



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
JANUARY 14, 2026**

This meeting will be 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 (Absent)
Prince Chavis, Vice Chair, Place 2
Nathan Aubert, Place 1
Gabriel Nila, Place 3
Jeffrey Stensland, Place 5
Cecil Meyer, Place 6
James Terry, Place 7

CITY STAFF:

Michael Burrell, Development Services Director
Scott Dunlop, Development Services Assistant Director
Veronica Rivera, 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 Vice Chair Chavis at 6:34 p.m. on Wednesday, January 14, 2026, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak on multiple non-agenda topics, Item #2, Item #3, Item #4, Item #5, Item #6, and Item #7. Mr. Battaile spoke regarding recommendations to the Commissioners, Manor Downs Project, Monarch Ranch, the Downtown Plan, and Manor's Comprehensive Plan. *Also see attached email.*

PUBLIC HEARING

- 1. Conduct a public hearing on a Specific Use Permit for up to 13,000 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Lot 1A, Block A Las Entradas North Section 3, also known as 12420 Tillgang Pass, Manor, TX. Applicant: Bison Permitting, LLC. Owner: LVE Las Entradas Reg LP.**

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

Vice Chair Chavis opened the public hearing.

Kelly Agnor with Bison Permitting, 6905 Tumbling Trail, Fort Worth, Texas, submitted a speaker card in support of this item. Ms. Agnor did not wish to speak; however, she was available for questions.

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak in opposition to this item. Mr. Battaile stated he wanted additional information on the Las Entradas North Section 3 development regarding TIRZ (Tax Increment Reinvestment Zone), Chapter 380 or any other incentives associated with this property.

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

There was no further discussion.

Motion to Close carried 6-0

CONSENT AGENDA

- 2. Consideration, discussion, and possible action to approve the minutes for December 10, 2025, Planning and Zoning Commission Regular Session.**

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

Amendment: Upon an amendment made by Commissioner Stensland to include a correction to the attendance to show Commissioner Aubert as absent.

There was no further discussion.

Motion to Approved carried 6-0

Reconsideration: Upon a motion made by Commissioner Stensland and seconded by Commissioner Terry to reconsider Agenda Item #2.

Motion to Reconsider carried 6-0

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Terry to approve the minutes with the correction to the attendance to show Commissioner Aubert, Place 1 as absent, Commissioner Terry, Place 7, and Vice Chair Chavis as absent.

There was no further discussion.

Motion to Approved carried 6-0

VICE CHAIR CHAVIS PULLED ITEM 3 AND ITEM 4 FROM THE AGENDA.

- 3. Consideration, discussion, and possible action on the appointment of the Chair for the Planning and Zoning Commission.***
- 4. Consideration, discussion, and possible action on the appointment of the Vice Chair for the Planning and Zoning Commission.***

REGULAR AGENDA

- 5. Consideration, discussion, and possible action on a Specific Use Permit for up to 13,000 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Lot 1A, Block A Las Entradas North Section 3, also known as 12420 Tillgang Pass, Manor, TX. Applicant: Bison Permitting, LLC. Owner: LVE Las Entradas Reg LP.**

City Staff recommended that the Planning and Zoning Commission approve a Specific Use Permit for up to 7,370 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Lot 1A, Block A Las Entradas North Section 3, also known as 12420 Tillgang Pass, Manor, TX.

Kelly Agnor with Bison Permitting, 6905 Tumbling Trail, Fort Worth, Texas, submitted a speaker card in support of this item. Ms. Agnor did not wish to speak; however, she was available for questions.

Assistant Director Dunlop explained the location of this property. He gave background on the Specific Use Permit, current zoning and the requested square footage amount. He clarified the reasons behind the City Staff's recommendation, including the already existing businesses at this location.

Discussion was held regarding the Specific Use Permit. The location and potential tax revenue this location would generate was considered.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Nila to deny the Specific Use Permit for up to 13,000 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Lot 1A, Block A Las Entradas North Section 3, also known as 12420 Tillgang Pass, Manor, TX.

There was no further discussion.

Motion to Deny carried 5-1. Commissioner Aubert opposed.

6. Consideration, discussion, and possible action on a subdivision final plat for Monarch Ranch, being one hundred and forty-one (141) lots on 44.68 acres, more or less, and being generally located near the intersection of Monarch Ranch Drive and Gregg Lane, Manor, TX.

Applicant: Jamison Civil Engineering LLC. Owner: Blackburn Communities LLC.

City Staff recommended that the Planning and Zoning Commission approve a subdivision Final Plat for Monarch Ranch, being 141 lots on 44.68 acres, more or less, and being located near the intersection of Monarch Ranch Drive and Gregg Lane, Manor, TX.

Assistant Director Dunlop gave a summary of this item, including the phase of development, number of lots, number of residential lots and the number of open space and landscaping lots.

Commissioner Meyer requested correction to the labelling on the vicinity map.

Director Burrell said it would need to be stated in the approved motion for the record.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Terry to approve the Subdivision Final Plat for Monarch Ranch, being one hundred and forty-one (141) lots on 44.68 acres, more or less, and being generally located near the intersection of Monarch Ranch Drive and Gregg Lane, Manor, TX, with the labeling corrections to the Vicinity Map.

There was no further discussion.

Motion to Approve carried 6-0.

7. Consideration, discussion, and possible action on a setback waiver for 505 East Burton Street, Manor, TX. Applicant: Victor Rebollar. Owner: Victor Rebollar.

City Staff recommended that the Planning and Zoning Commission approve the setback waiver for 505 East Burton Street, Manor, TX.

Assistant Director Dunlop gave a summary of this item. He stated the waiver was consistent with the typical setback waiver for this area of the city.

Discussion was held regarding other setback waivers for this street.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Aubert to approve the setback waiver for 505 East Burton Street, Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Terry to Adjourn the Regular Session of the Manor Planning and Zoning Commission at 7:08 p.m. on Wednesday January 14, 2026.

There was no further discussion.

Motion to Adjourn carried 6-0.

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

APPROVED:

Chairperson

ATTEST:

Mandy Miller

Development Services Supervisor

DRAFT

Michael Burrell

From: [REDACTED]
Sent: Sunday, January 11, 2026 12:00 PM
To: [REDACTED]
Cc: [REDACTED]

Subject: Manor TX Planning & Zoning "Commission" Played for CHUMPS. Again.

Wed Jan 14. 7:00 P&Z Meeting Agenda

<https://meetings.municode.com/adaHtmlDocument/index?cc=MANORTX&me=31d2075102444cf6b383f7d1cc74716d&ip=true>

They're not a Commission. Who are we kidding? They are Scott Dunlop's personal "committee." Does anyone really think that Development Services "Director" Mike Burrell is Scott's "supervisor?" Just curious, but why is Mike sitting on the dais instead of in the audience with the other staffers? Scott's making \$120,000 a year now.

Pete Dwyer, Barth Timmermann and a handful of others have been **RUNNING THE TOWN** for the last 25 years... Pete is so tight that he squeaks when he walks. I've given more personal money to our parks than this gazillionaire has. In fact, I've given more than **ALL 30,000** of you **COMBINED**. The embarrassing part is that it's UNDER \$1,500 total. Mayor can't even put in a Corn Hole Board in SIX YEARS with over a hundred million dollars in the bank.

This is how Harvey shows his "love" for our community.

Our City Attorneys, Knights Laws are risking the loss of their LAW LICENSE to practice in Texas. Note that P&Z has done a few good things. They kept the 29" heritage Pecan Tree from getting chopped down for two months... and then gave up. Why didn't P&Z convene a town hall to talk about Manor Downs, the giant Warehouses, the Destruction of the Historic Stadium and the Giveaway of \$8+ MILLION tax dollars to a \$5 BILLION dollar corporation that did an ILLEGAL annexation? Why can't P&Z put a CORN HOLE BOARD onto the Budget?

'Cause they have **NO IDEA how to be a COMMISSION** or know how much POWERS they even have... (that would require reading the city codes) AND having a backbone to stand up for the people. DEVELOPERS, CONSULTANTS and Bonds SELLERS have been given the town. They didn't need to "take it over" per se; it became theirs by default. "De Faut" was De Mayor's fault... and all the other cowards and greedy succulents.

This email needs to be forwarded IMMEDIATELY upon receipt to the individual commissioners. Dunlop acted as their "liaison" (i.e. CENSOR) adding comments and delayed giving them the emails until right

before the meetings... why don't they get their OWN email addresses if they're such important "commissioners?" Gee, I wonder.

This Agenda is FILLED with Class-C Misdemeanors. I intend to file a Ciitizen Criminal Complaint with the Manor Court of No Record after the meeting takes place and I know the names of everyone involved. Fines are up to \$500 for each offense. No jail time. Further, they never disclose the name of who created the Agenda; nor who posted it.

CRIMINAL COMPLAINT

(Class C Misdemeanor – Texas Open Meetings Act)

I. COMPLAINANT

My name is Robert Edward Battaile. I am an adult resident of Travis County, Texas. I have personal knowledge of the facts stated herein, or such facts are based on official public records, posted agendas, meeting packets, and the conduct of the Manor Planning and Zoning Commission at a duly posted public meeting.

II. DEFENDANTS (TO BE COMPLETED AFTER MEETING)

This complaint is filed against the following persons, in their individual capacities and acting under color of law, whose identities will be confirmed upon completion of the January 14, 2026 Planning and Zoning Commission meeting:

Members of the Manor Planning and Zoning Commission who knowingly participated in the acts described herein. Plus:

City Secretary: _____

City Attorney(s): _____

City Attorney Law Firm: **Knights Law Firm**

Mike Burrell, Development Services Director

Other staff members tbd

Each Defendant is alleged to have knowingly participated in, facilitated, authorized, or allowed violations of the Texas Open Meetings Act.

III. JURISDICTION AND VENUE

This Court has jurisdiction pursuant to Texas Government Code § 551.144. Venue is proper in Travis County, Texas. The offenses occurred within the City of Manor, Travis County, Texas.

IV. GENERAL ALLEGATIONS

The Manor Planning and Zoning Commission is a "governmental body" as defined by Texas Government Code § 551.001 and is subject to all requirements of the Texas Open Meetings Act.

The Defendants knowingly caused or allowed governmental action to occur without meaningful public notice, without required records, and in a manner designed to evade transparency through omission of material financial facts, substitution of staff summaries for required records, segmentation of development approvals, and manipulation of public participation.

Material omissions included failure to disclose the financial incentive structures routinely associated with developments in this corridor, including **Tax Increment Reinvestment Zone participation and Chapter 380 economic development incentives**, both of which directly affect the fiscal consequences of Planning and Zoning approvals.

IV-A. ENTRENCHED DEVELOPER CONTROL, TIRZ CAPTURE, AND CHAPTER 380 INCENTIVES (PETE DWYER / LAS ENTRADAS)

For approximately twenty-five (25) years, land-use, zoning, and economic-development decisions within Manor have been dominated by a small, entrenched group of developers, including **Pete Dwyer, Barth Timmermann and a handful of others operating behind the scenes**. This influence is structural and ongoing.

The subject properties lie within **Tax Increment Reinvestment Zone No. 2 (TIRZ #2)**. TIRZ #2 diverts ordinary **ad valorem property tax revenue** generated by increases in appraised value away from general public use and into a reinvestment fund used to subsidize development. The governing board of TIRZ #2 is the **Manor City Council itself**, creating a closed-loop system in which the same officials approve zoning, enable tax diversion, and control the distribution of diverted funds.

In addition to TIRZ participation, the City of Manor has an established practice of granting **Chapter 380 economic development incentives** to commercial developments in this corridor. Chapter 380 incentives involve the use of public funds or tax rebates to subsidize private development.

The agenda items involving Las Entradas properties were presented without disclosure of:

- Whether Chapter 380 incentives were being sought, contemplated, negotiated, or historically applied;
- How the lack of sales-tax generation by a medical office affects the economic justification for any such incentive;
- The cumulative effect of layering Chapter 380 incentives on top of TIRZ tax diversion.

These omissions concealed motive, financial consequence, and the true economic impact of the governmental actions taken. The failure to disclose this information deprived the public of meaningful notice and constitutes knowing circumvention of the Texas Open Meetings Act.

V. AGENDA ITEM-SPECIFIC OFFENSES

COUNT 1. PUBLIC HEARING — SPECIFIC USE PERMIT (Agenda Item 1)

The Defendants conducted a public hearing on a Specific Use Permit for up to 13,000 square feet of Medical Office on 6.76 acres at 12420 Tillgang Pass, Manor, Texas.

The agenda and meeting packet omitted material facts, including that the property lies within TIRZ #2, that approval enables long-term diversion of ad valorem property tax increments, and that the

development is located within a corridor where Chapter 380 incentives are routinely used. The packet failed to disclose whether Chapter 380 incentives were implicated or excluded, despite the fact that a medical office generates little or no sales-tax revenue.

The application was presented “on behalf of the entire development” without disclosure of cumulative commercial obligations, including **plaza requirements** and incentive impacts.

By conducting a public hearing without disclosure of material financial and regulatory consequences, the Defendants violated Texas Government Code §§ 551.041 and 551.043 and knowingly participated in circumvention of the Act under § 551.144.

COUNT 2. CONSENT AGENDA — APPROVAL OF MINUTES WITHOUT MINUTES (Agenda Item 2)

The Defendants caused the Planning and Zoning Commission to vote, via the consent agenda, to approve the minutes of the December 10, 2025 meeting.

No minutes were provided to the Commission. No minutes were available to the public. No record of deliberations or votes was presented. Instead, a staff-authored “Agenda Item Summary Form” was substituted.

Texas Government Code §§ 551.021 and 551.022 require that minutes be prepared and kept as the official record of meetings. Voting to approve minutes that do not exist and are not available constitutes a knowing circumvention of the Texas Open Meetings Act.

This conduct constitutes a Class C misdemeanor under Texas Government Code § 551.144.

COUNT 3. SPECIFIC USE PERMIT — ACTION FOLLOWING DEFECTIVE HEARING (Agenda Item 5)

Following the defective public hearing described in Count 1, the Defendants took official action on the Specific Use Permit.

Because the hearing was conducted on a materially incomplete and misleading record that omitted TIRZ and Chapter 380 financial implications, the subsequent action ratified and compounded the underlying violation.

This conduct constitutes knowing circumvention of the Texas Open Meetings Act under § 551.144.

COUNT 4. FINAL PLAT — MONARCH RANCH (Agenda Item 6)

The Defendants considered and acted upon a final plat for Monarch Ranch consisting of 141 lots on approximately 44.68 acres.

The agenda and packet failed to provide a complete cumulative development record, including parkland dedication requirements, in-lieu park fees, developer park fees and any recalculations following reductions in home size. “Open space” was presented without clarification that it is not equivalent to legally required parkland.

Proceeding on an incomplete record deprived the public of meaningful notice and constitutes knowing omission of material information in violation of the Texas Open Meetings Act.

COUNT 5. SETBACK WAIVER WITHOUT SITE PLAN (Agenda Item 7)

The Defendants considered a setback waiver for 505 East Burton Street without any site plan showing the proposed structure for which the waiver was sought.

Deliberating and acting on a zoning waiver without evidence renders the meeting recordless and meaningless, in violation of Texas Government Code § 551.021, and constitutes knowing circumvention under § 551.144.

COUNT 6. MANIPULATION AND RESTRICTION OF PUBLIC COMMENT (APPLICABLE TO ALL AGENDA ITEMS)

The Defendants restricted public comment by limiting speakers to three minutes; and another two minutes for all Agenda items total and requiring speakers to use all allotted time at the beginning of the meeting.

This practice prevented contemporaneous public comment on specific agenda items as they were deliberated and acted upon, effectively excluding the public from meaningful participation and constituting constructive circumvention of the Texas Open Meetings Act.

VI. CITY ATTORNEY CONFLICT AND NOTICE

City Attorneys, including attorneys from **Knights Law Firm**, may have reviewed, approved, or knowingly allowed the posting of the defective agenda and packet described herein, including omissions related to TIRZ and Chapter 380 incentives. As material participants and potential witnesses, continued representation presents a non-waivable conflict of interest. City Attorneys are Defendants. Recusal is imperative.

VII. OFFENSE LEVEL

Each Count constitutes a **Class C misdemeanor** under Texas Government Code § 551.144 with fines of up to \$500. **Each agenda item constitutes a separate offense.**

VIII. PRAYER

WHEREFORE, Complainant requests that this Criminal Complaint be accepted for filing upon confirmation of Defendant identities following the January 14, 2026 meeting, and that process issue as provided by law.

SIGNED:

Robert Edward Battaile, Complainant