



STAFF SUMMARY REPORT OF APRIL 8, 2026 PLANNING AND ZONING COMMISSION MEETING

Purpose: At the regularly scheduled Planning and Zoning Commission meeting on April 8, 2026 there was not a quorum. Under the City's Subdivision Code Chapter 10, Exhibit A, Article II, Section 20(a) in the event that a Municipal Authority subject to quorum requirements fails to act due to lack of a quorum at the meeting at which an application is posted for action, then: (i) the application will be deemed approved if the City Staff review letter for the application states that the application meets the requirements of this Chapter and applicable state law and recommends approval of the application; or (ii) the presiding officer of the Municipal Authority is authorized to disapprove an application that is recommended by City staff to be disapproved due to failure to comply with this Chapter or applicable law. Additionally, items not subject to the City's Subdivision Code are postponed and appear on the agenda of the next regularly scheduled Planning and Zoning Commission meeting, which is May 13, 2026.

The follow actions were taken on items posted on the April 8, 2026 Planning and Zoning Commission meeting:

Items 1 – 6 Public Hearings:

1. Conduct a public hearing on a Specific Use Permit for 15,000 square feet of Professional Office, Medical Office, and Medical Clinic, one (1) lot on 3.11 acres, more or less, being located at 13801 N FM 973, Manor, TX.

Action: Moved to May 13, 2026 Planning and Zoning Commission meeting

2. Conduct a public hearing on a Short Form Final Plat with variances to Ch. 10, Exhibit A, Art. III, Section 45(b)(8) related to width-to-depth ratio and Ch. 10, Exhibit A, Art. III, Section 45(b)(9) related to lot width for Gomez Subdivision, two (2) lots on 2.407 acres, more or less,

and being TCAD parcels 547924 and 843742, also known as 15507 and 15509 Schmidt Loop, Manor, TX.

Action: No Action

3. Conduct a public hearing on a Subdivision Concept Plan for Kimbro Crossing being seventeen (17) lots on 52.69 acres, more or less, and being TCAD parcel 236951 also known as 14018 E US 290 HWY, Manor, TX.

Action: No Action

4. Conduct a public hearing on a Subdivision Preliminary Plat for Kimbro Crossing being seventeen (17) lots on 52.69 acres, more or less, and being TCAD parcel 236951 also known as 14018 E US 290 HWY, Manor, TX.

Action: No Action

5. Conduct a public hearing on a Specific Use Permit for 5,725 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Las Entradas North, also known as 12420 Tillgang Pass, Manor, TX.

Action: Moved to May 13, 2026 Planning and Zoning Commission meeting

6. Conduct a public hearing on a Subdivision Preliminary Plat for Manor Heights Phase 7 and 8 being two hundred seventy-two (272) lots on 72.33 acres, more or less, and being TCAD parcels 248121 and 993489 also known as 13354 and 13358 Old Kimbro Rd, Manor, TX.

Action: No Action

Item 7 Consent Agenda:

7. Consideration, discussion, and possible action to approve the minutes for March 11, 2026, Planning and Zoning Commission Regular Session.

Action: Moved to May 13, 2026 Planning and Zoning Commission meeting

Items 8 – 14 Regular Agenda:

8. Consideration, discussion, and possible action on a Specific Use Permit for 15,000 square feet of Professional Office, Medical Office, and Medical Clinic, one (1) lot on 3.11 acres, more or less, being located at 13801 N FM 973, Manor, TX.

Action: Moved to May 13, 2026 Planning and Zoning Commission meeting

9. Consideration, discussion, and possible action on a Short Form Final Plat with variances to Ch. 10, Exhibit A, Art. III, Section 45(b)(8) related to width-to-depth ratio and Ch. 10, Exhibit A,

Art. III, Section 45(b)(9) related to lot width for Gomez Subdivision, two (2) lots on 2.407 acres, more or less, and being TCAD parcels 547924 and 843742, also known as 15507 and 15509 Schmidt Loop, Manor, TX.

Action: Denied, renotified for May 13, 2026 Planning and Zoning Commission

10. Consideration, discussion, and possible action on a Subdivision Concept Plan for Kimbro Crossing being seventeen (17) lots on 52.69 acres, more or less, and being TCAD parcel 236951 also known as 14018 E US 290 HWY, Manor, TX.

Action: Approved

11. Consideration, discussion, and possible action on a Subdivision Preliminary Plat for Kimbro Crossing being seventeen (17) lots on 52.69 acres, more or less, and being TCAD parcel 236951 also known as 14018 E US 290 HWY, Manor, TX.

Action: Denied

12. Consideration, discussion, and possible action on a Specific Use Permit for 5,725 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Las Entradas North, also known as 12420 Tillgang Pass, Manor, TX.

Action: Moved to May 13, 2026 Planning and Zoning Commission meeting

13. Consideration, discussion, and possible action on a Subdivision Preliminary Plat for Manor Heights Phase 7 and 8 being two hundred seventy-two (272) lots on 72.33 acres, more or less, and being TCAD parcels 248121 and 993489 also known as 13354 and 13358 Old Kimbro Rd, Manor, TX.

Action: Approved

14. Consideration, discussion, and possible action on a Short Form Final Plat for Cottonwood Subdivision, one (1) lot on 5.565 acres, more or less, and being TCAD parcel 236976, also known as 14305 E US 290 HWY, Manor, TX.

Action: Denied