



**MINUTES
MANOR PLANNING AND ZONING COMMISSION
105 E. EGGLESTON ST.
MANOR, TEXAS 78653
DECEMBER 9, 2015, 6:30 P.M.**

MARY ANN PARKER – CHAIR (P)
BRIAN WINKLER – COMMISSIONER (P)
ADRIANA ROJAS – COMMISSIONER (P)
WILLIAM MYERS – COMMISSIONER (P)

ZINDIA PIERSON – VICE CHAIR (P)
TODD SHANER – COMMISSIONER (P)
VACANT – COMMISSIONER

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

CHAIRPERSON PARKER ANNOUNCED A QUORUM AND CALLED THE MEETING TO ORDER AT 6:31 PM

CONSENT AGENDA:

1. APPROVE MINUTES:

NOVEMBER 10, 2015

MOTION TO APPROVE THE NOVEMBER 10TH MINUTES BY VICE CHAIR PIERSON, SECONDED BY COMMISSIONER SHANER. 5 – 0 TO APPROVE.

2.

- A.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 20, SEVENTY TWO (72) SINGLE FAMILY LOTS ON 11 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP
- B.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR STONEWATER NORTH REVISED PHASES 1 – 5, 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. STAFF: SCOTT DUNLOP

- C. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR PRESIDENTIAL HEIGHTS PHASE 1, ONE HUNDRED THIRTEEN (113) SINGLE FAMILY LOTS ON 30 ACRES MORE OR LESS, LOCATED AT BOIS D'ARC AND TOWER ROAD. AGENT: KIMLEY-HORN. OWNER: PRESIDENTIAL GLEN, LTD. STAFF: SCOTT DUNLOP

ITEM 2C WAS MOVED TO THE REGULAR AGENDA BY SCOTT DUNLOP. MOTION TO APPROVE BY COMMISSIONER SHANER, SECONDED BY COMMISSIONER ROJAS. 5 – 0 TO APPROVE.

- D. DISCUSS AND POSSIBLE RECOMMENDATION UPON A REZONING REQUEST FOR 146 ACRES AT THE SE CORNER FM 973 AND BRENHAM ST; PORTIONS OF THE CALVIN BAKER SUR. NO. 38, JAMES MANOR SUR. NO. 39 AND 40, JAMES H. MANNING SUR. NO. 37; TRAVIS COUNTY APPRAISAL DISTRICT IDS# 227196, 227197, 227198, 227199, 227211 FROM SINGLE FAMILY RESIDENTIAL - 1 (R-1) DISTRICT ZONING TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT ZONING. APPLICANT: KIMLEY-HORN ASSOCIATES. OWNER: 706 DEVELOPMENT CORP. STAFF: SCOTT DUNLOP

MOTION TO POSTPONE ITEMS 2 A, B, D, BY COMMISSIONER MYERS, SECONDED BY VICE CHAIR PIERSON. 5 – 0 TO POSTPONE TO JANUARY 13TH MEETING.

- E. DISCUSS AND POSSIBLE ACTION UPON A CONCEPT PLAN FOR LAGOS MASTER PLANNED COMMUNITY; 146 ACRES AT THE SE CORNER FM 973 AND BRENHAM ST; PORTIONS OF THE CALVIN BAKER SUR. NO. 38, JAMES MANOR SUR. NO. 39 AND 40, JAMES H. MANNING SUR. NO. 37; TRAVIS COUNTY APPRAISAL DISTRICT IDS# 227196, 227197, 227198, 227199, 227211. APPLICANT: KIMLEY-HORN ASSOCIATES. OWNER: 706 DEVELOPMENT CORP. STAFF: SCOTT DUNLOP

ITEM MOVED TO REGULAR AGENDA BY SCOTT DUNLOP. HAMILTON POINT RESIDENT MARLENE SMITH SPOKE ABOUT INCREASED TRAFFIC ON BLAKE MANOR, THE NEED FOR IMPROVING THE ROAD WITH TURN LANES OR TRAFFIC SIGNALS INTO HAMILTON POINT, IF THE PROPOSED DEVELOPMENT WILL INCREASE TRAFFIC THROUGH HAMILTON POINT, THE PROPOSED FUTURE FM 973, AND IF THE PROPOSED DEVELOPMENT WILL BE LOW-INCOME HOUSING. STAFF SPOKE THAT TRAFFIC STUDIES WILL BE PART OF THE DEVELOPMENT PROCESS AND ANY NECESSARY ROADWAY IMPROVEMENTS WILL BE DETERMINED BY THE STUDY, THE FUTURE FM 973 IS FUNDED AND CONSTRUCTED BY TXDOT AND THE PROPOSED DEVELOPMENT ASSIGNS RIGHT-OF-WAY FOR THE ROAD BUT FM 973 BYPASS IS NOT PART OF THIS DEVELOPMENT, AND THE CITY DOES NOT DICTATE THE AFFORDABILITY OF HOUSES IN THE DEVELOPMENT, ONLY THE TYPES OF HOUSING I.E. SINGLE-FAMILY OR MULTI-FAMILY AND THE INDIVIDUAL LOT SIZES. MOTION TO POSTPONE BY COMMISSIONER MYERS, SECONDED BY VICE CHAIR PIERSON. 5 – 0 TO POSTPONE TO JANUARY 13TH MEETING.

REGULAR AGENDA:

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE A SETBACK WAIVER FOR BLOCK 44, LOT 7, LOCALLY KNOW AS 204 W. EGGLESTON. APPLICANT: VERONICA DONLEY. STAFF: SCOTT DUNLOP

MOTION TO APPROVE BY COMMISSIONER SHANER, SECONDED BY COMMISSIONER MYERS. 5 – 0 TO APPROVE.

4. DISCUSSION AND POSSIBLE ACTION TO APPROVE AN AMENDMENT TO THE SHADOWVIEW UNIFORM SIGN PLAN. APPLICANT: DANNY BURNET. STAFF: SCOTT DUNLOP

MOTION TO APPROVE BY COMMISSIONER SHANER, SECONDED BY VICE CHAIR PIERSON. 5 – 0 TO APPROVE.

5. DISCUSSION AND POSSIBLE RECOMMENDATION TO REZONE 13.34 OUT OF THE JAMES MANOR SURVEY NO. 39, ABSTRACT 528, JAMES MANOR SURVEY NO. 40 ABSTRACT 546, AND CALVIN BARKER SURVEY NO. 38, ABSTRACT 58; LOCALLY KNOWN AS 11817 MURCHISON STREET, FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO INSTITUTIONAL (I). APPLICANT. MANOR INDEPENDENT SCHOOL DISTRICT. STAFF: SCOTT DUNLOP

MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL BY COMMISSIONER MYERS, SECONDED BY VICE CHAIR PIERSON. 5 – 0 TO RECOMMEND APPROVAL.

6. ADJOURN

MOTION TO ADJOURN BY VICE CHAIR PIERSON, SECONDED BY COMMISSIONER MYERS. 5 – 0 TO ADJOURN.

Mary Ann Parker

MARY ANN PARKER

CHAIRPERSON

This Facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact Frances Aguilar at 512-272-5555, or fax 512-272-8636 for further information.