



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

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## Planning & Zoning Commission Regular Meeting

Wednesday, June 14, 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 on a Rezoning Application for two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB).  
*Applicant: Jiwon Jung*  
*Owner: Build Block***
- 2. Conduct a public hearing on a Preliminary Planned Unit Development (PUD) Site Plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX.  
*Applicant: Sotol Ventures*  
*Owner: Dalton Wallace***
- 3. Conduct a public hearing on a Subdivision Concept for the New Haven, two hundred seventy-eight (278) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Ln and FM 973, Manor, TX.  
*Applicant: Jones Carter*  
*Owner: Gregg Lane Dev., LLC***

4. **Conduct a public hearing on a Subdivision Preliminary Plat for the Entrada Glen Apartments, three (3) lots on 13.22 acres, more or less, and being located at the intersection of Gregg manor Road and W Parsons Street, Manor, TX.**  
*Applicant: Carney Engineering, PLLC*  
*Owner: Carney Engineering, PLLC*
5. **Conduct a public hearing on a Subdivision Concept for Preliminary Plat for Holley Smith (Mustang Valley), three hundred seventy-nine (379) lots on 136.92 acres, more or less, and being located at 15200 N FM RD 973, Manor, TX.**  
*Applicant: Carlson, Brigance & Doering, Inc.*  
*Owner: KB Home Lone Star, Inc.*
6. **Conduct a public hearing on a Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX for variances to allow for 40 ft lot width, 20 ft front setback, 5 ft side setbacks, and 10 ft rear setback.**  
*Applicant: SAVVY ATX REALTY LLC*  
*Owner: Wenkai Chen*

#### **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.*

7. **Consideration, discussion, and possible action to approve the minutes of May 10, 2023, P&Z Commission Regular Meeting.**

#### **REGULAR AGENDA**

8. **Consideration, discussion, and possible action on a Rezoning Application for two (2) lots on .297 acres, more or less, at 108 W Boyce & 104 W Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB).**  
*Applicant: Jiwon Jung*  
*Owner: Build Block*
9. **Consideration, discussion, and possible action on a Preliminary Planned Unit Development (PUD) Site Plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX.**  
*Applicant: Sotol Ventures*  
*Owner: Dalton Wallace*
10. **Consideration, discussion, and possible action on a Subdivision Concept for the New Haven, two hundred seventy-eight (278) lots on 90.3 acres, more or less, and being located near the intersection of Gregg In and FM 973, Manor, TX.**  
*Applicant: Jones Carter*  
*Owner: Gregg Lane Dev., LLC*

- 11. Consideration, discussion, and possible action on a Subdivision Preliminary Plat for the Entrada Glen Apartments, three (3) lots on 13.22 acres, more or less, and being located at the intersection of Gregg manor Road and W Parsons Street, Manor, TX.**  
*Applicant: Carney Engineering, PLLC*  
*Owner: Carney Engineering, PLLC*
- 12. Consideration, discussion, and possible action on a Subdivision Concept for Preliminary Plat for Holley Smith (Mustang Valley), three hundred seventy-nine (379) lots on 136.92 acres, more or less, and being located at 15200 N FM RD 973, Manor, TX.**  
*Applicant: Carlson, Brigance & Doering, Inc.*  
*Owner: KB Home Lone Star, Inc.*
- 13. Consideration, discussion, and possible action on a Short Form Final Plat for one (1) lot on .23 acres, more or less, and being located at 707 Bastrop St, Manor, TX for variances to allow for 40 ft lot width, 20 ft front setback, 5 ft side setbacks, and 10 ft rear setback.**  
*Applicant: SAVVY ATX REALTY LLC*  
*Owner: Wenkai Chen*
- 14. Consideration, discussion, and possible action on Rezoning Application for five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).**  
*Applicant: Saavy ATX Realty LLC*  
*Owner: Wenkai Chen*
- 15. Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 2, Section 18A, 68 lots on 17.96 acres more or less, and being located near the intersection of Shadowglen Trace and Arbor Hill Cove, Manor, TX.**  
*Applicant: Kimley-Horn & Associates*  
*Owner: SG Land Holdings, LLC*
- 16. Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 2, Section 23B, 7 lots on 1.692 acres, more or less, and being located near the intersection of Misty Grove Boulevard and Claress Lane, Manor, TX.**  
*Applicant: Kimley-Horn & Associates*  
*Owner: SG Land Holdings, LLC*
- 17. Consideration, discussion, and possible action on a Coordinated Sign Plan for the Presidential Meadows Retail Center.**

## 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, June 9, 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 10 days prior to this meeting. Please contact the City Secretary at 512.215.8285 or e-mail [lalmaraz@manortx.gov](mailto:lalmaraz@manortx.gov)