



**CITY COUNCIL  
REGULAR SESSION MINUTES  
JANUARY 07, 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 (Absent)

**CITY STAFF:**

Scott Moore, City Manager  
Lluvia T. Almaraz, City Secretary  
Ryan Phipps, Chief of Police  
Scott Jones, Economic Development Director  
Michael Burrell, Development Services Director  
Scott Dunlop, Assistant Development Services Director  
Matthew Woodard, Public Works Director  
Timothy Lackland, Public Works Supervisor  
Stephanie Cho-Parkinson, Community Engagements Coordinator  
Ashlynn Taylor, Marketing & Communications Coordinator  
Phil Green, IT Director  
Veronica Rivera, Assistant City Attorney  
Frank Phelan, City Engineer

**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 7:17 p.m. on Wednesday, January 7, 2026, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

**INVOCATION**

Carl Harvey Sr. with Turning Point Bible Fellowship Church delivered the invocation.

**PLEDGE OF ALLEGIANCE**

Mayor Harvey led the Pledge of Allegiance.

**PRESENTATIONS**

**A. Manor Business Spotlight Award**

Marketing & Communications Coordinator Taylor presented the Manor Business Spotlight Award to Eboni Hardeman with Manor Beauty Bloc.

**PUBLIC COMMENTS**

Robert Battaile a resident of Manor, Texas, submitted a speaker card expressing his concerns.

Travis Taylor, residing at 12801 Summer Run in Manor, Texas, submitted a speaker card expressing concerns about traffic violators running stop signs in his neighborhood and ongoing road construction issues. He is requesting that slower speed zones be implemented in the area.

Gregg Brown, residing at 19720 Hubert R. Humphrey Rd. in Manor, Texas, submitted a speaker card expressing concerns and opposition to Items No. 4 and 6 on the agenda.

No one else appeared at this time.

**CONSENT AGENDA**

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

- **December 16, 2025, City Council Workshop**
- **December 17, 2025, City Council Regular Meeting**

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

There was no further discussion.

**Motion to approve carried 5-0**

## **REGULAR AGENDA**

- 2. First Reading: Consideration, discussion, and possible action regarding an ordinance rezoning one (1) lot on 2.786 acres, more or less, and being TCAD parcel 236902 also known as 12725 US HWY 290, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.**

***Applicant: Llano Realty Partners***

***Owner: SMSB Real Estate, LLC***

City staff recommended that the City Council approve the first reading of an ordinance Rezoning one (1) lot on 2.786 acres, more or less, and being TCAD parcel 236902 also known as 12725 US HWY 290, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.

Development Services Director Burrell discussed the proposed rezoning request.

Ordinance: An Ordinance of the City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Agricultural (A) to Heavy Commercial (C-3); Making Findings of Fact; Providing a Severability Clause; an Effective Date; Open Meeting Clauses, and Providing for Related Matters.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to approve the first reading of an ordinance Rezoning one (1) lot on 2.786 acres, more or less, and being TCAD parcel 236902 also known as 12725 US HWY 290, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.

There was no further discussion.

**Motion to approve carried 5-0**

- 3. Consideration, discussion, and possible action on a City of Manor, Texas Deposit Agreement for the Proposed Water Service for the 13522 FM 1100 Project.**

City staff recommended that the City Council postpone item until February 4, 2026, regular council meeting.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Weir to postpone item until February 4, 2026, regular council meeting.

There was no further discussion.

**Motion to postpone carried 5-0**

**4. Consideration, discussion, and possible action on the Monarch Ranch at Manor LLC Development TIA Phasing Agreement.**

City staff recommended that the City Council approve the Monarch Ranch at Manor LLC Development TIA Phasing Agreement.

Development Services Director Burrell discussed the proposed agreement.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve the Monarch Ranch at Manor LLC Development TIA Phasing Agreement.

A discussion was held regarding the requirements for conducting a Traffic Impact Analysis for new developments and road improvement requirements on FM 973.

There was no further discussion.

**Motion to approve carried 5-0**

**5. Consideration, discussion, and possible action regarding a Resolution authorizing the Mayor to execute the Settlement and Release Agreement between the City and JM Pipeline related to the Bell Farms and Presidential Glen Lift Station Improvements for the City of Manor, Texas and release of funds thereunder.**

City staff recommended that the City Council approve Resolution No. 2026-01 authorizing the mayor to execute the Settlement and Release Agreement by and between the City and JM Pipeline related to the Bell Farms and Presidential Glen Lift Station Improvements and payment of the retainage currently held by the city in the amount of \$76,767.71 to JM Pipeline.

City Engineer Phelan discussed the proposed settlement and release agreement related to the Bell Farms and Presidential Glen Lift Station Improvements.

A discussion was held regarding potential measures to prevent similar concerns from arising in the future.

Resolution No. 2026-01: A Resolution of the City of Manor, Texas, Authorizing the Mayor to Execute the Settlement and Release Agreement by and Between the City and JM Pipeline Related to the Bell Farms and Presidential Glen Lift Station Improvements and Payment of the Retainage Currently Held by the City in the Amount Of \$76,767.71 to JM Pipeline; Providing Open Meetings and Other Related Matters.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Weir to approve Resolution No. 2026-01 authorizing the mayor to execute the Settlement and Release Agreement by and between the City and JM Pipeline related to the Bell Farms and Presidential Glen Lift Station Improvements and payment of the retainage currently held by the city in the amount of \$76,767.71 to JM Pipeline.

There was no further discussion.

**Motion to approve carried 5-0**

**6. Consideration, discussion, and possible action on the Advance Funding Agreement for Voluntary Local Government Contributions to Transportation Improvement Projects with no Required Match On-System.**

City staff recommended that the City Council approve the Advance Funding Agreement for Voluntary Local Government Contributions to Transportation Improvement Projects with no Required Match On-System with the Texas Department of Transportation and authorize the City Manager to execute the agreement in an amount not to exceed \$800, 000.

City Manager Moore discussed the proposed agreement.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve the Advance Funding Agreement for Voluntary Local Government Contributions to Transportation Improvement Projects with no Required Match On-System with the Texas Department of Transportation and authorize the City Manager to execute the agreement in an amount not to exceed \$800, 000.

There was no further discussion.

**Motion to approve carried 5-0**

**7. Consideration, discussion, and possible action on the City of Manor event calendar.**

City staff recommended that the City Council consider the proposed changes to the city event calendar, discuss potential impacts or improvements, and take appropriate action to approve or revise the event schedule.

Public Works Director Woodard and Community Engagement Coordinator Cho-Parkins discussed the proposed 2026 event calendar.

The following events were discussed, along with proposed changes for each.

- MLK Jr. Day
- Easter
- ManorPalooza

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- Juneteenth
- Independence Day
- Movies in the Park
- Hispanic Heritage
- Deck the Park
- Holidays in Manor

A discussion was held on how to involve other entities to sponsor events and engage the community.

Council directed staff to explore various options and, if necessary, schedule an additional meeting or workshop to discuss the events in greater detail.

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 8:48 p.m. on Wednesday, January 7, 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 - *Sections 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Manor Heights Public Improvement District; 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 EntradaGlen Public Improvement District; and 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 8:48 p.m. on Wednesday, January 7, 2026.

The Executive Session was adjourned at 11:04 p.m. on Wednesday, January 7, 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 11:04 p.m. on Wednesday, January 7, 2026.

### **8. Consideration, discussion, and possible action on the fifth amendment to the development agreement for the Manor Heights Subdivision.**

City staff recommended that the City Council approve the fifth amendment to the development agreement for the Manor Heights Subdivision.

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City Attorney Rivera discussed the proposed agreement and stated that, should the council wish to approve it, the approval would need to include the edits discussed during the executive session.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Weir to approve the fifth amendment to the development agreement for the Manor Heights Subdivision, including the edits discussed in executive session.

There was no further discussion.

**Motion to approve carried 5-0**

**ADJOURNMENT**

The Regular Session of the Manor City Council was Adjourned at 11:06 p.m. on Wednesday, January 7, 2026.

The Manor City Council approved these minutes on the 21<sup>st</sup> day of January 2026.

**APPROVED:**

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Dr. Christopher Harvey  
Mayor

**ATTEST:**

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Lluvia T. Almaraz, TRMC  
City Secretary