



**CITY COUNCIL
REGULAR SESSION MINUTES
MAY 20, 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
Denver Collins, Assistant Chief of Police
Michael Burrell, Development Services Director
Scott Jones, Economic Development Director
Matt Woodard, Public Works Director
Phil Green, IT Director
Brittany Lopez, Assistant City Secretary
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 7:05 p.m. on Wednesday, May 20, 2026, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

INVOCATION

Fthr. Daniel Robayo-Hidalgo with St. Mary Magdalene Episcopal Church 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. 3-5, 7, and 9-13.

Sam Samaripa, a Manor resident and Commander of the American Legion, Post 331, submitted a speaker card and addressed the Council regarding a donation the Post is making to the City for the Veteran's Wall. Mr. Samaripa also expressed concerns regarding drainage issues at his residence and requested City assistance in resolving the matter.

Jon Beall, representing the Wilbarger Creek Conservation Alliance, submitted a speaker card and addressed the Council regarding the proposed Regional Water Plant by the City and City of Elgin. He proposed that the city partner with the Mayor of Elgin to explore constructing a single, unified water plant to serve both municipalities.

No one else appeared at this time.

PUBLIC HEARINGS

- 1. Conduct a public hearing on a Specific Use Permit for 15,000 square feet of Professional Office, Medical Office, and Medical Clinic, one (1) lot on 3.11 acres, more or less, being located at 13801 N FM 973, Manor, TX.**

Applicant: Rafiq Karediya
Owner: Platinum 973 LLC

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

Mayor Harvey opened the Public Hearing.

Development Services Director Burrell discussed the proposed Special Use Permit.

Rafiq Karediya spoke in regards to the use of the development.

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

There was no further discussion.

Motion to close carried 6-0

- 2. Conduct a public hearing on a Specific Use Permit for 5,725 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Las Entradas North, also known as 12420 Tillgang Pass, Manor, TX.**

Applicant: LVE Las Entradas REG, LP

Owner: LVE Las Entradas REG, 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.

Daniel Campbell with Marathon Equity discussed the attached PowerPoint presentation.

Dan Fry with Marathon Equity submitted a speaker card in support of this item.

A discussion was held regarding available parking for the area.

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

There was no further discussion.

Motion to close carried 6-0

CONSENT AGENDA

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

- May 6, 2026, City Council Regular Meeting**

- 4. Consideration, discussion, and possible action regarding acceptance of the April 2026 City Council Monthly Reports.**

- 5. Consideration, discussion, and possible action regarding acceptance of the April 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**

6. Consideration, discussion, and possible action on a Professional Services Agreement with Baker Tilly US, LLP to perform an Independent Financial Audit of the city's Impact Fee funds.

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

7. Consideration, discussion, and possible action regarding a construction contract for the Wilbarger Creek Wastewater Treatment Plant Phase 2 Improvements.

City staff recommended that the City Council approve and award the Construction Contract with Prota, Inc. for the base bid amount of \$15,992,420.00.

Public Works Director Woodard discussed the proposed contract for the Wilbarger Creek Wastewater Treatment Plant.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir to approve and award the Construction Contract with Prota, Inc. for the base bid amount of \$15,992,420.00.

There was no further discussion.

Motion to approve carried 6-0

8. Consideration, discussion, and possible action on a Specific Use Permit for 15,000 square feet of Professional Office, Medical Office, and Medical Clinic, one (1) lot on 3.11 acres, more or less, being located at 13801 N FM 973, Manor, TX.

Applicant: Rafiq Karediya
Owner: Platinum 973 LLC

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City staff recommended that the City Council approve a Specific Use Permit for 15,000 square feet of Professional Office, Medical Office, and Medical Clinic, one (1) lot on 3.11 acres, more or less, being located at 13801 N FM 973, Manor, TX.

Mr. Karediya spoke in regard to the medical use permit, clarifying that the intended use is for a chiropractic office and medical spa.

Mayor Harvey inquired whether Mr. Karediya had met with the Economic Development Committee to discuss the proposed uses.

Assistant City Attorney Rivera advised that it is within the City Council's purview to add conditions to a Special Use Permit (SUP) or to reduce the requested square footage.

Following a discussion regarding the potential layout of the space, which could include a medical office, medical clinic, insurance office, real estate office, and chiropractic offices; Assistant City Attorney Rivera clarified that the Council could only approve the specific uses requested in the item's submittal. She recommended that the item be tabled to allow staff to provide additional information.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Wallace to table the item.

There was no further discussion.

Motion to table carried 6-0

9. Consideration, discussion, and possible action on a Specific Use Permit for 5,725 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Las Entradas North, also known as 12420 Tillgang Pass, Manor, TX.

Applicant: LVE Las Entradas REG, LP

Owner: LVE Las Entradas REG, LP

City staff recommended that the City Council approve a Specific Use Permit for 2,225 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Las Entradas North, also known as 12420 Tillgang Pass, Manor, TX.

Development Services Director Burrell advised that the Council had the authority to establish time limits for specific types of uses within Special Use Permit (SUP) requests.

A discussion was held regarding concerns over the closure of past dental offices in the area.

Mr. Campbell, representing Marathon Equity, explained how the market analysis study for dental offices was conducted in the area.

Assistant City Attorney Rivera clarified that staff's recommendation was for a lower square footage.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Weir to approve a Specific Use Permit for 2,225 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Las Entradas North, also known as 12420 Tillgang Pass, Manor, TX.

There was no further discussion.

Motion to approve failed 3-3

Council Member Hill requested this time to be discussed after executive session.

MOTION: Upon a motion made by Council Member Hill and seconded by Council Member Moreno to table the item after the executive session.

There was no further discussion.

Motion to table carried 6-0

10. Consideration, discussion, and possible action on a Sidewalk Escrow Agreement with NSJ Enterprises Inc. for property located at 13320 US Hwy 290, and permitted as MiniMax #11.

City staff recommended that the City Council approve a Sidewalk Escrow Agreement with NSJ Enterprises Inc. for property located at 13320 US Hwy 290, and permitted as MiniMax #11.

Development Services Director Burrell discussed the proposed agreement.

A discussion was held regarding concerns over sidewalk construction as well as the projected tax revenue for the city.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno to approve a Sidewalk Escrow Agreement with NSJ Enterprises Inc. for property located at 13320 US Hwy 290 and permitted as MiniMax #11.

There was no further discussion.

Motion to approve carried 5-1 (Council Member Weir voted against)

11. Consideration, discussion, and possible action on a letter of support for the U.S. Department of Transportation Federal Railroad Administration's Crossing Safety Program/Railroad Crossing Elimination (RCE) Grant Program.

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City staff recommended that the City Council approve a letter of support for the U.S. Department of Transportation Federal Railroad Administration's Railroad Crossing Elimination (RCE) Grant Program.

A discussion was held regarding how this specific grant would assist the community by addressing local railroad crossing concerns and improve safety infrastructure.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua to approve a letter of support for the U.S. Department of Transportation Federal Railroad Administration's Railroad Crossing Elimination (RCE) Grant Program.

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 8:31 p.m. on Wednesday, May 20, 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 Lots 4, 5, and 6, Block 23, Town of Manor, Travis County, Texas; - 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; 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 9:16 p.m. on Wednesday, May 20, 2026.

The Executive Session was adjourned at 9:52 p.m. on Wednesday, May 20, 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 9:52 p.m. on Wednesday, May 20, 2026.

12. Consideration, discussion, and possible action on a Resolution Finding Public Convenience and Necessity And Authorizing The Use of Eminent Domain To Condemn If Necessary Fee Simple Title to Lots 4, 5, and 6, Block 23, Town of Manor, Travis County, Texas, As Recorded in Volume V Page 796 Of the Deed Records of Travis County From Seletia Gildon Davis aka Seletia Gildon David, Billie Joe Gildon McClelland, Bille Egunkike, George Edwards Gildon, Kirk Douglass Gildon, DaRita Hill McCrary, Darrell Edward Hill, DeaAnn Hill, Robert Lee Thorne, and Derek Hill For the Public Use And Purpose of Construction Of Public Roadway and Parking Improvements For The City's Downtown Parking Improvement Project.

Assistant City Attorney Rivera discussed the proposed Resolution.

Resolution No. 2026-09: A Resolution of the City Council of The City of Manor, Texas, Finding Public Convenience And Necessity And Authorizing Eminent Domain Proceedings If Necessary For Acquisition In Fee Simple Of Lots 4, 5 And 6, Block 23, Town Of Manor, Travis County, Texas, According To The Map Or Plat Thereof Recorded In Volume V, Page 796, Deed Records, Travis County, Texas, For Public Roadway And Parking Infrastructure Purposes, And Establishing An Effective Date; And Finding And Determining That The Meeting At Which This Resolution Is Passed Was Noticed And Is Open To The Public As Required By Law.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve Resolution No. 2026-09 and authorize the use of the power of eminent domain to acquire in fee simple Lots 4, 5, and 6, Block 23, Town of Manor, Travis County, Texas from property owned by Seletia Gildon Davis aka Seletia Gildon David, Billie Joe Gildon McClelland, Bille Egunkike, George Edwards Gildon, Kirk Douglass Gildon, DaRita Hill McCrary, Darrell Edward Hill, DeaAnn Hill, Robert Lee Thorne, and Derek Hill for the public use of constructing public roadway and parking improvements for the City's Downtown Parking Improvement Project.

There was no further discussion.

A roll call was provided by Mayor Harvey

Motion to approve carried 6-0

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

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Hill to appoint Bobby Orr, Paige Bacon and Michelle Anderson to serve for a one-year term.

There was no further discussion.

Motion to approve carried 6-0

- 8. Consideration, discussion, and possible action on a Specific Use Permit for 15,000 square feet of Professional Office, Medical Office, and Medical Clinic, one (1) lot on 3.11 acres, more or less, being located at 13801 N FM 973, Manor, TX.**

Applicant: Rafiq Karediya
Owner: Platinum 973 LLC

Assistant City Attorney Rivera outlined the permitted and non-permitted uses by reviewing the definitions contained in the summary form, specifically highlighting the categories for Office Professional, Office Medical, and Medical Clinic.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve a Specific Use Permit for 15,000 square feet of Professional Office, Medical Office, and Medical Clinic, with the conditions that ambulatory surgical centers (ASC) and freestanding emergency medical care facilities be excluded, and that if the tenant vacates the property, the new tenant would need to return to Council to request a new use permit, on one (1) lot consisting of 3.11 acres, more or less, located at 13801 N. FM 973, Manor, TX.

There was no further discussion.

Motion to approve carried 6-0

- 9. Consideration, discussion, and possible action on a Specific Use Permit for 5,725 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Las Entradas North, also known as 12420 Tillgang Pass, Manor, TX.**

Applicant: LVE Las Entradas REG, LP
Owner: LVE Las Entradas REG, LP

A discussion was held regarding the name of the facility.

A discussion was held regarding the conditions discussed in executive.

MOTION: Upon a motion made by Council Member Hill and seconded by Council Member Amezcua to approve a Specific Use Permit for 2,225 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Las Entradas North, also known as 12420 Tillgang Pass, Manor, Texas with the condition that the permit is restricted to the original tenant only Deca.

There was no further discussion.

Motion to approve carried 6-0

**City Council Regular Session Minutes
May 20, 2026**

ADJOURNMENT

The Regular Session of the Manor City Council was Adjourned at 10:15 p.m. on Wednesday, May 20, 2026.

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

APPROVED:

Dr. Christopher Harvey
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary