



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
JULY 10, 2024**

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

PRESENT:

COMMISSIONERS:

Felix Paiz, Chair, Place 4 (Absent)
Prince Chavis, Vice Chair Place 2
Julie Leonard, Place 1 (Absent)
Gabrielle Orion, Place 3
Jeffrey Stensland, Place 5
Cecil Meyer, Place 6
James Terry, Place 7 (Absent)
Gabriel Nila, Alternate No. 1
Vacant, Alternate No. 2

CITY STAFF:

Scott Dunlop, Development Services Director
Mandy Miller, Development

REGULAR SESSION: 6:30 P.M.

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 Vice Chair Chavis at 6:40 p.m. on Wednesday, July 10, 2024, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

Vice Chair Chavis requested P&Z Commissioner Gabriel Nila, Alternate No. 1, join the dais in the position of Place 7.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak during public comment on the topic of his concerns. Mr. Battaile spoke regarding Juneteenth, potential locations for a new downtown, and the recently approved townhome development. He criticized the Commission for their performance as Commissions, the handling of the Art Park, and lack of activity in downtown.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak during public comment in opposition of Agenda Items 4, 5, and 6. Mr. Battaile expressed his thoughts on the litigation between himself and the city.

PUBLIC HEARING

- 1. Conduct a public hearing on a Rezoning Application for the Monarch Ranch Subdivision, being 134.53 acres, more or less, and located at the southwest corner of the intersection at Gregg Lane and FM 973, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD). Applicant: SEC Planning. Owner: Blackburn Group LLC.**

City Staff recommended that the Planning and Zoning Commission conduct the public hearing on a Rezoning Application for the Monarch Ranch Subdivision

Director Dunlop gave background information regarding this item. He explained the history of the PUD. He shared the recent and proposed changes to the PUD include details about the unit sizes, building material requirements, and possible upcoming changes to the Development Agreement for Monarch Ranch.

Mark Baker with SEC Planning, 4201 W. Parmer Lane, Austin, Texas submitted a speaker card in support of this item. Mr. Baker did not wish to speak; however, he was available for any questions.

Rick Hanna with Blackburn Group, 825 Sisk Ave Suite 200, Oxford, Mississippi submitted a speaker card in support of this item. Mr. Hanna did not wish to speak; however, he was available for any questions.

Zac Vasek with Blackburn Group, 825 Sisk Ave Suite 200, Oxford, Mississippi submitted a speaker card in support of this item. Mr. Vasek did not wish to speak; however, he was available for any questions.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile questioned the details of the park land.

Mr. Mark Baker addressed concerns about the park land. He stated there were no changes being made to the already approved PUD except for dwelling sizes of the units. He detailed the park land dedication, trail system, amenities, swimming pool and parking.

Discussion was held pertaining to dwelling size, affordability, cost points, and concerns for the overall affect it might have on the individual property as well as the subdivision. Mr. Baker explained his views on the purpose for the amendment stating quality of homes would not diminish due to the masonry requirements.

Mr. Rick Hanna spoke to the regarding the quality of homes and the price points that were anticipated for them. He explained the build-out would be mostly consumer driven and based on the buyer's needs and preferences. Mr. Baker reiterated they did not foresee significant changes in the impervious coverage of the homes.

Director Dunlop answered questions regarding the connecting roads within the subdivision.

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

There was no further discussion.

Motion to Close carried 5-0.

2. **Conduct a public hearing on a Rezoning Application for one (1) lot on 0.31 acres, more or less, and being located near the intersection of Gregg Manor Road and West Eggleston Street, Manor, TX from (C-1) Light Commercial to Multi-Family 25 (MF-2).** Applicant: MWSW LLP. Owner: DD&B Construction Inc.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing on a Rezoning Application for one (1) lot on 0.31 acres, more or less, and being located near the intersection of Gregg Manor Road and West Eggleston Street, Manor, TX from (C-1) Light Commercial to Multi-Family 25 (MF-2).

Director Dunlop gave background summary for this item.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile criticized the City, Commission, and the Comprehensive Plan for allowing this type of development in this specific area of town. He requested the Commission deny this item. He recommended changing the zoning back to single family.

Katherine Nicely with Metcalfe Wolff Stuart & Williams, LLP, 221 W 6th St #1300, Austin, Texas submitted a speaker card in support of this item. Ms. Nicely did not wish to speak; however, he was available for any questions.

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

There was no further discussion.

Motion to Close carried 5-0.

CONSENT AGENDA

3. **Consideration, discussion, and possible action to approve the minutes for the June 12, 2024, Planning and Zoning Commission Regular Session.**

City Staff's recommendation that the Planning and Zoning Commission approve the June 12, 2024, Planning and Zoning Commission Minutes.

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

There was no further discussion.

Motion to Approve carried 5-0.

REGULAR AGENDA

4. **Consideration, discussion, and possible action on a Rezoning Application for the Monarch Ranch Subdivision, being 134.53 acres, more or less, and located at the southwest corner of the intersection at Gregg Lane and FM 973, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD).** Applicant: SEC Planning. Owner: Blackburn Group LLC.

City Staff recommended that the Planning and Zoning Commission approve the Rezoning Application for the Monarch Ranch Subdivision, being 134.53 acres, more or less, and located at the southwest corner of the intersection at Gregg Lane and FM 973, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD).

Director Dunlop recapped the details for this item for the Commissioners.

Mark Baker with SEC Planning, 4201 W. Parmer Lane, Austin, Texas submitted a speaker card in support of this item. Mr. Baker did not wish to speak; however, he was available for any questions.

Rick Hanna with Blackburn Group, 825 Sisk Ave Suite 200, Oxford, Mississippi submitted a speaker card in support of this item. Mr. Hanna did not wish to speak; however, he was available for any questions.

Zac Vasek with Blackburn Group, 825 Sisk Ave Suite 200, Oxford, Mississippi submitted a speaker card in support of this item. Mr. Vasek did not wish to speak; however, he was available for any questions.

Mr. Hanna answered questions regarding the square footage of the dwelling units planned for the Monarch Ranch Subdivision.

Discussion was held regarding the percentages for the different dwellings unit sizes that would be allowed. Consideration was given to the purpose and goals behind the amendment request. Concerns were expressed regarding the significance of the long-term impact allowing lesser standards on the dwelling sizes would have on the community.

Mr. Hanna recapped the ways these changes adhered to the guidelines laid out in the City of Manor's Subdivision Development Code. He reiterated the changes would allow for flexibility in the options available to the buyers, more variety in the homes that were constructed, and increase affordability as well as obtainability. He answered questions pertaining to the price points of the homes.

Discussion was held regarding the lot sizes for Monarch Ranch. Director Dunlop answered questions specific to the building standards in the city's code.

Mr. Baker answered questions pertaining to features of the dwelling units being built.

The Commissioner deliberated the various way to achieve the primary goals of affordability, obtainability while providing for variety of homes that would not decrease the value within the neighborhood. Consideration was given to lowering the allowable percentages of the smaller built homes.

MOTION: Upon a motion made by Commissioner Orion and seconded by Commissioner Meyer to approve the Rezoning Application for the Monarch Ranch Subdivision, being 134.53 acres, more or less, and located at the southwest corner of the intersection at Gregg Lane and FM 973, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD) with the recommendation of the following maximum percentages:

- 1,300 – 1,400 sq. ft = maximum 10%
- 1,401 – 1,500 sq. ft = maximum 10%
- 1,501 – 1,600 sq. ft = maximum 10%
- 1,601 – 1,700 sq. ft = maximum 10%

Commissioner Orion stated this motion would allow for flexibility while keeping 60 percent of the homes being built to be at or above the city standards.

Motion Failed 2-3. Commissioner Nila, Commissioner Stensland and Vice Chair Chavis opposed.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Meyer to approve the Rezoning Application for the Monarch Ranch Subdivision, being 134.53 acres, more or less, and located at the southwest corner of the intersection at Gregg Lane and FM 973, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD) with the recommendation of the following maximum percentages:

- 1,300 – 1,400 sq. ft = maximum 15%
- 1,401 – 1,500 sq. ft = maximum 15%
- 1,501 – 1,600 sq. ft = maximum 20%
- 1,601– 1,700 sq. ft = maximum 20%
- 1,701 or greater sq. ft = Unlimited

Commissioner Stensland stated this motion would allow for flexibility while requiring half or 50% of the homes to be greater than 1,600 square feet.

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

- 5. Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on 0.31 acres, more or less, and being located near the intersection of Gregg Manor Road and West Eggleston Street, Manor, TX from (C-1) Light Commercial to Multi-Family 25 (MF-2).**
Applicant: MWSW LLP. Owner: DD&B Construction Inc.

City Staff recommended that the Planning and Zoning Commission approve the Rezoning Application for one (1) lot on 0.31 acres, more or less, and being located near the intersection of Gregg Manor Road and West Eggleston Street, Manor, TX from (C-1) Light Commercial to Multi-Family 25 (MF-2).

Director Dunlop gave a recap for this item.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Orion to approve the Rezoning Application for one (1) lot on 0.31 acres, more or less, and being located near the intersection of Gregg Manor Road and West Eggleston Street, Manor, TX from (C-1) Light Commercial to Multi-Family 25 (MF-2).

There was no further discussion.

Motion to Approve carried 5-0.

- 6. Consideration, discussion, and possible action on a Subdivision Construction Variance for the New Haven Subdivision from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 42(b)(1) to permit a modified street pavement detail and being located at the northwest intersection of FM 973 and Gregg Ln, Manor, TX. Applicant: Quiddity. Owner: Gregg Lane Dev. LLC.**

Director Dunlop stated the City Staff recommended postponing this item to the next P&Z meeting to be held in August.

Director Dunlop stated the applicant was unable to make this meeting due to unforeseen circumstances. They are requesting postponement.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Stensland to postpone until the August 14, 2024, P&Z Commission Regular Session Agenda Item #6.

There was no further discussion.

Motion to Postpone carried 5-0.

7. Consideration, discussion, and possible action on a Final Plat for the Townplace at Hampton Addition Subdivision, three (3) lots on 5.964 acres, more or less, and being located near the intersection of Gregg Manor Road and Hill Lane, Manor, TX. Applicant: Triangle Engineering, LLC. Owner: Manor Lodging Development, LLC.

City Staff recommended that the Planning and Zoning Commission approve the Final Plat for the Townplace at Hampton Addition Subdivision, three (3) lots on 5.964 acres, more or less, and being located near the intersection of Gregg Manor Road and Hill Lane, Manor, TX.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Nila to approve the Final Plat for the Townplace at Hampton Addition Subdivision, three (3) lots on 5.964 acres, more or less, and being located near the intersection of Gregg Manor Road and Hill Lane, Manor, TX.

There was no further discussion.

Motion to Approve carried 5-0.

ADJOURNMENT

Vice Chair Chavis adjourned the Regular Session of the Manor Planning and Zoning Commission at 7:52 p.m. on Wednesday July 10, 2024.

The Planning and Zoning Commission approved these minutes on August 14, 2024.

APPROVED:

Felix Paiz
Chairperson

ATTEST:

Mandy Miller
Development Services Supervisor