



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
REGULAR MEETING MINUTES**

Wednesday, November 14, 2018

6:30 P.M.

Manor City Hall – Council Chambers
105 E. Eggleston Street

COMMISSIONERS

PRESENT:

Place 1: Julie Leonard
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:

Place 2: Jacob Hammersmith

CITY STAFF PRESENT:

Scott Dunlop – Assistant Development Director

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, November 14, 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.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Commission and action will be taken in 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 denying a Final Plat for Presidential Heights Phase 5, one hundred and twenty-two (122) single family lots on 34 acres, more or less, located near Bois D’Arc Road and Tower Road, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: West Elgin Development Corp.** Scott Dunlop, Assistant Development Director

2. **Consideration, discussion, and possible action on denying a Preliminary Plat for Shadowglen Phase 3 Sections 1 and 2, three hundred and six (306) single family lots on 95 acres, more or less, located near Gregg Manor Road and Rector Loop, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings.** Scott Dunlop, Assistant Development Director

3. **Consideration, discussion, and possible action on denying a Final Plat for Stonewater North Phase 3, one hundred and four (104) single family lots on 20.5 acres, more or less, located near N FM 973 and Johnson Road, Manor, TX. Applicant: Kitchen Table Solutions. Owner: Continental Homes of Texas.** Scott Dunlop, Assistant Development Director

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by P&Z Commissioner Miller and seconded by P&Z Commissioner Stutsman, the Planning and Zoning Commission voted five (5) For and none (0) Against and to approve denying consent agenda items 1, 2, and 3. The motion carried unanimously.

PUBLIC HEARINGS

4. **Public Hearing and First Reading: Consideration, discussion, and possible action on an ordinance of a rezoning request for 4.382 acres of land out of the A.C. Caldwell Survey, Number 52, locally known as 14101 US Hwy 290 E, from Interim Agricultural (A) to Medium Commercial (C-2). Applicant: Hans Lorange, Real People Homes, Inc. Owner: Hans Lorange.**

Scott Dunlop, Assistant Development Director, 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 five (5) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

MOTION: Upon a motion made by P&Z Commissioner Stutsman and seconded by P&Z Commissioner Leonard, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve recommending a rezoning request for 4.382 acres of land out of the A.C. Caldwell Survey, Number 52, locally known as 14101 US Hwy 290 E, from Interim Agricultural (A) to Medium Commercial (C-2). The motion carried unanimously.

5. Public Hearing: Consideration, discussion and possible action on a Concept Plan for Manor Heights Phases 2, 3, 4, 5, 6; 1,530 lots on 477 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.

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

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

MOTION: Upon a motion made by P&Z Commissioner Miller and seconded by P&Z Vice-Chair Hernandez, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve recommending a Concept Plan for Manor Heights Phases 2, 3, 4, 5, 6; 1,530 lots on 477 acres more or less, located near US Hwy 290 E and Old Kimbro Road, Manor, TX. The motion carried unanimously.

REGULAR AGENDA

6. Consideration, discussion, and possible action on the Planning and Zoning Commission Minutes of the October 3, 2018, Regular Meeting.

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

Commissioner Wallace arrived at 6:40 PM

MOTION: Upon a motion made by P&Z Commissioner Wallace and seconded by P&Z Vice-Chair Hernandez, the Planning and Zoning Commission voted six (6) For and none (0) Against to approve the Planning and Zoning Commission Minutes of the October 3, 2018 Special Meeting. The motion carried unanimously.

7. Consideration, discussion, and possible action on a Final Plat for Stonewater North Phase 1, ninety-three (93) single family homes on 18 acres, more or less, located near N. FM 973 and Johnson Road, Manor, TX. Applicant: Kitchen Table Solutions. Owner: Continental Homes of Texas.

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by P&Z Commissioner Leonard and seconded by P&Z Commissioner Wallace, the Planning and Zoning Commission voted six (6) For and none (0) Against to approve a Final Plat for Stonewater North Phase 1, ninety-three (93) single family homes on 18 acres, more or less, located near N. FM 973 and Johnson Road, Manor, TX. The motion carried unanimously.

8. Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 2 Sections 21A and 21B, one hundred and thirty-seven (137) single family homes on 52 acres, more or less, located near Shadowglen Trace and Misty Grove Blvd., Manor, TX. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings.

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

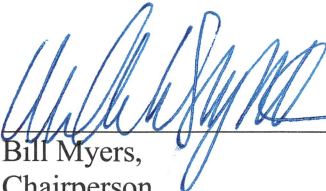
MOTION: Upon a motion made by P&Z Commissioner Wallace and seconded by P&Z Commissioner Stutsman, the Planning and Zoning Commission voted six (6) For and none (0) Against to approve a Final Plat for Shadowglen Phase 2 Sections 21A and 21B, one hundred and thirty-seven (137) single family homes on 52 acres, more or less, located near Shadowglen Trace and Misty Grove Blvd., Manor, TX. The motion carried unanimously.

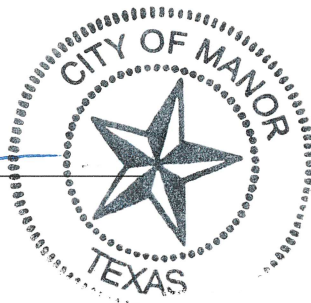
ADJOURNMENT

MOTION: Upon a motion made by P&Z Commissioner Wallace and seconded by P&Z Commissioner Leonard, the Planning and Zoning Commission voted six (6) For and none (0) Against to adjourn the regular meeting of the Planning and Zoning Commission at 6:45 PM on Wednesday, November 14, 2018. The motion carried unanimously.

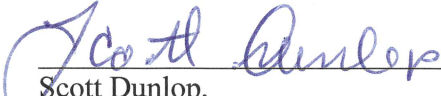
These minutes approved by the Planning and Zoning Commission on the 12th day of December 2018.

APPROVED:


Bill Myers,
Chairperson



ATTEST:


Scott Dunlop,
Assistant Development Director