



**MANOR PLANNING & ZONING  
COMMISSION MEETING  
MINUTES  
105 E. EGGLESTON STREET  
MANOR, TEXAS 78653  
FEBRUARY 8, 2017 · 6:30 P.M.**

**COMMISSIONERS**

**PRESENT:**

**PLACE 1: Julie Leonard**

**PLACE 2: Deja Hill**

**PLACE 3: Raul Hernandez**

**PLACE 5: Lian Stutsman**

**PLACE 6: Keith Miller**

**PLACE 7: Bill Myers, Chairperson**

**ABSENT**

**PLACE 4: Charles Russell**

**CALL TO ORDER AND ANNOUNCE QUORUM PRESENT**

Chairperson Myers announced a quorum and called the meeting to order at 6:34 PM

**PUBLIC COMMENTS**

*Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Commission, please register on the speaker sign-in sheet at least five minutes prior to the scheduled meeting time. **NO ACTION MAY BE TAKEN BY THE COMMISSION DURING PUBLIC COMMENTS.***

**PRESENTATION**

**CONSENT AGENDA**

1. Consideration, discussion, and possible action on a Preliminary Plat for Stonewater North Revised Phases 1 – 3, 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.
2. Consideration, discussion, and possible action on a Preliminary Plat for Shadowglen phases 17, 18, 21A, 21B, 24A, and 24B, four hundred and thirty-two (432) single family lots on 123 acres more or less, located at Shadowglen Blvd and Shadowglen Trace. Agent: Bury, Inc. Owner: SG Land Holdings.
3. Consideration, discussion, and possible action on a Preliminary Plat for Lagos phase 1, one hundred eighteen (118) single-family lots on 18.15, two (2) village cluster lots on 9.36 acres totaling 49.21 acres more or less, located FM 973 and Murchison Street, Manor, TX. Agent: Kimley-Horn. Owner: 706 Investment Partnership.
4. Consideration, discussion, and possible action on 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. Agent: AECOM. Owner: SG Land Holdings, LLC.
5. Consideration, discussion, and possible action on final plat for Stonewater Section 8 Revised, seventy-three (73) single-family lots on 13.14 acres more or less, located on FM 973 and Tower Rd, Manor, TX. Agent: Doucet and Associates. Owner: Continental Homes of Texas.

6. Consideration, discussion, and possible action on a concept plan for Stonewater Re-subdivision of lot 132 Block H, 10 single-family lots on 1.17 acres more or less, located at Stoneridge Gap Lane and Almodine Road, Manor, TX. Agent: Doucet and Associates. Owner: Continental Homes of Texas
7. Consideration, discussion, and possible action on a Preliminary Plat for Stonewater Re-subdivision of lot 132 Block H, 10 single-family lots on 1.17 acres more or less, located at Stoneridge Gap Lane and Almodine Road, manor, TX. Agent: Doucet and Associates. Owner: Continental Homes of Texas.
8. Consideration, discussion, and possible action on a Final Plat for Las Entradas Gregg Manor Road South Extension, one (1) ROW Lot on 2.8 acres more less, located at Gregg Manor Road and US Hwy 290 E. Agent: Kimley-Horn. Owner: Las Entradas Development Corp.
9. Consideration, discussion, and possible action on a Short Form Final Plat for Marquez Subdivision, four (4) lots on 10 acres more or less, located at Bois D'Arc Road and Kimbro West Road. Agent: Landmark Engineering. Owner: Brenda Marquez.
10. Consideration, discussion, and possible action on a Final Plat for Shadowview Commercial Section 3, three (3) commercial/PUD lots on 16 acres more or less, located at Gregg Manor Road and Hill Lane, Manor, TX. Agent: Kimley-Horn. Owner: Cottonwood Holding LTD.

**A motion to approve the action to deny consent agenda items 1 – 10 as submitted was made by Commissioner Stutsman, Seconded by Commissioner Miller. The motion carried by the following vote:**

**Vote: 6 For – 0 Against**

#### **REGULAR AGENDA**

11. Consideration, discussion, and possible action to appoint a Vice-Chairperson for the Manor Planning and Zoning Commission

**A motion to appoint Raul Hernandez as Planning and Zoning Commission Vice-Chair was made by Commissioner Hill, Seconded by Chairperson Myers. The motion carried by the following vote:**

**Vote: 6 For – 0 Against**

12. Consideration, discussion, and possible action on the minutes for the January 11, 2017 Planning & Zoning Commission meeting.

**A motion to approve the January 11, 2017 minutes was made by Vice-Chair Hernandez, Seconded by Commissioner Leonard. The motion carried by the following vote:**

**Vote: 6 For – 0 Against**

13. Consideration, discussion, and possible action on a Concept Plan for Arnhamn Subdivision, eight (8) lots on 20 acres more or less, located at FM 973 N and Arnhamn Road. Agent: Southwest Engineers. Owner: L4S, LLC.

**A motion to recommend approval, was made by Vice-Chair Hernandez, Seconded by Commissioner Hill. The motion carried by the following vote:**

**Vote: 6 For – 0 Against**

14. Consideration, discussion, and possible action on an amendment to the Shadowview Uniform Sign Plan to allow 48" tall logo at 11300 US Hwy 290 E, Building 2, Suite 230, Manor, TX. Agent: Office of Architecture. Owner: Shadowglen Development Corp.

**A motion to approve amending the Shadowview Uniform Sign Plan to allow for 48" logos on all tenant spaces was made by Commissioner Miller, Seconded by Vice-Chair Hernandez. The motion carried by the following vote:**

**Vote: 5 For – 1 Against**

15. Consideration, discussion, and possible action on a Final PUD Site Plan rezoning 149 acres more or less in the Greenbury Gates Survey 63, Abstract 315 and the Calvin Baker Survey, Abstract 58, located at the SE corner of US Hwy 290 and FM 973, Manor, TX from single-family residential (R-1) to planned unit development (PUD). Agent: ALM Engineering. Owner: Greenview Development.

**A motion to recommend approval, with a 5-year expiration date for Concept Plans and Preliminary Plans filed under this PUD was made by Commissioner Hill, Seconded by Commissioner Leonard. The motion carried by the following vote:**

**Vote: 6 For – 0 Against**

**ADJOURNMENT**

**A motion to adjourn was made by Commissioner Stutsman, Seconded by Vice-Chair Hernandez. The motion carried by the following vote:**

**Vote: 6 For – 0 Against**

**Meeting was adjourned at P.M.**

**Respectfully submitted,**

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**Scott Dunlop, Planning Coordinator**