



**MANOR PLANNING & ZONING
COMMISSION MEETING
MINUTES
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
DECEMBER 14, 2016 · 6:30 P.M.**

COMMISSIONERS

PRESENT:

PLACE 1: Mary Ann Parker, Chairperson

PLACE 2: Deja Hill

PLACE 4: Charles Russell, Jr.

PLACE 5: Lian Stutsman

PLACE 7: Bill Myers, Vice-Chair

ABSENT:

PLACE 3: Raul Hernandez

PLACE 6: Adriana Rojas

CITY STAFF PRESENT:

Scott Dunlop, Planning Coordinator

CALL TO ORDER AND ANNOUNCE QUORUM PRESENT

Chairperson Parker announced a quorum and called the meeting to order at 6:38 PM

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 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 COMMISSION DURING PUBLIC COMMENTS.

REGULAR AGENDA

1. Consideration, discussion, and possible action to approve the minutes for the October 12, 2016 Planning & Zoning Commission meeting.

Motion to approve the October 12th minutes by Commissioner Stutsman, Seconded by Vice-Chair Myers. 5 – 0 to approve

2. Consideration, discussion, and possible action to approve the minutes for the November 9, 2016 Planning & Zoning Commission meeting.

Motion to approve the November 9th minutes by Vice-Chair Myers, Seconded by Commissioner Russell. 5 – 0 to approve.

3. Consideration, discussion, and possible action to approve a Preliminary Plat for Stonewater North Revised Phases 1 – 3, Two hundred thirty-one (231) single family lots on 69 acres more or less, located on FM 973 and Tower Rd. Manor, TX. Agent: Doucet and Associates. Owner: Continental Homes of Texas.

Motion to postpone to the January 11th Commission meeting by Commissioner Stutsman, Seconded by Vice-Chair Myers. 5 – 0 to postpone.

4. Consideration, discussion, and possible action on Preliminary Plat for Shadowglen phases 17, 18, 21A, 21B, 24A, and 24B, four hundred and thirty-two (432) single family lots on 123 acres more or less, located at Shadowglen Blvd and Shadowglen Trace. Agent: Bury, Inc. Owner: SG Land Holdings.

Motion to postpone to the January 11th Commission meeting by Vice-Chair Myers, Seconded by Commissioner Stutsman. 5 – 0 to postpone.

5. Consideration, discussion, and possible action upon a rezoning request for lots 7 – 10, block 5, 101 - 107 East Brenham St, Town of Manor from Single Family Residential (R-1) district zoning to Light Commercial (C-1) district zoning.

Staff conveyed the concerns of an adjacent property owner, Paul Villalobos, who was concerned about increased property taxes pricing him out of his home and the types of uses that would be allowed in C-1 and the noise those uses could cause. Commissioner Stutsman asked if there are any city protections in place to alleviate property tax increases. Staff commented that at this time the city does not have any ordinances or programs in place to assist homeowners when their property is assessed with a higher value.

Motion to recommend approval by Commissioner Stutsman, Seconded by Commissioner Russell. 5 – 0 to approve.

6. Consideration, discussion, and possible action upon a rezoning request for 13.20 acres out of a called 55.312-acre tract conveyed to Terrell Timmermann recorded in document 2000046321 of the official public records of Travis County, located near FM 973 and Suncrest Road, from Interim Agricultural (A) district zoning to Institutional (I) district zoning.

Motion to recommend approval by Commissioner Russell, Seconded by Vice-Chair Myers. 5 – 0 to approve.

7. Consideration, discussion, and possible action upon a rezoning request for 33.00 acres out of a called 55.312-acre tract conveyed to Terrell Timmermann recorded in document 2000046321 of the official public records of Travis County, located near FM 973 and Suncrest Road, from Interim Agricultural (A) district zoning to Medium Commercial (C-2) district zoning.

Motion to recommend approval by Vice-Chair Myers, Seconded by Commissioner Hill. 5 – 0 to approve.

8. Consideration, discussion, and possible action upon a rezoning request for 9.982 acres out of Abstract 546, Survey 40, Manor J, located near US Hwy 290 and Gregg Manor Road from Light Commercial (C-1) district zoning to Multi-family (R-3) district zoning.

Commissioner Russell expressed concerns that a TIA be performed on surrounding roads, Wheeler Street and Browning Street, as those roads may not be able to handle the increase in traffic if they're the only means of access.

Motion to recommend approval by Commissioner Russell, Seconded by Commissioner Stutsman. 4 – 1 to approve with Commissioner Hill disapproving.

9. Consideration, discussion, and possible action upon a rezoning request for the south 25ft of block 1 & 2 and south 25ft of east 20ft of lot 3 and center 40ft of lot 1 & 2 and center 40ft of west 20ft of lot 3, block 31 Town of Manor, located at 201 East Parsons St., from Institutional (I) district zoning to Downtown Business (DB) district zoning.

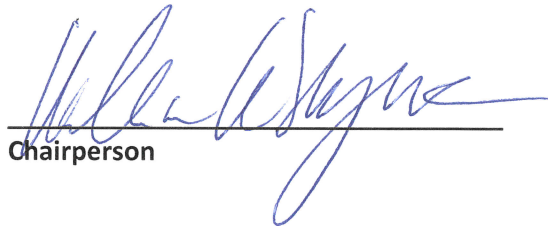
Motion to recommend approval by Commissioner Stutsman, Seconded by Vice-Chair Myers. 5 – 0 to approve.

10. Consideration, discussion, and possible action upon a rezoning request for 149 acres at the SE corner of US Hwy 290, Greenbury Gates Survey 63, Abstract 315 and the Calvin Baker Survey 38, Abstract 58, from Single Family (R-1) district zoning to Planned Unit Development (PUD) district zoning.

Motion to recommend approval by Commissioner Russell, Seconded by Commissioner Stutsman. 5 – 0 to approve.

ADJOURNMENT

Motion to adjourn by Commissioner Hill, Seconded by Vice-Chair Myers. 5 – 0 to adjourn at 7:36 PM


Chairperson