



Julie Leonard, Vice-Chair, Place 1  
Anthony Butler, Place 2  
Cresandra Hardeman, Place 3  
Prince John Chavis, Place 4  
Grant E. Loveless, Place 5  
Cecil Meyer, Place 6  
LaKesha Small, Place 7

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## Planning & Zoning Commission Regular Meeting

Wednesday, November 10, 2021 at 6:30 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

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### AGENDA

#### CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

#### PUBLIC COMMENTS

*Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning and Zoning Commission, please complete the white card and present it to the City staff prior to the meeting. **No Action May be Taken by the Planning and Zoning Commission During Public Comments.***

#### PUBLIC HEARING

- 1. Public Hearing: Conduct a public hearing on a variance request from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 41 on Lots 11-14 and east 15 feet of Lot 15, Block 29, and located at 109 North Lexington Street, Manor, TX, to allow for a stormwater detention exemption.**  
*Applicant: Davis Capital Investments, LLC*  
*Owner: Davis Capital Investments, LLC*
- 2. Public Hearing: Conduct a public hearing on a Preliminary Planned Unit Development Site Plan Rezoning request for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract No. 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD).**  
*Applicant: SEC Planning*  
*Owner: Enfield Partners LLC*
- 3. Public Hearing: Conduct a public hearing on a Preliminary Plat for the Las Entradas North Subdivision Phase 3, seven (7) lots on 9.65 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX.**  
*Applicant: Kimley-Horn & Associates*  
*Owner: Las Entradas Development Corp.*

4. **Public Hearing: Conduct a public hearing on a Preliminary Plat for the Manor Heights Phase 6, five (5) lots on 47.66 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154 and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.**  
*Applicant: Kimley-Horn & Associates*  
*Owner: RHOF, LLC*
5. **Public Hearing: Conduct a public hearing on a Preliminary Plat for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.**  
*Applicant: BGE, Inc.*  
*Owner: Geraldine & Edward Wolf*
6. **Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Manor Addition Subdivision, one (1) lot on 30.86 acres, more or less, and being located at 13119 US Hwy 290 E, Manor, TX.**  
*Applicant: Kimley-Horn & Associates*  
*Owner: Laureate-Wealth Management*

#### CONSENT AGENDA

*All of the following items on the Consent Agenda are considered to be self-explanatory by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Chairperson or a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.*

7. **Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of September 8, 2021, Regular Session and the October 13, 2021, Regular Session.**

#### REGULAR AGENDA

8. **Consideration, discussion, and possible action on appointing a Planning and Zoning Commission Chairperson.**
9. **Consideration, discussion, and possible action a variance request from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 41 on Lots 11-14 and east 15 feet of Lot 15, Block 29, and located at 109 North Lexington Street, Manor, TX, to allow for a stormwater detention exemption.**  
*Applicant: Davis Capital Investments, LLC*  
*Owner: Davis Capital Investments, LLC*
10. **Consideration, discussion, and possible action on a Preliminary Planned Unit Development Site Plan Rezoning request for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract No. 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD).**  
*Applicant: SEC Planning*  
*Owner: Enfield Partners LLC*

11. **Consideration, discussion, and possible action on a Preliminary Plat for the Las Entradas North Subdivision Phase 3, seven (7) lots on 9.65 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX.**  
*Applicant: Kimley-Horn & Associates*  
*Owner: Las Entradas Development Corp.*
12. **Consideration, discussion, and possible action on a Preliminary Plat for the Manor Heights Phase 6, five (5) lots on 47.66 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154 and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.**  
*Applicant: Kimley-Horn & Associates*  
*Owner: RHOF, LLC*
13. **Consideration, discussion, and possible action on a Preliminary Plat for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.**  
*Applicant: BGE, Inc.*  
*Owner: Geraldine & Edward Wolf*
14. **Consideration, discussion, and possible action on a Final Plat for the Presidential Glen Commercial Subdivision Phase 1, three (3) lots on 5.37 acres, more or less, and being located near the intersection of US Hwy 290 E and Paseo de Presidente Blvd, Manor, TX.**  
*Applicant: Kimley-Horn & Associates*  
*Owner: West Elgin Development Corp.*
15. **Consideration, discussion, and possible action on a Short Form Final Plat for the Manor Addition Subdivision, one (1) lot on 30.86 acres, more or less, and being located at 13119 US Hwy 290 E, Manor, TX.**  
*Applicant: Kimley-Horn & Associates*  
*Owner: Laureate-Wealth Management*
16. **Consideration, discussion, and possible action on a Joined Lot Affidavit for the West 15 feet of Lot 8 and Lots 9 and 10, Block 67, Town of Manor, locally known as 108 West Townes Street, Manor, TX.**  
*Applicant: Conrad Jonse*  
*Owner: Conrad Jonse*
17. **Consideration, discussion, and possible action on a Joined Lot Affidavit for Lots 9 and 10, Block 5, Town of Manor, locally known as 101 East Brenham Street, Manor, TX.**  
*Applicant: Dennis Kerlin*  
*Owner: Dennis Kerlin*

## ADJOURNMENT

In addition to any executive session already listed above, the Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

### **CONFLICT OF INTEREST**

*In accordance with Section 12.04 (Conflict of Interest) of the City Charter, “No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest.”*

*Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no Planning & Zoning Commission member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the Planning & Zoning Commission member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.*

### **POSTING CERTIFICATION**

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, November 5, 2021, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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/s/ Lluvia T. Almaraz, TRMC  
City Secretary for the City of Manor, Texas

### **NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:**

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail [lalmaraz@cityofmanor.org](mailto:lalmaraz@cityofmanor.org).