



Philip Tryon, Chair, Place 3
Julie Leonard, Vice-Chair, Place 1
Tasha Green, Place 2
Prince J. Chavis, Place 4
Grant E. Loveless, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7

Planning & Zoning Commission Regular Meeting

Wednesday, August 11, 2021 at 6:30 PM

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

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 HEARINGS

1. **Public Hearing:** Conduct a public hearing on a rezoning request for 1.103 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Johnson Road, Manor, TX from Two-Family (TF) to Medium Commercial (C-2).
Applicant: BGE, Inc.
Owner: DR Horton
2. **Public Hearing:** Conduct a public hearing on a rezoning request for 39.995 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Light Industrial (IN-1) to Institutional Large (I-2).
Applicant: ADM Group
Owner: Manor Independent School District
3. **Public Hearing:** Conduct a public hearing on a rezoning request for 75.37 acres, more or less, out of the Sumner Bacon Survey No. 62, and being located at 14832 N. FM 973, Manor, TX from Agricultural (A) to Institutional Large (I-2).
Applicant: Claycomb Associates
Owner: Manor Independent School District

4. **Public Hearing:** Conduct a public hearing on a rezoning request for 1.004 acres, more or less, Lot 2A, Block 1, Knoll-Lundgren Acres Lot 2 Revised Plat, and being located at 14409 N. FM 973, Manor, TX from Medium Commercial (C-2) to Heavy Commercial (C-3).
Applicant: CLGann, LC
Owner: LEKCAM Communications, LLC
5. **Public Hearing:** Conduct a public hearing on a Preliminary Plat for the Cottages at Manor Subdivision, one (1) lot on 24.810 acres, more or less, and being located at 9910 Hill Lane, Manor, TX.
Applicant: Kimley-Horn and Associates
Owner: 2020 Adelante, LLC
6. **Public Hearing:** Conduct a public hearing on a Preliminary Plat for the Compass Rose Academy Subdivision, one (1) lot on 13.19 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX.
Applicant: Kimley-Horn and Associates
Owner: FM 973 Building Hope, LLC
7. **Public Hearing:** Conduct a public hearing on a Preliminary Plat for the Manor Commons SE Commercial Revision 2 Subdivision, nineteen (19) lots on 73.248 acres, more or less, and being located near the intersection of US Hwy 290 E and N. FM 973, Manor, TX.
Applicant: ALM Engineering, Inc.
Owner: Greenview Development 973, LP

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.

8. **Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of July 14, 2021, Regular Session.**

REGULAR AGENDA

9. **Consideration, discussion, and possible action on a rezoning request for 1.103 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Johnson Road, Manor, TX from Two-Family (TF) to Medium Commercial (C-2).**
Applicant: BGE, Inc.
Owner: DR Horton

10. **Consideration, discussion, and possible action a rezoning request for 39.995 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Light Industrial (IN-1) to Institutional Large (I-2).**
Applicant: ADM Group
Owner: Manor Independent School District
11. **Consideration, discussion, and possible action on a rezoning request for 75.37 acres, more or less, out of the Sumner Bacon Survey No. 62, and being located at 14832 N. FM 973, Manor, TX from Agricultural (A) to Institutional Large (I-2).**
Applicant: Claycomb Associates
Owner: Manor Independent School District
12. **Consideration, discussion, and possible action on a rezoning request for 1.004 acres, more or less, Lot 2A, Block 1, Knoll-Lundgren Acres Lot 2 Revised Plat, and being located at 14409 N. FM 973, Manor, TX from Medium Commercial (C-2) to Heavy Commercial (C-3).**
Applicant: CLGann, LC
Owner: LEKCAM Communications, LLC
13. **Consideration, discussion, and possible action on a Preliminary Plat for the Cottages at Manor Subdivision, one (1) lot on 24.810 acres, more or less, and being located at 9910 Hill Lane, Manor, TX.**
Applicant: Kimley-Horn and Associates
Owner: 2020 Adelante, LLC
14. **Consideration, discussion, and possible action on a Preliminary Plat for the Compass Rose Academy Subdivision, one (1) lot on 13.19 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX.**
Applicant: Kimley-Horn and Associates
Owner: FM 973 Building Hope, LLC
15. **Consideration, discussion, and possible action on a Preliminary Plat for the Manor Commons SE Commercial Revision 2 Subdivision, nineteen (19) lots on 73.248 acres, more or less, and being located near the intersection of US Hwy 290 E and N. FM 973, Manor, TX.**
Applicant: ALM Engineering, Inc.
Owner: Greenview Development 973, LP
16. **Consideration, discussion, and possible action on a Short Form Final Plat for the Ryper Subdivision, one (1) lot on 8.834 acres, more or less, and being located at 13300 US Hwy 290 E, Manor, TX.**
Applicant: Professional StruCIVIL Engineers, Inc.
Owner: Timmermann Properties, Inc.

17. **Consideration, discussion, and possible action on a Final Plat for the Manor Commons SE Commercial Lots 1 & 3, Block A Subdivision, two (2) lots on 2.759 acres, more or less, and being located near the intersection of US Hwy 290 E and N. FM 973, Manor, TX.**
Applicant: ALM Engineering, Inc.
Owner: Greenview Development 973, LP
18. **Consideration, discussion, and possible action on a Final Plat for Lagos Subdivision Phases 4 & 5, one hundred and eighteen (118) lots on 43.70 acres, more or less, and being located near the intersection of N. FM 973 and Brenham Street, Manor, TX.**
Applicant: Kimley-Horn and Associates, Inc.
Owner: 706 Development Corporation
19. **Consideration, discussion, and possible action on a Final Plat for Manor Heights Phase 2 Section 1A, one hundred and sixteen (116) lots on 50.62 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.**
Applicant: Kimley-Horn and Associates
Owner: Forestar (USA) Real Estate Group
20. **Consideration, discussion, and possible action on a Final Plat for Manor Heights Phase 2 Section 1B, fifty-three (53) lots on 27.69 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.**
Applicant: Kimley-Horn and Associates
Owner: Forestar (USA) Real Estate Group

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, August 6, 2021, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/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.