



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
JUNE 10, 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
Cecil Meyer, Place 6
James Terry, Place 7 (Absent)

CITY STAFF:

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

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 6:30 p.m. on Wednesday, June 10, 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 non-agenda topics, Item #1, Item #2, Item #3, and Item #4. Mr. Battaile spoke about the Comprehensive Plan and his complaints towards City Staff, the Planning and Zoning agenda, and the Future Land Use Map.

CONSENT AGENDA

1. Consideration, discussion, and possible action to approve the minutes for May 13, 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 Paiz to approve the consent agenda.

There was no further discussion.

Motion to Approve carried 6-0.

REGULAR AGENDA

2. Consideration, discussion, and possible action on a Subdivision Final Plat for Lot 6, Block A of the Manor Commons SE Commercial Subdivision, one (1) lot on 1.341 acres, more or less, and being generally located to the southeast of the intersection of US Hwy 290 and Greenbury Dr., Manor, TX. Applicant: Bowman Consulting Group, LTD. Owner: Timmermann Commercial Investments, LP.

City Staff recommended that the Planning and Zoning Commission approve the Subdivision Final Plat for Lot 6, Block A of the Manor Commons SE Commercial Subdivision, one (1) lot on 1.341 acres, more or less, and being generally located to the southeast of the intersection of US Hwy 290 and Greenbury Dr., Manor, TX.

Assistant Director Dunlop gave background information for this item.

Discussion was held regarding the sidewalk at Timmermann Park. Assistant Director Dunlop clarified that the Timmermann Park sidewalks will not be modified and that Dairy Queen's sidewalk will be extended along the frontage of this property.

MOTION: Upon a motion made by Commissioner Paiz and seconded by Commissioner Mendoza to approve the Subdivision Final Plat for Lot 6, Block A of the Manor Commons SE Commercial Subdivision, one (1) lot on 1.341 acres, more or less, and being generally located to the southeast of the intersection of US Hwy 290 and Greenbury Dr., Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0.

3. Consideration, discussion, and possible action on a Coordinated sign plan for the Kimbro Crossing Commercial Development. *Applicant: Image National Signs. Owner: Identity Capital.*

City Staff recommended that the Planning and Zoning Commission approve the Coordinated sign plan for the Kimbro Crossing Commercial Development.

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 explained the sign types proposed for this item and compared the proposed Sign Plan to the Manor Crossing Coordinated Sign Plan.

MOTION: Upon a motion made by Commissioner Mendoza and seconded by Commissioner Aubert to approve the Coordinated sign plan for the Kimbro Crossing Commercial Development.

There was no further discussion.

Motion to Approve carried 6-0.

4. Consideration, discussion, and possible action on a Subdivision Final Plat for Kimbro Crossing, being three (3) lots on 10.9834 acres, more or less, and being generally located to the northwest of the intersection of US Hwy 290 and Old Kimbro Rd., Manor, TX. *Applicant: Barron Stark Engineers. Owner: Timmermann Commercial Investments.*

City Staff recommended that the Planning and Zoning Commission approve the Subdivision Final Plat for Kimbro Crossing, being three (3) lots on 10.9834 acres, more or less, and being generally located to the northwest of the intersection of US Hwy 290 and Old Kimbro Rd., 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.

Discussion was held regarding traffic access to the development.

Mr. Sauer answered questions regarding traffic improvements and tree preservation.

MOTION: Upon a motion made by Vice Chair Nila and seconded by Commissioner Paiz to approve the Subdivision Final Plat for Kimbro Crossing, being three (3) lots on 10.9834 acres, more or less, and being generally located to the northwest of the intersection of US Hwy 290 and Old Kimbro Rd., Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Paiz and seconded by Vice Chair Nila to Adjourn the Regular Session of the Manor Planning and Zoning Commission at 6:55 p.m. on Wednesday June 10, 2026.

There was no further discussion.

Motion to Adjourn carried 6-0.

The Planning and Zoning Commission approved these minutes on July 8, 2026.

APPROVED:

Jeffrey Stensland
Chairperson

ATTEST:

Annemarie Felfe
City Planner