



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 AND ZONING COMMISSION REGULAR MEETING MINUTES**

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WEDNESDAY, SEPTEMBER 13, 2017

6:30 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

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### **COMMISSIONERS**

#### **PRESENT:**

Place 2: Deja Hill  
Place 5: Lian Stutsman  
Place 6: Keith Miller  
Place 7: Bill Myers, Chairperson

#### **ABSENT:**

Place 1: Julie Leonard  
Place 3: Raul Hernandez, Vice-Chair  
Place 4: Charles Russell

### **CITY STAFF PRESENT:**

Scott Dunlop, Planning Coordinator

### **CALL REGULAR SESSION TO ORDER**

Chairperson Myers announced a quorum and called the meeting to order at 6:33 PM

### **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 Commission. To address the Planning Commission 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.

Danny Burnett of Dwyer Realty presented the Commission with a letter from the Manor Community News about a Manor resident inquiring why a school zone had not been installed on FM 973 in front of Lagos Elementary. Danny spoke that his office is coordinating with TXDOT, the City of Manor, Manor Police Department, and Manor ISD on timing and installation of future traffic improvements to the FM 973 and Murchison intersection as well as installation of a school zone.

### **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.

1. Consideration, discussion, and possible action on a Final Plat for Manor Commons SE Commercial Multifamily, one (1) multifamily lot on 11.96 acres more or less, located near US Hwy 290 and FM 973. Owner: LDG Development. Applicant: Big Red Dog, Inc. Scott Dunlop  
Planning Coordinator

**Motion to approve the denial as submitted of consent agenda item 1 by Commissioner Hill, Seconded by Commission Stutsman. 4 – 0 to approve the denial as submitted.**

#### REGULAR AGENDA

2. Consideration, discussion, and possible action on the August 9, 2017 Planning and Zoning Commission meeting minutes. Scott Dunlop  
Planning Coordinator

**Motion to approve the August 9<sup>th</sup>, 2017 Planning and Zoning Commission minutes by Commissioner Stutsman, seconded by Commissioner Hill. 3 – 0 – 1 to approve with Commission Miller abstaining.**

3. Consideration, discussion, and possible action on a Final Plat for Las Entradas Gregg Manor South, one (1) right-of-way lot on 2.81 acres more or less, located near US Hwy 290 and Gregg Manor Road. Owner: Las Entradas Development. Applicant: Kimley-Horn. Scott Dunlop  
Planning Coordinator

**Motion to approve by Commissioner Miller, Seconded by Commissioner Stutsman. 4 – 0 to approve.**

4. Consideration, discussion, and possible action on tree removal request for Shadowview Section 3 to remove three (3) trees totaling 63 caliper inches and mitigating with 172 caliper inches. Scott Dunlop  
Planning Coordinator

**Danny Burnett of Dwyer Realty spoke that the tree removal was necessary because the 3 trees are in the proposed future ROW of Manor Downs Road. The trees would be replaced as per the required replacement ratio. The trees would be replaced with trees from Manor's preferred tree list.**

**Staff said the removal of these 3 trees, as well as trees 8" – 18" that don't require Commission approval, require 171 caliper inches to be replaced. The applicant is proposing 172 caliper inches as well as shrubs.**

**Motion to approve by Commissioner Stutsman, Seconded Commissioner Miller. 4 – 0 to approve.**

5. Consideration, discussion, and possible action to amend Manor Code of Ordinances, Chapter 14 Zoning, modifying definitions; general site and permitted and conditional uses in light commercial, heavy commercial, light industrial, neighborhood business, and downtown business; creating a general office district with permitted uses and site development requirements; modifying parking requirements; amending single-family and multifamily site development requirements; inclusion of a historic district and municipal parks; and adding exhibit D Austin Executive Joint Airport Zoning Board Hazard Regulations. Scott Dunlop  
Planning Coordinator

Staff presented each section of the proposed zoning ordinance amendments and rationale for each change.

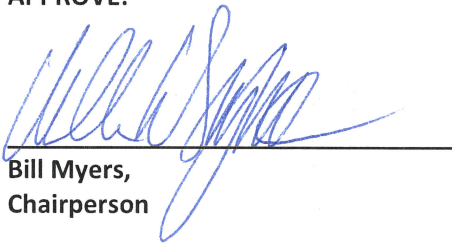
Motion to recommend approval at the September 20<sup>th</sup> City Council meeting by Commissioner Stutsman, Seconded by Commissioner Hill. 4 – 0 to recommend approval.

#### ADJOURNMENT

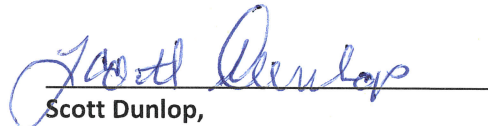
Motion to adjourn by Commissioner Miller, Seconded by Commissioner Stutsman. 4 – 0 to adjourn at 7:16 PM

These minutes approved by the Manor Planning and Zoning Commission on the 11<sup>th</sup> day of October 2017.

APPROVE:

  
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Bill Myers,  
Chairperson

ATTEST:

  
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Scott Dunlop,  
Planning Coordinator