



**PLANNING AND ZONING COMMISSION  
REGULAR SESSION MINUTES  
MARCH 12, 2025**

This meeting was live streamed on Manor's YouTube channel at:  
<https://www.youtube.com/@cityofmanorsocial/stream>

**PRESENT:**

**COMMISSIONERS:**

Felix Paiz, Chair, Place 4  
Prince Chavis, Vice Chair, Place 2  
Julie Leonard, Place 1  
Gabriel Nila, Place 3 (Absent)  
Jeffrey Stensland, Place 5  
Cecil Meyer, Place 6  
James Terry, Place 7 (Absent)

**CITY STAFF:**

Michael Burrell, Interim Development Services Director  
Veronica Rivera, Assistant City Attorney  
Pauline Gray, City Engineer  
Scott Jones, Economic Development Director  
Mandy Miller, Development Services Supervisor

**REGULAR SESSION: 6:30 P.M.**

**CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

With a quorum present, the regular session of the Manor Planning and Zoning (P&Z) Commission was called to order by Chair Paiz At 6:37 p.m. on Wednesday, March 12, 2025, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

**PUBLIC COMMENTS**

Chair Paiz stated an email was submitted to the P&Z Commission by Robert Battaile.

No one appeared to speak at this time.

**PUBLIC HEARING**

1. **Conduct a public hearing on a rezoning application for two (2) lots on 23.809 acres, more or less, and being located at 12522 & 12524 Old Kimbro Rd, Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.** Applicant: Jiwon Jung. Owner: Wonik Materials North America LLC.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing on the rezoning application for two (2) lots on 23.809 acres, more or less, and being located at 12522 & 12524 Old Kimbro Rd, Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

Brenner Donohue, 12512 Old Kimbro Road, Manor, Texas, submitted a speaker card to speak in support of this item.

Angelia Dunbar with the Scott Dunbar Group submitted a speaker card to speak on this item.

Interim Director Burrell gave a brief description for the rezoning application.

Irene Choi with Build Block, 527 Molino Street, Los Angeles, California, submitted a speaker card in support of this item. Ms. Choi answered questions from the Commissioners regarding the materials and chemicals that would be stored at this site. She stated there would be no manufacturing of chemicals, only storage.

Discussion was held regarding the chemicals that would be held on-site, and a request was made for a list of chemicals.

Interim Director Burrell stated the list had been submitted to Travis County Fire (ESD12) and the City Engineer as part of the site plan. He specified the item on the agenda related to zoning only.

Discussion was held regarding the Letter of Intent from the applicant and the list of chemicals to be stored at their facility.

Interim Director Burrell gave details of the property location. He explained that Life and Safety Standards would be required to be followed to ensure public safety near the facility.

Economic Director Jones explained that there were properties near this location that had similar zonings. He spoke regarding the intended use of the chemicals that would be stored. He gave a brief history of his work with this company and planned development in the future.

Commissioner Leonard expressed concern for air quality.

Director Jones stated that this area was intended to be industrial as laid out in the Comprehensive Plan.

Commissioner Meyer expressed concerns that the properties with industrial use near this area were zoned Light Industrial (IN-1) not Heavy Industrial (IN-2) which would be an increase in the intensity of use and expand the allowable chemicals that could be stored.

Assistant City Attorney Rivera answered questions about the ability to allow members of community to speak.

Mr. Brenner Donahue expressed concerns about the types of chemicals that would be stored and if there were a risk of exposure.

Ms. Angelina Dunbar stated that she represented 2 property owners who were seniors that lived near the property. One of the individuals was a veteran with a background of exposure to chemicals, such as agent orange, and additional exposure was a great concern.

**MOTION:** Upon a motion made by Commissioner Stensland and seconded by Commissioner Leonard to close the public hearing.

There was no further discussion.

**Motion to Close carried 5-0.**

2. **Conduct a public hearing on a Subdivision Preliminary Plat for Manor Commons NE Commercial being 19 (nineteen) lots on 31.889 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973 Manor, TX.** Applicant: ALM Engineering, Inc. Owner: TIMMERMANN COMMERCIAL INVESTMENTS, LP.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing on a Subdivision Preliminary Plat for Manor Commons NE Commercial being 19 (nineteen) lots on 31.889 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973 Manor, TX.

Interim Director Burrell gave background information on the Subdivision Preliminary Plat for Manor Commons NE Commercial. He clarified this item was to correct a discrepancy in the southeastern portion of the lot that was intended to be commercial that was not properly zoned.

Discussion was held regarding when a plaza would be required with proposed development.

Floyd Jackson, 17925 Maxa Drive, Manor, Texas, submitted a speaker card to speak regarding this item. Mr. Jackson expressed concerns with flooding that is already problematic in this area. He requested additional information on the type of businesses that was planned for this development.

**MOTION:** Upon a motion made by Commissioner Leonard and seconded by Commissioner Meyer to close the public hearing.

There was no further discussion.

**Motion to Close carried 5-0.**

#### **CONSENT AGENDA**

3. **Consideration, discussion, and possible action to approve the minutes for February 12, 2025, Planning and Zoning Commission Regular Session.**

**MOTION:** Upon a motion made by Commissioner Stensland and seconded by Commissioner Leonard to approve Consent Agenda.

There was no further discussion.

**Motion to Approve carried 5-0.**

## REGULAR AGENDA

4. **Consideration, discussion, and possible action on a rezoning application for two (2) lots on 23.809 acres, more or less, and being located at 12522 & 12524 Old Kimbro Rd, Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.** Applicant: Jiwon Jung. Owner: Wonik Materials North America LLC.

City Staff recommended that the Planning and Zoning Commission approve the rezoning application for two (2) lots on 23.809 acres, more or less, and being located at 12522 & 12524 Old Kimbro Rd, Manor, TX from (A) Agricultural to (IN-2) Heavy Industrial.

Interim Director Burrell addressed the concerns expressed during the public hearing. He gave information on when a Traffic Impact Analysis (TIA) would be conducted and at which phase of development that would occur. He stated the City of Manor follows the City of Austin drainage criteria manual. Chemical lists can be provided. He stated the facility was intended to be storage only.

Ms. Choi stated that she emailed the list which contained 76 chemicals to Interim Director Burrell. She read out loud the nine (9) chemicals that were considered hazardous. She stated they would be importing the chemicals from South Korea, storing the chemicals, then transporting them to the client.

Commissioner Leonard expressed concerns with deciding without proper due diligence into the hazardous chemicals and the effects they could have on the community.

Director Jones gave background details on the delays this project has had so far. He stated a postponement could potentially cause delays.

Ms. Choi answered questions about employment opportunities the facility would bring for the community. She stated that they plan to fully comply with all safety regulations imposed by Travis County and the City of Manor. Ms. Choi shared plans for the proposed improvements to the roadway along Old Hwy 20.

Discussion was held regarding zoning the property to a lesser intensity level industrial.

Ms. Choi stated the storing of hazardous chemicals would require a zoning of Heavy Industrial (IN-2). She answered questions about the intended use of the facility.

Director Jones stated that this facility would not have outdoor storage. The chemicals would be stored indoors in a secure matter.

Discussion was held regarding the multiple phases of the proposed development.

Director Jones spoke regarding the future impact and investment to the community this type of project will bring to the city.

Interim Director Burrell confirmed the Heavy Industrial zoning would be required for this project.

**MOTION:** Upon a motion made by Commissioner Leonard and seconded by Commissioner Stensland to postpone this item.

Commissioner Stensland requested the motion be amended to include postpone until the April P&Z Commission meeting and including the condition that Travis County ESD12 provide comments regarding their review and the Commissioners be given a full chemical prior to the next meeting. There were no objections to the requested amendment.

**MOTION RESTATED:**

**MOTION:** Upon a motion made by Commissioner Leonard and seconded by Commissioner Stensland to postpone this item to the April P&Z Commission meeting and includes the condition that Travis County ESD12 provide comments regarding their review of the project and a full chemical list be given to the Commissioners prior to the next meeting.

There was no further discussion.

**Motion to Postpone carried 4-1. Commissioner Meyer opposed.**

5. **Consideration, discussion, and possible action on a Subdivision Preliminary Plat for Manor Commons NE Commercial being 19 (nineteen) lots on 31.889 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973 Manor, TX.** Applicant: ALM Engineering, Inc. Owner: TIMMERMANN COMMERCIAL INVESTMENTS, LP.

City Staff recommended that the Planning and Zoning Commission approve the Subdivision Preliminary Plat for Manor Commons NE Commercial being 19 (nineteen) lots on 31.889 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973 Manor, TX.

Interim Director Burrell addressed concerns expressed during the public hearing regarding flooding. He stated that the specific commercial businesses were unknown at this time. He stated the commercial businesses would be within the Light Commercial (C-1) category.

Discussion was held regarding the potential commercial business types.

Commissioner Stensland reminded everyone that this item was non-discretionary.

**MOTION:** Upon a motion made by Commissioner Stensland and seconded by Commissioner Meyer to approve the Subdivision Preliminary Plat for Manor Commons NE Commercial being 19 (nineteen) lots on 31.889 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973 Manor, TX.

There was no further discussion.

**Motion to Approve carried 5-0**

6. **Consideration, discussion, and possible action on a detention waiver request for the Boyce Street Mixed Use development located at 101, 104, 107, and 108 W Boyce Street Manor, Texas.** Applicant: Southwest Engineers. Owner: BuildBlock.

City Staff recommended that the Planning and Zoning Commission conditionally approve a drainage waiver for the Boyce Street Mixed Use development located at 101, 104, 107, and 108 W Boyce Street Manor, Texas with the condition that they must receive approval from the city engineer to be granted the waiver.

Interim Director Burrell stated this item received Engineering approval on March 11, 2025.

City Engineer Gray summarized the history of this request. She explained the detention waiver, review process and investigation that went into examining the drainage for this site. She stated it was determined the impact of stormwater drain off from the property should increase less than 1 inch which was within reasonable limits.

Engineer Gray answered questions pertaining to the City of Austin Drainage Criteria as it relates to this project. She addressed concerns regarding future development near this property, how future growth would impact this area, and the steps being taken to study the potential need for drainage improvements in the historical downtown area.

City Engineer Gray explained the steps that would need to be taken to change the requirements for construction to be more proactive verses reactive with the improvement standards with development.

City Attorney Rivera explained the criteria for denial of items that had Engineering approval. She gave details on the steps that would follow if the request was denied.

Interim Director Burrell reiterated City Officials were currently looking into ways to address drainage and stormwater runoff issues in the downtown area.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Stensland to approve the detention waiver request for the Boyce Street Mixed Use development located at 101, 104, 107, and 108 W Boyce Street Manor, Texas.

There was no further discussion.

**Motion to Approve carried 5-0**

- 7. Consideration, discussion, and possible action on a coordinated sign plan for the Platinum 973 gas station being located at 13801 N FM 973 Manor, TX.** Applicant: Rafiq Kareidiya. Owner: truenorthbuilders llc.

City Staff recommended that the Planning and Zoning Commission approve a coordinated sign plan for the Platinum 973 gas station being located at 13801 N FM 973 Manor, TX.

Interim Director Burrell gave background details for the Platinum 973 Coordinated Sign Plan. He stated the plan was in general compliance with the C-2 (Medium Commercial) guidelines. He stated there would be 3 buildings on this site with multiple tenants.

Discussion was held pertaining to the specific details of the proposed signs on the property.

Interim Director Burrell answered questions about the sizes of the signs on the buildings.

**MOTION:** Upon a motion made by Commissioner Leonard and seconded by Vice Chair Chavis to approve the coordinated sign plan for the Platinum 973 gas station being located at 13801 N FM 973 Manor, TX.

There was no further discussion.

**Motion to Approve carried 5-0**

#### **ADJOURNMENT**

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Stensland to adjourn the Regular Session of the Manor Planning and Zoning Commission at 7:42 p.m. on Wednesday March 12, 2025.

There was no further discussion.

**Motion to Adjourn carried 6-0.**

*The Planning and Zoning Commission approved these minutes on April 9, 2025.*

#### **APPROVED:**

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Felix Paiz  
Chairperson

#### **ATTEST:**

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Mandy Miller  
Development Services Supervisor

## Michael Burrell

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**From:** [REDACTED]  
**Sent:** Wednesday, March 12, 2025 4:35 PM  
**To:** P&ZCommission; Michael Burrell  
**Cc:** karlyjo.dixon@traviscountytexas.gov  
**Subject:** Planning & Zoning Public Comments from Robert

Mike Burrell, Interim Planning Services Manager and P&Z Commission gatekeeper

Hello Mike,

This email is to be read for my Public Comments at tonight's Meeting, assuming we have "a process" by now.

Otherwise, please forward to the Commission and alternate members, thanks.

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Dear Commissioners,

Re: Agenda Item 2 and 5 ~ Barth Timmermann's Manor Commons Development is over a commercial development over ten acres and needs to dedicate a PLAZA. I am suing the Developer and my reasons are on Item 30, Page 89.

You can prevent Lot 4 and 6 from being sold pending the outcome of that Lawsuit; or otherwise as is your "duty" to do something fantastic for the city.

This is the NE corner of 973 and 290. This should be a gateway or bell tower, etc. Not just another parking lot. Also look at the HEB lawsuit for it's plaza, and OTHER thefts. Item 29, Page 84.

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As regards Jiwong Jung, that's where he should put those UGLY boxes that you guys delusionally approved for Boyce Street based upon the BOGUS Comprehensive Plan. I'm suing to get that thrown out as well. Item 33 on Page 96.

How come you guys couldn't care less about our Manor HISTORY?























THIS DRAWING IS ONLY INTENDED FOR USE AS A MASTER PLAN, PRELIMINARY DESIGN, OR A DESIGN CONCEPT DRAWING AND SHOULD NOT BE USED FOR PRICING, REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. UPON OWNER APPROVAL, CONSTRUCTION DRAWINGS WHICH DESCRIBE THE WORK IN MORE DETAIL SHOULD BE PREPARED.

### PROJECT INFORMATION

## SITE INFORMATION

SEEKING ANNEXATION TO THE CITY OF MANOR, TO BE REZONED HEAVY INDUSTRIAL (IN-2)

PROPOSED BUILDING 1: 37,360 S.F.  
OUTDOOR STORAGE: 5,000 S.F.

OFFICE: 1/300 SF  
WAREHOUSE/INDUSTRIAL: 1/700 S.F.  
OUTDOOR STORAGE: 1/1000 S.F.

OFFICE : 5,850 S.F. - 19.5 SPACES  
WAREHOUSE/INDUSTRIAL: 31,510 S.F. - 45.01 SPACES  
OUTDOOR STORAGE: 5,000 S.F. - 5.00 SPACES

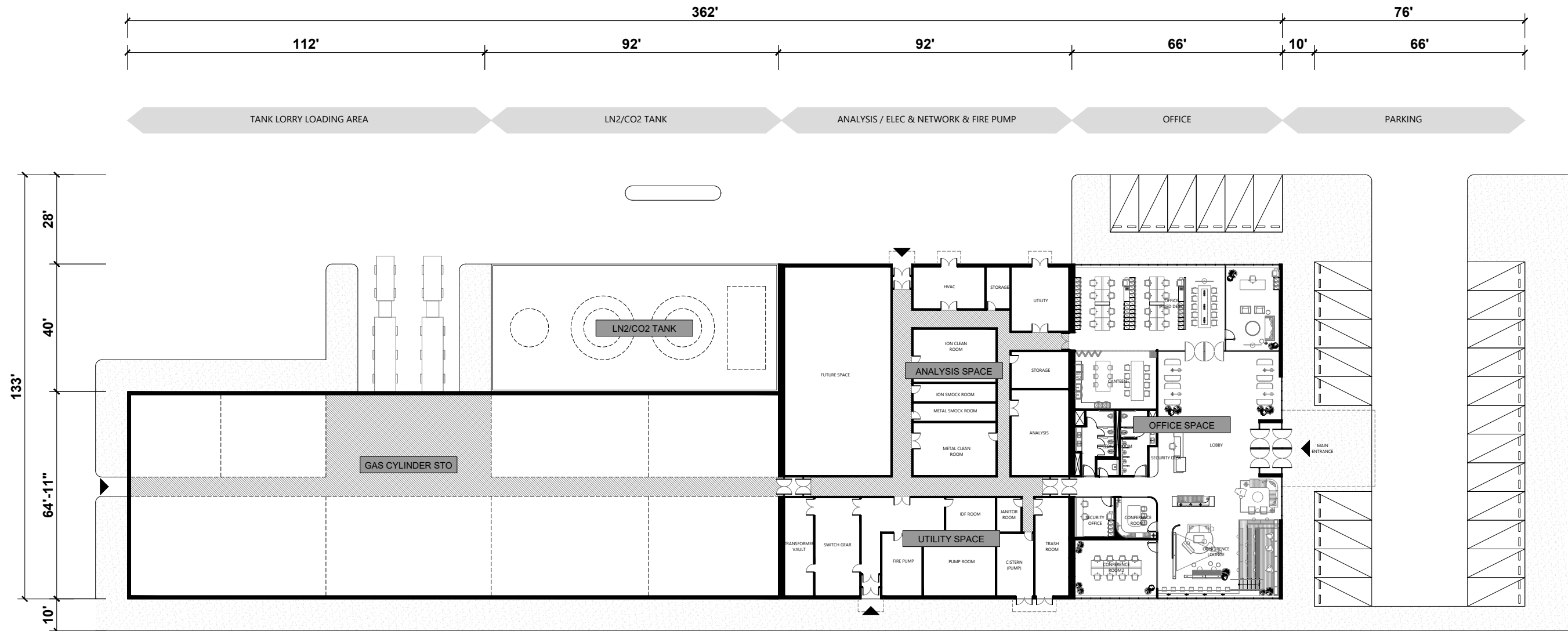
PROVIDED STANDARD PARKING: 68 SPACES  
REQUIRED LEASING: 1

**CODE COMPLIANCE**  
THE PROPOSED PROJECT SHALL COMPLY WITH THE FOLLOWING CITY OF CITY OF MANOR APPLICABLE CODES, INCLUDING ALL ACCEPTED AMENDMENTS:

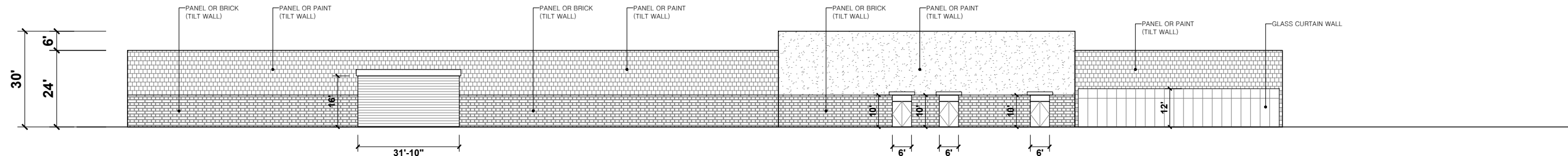
2015 INTERNATIONAL BUILDING CODE (IBC)  
2015 INTERNATIONAL FIRE CODE (IFC)  
2015 INTERNATIONAL PLUMBING CODE (IPC)  
2015 INTERNATIONAL MECHANICAL CODE (IMC)  
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
2014 NATIONAL ELECTRICAL CODE (NEC)  
2012 TEXAS ACCESSIBILITY STANDARDS (TAS)



Stage: MASTERPLAN		
PM:		
<div style="display: flex; align-items: center; justify-content: space-between;"> <span>Client:</span> </div>		
10/03/24	MASTERPLAN	
REV.	DATE	DESCRIPTION
<b>PROJECT NAME:</b> KIMBRO ROAD CHEMICALS FACILITY		Drawn: <b>XXX</b>
<b>MASTERPLAN</b>		Checked: <b>XXX</b>
		Approved: <b>XXX</b>
<b>DWG. NO.</b>  TPJT-XX-XX-###		Revision  <b>XXX</b>
Size: Arch D	Scale:	
		Date: 10/03/24



**A** COMPLEX BUILDING FLOOR PLAN  
SCALE: 1/16" = 1'-0"



**B** COMPLEX BUILDING ELEVATION  
SCALE: 1/16" = 1'-0"

PROJECT ADDRESS: WONIK MATERIALS  
**WONIK MATERIALS' T-PROJECT**  
IN MANOR, TEXAS

REVISION TABLE	
Number	Description

PROJECT # : 2401070010  
PLOT DATE : 2024 / 01 / 22  
DRAWN BY : -  
CHECKED BY : -

ALL IDEAS, ARRANGEMENTS AND DESIGN CONCEPTS ARE PROPRIETARY TO JIWON JUNG. AND SHALL NOT BE USED OR REPRODUCED IN PART OR IN WHOLE WITHOUT THE EXPRESS PERMISSION IN WRITING BY JIWON JUNG.

COMPLEX  
BUILDING  
FLOOR PLAN  
& ELEVATION