



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
OCTOBER 8, 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 (Absent)
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 (Absent)

CITY STAFF:

Michael Burrell, Development Services Director
Scott Jones, Economic Development Director
Scott Dunlop, Assistant Development Services Director
Paige Saenz, Assistant City Attorney
Pauline Gray, City Engineer
Annemarie Felfe, City Planner
Mandy Miller, Development Services Supervisor

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 Commissioner Stensland At 6:34 p.m. on Wednesday, October 8, 2025, 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 regarding stormwater and water quality control. Ms. Swier expressed her concerns pertaining to water runoff from new development causing properties to flood.

Stephanie Ward, 13915 Suncrest Road, Manor, Texas, submitted a speaker card to speak regarding Tower Road and water quality control. Ms. Ward stated she was experiencing water running through her dry creek and expressed worries with others wasting water. Ms. Ward voiced complaints about light pollution from nearby developments.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak on his concerns, Item #9, Item #10, Item #11, Item #12, Item #13, and Item #16. Mr. Battaile spoke regarding his upcoming court case, development and revitalization within the historical downtown area, the character of the city and the concessions being made to the developers.

PUBLIC HEARING

- 1. Conduct the public hearing on an Amended Subdivision Concept Plan for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.** Applicant: Carlson, Brigance & Doering, Inc. Owner: KB Home Lonestar, Inc.

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

Commissioner Stensland opened the public hearing.

Lee Whited with Carlson, Brigance, & Doering Inc., 5501 W. William Cannon Dr., Austin, Texas, submitted a speak card in support of this item. Mr. Whited did not wish to speak; however, was available for any questions.

Crista Swier submitted a speaker card to speak in opposition of this item. Ms. Swier requested the item be postponed to the next meeting. She stated she requested additional data but has not been given an appropriate amount of time to review it due to slow response from the city. She stated the information received seemed to show modifications to the Final Plats for the bordering properties. She expressed concerns regarding issues with Phase 1 that needed to be resolved before allowing Phase 2 to be approved.

Director Burrell gave a summary of the amendment. This comes after a request to make changes to the Holley Smith (Mustang Valley) Preliminary Plat. The changes were substantial enough to require all documents to be amended.

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

There was no further discussion.

Motion to Close carried 4-0.

2. **Conduct the public hearing on an Amended Subdivision Preliminary Plat for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.** Applicant: Carlson, Brigance & Doering, Inc. Owner: KB Home Lonestar, Inc.

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

Commissioner Stensland opened the public hearing.

Crista Swier submitted a speaker card to speak in opposition of this item. She stated she is requesting a postponement due to lack of sufficient time to review supporting documents. She stated KB Homes added 25 additional homes that were not originally included in the development. She expressed concerns that KB Homes was in violation of State of Texas Water Code 11.086. Ms. Swier encouraged the city to do something about water quality control.

Director Burrell gave a summary of the Preliminary Plat for Holley Smith. He detailed the changes that were made and explained how they affected the overall development of the subdivision.

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

There was no further discussion.

Motion to Close carried 4-0

3. **Conduct a public hearing on a Specific Use Permit for 10,000 square feet in Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US Highway 290, also referred to as 13400 E US Highway 290 Manor, TX.** Applicant: Advantage Construction, LLC. Owner: Advantage Construction, LLC.

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

Chair Stensland opened the public hearing.

Robert Battaile submitted a speaker card to speak in support of this item. Mr. Battaile requested additional information on Chapter 380 or similar funds.

Director Burrell gave background on this item. There was a misconception regarding the property being sales tax eligible. This property was annexed after 2013.

Discussion was held regarding changes made since the original request, the potential for encroachment within the easement and off-site parking requirements. It was clarified that no changes have been made to the original submission. Mr. Burrell assured the Commissioners that the developer would be required to comply with our code. The submitted renderings were purely conceptional in nature.

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

There was no further discussion.

Motion to Close carried 4-0.

4. **Conduct a public hearing on a Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8 being six hundred eighty-one (681) lots on 247.03 acres, more or less, and being TCAD parcels 248029, 547346, 804537, 804535, 815596 also known as 14611 Fuchs Grove Rd, Manor, TX. Applicant: KTCivil. Owner: Meritage Homes of Texas, LLC.**

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

Commissioner Stensland opened the public hearing.

Robert Battaile submitted a speaker card to speak in opposition to item. Mr. Battaile asked for additional information on where the parks are going, where the parkland is dedicated, how many acres are being dedicated, much is being charged to the developer for In Lieu Fees, and what is the schedule for the build-out of the parks.

Director Burrell stated the developer was requesting this item be left open until the next Planning and Zoning Meeting scheduled for November 12, 2025.

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

Motion to Close Failed due to No Second.

MOTION: Upon a motion made by Commissioner Nila and seconded by Commissioner Aubert to keep public hearing open.

There was no further discussion.

Motion to Leave Hearing Open carries 4-0.

CONSENT AGENDA

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

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

There was no further discussion.

Motion to Approve carried 4-0.

REGULAR AGENDA

9. **Consideration, discussion, and possible action on a Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8 being six hundred eighty-one (681) lots on 247.03 acres, more or less, and being TCAD parcels 248029, 547346, 804537, 804535, 815596 also known as 14611 Fuchs Grove Rd, Manor, TX. Applicant: KTCivil. Owner: Meritage Homes of Texas, LLC.**

City Staff recommended the Planning and Zoning Commission postpone the Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8 being six hundred eighty-one (681) lots on 247.03 acres, more or less, and being TCAD parcels 248029, 547346, 804537, 804535, 815596 also known as 14611 Fuchs Grove Rd, Manor, TX, to the November 12, 2025, Planning and Zoning Meeting.

MOTION: Upon a motion made by Commissioner Aubert and seconded by Commissioner Meyer to postpone the Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8 being six hundred eighty-one (681) lots on 247.03 acres, more or less, and being TCAD parcels 248029, 547346, 804537, 804535, 815596 also known as 14611 Fuchs Grove Rd, Manor, TX, to the P&Z Commission meeting being held on November 12, 2025.

There was no further discussion.

Motion to Postpone carried 4-0.

- 6. Consideration, discussion, and possible action on the submission of an Amended Subdivision Concept Plan for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX. Applicant: Carlson, Brigance & Doering, Inc. Owner: KB Home Lonestar, Inc.**

City Staff recommended the Planning and Zoning Commission approve the submission of an Amended Subdivision Concept Plan for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.

Director Burrell answered questions pertaining to the changes to the Concept Plan for Holley Smith (Mustang Valley). The Preliminary Plan alterations created more lots, caused a shift in lot lines, moved phase lines and added additional roadways. The substantial changes require amendments across all subdivision documents.

Discussion regarding the possibility of postponement.

John Zinsmeyer, Vice President of Land with KB Homes, 10800 Pecan Park Blvd Suite 110, Austin, Texas, submitted a speaker to speak in support of this item. Mr. Zinsmeyer answered questions and addressed audience concerns as they pertained to the drainage for the Mustang Valley Subdivision. He stated As Built drawings, Surveys and Drainage Studies were done and submitted to City Engineers. The stream area described earlier was taken from FEMA - Floodplain Maps.

Lee Whited with Carlson, Brigance & Doering, Inc., 5501 W. William Cannon Drive, Austin, Texas, submitted a speaker card in support of this item. Mr. Whited stated he was the Engineer of Record for this project. He confirmed the area on the map that was being discussed was taken from the FEMA adopted Atlas 14 Floodplain Map.

City Engineer Gray confirmed there were no modifications to any final plats of the bordering properties. She stated the city has confirmed that the floodplain area indicated on the preliminary plat was consistent with the FEMA Floodplain Maps. She offered to look at Ms. Swier's property survey.

City Engineer Gray stated the Atlas 14 Floodplain Map was adopted by the City of Manor at the same time it was adopted by the City of Austin because the City of Manor follows the City of Austin Drainage Criteria.

City Engineer Gray explained the process of determining drainage requirements for developments, the role of detention ponds and how stormwater is allowed to be released.

Mr. Whited pointed out the detention pond located upstream of the Sweir Property on the Holly Smith (Mustang Valley) Map. He showed the area the water would be released from, the travel path across the Swier property, and through the culverts across FM 973. Mr. Whited answered questions about other natural ponds and tanks located near the property edges.

MOTION: Upon a motion made by Commissioner Meyer to postpone this item.

Assistant City Attorney Rivera stated this was a non-discretionary item. This item has City Engineering approval, therefore would require a reason to postpone as it relates to the engineering report only due to state statute requirements.

Motion to Postpone was withdrawn by Commissioner Meyer.

MOTION: Upon a motion made by Commissioner Nila and seconded by Commissioner Aubert to approve the Amended Subdivision Concept Plan for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.

There was no further discussion.

Motion to Approve carried 3-1. Opposed by Commissioner Meyer.

7. **Consideration, discussion, and possible action on an Amended Subdivision Preliminary Plat for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.** Applicant: Carlson, Brigrance & Doering, Inc. Owner: KB Home Lonestar, Inc.

City Staff recommended the Planning and Zoning Commission approve an Amended Subdivision Preliminary Plat for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.

Director Burrell gave a recap for this item.

MOTION: Upon a motion made by Commissioner Nila and seconded by Commissioner Aubert to approve the Amended Subdivision Concept Plan for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX

There was no further discussion.

Motion to Approve carried 4-0.

- 8. Consideration, discussion, and possible action on a Specific Use Permit for 10,000 square feet in Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US Highway 290, also referred to as 13400 E US Highway 290 Manor, TX.**

Applicant: Advantage Construction, LLC. Owner: Advantage Construction, LLC.

City Staff recommended the Planning and Zoning Commission approve a Specific Use Permit for 10,000 square feet in Medical Office space being generally located near the eastern corner of Bois D Arc and North of US Highway 290, also referred to as 13400 E US Highway 290 Manor, TX.

Director Burrell gave background information for this property and the Specific Use Permit.

Brian Baca with Advantage Construction, 2221 Lakeside Blvd., Suite 1200, Richardson, Texas, submitted a speaker card in support of this item. Mr. Baca explained the conceptual development plans, property location, and use limitations. Mr. Baca answered questions pertaining to the permit request. Discussion was held regarding property access, parking areas for future tenants, and use assumptions of the adjacent parcel.

Director Burrell addressed the scope of the permit request. He answered questions regarding the Specific Use Permit, Lift station access, and development process for the property if the permit is authorized.

Director Jones stated there were no 380 agreements for this property.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Aubert to approve the Specific Use Permit for 10,000 square feet in Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US Highway 290, also referred to as 13400 E US Highway 290 Manor, TX

There was no further discussion.

Motion to Approve carried 4-0.

- 10. Consideration, discussion, and possible action on a Specific Use Permit for one (1) lot on 0.2376 acres, more or less, and being TCAD parcel 238889 also known as 100/102 E Parsons St, Manor, TX. Applicant: Cristian Garcia. Owner: Maqil Inc**

City Staff recommended the Planning and Zoning Commission conditionally approve a Specific Use Permit for one (1) lot on 0.2376 acres, more or less, and being TCAD parcel 238889 also known as 100/102 E Parsons St, Manor, TX, upon execution of an agreement that solidifies the proposed improvements for the block.

Director Burrell gave a recap of the prior votes pertaining to zoning for this item.

Cristian Garcia representing Manor Grocery, 102 Parsons Street, Manor, Texas, submitted a speaker card to speak in support of this item. Mr. Garcia gave a presentation and answered questions related to the handout. *See attached.*

Discussion was held regarding traffic studies and TXDOT decision to allow the access point off Lexington Street. Director Burrell stated TXDOT has expressed willingness to revisit the “right in, right out” drive option for this property.

Assistant Attorney Rivera answered questions regarding right-of-way and ownership of the property at the intersection by this property.

Director Jones shared information from an email received from Daniel Fleishman with TXDOT confirming TXDOT’s intent to work with the property owner.

Discussion was held regarding pump location, traffic flow onto and off of the property, and movement while on the property itself. Concerns were expressed over the request for the specific use permit.

Director Jones clarified the TXDOT email only addressed Lexington Street access, not Old Hwy 20 access.

MOTION: Upon a motion made by Commissioner Aubert and seconded by Commissioner Meyer to deny the Specific Use Permit for one (1) lot on 0.2376 acres, more or less, and being TCAD parcel 238889 also known as 100/102 E Parsons St, Manor, TX.

Commissioner Aubert expressed his apprehension for the proposed point of access, pump locations, and traffic flow solutions.

Motion to Deny carried 3-1. Opposed by Commissioner Nila.

11. Consideration, discussion, and possible action on a setback waiver for 306 W Eggleston St., Manor, TX. Applicant: German Chaverria. Owner: German Chaverria.

City Staff recommended the Planning and Zoning Commission approve a setback waiver for 306 W Eggleston St., Manor, TX.

Director Burrell gave background information for this item.

Commissioner Stensland read the setback waiver elements.

Director Burrell answered questions pertaining to the alley behind the property.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Nila to approve the setback waiver for 306 W Eggleston St., Manor, TX, as presented.

There was no further discussion.

Motion to Approve carried 4-0.

12. Consideration, discussion, and possible action on a Subdivision Final Plat for phase 1 of the Manor Commons NE Commercial Subdivision, one (1) lot on 1.708 acres, more or less, with 2.774 acres, more or less, of Right-of-Way and being generally located to the northeast of the intersection of US Hwy 290 and FM 973 Manor, TX. Applicant: ALM Engineering, Inc. Owner: Timmermann Commercial Investments, LP.

City Staff recommended the Planning and Zoning Commission approve a Subdivision Final Plat for phase 1 of the Manor Commons NE Commercial Subdivision, one (1) lot on 1.708 acres, more or less, with 2.774 acres, more or less, of Right-of-Way and being generally located to the northeast of the intersection of US Hwy 290 and FM 973 Manor, TX.

Director Burrell gave background information for this item.

Commissioner Stensland stated this was a non-discretionary item.

MOTION: Upon a motion made by Commissioner Nila and seconded by Commissioner Meyer to approve the Subdivision Final Plat for phase 1 of the Manor Commons NE Commercial Subdivision, one (1) lot on 1.708 acres, more or less, with 2.774 acres, more or less, of Right-of-Way and being generally located to the northeast of the intersection of US Hwy 290 and FM 973 Manor, TX.

There was no further discussion.

Motion to Approve carried 4-0.

- 13. Consideration, discussion, and possible action on a Subdivision Final Plat for phase 3 of the Manor Commons NE Commercial Subdivision, two (2) lots on 3.277 acres, more or less, and being generally located to the northwest of the intersection of US Hwy 290 and Greenbury Dr., Manor, TX.** Applicant: ALM Engineering, Inc. Owner: Timmermann Commercial Investments, LP.

City Staff recommended the Planning and Zoning Commission approve a Subdivision Final Plat for phase 3 of the Manor Commons NE Commercial Subdivision, one (1) lot on 1.708 acres, more or less, with 2.774 acres, more or less, of Right-of-Way and being generally located to the northeast of the intersection of US Hwy 290 and FM 973 Manor, TX.

Director Burrell gave background information for this item.

Commissioner Stensland stated this was a non-discretionary item.

MOTION: Upon a motion made by Commissioner Nila and seconded by Commissioner Meyer to approve the Subdivision Final Plat for phase 3 of the Manor Commons NE Commercial Subdivision, two (2) lots on 3.277 acres, more or less, and being generally located to the northwest of the intersection of US Hwy 290 and Greenbury Dr., Manor, TX

There was no further discussion.

Motion to Approve carried 4-0.

- 14. Consideration, discussion, and possible action on a Subdivision Final Plat for phase 4, Section A, Lot 1 of Block F, and Lot 2 of Block E of the Manor Heights Subdivision, seventy-one (71) lots on 13.642 acres, more or less, and being generally located to the northwest of the intersection of Liberty Bell Blvd. and Rosen Way, Manor, TX.** Applicant: Forestar (USA) Real Estate Group, Inc. Owner: Forestar (USA) Real Estate Group, Inc.

City Staff recommended the Planning and Zoning Commission approve a Subdivision Final Plat for phase 4, Section A, Lot 1 of Block F, and Lot 2 of Block E of the Manor Heights Subdivision, seventy-one (71) lots on 13.642 acres, more or less, and being generally located to the northwest of the intersection of Liberty Bell Blvd. and Rosen Way, Manor, TX.

Director Burrell gave a summary of this item.

City Engineer Gray answered questions about the minimum right-of-way, lot size, on-street parking and speed management requirements.

City Engineer Gray answered questions pertaining to the allowable items located in the right-of-way area. She detailed items such as the curb, water, wastewater, stormwater, and sidewalks.

Discussion was held regarding the enforcement of parking requirements outlined in the Development Agreement.

MOTION: Upon a motion made by Commissioner Aubert and seconded by Commissioner Nila to approve the Subdivision Final Plat for phase 4, Section A, Lot 1 of Block F, and Lot 2 of Block E of the Manor Heights Subdivision, seventy-one (71) lots on 13.642 acres, more or less, and being generally located to the northwest of the intersection of Liberty Bell Blvd. and Rosen Way, Manor, TX.

There was no further discussion.

Motion to Approve carried 4-0.

- 15. Consideration, discussion, and possible action on a Subdivision Final Plat for phase 4, Section A, Lot 21, Block O of the Manor Heights Subdivision, one hundred and fourteen (114) lots on 19.640 acres, more or less, and being generally located to the southwest of the intersection of Rosen Way and Feinstein St., Manor, TX. Applicant: Forestar (USA) Real Estate Group, Inc. Owner: Forestar (USA) Real Estate Group, Inc.**

City Staff recommended the Planning and Zoning Commission approve a Subdivision Final Plat for phase 4, Section A, Lot 21, Block O of the Manor Heights Subdivision, one hundred and fourteen (114) lots on 19.640 acres, more or less, and being generally located to the southwest of the intersection of Rosen Way and Feinstein St., Manor, TX.

Director Burrell gave background information on this item.

Discussion was held pertaining to the lot size, lot width, and side setbacks.

MOTION: Upon a motion made by Commissioner Nila and seconded by Commissioner Aubert to Subdivision Final Plat for phase 4, Section A, Lot 21, Block O of the Manor Heights Subdivision, one hundred and fourteen (114) lots on 19.640 acres, more or less, and being generally located to the southwest of the intersection of Rosen Way and Feinstein St., Manor, TX.

There was no further discussion.

Motion to Approve carried 4-0.

- 16. Consideration, discussion, and possible action to remove a Heritage Tree in the Manor Downs Industrial project, being a 29” Pecan tree identified as #5019 in the tree survey for said project, and being located at 8916 Hill Lane, Manor, TX.** Applicant: Bowman Consulting Group, LTD. Owner: DG Manor Downs Property Owner, LP.

City Staff recommended the Planning and Zoning Commission approve the removal of a Heritage Tree in the Manor Downs Industrial project, being a 29” Pecan tree identified as #5019 in the tree survey for said project, and being located at 8916 Hill Lane, Manor, TX.

Director Burrell provided a summary of the removal request. He answered questions specific to the backup material, items within the backup that pertained to the tree, and its health. He confirmed multiple options were entertained prior to deciding on applying for the removal request.

City Engineer Gray addressed pond or tree relocation options.

Director Burrell stated the developer would exceed the existing trees on this site. He reviewed the process of evaluating and assessing the site to ensure the developer was being compliant with the City Code of Ordinance and Manor’s development standards.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Nila to postpone to the November 12, 2025, P&Z Commission meeting any action to approve the removal of a Heritage Tree in the Manor Downs Industrial project, being a 29” Pecan tree identified as #5019 in the tree survey for said project, and being located at 8916 Hill Lane, Manor, TX, to give the applicant time to show due diligence.

Assistant City Attorney Rivera answered questions pertaining to allowable options of the commission with this item. She confirmed this is a discretionary item; therefore, postpone was allowed.

Maggie Carrion with Bowman Consulting Group, LTD, 807 Las Cimas Pkwy, 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 with Dalfen Industrial, 17304 Preston Road, Suite 550, Dallas, Texas, submitted a speaker card to speak in support of this item. Mr. Kraftson stated Dalfen Industrial would be working to improve the overall site including replacement of trees, fix the dysfunctional drainage issues, and increase the amount of landscaping. He detailed some of the development difficulties related to this project.

Discussion was held regarding relocation.

There was no further discussion.

Motion to Postpone carried 3-1. Opposed by Commissioner Stensland.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Nila and seconded by Commissioner Aubert to Adjourn the Regular Session of the Manor Planning and Zoning Commission at 8:40 p.m. on Wednesday, October 8, 2025.

There was no further discussion.

Motion to Adjourn carried 4-0.

The Planning and Zoning Commission approved these minutes on November 12, 2025.

APPROVED:

Felix Paiz
Chairperson

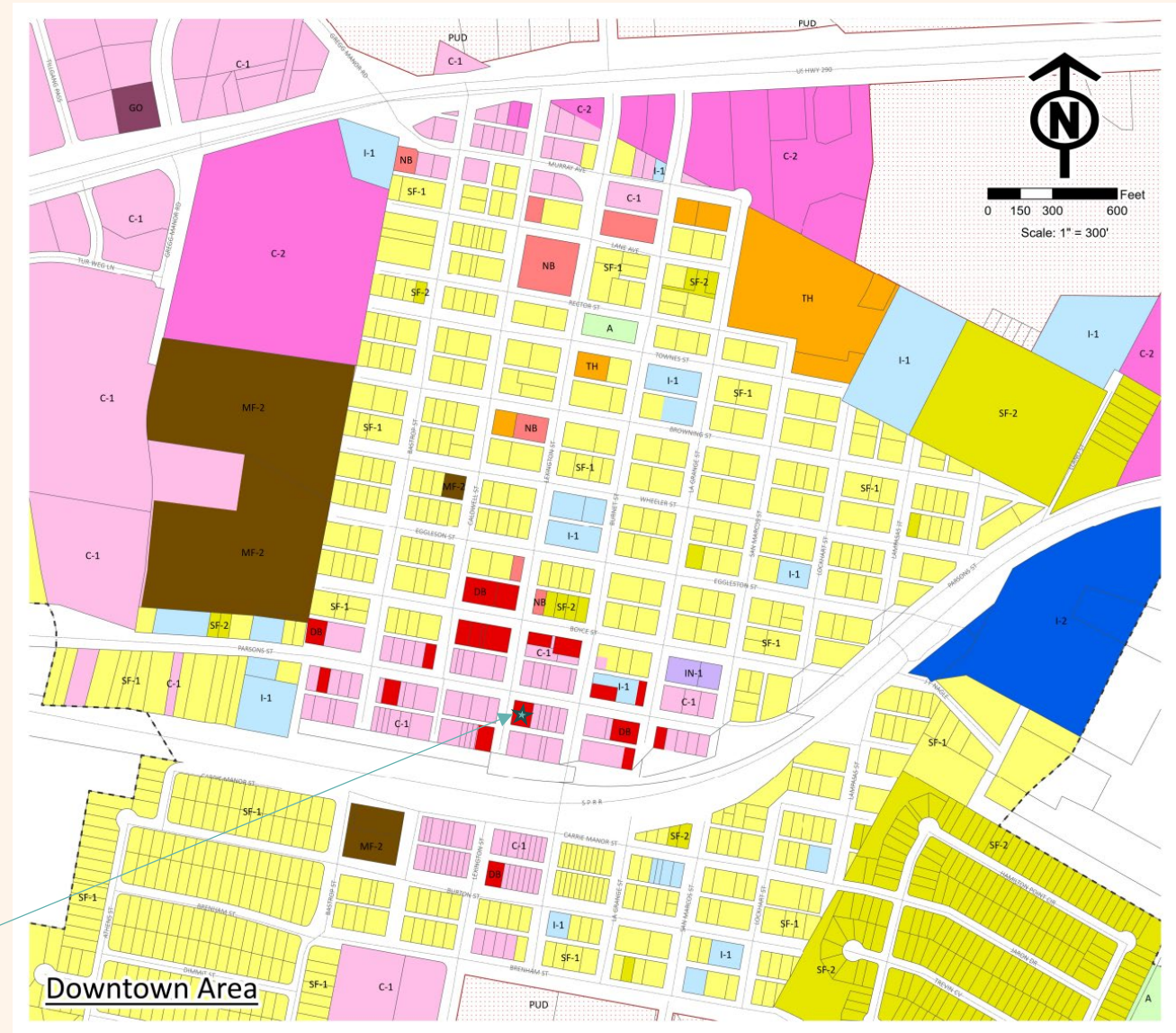
ATTEST:

Mandy Miller
Development Services Supervisor

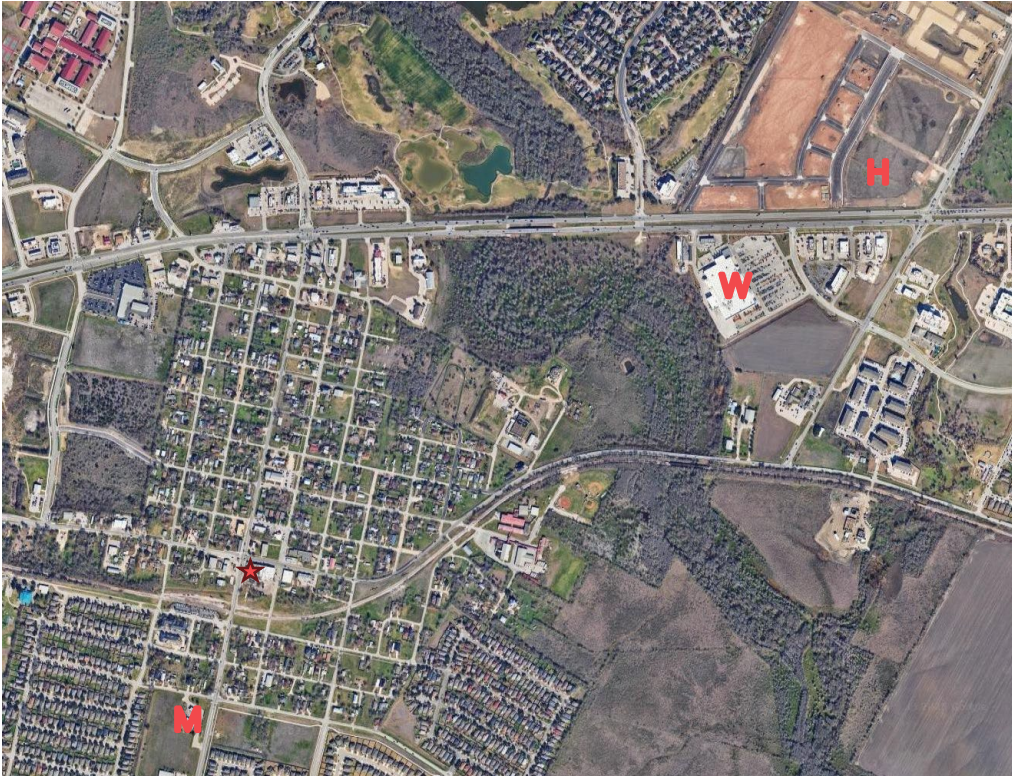
DRAFT

MANOR'S GROCERY FUTURE: LOCAL SUPERMARKET DEVELOPMENT

102 E Parsons St.
Manor Texas, 78653



CURRENT SUPERMARKET SERVICE



★ Manor Grocery

H H-E-B (13100 FM973, Manor, TX 78653)

W Walmart (11923 US-290, Manor, TX 78653)

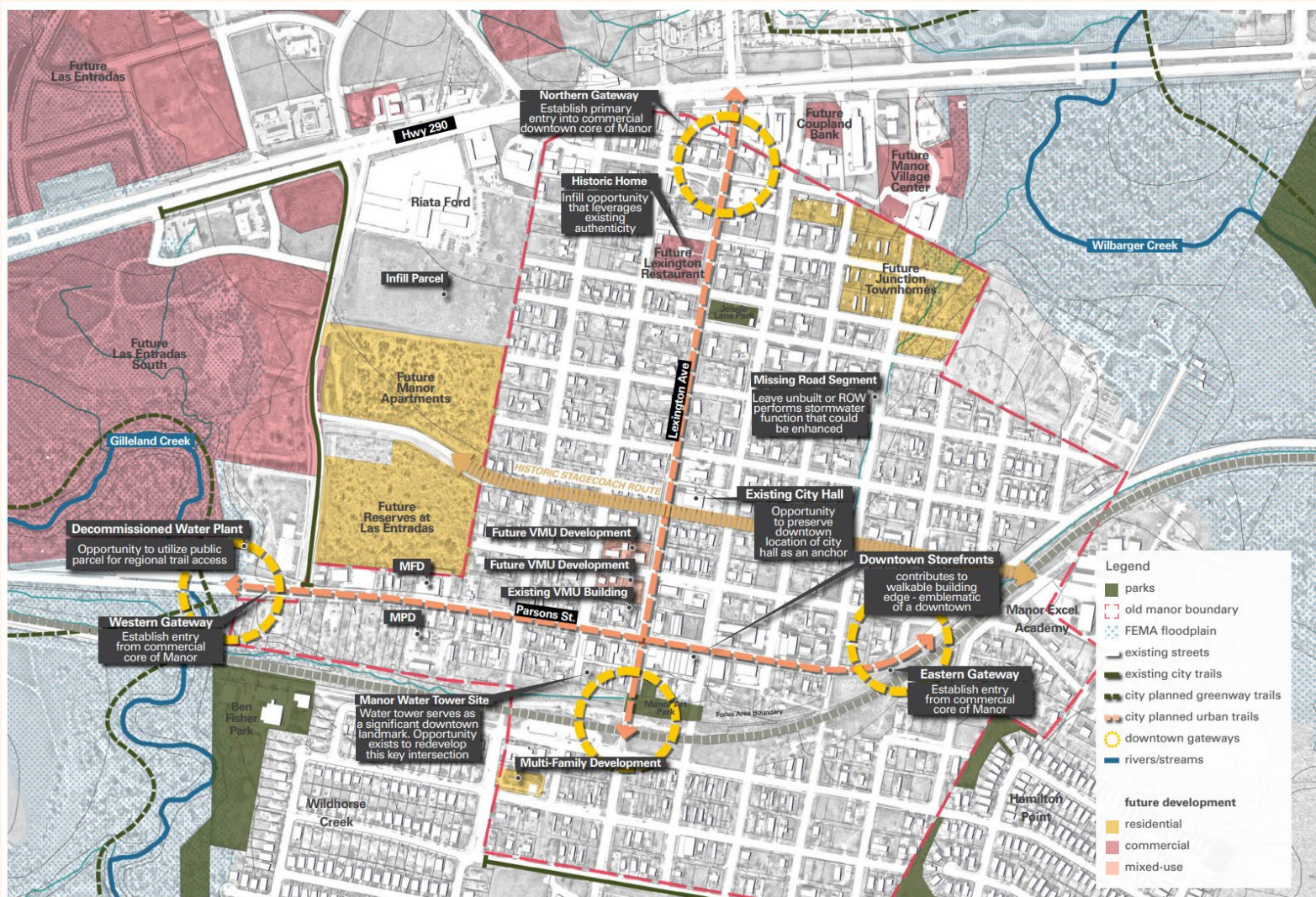
M Manor Market- (12130 FM973 #101, Manor, TX 78653)

Future Development:

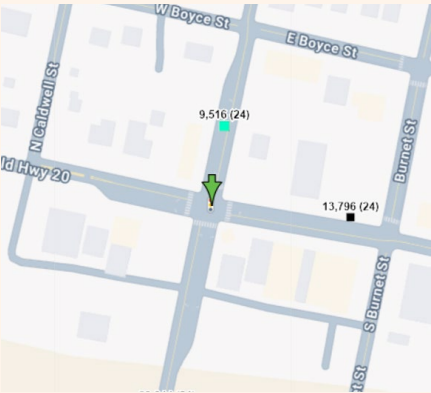
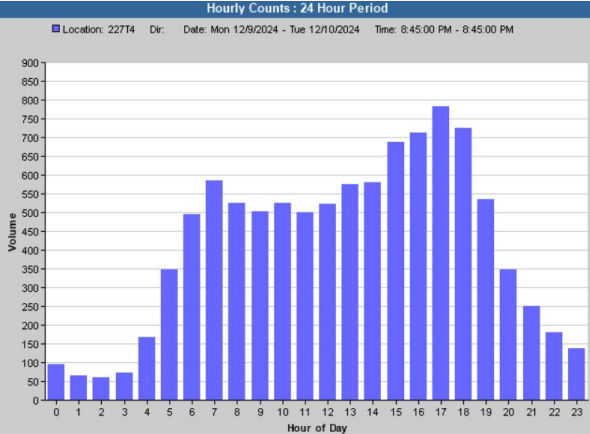
- VMU Development
- Multi-Family Development

Current Residents

- Over 2000 residents at a walkable distance



VOLUME COUNT REPORT



INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
0:00-1:00	20	22	14	21	77
1:00-2:00	14	19	19	15	67
2:00-3:00	14	6	12	15	47
3:00-4:00	12	19	28	22	81
4:00-5:00	29	24	46	50	149
5:00-6:00	59	93	71	99	322
6:00-7:00	110	105	102	96	413
7:00-8:00	81	99	96	98	374
8:00-9:00	103	137	101	136	477
9:00-10:00	119	111	119	120	469
10:00-11:00	120	133	114	107	474
11:00-12:00	119	124	133	124	500
12:00-13:00	143	145	138	133	559
13:00-14:00	133	142	131	137	543
14:00-15:00	130	155	145	140	570
15:00-16:00	152	133	152	159	596
16:00-17:00	132	158	157	154	601
17:00-18:00	201	163	151	157	672
18:00-19:00	161	139	118	119	537
19:00-20:00	124	121	99	89	433
20:00-21:00	87	104	77	59	327
21:00-22:00	64	62	53	45	224
22:00-23:00	57	66	58	36	217
23:00-24:00	34	48	29	26	137
Total					8,866
AADT					8,461
AM Peak	11:45-12:45				550
PM Peak	16:30-17:30				675

2022

INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
0:00-1:00	25	21	15	20	81
1:00-2:00	7	16	16	13	52
2:00-3:00	14	16	17	25	72
3:00-4:00	13	23	15	33	84
4:00-5:00	40	55	71	73	239
5:00-6:00	82	101	95	91	369
6:00-7:00	113	155	127	122	517
7:00-8:00	165	144	143	79	531
8:00-9:00	151	111	128	111	501
9:00-10:00	141	106	112	119	478
10:00-11:00	108	121	108	87	424
11:00-12:00	72	117	124	124	437
12:00-13:00	120	111	133	110	474
13:00-14:00	129	135	127	126	517
14:00-15:00	126	123	145	116	510
15:00-16:00	150	144	145	179	618
16:00-17:00	192	160	165	192	709
17:00-18:00	202	173	180	156	711
18:00-19:00	181	176	169	141	667
19:00-20:00	133	130	132	112	507
20:00-21:00	107	102	123	99	431
21:00-22:00	68	66	74	62	270
22:00-23:00	54	50	50	39	193
23:00-24:00	48	40	34	25	147
Total					9,539
AADT					8,714
AM Peak	06:45-07:45				574
PM Peak	16:45-17:45				747

2023

INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
0:00-1:00	29	24	22	21	96
1:00-2:00	20	16	18	11	65
2:00-3:00	11	18	16	15	60
3:00-4:00	12	13	22	26	73
4:00-5:00	21	21	54	72	168
5:00-6:00	78	84	81	104	347
6:00-7:00	107	119	142	126	494
7:00-8:00	114	160	161	151	586
8:00-9:00	142	130	132	121	525
9:00-10:00	137	138	106	121	502
10:00-11:00	138	133	121	133	525
11:00-12:00	132	136	124	108	500
12:00-13:00	133	118	130	142	523
13:00-14:00	153	154	128	139	574
14:00-15:00	125	139	160	156	580
15:00-16:00	161	171	190	165	687
16:00-17:00	158	171	181	203	713
17:00-18:00	179	194	196	213	782
18:00-19:00	187	183	195	160	725
19:00-20:00	159	135	128	112	534
20:00-21:00	82	98	88	80	348
21:00-22:00	62	76	59	52	249
22:00-23:00	54	52	39	36	181
23:00-24:00	38	41	34	24	137
Total					9,974
AADT					9,516
AM Peak	07:15-08:15				614
PM Peak	17:15-18:15				790

2024

Prospective Supplier Form

- SIGN UP
- Supplier Type
- Supplier Information

Supplier Sign Up

Business Information

Legal Company Name *

MANOR GROCERY

Doing Business as (DBA) Name

MANORGROCERYLLC

Company Website

http://www.example.com

Contact Information

Contact First Name *

NASRUDDIN

Contact Last Name *

ALI

Country Code *

us United States ...

Phone Number *

(832) 606-3787

Email Address *

Manorgrocery@yahoo.com

Location Information

☐ This business is located outside of the US.

☒ This business is located in Texas.

City Name *

Manor

State *

Texas

Diversity Information

Wondering if your business qualifies?

Additional information on who qualifies as a diverse business can be found on our [diversity page](#).

☒ This business qualifies as a small business in the state of Texas.

