



**PLANNING AND ZONING COMMISSION  
REGULAR SESSION MINUTES  
DECEMBER 10, 2025**

**This meeting was live-streamed on Manor's Webpage.  
You can access the meeting at <https://www.manortx.gov/171/Public-Meetings-Livestreams>  
or by scanning the QR Code**



**PRESENT:**

**COMMISSIONERS:**

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

**CITY STAFF:**

Scott Dunlop, Development Services Assistant Director  
Veronica Rivera, Assistant City Attorney  
Pauline Gray, City Engineer  
Annemarie Felfe, City Planner  
Mandy Miller, Development Services Supervisor  
3 Bridges Sign Language Translators

**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 Chair Paiz At 6:42 p.m. on Wednesday, December 10, 2025, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

## PUBLIC COMMENTS

Email submitted to the P&Z Commission. *See attached.*

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak on city illegal acts, Item #1, Item #2, Item #6, Item #7, Item #10, and Item #11. Mr. Battaile spoke regarding his website, lawsuit against the city, and city staff's participation in the meeting. He outlined his concerns with agenda items 6, 7, 10, and 11.

## PUBLIC HEARING

1. **Conduct the public hearing on a subdivision concept plan amendment for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, and being located at 8916 Hill Ln, Manor, TX.** Applicant: Bowman Consulting Group, LTD. Owner: DG Manor Downs Property Owner, LP.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing.

Chair Paiz 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 expressed his displeasure about this development.

Assistant Director Dunlop gave background for this item. He spoke about the pending development agreement, current lift station located on the property and the City Staff recommendation for the action items associated with the development.

**MOTION:** Upon a motion made by Commissioner Stensland and seconded by Commissioner Nila to close the public hearing.

There was no further discussion.

**Motion to Close carried 4-0**

2. **Conduct a public hearing on a Subdivision Preliminary Plat for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, and being located at 8916 Hill Ln, Manor, TX.** Applicant: Bowman Consulting Group, LTD. Owner: DG Manor Downs Property Owner, LP.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing.

Chair Paiz 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 outlined the attributes of this development he felt were against Manor's Code of Ordinance and Texas Statue Law.

Assistant Director Dunlop stated this was related to the same project as the previous item.

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

There was no further discussion.

**Motion to Close carried 4-0**

3. **Conduct the public hearing on a Subdivision Preliminary Plat for Manor Heights Phase 6 being twelve (12) lots on 47.66 acres, more or less, and being TCAD parcels 236952 and 902644 also known as 13201 Old Kimbro Rd, Manor, TX.** Applicant: Kimley-Horn & Associates. Owner: RHOF, LLC.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing.

Chair Paiz opened the public hearing.

Assistant Director Dunlop gave background and history related to this item. He answered questions related to the Subdivision Preliminary Plat for Manor Heights Phase 6.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Stensland to close the public hearing.

There was no further discussion.

**Motion to Close carried 4-0**

4. **Conduct a public hearing on a Rezoning Application Amendment for the Manor Heights (Carillon) Subdivision, approximately one thousand six hundred and fifty-five (1,655) lots on 548.5 acres, more or less, and being located at the NE corner of US Hwy 290 and Old Kimbro Road, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD).** Applicant: Forestar (USA) Real Estate Group. Owner: Kimley-Horn & Associates, Inc.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing.

Chair Paiz opened the public hearing.

Savanah Lundskon, 13621 William Tyler Way, Manor, Texas, submitted a speaker card to speak in opposition to this item. Ms. Lundskon spoke regarding her uncertainty related to this item. She requested clarification on the rezoning and build out of the properties located behind hers on William Tyler Way.

Donna Day, 13425 William Tyler Way, Manor, Texas, submitted a speaker card to speak in opposition to this item. Ms. Brumfield expressed concerns with traffic, inadequate infrastructure, declining livable conditions, and the decrease to her property value.

Piotr Zalewski, 13617 William Tyler Way, Manor, Texas, submitted a speaker card to speak in opposition to this item. Mr. Zalewski expressed his displeasure with the history and disclosure practices of Forestar, the developer of Manor Heights Subdivision. *Sign Language Interpretation done by 3 Bridges.*

Linda Napson, 13529 William Tyler Way, Manor, Texas, submitted a speaker card to speak in support to this item. Ms. Napson expressed her concerns with traffic, parking, and devaluation of her property.

Lasath Fernando, 16116 Moroney Cove, Manor, Texas, submitted a speaker card to speak in opposition to this item. Mr. Fernando expressed concerns with the development of this subdivision interfering with the drainage channel's ability to function properly. He called for the Commission to deny this item and request changes to the map.

Maarlen Rotman, 16112 Moroney Cove, Manor, Texas, submitted a speaker card to speak in opposition to this item. He reiterated the previous speakers' concerns.

Assistant Director Dunlop gave background information for this item. He detailed the areas of the subdivision that would be affected and how they would be affected by this amendment.

Discussion was held regarding the homes that would be affected by this amendment if approved.

**MOTION:** Upon a motion made by Commissioner Stensland and seconded by Commissioner Nila to close the public hearing.

There was no further discussion.

**Motion to Close carried 4-0**

#### **CONSENT AGENDA**

**5. Consideration, discussion, and possible action to approve the minutes for November 12, 2025, Planning and Zoning Commission Regular Session.**

**MOTION:** Upon a motion made by Commissioner Nila and seconded by Commissioner Stensland to approve the minutes for the November 12, 2025, with the amendment to strike the word "assistant" from Paige Saenz's title on page 1.

There was no further discussion.

**Motion to Approve with amendment carried 4-0.**

#### **REGULAR AGENDA**

**6. Consideration, discussion, and possible action on a subdivision concept plan amendment for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, and being located at 8916 Hill Ln, Manor, TX. Applicant: Bowman Consulting Group, LTD. Owner: DG Manor Downs Property Owner, LP.**

The City Staff recommended the Planning and Zoning Commission approve the subdivision concept plan amendment for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being located at 8916 Hill Ln, Manor, TX.

Maggie Carrion with Bowman, 807 Las Cimas Pkwy, Building 2, Suite 350, Austin, Texas, submitted a speaker card in support of this item. Ms. Carrion did not wish to speak; however, she was available for any questions.

Tim Kraftson, Dalfen Industrial., 17304 Preston Road, Suite 550, Dallas Texas, submitted a speaker card in support of this item. Mr. Kraftson stated he was available for any questions.

Assistant Director Dunlop gave a recap for this item. He answered questions regarding the utility providers for this project. He stated this is a non-discretionary item.

**MOTION:** Upon a motion made by Commissioner Stensland seconded by Commissioner Nila to conditionally approve the subdivision concept plan amendment for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being located at 8916 Hill Ln, Manor, TX, pending the modification to the development agreement.

There was no further discussion.

**Motion to Approve carried 4-0.**

7. **Consideration, discussion, and possible action on a subdivision preliminary plat amendment for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, and being located at 8916 Hill Ln, Manor, TX.** Applicant: Bowman Consulting Group, LTD. Owner: DG Manor Downs Property Owner, LP.

The City Staff recommended the Planning and Zoning Commission approve the subdivision preliminary plat amendment for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being located at 8916 Hill Ln, Manor, TX.

Assistant Director Dunlop stated this item was the preliminary plat for the previous item.

**MOTION:** Upon a motion made by Commissioner Stensland and seconded by Commissioner Meyer to conditionally approve the subdivision preliminary plat amendment for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being located at 8916 Hill Ln, Manor, TX, pending the modification to the development agreement.

There was no further discussion.

**Motion to Approve carried 4-0.**

8. **Consideration, discussion, and possible action on a Subdivision Preliminary Plat for Manor Heights Phase 6 being twelve (12) lots on 47.66 acres, more or less, and being TCAD parcels 236952 and 902644 also known as 13201 Old Kimbro Rd, Manor, TX.** Applicant: Kimley-Horn & Associates. Owner: RHOF, LLC.

The City Staff recommended the Planning and Zoning Commission approve the Subdivision Preliminary Plat for Manor Heights Phase 6 being twelve (12) lots on 47.66 acres, more or less, and being TCAD parcels 236952 and 902644 also known as 13201 Old Kimbro Rd, Manor, TX.

Assistant Director Dunlop stated this was a non-discretionary item that has been approved by City Engineers. He gave a summary for the preliminary plat.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Nila to approve the Subdivision Preliminary Plat for Manor Heights Phase 6 being twelve (12) lots on 47.66 acres, more or less, and being TCAD parcels 236952 and 902644 also known as 13201 Old Kimbro Rd, Manor, TX.

There was no further discussion.

**Motion to Approve carried 4-0.**

- 9. Consideration, discussion, and possible action on a Rezoning Application Amendment for the Manor Heights (Carillon) Subdivision, approximately one thousand six hundred and fifty-five (1,655) lots on 548.5 acres, more or less, and being located at the NE corner of US Hwy 290 and Old Kimbro Road, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD).** Applicant: Forestar (USA) Real Estate Group. Owner: Kimley-Horn & Associates, Inc.

The City Staff recommended the Planning and Zoning Commission approve the Rezoning Application Amendment for the Manor Heights (Carillon) Subdivision, approximately one thousand six hundred and fifty-five (1,655) lots on 548.5 acres, more or less, and being located at the NE corner of US Hwy 290 and Old Kimbro Road, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD).

Assistant Director Dunlop summarized the rezoning amendment for the Manor Heights Subdivision.

Sarah Starkey with Kimley Horn, 10814 Jollyville Road, Building 4, Suite 200, Austin, Texas, submitted a speaker card to speak in support of this item. Ms. Starkey stated this amendment was consistent with other subdivision guidelines.

Assistant Director Dunlop explained the density requirements and building standards being proposed in the amendment.

Discussion was held regarding the amendment details and the map layout for the Manor Heights Subdivision.

**MOTION:** Upon a motion made by Commissioner Stensland and seconded by Commissioner Nila to Deny the Rezoning Application Amendment for the Manor Heights (Carillon) Subdivision, approximately one thousand six hundred and fifty-five (1,655) lots on 548.5 acres, more or less, and being located at the NE corner of US Hwy 290 and Old Kimbro Road, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD).

There was no further discussion.

**Motion to Deny carried 4-0.**

- 10. Consideration, discussion, and possible action on a paving variance for the 104 E Townes St. alleyway.** Applicant: Development & Consulting Bridgeway, LLC. Owner: Carlos Moyeda.

The City Staff recommended the Planning and Zoning Commission approve the paving variance for the 104 E Townes St. alleyway.

Assistant Director Dunlop gave background information for the variance request. He shared details on paving standards.

Discussion was held regarding the paving request. Assistant Direct Dunlop answered questions about future development and maintenance of the alleyway.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Stensland to approve the paving variance for the 104 E Townes St. alleyway.

There was no further discussion.

**Motion to Approve carried 4-0.**

**11. Consideration, discussion, and possible action on a subdivision final plat for Holley Smith – Mustang Valley phase 2, being one hundred and twelve (112) lots on 28.614 acres, more or less, and being generally located near the intersection of Ventura Arbor Lane and Trotting Mare Lane, Manor, TX.** Applicant: Carlson, Brigrance & Doering, Inc. Owner: KB Home Lone Star, Inc.

The City Staff recommended the Planning and Zoning Commission approve the subdivision final plat for Holley Smith – Mustang Valley phase 2, being one hundred and twelve (112) lots on 28.614 acres, more or less, and being generally located near the intersection of Ventura Arbor Lane and Trotting Mare Lane, Manor, TX.

Assistant Director Dunlop gave a summary of this item. He answered questions regarding street names and the process for renaming.

**MOTION:** Upon a motion made by Commissioner Stensland and seconded by Commissioner Nila to approve the subdivision final plat for Holley Smith – Mustang Valley phase 2, being one hundred and twelve (112) lots on 28.614 acres, more or less, and being generally located near the intersection of Ventura Arbor Lane and Trotting Mare Lane, Manor, TX.

There was no further discussion.

**Motion to Approve carried 4-0.**

**ADJOURNMENT**

**MOTION:** Upon a motion made by Commissioner Nila and seconded by Commissioner Stensland to Adjourn the Regular Session of the Manor Planning and Zoning Commission at 7:47 p.m. on Wednesday December 10, 2025.

There was no further discussion.

**Motion to Adjourn carried 4-0.**

*The Planning and Zoning Commission approved these minutes on January 14, 2026.*

**APPROVED:**

---

Felix Paiz  
Chairperson

**ATTEST:**

---

Mandy Miller  
Development Services Supervisor

DRAFT

12/10/25

Public Comment –

Regular Agenda 6 & 7 -

If you protect Code and Ordinance Section 15.03, all 42 pages, as your oath promised, you protect biodiversity. If not, you fail to comply and are guilty of an offense. Your also benefiting monoculture design

Scientifically it has been shown that monoculture design produces environmental harm to the health of all life and land on earth.

I've prepared this synopsis of Section 15.03, to help you today. These are environmental codes and ordinances that protect biodiversity.

I hope you will defend all our rights to this biodiversity, by stopping Dalfen Industrial warehouses from violating such. Then can gain us back our microscopic world of biodiversity and our rights to the healthy germs only nature has perfected in making.

Currently 179 trees, 12 different species is being proposed to go down to 5 species. There are already 12 Historic Heritage Trees that are supposed to be protected. They are 136-188 yrs old.

Not only is this dangerous mono-culturing, it is a visual illusion of health, but the sterility of it might just be what causes things like Covid-19.

I implore you to let Section 15.03 guide you, the world around us isn't meant to only be visually appealing, but sustain healthy life.

Thank you, and by the way loading docks aren't permitted to face the streets either! Like in BLDG 3.!!! Nor are trees to be removed in floodplains. I'm seeing theyre only allowed 15 loading docks per square footage, cannot face the street, must have a wing wall protecting from public view.

And the rest listed below!!!

Thank you for your stalwart consideration and defense!!

[ARTICLE 15.03 - LANDSCAPING AND SCREENING | Code of Ordinances | Manor, TX | Municode Library](#)

**Manor, Tx. Code of Ordinance's - [ARTICLE 15.03 - LANDSCAPING AND SCREENING | Code of Ordinances | Manor, TX](#)  
[| Municode Library](#)**

[https://library.municode.com/tx/manor/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH15SIDE\\_ART15.03LASC](https://library.municode.com/tx/manor/codes/code_of_ordinances?nodeId=COOR_CH15SIDE_ART15.03LASC)

- Section 15.03.007 - streetscape trees protected.
- Section 15.03.021(7) (3A) - when healthy native trees are located within the required bufferyard, the existing trees and shrubs shall not be removed or replaced with new plantings.
- 15.03.034.b - within bufferyard all are protected per chapter 14
- (e) within parking lots, trees become focal points moving existing site plans, rather than trees themselves.
- (f) shall be integrated into design, as open spaces, screening, and landscape areas.
- (h) are in flood plain --- are protected, regardless of species.
- Section 15.03.047 - No permit shall occur, until landscape plan by registered architect or city engineers or development services director meets article requirements.
- (14) - plan to indicate topographical, cultural, historical, archeological, hydrological, and other conditions of the property, OR WITHIN 200ft.

**2023 City of Manor Zoning Guide - [Zoning | Manor, TX](#)**

<https://www.manortx.gov/252/Zoning>

pg.85

# IN-2 Heavy Industrial

## Site Development Standards

Lot		Massing	
Minimum Lot Area	1 acre	Maximum Height	100 ft
Minimum Lot Width	200 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure lot coverage	60% <sup>2</sup>	Front Setback	20 ft
Maximum Building Coverage with Accessory Buildings	70%	Streetside Setback	20 ft
Landscape Requirement	15% <sup>3</sup>	Exterior side Setback	100 ft <sup>6</sup>
Streetscape Yard	15 ft <sup>4</sup>	Rear Setback	100 ft <sup>7</sup>
Bufferyard	50 ft <sup>5</sup>		
<sup>1</sup> Corner lots add 10 ft			

- Sec.15.03.004 –

(a) Central texas native plant resources already available there. Trees on property already on preferred plantings list

Tree Diversity guide:

(b) *Tree diversity.*

- (1) If 30 or more new trees are required, there shall be no more than 20 percent of any tree species, and no more than 40 percent of any tree genus planted on a site.

Downs Concept Proposal Total Land(per TCAD) - 146.086acres/ 6,359,760 square feet, right abutting downs land unshown 24.5 acres, #2367762 or 52. 146 acres – 33.6 acres: Bldgs = 112 acres. – 7 acres dedicated parkland = 105acres/or 4,573,800sf of Parking and Loading docks????? And space in between... Plenty of space to dedicate the required 22 acres of landscaping, and 1200 trees to City of Manor for newly proposed nature preserve community area. Still leaving 83 acres for the parking etc.

I.Site Development Standards – IN-2 Heavy Industrial – pg34 –

- Pg 34 - Access from collector or higher classification roadway
- Pg 35 – Setback are not conforming to requirements.
- Pg 35 - Max bld and accessory bldg. coverage 70% = 102 acres or 4,451,832 sf. Theyre at 1,464,480 sf with all the proposed buildings, or 33.6 acres.
- Pg 35 - 15% landscape requirement = 21.9 acres or 953,964 sf
- Pg 35 - 1 tree per 800 sf of landscaped area = 1,192 tree's
- Pg 35 – 1 medium or large tree for every 40 linear feet of street frontage no electric there, or small tree every 20 linear feet.
- Pg 63 – Parking - It is not located within 600 feet from the lot line of a residential district measured along a straight line between the closest district boundary lines. Truck bays and loading docks are located perpendicular to the public right-of-way and on an interior side or rear

**elevation of the building,** provided they do not abut a street or highway or a residential district.

Access is taken from a collector or higher classification roadway.

- Pg 71 - **Warehouses, manufacturing plants Parking** - One space for each 700 square feet indoor GFA, and one space for each 1,000 square feet outdoor facility GFA, and one space for each 2,500 square feet GFA indoor storage area = **2092 parking spaces.**

- Pg 72. **Per total sf of gross floor loading Dock requirement** - Only required 3 loading per 100-200,000 sf. Each 100,000sf. 1 additional. = 3 + 12 = **15 total docks allowed.** They far exceed this limit!!!!!!!!!!!!!! TO note largest bldg. @ 498,960sf, thereby affords 5 loading docks. Am I incorrect????? Theyre at 1,464,480 sf with all the proposed buildings, or 33.6 acres.

Tree's over concrete are very dangerous and transmit avian virus's easily, into buildings and homes on the bottom of shoes.