



Julie Leonard, Place 1  
Jacob Hammersmith, Place 2  
Philip Tryon, Place 3  
Isaac Rowe, Place 4  
Lian Stutsman, Vice-Chair, Place 5  
Keith Miller, Place 6  
LaKesha Small, Place 7

**PLANNING AND ZONING COMMISSION  
CALLED SPECIAL SESSION MINUTES**

---

Wednesday, October 16, 2019

6:30 p.m.

Manor City Hall – Council Chambers  
105 E. Eggleston Street

---

**COMMISSIONERS**

**PRESENT:**

Place 1: Julie Leonard  
Place 2: Jacob Hammersmith  
Place 3: Philip Tryon  
Place 5: Lian Stutsman, Vice-Chairperson  
Place 7: LaKesha Small

**ABSENT:**

Place 4: Isaac Rowe  
Place 6: Keith Miller

**CITY STAFF PRESENT:**

Scott Dunlop, Assistant Development Services Director  
Frank Phelan, City Engineer  
Veronica Rivera, City Attorney

**REGULAR SESSION – 6:30 P.M.**

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 Stutsman at 6:30 p.m. on Wednesday, October 16, 2019, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

**PUBLIC COMMENTS**

No one appeared to speak at this time.

## CONSENT AGENDA

1. **Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the September 11, 2019, Regular Meeting.**

**MOTION:** Upon a motion made by Commissioner Leonard and seconded by Commissioner Hammersmith the P&Z Commission voted five (5) For and none (0) Against to approve the Consent Agenda. The motion carried unanimously.

## PUBLIC HEARINGS

2. **Public Hearing: Consideration, discussion, and possible action upon a Concept Plan for the Manor Commons SE Commercial, nineteen (19) lots on 73 acres more or less, located near US Hwy 290 E and FM 973 N, Manor, TX.**

Vice-Chair Stutsman opened the public hearing.

The City staff's recommendation was that the P&Z Commission deny a Concept Plan for the Manor Commons SE Commercial, nineteen (19) lots on 73 acres more or less, located near US Hwy 290 E and FM 973 N, Manor, TX.

No one spoke on the item.

**MOTION:** Upon a motion made by Commissioner Hammersmith and seconded by Vice-Chair Stutsman the P&Z Commission voted five (5) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

Assistant Development Director Dunlop discussed the new State rules for subdivision and the reason for denial being the concept plan had not been approved by city engineers.

**MOTION:** Upon a motion made by Commissioner Tryon and seconded by Chairperson Hammersmith the P&Z Commission voted five (5) For and none (0) Against to deny a Concept Plan for the Manor Commons SE Commercial, nineteen (19) lots on 73 acres more or less, located near US Hwy 290 E and FM 973 N, Manor, TX. The motion carried unanimously.

3. **Public Hearing: Consideration, discussion, and possible action on a Preliminary Plat for the Manor Heights Subdivision Phase 2, two hundred seventy-eight (278) lots on 111 acres more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: Sky Village Kimbro Estates, LLC.**

Assistant Development Director requested Item 3 and Item 4 be opened at the same time because they are related to each other.

Vice-Chair Stutsman opened the public hearing for Public Hearing Items 3 and 4.

The City staff's recommendation was that the P&Z Commission approve a Preliminary Plat for the Manor Heights Subdivision Phase 2, two hundred seventy-eight (278) lots on 111 acres more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX.

The City staff's recommendation was that the P&Z Commission approve a Preliminary Plat for the Manor Heights Subdivision Phase 3, two hundred ninety-one (291) lots on 147 acres more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX.

No one spoke on the items.

**MOTION:** Upon a motion made by Commissioner Hammersmith and seconded by Commissioner Leonard the P&Z Commission voted five (5) For and none (0) Against to close Public Hearings on Item 3 and Item 4. The motion carried unanimously.

Assistant Development Director Dunlop discussed the Preliminary Plats and that they had been approved by city engineers.

**MOTION:** Upon a motion made by Commissioner Leonard and seconded by Commissioner Tryon the P&Z Commission voted five (5) For and none (0) Against to approve a Preliminary Plat for the Manor Heights Subdivision Phase 2, two hundred seventy-eight (278) lots on 111 acres more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX and to approve a Preliminary Plat for the Manor Heights Subdivision Phase 3, two hundred ninety-one (291) lots on 147 acres more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX.. The motion carried unanimously.

4. **Public Hearing: Consideration, discussion, and possible action upon a Preliminary Plat for the Manor Heights Subdivision Phase 3, two hundred ninety-one (291) lots on 147 acres more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: Sky Village Kimbro Estates, LLC.**

Actions taken under Public Hearing Item 3.

5. **Public Hearing: Consideration, discussion and possible action on a rezoning request for 30.86 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located at 13119 US Hwy 290 East, Manor, TX, from ETJ/Interim Agricultural to Medium Commercial (C-2). Applicant: Kimley-Horn & Associates. Owner: Gordon Weir.**

Vice-Chair Stutsman opened the public hearing.

Uriel Taverna, 12921 Pealing Way, opposed  
Kameron Kyte, 13021 Tinker Street, opposed  
Tara K., 13021 Tinker Street, opposed  
Candra Wolcott, 12904 Pealing Way, opposed  
Brandon Perry, 12929 Carillon Way, opposed  
Harvey Morales, 12929 Carillon Way, opposed  
Nicholas Cozano, 13320 Pine Needle Street, opposed  
Veronica Cozano, 13320 Pine Needle Street, opposed  
Stacie Svanda, 12900 Tinker Street, opposed  
Alondra Hernandez, 12601 Casting Drive, opposed  
Janine Wise, 13325 Ring Drive, opposed  
Cristal Almaguer, 12760 Saint Mary Drive, opposed  
Brandon Bosserman, 12908 Carillon Way, opposed  
Victoria Van Patten, 12828 Door Bell Drive, opposed  
Maxwell Nisus, 12828 Door Bell Drive, opposed  
Casey Carver, 12917 Pealing Way, opposed  
Brandon Robinson, Carriage Hills, opposed  
Andrew Meyers, 12856 Saint Mary Drive, opposed  
Martha Byram, 12629 Casting Drive, opposed  
Tyler Burke, 12701 Wedding Drive, opposed  
David Gonzales, 13005 Carillon Way, opposed

Residents spoke in opposition to the rezone request due to the potential increase in crime, increased traffic, stormwater runoff effecting already damaged and eroding areas, potential runoff/intrusions from septic fields into and onto adjacent properties, the transient nature of the residents/people staying in the park, decreased property values and the proposed street connection to Bell Farms.

**MOTION:** Upon a motion made by Commissioner Hammersmith and seconded by Vice-Chair Stutsman the P&Z Commission voted five (5) For and none (0) Against to close the Public Hearings. The motion carried unanimously.

Assistant Development Director Dunlop discussed the history of the project and how it is currently in Manor's ETJ where the city lacks land use regulations. He further discussed the city is requiring the development to connect to city wastewater services and to annex into the city limits, but the development retained vested rights so after annexation the use could continue. He spoke to a development agreement that was in negotiations that would describe how the property could develop.

**MOTION:** Upon a motion made by Chairperson Hammersmith and seconded by Commissioner Leonard the P&Z Commission voted five (5) For and none (0) Against to deny a rezoning request for 30.86 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located at 13119 US Hwy 290 East, Manor, TX, from ETJ/Interim Agricultural to Medium Commercial (C-2). The motion carried unanimously.

**ADJOURNMENT**

**MOTION:** Upon a motion made by Vice-Chair Stutsman and seconded by Commissioner Tryon the P&Z Commission voted five (5) For and none (0) Against to adjourn the regular session of the Manor P&Z Commission at 6:55 p.m. on Wednesday, October 16, 2019. The motion carried unanimously.

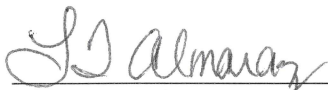
These minutes approved by the Manor P&Z Commission on the 13<sup>th</sup> day of November 2019.

**APPROVED:**



Lian Stutsman  
Vice-Chairperson

**ATTEST:**



Luvia T. Almaraz, PRMC  
City Secretary

