



Julie Leonard, Place 1
Jacob Hammersmith, Place 2
Gil Burrell, Place 3
Mike Burke, Place 4
Lian Stutsman, Vice-Chair, Place 5
Keith Miller, Place 6
Bill Myers, Chairperson, Place 7

**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES**

Wednesday, August 14, 2019

6:30 p.m.

Manor City Hall – Council Chambers
105 E. Eggleston Street

COMMISSIONERS

PRESENT:

Place 2: Jacob Hammersmith
Place 3: Philip Tryon
Place 4: Isaac Rowe
Place 5: Lian Stutsman, Vice-Chair
Place 6: Keith Miller
Place 7: Bill Myers, Chairperson

ABSENT:

Place 1: Julie Leonard

CITY STAFF PRESENT:

Scott Dunlop, Assistant Development Services Director
Lluvia T. Almaraz, City Secretary

REGULAR SESSION – 6:30 P.M.

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 Chairperson Myers at 6:30 p.m. on Wednesday, August 14, 2019, 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.

CONSENT AGENDA

1. **Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the July 10, 2019, Regular Meeting.**

MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Miller the P&Z Commission voted six (6) For and none (0) Against to approve the Consent Agenda. The motion carried unanimously.

PUBLIC HEARINGS

2. **Public Hearing: Consideration, discussion and possible action on a rezoning request for 24.15 acres of land out of the James Manor Survey No. 40, Abstract 546, near Gregg Manor Road and Hill Lane and known as Las Entradas North, from Single Family (R-2) and Light Commercial (C-1) to Multi-Family (R-3) and Light Commercial (C-1). Applicant: Kimley-Horn & Assoc. Owner: Las Entradas Development Corporation**

Chairperson Myers opened the public hearing.

The City staff's recommendation was that the P&Z Commission approve a rezoning request for 24.15 acres of land out of the James Manor Survey No. 40, Abstract 546, near Gregg Manor Road and Hill Lane and known as Las Entradas North, from Single Family (R-2) and Light Commercial (C-1) to Multi-Family (R-3) and Light Commercial (C-1).

MOTION: Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Hammersmith the P&Z Commission voted six (6) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

Assistant Development Director Dunlop discussed the rezoning request for Las Entradas North.

The discussion was held regarding the access to Highway 290 from the development location.

Danny Burnett with Dwyer Realty discussed the C-1 Development and residential possibilities in the area.

Pete Dwyer with Dwyer Realty, 9900 Highway 290 E. Manor, Texas, submitted a card in support of this item; however, he did not wish to speak but was available to address any questions posed by the City Council.

David Strauss with CLX Ventures LLC, 127 Pinnacle Torns, New Braunfels, Texas, submitted a card in support of this item; however, he did not wish to speak but was available to address any questions posed by the City Council.

MOTION: Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Hammersmith the P&Z Commission voted six (6) For and none (0) Against to approve a rezoning request for 24.15 acres of land out of the James Manor Survey No. 40, Abstract 546, near Gregg Manor Road and Hill Lane and known as Las Entradas North, from Single Family (R-2) and Light Commercial (C-1) to Multi-Family (R-3) and Light Commercial (C-1). The motion carried unanimously.

3. Public Hearing: Consideration, discussion, and possible action on a Short Form Final Plat for the Grace Covenant Christian Center of Austin Subdivision, one (1) lot on 2.15 acre more or less, located at 14518 US Hwy 290 E, Manor, TX. Applicant: Marco E. Castaneda, PE. Owner: Grace Covenant Christian Center of Austin, Inc

Chairperson Myers opened the public hearing.

The City staff's recommendation was that the P&Z Commission approve a Short Form Final Plat for the Grace Covenant Christian Center of Austin Subdivision, one (1) lot on 2.15 acre more or less, located at 14518 US Hwy 290 E, Manor, TX.

MOTION: Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Miller the P&Z Commission voted six (6) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

Assistant Development Director Dunlop discussed the Short Form Final Plat for the Grace Covenant Christian Center of Austin Subdivision.

MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Tryon the P&Z Commission voted six (6) For and none (0) Against to approve a Short Form Final Plat for the Grace Covenant Christian Center of Austin Subdivision, one (1) lot on 2.15 acre more or less, located at 14518 US Hwy 290 E, Manor, TX. The motion carried unanimously.

4. Public Hearing: Consideration, discussion, and possible action on a Preliminary Plat for the Manor Heights Subdivision Phase 2, two hundred seventy-eight (278) lots on 111 acres more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: Sky Village Kimbro Estates, LLC.

Chairperson Myers opened the public hearing.

The City staff's recommendation was that the P&Z Commission postpone the Public Hearing on a Preliminary Plat for the Manor Heights Subdivision Phase 2, two hundred seventy-eight (278) lots on 111 acres more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX. to the September 11, 2019, P&Z Commission Meeting.

MOTION: Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Hammersmith the P&Z Commission voted six (6) For and none (0) Against to postpone the Public Hearing on a Preliminary Plat for the Manor Heights Subdivision Phase 2, two hundred seventy-eight (278) lots on 111 acres more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX. to the September 11 ,2019, P&Z Commission Meeting. The motion carried unanimously.

REGULAR AGENDA

5. Consideration, discussion, and possible action on canceling the October 9, 2019, Regular Meeting and setting a Special Called Meeting.

The City staff's recommendation was that the Planning Commission cancel the October 9, 2019, P&Z Commission Regular Meeting and set a Special Called Meeting for Wednesday, October 16, 2019 at 6:00 p.m.

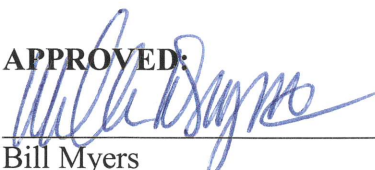
MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Tryon the P&Z Commission voted six (6) For and none (0) Against to cancel the October 9, 2019, P&Z Commission Regular Meeting and set a Special Called Meeting for Wednesday, October 16, 2019 at 6:00 p.m. The motion carried unanimously.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Miller and seconded by Commissioner Hammersmith the P&Z Commission voted six (6) For and none (0) Against to adjourn the regular session of the Manor P&Z Commission at 6:44 p.m. on Wednesday, August 14, 2019. The motion carried unanimously.

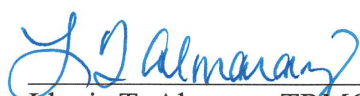
These minutes approved by the Manor P&Z Commission on the 11th day of September 2019.

APPROVED:



Bill Myers
Chairperson

ATTEST:



Lluvia T. Almaraz, TRMC
City Secretary

