



Julie Leonard, Chair, Place 1  
LaKesha Small, Vice Chair Place 7  
Anthony Butler, Place 2  
Cresandra Hardeman, Place 3  
Prince John Chavis, Place 4  
Grant E. Loveless, Place 5  
Cecil Meyer, Place 6

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## Planning & Zoning Commission Regular Meeting

Wednesday, June 08, 2022 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

*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. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning and Zoning Commission, please complete the white card and present it to the City staff prior to the meeting. **No Action May be Taken by the Planning and Zoning Commission During Public Comments.***

#### PUBLIC HEARING

- 1. Conduct a Public Hearing on a Rezoning Application 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX to Townhome (TH) and Medium Commercial (C-2).**  
*Applicant: Kimley-Horn and Associates*  
*Owner: Millcreek Residential*
- 2. Conduct a Public Hearing on a Short Form Final Plat for the Arnham Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnham Lane, Manor, TX.**  
*Applicant: Baeza Engineering, LLC*  
*Owner: John and Sandy Kerr*
- 3. Conduct a Public Hearing on a revised Concept Plan for the Butler - Manor Subdivision, seventeen (17) lots on 95.16 acres more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.**  
*Applicant: LJA Engineering*  
*Owner: Butler Family Partnership, Ltd.*

## REGULAR AGENDA

4. **Consideration, discussion, and possible action on a Rezoning Application 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX to Townhome (TH) and Medium Commercial (C-2).**  
*Applicant: Kimley-Horn and Associates*  
*Owner: Millcreek Residential*
5. **Consideration, discussion and possible action on a Short Form Final Plat for the Arnham Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnham Lane, Manor, TX.**  
*Applicant: Baeza Engineering, LLC*  
*Owner: John and Sandy Kerr*
6. **Consideration, discussion and possible action on a revised Concept Plan for the Butler - Manor Subdivision, seventeen (17) lots on 95.16 acres more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.**  
*Applicant: LJA Engineering*  
*Owner: Butler Family Partnership, Ltd.*
7. **Consideration, discussion, and possible action on a Short Form Final Plat for the Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX.**  
*Applicant: I.T. Gonzalez Engineers*  
*Owner: Duque States, LLC*
8. **Consideration, discussion, and possible action on a Final Plat for the Manor Commons SW Subdivision, one (1) lot on 1.320 acres, more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.**  
*Applicant: Lique Engineers, LLC*  
*Owner: ROP Retail 3, LLC*
9. **Consideration, discussion, and possible action on a Final Plat for the Village at Manor Commons Subdivision Phase 3, seventy three (73) lots on 13.577 acres, more or less, and being located near the intersection of Old Hwy 20 and Skimmer Run, Manor, TX.**  
*Applicant: ALM Engineering, Inc.*  
*Owner: Qualico MC, LLC and Chesmar Homes, LLC*
10. **Consideration, discussion, and possible action on a one year extension to the Final Plat for the FDJ Moctezuma Subdivision, two (2) lots on 2.96 acres, more or less, and being located at 15721 Schmidt Loop, Manor, TX.**  
*Applicant: M&S Engineering*  
*Owner: Felipe de Jesus Moctezuma*

## 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 3, 2022, 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 48 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail [lalmaraz@cityofmanor.org](mailto:lalmaraz@cityofmanor.org).