



**CITY COUNCIL  
REGULAR SESSION MINUTES  
APRIL 1, 2026**

**This meeting was live-streamed on Manor's Webpage.  
You can access the meeting at <https://www.manortx.gov/171/Public-Meetings-Livestreams>**

**PRESENT:**

Dr. Christopher Harvey, Mayor

**COUNCIL MEMBERS:**

Emily Hill, Mayor Pro Tem, Place 1 (Absent)  
Anne Weir, Place 2  
Maria Amezcua, Place 3  
Sonia Wallace, Place 4  
Aaron Moreno, Place 5  
Deja Hill, Place 6

**CITY STAFF:**

Scott Moore, City Manager  
Lluvia T. Almaraz, City Secretary  
Michael Burrell, Development Services Director  
Scott Jones, Economic Development Director  
Ashlynn Taylor, Marketing & Communications Coordinator  
Veronica Rivera, Assistant City Attorney

**REGULAR SESSION – 7:00 P.M.**

With a quorum of the Council Members present, the regular session of the Manor City Council was called to order by Mayor Harvey at 7:02 p.m. on Wednesday, April 1, 2026, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

**INVOCATION**

Councilwoman Hill delivered the invocation.

## PLEDGE OF ALLEGIANCE

Mayor Harvey led the Pledge of Allegiance.

## PUBLIC COMMENTS

Robert Battaile, a Manor resident, submitted a speaker card to voice his concerns and opposition regarding Agenda Items No. 1, 3, and 4..

No one else appeared at this time.

## PRESENTATIONS

### A. Manor Business Spotlight Award

Marketing & Communications Coordinator Taylor presented the Manor Business Spotlight Award to Kae's Tax Pros.

### B. Las Entradas North

Daniel Campbell of Marathon Equity presented the attached PowerPoint presentation outlining the project description for Las Entradas North.

## CONSENT AGENDA

### 1. Consideration, discussion, and possible action to approve the City Council Minutes.

- March 14, 2026, City Council Workshop
- March 18, 2026, City Council Regular Meeting

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve the consent agenda.

There was no further discussion.

**Motion to approve carried 6-0**

## REGULAR AGENDA

At Mayor Harvey's direction, Item No. 2 was removed from consideration. There was no action taken.

2. ~~Consideration, discussion, and possible action a waiver request from Manor Code of Ordinances, Chapter 4, Article 4.06, Section 4.06.008(a) to permit three amusement redemption machines within 300 feet of a church, and being located on Lots 11-15, Block 22, Town of Manor, and locally known as 216 East Parsons Street (La Fogata Meat Market).~~
3. Consideration, discussion and possible action on a Resolution of the City of Manor, Texas determining the costs of certain authorized improvements to be financed by Improvement Area #5 of the Manor Heights Public Improvement District; approving a Preliminary Service and Assessment Plan, including the proposed Assessment Roll; calling for notice of a public hearing for April 15, 2026 to consider an ordinance levying assessments on property located within Improvement Area #5 of the Manor Heights Improvement District; directing the filing of the proposed Assessment Roll with the City Secretary to make said proposed Assessment Roll available for public inspection; directing City Staff to publish and mail notice of said public hearing; and resolving other matters related to the foregoing.

City staff recommended that the City Council approve Resolution No. 2026-07 as presented.

Resolution No. 2026-07: A Resolution of The City Of Manor, Texas Determining The Costs Of Certain Authorized Improvements To Be Financed By Improvement Area #5 Of The Manor Heights Public Improvement District; Approving A Preliminary Service And Assessment Plan, Including The Proposed Assessment Roll; Calling For Notice Of A Public Hearing For April 15, 2026 To Consider An Ordinance Levying Assessments On Property Located Within Improvement Area #5 Of The Manor Heights Public Improvement District; Directing The Filing Of The Proposed Assessment Roll With The City Secretary To Make Said Proposed Assessment Roll Available For Public Inspection; Directing City Staff To Publish And Mail Notice Of Said Public Hearing; And Resolving Other Matters Related To The Foregoing.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Moreno to approve Resolution No. 2026-07 of the City of Manor, Texas determining the costs of certain authorized improvements to be financed by Improvement Area #5 of the Manor Heights Public Improvement District; approving a Preliminary Service and Assessment Plan, including the proposed Assessment Rolls; calling for notice of a public hearing for April 15, 2026 to consider an ordinance levying assessments on property located within Improvement Area #5 of the Manor Heights Public Improvement District; directing the filing of the proposed Assessment Rolls with the City Secretary to make said proposed Assessment Rolls available for public inspection; directing City Staff to publish and mail notice of said public hearing; and resolving other matters related to the foregoing.

There was no further discussion.

**Motion to approve carried 6-0**

**4. Consideration, discussion, and possible action on approving and authorizing the City of Manor, Texas Manor Heights Public Improvement District Deposit Agreement.**

City staff recommended that the City Council approve the City of Manor, Texas Manor Heights Public Improvement District Deposit Agreement with UMB Bank, N. A. for Improvement Area #5.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Weir to approve the City of Manor, Texas Manor Heights Public Improvement District Deposit Agreement with UMB Bank, N. A. for Improvement Area #5.

There was no further discussion.

**Motion to approve carried 6-0**

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 7:30 p.m. on Wednesday, April 1, 2026, in accordance with the requirements of the Open Meetings Law.

**EXECUTIVE SESSION**

The Manor City Council convened into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in *Section 551.074 Personnel Matters to Interview Candidates for appointments to the Community Impact Fee Advisory Committee; Section 551.071 Texas Government Code and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the Hibbs Lane Parcel; Sections 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the disannexation petition received for approximately 30 acres of land along Kimbro Road, FM 973, Voelker Lane, Hwy 290 and Suncrest Road; Sections 551.071, 551.072 and 551.087 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel and deliberation of economic development negotiations* at 7:30 p.m. on Wednesday, April 1, 2026.

The Executive Session was adjourned at 10:03 p.m. on Wednesday, April 1, 2026.

**OPEN SESSION**

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and took action on item(s) discussed during the Closed Executive Session at 10:03 p.m. on Wednesday, April 1, 2026.

**5. Consideration, discussion, and possible action on the appointment of Community Impact Fee Advisory Committee members.**

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua to appoint Shervonne James and Hai Nguyen to the Community Impact Fee Advisory Committee for a one-year term.

There was no further discussion.

**Motion to approve carried 6-0**

**ADJOURNMENT**

The Regular Session of the Manor City Council was Adjourned at 10:04 p.m. on Wednesday, April 1, 2026.

The Manor City Council approved these minutes on the 15<sup>th</sup> day of April 2026.

**APPROVED:**

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Dr. Christopher Harvey  
Mayor

**ATTEST:**

\_\_\_\_\_  
Lluvia T. Almaraz, TRMC  
City Secretary

# Las Entradas North



**ENDEAVOR**  
Real Estate Group



# Las Entradas North



## Project Description

- Intersection: Highway 290 and Tillgong Pass
- Acres: 7.815
- Buildings: 5
- Total Square Footage: +/- 51,000 SF



# Las Entradas North

## SUP Request

- Original Request
  - 5,725 sf
- Revised Request
  - +/- 2,250 sf (4.3% of total SF)
  - DECA Dental
  - 200 locations across 9 states
  - Sell proprietary toothpaste = sales tax
  - High Income Employer
  - Complementary to tenant mix
  - "Retail" Medical Tenant



**ENDEAVOR**  
Real Estate Group



# Dental Care Shortage

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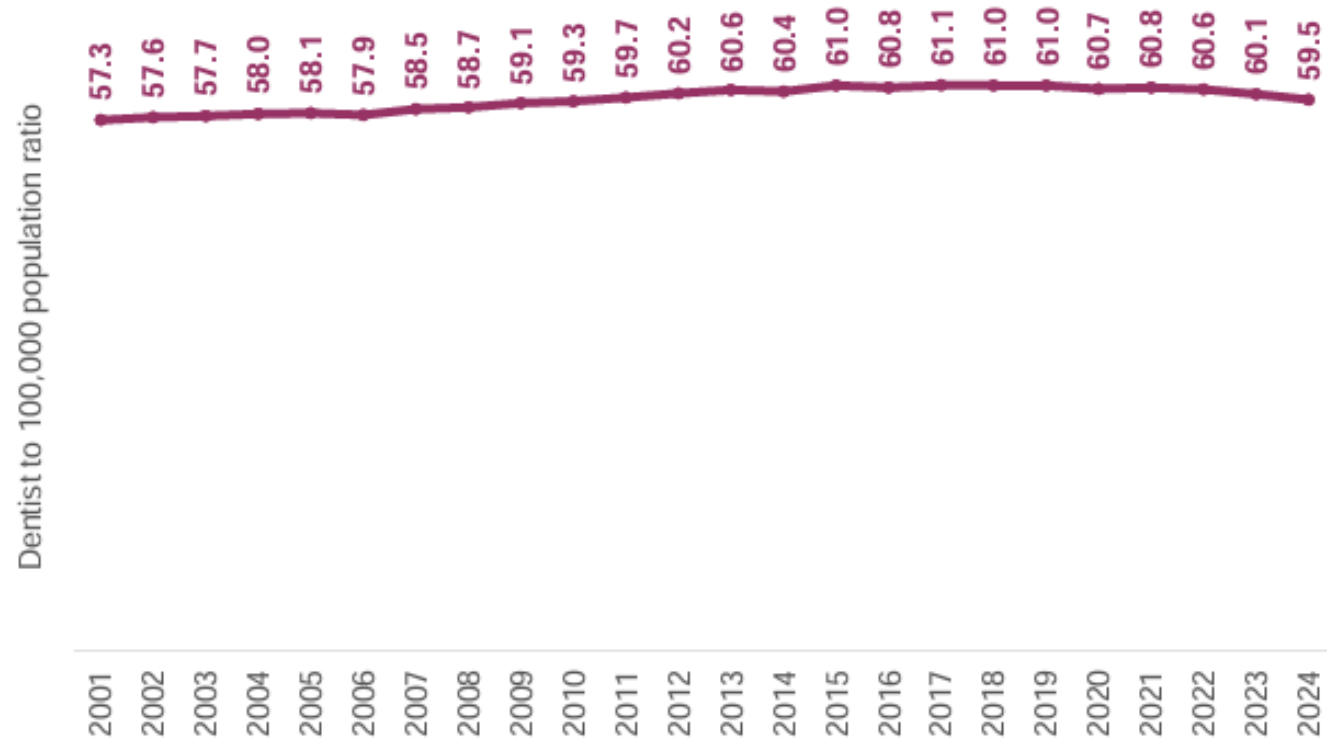
At its current population, Manor requires 20 dentists but offers only 9 total dental care providers.

- Per the American Dental Association, the national average is 1 dentist per 1,681 residents
- City of Manor's estimated population including the ETJ is 34,000 residents
- At the current population, Manor requires 20 dentists
- Our research has identified the following number and type of dental providers in Manor today:
  - 7 general dentists,
  - 1 pediatric dentist,
  - and 1 denture/implant provider
- Based on the ADA average, Manor needs 11 additional dentists today



# Dental Care Shortage

## Sixty Dentists for Every 100,000 People



- The dentist to 100,000 population ratio was 57.3 in 2001 and is 59.5 in 2024.
- This ratio reached a high of 61.1 in 2017 and has slightly decreased since, reflecting the temporary retirement surge occurring.

# Las Entradas North: Tax Analysis

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## Sales Tax (City):

- No Chapter 380 Agreement
- City: \$137,316/yr (includes SUP)
- Five Restaurants
  - Chuy's Mexican Grill
  - Einstein's
  - Bojangles
  - Shops 2 Drive Through Tenant
  - Shops 2 End Cap Tenant
- "Missing" Sales Tax from Dentist
  - \$4,400/year

## Property Tax (City and ISD):

- 2024: \$45,230
- 2025: \$144,607
- 2026: \$384,420

