



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
MARCH 9, 2022**

PRESENT:

COMMISSIONERS:

Julie Leonard, Chair, Place 1 (Absent)
Anthony Butler, Place 2
Cresandra Hardeman, Place 3
Prince John Chavis, Place 4
Vacant, Place 5
Cecil Meyer, Place 6
Lakesha Small, Vice Chair, Place 7

CITY STAFF:

Scott Dunlop, Interim City Manager
Mandy Miller, Administrative Assistant

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Planning and Zoning (P&Z) Commission present, the regular session of the Manor P&Z Commission was called to order by Vice Chair Small at 6:32 p.m. on Wednesday, March 9, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

Audrey Tiger, 16412 Christine Garza Dr., Manor, Texas, submitted a speaker card and spoke during public comments. Ms. Garza stated that she has been researching the Wilbarger Creek Watershed and the risks of flooding in Manor, specifically areas in and around Shadowglen. Ms. Tiger found an analysis done by Texas Water Development Board, City of Pflugerville, and Bastrop County that studied the impact of development on the Wilbarger Creek area. Ms. Tiger expressed her rising concerns after reading the study and urged the P&Z Commission to explore ways to play a part in easing and preventing negative effects of development.

Robert Battaile, 502 E. Eggleston, Unite A, Manor, Texas, submitted a speaker card and spoke during public comments. Mr. Battaile thanked the P&Z Commission for the work they do for the community. Mr. Battaile expressed his desire to see the City of Manor obtain and use more land for parks. Mr. Battaile expressed his concerns for available land within the city due to development if immediate action is not taken soon to secure land.

PUBLIC HEARING

- 1. Conduct a public hearing on a Rezoning Application for Manor Commons East for a Planned Unit Development Amendment for 149.247 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX. Applicant: LIQUE Engineers Owner: Ahmed Jafferally**

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Small opened the public hearing.

Interim City Manager Dunlop gave background information on the Manor Commons East PUD, location, and the types of uses the applicant requested to amend.

Ahmed H. Jafferally, 9315 Spring Cypress Rd., Suite A, Spring, Texas, submitted a speaker card in support of this item: however, he did not wish to speak.

Juan Rodriguez, 816 Camaron St., Suite 110, San Antonio, Texas, submitted a speaker card in support of this item: however, he did not wish to speak.

Robert Battaile, 502 E. Eggleston, Unite A, Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile stated that he wanted the developer to consider allotting more acreage for parkland use. Mr. Battaile expressed his thoughts on more appropriate uses for the land at this location.

MOTION: Upon a motion made by Commissioner Chavis and Seconded by Commissioner Meyer to close the public hearing.

There was no further discussion.

Motion to close carried 5-0

- 2. Conduct a public hearing on a Short Form Final Plat for the Manor K-8 Subdivision, one (1) lot on 40.00 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX. Applicant: Civiltude LLC. Owner: Manor Independent School District**

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Small opened the public hearing.

Interim City Manager Dunlop gave background information on the Manor K-8 Subdivision, its location and the plans and permits that have been submitted to the city.

Discussion was held by the Commission regarding traffic, road changes purposed for the area, and funding sources for the needed changes.

MOTION: Upon a motion made by Commissioner Chavis and Seconded by Commissioner Butler to close the public hearing.

There was no further discussion.

Motion to close carried 5-0

- 3. Conduct a public hearing on a Concept Plan for the Palomino Subdivision, one hundred eighteen (118) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX. Applicant: BGE, Inc. Owner: DR Horton.**

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Small opened the public hearing.

Interim City Manager Dunlop gave background information and location of the Palomino Subdivision. This subdivision was previously approved by Manor P&Z Commission and Manor City Council. Mr. Dunlop explained the reason behind this item reappearing on the agenda was due to changes in federal statute law that effected wetlands and navigable water causing a modification need to 14 lots within the subdivision.

Robert Battaile, 502 E. Eggleston, Unite A, Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile expressed is dislike with the parklands being in small sections and only appear to be retention ponds throughout the property. He explained he would like to see the parkland areas in one combined area and located closer to the major throughfares.

MOTION: Upon a motion made by Commissioner Meyer and Seconded by Commissioner Chavis to close the public hearing.

There was no further discussion.

Motion to close carried 5-0

CONSENT AGENDA

- 4. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes.**

- January 12, 2022, P&Z Commission Regular Session
- February 9, 2022, P&Z Commission Regular Session

MOTION: Upon a motion made by Commissioner Meyer and Seconded by Commissioner Butler to approve the consent agenda.

There was no further discussion.

Motion to approve carried 5-0

REGULAR AGENDA

- 5. Consideration, discussion, and possible action on a Rezoning Application for Manor Commons East for a Planned Unit Development Amendment for 149.247 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX. Applicant: LIQUE Engineers. Owner: Ahmed Jafferally.**

The City staff recommended that the Planning and Zoning Commission approve the Rezoning Application for Manor Commons East for a Planned Unit Development Amendment for 149.247 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.

Ahmed H. Jafferally, 9315 Spring Cypress Rd., Suite A, Spring, Texas, submitted a speaker card in support of this item: however, he did not wish to speak.

Juan Rodriguez, 816 Camaron St., Suite 110, San Antonio, Texas, submitted a speaker card in support of this item: however, he did not wish to speak.

Discussion was held by the Commission regarding the current zoning and changes proposed by the applicant and perceived development plans if zoning change approved.

Robert Battaile, 502 E. Eggleston, Unite A, Manor, Texas, addressed the Commission and requested for this item to be postponed until next meeting.

MOTION: Upon a motion made by Commissioner Meyer and Seconded by Commissioner Chavis to approve the rezoning application for Manor Commons East for a Planned Unit Development Amendment for 149.247 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.

There was no further discussion.

Motion to approve carried 5-0

6. **Consideration, discussion, and possible action on a Short Form Final Plat for the Manor K-8 Subdivision, one (1) lot on 40.00 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX. Applicant: Civiltude LLC. Owner: Manor Independent School District.**

The City staff recommended that the Planning and Zoning Commission approve the Short Form Final Plat for the Manor K-8 Subdivision, one (1) lot on 40.00 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX.

MOTION: Upon a motion made by Commissioner Meyer and Seconded by Commissioner Chavis to approve the Short Form Final Plat for the Manor K-8 Subdivision, one (1) lot on 40.00 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX. Applicant: Civiltude LLC. Owner: Manor Independent School District.

There was no further discussion.

Motion to approve carried 5-0

7. **Consideration, discussion, and possible action on a Concept Plan for the Palomino Subdivision, one hundred eighteen (118) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX. Applicant: BGE, Inc. Owner: DR Horton.**

The City staff recommended that the Planning and Zoning Commission approve the Concept Plan for the Palomino Subdivision, one hundred eighteen (118) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

Discussion was held by the Commission regarding the zoning of the Palomino Subdivision.

Robert Battaile, 502 E. Eggleston, Unite A, Manor, Texas, suggested that commercial zoned lots be made to set aside land designated to park use.

Discussion was held by the Commission regarding the priorly approved items associated with the Palomino Subdivision. Interim City Manager clarified the Palomino Subdivision set aside more parkland than required.

MOTION: Upon a motion made by Commissioner Butler and Seconded by Commissioner Hardeman to approve the Concept Plan for the Palomino Subdivision, one hundred eighteen (118) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

There was no further discussion.

Motion to approve carried 5-0

- 8. Consideration, discussion, and possible action on a Final Plat for the Palomino Commercial Subdivision, one (1) lot on 3.001 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX. Applicant: Phol Partners. Owner: Ed Wolf.**

The City staff recommended that the Planning and Zoning Commission approve the Final Plat for the Palomino Commercial Subdivision, one (1) lot on 3.001 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

Discussion was held by the Commission regarding current zoning of the Palomino Commercial Subdivision. It was clarified that the zoning is currently C-2 Medium Commercial.

MOTION: Upon a motion made by Commissioner Chavis and Seconded by Commissioner Butler to approve the Final Plat for the Palomino Commercial Subdivision, one (1) lot on 3.001 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

There was no further discussion.

Motion to approve carried 5-0

- 9. Consideration, discussion, and possible action on a Final Plat for the 9910 Hill Lane Subdivision, one (1) lot on 24.435 acres more or less, and being located at 9910 Hill Lane, Manor, TX. Applicant: Kimley-Horn. Owner: Rangewater Real Estate LLC.**

The City staff recommended that the Planning and Zoning Commission approve the Final Plat for the 9910 Hill Lane Subdivision, one (1) lot on 24.435 acres more or less, and being located at 9910 Hill Lane, Manor, TX.

Interim City Manager gave background information on the 9910 Hill Lane Subdivision.

MOTION: Upon a motion made by Commissioner Meyer and Seconded by Commissioner Hardeman to approve the Final Plat for the 9910 Hill Lane Subdivision, one (1) lot on 24.435 acres more or less, and being located at 9910 Hill Lane, Manor, TX.

There was no further discussion.

Motion to approve carried 5-0

10. Consideration, discussion, and possible action on a Final Plat for the Manor Heights Subdivision, Phase 3 Section 2, one hundred and fifty lots (150) on 41.16 acres, more or less, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn and Associates, Inc. Owner: Forestar (USA) Real Estate Group, Inc.

The City staff recommended that the Planning and Zoning Commission approve the Final Plat for the Manor Heights Subdivision, Phase 3 Section 2, one hundred and fifty lots (150) on 41.16 acres, more or less, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX.

Interim City Manager gave background information on the plat for the Manor Heights Subdivision.

MOTION: Upon a motion made by Commissioner Butler and Seconded by Commissioner Meyer to approve the Final Plat for the Manor Heights Subdivision, Phase 3 Section 2, one hundred and fifty lots (150) on 41.16 acres, more or less, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX.

There was no further discussion.

Motion to approve carried 5-0

ADJOURNMENT

The Regular Session of the Manor Planning and Zoning Commission adjourned at 7:22 p.m. on Wednesday, March 9, 2022.

These minutes approved by the P&Z Commission on the 13th day of April 2022. *(Audio Recording Archived)*

APPROVED:

Julie Leonard
Chairperson

ATTEST:

Mandy Miller
Administrative Assistant