Dr. Christopher Harvey, Mayor
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 Council Regular Meeting

Wednesday, May 20, 2026 at 7:00 PM

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

AGENDA

This meeting will be live-streamed on Manor's Webpage.
You can access the meeting at https://www.manortx.gov/171/Public-Meetings-Livestreams
or by scanning the QR Code

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

INVOCATION

PLEDGE OF ALLEGIANCE

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 Council and, not to exceed two (2) minutes per person. ***No Action or Discussion May be Taken by the City Council during Public Comments on Non-Agenda Items.***

To address the City Council, please complete the white or yellow card and present it to the designated area prior to the meeting.

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
   Submitted by: Michael Burrell, Development Services Director

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
   Submitted by: Michael Burrell, Development Services Director

CONSENT AGENDA

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

3. **Consideration, discussion, and possible action regarding approval of the City Council Minutes.**
   Submitted by: Lluvia T. Almaraz, City Secretary

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

4. **Consideration, discussion, and possible action regarding acceptance of the April 2026 City Council Monthly Reports.**
   Submitted by: Scott Moore, City Manager

5. **Consideration, discussion, and possible action regarding acceptance of the April 2026 Departmental Reports.**
   Submitted by: Scott Moore, City Manager

   - **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.**
Submitted by: Michael Burrell, Development Services Director

REGULAR AGENDA

7. **Consideration, discussion, and possible action regarding a construction contract for the Wilbarger Creek Wastewater Treatment Plant Phase 2 Improvements.**
Submitted by: Matt Woodard, Public Works Director

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
Submitted by: Michael Burrell, Development Services Director

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
Submitted by: Michael Burrell, Development Services Director

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.**
Submitted by: Michael Burrell, Development Services Director

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.**
Submitted by: Scott Moor, City Manager

EXECUTIVE SESSION

The City Council will now Convene 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

OPEN SESSION

The City Council will now reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

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.**
Submitted by: Scott Moore, City Manager

13. **Consideration, discussion, and possible action on the appointment of Community Impact Fee Advisory Committee members.**
Submitted by: Michael Burrell, Development Services Director

ADJOURNMENT

In addition to any executive session already listed above, the City Council 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 City Council member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the City Council 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: Thursday, May 14, 2026, by 5:00 PM and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

/s/ Lluvia T. Almaraz, TRMC
City Secretary for the 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