



**MANOR PLANNING & ZONING
COMMISSION MEETING
MINUTES**
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
SEPTEMBER 14, 2016 · 6:30 P.M.

COMMISSIONERS

PRESENT:

- PLACE 2: Anne Weir
- PLACE 3: Raul Hernandez
- PLACE 4: Charles Russell Jr.
- PLACE 5: Lian Stutsman
- PLACE 7: Bill Myers, Vice-Chair

ABSENT:

- PLACE 1: Mary Ann Parker, Chairperson
- PLACE 6: Adriana Rojas

CITY STAFF PRESENT:

Scott Dunlop, Planning Coordinator

CALL TO ORDER AND ANNOUNCE QUORUM PRESENT

Vice-Chair Myers announced a quorum and called the meeting to order at 6:33 PM

PUBLIC COMMENTS

Planning Coordinator Scott Dunlop presented the community survey results compiled by GrantWorks, Inc. relating to planning studies currently underway funded by a CDBG grant from the Texas Dept. of Agriculture.

A resident on Wheeler Street, Town of Manor, expressed concern over the condition of the roadway and that in 16 years living there it has been paved once. He also commented on the frequency and noise of the freight train through town, specifically it sounding its horn at 2 or 3 AM every night.

REGULAR AGENDA

1. Consideration, discussion, and possible action to approve the minutes for the August 10, 2016 Planning & Zoning Commission Meeting.

Motion to approve the August 10th minutes by Commissioner Stutsman, seconded by Commissioner Russell. 5 – 0 to approve.

2. Consideration, discussion, and possible action to approve 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.

Motion to postpone to October 12th meeting by Commissioner Hernandez, seconded by Commissioner Stutsman. 5 – 0 to postpone.

3. Consideration, discussion, and possible action on Preliminary Plat for Shadowview Commercial Section 3, three (3) PUD and Light Commercial lots on 13 acres more or less, located at US Hwy 290 and Hill Lane. Agent: Kimley-Horn. Owner: Shadowglen Development Corp.

Agenda item 3 was moved to after item 5 by Vice-Chair Myers.

Motion to approve on the condition City Council approves the related concept plan at their regularly scheduled meeting on September 21st by Commissioner Stutsman, seconded by Commissioner Hernandez. 5 – 0 to approve on condition.

4. Consideration, discussion, and possible action on 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.

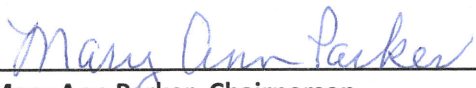
Motion to postpone by Commissioner Russell, seconded by Commissioner Weir. 5 – 0 to postpone.

5. Consideration, discussion and possible recommendation on a Concept Plan for Shadowview Commercial, Section 3 Lot 2, on 3.57 acres more or less, William Standerford Survey No. 69. Abstract 472.

Motion to recommend approval to City Council by Commissioner Stutsman, seconded by Commissioner Hernandez. 5 – 0 to recommend approval.

ADJOURNMENT

Motion to adjourn by Commissioner Hernandez, seconded by Commissioner Russell. 5 – 0 to adjourn.



Mary Ann Parker, Chairperson