



Julie Leonard, Place 1  
Jacob Hammersmith, Place 2  
Raul Hernandez, Vice-Chair, Place 3  
Larry Wallace Jr., Place 4  
Lian Stutsman, Place 5  
Keith Miller, Place 6  
Bill Myers, Chairperson, Place 7

**PLANNING AND ZONING COMMISSION  
WORKSHOP SESSION AND  
SPECIAL MEETING MINUTES**

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Wednesday, October 3, 2018

6:00 P.M.

Manor City Hall – Council Chambers  
105 E. Eggleston Street

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**COMMISSIONERS**

**PRESENT:**

Place 1: Julie Leonard  
Place 2: Jacob Hammersmith  
Place 3: Raul Hernandez, Vice-Chair  
Place 4: Larry Wallace, Jr  
Place 5: Lian Stutsman  
Place 6: Keith Miller  
Place 7: Bill Myers, Chairperson

**ABSENT:**

**CITY STAFF PRESENT:**

Tom Bolt – City Manager  
Scott Dunlop – Planning Coordinator

**WORKSHOP SESSION – 6:00 P.M.**

With a quorum of the Planning and Zoning Commissioners present, the workshop session of the Manor Planning and Zoning Commission was called to order by Chairperson Myers at 6:00 p.m. on Wednesday, October 3, 2018, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

- 1. Discussion of current and planned developments within the City and related financial incentives and agreements.**

**DISCUSSION:** City Manager Tom Bolt discussed current and planned developments within the City and related financial incentives and agreements.

**MOTION:** No action taken

**REGULAR SESSION – 6:30 P.M.**

With a quorum of the Planning and Zoning Commissioners present, the regular session of the Manor Planning and Zoning Commission was called to order by Chairperson Myers at 6:30 p.m. on Wednesday, October 3, 2018, 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.

**REGULAR AGENDA**

**2. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the September 12, 2018, Regular Meeting.**

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the P&Z Commission.

**MOTION:** Upon a motion made by P&Z Commissioner Stutsman and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted six (6) For and none (0) Against and one (1) abstain to approve the Planning and Zoning Commission Minutes of the September 12, 2018 Regular Meeting. The motion carried.

**3. Consideration, discussion, and possible on a request from Manor Code of Ordinance, Chapter 3, Article 3.09(c)(4) to accept landscaping on undeveloped portions of the property to be credited towards the total requirement amount on Abstract 315, Survey 63 Gates G Acres 10.01, locally known as 14605 N. FM 973, Manor, TX. Applicant: Shana Whitely. Owner: Shana Whitely, Good Luck Grill.**

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the P&Z Commission.

**MOTION:** Upon a motion made by P&Z Commissioner Hammersmith and seconded by P&Z Commissioner Leonard, the Planning and Zoning Commission voted seven (7) For and none (0) Against to approve a request to accept landscaping on undeveloped portions of the property be credited towards the total amount required. The motion carried unanimously.

4. **Consideration, discussion, and possible action on a Final Planned Unit Development request for Manor Heights being 477 acres, more or less, of land including Lot 2, J.F. Nagle Estates, portions of the A.C. Caldwell Survey No. 52, Abstract 154, and Lemuel Kimbro Survey No. 64, Abstract No. 456, located near US Hwy 290 E and Old Kimbro Road and locally known as 13201, 13356, and 13400 Old Kimbro Road, Manor, Texas. Applicant: Kimley-Horn Associates. Owner: Sky Village Kimbro Estates LLC.**

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the P&Z Commission.

**MOTION:** Upon a motion made by P&Z Commissioner Stutsman and seconded by P&Z Commissioner Wallace, the Planning and Zoning Commission voted seven (7) For and none (0) Against to approve a Final Planned Unit Development for Manor Heights. The motion carried unanimously.

5. **Consideration, discussion and possible action on a rezoning request for Lot 6, Block 43 Town of Manor, locally known as 209 North Lexington Street, from Single Family (R-1) to Light Commercial (C-1). Applicant: Marcos Chavez. Owner: Marcos Chavez**

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the P&Z Commission.

**MOTION:** Upon a motion made by P&Z Commissioner Wallace and seconded by P&Z Commissioner Leonard, the Planning and Zoning Commission voted five (5) For and two (2) Against to deny a rezoning request for Lot 6, Block 43 Town of Manor. The motion carried.

6. **Consideration, discussion, and possible action on a Final Plat for Presidential Heights Phase 4, one hundred and four (104) single-family lots on 38 acres, more or less, located near Tower Road and Samuel Welch Way, Manor, TX. Applicant: Kimley-Horn Associates. Owner: West Elgin Development Corp.**

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the P&Z Commission.

**MOTION:** Upon a motion made by P&Z Commissioner Hammersmith and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted seven (7) For and none (0) Against to approve a Final Plat for Presidential Heights Phase 4. The motion carried unanimously.

**7. Consideration, discussion, and possible action on canceling the regularly schedule Planning and Zoning Commission meeting on October 10<sup>th</sup>, 2018.**

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the P&Z Commission.

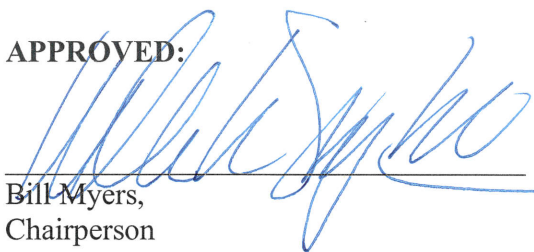
**MOTION:** Upon a motion made by P&Z Commissioner Wallace and seconded by P&Z Commissioner Stutsman, the Planning and Zoning Commission voted seven (7) For and none (0) Against to approve canceling the regularly scheduled Planning and Zoning Commission meeting on October 10, 2018. The motion carried unanimously.

**ADJOURNMENT**

**MOTION:** Upon a motion made by P&Z Commissioner Stutsman and seconded by P&Z Commissioner Wallace, the Planning and Zoning Commission voted seven (7) For and none (0) Against to adjourn the regular meeting of the Planning and Zoning Commission at 6:57 PM on Wednesday, October 3, 2018. The motion carried unanimously.

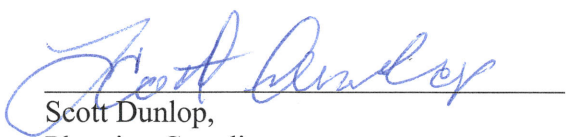
These minutes approved by the Planning and Zoning Commission on the 14<sup>th</sup> day of November 2018.

**APPROVED:**

  
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Bill Myers,  
Chairperson



**ATTEST:**

  
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Scott Dunlop,  
Planning Coordinator