



Julie Leonard, Place 1
Jacob Hammersmith, Place 2
Philip Tryon, Place 3
Isaac Rowe, 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, September 11, 2019

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
Place 5: Lian Stutsman, Vice-Chairperson
Place 7: Bill Myers, Chairperson

ABSENT:

Place 6: Keith Miller

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, September 11, 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 August 14, 2019, Regular 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 approve the Consent Agenda. The motion carried unanimously.

PUBLIC HEARINGS

- 2. Public Hearing: Consideration, discussion and possible action on a rezoning request for Las Entradas North being 7.915 acres of land more or less out of the James Manor Survey No. 40, Abstract No. 546, and being located near Gregg Manor Road and Hill Lane, Manor, TX, from Single Family (R-2) to 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 Las Entradas North being 7.915 acres of land more or less out of the James Manor Survey No. 40, Abstract No. 546, and being located near Gregg Manor Road and Hill Lane, Manor, TX, from Single Family (R-2) to Light Commercial (C-1).

MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Rowe 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.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Vice-Chair Stutsman the P&Z Commission voted six (6) For and none (0) Against to approve a rezoning request for Las Entradas North being 7.915 acres of land more or less out of the James Manor Survey No. 40, Abstract No. 546, and being located near Gregg Manor Road and Hill Lane, Manor, TX, from Single Family (R-2) to Light Commercial (C-1). The motion carried unanimously.

- 3. Public Hearing: Consideration, discussion and possible action on a rezoning request for 34.29 acres of land more or less out of the A.C. Caldwell Survey No. 52 and L. Kimbro Survey No. 64, and being located at 14704 US Hwy 290 East, Manor, TX, from Single Family (R-1) to Light Industrial (IN-1). Applicant: Doucet Engineers Owner: Chau Dinh**

Chairperson Myers opened the public hearing.

The City staff's recommendation was that the P&Z Commission deny a rezoning request for 34.29 acres of land more or less out of the A.C. Caldwell Survey No. 52 and L. Kimbro Survey No. 64, and being located at 14704 US Hwy 290 East, Manor, TX, from Single Family (R-1) to Light Industrial (IN-1).

MOTION: Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Rowe 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 14704 US Highway 290 East and reasons for denial.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Hammersmith the P&Z Commission voted six (6) For and none (0) Against to deny a rezoning request for 34.29 acres of land more or less out of the A.C. Caldwell Survey No. 52 and L. Kimbro Survey No. 64, and being located at 14704 US Hwy 290 East, Manor, TX, from Single Family (R-1) to Light Industrial (IN-1). The motion carried unanimously.

4. Public Hearing: Consideration, discussion and possible action on a rezoning request for Las Entradas North, Section 1, Block A, Lot 1, 0.9274 acres of land, locally known as 12400 Gregg Manor Road, Manor, TX, from Light Commercial (C-1) to General Office (GO). Applicant: Frontier Bank Owner: Frontier Bank

Chairperson Myers opened the public hearing.

The City staff's recommendation was that the P&Z Commission approve a rezoning request for Las Entradas North, Section 1, Block A, Lot 1, 0.9274 acres of land, locally known as 12400 Gregg Manor Road, Manor, TX, from Light Commercial (C-1) to General Office (GO).

MOTION: Upon a motion made by Commissioner Tyron and seconded by Vice-Chair Stutsman 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, 12400 Gregg Manor Road.

The discussion was held regarding the different Commercial Categories uses for General Office (GO).

MOTION: Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Tryon the P&Z Commission voted six (6) For and none (0) Against to approve a rezoning request for Las Entradas North, Section 1, Block A, Lot 1, 0.9274 acres of land, locally known as 12400 Gregg Manor Road, Manor, TX, from Light Commercial (C-1) to General Office (GO). The motion carried unanimously.

At the request of Assistant Development Director Dunlop Public Hearing No. 5 and Public Hearing No. 6 were open and close with one motion.

- 5. 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 this item to the October 9, 2019, P&Z Commission Meeting.

- 6. Public Hearing: Consideration, discussion, and possible action upon a Preliminary Plat for the Manor Heights Subdivision Phase 3, two hundred ninety-one (291) lots on 147 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 this item to the October 9, 2019, P&Z Commission Meeting.

MOTION: Upon a motion made by Commissioner Rowe and seconded by Commissioner Hammersmith the P&Z Commission voted six (6) For and none (0) Against to close Public Hearings, Item 5 and Item 6. The motion carried unanimously.

Assistant Development Director Dunlop discussed the Preliminary Plats for Manor Heights Subdivision Phase 2 and Phase 3 and reasons for postponement.

MOTION: Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Leonard the P&Z Commission voted six (6) For and none (0) Against to postpone Item 5 and Item 6 to the October 9, 2019, P&Z Commission Meeting. The motion carried unanimously.

- 7. Public Hearing: Consideration, discussion and possible action on a Conditional Use Permit request for Block 11, Lot 1, Town of Manor and locally known as 901 ½ North Burnet Street, Manor, TX, to allow for wireless telecommunication facilities. Applicant: Vincent Gerard & Associates, Inc. Owner: City of Manor**

Chairperson Myers opened the public hearing.

The City staff's recommendation was that the P&Z Commission approve a Conditional Use Permit request for Block 11, Lot 1, Town of Manor and locally known as 901 ½ North Burnet Street, Manor, TX, to allow for wireless telecommunication facilities.

Kayla Bryson, with Vincent Gerard & Associates, Inc., 1715 S. Capital of Texas Highway, Austin, Texas, spoke before City Council in support of this item.

Ms. Bryson discussed the attached PowerPoint presentation regarding the request for a Conditional Use Permit at 901 ½ North Burnet Street.

Assistant Development Director Dunlop discussed the Conditional Use Permit request for 901 ½ North Burnet Street, to allow for wireless telecommunication facilities.

The discussion was held regarding revenue to the City.

The discussion was held regarding the use of the water tower for other wireless carriers.

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

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 Conditional Use Permit request for Block 11, Lot 1, Town of Manor and locally known as 901 ½ North Burnet Street, Manor, TX, to allow for wireless telecommunication facilities. The motion carried unanimously.

REGULAR AGENDA

- 8. Consideration, discussion, and possible action on an Amended Plat of Lots 8, 9, and 10, Block 24, Town of Manor, creating 1 lot with 0.198 acres, and being located at 109 South Lexington Street, Manor, TX. Applicant: Perales Land Development, LLC. Owner: CKBK, LLC.**

The City staff's recommendation was that the P&Z Commission deny an Amended Plat of Lots 8, 9, and 10, Block 24, Town of Manor, creating 1 lot with 0.198 acres, and being located at 109 South Lexington Street, Manor, TX.

Assistant Development Director Dunlop discussed the amended Plat for 109 S. Lexington Street and reasons for denial.

MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Rowe the P&Z Commission voted six (6) For and none (0) Against to deny an Amended Plat of Lots 8, 9, and 10, Block 24, Town of Manor, creating 1 lot with 0.198 acres, and being located at 109 South Lexington Street, Manor, TX. The motion carried unanimously.

9. Consideration, discussion, and possible action on a Final Plat for Shadowglen Subdivision, Phase 2, Section 18A, sixty-seven (67) lots on 17.953 acres, more or less, and being located near Shadowglen Trace and Arbor Hill Cove, Manor, TX. Applicant: Kimley-Horn & Assoc. Owner: SG Land Holdings

The City staff's recommendation was that the P&Z Commission deny a Final Plat for Shadowglen Subdivision, Phase 2, Section 18A, sixty-seven (67) lots on 17.953 acres, more or less, and being located near Shadowglen Trace and Arbor Hill Cove, Manor, TX.

Assistant Development Director Dunlop discussed the final plat for Shadowglen Subdivision, Phase 2 and reasons for denial.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Tryon the P&Z Commission voted six (6) For and none (0) Against to deny a Final Plat for Shadowglen Subdivision, Phase 2, Section 18A, sixty-seven (67) lots on 17.953 acres, more or less, and being located near Shadowglen Trace and Arbor Hill Cove, Manor, TX. The motion carried unanimously.

10. Consideration, discussion, and possible action on approving a 2019-2020 Subdivision Submission Schedule Calendar.

The City staff's recommendation was that the P&Z Commission approve a 2019-2020 Subdivision Submission Schedule Calendar.

Assistant Development Director Dunlop discussed the new legislation rules for Subdivision Submissions and the 2019-2020 Subdivision Submission Schedule Calendar.

MOTION: Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Leonard the P&Z Commission voted six (6) For and none (0) Against to approve a 2019-2020 Subdivision Submission Schedule Calendar. The motion carried unanimously.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Tryon and seconded by Commissioner Rowe the P&Z Commission voted six (6) For and none (0) Against to adjourn the regular session of the Manor P&Z Commission at 7:10 p.m. on Wednesday, September 11, 2019. The motion carried unanimously.

These minutes approved by the Manor P&Z Commission on the 16th day of October 2019.

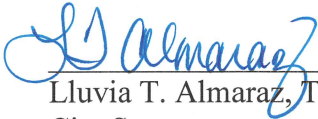
Planning & Zoning Commission Regular Session Minutes
September 11, 2019

APPROVED:



Lian Stutsman
Vice-Chairperson

ATTEST:



Lluvia T. Almaraz, TRMC
City Secretary



Verizon Wireless

Manor DT

City of Manor, Texas

Request for Conditional Use Permit at
901 ½ North Burnet Street

Prepared for



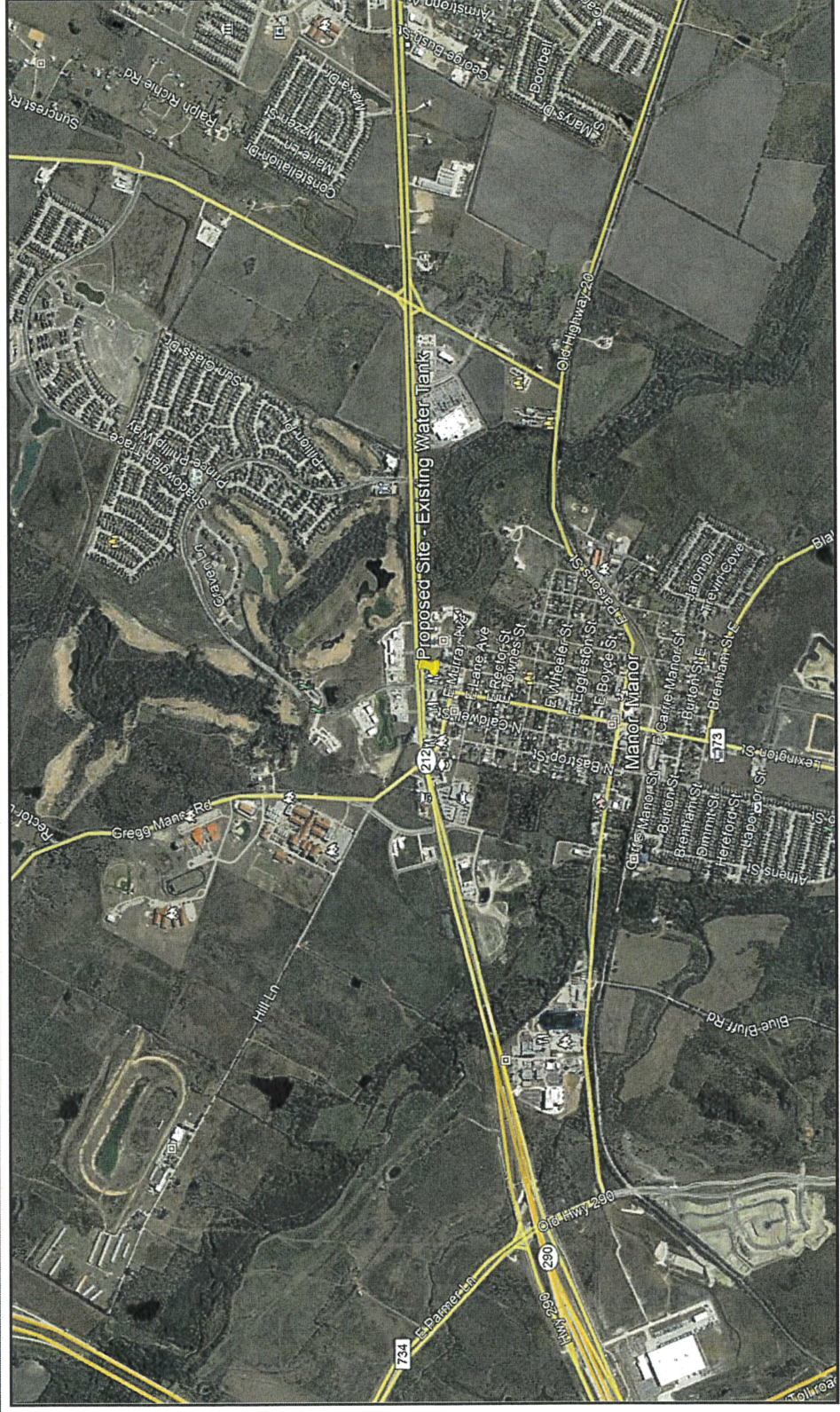
By Vincent Gerard & Associates, Inc.

Land Planning, Development & Zoning Consultants
1715 South Capital Of Texas Highway, Suite 207
Austin, Texas 78746

Vincentgerard.com | (512) 328-2693

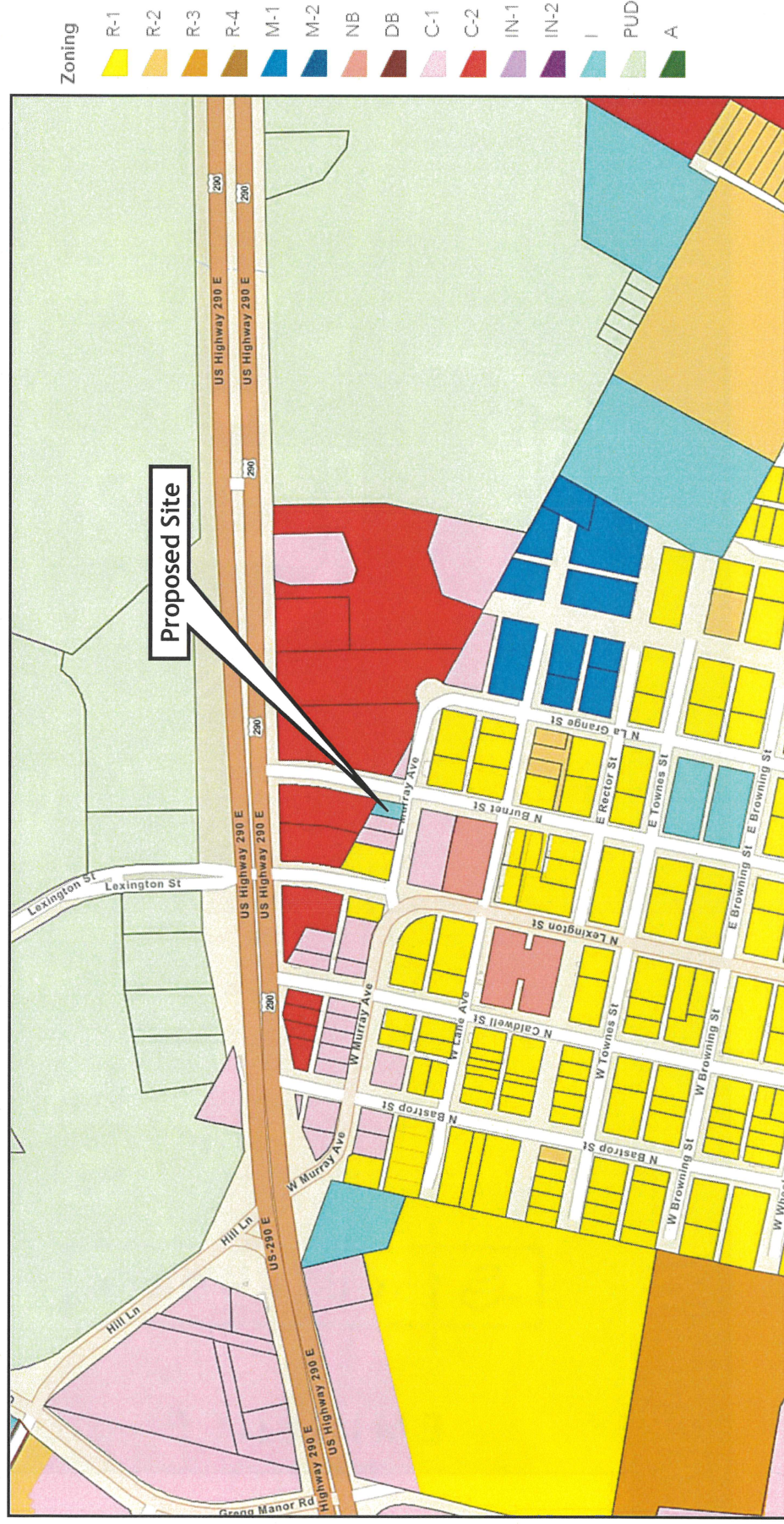
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Verizon Wireless

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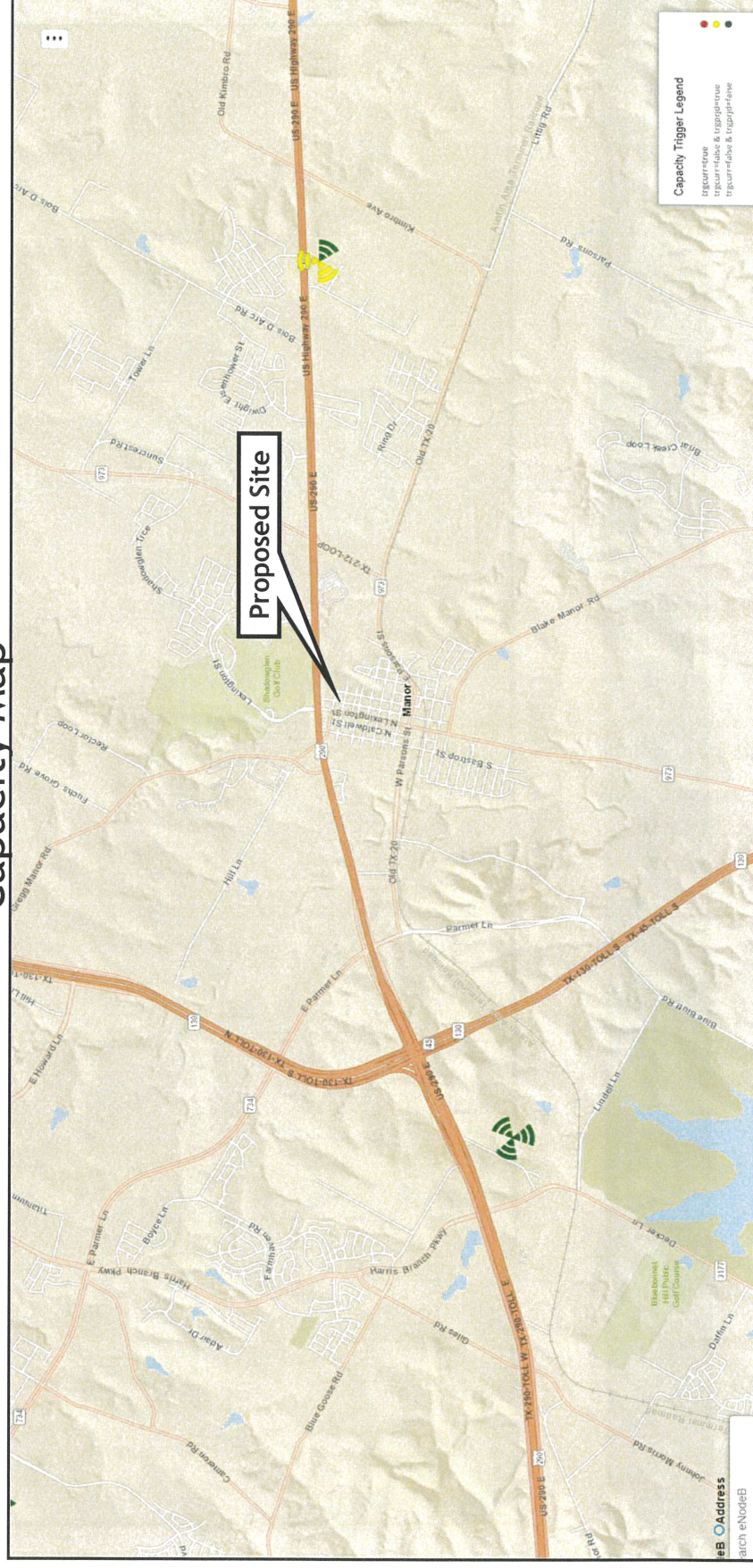
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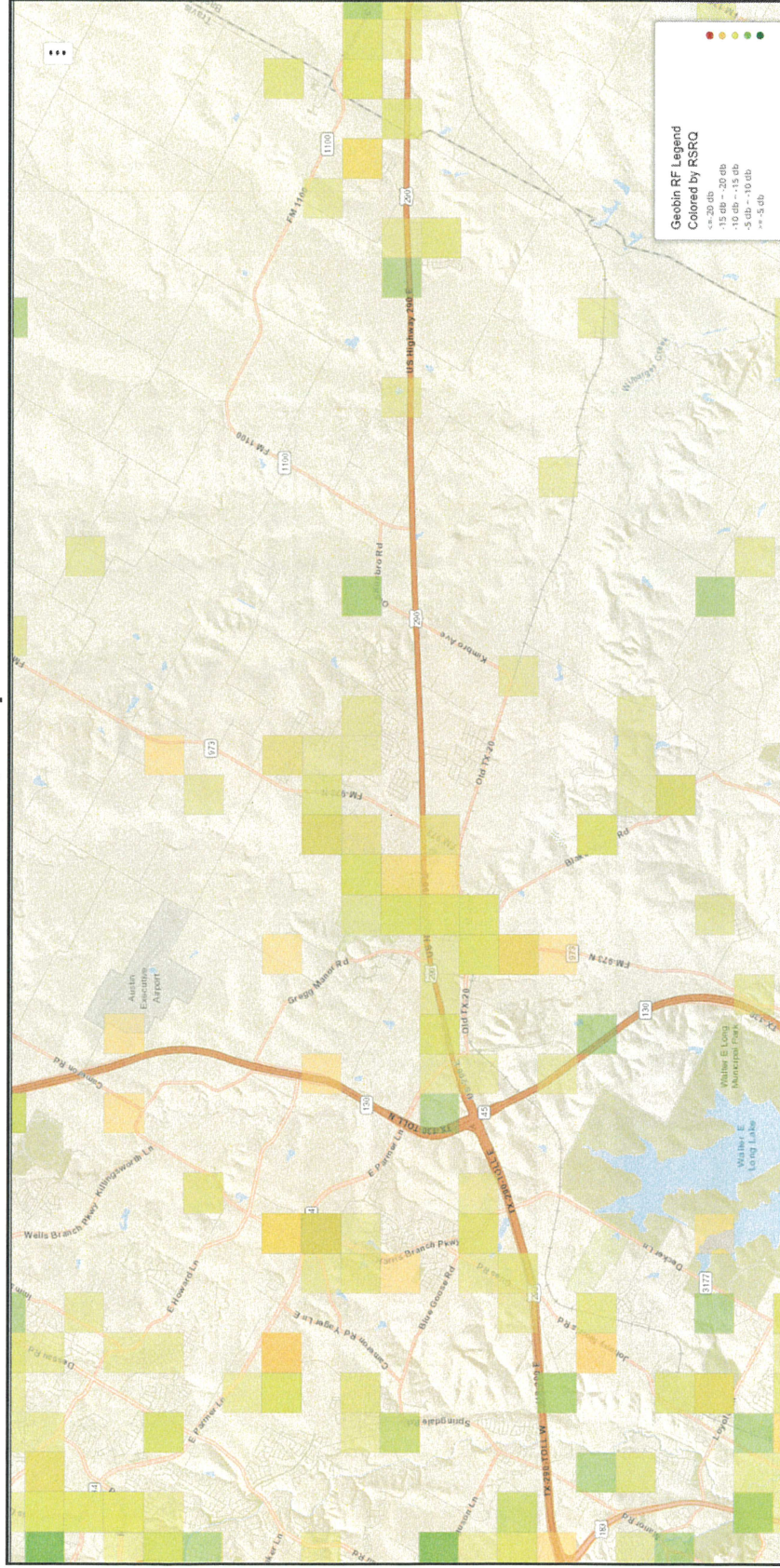
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Manor DT

Proposed Site

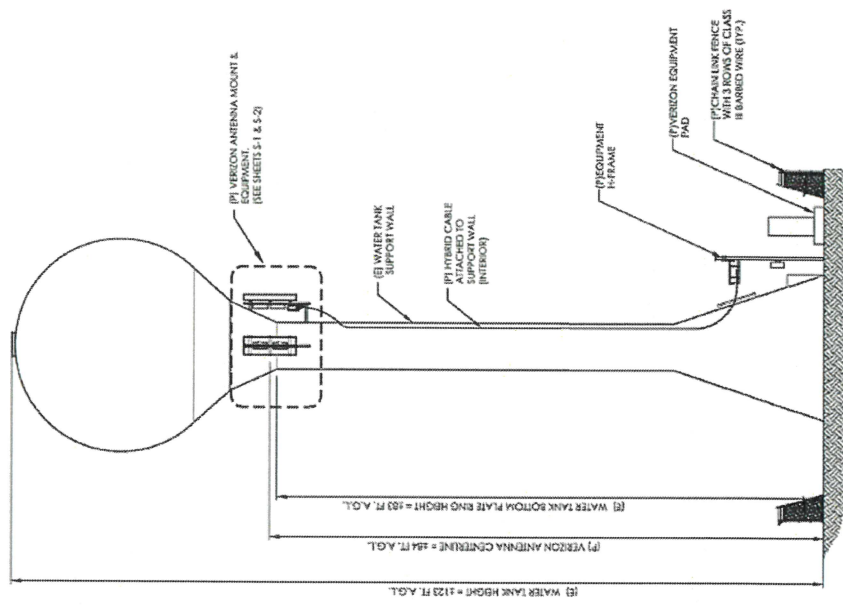


RSRQ Map



Verizon Wireless

Manor DT



Verizon Wireless

Manor DT

Thank you



Vincent Gerard & Associates, Inc.
Vincentgerard.com | (512) 328-2693