



MANOR PLANNING & ZONING
COMMISSION MEETING

MINUTES

105 E. EGGLESTON STREET
MANOR, TEXAS 78653
May 11, 2016 · 6:30 P.M.

MARY ANN PARKER – CHAIR (P)
CHARLES RUSSELL JR – COMMISSIONER (P)
ADRIANA ROJAS – COMMISSIONER (A)
WILLIAM MYERS – COMMISSIONER (P)

ZINDIA PIERSON – VICE CHAIR (A)
LIAN STUTSMAN – COMMISSIONER (P)
RAUL HERNANDEZ – COMMISSIONER (P)

CALL TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT

CHAIRPERSON PARKER ANNOUNCED A QUORUM AND CALLED THE MEETING TO ORDER AT 6:36 PM

CONSENT AGENDA

1. APPROVE MINUTES:

APRIL 13, 2016

MOTION TO APPROVE THE APRIL 13TH MINUTES BY COMMISSIONER STUTSMAN, SECONDED BY COMMISSIONER HERNANDEZ. 5 – 0 TO APPROVE.

2.

- A.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 20, SEVENTY TWO (72) SINGLE FAMILY LOTS ON 11 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP
- B.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR STONEWATER NORTH REVISED PHASES 1 – 5, 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. STAFF: SCOTT DUNLOP
- C.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR STONEWATER PHASE 8, SEVENTY SEVEN (77) SINGLE FAMILY LOTS ON 13 ACRES MORE OR LESS, LOCATED AT FM 973 AND TOWER ROAD, MANOR, TX. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP
- D.** DISCUSSION AND POSSIBLE ACTION ON A FINAL PLAT FOR PRESIDENTIAL GLEN PHASE 5, ONE HUNDRED AND FIFTY TWO (152) SINGLE FAMILY LOTS ON 30 ACRES MORE OR LESS, LOCATED AT BOIS D'ARC ROAD AND PASEO DE PRESIDENTE. AGENT: PAPE DAWSON. OWNER: LGI HOMES. STAFF: SCOTT DUNLOP
- E.** DISCUSSION AND POSSIBLE ACTION ON A FINAL PLAT FOR PRESIDENTIAL GLEN PHASE 6, FIFTY (50) SINGLE FAMILY LOTS ON 12 ACRES MORE OR LESS, LOCATED AT BOIS D'ARC ROAD AND PASEO DE PRESIDENTE. AGENT: PAPE DAWSON. OWNER: LGI HOMES. STAFF: SCOTT DUNLOP.

- F.** 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. STAFF: SCOTT DUNLOP.
- G.** DISCUSSION AND POSSIBLE ACTION ON FINAL PLAT FOR SHADOWGLEN PHASE 2 MISTY GROVE BLVD AND SILENT FALLS WAY, TWO (2) LOTS ON 4 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE. AGENT: BURY, INC. OWNER: SG LAND HOLDINGS. STAFF: SCOTT DUNLOP.

MOTION TO POSTPONE CONSENT AGENDA ITEMS A, B, C, D, E, F, G TO JUNE 8TH MEETING BY COMMISSIONER MYERS, SECONDED BY COMMISSIONER STUTSMAN. 5 – 0 TO POSTPONE.

- H.** DISCUSSION AND POSSIBLE RECOMMENDATION UPON A FINAL PUD SITE PLAN REZONING FOR 146 ACRES AT THE SE CORNER OF FM 973 AND BRENHAM STREET, PORTIONS OF THE CALVIN BAKER SURVEY NO. 38, JAMES MANOR SURVEY NO. 39 AND 40, JAMES H. MANNING SURVEY NO. 37; FROM SINGLE FAMILY RESIDENTIAL (R-1) DISTRICT ZONING TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT ZONING. APPLICANT: KIMLEY-HORN ASSOCIATES. OWNER: 706 DEVELOPMENT CORP. STAFF: SCOTT DUNLOP.
- I.** DISCUSSION AND POSSIBLE RECOMMENDATION UPON A CONCEPT PLAN FOR LAGOS MASTER PLANNED COMMUNITY; 146 ACRES AT THE SE CORNER OF FM 973 AND BRENHAM STREET, PORTIONS OF THE CALVIN BAKER SURVEY NO. 38, JAMES MANOR SURVEY NO. 39 AND 40, JAMES H. MANNING SURVEY NO. 37. APPLICANT: KIMLEY-HORN ASSOCIATES. OWNER: 706 DEVELOPMENT CORP. STAFF: SCOTT DUNLOP.

CONSENT AGENDA ITEMS H AND I MOVED TO REGULAR AGENDA CHAIRPERSON PARKER

MOTION TO APPROVE AGENDA ITEM 2H BY COMMISSIONER STUTSMAN, SECONDED BY COMMISSIONER RUSSELL. 5 – 0 TO APPROVE.

MOTION TO APPROVE AGENDA ITEM 2I BY COMMISSIONER RUSSELL, SECONDED BY COMMISSIONER HERNANDEZ. 5 – 0 TO APPROVE.

REGULAR AGENDA

- 3.** DISCUSSION AND POSSIBLE RECOMMENDATION ON A CONDITIONAL USE PERMIT TO PERMIT A DAYCARE USE AT 800 NORTH LEXINGTON STREET, MANOR. OWNER: BOBBY & SHELDON GOSEY. APPLICANT: DAYNA SWAIN. STAFF: SCOTT DUNLOP.

MOTION TO TABLE BY COMMISSIONER MYERS, SECONDED BY COMMISSIONER HERNANDEZ. 5 – 0 TO TABLE.

- 4.** DISCUSSION AND POSSIBLE RECOMMENDATION ON AMENDING ORDINANCE 185, ORDINANCE 185 H, ORDINANCE 185 L, AND ORDINANCE 366, ZONING REGULATIONS TO AMEND PARKING REQUIREMENTS AND REGULATIONS, PERMITTED AND CONDITIONAL USES WITHIN ZONING DISTRICTS, SIGN REGULATIONS FOR COMMERCIAL, INDUSTRIAL, AND RESIDENTIAL PROPERTIES, HEIGHT AND SETBACK REQUIREMENTS FOR RESIDENTIAL AND INSTITUTIONAL USES, AND DELETING REFERENCES TO THE SUMMARY USE TABLE. STAFF: SCOTT DUNLOP.

MOTION TO RECOMMEND APPROVAL BY COMMISSIONER STUTSMAN, SECONDED BY COMMISSIONER HERNANDEZ. 5 – 0 TO RECOMMEND APPROVAL.

5. DISCUSSION AND POSSIBLE RECOMMENDATION ON AMENDING ORDINANCE 263B, SUBDIVISION REGULATIONS TO AMEND THE SHORT FORM FINAL PLAT REQUIREMENTS AND LANDSCAPING REQUIREMENTS. STAFF: SCOTT DUNLOP.

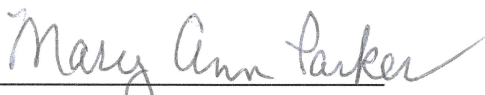
MOTION TO RECOMMEND APPROVAL BY COMMISSIONER STUTSMAN, SECONDED BY COMMISSIONER MYERS. 5 – 0 TO RECOMMEND APPROVAL

6. DISCUSSION AND POSSIBLE RECOMMENDATION ON AMENDING ORDINANCE 365, LANDSCAPING AND SCREENING REGULATIONS TO AMEND REQUIRED LANDSCAPING FOR INSTITUTIONAL ZONED AREAS AND PROVIDING FOR A REPLACEMENT TREE RATIO.

MOTION TO RECOMMEND APPROVAL BY COMMISSIONER HERNANDEZ, SECONDED BY COMMISSIONER STUTSMAN. 5 – 0 TO RECOMMEND APPROVAL

ADJOURNMENT

MOTION TO ADJOURN BY COMMISSIONER MYERS, SECONDED BY COMMISSIONER HERNANDEZ. 5 – 0 TO ADJOURN.


MARY ANN PARKER
CHAIRPERSON