



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
MAY 13, 2026**

**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:

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

CITY STAFF:

Michael Burrell, Development Services Director
Scott Dunlop, Development Services Assistant Director
Brad Barrett, Assistant City Attorney
Annemarie Felfe, City Planner

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 Stensland at 6:31 p.m. on Wednesday, May 13, 2026, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PUBLIC COMMENTS

Crista Swier, 15226 N FM 973 Road, Manor, Texas, submitted a speaker card to speak on non-agenda topics. Ms. Swier expressed her concern with KB Home and the flooding at her property.

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak on non-agenda topics, Item #1, Item #2, Item #4, Item #6, Item #8, Item #10, and Item #12. Mr. Battaile spoke about his lawsuits, the addition of a plaza at Kimbro Crossing, and his potential booth at the 5K run.

PUBLIC HEARING

- 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. Applicant: Rafiq Karediya. Owner: Platinum 973 LLC.**

City staff recommended that the Planning and Zoning Commission conduct a public hearing on the 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.

Chair Stensland opened the public hearing.

Rafiq Karediya, 13801 N FM 973 Road, Manor, Texas, submitted a speaker card in support of this item. Mr. Karediya did not wish to speak; however, he 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 questioned why a plaza would not be required for this development.

Assistant Director Dunlop gave background information for this item. He explained that this property was annexed in 2022 after ESD12 held their sales tax election, so the City does not collect sales tax from this property.

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

There was no further discussion.

Motion to Close carried 7-0.

- 2. 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. Applicant: LVE Las Entradas REG, LP. Owner: LVE Las Entradas REG, LP.**

City staff recommended that the Planning and Zoning Commission conduct a public hearing on the 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.

Chair Stensland opened the public hearing.

Daniel Frey with Endeavor, 12420 Tillgang Pass, Manor, Texas submitted a speaker card in support of this item. Mr. Frey did not wish to speak; however, he 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 requested the TIRZ map be presented.

Assistant Director Dunlop gave background information for this item. He explained that the proposed square footage of the dentist office is updated to 2,200 square feet and that this Specific Use Permit is in alignment with the Future Land Use Map.

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

There was no further discussion.

Motion to Close carried 7-0.

- 3. 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. Applicant: Forest Surveying & Mapping. Owner: Margarita Arroyo Gomez.**

City staff recommended that the Planning and Zoning Commission conduct a public hearing on the 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.

Chair Stensland opened the public hearing.

Assistant Director Dunlop gave background information for this item and explained the hardships for these lots.

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

There was no further discussion.

Motion to Close carried 7-0.

- 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. Applicant: Barron Stark Engineers, LP. Owner: Timmermann Commercial Investments, LP.**

City staff recommended that the Planning and Zoning Commission conduct a public hearing on the 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.

Chair Stensland opened the public hearing.

Pat Sauer with Identity Capital, 4310 Hallmark Drive, Dallas, Texas, submitted a speaker card in support of this item. Mr. Sauer did not wish to speak; however, he 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 expressed his desire for a plaza and addressed concerns with parkland at Kimbro Crossing.

Assistant Director Dunlop gave background information for this item and explained that the correction of easements is the condition for approval.

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

There was no further discussion.

Motion to Close carried 7-0.

CONSENT AGENDA

- 5. Consideration, discussion, and possible action to approve the minutes for March 11, 2026, Planning and Zoning Commission Regular Session and April 8, 2026, Planning and Zoning Commission Regular Session – No Quorum.**
- 6. Consideration, discussion, and possible action on a Staff Report of actions taken at the April 8, 2026 Planning and Zoning Commission meeting.**

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

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

There was no further discussion.

Motion to Approve carried 7-0.

REGULAR AGENDA

- 7. 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. Applicant: Rafiq Karediya. Owner: Platinum 973 LLC.**

City Staff recommended that the Planning and Zoning Commission approve the 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.

Rafiq Karediya, 13801 N FM 973 Road, Manor, Texas, submitted a speaker card in support of this item. Mr. Karediya did not wish to speak; however, he was available for any questions.

Assistant Director Dunlop gave background information for this item.

Mr. Karediya answered questions about the tenants for the property.

Discussion was held about this property not collecting sales tax and the financial reasoning for Medical Office to be permitted.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Aubert to approve the 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.

There was no further discussion.

Motion to Approve carried 7-0.

- 8. 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. Applicant: LVE Las Entradas REG, LP. Owner: LVE Las Entradas REG, LP.**

City Staff recommended that the Planning and Zoning Commission approve the Specific Use Permit for 2,200 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.

Daniel Frey with Endeavor, 12420 Tillgang Pass, Manor, Texas submitted a speaker card in support of this item. Mr. Frey did not wish to speak; however, he was available for any questions.

Assistant Director Dunlop gave background information for this item and restated the reduced square footage of 2,200.

Daniel Campbell with LVE Las Entradas, 4314 Medical Parkway, Suite 200, Austin, Texas submitted a speaker card in support of this item. Mr. Campbell explained that Manor is lacking about nine dentists per their calculations. Additionally, he gave reasoning for a dentist's office to be placed in the Las Entradas shopping center.

Chair Stensland clarified that the proposed square footage is 2,225 of Medical Office per Mr. Campbell's statement.

Daniel Frey confirmed the new proposed square footage of 2,225 and spoke about the sales tax opportunity at a dentist's office with the sale of toothpaste and toothbrushes.

Commissioner Aubert confirmed with Mr. Dunlop that Community Mixed Use from the Future Land Use Map allots for up to 40% office in the non-residential portion.

MOTION: Upon a motion made by Commissioner Paiz and seconded by Commissioner Terry to approve the Specific Use Permit for 2,225 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.

There was no further discussion.

Motion to Approve carried 6-1. Vice Chair Nila opposed.

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. Applicant: Forest Surveying & Mapping. Owner: Margarita Arroyo Gomez.

City Staff recommended that the Planning and Zoning Commission approve the 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.

Assistant Director Dunlop gave background information for this item.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Terry to approve the 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.

There was no further discussion.

Motion to Approve carried 7-0.

10. 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. Applicant: Barron Stark Engineers, LP. Owner: Timmermann Commercial Investments, LP.

City Staff recommended that the Planning and Zoning Commission approve the 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.

Pat Sauer with Identity Capital, 4310 Hallmark Drive, Dallas, Texas, submitted a speaker card in support of this item. Mr. Sauer did not wish to speak; however, he was available for any questions.

Assistant Director Dunlop gave background information for this item and clarified staff recommendations to approve the plat with conditions to modify the easements.

Discussion was held regarding future access and traffic flow to be completed by TXDOT.

MOTION: Upon a motion made by Commissioner Mendoza and seconded by Commissioner Terry to approve the 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 with the condition of modifying the easements.

Vice Chair Nila confirmed that the vote to approve with conditions is non-discretionary.

There was no further discussion.

Motion to Approve carried 6-1. Commissioner Meyer opposed.

11. Consideration, discussion, and possible action on a Coordination Sign Plan for 13207 Bois D'Arc Lane. Applicant: Elevate Sign Group. Owner: 13400 Highway 290 AGV LLC.

City Staff recommended that the Planning and Zoning Commission approve the Coordination Sign Plan for 13207 Bois D'Arc Lane.

Paul Oddo with Austin Growth Ventures, 1910 Stoneridge Terrace, Austin, Texas, submitted a speaker card in support of this item. Mr. Oddo did not wish to speak; however, he was available for any questions.

Assistant Director Dunlop gave background information for this item.

MOTION: Upon a motion made by Commissioner Terry and seconded by Commissioner Paiz to approve the Coordination Sign Plan for 13207 Bois D'Arc Lane.

There was no further discussion.

Motion to Approve carried 7-0.

12. Consideration, discussion, and possible action on an amendment to a Coordinated Sign Plan for the Shops at Las Entradas, and being located at 12420 Tillgang Pass. Applicant: Artek Signs. Owner: LVE Las Entradas Reg LP.

City Staff recommended that the Planning and Zoning Commission approve the Coordinated Sign Plan for the Shops at Las Entradas, and being located at 12420 Tillgang Pass.

Jamie Mitol with Artek Sign submitted a speaker card in support of this item. Mr. Mitol did not wish to speak; however, he was available for any questions.

Assistant Director Dunlop gave background information for this item and explained the amendments to the original Coordinated Sign Plan.

Discussion was held regarding lumens on the blade sign. Jamie Mitol explained that the neon Chuy's blade sign is faux neon, so the lumens can be adjusted.

MOTION: Upon a motion made by Commissioner Terry and seconded by Commissioner Paiz to approve the Coordination Sign Plan for the Shops at Las Entradas, and being located at 12420 Tillgang Pass with the condition that signs SH6 and SH7 only apply to the current proposed tenant.

There was no further discussion.

Motion to Approve carried 7-0.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Terry and seconded by Commissioner Meyer to Adjourn the Regular Session of the Manor Planning and Zoning Commission at 7:48 p.m. on Wednesday May 13, 2026.

There was no further discussion.

Motion to Adjourn carried 7-0.

The Planning and Zoning Commission approved these minutes on June 10, 2026.

APPROVED:

Jeffrey Stensland
Chairperson

ATTEST:

Annemarie Felfe
City Planner

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