



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

WEDNESDAY, APRIL 12, 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 4: Charles Russell, Jr.

Place 5: Lian Stutsman

Place 6: Keith Miller

Place 7: Bill Myers, Chairperson

CITY STAFF PRESENT:

Scott Dunlop, Planning Coordinator

Pauline Gray, City Engineer

CALL REGULAR SESSION TO ORDER

Chairperson Myers announced a quorum and called the meeting to order at 6:36 PM.

PRESENTATIONS

There were no presentations.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

1. Consideration, discussion, and possible action on a Concept Plan for Manor Commons East, twenty-two (22) lots on 73.3 acres more or less, located at the SE corner of US Hwy 290 and FM 973, Manor, TX. Agent: ALM Engineering

2. Consideration, discussion, and possible action on a Preliminary Plan for Manor Commons East, twenty-two (22) lots on 73.3 acres more or less, located at the SE corner of US Hwy 290 and FM 973, Manor, TX. Agent: ALM Engineering
3. Consideration, discussion, and possible action on a Concept Plan for the Villages at Manor Commons, three hundred seventy five (375) single family lots on 76 acres more or less, located at the SE corner of US Hwy 290 and FM 973, Manor, TX. Agent: ALM Engineering
4. Consideration, discussion, and possible action on a Preliminary Plan for the Villages at Manor Commons, three hundred seventy five (375) single family lots on 76 acres more or less, located at the SE corner of US Hwy 290 and FM 973, Manor, TX. Agent: ALM Engineering
5. Consideration, discussion, and possible action on Preliminary Plan for Presidential Heights Phases 3 – 6, four hundred eighteen (418) single family lots on 112 acres more or less, located at the intersection of Bois D’Arc Road and Tower Road, Manor, TX. Agent: Kimley-Horn
6. Consideration, discussion, and possible action on a Final Plat for Stonewater Resubdivision Lot 132, Block H, Phase 2, ten (10) single family lots on 1.17 acres more or less, located at Stoneridge Gap Lane and Almodine Road, Manor, TX. Agent: Doucet and Associates

A motion to approve the denial as submitted of Consent Agenda items 1 – 6 was made by Commissioner Miller, Seconded by Vice-Chair Hernandez. The motion carried by the following vote:

Vote: 5 For – 0 Against, Commissioner Russell and Commissioner Stutsman were absent for the vote.

REGULAR AGENDA

7. Consideration, discussion, and possible action on the March 8th Planning Commission Minutes.

A motion to approve the March 8, 2017 Planning Commission Minutes was made by Commissioner Leonard, Seconded by Commissioner Miller. The motion carried by the following vote:

Vote: 5 For – 0 Against, Commissioner Russell and Commissioner Stutsman were absent for the vote.

8. Consideration, discussion and possible action on a rezoning request for Lot 1, Block 42 Town of Manor, locally known as 101 East Boyce Street from R-1 Single Family to NB Neighborhood Business.

Planning Coordinator Scott Dunlop spoke that the structure had been renovated to ADA standards so it could be converted into a business and a daycare has been proposed there. Also, that a Conditional Use permit would be required for that proposed use and a preliminary site plan showed about 7 parking spaces in the City and TXDoT ROWs.

Gloria Hernandez, a notified neighbor, spoke in opposition of the rezoning citing commercial uses would be inconsistent, a lack of parking (especially for a daycare that required drop-off and pick-up), traffic is already congested and adding commercial uses would increase that and make it more dangerous. Commissioner Hill asked about what the traffic is currently like and how the parking could affect that. Gloria Hernandez stated she could no longer safely cross Lexington and instead had to go around the block to a less congested crossing.

Planning Coordinator Scott Dunlop spoke that in the preliminary site plan, the proposed parking is in the ROWs of the City and TXDoT so new pavement would be added and the cars would not be parking on the existing pavement area.

A motion to deny Neighborhood Business rezoning was made by Commissioner Hill, Seconded by Commissioner Leonard. The motion carried by the following vote:

Vote: 5 For – 1 Against, Commissioner Miller voted against and Commissioner Stutsman abstained.

9. Consideration, discussion and possible action on a rezoning application for 17 acres more or less out of the James Manor Survey No 40, Abstract 546, Travis County, near the intersection of Gregg Manor Rd and Hill Ln, from R-2 Single Family to C-1 Light Commercial.

A motion to approve C-1 Light Commercial zoning was made by Commissioner Leonard, Seconded by Commissioner Miller. The motion carried by the following vote:

Vote: 7 For – 0 Against

10. Consideration, discussion and possible action on a rezoning application for 11 acres more or less out of the James Manor Survey No 40, Abstract 546, Travis County, near the intersection of W. Parsons St. and N. Bastrop St, from R-1 Single Family to C-1 Light Commercial.

A motion to approve C-1 Light Commercial zoning was made by Commissioner Stutsman, Seconded by Vice-Chair Hernandez. The motion carried by the following vote:

Vote: 7 For – 0 Against

11. Consideration, discussion and possible action on a rezoning request 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).

Planning Coordinator Scott Dunlop spoke that this item had previously been before the Commission on March 8, 2017, at which a motion to approve received a 2 – 2 vote. No recommendation was forwarded to City Council. At the March 15, 2017 City Council meeting Council voted to send the item back to Planning Commission on April 12, 2017 for further review. It is the same application as was presented at the March 8, 2017 meeting. Staff further spoke that C-1 Light Commercial may be too intense a zoning category for this location and Neighborhood Business would be more appropriate and staff would support a Neighborhood Business recommendation.

A motion to approve Neighborhood Business zoning was made by Commissioner Hill, Seconded by Commissioner Stutsman. The motion carried by the following vote:

Vote: 5 For – 1 Against, Commissioner Leonard voted against and Commissioner Russell abstained.

12. Consideration, discussion and possible action on a Preliminary Plan for Lagos master planned community Phase 1, one hundred eighteen (118) Single Family lots and two (2) Multi-Family lots on 49 acres more or less at FM 973 and Murchison St.

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

Vote: 7 For – 0 Against

13. Consideration, discussion and possible action on a Conditional Use Permit for the North 80ft of Lots 11-15, Block 30 Town of Manor, locally known as 109 North Burnet Street to allow for a Game Room.

Planning Coordinator spoke that this item needed no action because after it was filed a zoning verification was performed that showed the property had been rezoned Downtown Business District on September 21, 2011. Downtown Business District does not allow Game Machines.

Planning Commission took no action on this agenda item.

14. Consideration, discussion and possible action on a Concept Plan for the re-subdivision of Lot 132, Block H, Phase 2 Stonewater, 10 Single Family lots on 1.17 acres more or less located at Stoneridge Gap Lane and Almodine Road.

A motion to approve was made by Commissioner Stutsman, Seconded by Vice-Chair Hernandez. The motion carried by the following vote:

Vote: 7 For – 0 Against

15. Consideration, discussion and possible action on a Preliminary Plan for the re-subdivision of Lot 132, Block H, Phase 2 Stonewater, 10 Single Family lots on 1.17 acres more or less located at Stoneridge Gap Lane and Almodine Road.

A motion to approve, on the condition the Concept Plan is approved at April 19, 2017 City Council Meeting was made by Commissioner Leonard, Seconded by Commissioner Russell. The motion carried by the following vote:

Vote: 7 For – 0 Against

ADJOURNMENT

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

Vote: 7 For – 0 Against

Meeting was adjourned at 7:02 P.M.

Respectfully submitted,

Scott Dunlop, Planning Coordinator