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
Jim Terry, Place 7
Vacant, Alternate No. 1
Vacant, Alternate No. 2

Planning & Zoning Commission Regular Meeting

Wednesday, September 09, 2026 at 6:30 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

Non-Agenda Item Public Comments (white card): Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person.

Agenda Item Public Comments (yellow card): Comments will be taken from the audience on non-agenda and agenda items combined for a length of time, not to exceed five (5) minutes total per person on all items, except for Public Hearings. Comments on Public Hearing items must be made when the item comes before the Board/Commission/Committee and, not to exceed two (2) minutes per person. No Action or Discussion May be Taken by the Board/Commission/Committee during Public Comments on Non-Agenda Items.

To address the Board/Commission/Committee, please complete the white or yellow card and present it to the city staff designee prior to the meeting.

PUBLIC HEARING

1. **Conduct a public hearing on a Preliminary Planned Unit Development Rezoning Application for the Manor Town Center Development on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US Hwy 290, Manor, TX from (C-2) Medium Commercial, (MF-2) Multi-Family 25, and (TH) Townhome to (PUD) Planned Unit Development.**
   Applicant: Kimley-Horn & Associates
   Owner: Manor 290 OZ Real Estate LP

2. **Conduct a public hearing on a Final Planned Unit Development Rezoning Application for the Manor Town Center Development on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US Hwy 290, Manor, TX from (C-2) Medium Commercial, (MF-2) Multi-Family 25, and (TH) Townhome to (PUD) Planned Unit Development.**
   Applicant: Kimley-Horn & Associates
   Owner: Manor 290 OZ Real Estate LP

3. **Conduct a public hearing on a Subdivision Concept Plan for the Manor Town Center Development being eight (8) lots on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866, also known as 13301 E US Hwy 290, Manor, TX.**
   Applicant: Kimley-Horn & Associates
   Owner: Manor 290 OZ Real Estate LP

4. **Conduct a public hearing on a Subdivision Preliminary Plat for the Manor Town Center Development being eight (8) lots on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US HWY 290, Manor, TX.**
   Applicant: Kimley-Horn & Associates
   Owner: Manor 290 OZ Real Estate LP

5. **Conduct a public hearing on a Short Form Final Plat for a Replat of Presidential Glen Phase 1A Lot 3B, Block KK, one (1) lot on 0.852 acres, more or less, and being TCAD parcel 756084 also known as 13420 E US HWY 290, Manor, TX.**
   Applicant: Landworks
   Owner: 13400 HIGHWAY 290 AGV LLC

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Chairperson or a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

6. **Consideration, discussion, and possible action to approve the minutes for August 12, 2026, Planning and Zoning Commission Regular Session.**

REGULAR AGENDA

7. **Consideration, discussion, and possible action on a Preliminary Planned Unit Development Rezoning Application for the Manor Town Center Development on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US Hwy 290, Manor, TX from (C-2) Medium Commercial, (MF-2) Multi-Family 25, and (TH) Townhome to (PUD) Planned Unit Development.**
   Applicant: Kimley-Horn & Associates
   Owner: Manor 290 OZ Real Estate LP

8. **Consideration, discussion, and possible action on a Final Planned Unit Development Rezoning Application for the Manor Town Center Development on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US Hwy 290, Manor, TX from (C-2) Medium Commercial, (MF-2) Multi-Family 25, and (TH) Townhome to (PUD) Planned Unit Development.**
   Applicant: Kimley-Horn & Associates
   Owner: Manor 290 OZ Real Estate LP

9. **Consideration, discussion, and possible action on a Subdivision Concept Plan for the Manor Town Center being eight (8) lots on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866, also known as 13301 E US Hwy 290, Manor, TX.**
   Applicant: Kimley-Horn & Associates
   Owner: Manor 290 OZ Real Estate LP

10. **Consideration, discussion, and possible action on a Subdivision Preliminary Plat for the Manor Town Center Development being eight (8) lots on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US HWY 290, Manor, TX.**
Applicant: Kimley-Horn & Associates
Owner: Manor 290 OZ Real Estate LP

11. **Consideration, discussion, and possible action on a Subdivision Final Plat for the Manor Town Center Development Phase 1 being one (1) lot on 8.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US HWY 290, Manor, TX.**
Applicant: Kimley-Horn & Associates
Owner: Manor 290 OZ Real Estate LP

12. **Consideration, discussion, and possible action on a Short Form Final Plat for a Replat of Presidential Glen Phase 1A Lot 3B, Block KK, one (1) lot on 0.852 acres, more or less, and being TCAD parcel 756084 also known as 13420 E US HWY 290, Manor, TX.**
Applicant: Landworks
Owner: 13400 HIGHWAY 290 AGV LLC

ADJOURNMENT

In addition to any executive session already listed above, the Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

CONFLICT OF INTEREST

In accordance with Section 12.04 (Conflict of Interest) of the City Charter, "No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest."

Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no Planning & Zoning Commission member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the Planning & Zoning Commission member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Wednesday, September 2, 2026, by 5:00 PM and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

/s/ Annemarie Felfe, Planner
City of Manor, Texas

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 10 days prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail citysecretary@manortx.gov