



Julie Leonard, Place 1  
Jacob Hammersmith, Place 2  
Gil Burrell, Place 3  
Mike Burke, Place 4  
Lian Stutsman, Vice-Chair, Place 5  
Keith Miller, Place 6  
Bill Myers, Chairperson, Place 7

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES**

---

Wednesday, February 13, 2019

6:30 P.M.

Manor City Hall – Council Chambers  
105 E. Eggleston Street

---

**COMMISSIONERS**

**PRESENT:**

Place 2: Jacob Hammersmith  
Place 4: Mike Burke  
Place 5: Lian Stutsman, Vice-Chair  
Place 6: Keith Miller  
Place 7: Bill Myers, Chairperson

**ABSENT:**

Place 1: Julie Leonard  
Place 3: Gil Burrell

**CITY STAFF PRESENT:**

Scott Dunlop – Assistant Development Director

**REGULAR SESSION – 6:35 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 6:30 p.m. on Wednesday, February 13, 2019, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

**PUBLIC COMMENTS**

No one appeared to speak at this time.

**CONSENT AGENDA**

All of the following items on the Consent Agenda are considered to be self-explanatory by the Commission and action will be taken in 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 Final Plat for 14870 Bois D’Arc Road Subdivision, fourteen (14) lots on 20 acres, more or less, located near 14870 Bois D’Arc Road, Manor, TX. Applicant: Southwest Engineers, Inc. Owner: L4S, LLC.**
2. **Consideration, discussion, and possible action on denying a Short Form Final Plat for Grace Covenant Christian Center of Austin Subdivision, one (1) lot on 4.9 acres, more or less, located near 14518 US Hwy 290 E, Manor, TX. Applicant: Marco Castaneda, P.E. Owner: Grace Covenant Church.**
3. **Consideration, discussion, and possible action on denying a Final Plat for Stonewater North Subdivision Phase 2, one hundred sixty-seven (167) lots on 31.27 acres, more or less, located near N. FM 973 and Johnson Road, Manor, TX. Applicant: Kitchen Table Civil Solutions. Owner: Continental Homes of Texas, L.P.**
4. **Consideration, discussion, and possible action on denying a Final Plat for Shadowglen Subdivision Phase 2 Section 27A & 27B, eighty-five (85) lots on 20 acres, more or less, located near Silent Falls Way and Kira Lane, Manor, TX. Applicant: Kimley-Horn & Associates, Inc. Owner: SG Land Holdings, LLC.**
5. **Consideration, discussion, and possible action on denying a Preliminary Plat for Lagos Subdivision Phase 5, forty-four (44) lots on 28.62 acres, more or less, located near N. FM 973 and Murchison Street, Manor, TX. Applicant: Kimley-Horn & Associates, Inc. Owner: 706 Investment Partnership, LTD.**

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

**MOTION:** Upon a motion made by P&Z Commissioner Burke and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted five (5) For and none (0) Against and to approve denial as submitted for consent agenda items 1, 2, 3, 4 and 5. The motion carried unanimously.

## **PUBLIC HEARINGS**

6. **Public Hearing and First Reading: Consideration, discussion, and possible action on a Short Form Final Plat for Mustang Kimbro Estates, three (3) lots on 23.8 acres, more or less, being a resubdivision of Lots 4 & 5 Kimbro Road Estates, and being located at 12542 Kimbro Road, Manor, TX. Applicant: ATX Permit and Consulting, LLC. Owner: Mustang Kimbro Estates, LLC.**

P&Z Chairperson Myers opened the public hearing.

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission. Mr. Dunlop informed the Planning and Zoning Commission that after the plat was approved by the city engineer's the Travis County attorney's office informed the city the person represented as the sole owner of the land had sold portions to thirteen other individuals. Since our subdivision ordinance requires all owners be shown and be signatories to a plat, the plat was no longer valid and recommended the plat be disapproved because it no longer satisfies all applicable city code regulations.

Jeff and Cosette Rodman, 12426 Old Kimbro Road, spoke in opposition to agenda item 6.

**MOTION:** Upon a motion made by Commissioner Hammersmith and seconded by P&Z Vice-Chair Stutsman, the Planning and Zoning Commission voted five (5) For and none (0) Against and to close the public hearing. The motion carried unanimously.

**MOTION:** Upon a motion made by P&Z Vice-Chair Stutsman and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted five (5) For and none (0) Against and to disapprove the short form final plat as submitted because it longer satisfies all applicable city code regulations. The motion carried unanimously.

## **REGULAR AGENDA**

### **7. Consideration, discussion, and possible action on the Planning and Zoning Commission Minutes of the January 9, 2019 Regular Meeting.**

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

**MOTION:** Upon a motion made by P&Z Vice-Chair Stutsman, and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted five (5) For and none (0) Against and to approve the January 9, 2019 Planning and Zoning Commission meeting minutes. The motion carried unanimously.

### **8. Consideration, discussion, and possible action on a Setback Waiver to allow for a 20-foot front setback and a 10-foot rear setback on Lot 2, Block 45, Town of Manor, locally known as 307 West Boyce, Manor, TX. Applicant: Lenora Easley. Owner: Lenora Easley**

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

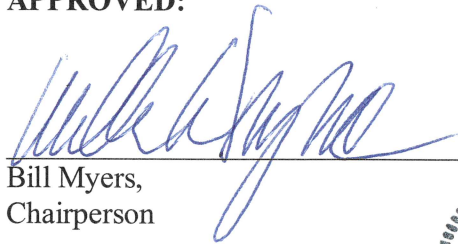
**MOTION:** Upon a motion made by P&Z Vice-Chair Stutsman, and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted five (5) For and none (0) Against and to approve a setback waiver for a 20-foot front setback and 10-foot rear setback. The motion carried unanimously.

**ADJOURNMENT**

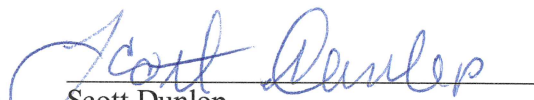
The Regular Session of the Manor Planning and Zoning Commission adjourned at 6:38 PM on Wednesday, February 13, 2019.

These minutes approved by the Planning and Zoning Commission on the 13<sup>th</sup> day of March 2019.

**APPROVED:**

  
\_\_\_\_\_  
Bill Myers,  
Chairperson

**ATTEST:**

  
\_\_\_\_\_  
Scott Dunlop,  
Assistant Development Director

