



**PLANNING AND ZONING COMMISSION  
REGULAR SESSION MINUTES  
SEPTEMBER 14, 2022**

**PRESENT:**

**COMMISSIONERS:**

Julie Leonard, Chair, Place 1  
LaKesha Small, Vice Chair, Place 7  
Anthony Butler, Place 2 (Absent)  
Cresandra Hardeman, Place 3  
Vacant, Place 4  
Jennifer Wissmann, Place 5  
Cecil Meyer, Place 6

**CITY STAFF:**

Scott Dunlop, Development Services Director  
Michael Burrell, Planning Coordinator  
Mandy Miller, Permit Technician

**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 Chair Leonard at 6:36 p.m. on Wednesday, September 14, 2022, 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.

**PUBLIC HEARING**

- 1. Conduct a public hearing regarding the submission of a Rezoning Application for 22.78 acres more or less, out of the Greenbury Gates Survey No 63, and being located at 12200 Tower Rd, Manor, Tx from Light Commercial (C-1) to Multi- Family 25 (MF-2). Applicant: Kenneth Tumlinson. Owner: Kenneth Tumlinson.**

Chair Leonard opened the public hearing.

Justin Tumlinson submitted a speaker card to speak in support of this item. Mr. Tumlinson read a letter from his father addressed to the Commission. (Letter attached)

Craig Swanson with Marcus & Millichap, 9600 N. Mopac Suite 300, Austin, Texas, submitted a speaker card to speak in support of this item. Mr. Swanson stated he was the realtor consultant and broker working with the Tumlinson Family. Mr. Swanson stated the property was placed on the market approximately 6 months ago. The current zoning creates challenges with the sale of the property to developers. The rezoning application is for 15.48 acres for Property ID 821715 not the whole parcel of 22.78 acres.

**MOTION:** Upon a motion made by Commissioner Hardeman 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 Amavi Manor Short Form Final Plat, three (3) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Road, Manor, TX. Applicant: Madeline Hackett. Owner: Jefferson Triangle Marine, LP.**

Chair Leonard opened the public hearing.

No one submitted speaker cards for this item.

**MOTION:** Upon a motion made by Vice Chair Small and seconded by Commissioner Hardeman to close the public hearing.

There was no further discussion.

**Motion to Close carried 5-0**

3. **Conduct a public hearing on a Short Form Final Plat for the Manor ISD Senior High School Short Form Final Plat, one (1) lots on 71.70 acres, more or less, and being located at 14832 FM 973, Manor, TX. Applicant: Satterfield and Pontikes. Owner: Claycomb Associates, Inc.**

Chair Leonard opened the public hearing.

No one submitted speaker cards for this item.

**MOTION:** Upon a motion made by Vice Chair Small and seconded by Commissioner Meyer 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 minutes of August 10, 2022, P&Z Commission Regular Meeting.**

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Wissman 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 22.78 acres more or less, out of the Greenbury Gates Survey No 63, and being located at 12200 Tower Rd, Manor, Tx from Light Commercial (C-1) to Multi-Family 25 (MF-2). Applicant: Kenneth Tumlinson. Owner: Kenneth Tumlinson.**

Director Scott Dunlop answered clarification questions from the Commission regarding the discrepancy in the acreage amount mentioned earlier in the meeting. Director Dunlop stated discussion could still be held and the acreage could be verified later before the ordinance if necessary.

Director Dunlop gave information to the Commission regarding the history of the property. He stated the rezoning request was consistent with the future land use map for this area; therefore, City Staff is recommending approval.

Discussion was held regarding the rezoning application. Director Scott Dunlop answered questions regarding the roadway changes or improvements planned for this area.

Craig Swanson with Marcus & Millichap answered questions from the Commissioners. Mr. Swanson stated details regarding the development have not been set. He confirmed there were no potential buyers at the moment for this property. Two to Three Story full rental property that contained approximately 300 units have been discussed.

Discussion was held by the Commission regarding the surrounding properties and the current uses of those properties.

Director Dunlop answered questions regarding the future plans of TXDOT for the main thoroughfares around the area.

Mr. Swanson answered questions from Commissioners regarding the potential development of the property after the change in ownership.

The Commissioners expressed multiple concerns involving the rezoning request due to the potential for more apartment complexes with the newly approved multifamily developments that were recently approved in this area of Manor. Impact on the traffic and roadway system in its current conditions was also discussed. Commissioner Wissmann brought to the attention of the Commission the Code of Ordinance regarding this type of property zoning seemed to be discouraged when it is next to an existing single-family district which Stonewater is.

Alternative zoning options was discussed by the Commission.



Mr. Tumlinson answered questions from the Commission regarding the possible displacement of livestock in the area.

Director Dunlop clarified Tower Road was owned by the County and TXDOT owned

**MOTION:** Upon a motion made by Commissioner Meyer to postpone the item until next month.

**Motion for Postpone failed due to No Second of the Motion**

**MOTION:** Upon a motion made by Commissioner Leonard and seconded by Commissioner Meyer to approve the rezoning request from Light Commercial (C-1) to the lesser zoning of Multi-Family 15 (MF-1).

There was no further discussion.

**Motion to Approve carried 4-1. Commissioner Wissmann opposed.**

*Vice Chair Small left the dais at 7:25 p.m.*

6. **Consideration, discussion, and possible action on a Short Form Final Plat for the Amavi Manor Short Form Final Plat, three (3) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Road, Manor, TX. Applicant: Madeline Hackett. Owner: Jefferson Triangle Marine, LP.**

Director Dunlop stated this Short Form Final Plat was under standard review. The Plat has not been approved by City Engineers, therefore, City Staff recommended denial for Engineer Comments.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Wissmann to deny the Short Form Final Plat for Engineering Comments as recommended by Staff.

There was no further discussion.

**Motion to Deny carried 4-0**

7. **Consideration, discussion, and possible action on a Short Form Final Plat for the Arnham Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnham Lane, Manor, TX. Applicant: Baeza Engineering, LLC. Owner: John and Sandy Kerr.**

Director Dunlop stated this Short Form Final Plat was under standard review. It has not been approved by City Engineers, therefore, City Staff recommended denial for Engineer Comments.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Hardeman to deny the Short Form Final Plat for Engineering Comments as recommended by Staff.

There was no further discussion.

**Motion to Deny carried 4-0**

8. **Consideration, discussion, and possible action on a Short Form Final Plat for the Manor ISD Senior High School Short Form Final Plat, one (1) lots on 71.70 acres, more or less, and being located at 14832 FM 973, Manor, TX. Applicant: Satterfield and Pontikes. Owner: Claycomb Associates, Inc.**

Director Dunlop stated City Staff recommended postponement of this item until the Right of Way dedication could be clarified on the plat.

**MOTION:** Upon a motion made by Commissioner Wissman and seconded by Commissioner Hardeman to postpone

There was no further discussion.

**Motion to Postpone carried 4-0**

**ADJOURNMENT**

**MOTION:** Upon a motion made by Commissioner Leonard and seconded by Commissioner Hardeman to adjourn the meeting at 7:30 p.m. on Wednesday, September 14, 2022.

These minutes approved by the P&Z Commission on the 12<sup>th</sup> day of October 2022. (*Audio Recording Archived*)

**APPROVED:**

Julie Leonard  
Chairperson

**ATTEST:**

Scott Dunlop  
Development Services Director



Hello,

My name is Kenneth Tumlinson and I want to thank the commission for reviewing our zoning application. I intended to be able to attend this meeting in person, however, was called out of state on business late Tuesday afternoon.

I want to reassure the commission that I am not your typical developer requesting a zoning change. My grandparents moved to Manor in the 1920's, my father was born in Manor in 1934 and lived in Manor until he died in 1985. He and his four siblings all graduated from Manor ISD along with my dad being a school board member for approximately 20 years. He was also very involved in the Manor Little League, 4-H and FFA programs. My mom served as the Manor City secretary for approximately 10 years. My two siblings and I graduated from Manor ISD. My sister Melinda Fiebig, served on the school board for many years. My wife Suanna Tumlinson, was one of the founding members of the Manor Chamber of Commerce and served as president for one term. She also represented Manor on the Bluebonnet Electric Board of Directors as a board member for 7 years. Suanna also served on the board of the Manor Education Foundation for several years in different officer positions. She served as the Travis County Livestock Show Youth Fair director for many years with most of her support staff coming from the Manor area. Yet another generation of Tumlinson's graduated from Manor ISD; our son Justin Tumlinson graduated in 2001. He played football and baseball for Manor ISD and held a couple of different officer positions in Manor FFA. He is currently serving as the President of Tumlinson Electric.

While attending Manor ISD, I played all sports and served as the FFA President. Although I never served on the Manor school board, I have always been very active within the community through the Manor FFA Booster Club and the Manor Athletic Booster Club. I



served on the Travis County Livestock Show and The Star of Texas as a board director. I have seen and am proud to say I have been involved in the growth of Manor over the past 30 years. Due to this growth, there is a lot of new faces in the area and so I don't know everyone by name as I used to. However, I look forward to meeting you in the future. In 1994 I opened KST Electric and in 1998 relocated our headquarters to 14215 Suncrest Rd in Manor, TX. In 2010 I sold KST Electric. At the time of sale, we had approximately 800 employees and offices in 6 cities in Texas. While approximately 400 of these employees were working out of the headquarters in Manor and more than 50 of these employees lived or graduated from Manor ISD. As KST Electric, we were part of building the Manor HS, Blake Manor Elementary, Bluebonnet Trails Elementary, Manor MS, Decker MS, Manor New Tech HS, HS Football Field Sports Lighting, MISD CTE, New Tech HS Field House and MISD Facilities & Construction Bldg. Remodel. In 2016 we opened Tumlinson Electric which I serve as COO and is housed in the same building on 14215 Suncrest Rd. as KST Electric was. TE currently employs approximately 250 with many living in the Manor area. TE has also completed several projects for Manor ISD and is currently working on the new Manor transportation facility, Elementary #10 and Manor Early College HS.

A previous City of Manor manager named Tom Bolt, requested that I voluntarily be put into the cities ETJ with the 15 acres that we are now requesting for rezoning. It was my understanding at the time that this would allow the City of Manor to annex into the city the Stonewater development. At the time, we felt Industrial zoning would be the best use, but we've found over the years that most industrial uses and developments are 2-3x's the size of our 15-acre tract. We've had a few industrial developers look at it recently, but it's just too small for an industrial distribution or a manufacturing project and too big for a service center developer to purchase the entire tract.

If we would have known then what we know now, we would have annexed the property as MF-2 originally. Since Tom is no longer with the city, it's hard for him to contribute. However, we did talk about the zoning being flexible for a new request.

Our zoning request is for MF-2 because we know it's preferred by the developers that we have talked to and there's a strong demand for additional high-quality housing in the Manor area.

We have always enjoyed being part of the Manor community and operating our business here. We appreciate your time in reviewing our application and would appreciate your approval of our zoning request.

Thank you for your time,

Kenneth and Suanna Tumlinson