



**MANOR PLANNING & ZONING  
COMMISSION MEETING  
MINUTES  
105 E. EGGLESTON STREET  
MANOR, TEXAS 78653  
MARCH 8, 2017 · 6:30 P.M.**

**COMMISSIONERS**

**PRESENT:**

- Place 1: Julie Leonard
- Place 2: Deja Hill
- Place 6: Keith Miller
- Place 7: Bill Myers

**ABSENT:**

- Place 3: Raul Hernandez
- Place 4: Charles Russell, Jr.
- Place 5: Lian Stutsman

**CITY STAFF PRESENT:**

Scott Dunlop, Planning Coordinator

**CALL TO ORDER AND ANNOUNCE QUORUM PRESENT**

Chairperson Myers announced a quorum and called the meeting to order at 6:35 PM.

**PUBLIC COMMENTS**

There were no public comments.

**PRESENTATION**

There were no presentations.

**CONSENT AGENDA**

1. Consideration, discussion, and possible action on a Preliminary Plan for Arnhamn Subdivision, eight (8) lots on 20 acres more or less, located at FM 973 N and Arnhamn Road. Agent: Southwest Engineers. Owner: L4S, LLC.

**Consent Agenda Item 1 was moved to Regular Agenda by Commissioner Leonard. Commissioner Leonard asked where the property was located and the proposed uses. Staff described the location North of the City Limits and in the ETJ and being in the ETJ the City does not regulate land uses but the plat has indicated the use to be single family housing. A motion to deny as submitted was made by Commissioner Leonard, Seconded by Commissioner Miller. The motion carried by the following vote:**

**Vote: 4 For – 0 Against**

2. Consideration, discussion, and possible action on a Final Plat for Presidential Glen Phase 7, One hundred and sixty-seven (167) single family lots on 39.76 acres more or less, located at Bois D’Arc Road and Paseo de Presidente, Manor, TX. Agent: Pape Dawson. Owner: LGI Homes, Texas LLC

**A motion to approve the denial as submitted was made by Commissioner Hill, Seconded by Commissioner Leonard. The motion carried by the following vote:**

**Vote: 4 For – 0 Against**

**REGULAR AGENDA**

3. Consideration, discussion, and possible action on the minutes for the February 8, 2017 Planning & Zoning Commission meeting.

**A motion to approve the February 8, 2017 minutes was made by Commissioner Miller, Seconded by Commissioner Leonard. The motion carried by the following vote:**

**Vote: 4 For – 0 Against**

4. Consideration, discussion, and possible action on final plat for Stonewater Section 8 Revised, seventy-three (73) single-family lots on 13.14 acres more or less, located on FM 973 and Tower Rd, Manor, TX. Agent: Doucet and Associates. Owner: Continental Homes of Texas.

**A motion to approve was made by Commissioner Hill, Seconded by Commissioner Miller. The motion carried by the following vote:**

**Vote: 4 For – 0 Against**

5. Consideration, discussion, and possible action on a Final Plat for Shadowview Commercial Section 3, three (3) commercial/PUD lots on 16 acres more or less, located at Gregg Manor Road and Hill Lane, Manor, TX. Agent: Kimley-Horn. Owner: Cottonwood Holding LTD.

**A motion to deny as submitted, until right-of-way abandonment contract is signed, construction plans are approved, and fiscal surety is posted was made by Commissioner Leonard, Seconded by Commissioner Miller. The motion carried by the following vote:**

**Vote: 4 For – 0 Against**

6. Consideration, discussion, and possible action on a rezoning application for 1.6 acres out of the Greenbury Gates Survey Number 63, Abstract 315 and Calvin Barker Survey 38, Abstract 58, Travis County, located at 12920 Old Hwy 20 from Interim Agricultural (A) to Light Commercial (C-1).

**Staff recommended the property be zoned Neighborhood Business as C-1 could be too intense of a commercial use for a residential area. Commissioner Hill asked what different uses are allowed under Neighborhood Business than Light Commercial C-1. Staff explained NB uses are generally smaller format and more require a Condition Use Permit than compared to C-1. Motion to recommend approval was made by Commissioner Miller, Seconded by Chairperson Myers. The motion failed by the following vote:**

**Vote: 2 For – 2 Against, Commissioner Hill and Commissioner Leonard voted against.**

**Agenda item 6 failed to reach consensus, so no recommendation is forwarded to City Council.**

**ADJOURNMENT**

A motion to adjourn was made by Commissioner Leonard, Seconded by Commissioner Miller. The motion carried by the following vote:

**Vote: 4 For – 0 Against**

**Meeting was adjourned at 6:52 P.M.**

**Respectfully submitted,**

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**Scott Dunlop, Planning Coordinator**