



**PLANNING AND ZONING COMMISSION  
REGULAR SESSION MINUTES  
FEBRUARY 10, 2021  
Via Telephone/Video Conference  
(Zoom Meeting)**

The meeting was live streamed on Manor Facebook Live beginning at 6:30 p.m.  
<https://www.facebook.com/cityofmanor/>

*Pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in person meetings that assemble large groups of people the Planning and Zoning Commission meeting scheduled for Wednesday, February 10<sup>th</sup>, was only open to the public via remote access.*

The following instructions were provided to the general public.

*Instructions for Public Speaking:*

- Members of the public that wish to speak during public comments, public hearing or an agenda item will need to register in advance by visiting [www.cityofmanor.org](http://www.cityofmanor.org) where a registration link will be posted on the calendar entry for each public meeting. You will register by filling in the speaker card available for that specific meeting and submitting it to [publiccomments@cityofmanor.org](mailto:publiccomments@cityofmanor.org). Once registered, instructions will be emailed to you on how to join the videoconference by calling in. Your Speaker Card must be received two (2) hours prior to scheduled meeting.

*Upon receiving instructions to join zoom meeting the following rules will apply:*

- All speakers must address their comments to the Chairperson rather than to individual Commission Members or city staff. Speakers should speak clearly into their device and state their name and address prior to beginning their remarks. Speakers will be allowed three (3) minutes for testimony. Speakers making personal, impertinent, profane or slanderous remarks may be removed from the meeting.

All votes were conducted by a Roll Call Vote, meaning each Commissioner would be called on separately to cast their vote.

**PRESENT VIA ZOOM:**

Philip Tryon, Chair, Place 3 (Absent)

**COMMISSIONERS:**

Julie Leonard, Vice Chair, Place 1  
Jacob Hammersmith, Place 2 (Absent)  
Prince John Chavis, Place 4  
Ruben J. Cardona, Place 5 (Absent)  
Cecil Meyer, Place 6  
Lakesha Small, Place 7

**CITY STAFF:**

Scott Dunlop, Assistant Development Services Director

**REGULAR SESSION – 6:30 P.M.**

With a quorum of the Planning and Zoning (P&Z) Commission present via video/telephone conference, the regular session of the Manor P&Z Commission was called to order by Vice Chair Leonard at 6:33 p.m. on Wednesday, February 10, 2021.

**PUBLIC COMMENTS**

There were no public comments received prior to the meeting.

**PUBLIC HEARING**

1. **Public Hearing:** Conduct a public hearing upon a rezoning request for 10.01 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, Travis County Texas, and being located at 14719 US Hwy 290 E, Manor, TX from Agricultural (A) to Heavy Commercial (C-3). *Applicant: RL Posey Consulting, LLC; Owner: EARTC, LLC*

The City staff recommended that the P&Z Commission conduct the public hearing.

Vice Chair Leonard opened the public hearing.

Assistant Development Services Director Dunlop discussed the rezoning request for 14719 US Hwy 290 E., Manor, TX.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Small, to close the Public Hearing.

There was no further discussion.

**Motion to close carried 4-0**

2. **Public Hearing: Conduct a public hearing upon a rezoning request for 8.93 acres, more or less, out of the A.C. Caldwell Survey, Travis County Texas, and being located at 13300 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2). Applicant: South Llano Strategies; Owner: Timmermann Properties, Inc.**

The City staff recommended that the P&Z Commission conduct the public hearing.

Vice Chair Leonard opened the public hearing.

Assistant Development Services Director Dunlop discussed the rezoning request for 13300 U.S. Hwy 290 E. Manor, TX.

Glen Coleman with South Llano Strategies, P. O. Box 25, Junction, Texas, submitted a speaker card in support of this item. Mr. Coleman answered questions by the Commissioners. Mr. Coleman stated there were no definite plans for the property due to still in research and development analysis phase.

**MOTION:** Upon a motion made by Commissioner Small and seconded by Commissioner Chavis, to close the Public Hearing.

There was no further discussion.

**Motion to close carried 4-0**

3. **Public Hearing: Conduct a public hearing upon a Preliminary Plat for Shadowview Section 3 Subdivision, three (3) lots on 15.89 acres, more or less, and being located near the intersection of US Hwy 290 E and Manor Downs Road, Manor, TX. Applicant: Kimley-Horn and Associates; Owner: Shadowglen Development Corp.**

The City staff recommended that the P&Z Commission conduct the public hearing.

Vice Chair Leonard opened the public hearing.

Assistant Development Services Director Dunlop gave a summary of the Preliminary Plat for Shadowview Section 3 Subdivision.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Chavis, to close the Public Hearing.

There was no further discussion.

**Motion to close carried 4-0**

#### **CONSENT AGENDA**

4. **Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of January 13, 2021, Regular Session.**

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Small, to approve the Consent Agenda.

**Motion to approve carried 4-0.**

## **REGULAR AGENDA**

- 5. Consideration, discussion, and possible action on a rezoning request for 10.01 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, Travis County Texas, and being located at 14719 US Hwy 290 E, Manor, TX from Agricultural (A) to Heavy Commercial (C-3). Applicant: RL Posey Consulting, LLC; Owner: EARTC, LLC**

The City staff recommended that the P&Z Commission approve the rezoning request for 10.01 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, Travis County Texas, and being located at 14719 US Hwy 290 E, Manor, TX from Agricultural (A) to Heavy Commercial (C-3).

The discussion was held regarding the rezoning request.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Chavis, to approve the rezoning request for 10.01 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, Travis County Texas, and being located at 14719 US Hwy 290 E, Manor, TX from Agricultural (A) to Heavy Commercial (C-3).

There was no further discussion.

**Motion to approve carried 4-0**

- 6. Consideration, discussion, and possible action on a rezoning request for 8.93 acres, more or less, out of the A.C. Caldwell Survey, Travis County Texas, and being located at 13300 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2). Applicant: South Llano Strategies; Owner: Timmermann Properties, Inc.**

The City staff recommended that the P&Z Commission approve a rezoning request for 8.93 acres, more or less, out of the A.C. Caldwell Survey, Travis County Texas, and being located at 13300 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

The discussion was held regarding the rezoning request.

Assistant Development Services Director Dunlop answered questions by Commissioners regarding options on approval and amendments allowed for this item.

Glen Coleman with South Llano Strategies, P. O. Box 25, Junction, Texas, answered additional questions by Commissions.

**MOTION:** Upon a motion made by Commissioner Chavis and seconded by Commissioner Meyer, to approve the rezoning request for 8.93 acres, more or less, out of the A.C. Caldwell Survey, Travis County Texas, and being located at 13300 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

There was no further discussion.

**Motion to approve carried 4-0**

7. **Consideration, discussion, and possible action on a Preliminary Plat for Shadowview Section 3 Subdivision, three (3) lots on 15.89 acres, more or less, and being located near the intersection of US Hwy 290 E and Manor Downs Road, Manor, TX. Applicant: Kimley-Horn and Associates; Owner: Shadowglen Development Corp.**

The City staff recommended that the P&Z Commission approve a Preliminary Plat for Shadowview Section 3 Subdivision, three (3) lots on 15.89 acres, more or less, and being located near the intersection of US Hwy 290 E and Manor Downs Road, Manor, TX.

The discussion was held regarding the Preliminary Plat for Shadowview Section 3 Subdivision.

**MOTION:** Upon a motion made by Commissioner Chavis and seconded by Commissioner Meyer, to approve the Preliminary Plat for Shadowview Section 3 Subdivision, three (3) lots on 15.89 acres, more or less, and being located near the intersection of US Hwy 290 E and Manor Downs Road, Manor, TX.

There was no further discussion.

**Motion to approve carried 4-0**

**ADJOURNMENT**

**MOTION:** Upon a motion made by Commissioner Small and seconded by Commissioner Chavis, to adjourn the regular session of the P&Z Commission at 7:16 p.m. on Wednesday, February 10, 2021.

There was no further discussion.

**Motion to adjourn carried 4-0**

These minutes approved by the P&Z Commission on the 17<sup>th</sup> day of March 2021.

**APPROVED:**

---

Philip Tryon  
Chair

**ATTEST:**

---

Scott Dunlop  
Assistant Development Services Director