



Lakesha Small, Chair, Place 7  
Felix Paiz, Vice-Chair, Place 4  
Julie Leonard, Place 1  
Anthony Butler, Place 2  
Cresandra Hardeman, Place 3  
Vacant, Place 5  
Cecil Meyer, Place 6

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## Planning & Zoning Commission Regular Meeting

Wednesday, March 08, 2023 at 6:30 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

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### AGENDA

#### CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

#### PUBLIC COMMENTS

*Non-Agenda Item Public Comments (white card): Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person.*

*Agenda Item Public Comments (yellow card): Comments will be taken from the audience on non-agenda and agenda items combined for a length of time, not to exceed five (5) minutes total per person on all items, except for Public Hearings. Comments on Public Hearing items must be made when the item comes before the Board/Commission/Committee and, not to exceed two (2) minutes per person. **No Action or Discussion May be Taken by the Board/Commission/Committee during Public Comments on Non-Agenda Items.***

*To address the Board/Commission/Committee, please complete the white or yellow card and present it to the city staff designee prior to the meeting.*

#### PUBLIC HEARING

- 1. Conduct a public hearing Regarding the submission of a Rezoning Application for one (1) lot on 22.78 acres, more or less, out of the AC Caldwell Survey 52, Abstract 154 and being located at 14807 E US 290, Manor, TX from Agricultural (A) to Multi-Family 25 (MF-2).**

*Applicant: Jackson Walker*

*Owner: Krantz Properties*

- 2. Conduct a public hearing on a Subdivision Preliminary Plat for the Shadowglen Subdivision, three hundred and sixty one (361) lots on 103.728 acres, more or less, and being located near the intersection of Gregg Manor Rd and Rector Loop, Manor, TX.**

*Applicant: Kimley Horn*

*Owner: SG Land Holdings, LLC*

- 3. Conduct a public hearing on a Subdivision Preliminary Plat for the Monarch Ranch Subdivision, four hundred (400) lots on 123.5 acres, more or less, and being located near the intersection of Gregg Ln and FM-973, Manor, TX.**

*Applicant: Jamison Civil Engineering LLC*

*Owner: Monarch Ranch at Manor, LLC*

## **CONSENT AGENDA**

*All of the following items on the Consent Agenda are considered to be self-explanatory by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Chairperson or a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.*

- 4. Consideration, discussion, and possible action to approve the minutes of February 8, 2023, P&Z Commission Regular Meeting.**

## **REGULAR AGENDA**

- 5. Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on 22.78 acres, more or less, out of the AC Caldwell Survey 52, Abstract 154 and being located at 14807 E US 290, Manor, TX from Agricultural (A) to Multi-Family 25 (MF-2).**

*Applicant: Jackson Walker*

*Owner: Krantz Properties*

- 6. Consideration, discussion, and possible action on a Subdivision Preliminary Plat for the Shadowglen Subdivision, three hundred and sixty one (361) lots on 103.728 acres, more or less, and being located near the intersection of Gregg Manor Rd and Rector Loop, Manor, TX.**

*Applicant: Kimley Horn*

*Owner: SG Land Holdings, LLC*

- 7. Consideration, discussion, and possible action on a Subdivision Preliminary Plat for the Monarch Ranch Subdivision, four hundred (400) lots on 123.5 acres, more or less, and being located near the intersection of Gregg Ln and FM-973, Manor, TX.**

*Applicant: Jamison Civil Engineering LLC*

*Owner: Monarch Ranch at Manor, LLC*

- 8. Consideration, discussion, and possible action on a Final Plat for the Monarch Ranch Subdivision Phase 1, one hundred and forty one (141) lots on 44.680 acres, more or less, and being located near Gregg Lane and FM 973, Manor, TX.**

*Applicant: Jamison Civil Engineering*

*Owner: Monarch Ranch at Manor, LLC*

- 9. Consideration, discussion, and possible action on a Final Plat for the Shadowview Commercial Subdivision Section 3, three (3) lots on 16.725 acres, more or less, and being located near Gregg Manor Road and Hill Lane, Manor, TX.**

*Applicant: Kimley-Horn & Associates*

*Owner: Cottonwood Holdings, LTD*

- 10. Consideration, discussion, and possible action on a Final Plat for the Palomino Subdivision, one hundred sixteen (116) residential lots on 42.933 acres, more or less, and being located near FM 973 and Johnson Road, Manor, TX.**

*Applicant: BGE, Inc.*

*Owner: Continental Homes of Texas, LP*

- 11. Consideration, discussion, and possible action on Setback Waivers for Lots 1, 2, 3, and 4, Block 2, Town of Manor, locally know as 301, 303, 305, 307 W. Lane Ave, to reduce the front setback to 20', rear setback to 10, and side setback to 5'.**

*Applicant: Brenda Perez*

*Owner: Brenda Perez*

## **ADJOURNMENT**

In addition to any executive session already listed above, the Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

## **CONFLICT OF INTEREST**

*In accordance with Section 12.04 (Conflict of Interest) of the City Charter, "No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest."*

*Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no Planning & Zoning Commission member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the Planning & Zoning Commission member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.*

## **POSTING CERTIFICATION**

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, March 3, 2023, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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/s/ Lluvia T. Almaraz, TRMC  
City Secretary for the City of Manor, Texas

### **NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:**

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 72 hours prior to this meeting. Please contact the City Secretary at 512.215.8285 or e-mail [lalmaraz@manortx.gov](mailto:lalmaraz@manortx.gov)