



Julie Leonard, Place 1
Jacob Hammersmith, Place 2
Philip Tryon, Place 3
Isaac Rowe, Place 4
Lian Stutsman, Vice-Chair, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7

**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES**

Wednesday, January 8, 2020

6:30 p.m.

Manor City Hall – Council Chambers
105 E. Eggleston Street

COMMISSIONERS

PRESENT:

Place 1: Julie Leonard
Place 2: Jacob Hammersmith
Place 3: Philip Tryon
Place 4: Isaac Rowe (Arrived at 6:32 p.m.)
Place 5: Lian Stutsman, Vice-Chairperson
Place 6: Cecil Meyer
Place 7: Lakesha Small

ABSENT:

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 Vice-Chair Stutsman at 6:30 p.m. on Wednesday, January 8, 2020, 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 December 11, 2019, Regular Meeting.**

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

Commissioner Rowe arrived at 6:32 p.m. and took his seat at the Dais.

PUBLIC HEARINGS

2. **Public Hearing: Conduct a public hearing upon a Short Form Final Plat for the Manor Independent School District Subdivision, three (3) lots on 38.45 acres more or less, located at 10323 and 10355 US Hwy 290 East, Manor, TX.**

Vice-Chair Stutsman opened the public hearing.

The City staff recommended that the P&Z Commission conduct the Public Hearing.

MOTION: Upon a motion made by Commissioner Rowe and seconded by Commissioner Leonard the P&Z Commission voted seven (7) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

3. **Public Hearing: Conduct a public hearing upon a Short Form Final Plat for the Residences at Grassdale Subdivision, three (3) lots on 18.69 acres more or less, located at 12601 US Hwy 290 East, Manor, TX.**

Vice-Chair Stutsman opened the public hearing.

The City staff recommended that the P&Z Commission conduct the Public Hearing.

Daniel Stewart with Development Engineering Consultants 2591 Dallas Parkway, Suite 300, Frisco, Texas, spoke before P&Z Commission in support of this item.

The discussion was held regarding development.

MOTION: Upon a motion made by Commissioner Stutsman and seconded by Commissioner Rowe the P&Z Commission voted seven (7) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

4. **Public Hearing: Conduct a public hearing upon a Short Form Final Plat for the Las Entradas North Section 2 Subdivision, one (1) lot on 12.60 acres more or less, located at Gregg Manor Road and Hill Lane, Manor, TX.**

Vice-Chair Stutsman opened the public hearing.

The City staff recommended that the P&Z Commission conduct the Public Hearing.

MOTION: Upon a motion made by Commissioner Small and seconded by Commissioner Rowe the P&Z Commission voted seven (7) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

5. **Public Hearing: Conduct a public hearing upon a Short Form Final Plat for the Manor East Subdivision, one (1) lot on 4.38 acres more or less, located at 14101 US Hwy 290 East, Manor, TX.**

Vice-Chair Stutsman opened the public hearing.

The City staff recommended that the P&Z Commission conduct the Public Hearing.

Phil Moncada with Moncada Enterprises, 1301 S. IH35, Suite 204, Austin, Texas spoke before P&Z Commission in support of this item.

Terry Irion with Sprouse Shrader Smith PLLC, 805 Las Cimas, Austin, Texas, spoke before P&Z Commission in support of this item.

MOTION: Upon a motion made by Commissioner Rowe and seconded by Commissioner Hammersmith the P&Z Commission voted seven (7) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

6. **Public Hearing: Conduct a public hearing upon a Rezoning Application from Light Commercial (C-1) to Medium Commercial (C-2) on 0.675 acres more or less, located at 10814 US Hwy 290 East, Manor, TX.**

Vice-Chair Stutsman opened the public hearing.

The City staff recommended that the P&Z Commission conduct the Public Hearing.

MOTION: Upon a motion made by Commissioner Tryon and seconded by Commissioner Rowe the P&Z Commission voted seven (7) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

REGULAR AGENDA

7. Consideration, discussion, and possible action on the appointment of Chairperson to the Planning and Zoning Commission to serve a one-year term.

The City staff recommended that the P&Z Commission appoint a member to serve as Chairperson for a one-year term.

Vice-Chair Stutsman open the floor for nominations.

MOTION: Upon a motion made by Commissioner Tryon and seconded by Commissioner Hammersmith the P&Z Commission voted seven (7) For and none (0) Against to appoint Commissioner Tryon to Chairperson. The motion carried unanimously.

Vice-Chair Stutsman turned over the meeting to Chairperson Tryon to continue.

8. Consideration, discussion, and possible action on the appointment of Vice-Chair to the Planning and Zoning Commission to serve a one-year term.

The City staff recommended that the P&Z Commission appoint a member to serve as Vice-Chair for a one-year term.

Chairman Tryon open the floor for nominations.

MOTION: Upon a motion made by Commissioner Stutsman and seconded by Commissioner Hammersmith the P&Z Commission voted seven (7) For and none (0) Against to appoint Commissioner Leonard to Vice-Chair. The motion carried unanimously.

9. Consideration, discussion, and possible action on a 2020 Planning and Zoning Commission meeting calendar.

The City staff recommended that the P&Z Commission approve a 2020 Planning and Zoning Commission meeting calendar.

MOTION: Upon a motion made by Commissioner Small and seconded by Commissioner Stutsman the P&Z Commission voted seven (7) For and none (0) Against to approve a 2020 Planning and Zoning Commission meeting calendar. The motion carried unanimously.

10. Consideration, discussion, and possible action upon a Short Form Final Plat for the Manor Independent School District Subdivision, three (3) lots on 38.45 acres more or less, located at 10323 and 10355 US Hwy 290 East, Manor, TX. Applicant: Gil Engineering. Owner: Manor ISD

The City staff recommended that the P&Z Commission deny this item due to the plat that has not been approved by City Engineers.

MOTION: Upon a motion made by Vice-Chair Leonard and seconded by Commissioner Rowe the P&Z Commission voted seven (7) For and none (0) Against to deny a Short Form Final Plat for the Manor Independent School District Subdivision, three (3) lots on 38.45 acres more or less, located at 10323 and 10355 US Hwy 290 East, Manor, TX due to the plat that has not been approved by City Engineers. The motion carried unanimously.

11. Consideration, discussion, and possible action upon a Short Form Final Plat for the Residences at Grassdale Subdivision, three (3) lots on 18.69 acres more or less, located at 12601 US Hwy 290 East, Manor, TX. Applicant: Development Engineering Consultants. Owner: Pilot Legacy Opportunity Fund, LLC

The City staff recommended that the P&Z Commission approve a Short Form Final Plat for the Residences at Grassdale Subdivision, three (3) lots on 18.69 acres more or less, located at 12601 US Hwy 290 East, Manor, TX.

MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Stutsman the P&Z Commission voted seven (7) For and none (0) Against to approve a Short Form Final Plat for the Residences at Grassdale Subdivision, three (3) lots on 18.69 acres more or less, located at 12601 US Hwy 290 East, Manor, TX. The motion carried unanimously.

12. Consideration, discussion, and possible action upon a Short Form Final Plat for the Las Entradas North Section 2 Subdivision, one (1) lot on 12.60 acres more or less, located at Gregg Manor Road and Hill Lane, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: CLX Ventures, LLC

The City staff recommended that the P&Z Commission deny this item due to the plat that has not been approved by City Engineers.

MOTION: Upon a motion made by Commissioner Rowe and seconded by Commissioner Hammersmith the P&Z Commission voted seven (7) For and none (0) Against to deny a Short Form Final Plat for the Las Entradas North Section 2 Subdivision, one (1) lot on 12.60 acres more or less, located at Gregg Manor Road and Hill Lane, Manor, TX due to the plat that has not been approved by City Engineers. The motion carried unanimously.

13. Consideration, discussion, and possible action upon a Short Form Final Plat for the Manor East Subdivision, one (1) lot on 4.38 acres more or less, located at 14101 US Hwy 290 East, Manor, TX. Applicant: Moncada Enterprises, LLC. Owner: Auspro Enterprises

The City staff recommended that the P&Z Commission deny this item due to the plat that has not been approved by City Engineers.

Phil Moncada with Moncada Enterprises, 1301 S. IH35, Suite 204, Austin, Texas spoke before P&Z Commission in support of this item.

Terry Irion with Sprouse Shrader Smith PLLC, 805 Las Cimas, Austin, Texas, spoke before P&Z Commission in support of this item.

MOTION: Upon a motion made by Commissioner Stutsman and seconded by Vice-Chair Leonard the P&Z Commission voted seven (7) For and none (0) Against to deny Short Form Final Plat for the Manor East Subdivision, one (1) lot on 4.38 acres more or less, located at 14101 US Hwy 290 East, Manor, TX due to the plat that has not been approved by City Engineers. The motion carried unanimously.

14. Consideration, discussion, and possible action on a Rezoning Application from Light Commercial (C-1) to Medium Commercial (C-2) on 0.675 acres more or less, located at 10814 US Hwy 290 East, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: Cottonwood Holdings, LTD

The City staff recommended that the P&Z Commission deny a rezoning application from Light Commercial (C-1) to Medium Commercial (C-2) on 0.675 acres more or less, located at 10814 US Hwy 290 East, Manor, TX.

Asst. Development Services Director Dunlop stated that the applicant had submitted a request to postpone item to the next P&Z Commission regular meeting.

MOTION: Upon a motion made by Vice-Chair Leonard and seconded by Commissioner Hammersmith the P&Z Commission voted seven (7) For and none (0) Against to postpone a rezoning application from Light Commercial (C-1) to Medium Commercial (C-2) on 0.675 acres more or less, located at 10814 US Hwy 290 East, Manor, TX. to the February 12, 2020, P&Z Commission, regular meeting. The motion carried unanimously.

15. Consideration, discussion, and possible action upon a Concept Plan for IDEA- Manor, one (1) lot on 13.19 acres more or less, located near N. FM 973 and Suncrest Road, Manor, TX. Applicant: Pape-Dawson Engineers. Owner: IDEA Public Schools.

The City staff recommended that the P&Z Commission approve a Concept Plan for IDEA- Manor, one (1) lot on 13.19 acres more or less, located near N. FM 973 and Suncrest Road, Manor, TX.

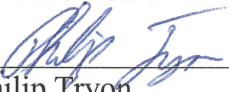
MOTION: Upon a motion made by Commissioner Rowe and seconded by Commissioner Small the P&Z Commission voted seven (7) For and none (0) Against to approve a Concept Plan for IDEA- Manor, one (1) lot on 13.19 acres more or less, located near N. FM 973 and Suncrest Road, Manor, TX. The motion carried unanimously.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Stutsman and seconded by Commissioner Meyer the P&Z Commission voted seven (7) For and none (0) Against to adjourn the regular session of the Manor P&Z Commission at 7:13 p.m. on Wednesday, January 8, 2020. The motion carried unanimously.


These minutes approved by the Manor P&Z Commission on the 12th day of February 2020.

APPROVED:



Philip Tryon
Chairperson

ATTEST:



Lluvia T. Almaraz, TRMC
City Secretary

