



JULIE LEONARD, PLACE 1  
JACOB HAMMERSMITH, PLACE 2  
RAUL HERNANDEZ, VICE-CHAIR, PLACE 3  
VACANT., PLACE 4  
LIAN STUTSMAN, PLACE 5  
KEITH MILLER, PLACE 6  
BILL MYERS, CHAIRPERSON, PLACE 7

## PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

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WEDNESDAY, DECEMBER 13, 2017

6:30 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

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### COMMISSIONERS:

#### PRESENT:

Place 2: Jacob Hammersmith  
Place 3: Raul Hernandez, Vice Chair  
Place 5: Lian Stutsman  
Place 7: Bill Myers, Chairperson

#### ABSENT:

Place 1: Julie Leonard  
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 6:34 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

1. Consideration, discussion, and possible action on a Short Form Final Plat, two (2) single family lots on 0.29 acres more or less being portions of Lot 3 & all of lots 4 and 5, Block 24, Town of Manor, locally known as 702 N. Burnet Street. Scott Dunlop  
Planning Coordinator
2. Consideration, discussion, and possible action on a Final Plat for the Village at Manor Commons Phase 1, ninety-three (93) single family lots on 19.29 acres more or less, located near FM 973 and Old Hwy 20. Scott Dunlop  
Planning Coordinator

3. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 19B, fifty (50) single family lots on 9.15 acres more or less, located near Shadowglen Trace and Stonebridge Meadow Drive. Scott Dunlop  
Planning Coordinator
4. Consideration, discussion, and possible action on a Preliminary Plan for Stonewater North Phases 1-3, three hundred seventy nine (379) single family lots on 69.83 acres more or less, located near FM 973 and Johnson Road. Scott Dunlop  
Planning Coordinator

**Motion to approve the denial as submitted of consent agenda items 1-4 by Chairperson Myers, seconded by Vice-Chair Hernandez. 4 – 0 to approve the denial as submitted.**

The following items will be denied as submitted 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.

#### REGULAR AGENDA

5. Consideration, discussion, and possible action on the November 8, 2017 Planning and Zoning Commission meeting minutes. Scott Dunlop  
Planning Coordinator

**Motion to approve the November 8, 2017 Planning and Zoning Commission Minutes by Commissioner Stutsman, Seconded by Chairperson Myers. 4 – 0 to approve.**

6. Consideration, discussion, and possible action on request to remove and mitigate five (5) significant trees at 128 caliper inches total in the proposed Manor Heights Phase 1 and 2 subdivision and replaced with 256 caliper inches total. Scott Dunlop  
Planning Coordinator

**Motion to approve by Commissioner Stutsman, Seconded by Vice-Chair Hernandez. 4 – 0 to approve.**

7. Consideration, discussion, and possible action on a Final Plat for LDG Commons at Manor Village, one (1) multi-family lot on 12 acres more or less, located near US Hwy 290 and FM 973. Scott Dunlop  
Planning Coordinator

**Motion to approve by Vice-Chair Hernandez, Seconded by Commissioner Hammersmith. 4 – 0 to approve.**

8. Consideration, discussion, and possible action on a rezoning application for Lot 2, Manor Storage Plat, three (3) acres more or less from Interim Agricultural (A) to Medium Commercial (C-2). Scott Dunlop  
Planning Coordinator

**Motion to recommend approval at the December 20<sup>th</sup> City Council meeting by Commissioner Stutsman, Seconded by Vice-Chair Hernandez. 4 – 0 to recommend approval.**

9. Consideration, discussion, and possible action a Final Plat for Lagos Phase 1, one hundred twenty-three (123) single family lots on 48.51 acres more or less, located near FM 973 and Brenham Street. Scott Dunlop,  
Planning Coordinator

**Motion to approve by Commissioner Hammersmith, Seconded by Vice-Chair Hernandez. 4 – 0 to approve.**

10. Consideration, discussion, and possible action on a Uniform Sign Plan for Shadowview Lakeside Commercial. Scott Dunlop  
Planning Coordinator

**Motion to approve by Chairperson Myers, Seconded by Vice-Chair Hernandez. 4 – 0 to approve.**

11. Consideration, discussion, and possible action on a Joined Lot Affidavit for Lot 2, Block 3 and Lot 3, Block 3, Town of Manor, locally known as 11011 US Hwy 290. Scott Dunlop  
Planning Coordinator

**Motion to approve by Commissioner Stutsman, Seconded by Vice-Chair Hernandez. 4 – 0 to approve.**

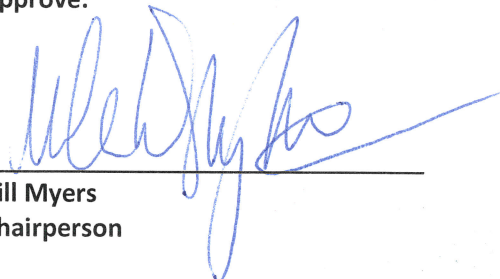
**ADJOURNMENT**

**Motion to adjourn Commissioner Stutsman, Seconded by Vice-Chair Hernandez. 4 – 0 to adjourn at 6:50 PM**

Attest:

Approve:

  
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Scott Dunlop  
Planning Coordinator

  
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Bill Myers  
Chairperson



