



JULIE LEONARD, PLACE 1
DEJA HILL, PLACE 2
RAUL HERNANDEZ, VICE-CHAIR, PLACE 3
CHARLES RUSSELL JR., PLACE 4
LIAN STUTSMAN, PLACE 5
KEITH MILLER, PLACE 6
BILL MYERS, CHAIRPERSON, PLACE 7

PLANNING COMMISSION REGULAR MEETING MINUTES

WEDNESDAY, JUNE 14, 2017

6:30 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

COMMISSIONERS

PRESENT:

Place 1: Julie Leonard
Place 2: Deja Hill
Place 3: Raul Hernandez, Vice-Chair
Place 5: Lian Stutsman
Place 6: Keith Miller
Place 7: Bill Myers, Chairperson

ABSENT:

Place 4: Charles Russell, Jr.

CITY STAFF PRESENT:

Scott Dunlop, Planning Coordinator

CALL REGULAR SESSION TO ORDER

Chairperson Myers announced a quorum and called the meeting to order at 6:30 PM

PRESENTATIONS

No presentations

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Council. To address the City Council, please register on the speaker sign-in sheet at least five-minutes prior to the scheduled meeting time. NO ACTION MAY BE TAKEN BY THE PLANNING COMMISSION DURING PUBLIC COMMENTS.

No public comments

CONSENT AGENDA

The following Items will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

REGULAR AGENDA

1. Consideration, discussion, and possible action on the May 10th Planning Commission Minutes.

Scott Dunlop
Planning Coordinator

Motion to approve the May 10th Planning and Zoning Commission Minutes by Commissioner Leonard, seconded by Commissioner Stutsman. 5 – 0 to approve

2. Consideration, discussion, and possible action on a Conditional Use Permit to allow for a Daycare use in a Neighborhood Business zoning district, Lot 1 Block 42 Town of Manor, locally known as 101 East Boyce Street.

Scott Dunlop
Planning Coordinator

Commissioner Leonard asked if parking and traffic issues had been addressed.

Staff explained a site plan had been submitted was being reviewed by the City Engineer and that addresses parking.

Thomesa Chester, applicant, explained the proposed daycare business, how drop-off would be staggered to reduce traffic, providing alternative traffic patterns to patrons, and some families have multiple children to enroll so there wouldn't be as many cars as students.

Commission Hill asked the applicant if any of the neighbors had expressed concerns about traffic.

Thomesa Chester replied she hadn't heard any concerns

Commission Leonard asked if in the future the location would move or be expanded

Thomesa Chester explained her business is aimed towards being small and knowing every child so there are not intentions to move or enlarge at this time

Commission Hill asked if the character of the structure would remain.

Thomesa Chester said the house would remain as it is but with an ADA ramp

Commissioner Hill asked staff if this would affect neighboring home values

Staff responded they were unsure how the Appraisal District determines valuation based on adjacent property uses

Commissioner Leonard asked if the outdoor space is safe and appropriate for children

Thomesa Chester said the home was safe and is regulated by the State and the children are required to be outside at certain times of the day.

8 notices of support for the Conditional Use were given to Staff

Motion to recommend approval at the June 21st City Council by Commissioner Miller, seconded by Commissioner Hill. 5 – 0 to recommend approval.

Vice-Chair Hernandez arrived at 6:50 PM

3. Consideration, discussion, and possible action on a Conditional Use Permit to allow for a Service Station use in a Neighborhood Business zoning district, 1.68 acres out of the Greenbury Gates Survey No. 63, Abstract 315 and Calvin Barker Survey No. 38, Abstract 58, locally known as 12920 Old Hwy 20.

Scott Dunlop
Planning Coordinator

Mark Thoman, 12741 Bella Pkwy, stated he had 43 signatures from residents in the area opposing the Conditional Use. He said the area is enclosed on 3 sides by the Bell Farms neighborhood, there are unsafe distances to residential properties, water & air pollution from use or a spill can find its way into neighborhood, asphalt plant has already increased traffic and adding more tanker trucks is a hazard to drivers and

the watershed, storing in excess of 6,000 gallons the FHA won't insure homes within 300 feet, and there are already too many gas stations.

Commissioner Hill asked if a Service Station was not allowed, would a Convenience Store be appropriate

Mark Thoman said the main issue is the contamination and hazardous waste; can decrease property values

Commissioner Leonard asked if the proposed use was in a flood area

Mark Thoman said the surface water goes to the drainage easement, which flows to the Bell Farms pond meaning spilled gas can get into the pond

Andrew Myers, 12856 St. Mary Dr on behalf of the HOA Board of Directors, stated that this use is surrounded by the Bell Farms neighborhood, the Directors support the petition in opposition, the area should be used as closely to R-1 residential like Bell Farms is, this use harms the privacy, safety, enjoyment of Bell Farms, and noise, light, water, and air, can damage the integrity of the pipeline, the HOA only wants to support uses that enhance the community, there would be traffic throughout the day, and the Ergon plant is already impacting the neighborhood.

Nash Gonzales, property owner's agent, stated the only traffic would be coming from the neighborhood, TCEQ tightly regulates any spills, the gas line already goes through the neighborhood with the park and houses closer to it than the Service Station would be, they're only using 1.6 out of 10 acres, the Station will be designed to City standards, and the Station would only capture existing traffic and not generate new traffic.

Commissioner Leonard asked about the potential denial of insurance & property values.

Nash Gonzales was not sure about the insurance and property values shouldn't change

Commissioner Hill asked why a Service Station and not a convenience store

Nash Gonzales said it was greater convenience for the area and there are none in the immediate area and they've reduced the pumps from 6 to 3

Commissioner Leonard asked if it was possible to just do a convenience store

Nash Gonzales said they can reduce the number of fuel pumps but they need to have them

Commissioner Stutsman stated that the Commission has heard many times there are too many gas stations, and why can't other uses be built

Nash Gonzales said that the gas is necessary, and they moved it further away from the gas line

Commissioner Leonard asked if the owners had other gas stations

Nash Gonzales said they did

Commissioner Hill stated the station is very close to homes compared to other stations at subdivision entrances

Nash Gonzales said they considered other sites but they were too close to homes and this site is 10 acres of which only 1.6 is being used so it makes a good buffer and there can't be cross traffic through the neighborhood

Motion to recommend denial at the June 21st City Council by Commissioner Stutsman, Seconded by Commissioner Leonard. 4 – 2 to deny with Commissioner Hernandez and Commissioner Miller dissenting.

4. Consideration, discussion, and possible action a rezoning application for 127.220 acres more or less, located in the A.C. Caldwell Survey, Abstract No. 124, Travis County, Texas and being a portion of that certain called 267.942 acre tract of land conveyed to Sky Village Kimbro Estates, LLC, as described in document number 2016214460 Official Public Records of Travis County, located near the intersection of Bois D'Arc Road and Tower Road, from R-1 Single Family to R-2 Single Family.

Scott Dunlop
Planning Coordinator

Brett Burke, owner's agent, stated they wanted to do this section first while the larger subdivision is considered. It is 268 lots that would be ready by the 3rd quarter of next year. A TIA would be reviewed for traffic and not all the traffic would go to Bois D'Arc because there are connections to Presidential Glen

Commissioner Stutsman asked if this area would have a new amenities.

Brett Burke said this phase would not, it would share amenities with Presidential Glen because it's proposed to be part of their HOA

Joe Coffoy, 14212 Bois D'Arc Road, stated he lives north of this proposed development and he wants to enhance the area and values. The City doesn't properly maintain Bois D'Arc now so adding more cars will only make it worse. The more subdivisions that are approved the greater the flooding on Bois D'Arc, the County has had to add three culverts to his property. There is too much density and runoff and the road is in too bad of condition for this development.

Motion to recommend denial at the June 21st City Council by Commissioner Leonard, Seconded by Commissioner Stutsman. 5 – 0 to deny with Commissioner Hill abstaining.

5. Consideration, discussion, and possible action on a Concept Plan for the Village at Manor Commons, three hundred and seventy-five (375) single family lots on 75.981 acres located near the intersections of FM 973 and Old Highway 20.

Scott Dunlop
Planning Coordinator

Cristal Almaguer, 12760 St. Mary Dr., stated that all the construction in Briarcreek had damaged the roads and was concerned that construction of this proposed phase would damage the existing roads and who would be responsible to fix those.

Commissioner Stutsman said that Old Highway 20 was owned by County and they would responsible for the maintenance.

Barth Timmermann, developer, said this plan was part of the larger PUD that included extending Ring Road so that would help alleviate traffic on Old Highway 20

Motion to recommend approval at the June 21st City Council by Commissioner Stutsman, Seconded by Commissioner Miller. 6 – 0 to approve.

6. Consideration, discussion, and possible action on a Preliminary Plan for Manor Commons Commercial SE, twenty-two (22) commercial and multifamily lots on 73.248 acres located near the intersections of FM 973 and Old Highway 20.

Scott Dunlop
Planning Coordinator

Motion to approve by Commissioner Stutsman, Seconded by Commissioner Leonard. 6 – 0 to approve.

ADJOURNMENT

Motion to adjourn at 7:55 PM by Commissioner Hill, Seconded by Commissioner Miller. 6 – 0 to adjourn.



Bill Myers,
Chairperson

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 special marked parking is available. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact Frances Aguilar, City Secretary at 512-272-5555. Provide a 48-hour notice when feasible.

This public notice was removed from the bulletin board at the Manor City Hall on:

_____, 2017 at _____ am/pm by _____.

City Secretary's Office
City of Manor, Texas

