



Julie Leonard, Place 1
Jacob Hammersmith, Place 2
Raul Hernandez, Vice-Chair, Place 3
Larry Wallace Jr., Place 4
Lian Stutsman, Place 5
Keith Miller, Place 6
Bill Myers, Chairperson, Place 7

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES**

Wednesday, July 11, 2018

7:00 P.M.

Manor City Hall – Council Chambers
105 E. Eggleston Street

COMMISSIONERS

PRESENT:

Place 1: Julie Leonard
Place 2: Jacob Hammersmith
Place 3: Raul Hernandez, Vice-Chair
Place 6: Keith Miller
Place 7: Bill Myers, Chairperson

ABSENT:

Place 4: Larry Wallace, Jr.
Place 5: Lian Stutsman

CITY STAFF PRESENT:

Thomas Bolt – City Manager
Scott Dunlop – Planning Coordinator

REGULAR SESSION – 7:00 P.M.

With a quorum of the Planning and Zoning Commissioners present, the regular session of the Manor Planning and Zoning Commission was called to order by Chairperson Myers at 7:00 p.m. on Wednesday, July 11, 2018, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning and Zoning Commission, please complete the white card and present it to the Planning Coordinator prior to the meeting. **No Action May be Taken by the Planning and Zoning Commission During Public Comments**

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Commission and will be enacted with 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 denying a Short Form Final Plat for Mustang Kimbro Estates, three (3) lots on 23.80 acres more or less, located at 12542 Kimbro Road, Manor, TX. **Applicant:** ATX Permit and Consulting, LLC. **Owner:** Mustang Kimbro Estates, LLC. Scott Dunlop, Planning Coordinator

2. Consideration, discussion, and possible action on denying a Concept Plan for Manor Heights Phases 2 – 5, one thousand four hundred four (1,404) lots on 477 acres more or less, located near 13201, 13356, and 13400 Old Kimbro Road, Manor, TX. **Applicant:** Kimley-Horn. **Owner:** Sky Village Kimbro Estates, LLC. Scott Dunlop, Planning Coordinator

3. Consideration, discussion, and possible action on denying a Final Plat for Manor Heights Phase 1-1, one hundred eighty-nine (189) single family lots on 110.52 acres more or less, located near Bois D’Arc Road and Tower Road, Manor, TX. **Applicant:** Kimley-Horn. **Owner:** Sky Village Kimbro Estates, LLC. Scott Dunlop, Planning Coordinator

4. Consideration, discussion, and possible action on denying a Final Plat for Manor Heights Phase 1-2, eighty-two (82) single family lots on 16.85 acres more or less, located near Bois D’Arc Road and Tower Road, Manor, TX. **Applicant:** Kimley-Horn. **Owner:** Sky Village Kimbro Estates, LLC. Scott Dunlop, Planning Coordinator

MOTION: Upon a motion made by P&Z Commissioner Hammersmith and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve all items on the consent agenda. The motion carried unanimously.

REGULAR AGENDA

5. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the June 13, 2018, Regular Meeting. Scott Dunlop, Planning Coordinator

MOTION: Upon a motion made by P&Z Commissioner Leonard and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve. The motion carried unanimously.

6. Consideration, discussion and possible action on a rezoning request for 477 acres, more or less, located at US Hwy 290 E and Old Kimbro Road, locally known as 13201, 13356, and 13400 Old Kimbro Road, Manor, Travis County, Texas; which includes Lot 2, J.F. Nagle Estates, portions of the A.C. Caldwell Scott Dunlop, Planning Coordinator

Sur. No. 52 Ab. No. 154, and Lemuel Kimbro Sur. No. 64 Ab. No. 456; from interim Agricultural (A) district zoning to Planned Unit Development (PUD) district zoning. **Applicant:** Kimley-Horn. **Owner:** Sky Village Kimbro Estates, LLC.

Discussion:

William Leake, a notified resident, spoke of how he owned properties on either side of the development, the difficulties he's had with meeting and discussing with the developer, how initially the PUD zoning was on a portion of his property without his consent, how all the properties should be designed and planned together for consistency, and the deed restrictions on the property limiting them to 1 single family house only.

MOTION: Upon a motion made by P&Z Chairperson Myers and seconded by P&Z Vice-Chair Hernandez, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve. The motion carried unanimously.

7. Consideration, discussion and possible action on a rezoning request for Lot 1, Block 11 Lane A E Addition, locally known as 901 ½ North Burnet Street, from Single Family Residential (R-1) to Institutional (I). **Applicant:** City of Manor. **Owner:** City of Manor. Scott Dunlop
Planning
Coordinator

MOTION: Upon a motion made by P&Z Vice-Chair Hernandez and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted four (4) For and one (1) Against to approve. The motion carried.

8. Consideration, discussion and possible action on a rezoning request for Lot 4 Bluebonnet Parkway Business Park Section 1, locally known as 15721 US Hwy 290 E, from Interim Agricultural (A) to Heavy Industrial (IN-2). **Applicant:** DuBois, Bryant & Campbell. **Owner:** Lisa Nehring. Scott Dunlop
Planning
Coordinator

Discussion:

James Mercer, a notified property owner, spoke in opposition to the request. He spoke of the dangers of propane storage, distance from a fire department and poor drainage on the property.

Toby Edwards, a notified property owner, spoke in opposition to the request. He spoke that the industrial zoning would set a precedent for more industrial in the area.

Henry Gilmore, a representative, spoke in support of the request. He spoke of the compatibility to nearby uses, the location on a major state highway, and the project would follow all city and state building requirements.

Melissa Pierce, a representative, spoke in support of the request. She spoke of the safety record for AmeriGas.

MOTION: Upon a motion made by P&Z Commissioner Miller and seconded by P&Z Commissioner Myers, the Planning and Zoning Commission voted two (2) For and three (3) Against to approve. The motion failed.

9. Consideration, discussion and possible action on a rezoning request for Abstract 315 Survey 63 Gates G Acres 10.01, locally known as 14605 N. FM 973, from Interim Agricultural (A) to Light Commercial (C-1). **Applicant:** Shana Whiteley. **Owner:** Foxtrot Holdings, LLC. Scott Dunlop
Planning
Coordinator

MOTION: Upon a motion made by P&Z Commissioner Leonard and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve. The motion carried unanimously.

10. Consideration, discussion and possible action on a conditional use request for Lot 5, Block B Wildhorse Creek Commercial, locally known as 12010 N. FM 973, to allow for a service station. **Applicant:** Professional StruCIVIL Engineers, Inc. **Owner:** Harisa, LLC. Scott Dunlop
Planning
Coordinator

MOTION: Upon a motion made by P&Z Vice-Chair Hernandez and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted four (4) For and one (1) Against to approve with the condition to only allow 3 multiple product dispensers. The motion carried.

11. Consideration, discussion and possible action on a Concept Plan for Lagos Master Planned Community, four hundred eighty-one (481) single-family homes on 173 acres more or less, located near N FM 973 and Brenham Street, Manor, TX. **Applicant:** Kimley-Horn. **Owner:** Dwyer Realty Companies. Scott Dunlop
Planning
Coordinator

Discussion:

Valerie Nguyen, a notified property owner, spoke in support of the concept. She expressed concerns about traffic on Blake Manor Road and the need for a turn lane into Hamilton Point.

MOTION: Upon a motion made by P&Z Vice-Chair Hernandez and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted four (4) For and one (1) Against to approve. The motion carried.

12. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 24A, seventy-one (71) lots on 15.76 acres more or less, located near Shadowglen Trace and Pecangate Way, Manor, TX. **Applicant:** Stantec. **Owner:** SG Land Holdings. Scott Dunlop
Planning
Coordinator

MOTION: Upon a motion made by P&Z Commissioner Leonard and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve. The motion carried unanimously.

13. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 24B, sixty-three (63) lot on 11.30 acres more or less, located near Shadowglen Trace and Pecangate Way, Manor, TX. **Applicant:** Stantec. **Owner:** SG Land Holdings. Scott Dunlop
Planning
Coordinator

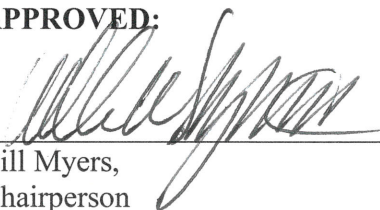
MOTION: Upon a motion made by P&Z Vice-Chair Hernandez and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve. The motion carried unanimously.

ADJOURNMENT

MOTION: Upon a motion made by P&Z Vice-Chair Hernandez and seconded by P&Z Commissioner Leonard, the Planning and Zoning Commission voted five (5) For and none (0) Against to adjourn at 8:29 p.m.

These minutes approved by the Planning and Zoning Commission on the 8th day of August 2018.

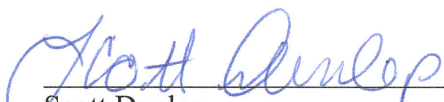
APPROVED:



Bill Myers,
Chairperson



ATTEST:



Scott Dunlop,
Planning Coordinator