



JULIE LEONARD, PLACE 1  
DEJA HILL, PLACE 2  
RAUL HERNANDEZ, VICE-CHAIR, PLACE 3  
CHARLES RUSSELL JR., PLACE 4  
LIAN STUTSMAN, PLACE 5  
KEITH MILLER, PLACE 6  
BILL MYERS, CHAIRPERSON, PLACE 7

## PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

---

WEDNESDAY, AUGUST 9, 2017

6:30 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

---

### COMMISSIONERS

#### PRESENT:

Place 1: Julie Leonard  
Place 2: Deja Hill  
Place 3: Raul Hernandez, Vice-Chair  
Place 5: Lian Stutsman  
Place 7: Bill Myers, Chairperson

#### ABSENT:

Place 4: Charles Russell, Jr.  
Place 6: Keith Miller

### CITY STAFF PRESENT:

Scott Dunlop, Planning Coordinator

### CALL REGULAR SESSION TO ORDER

Chairperson Myers announced a quorum and called the meeting to order at 6:31 PM

### PRESENTATIONS

### 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 Planning 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 PLANNING COMMISSION DURING PUBLIC COMMENTS.

### CONSENT AGENDA

The following Items will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

1. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 9, fifty-five (55) single family lots on 13.30 acres more or less, located near Shadowglen

Scott Dunlop  
Planning Coordinator

Bldv and Edwin Reinhardt, Manor, Texas. Owner: SG Land Holdings, LLC. Applicant: AECOM

2. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 11, fifty-nine (59) single family lots on 15.43 acres more or less, located near Shadowglen Blvd and Edwin Reinhardt, Manor, Texas. Owner: SG Land Holdings, LLC. Applicant: AECOM Scott Dunlop  
Planning Coordinator
3. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 24 A, seventy-one (71) single family lots on 15.76 acres more or less, located near Shadowglen Trace and Pecangate Way, Manor, Texas. Owner: SG Land Holdings, LLC. Applicant: Stantec Scott Dunlop  
Planning Coordinator
4. Consideration, discussion, and possible action on Final Plat for Manor Commons SE Commercial Phase 1, two (2) park and drainage easement lots on 22.62 acres more or less, located near FM 973 and Old Hwy 20, Manor, Texas. Owner: Greenview Development 973, LP. Applicant: ALM Engineering Scott Dunlop  
Planning Coordinator
5. Consideration, discussion, and possible action on a Final Plat for Lagos Phase 1, one hundred and twenty-three (123) single family, village cluster, and open space lots on 48.51 acres more or less located near FM 973 and Murchison Street, Manor, Texas. Owner: 706 Investment Partnership, LTD. Applicant: Kimley-Horn. Scott Dunlop  
Planning Coordinator

**Motion to approve the denial as submitted of consent agenda items 1 – 5 by Commissioner Hill, seconded by Commissioner Leonard. 5 – 0 to approve the denial as submitted.**

#### REGULAR AGENDA

6. Consideration, discussion, and possible action on the July 12, 2017 Planning and Zoning Commission meeting minutes. Scott Dunlop  
Planning Coordinator  
**Motion to approve the July 12 Planning and Zoning Commission minutes by Commissioner Leonard, seconded by Commissioner Hill. 5 – 0 to approve.**
7. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 16, eight-six (86) single family lots on 33.71 acres more or less, located near Shadowglen Trace and Arbor Hill Cove, Manor, Texas. Owner: SG Land Holdings, LLC. Applicant: Kimley-Horn Scott Dunlop  
Planning Coordinator  
**Motion to approve by Chairperson Myers, seconded by Commissioner Stutsman. 5 – 0 to approve.**
8. Consideration, discussion, and possible action on a Final Plat for Presidential Heights Phase 2, one hundred (100) single family lots on 26.72 acres more or less, located near Bois D'Arc Road and Tower Road. Owner: West Elgin Development Corp. Applicant: Kimley-Horn. Scott Dunlop  
Planning Coordinator  
**Motion to approve by Commissioner Stutsman, seconded by Vice-Chair Hernandez. 5 – 0 to approve.**
9. Consideration, discussion, and possible action on a Preliminary Plat for the Village at Manor Commons, three hundred and seventy-five (375) single family lots on 75.98 Scott Dunlop  
Planning Coordinator

acres more or less, located near FM 973 and Old Hwy 20, Manor, Texas. Owner: Greenview Development, LP. Applicant: ALM Engineering.

**Motion to approve by Commissioner Leonard, seconded by Commissioner Stutsman. 5 – 0 to approve.**

10. Consideration, discussion, and possible action on a setback waiver for Lot 1 and West ½ Lot 2 Block 61 Town of Manor, locally known as 101 E. Wheeler Street, to allow for a 10-foot rear setback. Owner: Germaine Swenson. Applicant: Germaine Swenson.

Scott Dunlop  
Planning Coordinator

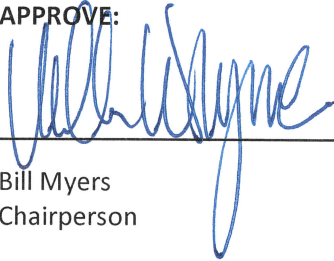
**Motion to approve by Commissioner Stutsman, seconded Commissioner Leonard. 5 – 0 to approve.**

**ADJOURNMENT**

**Motion to adjourn at 6:43 PM by Commissioner Stutsman, seconded by Commissioner Hill. 5 – 0 to adjourn.**

These minutes approved by the Manor Planning and Zoning Commission on the 13<sup>th</sup> day of September 2017.

APPROVE:

  
\_\_\_\_\_

Bill Myers  
Chairperson

ATTEST:

  
\_\_\_\_\_

Scott Dunlop  
Planning Coordinator