



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
FEBRUARY 11, 2026**

**This meeting was live-streamed on Manor's Webpage.
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or by scanning the QR Code**



PRESENT:

COMMISSIONERS:

Jeffrey Stensland, Chair, Place 5
Gabriel Nila, Vice Chair, Place 3
Nathan Aubert, Place 1
Daniel Mendoza, Place 2
Felix Paiz, Place 4 (Absent)
Cecil Meyer, Place 6
James Terry, Place 7 (Absent)

CITY STAFF:

Michael Burrell, Development Services Director
Scott Dunlop, Development Services Assistant Director
Veronica Rivera, Assistant City Attorney
Brad Barrett, Assistant City Attorney
Annemarie Felfe, City Planner
Mandy Miller, Development Services Supervisor

REGULAR SESSION: 6:30 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum present, the regular session of the Manor Planning and Zoning (P&Z) Commission was called to order by Commissioner Stensland at 6:30 p.m. on Wednesday, February 11, 2026, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

REGULAR AGENDA

5. Consideration, discussion, and possible action on the appointment of the Chair for the Planning and Zoning Commission.

City Staff recommended that the Planning and Zoning Commission appoint a new Chair.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Aubert to appoint Commissioner Stensland as Planning & Zoning Commission Chair.

There was no further discussion.

Motion to Approve carried 5-0.

6. Consideration, discussion, and possible action on the appointment of the Vice Chair for the Planning and Zoning Commission.

City Staff recommended that the Planning and Zoning Commission appoint a new Vice Chair.

MOTION: Upon a motion made by Commissioner Nila and seconded by Commissioner Mendoza to appoint Commissioner Nila as Planning & Zoning Commission Vice Chair.

There was no further discussion.

Motion to Approve carried 5-0.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak on his concerns, Item #4, Item #7, and Item #8. Mr. Battaile voiced his disagreement with the vote for Vice Chair, Actions of the P&Z Commission, lack of a plaza, Manor's Comprehensive Plan, the Manor Downs Amphitheater, development in the Historic District, the layout of the agenda, and the minutes.

PUBLIC HEARING

1. Conduct a Public Hearing on a Specific Use Permit for 8,703 square feet Medical Clinic on one acre, more or less, and being platted as Lot 2, Block B Manor NE Commercial, and located at 12420 E US Hwy 290, Manor, TX. Applicant: FourT Realty. Owner: Timmermann Commercial Investments, LP.

City staff recommended that the Planning and Zoning Commission conduct a public hearing on the Specific Use Permit for 8,703 square feet Medical Clinic on one acre, more or less, and being platted as Lot 2, Block B Manor NE Commercial, and located at 12420 E US Hwy 290, Manor, TX.

Chair Stensland opened the public hearing.

Taylor Steed with FourT Realty, 1601 Rio Grande Street, Suite 333, Austin, Texas, submitted a speaker card in support of this item. Ms. Steed did not wish to speak; however, she was available for any questions.

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak in opposition to this item. Mr. Battaile spoke regarding his opposition to the lack of sales tax, lack of a plaza and the location of the potential medical facility.

MOTION: Upon a motion made by Commissioner Aubert and seconded by Commissioner Mendoza to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

- 2. Conduct a public hearing on a Short Form Final Plat for a Re-Subdivision of a portion of Lots 11-20, Block 30, Town of Manor, into one (1) lot on 0.3048 acres, more or less, and being located near the intersection of N. Lexington Street and E. Boyce Street, Manor, TX.** Applicant: MWM Design Group. Owner: Davis Capital Investments Holdings, LLC.

City staff recommended that the Planning and Zoning Commission conduct a public hearing on the Short Form Final Plat for a Re-Subdivision of a portion of Lots 11-20, Block 30, Town of Manor, into one (1) lot on 0.3048 acres, more or less, and being located near the intersection of N. Lexington Street and E. Boyce Street, Manor, TX.

Chair Stensland opened the public hearing.

Sarah Corona with MWM Design Group, 9001 N. IH 35, Unit 102, Austin, Texas, submitted a speaker card in support of this item. Ms. Corona did not wish to speak; however, she was available for any questions.

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak in opposition to this item. Mr. Battaile spoke regarding tree preservation, lack of sidewalks downtown, and the development of downtown.

MOTION: Upon a motion made by Vice Chair Nila and seconded by Commissioner Mendoza to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

- 3. Conduct a public hearing on a Short Form Final Plat of a Replat of Lot 45, Block K, Phase 3 Lagos Subdivision, being three (3) lots on 6.321 acres of land, more or less, and being located near 17075 ½ Blake Manor Road, Manor, TX.** Applicant: Kimley-Horn & Associates. Owner: 706 Investments Partnership, LTD.

City staff recommended that the Planning and Zoning Commission conduct a public hearing on the Short Form Final Plat of a Replat of Lot 45, Block K, Phase 3 Lagos Subdivision, being three (3) lots on 6.321 acres of land, more or less, and being located near 17075 ½ Blake Manor Road, Manor, TX

Chair Stensland opened the public hearing.

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak in opposition to this item. Mr. Battaile spoke regarding TIRZ and the benefits granted to the developers.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Vice Chair Nila to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

CONSENT AGENDA

4. Consideration, discussion, and possible action to approve the minutes for January 14, 2026, Planning and Zoning Commission Regular Session.

City staff recommended that the Planning and Zoning Commission approve the consent agenda.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Mendoza to approve the consent agenda.

There was no further discussion.

Motion to Approve carried 5-0

REGULAR AGENDA

7. Consideration, discussion, and possible action on a Specific Use Permit for 8,703 square feet Medical Clinic on one acre, more or less, and being platted as Lot 2, Block B Manor NE Commercial, and located at 12420 E US Hwy 290, Manor, TX. Applicant: FourT Realty. Owner: Timmermann Commercial Investments, LP.

City Staff recommended that the Planning and Zoning Commission approve the Specific Use Permit for 8,703 square feet Medical Clinic on one acre, more or less, and being platted as Lot 2, Block B Manor NE Commercial, and located at 12420 E US Hwy 290, Manor, TX.

Taylor Steed with FourT Realty, 1601 Rio Grande Street, Suite 333, Austin, Texas, submitted a speaker card in support of this item. Ms. Steed did not wish to speak; however, she was available for any questions.

Assistant Director Dunlop gave background on the item. He spoke in detail about the plot layout, location of the property, the available square footage, the potential uses, tax incentives, other recent developments nearby. He answered questions about the information he presented.

Discussion was held regarding the Specific Use Permit request, property location and size. Assistant Director Dunlop answered questions regarding the target percentage of medical use with consideration to the other mixed-use options. Recent Specific Use Permit requests for other developments within the city were considered.

Ms. Steed answered questions regarding accessibility for both the complete development and the potential medical facility.

MOTION: Upon a motion made by Commissioner Mendoza and seconded by Vice Chair Nila to approve the Specific Use Permit for 8,703 square feet Medical Clinic on one acre, more or less, and being platted as Lot 2, Block B Manor NE Commercial, and located at 12420 E US Hwy 290, Manor, TX.

There was no further discussion.

Motion to Approve carried 3-2. Chair Stensland and Commissioner Meyer opposed.

8. Consideration, discussion, and possible action on a Short Form Final Plat for a Re-Subdivision of a portion of Lots 11-20, Block 30, Town of Manor, into one (1) lot on 0.3048 acres, more or less, and being located near the intersection of N. Lexington Street and E. Boyce Street, Manor, TX. Applicant: MWM Design Group. Owner: Davis Capital Investments Holdings, LLC.

City Staff recommended that the Planning and Zoning Commission approve the Short Form Final Plat for a Re-Subdivision of a portion of Lots 11-20, Block 30, Town of Manor, into one (1) lot on 0.3048 acres, more or less, and being located near the intersection of N. Lexington Street and E. Boyce Street, Manor, TX.

Sarah Corona with MWM Design Group, 9001 N. IH 35, Unit 102, Austin, Texas, submitted a speaker card in support of this item. Ms. Corona did not wish to speak; however, she was available for any questions.

Assistant Director Dunlop gave background on the item. He spoke regarding the submitted site plans for this property. He stated this was a non-discretionary item.

MOTION: Upon a motion made by Vice Chair Nila to approve the Short Form Final Plat.

Motion to Approve Failed due to lack of second.

Assistant City Attorney Rivera spoke regarding the options available to the Commissioners for approval or denial of this item. She cautioned about discussing items related to site and zoning.

Ms. Corona answered questions about the intended use of the property. She stated the intended use was shared parking for the downtown area. The developer planned to pay in lieu fees for the removal of the trees.

Director Burrell stated the subject of discussion for this item was related to site development. The requested approval of this item was for the Short Form Final Plat only. Site development could not be considered.

Assistant Director Dunlop gave details on the process and implementation of the In Lieu Fees for Trees.

MOTION: Upon a motion made by Commissioner Aubert and seconded by Vice Chair Nila to approve the Short Form Final Plat for a Re-Subdivision of a portion of Lots 11-20, Block 30, Town of Manor, into one (1) lot on 0.3048 acres, more or less, and being located near the intersection of N. Lexington Street and E. Boyce Street, Manor, TX.

There was no further discussion.

Motion to Approve carried 3-2. Commissioner Meyer and Commissioner Mendoza opposed.

- 9. Consideration, discussion, and possible action on a Short Form Final Plat of a Replat of Lot 45, Block K, Phase 3 Lagos Subdivision, being three (3) lots on 6.321 acres of land, more or less, and being located near 17075 ½ Blake Manor Road, Manor, TX.** Applicant: Kimley-Horn & Associates. Owner: 706 Investments Partnership, LTD.

City Staff recommended that the Planning and Zoning Commission approve the Short Form Final Plat of a Replat of Lot 45, Block K, Phase 3 Lagos Subdivision, being three (3) lots on 6.321 acres of land, more or less, and being located near 17075 ½ Blake Manor Road, Manor, TX.

Assistant Director Dunlop gave background information for this item.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Mendoza to approve the Short Form Final Plat of a Replat of Lot 45, Block K, Phase 3 Lagos Subdivision, being three (3) lots on 6.321 acres of land, more or less, and being located near 17075 ½ Blake Manor Road, Manor, TX.

There was no further discussion.

Motion to Approve carried 5-0.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Aubert and seconded by Vice Chair Nila to Adjourn the Regular Session of the Manor Planning and Zoning Commission at 7:26 p.m. on Wednesday February 11, 2026.

There was no further discussion.

Motion to Adjourn carried 5-0.

The Planning and Zoning Commission approved these minutes on March 11, 2026.

APPROVED:

Jeffrey Stensland
Chairperson

ATTEST:

Mandy Miller
Development Services Supervisor

Michael Burrell

From: [REDACTED]
Sent: Tuesday, February 10, 2026 10:49 AM
To: Scott Dunlop; Scott Jones; Michael Burrell; Annemarie Felfe
Cc: [REDACTED]
Subject: Re: SUP Application - Manor Commons Phase 3 - Ally Medical

Thanks Scott - we look forward to discussing our Specific Use Permit request at tomorrow evening's P&Z meeting and wanted to provide some brief background information in advance. We'd appreciate it if you'd circulate this additional information to the Commissioners ahead of the meeting.

Taylor and I are with FourT Realty, a local boutique development firm that specializes in ground-up retail development throughout the Austin MSA. We are requesting the approval of a Specific Use Permit for an approximately one-acre pad within Manor Commons Phase 3 located at the northeast corner of US-290 and FM-973 for an Ally Medical free standing emergency room.

Ally Medical currently operates nine locations in Central Texas, seven within the Austin area, and has been recognized by the Austin American-Statesman as a Top Workplace among mid-size companies in three of the past four years. Each facility is owned in partnership with local, board-certified physicians who live and work in the communities they serve. This model emphasizes patient-centered care, local accountability, and long-term community investment.

Access to top rated schools and exceptional healthcare is a hallmark of a desirable community. As Manor continues to experience strong population growth, demand for accessible, high-quality healthcare will continue to increase. The proposed facility would provide essential medical services, professional employment, and consistent daytime activity within an established commercial corridor.

We recognize that additional healthcare facilities have recently opened or been approved in the area, including the St. David's Emergency Center, the TMX Micro Hospital, and two medical office uses. While these facilities expand overall healthcare access, they serve different care models and functions. The proposed Ally Medical facility is an outpatient emergency care provider focused on rapid treatment and discharge, complementing, rather than duplicating, existing and approved healthcare services.

We also understand the City's concern regarding preservation of prime commercial land for sales-tax-generating uses and agree that maintaining a balanced mix of uses is important. Based on discussions with the master developer:

- Approximately 175,000 square feet of development is planned on the northeast corner alone, including 18 pads and one multi-tenant retail building.
- The developer currently has LOIs on roughly 50% of the pads and 75% of the multi-tenant building, with construction expected to begin this month.
- At approximately 8,700 square feet, the proposed Ally Medical facility represents about 5% of the planned building area.
- Only one additional small medical office user (approximately 2,000 square feet) has submitted an LOI within the multi-tenant building. If both were approved, total medical square footage would be approximately 6%, which remains below the level of medical use recently approved in comparable master-planned commercial developments.

- All remaining planned uses are traditional retail and commercial uses that generate sales tax.

Outpatient emergency facilities require highly accessible, well-trafficked commercial intersections to effectively function for both patients and emergency responders. This proposed location within Manor Commons Phase 3 meets Ally Medical's operational requirements and the public service needs of this use while remaining a small component of an otherwise retail-oriented development.

We feel this SUP permits strikes the right balance of meeting the community needs while also preserving square footage for sales tax generating uses. We appreciate your consideration and look forward to answering any questions at the meeting.

Thanks-
Elyse

Elyse Lombardi
FourT Realty
[REDACTED]

From: Scott Dunlop <sdunlop@manortx.gov>
Sent: [REDACTED]
To: [REDACTED]; Scott Jones <sjones@manortx.gov>; Michael Burrell <mburrell@manortx.gov>; Annemarie Felfe <afelfe@manortx.gov>
Cc: [REDACTED]
Subject: Re: SUP Application - Manor Commons Phase 3 - Ally Medical

Hi Elyse,

Our P&Z does not have publicly available emails. You can send any correspondence you want them to receive to us (planning@manortx.gov), and we'll provide that to the Commissioners.

Thanks,



Scott Dunlop, AICP

Assistant Director
Development Services

Phone: (512) 272-5555

Direct : (737) 587-5721

Fax: (512) 272-8636

www.manortx.gov

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