



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
JULY 8, 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:

Scott Dunlop, Development Services Assistant Director
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 6:30 p.m. on Wednesday, July 8, 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, and Item #2. Mr. Battaile spoke about his personal legal matters and expressed concerns about development decisions.

CONSENT AGENDA

1. Consideration, discussion, and possible action to approve the minutes for June 10, 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 Paiz and seconded by Commissioner Mendoza 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 Coordinated Sign Plan for The Lex and being located at 11830 N. FM 973, Manor, TX. Applicant: CND Signs. Owner: Dwyer Realty.

City Staff recommended that the Planning and Zoning Commission approve a Coordinated Sign Plan for The Lex and being located at 11830 N. FM 973, Manor, TX.

Assistant Director Dunlop gave background information for this item.

Discussion was held about the anvils featured on the Coordinated Sign Plan.

MOTION: Upon a motion made by Commissioner Paiz and seconded by Vice Chair Nila to approve the Coordinated Sign Plan for The Lex and being located at 11830 N. FM 973, 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 Commissioner Meyer to Adjourn the Regular Session of the Manor Planning and Zoning Commission at 6:43 p.m. on Wednesday July 8, 2026.

There was no further discussion.

Motion to Adjourn carried 6-0.

The Planning and Zoning Commission approved these minutes on August 12, 2026.

APPROVED:

Jeffrey Stensland
Chairperson

ATTEST:

Annemarie Felfe
City Planner