



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
OCTOBER 12, 2022**

PRESENT:

COMMISSIONERS:

Julie Leonard, Chair, Place 1
LaKesha Small, Vice Chair, Place 7
Anthony Butler, Place 2 (Absent)
Cresandra Hardeman, Place 3 (Absent)
Vacant, Place 4
Jennifer Wissmann, Place 5
Cecil Meyer, Place 6

CITY STAFF:

Scott Dunlop, Development Services Director
Michael Burrell, Planning Coordinator
Mandy Miller, Permit Technician

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

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 Chair Leonard at 6:41 p.m. on Wednesday, October 12, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak regarding the Ring Road Park and Parking. Mr. Battaile suggested public emails for the Commissioners. He expressed his dislike with the City's planning efforts regarding the city parks, the things available at the parks and the parking available at the Ring Road City Park. Mr. Battaile stated he send letter regarding a 60-page park plan that was available online yet no one has responded yet to the information given.

Chair Leonard explained to the audience that the Parks Committee had jurisdiction over the items expressed regarding City Parks.

PUBLIC HEARING

- 1. Conduct a public hearing on regarding the submission of a Rezoning Application for 10 acres, more or less, out of the Greenbury Gates Survey No. 63, and being located at 11712 Arnhamn Lane, Manor, TX. Applicant: Baeza Engineering, PLLC. Owner: John and Sandy Kerr.**

Chair Leonard opened the public hearing.

Development Services Director Dunlop recommended postponement of this item to the November 9, 2022, P&Z meeting due to issues with the notice.

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Meyer to postpone the public hearing.

There was no further discussion.

Motion to Postpone carried 4-0

- 2. Conduct a public hearing on a Preliminary Plat for the Las Entradas North Phase 4 & 5 Preliminary Plat, ten (10) lots on 50.26 acres, more or less, and being located near US Hwy 290 and Gregg Manor Rd, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: Las Entradas Development Corp.**

Chair Leonard opened the public hearing.

Danny Burnett with Dwyer Realty Companies, 9900 Hwy 290 E., Manor, Texas, submitted a speaker card in support of this item however did not wish to speak but was available for any questions.

Jordan Dwyer with Dwyer Realty Companies, 9900 Hwy 290 E., Manor, Texas, submitted a speaker card in support of this item however did not wish to speak but was available for any questions.

Development Services Director Dunlop informed the Commission the preliminary plat had engineering approval. This is the final phases for Las Entradas Development.

MOTION: Upon a motion made by Chair Leonard and seconded by Commissioner Wissmann to close the public hearing.

There was no further discussion.

Motion to Close carried 4-0

- 3. Conduct a public hearing on a Preliminary Plat for the Manor Crossing (Butler Manor) Preliminary Plan, seventeen (17) lots on 95.16 acres, more or less, and being located near US Hwy 290 and FM 973, Manor, TX. Applicant: LJA Engineering. Owner: The Butler Family Partnership, Ltd.**

Chair Leonard opened the public hearing.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile quoted section 14.02.065 of the Code of Ordinance. He encouraged the city to require this development to provide a Plaza with maybe some statues and set aside Park land for the city.

Discussion was held by the Commission regarding the development. Director Dunlop answered questions about the layout of the development and clarified the name to be Manor Crossing.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Vice Chair Small to close the public hearing.

There was no further discussion.

Motion to Close carried 4-0

- 4. Conduct a public hearing on a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX. Applicant: I.T. Gonzalez Engineers. Owner: Victor Martinez.**

Chair Leonard opened the public hearing.

Development Services Director Dunlop stated city staff recommended postponement of this item to the November 9, 2022, meeting due to issues with the notice.

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Wissmann to postpone the public hearing.

There was no further discussion.

Motion to Postpone carried 4-0

CONSENT AGENDA

- 5. Consideration, discussion, and possible action to approve the minutes of September 14, 2022, P&Z Commission Regular Meeting.**

MOTION: Upon a motion made by Commissioner Meyer and seconded by Vice Chair Small to approve the consent agenda.

There was no further discussion.

Motion to Approve carried 4-0

REGULAR AGENDA

6. **Consideration, discussion, and possible action on the submission of a Rezoning Application for 10 acres, more or less, out of the Greenbury Gates Survey No. 63, and being located at 11712 Arnham Lane, Manor, TX. Applicant: Baeza Engineering, PLLC. Owner: John and Sandy Kerr.**

Development Services Director Dunlop reminded the Commission that city staff recommended postponement of this item.

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Wissmann to postpone this item until the P&Z Commission Regular Session on November 9, 2022,

There was no further discussion.

Motion to Postpone carried 4-0

7. **Consideration, discussion, and possible action on a Preliminary Plat for the Las Entradas North Phase 4 & 5 Preliminary Plat, ten (10) lots on 50.26 acres, more or less, and being located near US Hwy 290 and Gregg Manor Rd, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: Las Entradas Development Corp.**

City staff recommended approval of this item.

Development Services Director Dunlop explained the location stating it was the property ear Manor Grand Apartments. Roadway improvements were planned because of these commercial lots which included construction of Los Entradas Blvd and the partial reconstruction of Hill Lane.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Chair Leonard to approve the Preliminary Plat for the Las Entradas North Phase 4 & 5 Preliminary Plat, ten (10) lots on 50.26 acres, more or less, and being located near US Hwy 290 and Gregg Manor Rd, Manor, TX

There was no further discussion.

Motion to Approve carried 4-0

8. **Consideration, discussion, and possible action on a Preliminary Plat for the Manor Crossing (Butler Manor) Preliminary Plan, seventeen (17) lots on 95.16 acres, more or less, and being located near US Hwy 290 and FM 973, Manor, TX. Applicant: LJA Engineering. Owner: The Butler Family Partnership, Ltd.**

City staff recommended approval of the Preliminary Plat for the Manor Crossing (Butler Manor) Preliminary Plan, seventeen (17) lots on 95.16 acres, more or less, and being located near US Hwy 290 and FM 973, Manor, TX.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile read out loud the Manor City Ordinance Item G of Section 14.02.065. He wanted to reiterate the importance of requiring developers to provide quality amenities and plazas.

Development Services Director Dunlop answered questions concerning development requirements.

Mr. Battaile presented an example drawing of his idea for a plaza. (See attached)

Discussion was held by the Commissioners. Director Dunlop answered questions from the Commissioners regarding protocol for communication with the developers as it relates to plazas and other higher quality amenities specifically with these larger developments.

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Myer to approve the Preliminary Plat for the Manor Crossing (Butler Manor).

There was no further discussion.

Motion to Approve carried 4-0

9. **Consideration, discussion, and possible action on a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX. Applicant: I.T. Gonzalez Engineers. Owner: Victor Martinez.**

Development Services Director Dunlop reminded the Commission that city staff recommended postponement of this item.

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Wissmann to postpone this agenda item until the November 9th P&Z Commission meeting.

There was no further discussion.

Motion to Postpone carried 4-0

10. **Consideration, discussion, and possible action on a Short Form Final Plat for the Amavi Manor Short Form Final Plat, two (2) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Rd, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: Jefferson Triangle Marine, LP.**

City staff recommended approval of the Short Form Final Plat for Amavi Manor due to Engineering approval.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Wissmann to approve the Short Form Final Plat for the Amavi Manor Short Form Final Plat, two (2) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Rd, Manor, TX.

There was no further discussion.

Motion to Approve carried 4-0

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Meyer and seconded by Vice Chair Small to adjourn the meeting at 7:17 p.m. on Wednesday, October 12, 2022.

These minutes approved by the P&Z Commission on the 9th day of November 2022. *(Audio Recording Archived)*

APPROVED:


Julie Leonard
Chairperson

ATTEST:


Scott Dunlop
Development Services Director



MANOR 1SD
ELEMENTARY SCHOOL
S62°03'02"E 1802.99'

C-2/MU

9-acre
PARK
&
parking

LOT 1
BLOCK A
MULTI-FAMILY
600 UNIT APARTMENTS
26.52 ACRES
300 LUE's

LOT 2-A
BLOCK A
94,000 SF RETAIL
12.08 ACRES
57 LUE's

LOT 2-B
BLOCK A
55,000 SF RETAIL
5.92 ACRES
33 LUE's

LOT 2-C
BLOCK A
25,000 SF RETAIL
6.91 ACRES
15 LUE's

LOT 2-D
BLOCK A
10,000 SF RETAIL
5.25 ACRES
6 LUE's

PLAZA

Bell
Tower

Water
Fountain

Statue of
James Manor &
Sam Houston

Trees
Lights
Benches
Tables

LOT 13
5,000 SF
RETAIL/RESTAURANT
1.44 AC
10 LUE's

LOT 12
5,000 SF
RETAIL/RESTAURANT
1.06 AC
10 LUE's

LOT 11
5,000 SF
RETAIL/RESTAURANT
0.94 AC
10 LUE's

LOT 10
5,000 SF
RETAIL/RESTAURANT
1.27 AC
10 LUE's

LOT 9
5,000 SF
RETAIL/RESTAURANT
1.38 AC
10 LUE's

LOT 8
5,000 SF
RETAIL/RESTAURANT
1.19 AC
10 LUE's

LOT 7
5,000 SF
DRIVE THRU
25 LUE's

LOT 6
5,000 SF
RESTAURANT
1.19 AC
25 LUE's

LOT 5
5,000 SF
DRIVE THRU
1.19 AC
10 LUE's

LOT 4
5,000 SF
DRIVE THRU
1.19 AC
10 LUE's

LOT 3
5,000 SF
RESTAURANT
1.15 AC
25 LUE's

LYNNA LANE
1,230 LF

BUTLER COVE
1,535 LF

smaller
PLAZA

LOT 1
BLOCK B
150,000 RETAIL
20.03 ACRES
90 LUE's

US HWY 290

FM 973

FLOODPLAIN PER SURVEYED CONTOURS

CITY OF MANOR