



**CITY COUNCIL
REGULAR SESSION MINUTES
FEBRUARY 18, 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
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
Ryan Phipps, Chief of Police
Michael Burrell, Development Services Director
Scott Jones, Economic Development Director
Matthew Woodard, Public Works Director
Denver Collins, Assistant Chief of Police
Scott Dunlop, Assistant Development Services Director
Brittany Lopez, Assistant City Secretary
Ashlynn Taylor, Marketing & Communications Coordinator
Stephanie Cho, Community Engagement 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 7:04 p.m. on Wednesday, February 18, 2026, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

INVOCATION

Fr. Daniel Robayo with St. Mary Magdalene Episcopal Church delivered the invocation.

PLEDGE OF ALLEGIANCE

Mayor Harvey led the Pledge of Allegiance.

PUBLIC COMMENTS

Ms. Adelyn Hall, the Art teacher at Lagos Elementary, introduced herself and her students, who created artwork displayed at Manor City Hall in celebration of Black History Month.

Robert Battaile, a Manor resident, submitted a speaker card expressing his concerns and opposition to Agenda Items No.'s 4-14.

Fay Carter, a Manor resident, submitted a speaker card expressing her appreciation to the city council for their service and for the Black History display at Manor City Hall. She also raised concerns about foundation problems affecting homes in the Greenbury subdivision.

Following Mayor Harvey's direction, the council proceeded with the announcements.

ANNOUNCEMENTS

A. Introduction of Selena Osuna, Intern from Texas State University

Mayor Harvey introduced Selena Osuna, who shared insights about what she has learned from the city and expressed her enthusiasm for completing the internship program.

Following Mayor Harvey's direction, the council proceeded with public comments.

PUBLIC COMMENTS

Jon Beall, representing the Wilbarger Creek Conservation Alliance, spoke in opposition to Item No. 8 concerning the annexation of 98.286 acres for future wastewater plant development. He requested that the council work with Travis County to resolve differences and help preserve the land.

Anne Brockenbrough, of 11318 Jones Road, submitted a speaker card opposing Item No. 8. She also provided photos to the council documenting flooding near the site of the proposed wastewater treatment plant. She requested for council to reconsider the approval of the annexation and development.

Tom West, a Manor resident, submitted a speaker card expressing concerns about Item No. 8, which involves the annexation of 98.286 acres for future wastewater plant development.

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Pamela Fowler, representing the Wilbarger Creek Conservation Alliance, spoke in opposition to Item No. 8 regarding the annexation of 98.286 acres for future wastewater plant development. She requested the council's support in preserving the land for future park use and urged them to consider the youth who would benefit from the park.

Lisa Powell of 18101 Littig Rd., submitted a speaker card opposing Item No. 8. She expressed concerns about flooding on her property and the proposed development of a wastewater treatment plant. She urged the council to reconsider the project and relocate it to another site.

Sarah Koebley, from the University of Kansas, spoke in opposition to Item No. 8 concerning the annexation of 98.286 acres for future wastewater plant development. She urged the council to reconsider and vote against both the annexation and the proposed wastewater treatment plant.

Danny Alba, a Manor resident, submitted a speaker card opposing Item No. 8, which involves the annexation of 98.286 acres for future wastewater plant development. As a retired Austin water plant worker, he expressed concerns about chemical usage and flooding in the area. He suggested the council visit Austin's water plant to better understand its operations and requested that they reconsider the proposed development in the city's best interests.

Michelle Enriquez, a Manor resident, submitted a speaker card opposing Item No. 8, which involves the annexation of 98.286 acres for future wastewater plant development. She expressed concerns about flooding in the area and stated she did not want her family affected by the plant's odor. Additionally, she voiced that the Manor Police Department should not be housed in a mobile home and advocated for a better facility and location for them.

Shelby Koebley, representing the Wilbarger Creek Conservation Alliance, spoke in opposition to Item No. 8 concerning the annexation of 98.286 acres. She also submitted a letter to the council—originally sent to Travis County—detailing their concerns about the proposed wastewater treatment plant development.

Nila Soni, a Manor resident, submitted a speaker card opposing Item No. 8, which involves the annexation of 98.286 acres for future wastewater plant development. She voiced concerns about the proposed development and advocated for the future park proposed by Travis County. She urged the council to reconsider the project and to relocate it to another site.

Andrew Li, a Manor resident, submitted a speaker card opposing Item No. 8, which involves the annexation of 98.286 acres for future wastewater plant development. He shared the reasons his family chose to move to the outskirts of Manor, away from the Austin city area, emphasizing that they did not relocate to be near a wastewater treatment plant. He asked the council to reconsider the project.

No one else appeared at this time.

PUBLIC HEARINGS

- 1. Conduct a Public Hearing on a Specific Use Permit for 8,703 square feet Medical Clinic on one acre, more or less, and being platted as Lot 2, Block B Manor NE Commercial, and located at 12420 E US Hwy 290, Manor, TX.**

Applicant: FourT Realty

Owner: Timmermann Commercial Investments, LP

City staff recommended that the City Council conduct a public hearing.

Mayor Harvey opened the Public Hearing.

Robert Battaile, a resident of Manor, Texas, submitted a speaker card in opposition to this item.

Taylor Steed of FourT Realty submitted a speaker card and discussed the proposed request for a Specific Use Permit for a medical clinic, highlighting the services the clinic would offer to Manor residents.

Development Services Director Burrell discussed the proposed request.

A discussion was held regarding the area designated for medical development.

A discussion was held whether a study had been conducted on the demographics of individuals expected to visit the facility.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to close the public hearing.

There was no further discussion.

Motion to close carried 7-0

- 2. Conduct a Public Hearing for the annexation of 98.286 acres of land, more or less, being located in Travis County, Texas, and adjacent to the city limits.**

City staff recommended that the City Council conduct a public hearing.

Mayor Harvey opened the Public Hearing.

Robert Battaile, a resident of Manor, Texas, submitted a speaker card in opposition to this item.

Jon Beall, representing the Wilbarger Creek Conservation Alliance, spoke in opposition to this item and raised concerns about the flooding risks the development could create.

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Anne Brockenbrough, of 11318 Jones Road, submitted a speaker card opposing this item and advocated for the proposed Travis County park development. She also expressed concerns about flooding in the area and the significant destruction that could occur if the wastewater treatment plant is developed in the floodplain.

Tom West, a Manor resident, submitted a speaker card opposing this item and reiterated that developing a wastewater treatment plant in the proposed area is not ideal. He stated the land should be preserved for future park development by Travis County.

Development Services Director Burrell stated that the county had requested information about the proposed annexation to fulfill its public notice requirements.

Mayor Harvey thanked everyone in attendance for sharing their concerns and discussed the project's historical context. He provided updates on the city's plans for the area, addressing the financial impact on Manor and longstanding issues with undersized pipes and infrastructure. He emphasized that the land had always been intended to support the city's growth. Mayor Harvey also stated that the council had already considered alternative locations for the plant and reassured residents of the city's commitment to working collaboratively with the state and county. He discussed previous county bond issuances, which were intended to include Manor's city limits to assist with future growth projects. Additionally, Mayor Harvey noted a disconnect with the Wilbarger Creek Conservation Alliance, expressing confusion given the city's support from county and state representatives.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to close the public hearing.

There was no further discussion.

Motion to close carried 7-0

3. Conduct a Public Hearing on a Specific Use Permit for up to 13,000 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Lot 1A, Block A Las Entradas North Section 3, also known as 12420 Tillgang Pass, Manor, TX.

City staff recommended that the City Council conduct a public hearing.

Mayor Harvey opened the Public Hearing.

Robert Battaile, a resident of Manor, Texas, submitted a speaker card in opposition to this item.

Development Services Director Burrell announced that the applicant had withdrawn their request, so no action was required by the council.

There was no further discussion and no action was taken.

CONSENT AGENDA

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

- February 4, 2026, City Council Regular Meeting

5. Consideration, discussion, and possible action on accepting the January 2026 City Council Monthly Reports.

6. Consideration, discussion, and possible action on accepting the January 2026 Departmental Reports.

- Finance – Belen Peña, Finance Director
- Police – Ryan Phipps, Chief of Police
- Travis County ESD No. 12 – Chris McKenzie, Interim Fire Chief
- Economic Development – Scott Jones, Economic Development Director
- Development Services – Michael Burrell, Development Services Director
- Municipal Court – Sofi Duran, Court Administrator
- Public Works – Matt Woodard, Director of Public Works
- Human Resources – Scott Moore, City Manager
- IT – Phil Green, IT Director
- Administration – Lluvia T. Almaraz, City Secretary
- Administration – Ashlynn Taylor, Marketing & Communications Coordinator

Battalion Chief Ashley Brackett with ESD 12 introduced herself and answered questions from council regarding business opening delays.

Mayor Harvey requested turnaround times and the common issues that delay business openings.

A discussion was held regarding which adopted codes the city and the fire department were using.

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 7-0

REGULAR AGENDA

7. **Consideration, discussion, and possible action on a Specific Use Permit for 8,703 square feet Medical Clinic on one acre, more or less, and being platted as Lot 2, Block B Manor NE Commercial, and located at 12420 E US Hwy 290, Manor, TX.**

Applicant: FourT Realty

Owner: Timmermann Commercial Investments, LP

City staff recommended that the City Council approve a Specific Use Permit for 8,703 square feet Medical Clinic on one acre, more or less, and being platted as Lot 2, Block B Manor NE Commercial, and located at 12420 E US Hwy 290, Manor, TX.

A discussion was held regarding other facilities located in the area.

Economic Development Director Jones discussed the property owner's concept plan for the proposed area.

A discussion was held regarding an alternative location for the facility.

A discussion was held allowing additional time to consult further with the property owner about the development.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno to postpone item to the March 3, 2026, regular council meeting.

There was no further discussion.

Motion to postpone carried 7-0

8. **First Reading: Consideration, discussion, and possible action regarding an Ordinance of the City of Manor, Texas annexing 98.286 acres of land, more or less, being located in Travis County, Texas, and adjacent to the city limits into the corporate limits of the City; making findings of fact; providing a severability clause and an effective date; and providing for open meetings, and other related matters.**

City staff recommended that the City Council approve the first reading of an Ordinance of the City of Manor, Texas annexing 98.286 acres of land, more or less, being located in Travis County, Texas, and adjacent to the city limits into the corporate limits of the City; making findings of fact; providing a severability clause and an effective date; and providing for open meetings, and other related matters.

Mayor Harvey requested that this item be discussed in Executive Session for legal consultation.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Weir to table this item until after the Executive Session.

There was no further discussion.

Motion to table carried 7-0

9. Consideration, discussion, and possible action on a Specific Use Permit for up to 13,000 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Lot 1A, Block A Las Entradas North Section 3, also known as 12420 Tillgang Pass, Manor, TX.

City staff recommended that the City Council acknowledge the withdrawal.

There was no further discussion and no action was taken.

10. 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 approve the City of Manor, Texas Deposit Agreement for the Proposed Water Service for the 13522 FM 1100 Project and authorize the City Manager to execute the agreement.

Development Services Director Burrell discussed the proposed agreement.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir to approve the City of Manor, Texas Deposit Agreement for the Proposed Water Service for the 13522 FM 1100 Project and authorize the City Manager to execute the agreement.

There was no further discussion.

Motion to approve carried 7-0

11. Consideration, discussion, and possible action on a partnership between St. Joseph Catholic Church and City of Manor for the Hispanic Heritage Fiesta event.

City staff recommended that the City Council approve a partnership between St. Joseph Catholic Church and City of Manor for the Hispanic Heritage Fiesta event.

Mayor Harvey requested that this item be included for discussion during the council's budget, goals, and vision workshops. He asked that the council further discuss the matter at the workshop to provide direction to staff afterward.

Felix Paiz spoke about the partnership the church is seeking for the upcoming Hispanic Heritage Fiesta.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Deja Hill to withdraw this item until after the council's workshop.

There was no further discussion.

Motion to withdraw carried 7-0

Following Mayor Harvey's direction, the council proceeded to Item No. 13.

13. Consideration, discussion, and possible action regarding the scheduling of a City Council Goals and Vision Workshop.

City staff recommended that the City Council set a City Council Goals and Vision Workshop.

The council discussed possible dates when members would be available for the workshop.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to set the Goals and Vision workshop for March 14, 2026, from 8:00 a.m. to 12:00 p.m., possibly at the Avelyn Manor Apartments.

There was no further discussion.

Motion to approve carried 7-0

12. Consideration, discussion, and possible action regarding the scheduling of a Budget Workshop.

City staff recommended that the City Council set a Budget Workshop.

The council discussed possible dates when members would be available for the workshop.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Deja Hill to set the Budget workshop for March 7, 2026, from 1:30 p.m. to 5:00 p.m.

There was no further discussion.

Motion to approve carried 7-0

14. Consideration, discussion, and possible action regarding the scheduling of a City Council Charter Review Workshop.

City staff recommended that the City Council set a City Council Charter Review Workshop.

The council discussed possible dates when members would be available for the workshop.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno to set the Charter Review workshop for April 18, 2026, from 9:00 a.m. to 12:00 p.m.

There was no further discussion.

Motion to approve carried 7-0

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 9:37 p.m. on Wednesday, February 18, 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 551.071 Texas Government Code and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the Hibbs Lane Parcel; 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 9:37 p.m. on Wednesday, February 18, 2026.

Mayor Pro Tem Emily Hill left the council meeting at 10:00 p.m. during the Executive Session.

The Executive Session was adjourned at 10:59 p.m. on Wednesday, February 18, 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 10:59 p.m. on Wednesday, February 18, 2026.

8. **First Reading:** Consideration, discussion, and possible action regarding an Ordinance of the City of Manor, Texas annexing 98.286 acres of land, more or less, being located in Travis County, Texas, and adjacent to the city limits into the corporate limits of the City; making findings of fact; providing a severability clause and an effective date; and providing for open meetings, and other related matters.

Ordinance: An Ordinance of The City of Manor, Texas Annexing 98.286 Acres of Land, More or Less Located in Travis County, Texas and Adjacent to the City Limits Into the Corporate Limits of The City; Making Findings of Fact; Providing a Severability Clause and an Effective Date; and Providing for Open Meetings and Other Related Matters.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua to approve the first reading of an Ordinance of the City of Manor, Texas annexing 98.286 acres of land, more or less, being located in Travis County, Texas, and adjacent to the city limits into the corporate limits of the City; making findings of fact; providing a severability clause and an effective date; and providing for open meetings, and other related matters.

There was no further discussion.

Motion to approve carried 6-0

ADJOURNMENT

The Regular Session of the Manor City Council was Adjourned at 11:01 p.m. on Wednesday, February 18, 2026.

The Manor City Council approved these minutes on the 3rd day of March 2026.

APPROVED:

Dr. Christopher Harvey
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

Dear Commissioners,

September 9th, 2025

We, the undersigned members of the Park Springs Neighborhood Association, the Littig Community, the Wilbarger Creek Conservation Alliance, and the neighbors on Hibbs Lane, Jones, Hog Eye and Biting School Road are very concerned about the threat to public health and safety if the City of Manor is allowed to construct its East Travis Regional Plant (WQ0016712001) in the 100 year floodplain where four major creeks converge. (See map of the Travis County Floodplain)

In light of recent flood events in Travis County that caused the tragic loss of life and destruction of infrastructure and cost the county millions of dollars in recovery and rebuilding, it is totally irresponsible for the City of Manor to continue with their plans to construct their regional waste water treatment plant (WWTP) in this dangerous floodway.

The proposed site for the WWTP is at the bottom of Hibbs Lane and it has flooded repeatedly and violently at least seven times in the past decade (2015, 2016, 2018, 2023, and 2025--sometimes twice in the same year). And when it floods, the proposed site is inundated with 20-30 feet of raging water that destroys everything in its path. Hibbs Lane used to go through this area and connect to Littig Road, but the flooding was so severe that it washed out the bridge and the county abandoned the road decades ago.

The flooding on this site will become even more frequent and extreme in the coming years as growth and development explodes in north eastern Travis County because the four creeks that converge just upstream of the site carry the lion's share of wastewater and stormwater from Pflugerville, Manor and New Sweden.

The force of these floodwaters on a WWTP constructed here will have catastrophic consequences. Repeated flooding will damage the infrastructure, cause extensive operational failures, and endanger the lives of workers at the plant and those trying to reach it in an emergency. During these frequent flood events, all the surrounding roads are closed due to the creeks and bridges flooding. There have been countless rescues and tragic loss of life on these roads.

The only way to access the plant is via Hibbs Lane, a quiet residential street that is barely wide enough for two cars to pass. It was not built to handle heavy truck traffic that would be carrying dangerous chemicals and toxic waste. Most of the surrounding roads do not even allow commercial trucks and are in major disrepair from repeated violations.

This WWTP does not belong in a dangerous floodplain at the end of a quiet residential street and Travis County should not authorize it. Damage to the plant is predictable and the potential for loss of life and catastrophic spills of E Coli, toxic chemicals and untreated wastewater is inevitable. It would be an environmental and public health and safety disaster. Please do everything in your power to prevent the City of Manor from building this WWTP in the floodplain and help them find a better location for their East Travis Regional Plant.

Respectfully,



