stensland, Place 5
Cecil Meyer, Place 6
James Terry, Place 7

CITY STAFF:

Michael Burrell, Interim Development Services Director
Veronica Rivera, Assistant City Attorney
Mandy Miller, Development Services Supervisor
Brittney Lopez, Deputy City Secretary

REGULAR SESSION: 6:30 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum present, the regular session of the Manor Planning and Zoning (P&Z) Commission was called to order by Chair Paiz at 6:33 p.m. on Wednesday, February 12, 2025, 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 HEARING

- 1. Conduct a public hearing on a rezoning application for one (1) lot on 0.9596 acres, more or less, and being located at 13100 Greenbury Dr., Manor, TX from (SF-2) Single-Family Standard to (C-1) Light Commercial.** Applicant: Greenview Development Corp. Owner: Greenview Development Greenbury LP.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing.

Chair Paiz opened the public hearing.

Interim Director Burrell gave a summary of the history for the rezoning request.

Paige Bacon with Greenview Development, 510 Vale Street, Austin, Texas, submitted a speaker card in support of this item. Ms. Bacon did not wish to speak; however, she was available for any questions.

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

There was no further discussion.

Motion to Close carried 6-0.

- 2. Conduct a public hearing on a rezoning application for one (1) lot on 51.30 acres, more or less, and being located at 14704 US HWY 290, Manor, TX from (SF-1) Single-Family Suburban and (A) Agricultural to (C-3) Heavy Commercial.** Applicant: LJA Engineering. Owner: 14704 HWY 290 LLC.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing.

Chair Paiz opened the public hearing.

Daryl Swenson, 1120 W. Lovers Lane, Arlington, Texas, submitted a speaker card to speak in opposition of this item. Mr. Swenson expressed his concerns about the floodplain area located inside this development and the increase in traffic on Old Kimbro Road.

RJ Mason, 14601C U.S. Hwy 290 East, Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Mason expressed concerns about the increase in traffic and the business types allowed in the C-3 Zoning.

Interim Director Burrell stated the developer was requesting Heavy Commercial (C-3), which is the most permissive commercial zoning.

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

There was no further discussion.

Motion to Close carried 6-0.

- 3. Conduct a public hearing on a rezoning application for seven (7) lots on 146.92 acres, more or less, and being generally located abutting and to the north of Hill Ln, west of Gregg Manor Road, and east of the TX 130 Toll Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.** Applicant: Jackson Walker LLP. Owner: DG Manor Downs Property Owner, L.P.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing.

Chair Paiz opened the public hearing.

Interim Director Burrell gave background for this item.

No one submitted a speaker card to speak on this item.

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

There was no further discussion.

Motion to Close carried 6-0.

CONSENT AGENDA

4. Consideration, discussion, and possible action to approve the Planning and Zoning Commission minutes for January 8, 2025, Planning and Zoning Commission Regular Session

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Nila to approve Consent Agenda.

There was no further discussion.

Motion to Approve carried 6-0.

REGULAR AGENDA

5. Consideration, discussion, and possible action on a rezoning application for one (1) lot on 0.9596 acres, more or less, and being located at 13100 Greenbury Dr., Manor, TX from (SF-2) Single-Family Standard to (C-1) Light Commercial. Applicant: Greenview Development Corp. Owner: Greenview Development Greenbury LP.

City Staff recommended the Planning and Zoning Commission approve the rezoning application for one (1) lot on 0.9596 acres, more or less, and being located at 13100 Greenbury Dr., Manor, TX from (SF-2) Single-Family Standard to (C-1) Light Commercial.

Interim Director Burrell gave background for the rezoning request. He answered questions regarding the zoning of the connecting properties.

Paige Bacon with Greenview Development, 510 Vale Street, Austin, Texas, submitted a speaker card in support of this item. Ms. Bacon did not wish to speak; however, she was available for any questions.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Stensland to approve the rezoning application for one (1) lot on 0.9596 acres, more or less, and being located at 13100 Greenbury Dr., Manor, TX from (SF-2) Single-Family Standard (C-1) Light Commercial.

There was no further discussion.

Motion to Approve carried 6-0

6. Consideration, discussion, and possible action on a rezoning application for one (1) lot on 51.30 acres, more or less, and being located at 14704 US HWY 290, Manor, TX from (SF-1) Single-Family Suburban and (A) Agricultural to (C-3) Heavy Commercial. Applicant: LJA Engineering. Owner: 14704 HWY 290 LLC.

City Staff recommended the Planning and Zoning Commission approve the rezoning application for one (1) lot on 51.30 acres, more or less, and being located at 14704 US HWY 290, Manor, TX from (SF-1) Single-Family Suburban and (A) Agricultural to (C-2) Medium Commercial.

Interim Director Burrell explained Traffic Impact Analysis (TIA) and when they are triggered to be done as the result of a development. He gave an overview of the intended use for the land located in the floodplain area.

Jose Lozano with LJA Engineering, 7500 Rialto Blvd Suite 100, Austin, Texas, submitted a speaker card in support of this item. Mr. Lozano addressed the issue of choosing Heavy Commercial (C-3) instead of Medium Commercial (C-2) in their request. He stated there was no intended use for the property except the proposed RV Park.

Commissioners voiced concerns about the potential negative impacts of Heavy Commercial (C-3) zoning on the neighboring subdivision.

Interim Director Burrell confirmed C-2 Medium Commercial uses in the PUD for the Manor Heights Subdivision.

Vice Chair expressed concerns for rezoning the property to Heavy Commercial (C-3) unless certain allowable uses were removed.

Interim Director Burrell answered questions regarding the staff recommendation. He clarified a specific use permit would be needed for certain items in Medium Commercial (C-2) that would be allowed by right with Heavy Commercial (C-3).

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Stensland to approve the rezoning application for one (1) lot on 51.30 acres, more or less, and being located at 14704 US HWY 290, Manor, TX from (SF-1) Single-Family Suburban and (A) Agricultural to (C-2) Medium Commercial.

There was no further discussion.

Motion to Approve carried 5-1. Opposed by Vice Chair Chavis.

7. Consideration, discussion, and possible action on a rezoning application for seven (7) lots on 146.92 acres, more or less, and being generally located abutting and to the north of Hill Ln, west of Gregg Manor Road, and east of the TX 130 Toll Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial. Applicant: Jackson Walker LLP. Owner: DG Manor Downs Property Owner, L.P.

City Staff recommended the Planning and Zoning Commission approve the rezoning application for seven (7) lots on 146.92 acres, more or less, and being generally located abutting and to the north of Hill Ln, west of Gregg Manor Road, and east of the TX 130 Toll Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

Interim Director Burrell gave a summary of the rezoning request.

Assistant City Attorney Rivera answered questions about the process of zoning after annexation.

MOTION: Upon a motion made by Vice Chair Chavis and seconded by Commissioner Terry to approve the rezoning application for seven (7) lots on 146.92 acres, more or less, and being generally located abutting and to the north of Hill Ln, west of Gregg Manor Road, and east of the TX 130 Toll Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial

There was no further discussion.

Motion to Approve carried 6-0.

8. Consideration, discussion, and possible action on a drainage waiver request for the Boyce Street Mixed Use development located at 101, 104, 107, and 108 W Boyce Street Manor, Texas.

Applicant: Southwest Engineers. Owner: BuildBlock.

At the recommendation of City Staff, the Planning and Zoning Commission pulled this item from the agenda. Interim Director Burrell stated the agenda language needed correcting from “drainage waiver” to “detention waiver”.

9. Consideration, discussion, and possible action on a subdivision short form final plat for FM 1100 Manor 12 being one (1) lot on 12.62 acres, more or less, and being located at the northeast intersection of US HWY 290 and FM 1100 Manor, TX. Applicant: Professional StruCIVIL Engineers Inc. Owner: 13105 FM 1100, LLC.

City Staff recommended the Planning and Zoning Commission approve the subdivision short form final plat for FM 1100 Manor 12 being one (1) lot on 12.62 acres, more or less, and being located at the northeast intersection of US HWY 290 and FM 1100 Manor, TX.

Interim Director Burrell provided location details for this property. He stated this was a non-discretionary item.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Vice Chair Chavis to approve the subdivision short form final plat for FM 1100 Manor 12 being one (1) lot on 12.62 acres, more or less, and being located at the northeast intersection of US HWY 290 and FM 1100 Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0.

ADJOURNMENT

MOTION: Upon a motion made by Vice Chair Chavis and seconded by Commissioner Stensland to adjourn the Regular Session of the Manor Planning and Zoning Commission at 7:11 p.m. on Wednesday February 12, 2025.

There was no further discussion.

Motion to Adjourn carried 6-0.

The Planning and Zoning Commission approved these minutes on March 12, 2025.

APPROVED:

Felix Paiz
Chairperson

ATTEST:

Mandy Miller
Development Services Supervisor

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