



**CITY COUNCIL
REGULAR SESSION MINUTES
NOVEMBER 16, 2022**

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
Scott Dunlop, Development Services Director
Lydia Collins, Director of Finance
Ryan Phipps, Chief of Police
Scott Jones, Economic Development Director
Phil Green, IT Director
Tracey Vasquez, HR Manager
Sarah Friberg, Court Administrator
Matthew Woodard, Public Works Director (incoming)
Michael Tuley, Public Works Director (outgoing)
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, November 16, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PLEDGE OF ALLEGIANCE

Mayor Harvey led the Pledge of Allegiance.

PUBLIC COMMENTS

Mayor Harvey read and presented proclamation declaring Friday, November 18, 2022, as “Michael Tuley Day” to Michael Tuley, Public Works Director. Mayor and Council thanked Mike Tuley for his years of service.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and spoke in regard to the city’s Comprehensive Plan. Mr. Battaile discussed his suggestions for the comprehensive plan and asked for additional public meetings to be conducted regarding the plan.

No one else appeared at this time.

REPORTS

A. Healthcare Committee Calendar Update

Council Member Weir discussed the attached proposed 2023 Healthcare Committee Calendar. She stated that the committee would be meeting with different organizations to be able to partner with them for future city events relating to healthcare.

B. Public Safety Committee Update on Animal Control and Speeding in Hamilton Point Subdivision

Chief of Police Phipps discussed the different avenues the city was doing regarding animal control issues. He stated that the animal control position would be filled soon, and they were in the process of interviewing for the position. He also gave an update on the public concerns regarding speeding in the Hamilton Point Subdivision. Chief Phipps discussed other concerns the community of Hamilton Point had regarding public safety.

Mayor Harvey requested a summary report to be sent to the Hamilton Point Community.

Council Member Moreno expressed his concerns regarding the intersection of S. Burnett St. and E. Carrie Manor St. He suggested for the 4-way stop sign to be placed back again due to the recent speeding and accidents in the area.

Discussion was held regarding a temporary animal shelter for the city.

Discussion was held regarding the senior Manor ISD Vet Tech Program and State Funding opportunities.

At the direction of Mayor Harvey, the Consent Agenda (Item Nos. 9 & 10) were conducted next.

CONSENT AGENDA

9. Consideration, discussion, and possible action to approve the City Council Minutes of November 2, 2022, City Council Regular Meeting.

10. Consideration, discussion, and possible action on the acceptance of the October 2022 Departmental Reports.

- **Economic Development – Scott Jones, Economic Development Director**
- **Development Services – Scott Dunlop, Development Services Director**
- **Community Development – Debbie Charbonneau, Heritage and Tourism Manager**
- **Police – Ryan Phipps, Chief of Police**
- **Municipal Court – Sarah Friberg, Court Clerk**
- **Public Works – Michael Tuley, Director of Public Works**
- **Finance – Lydia Collins, Director of Finance**
- **Human Resources – Tracey Vasquez, HR Manager**
- **IT – Phil Green, IT Director**
- **Administration – Lluvia T. Almaraz, City Secretary**
- **Travis County ESD No. 12 – Ryan Smith, Fire Chief**

Chief Phipps explained the PD Report and stated that due to TCSO staffing and inaccurate reporting he would be including the missing information on the certain activities on next month's report.

Discussion was held regarding DWI arrests.

Discussion was held regarding the increase of youth arrests.

Mayor Harvey suggested for the Public Safety Committee to conduct campaigns throughout the upcoming year regarding youth crimes.

Discussion was held regarding victim services.

Discussion was held regarding MLK Day city event.

Discussion was held regarding the rental assistance program.

Discussion was held regarding updates on Manor Biz 101.

Discussion was held regarding the brown water concerns from citizens. Public Works Director Woodard confirmed that the brown water was not associated with the city's water but was a source from a separate water supplier.

Discussion was held regarding City Council's surface tablets. Mayor Harvey requested for this discussion to be included in the December Council workshop.

City Manager Moore stated that the monthly report from Travis County ESD No. 12 would now be included in the departmental reports.

Chief Ryan Smith briefly discussed the Manor ESD12 monthly report.

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

PUBLIC HEARINGS

- 1. Conduct a public hearing on the first reading of an ordinance annexing 93.775 acres of land, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner and approving an agreement for the provision of services for the annexed area.**

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the public hearing.

Director of Development Services Dunlop discussed the proposed annexation.

Leah Bojo with Drenner Group, 2705 Bee Cave Rd., Suite 100, Austin, Texas, submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer any questions posed by the City Council.

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 on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.**

Applicant: Drenner Group; Owner: Ashton Grey Engineering

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the public hearing.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and spoke in regard to the communication between the P&Z Commission and City Council prior to the meetings.

Director of Development Services Dunlop discussed the proposed Preliminary PUD.

Leah Bojo with Drenner Group, 2705 Bee Cave Rd., Suite 100, Austin, Texas, submitted a speaker card in support of this item. Ms. Bojo presented the attached PowerPoint presentation and discussed the Preliminary PUD.

Discussion was held regarding the following:

- Nature Preserve and Trail
- Interior Parks
- Streets and Right of Way
- Water Storage Site
- Modification proposed roadway alignment

Discussion was held regarding public parking in the parkland.

Discussion was held regarding park amenities.

Discussion was held regarding the entrances and exits to the subdivision.

Discussion was held regarding traffic and safety concerns.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno, to close the Public Hearing.

There was no further discussion.

Motion to close carried 7-0

3. Conduct a public hearing on a Final PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

Applicant: Drenner Group; Owner: Ashton Grey Engineering

The city staff recommended that the City Council postpone the Public Hearing to the December 21, 2022, Regular Council Meeting.

Robert Battaile, 502 E. Eggleston St., Unit A, Manor, Texas, submitted a speaker card, but did not speak due to postponement.

Leah Bojo from Drenner Group, 2705 Bee Caves Rd., Suite 100, Austin, Texas, submitted a speaker card, but did not speak due to postponement.

MOTION: Upon a motion made by Council Member Deja Hill and seconded by Council Member Moreno, to postpone the Public Hearing to the December 21, 2022, Regular Council Meeting.

There was no further discussion.

Motion to postpone carried 7-0

- 4. Conduct a public hearing on the first reading of an Ordinance Amending the Final Planned Use Development for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.**

Applicant: SEC Planning, LLC; Owner: Blackburn Group

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the public hearing.

Director of Development Services Dunlop discussed the proposed PUD for Monarch Ranch Subdivision.

Robert Battaile, 502 E. Eggleston St., Unit A, Manor, Texas, submitted a speaker card and spoke in regard to parkland fees and the additional amenities the developer should offer.

Steve Jamison with Jamison Civil Engineering submitted a speaker card but did not wish to speak; however, he was available to any questions posed by the City Council.

Discussion was held regarding the proposed development.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to close the Public Hearing.

Council Member Deja Hill asked if the city had received comments from adjacent neighbors regarding development. Development Services Director Dunlop confirmed that the city did not receive any comments or concerns.

There was no further discussion.

Motion to close carried 7-0

- 5. Conduct a public hearing on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.**

Applicant: Jamison Civil Engineering LLC; Owner: Monarch Ranch at Manor, LLC

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the public hearing.

Robert Battaile, 502 E. Eggleston Street, Unit A, Manor, Texas, submitted a speaker card and spoke in regard to parkland fees.

Director of Development Services Dunlop discussed the proposed concept plan application for the Monarch Ranch Subdivision.

Steve Jamison with Jamison Civil Engineering submitted a speaker card but did not wish to speak; however, he was available to any questions posed by the City Council.

Discussion was held regarding the development phases.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua, to close the Public Hearing.

Discussion was held regarding the clarification on development of homes per phase.

There was no further discussion.

Motion to close carried 7-0

- 6. Conduct a public hearing on the first reading of an Ordinance rezoning one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).**

Applicant: Oxford Stratton Estates LLC; Owner: Akshay Pohekar

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the public hearing.

Director of Development Services Dunlop discussed the proposed rezoning request.

Discussion was held regarding the development site size.

Director of Development Services Dunlop confirmed that the city did not receive any comments or concerns from residents.

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 6-1 (Mayor Pro Tem Emily Hill voted against)

7. Conduct a public hearing on the first reading of an Ordinance rezoning two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

Applicant: Baeza Engineering, PLLC; Owner: John and Sandy Kerr

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the public hearing.

Director of Development Services Dunlop discussed the proposed rezoning request.

Economic Development Jones discussed the possibility collection of property taxes.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno, to close the Public Hearing.

There was no further discussion.

Motion to close carried 7-0

8. Conduct a public hearing on a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX.

Applicant: JAB Engineering, LLC; Owner: Platinum 973, LLC

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the public hearing.

Director of Development Services Dunlop discussed the proposed Special Use Permit.

Joshua Baran with JAB Engineering, 4500 Williams Dr., Georgetown, Texas, submitted a speaker card in support of this item. Mr. Baran presented the attached PowerPoint presentation and discussed the proposed development for a gas station at 13801 N. FM 973, Manor, Texas.

Discussion was held regarding the different uses for extra spaces.

Discussion was held regarding job opportunities for the community.

Discussion was held regarding types of vehicles that would be utilizing the gas station. Mr. Baran stated the gas station would not be suitable for a truck stop.

MOTION: Upon a motion made by Council Member Weir and seconded by Mayor Pro Tem Emily Hill, to close the Public Hearing.

There was no further discussion.

Motion to close carried 7-0

REGULAR AGENDA

11. First Reading: Consideration, discussion, and possible action on the first reading of an ordinance annexing 93.775 acres of land, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner and approving an agreement for the provision of services for the annexed area.

The city staff recommended that the City Council approve the first reading of an ordinance annexing 93.775 acres of land, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner and approving an agreement for the provision of services for the annexed area.

Development Services Dunlop discussed the proposed annexation.

Leah Bojo with Denner Group, 2705 Bee Caves Rd., Suite 100, Austin, Texas, submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer any questions posed by the City Council.

Ordinance: An Ordinance of The City of Manor, Texas Annexing 93.775 Acres of Land, More or Less, Located in Travis County, Including the Abutting Streets, Roadways, and Rights-Of-Way Into the Corporate Limits of the City, at the Request of the Property Owner; Approving an Agreement for the Provision of Services for the Annexed Area; 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 Weir to approve the first reading of an ordinance annexing 93.775 acres of land, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner and approving an agreement for the provision of services for the annexed area.

Motion to approve carried 7-0

12. Consideration, discussion, and possible action on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.
Applicant: Drenner Group; Owner: Ashton Grey Engineering

The city staff recommended that the City Council approve a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX with modification for better access to Park B.

Robert Battaile, 502 E. Eggleston Street, Unit A, Manor, Texas, submitted a speaker card and spoke in regard to the lack of parking for the park area and the possibility of amenities he would like to see in the parks.

Director of Development Services Dunlop discussed the proposed preliminary PUB for the New Haven Development.

Discussion was held regarding P&Z Commission recommendations to see better access to Park B.

Discussion was held regarding the additional parking spaces and amenities for teens.

Leah Bojo with Denner Group, 2705 Bee Caves Rd., Suite 100, Austin, Texas, submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer any questions posed by the City Council.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Wallace, to approve a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX with modification for better access to Park B and additional parking and teen amenities.

There was no further discussion.

Motion to approve carried 6-1 (Council Member Deja Hill voted against)

13. Consideration, discussion, and possible action on a Final PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

The city staff recommended that the City Council postpone item until the December 21, 2022, Regular Council Meeting.

Robert Battaile, 502 E. Eggleston St., Unit A, Manor, Texas, submitted a speaker card, but did not speak due to postponement.

Leah Bojo from Drenner Group, 2705 Bee Caves Rd., Suite 100, Austin, Texas, submitted a speaker card, but did not speak due to postponement.

MOTION: Upon a motion made by Council Member Weir and seconded by Mayor Pro Tem Emily Hill, to postpone item until the December 21, 2022, Regular Council Meeting.

There was no further discussion.

Motion to postpone carried 7-0

14. First Reading: Consideration, discussion and possible action on an Ordinance Amending the Final Planned Use Development for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

The city staff recommended that the City Council approve the first reading of an ordinance amending the Final Planned Use Development for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

Robert Battaile, 502 E. Eggleston St., Unit A, Manor, Texas, submitted a speaker card and spoke in regard to the parkland fees and proposed trails.

Development Services Director Dunlop discussed the proposed PUD for the Monarch Ranch Subdivision.

Steve Jamison with Jamison Civil Engineering submitted a speaker card but did not wish to speak; however, he was available to any questions posed by the City Council.

Discussion was held regarding lot sizes.

Ordinance: An Ordinance of The City of Manor, Texas, Amending Ordinance 636 to Modify the Planned Unit Development Site Plan for The Monarch Ranch Final Planned Unit Development; Rezoning From Planned Unit Development(PUD) To Planned Unit Development (PUD); Making Findings of Fact; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Deja Hill and seconded by Council Member Wallace, to approve the first reading of an ordinance amending the Final Planned Use Development for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

There was no further discussion.

Motion to approve carried 7-0

15. Consideration, discussion and possible action on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX. Applicant: Jamison Civil Engineering LLC; Owner: Monarch Ranch at Manor, LLC

The city staff recommended that the City Council approve a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.

Steve Jamison with Jamison Civil Engineering submitted a speaker card but did not wish to speak; however, he was available to any questions posed by the City Council.

Development Services Director Dunlop discussed the lot size requirements.

Discussion was held regarding additional access to subdivision.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to approve a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.

There was no further discussion.

Motion to approve carried 7-0

16. First Reading: Consideration, discussion and possible action on an Ordinance rezoning one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB). Applicant: Oxford Stratton Estates LLC; Owner: Akshay Pohekar

The city staff recommended that the City Council approve the first reading of an ordinance rezoning one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).

Ordinance: An Ordinance of the City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Light Commercial (C-1) to Downtown Business (DB); Making Findings of Fact; and Providing for 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 rezoning one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).

Discussion was held regarding elevator availability on proposed development.

There was no further discussion.

Motion to approve carried 6-1 (Mayor Pro Tem Hill voted against)

17. First Reading: Consideration, discussion, and possible action on an Ordinance rezoning two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX from Agricultural (A) to Medium Commercial (C-2). *Applicant: Baeza Engineering, PLLC; Owner: John and Sandy Kerr*

The city staff recommended that the City Council approve the first reading of an ordinance rezoning two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

Ordinance: An Ordinance of The City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Agricultural (A) to Medium Commercial (C-2); Making Findings of Fact; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir, to approve the first reading of an ordinance rezoning two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

There was no further discussion.

Motion to approve carried 7-0

18. Consideration, discussion and possible action on a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX. *Applicant: JAB Engineering, LLC; Owner: Platinum 973, LLC*

The city staff recommended that the City Council approve a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX with revisions to the Suncrest driveway.

Joshua Baran with JAB Engineering, 4500 Williams Dr., Georgetown, Texas, submitted a speaker card in support of this item; however, he did not wish to speak but was available to answer any questions posed by the City Council.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Amezcua, to approve a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX with revisions to the Suncrest driveway.

Discussion was held regarding clarification on entrance to the gas station.

There was no further discussion.

Motion to approve carried 7-0

19. Consideration, discussion, and possible action on an Ordinance closing, vacating, and abandoning a 20' alley crossing Block 8, A.E. Lane's Addition to the Town of Manor, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 2, Page 223A of the plat records of Travis County, Texas, authorizing conveyance to abutting property owners in proportion to abutting ownership and authorizing conveyance of such abandoned alley right-of-way by Special Warranty Deed.

The city staff recommended that the City Council approve Ordinance No. 677 closing, vacating, and abandoning a 20' alley crossing Block 8, A.E. Lane's Addition to the Town of Manor, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 2, Page 223A of the plat records of Travis County, Texas, authorizing conveyance to abutting property owners in proportion to abutting ownership and authorizing conveyance of such abandoned alley right-of-way by Special Warranty Deed.

Development Services Director Dunlop discussed the proposed request.

Ray Lee property owner discussed his proposal regarding development to City Council.

Ordinance No. 677: An Ordinance of the City of Manor, Texas, Closing, Vacating, and Abandoning a 20' Alley Crossing Block 8, A.E. Lane's Addition to the Town of Manor, a Subdivision In Travis County, Texas According to the Map or Plat of Record in Volume 2, Page 223A of the Plat Records of Travis County, Texas; Authorizing Conveyance to Abutting Property Owners in Proportion to Abutting Ownership; Providing Findings of Fact; Authorizing Conveyance of Such Abandoned Alley Right-of-Way By Special Warranty Deed; Providing Severability, Effective Date and Open Meetings Clauses; and Providing For Related Matters.

MOTION: Upon a motion made by Council Member Moreno and seconded by Mayor Pro Tem Emily Hill, to approve Ordinance No. 677 closing, vacating, and abandoning a 20' alley crossing Block 8, A.E. Lane's Addition to the Town of Manor, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 2, Page 223A of the plat records of Travis County, Texas, authorizing conveyance to abutting property owners in proportion to abutting ownership and authorizing conveyance of such abandoned alley right-of-way by Special Warranty Deed.

City Attorney Rivera clarified that the sale amount was provided in the ordinance.

There was no further discussion.

Motion to approve carried 5-2 (Council Member Amezcua and Council Member Weir voted against)

20. Consideration, discussion, and possible action on the Agreement Regarding Water Service Territory.

The city staff recommended that the City Council approve the agreement regarding Water Service Territory.

Assistant City Attorney Rivera discussed the proposed agreement and revisions to the agreement regarding the effective date and title name in the signature page from Interim City Manager to City Manager.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua, to approve the agreement with revision as presented by Assistant City Attorney.

There was no further discussion.

Motion to approve carried 7-0

21. Consideration, discussion, and possible action on a resolution adopting and establishing an additional benefit with LegalShield.

The city staff recommended that the City Council approve Resolution No. 2022-19 adopting Legalshield as an optional service to city employees and authorizing payroll deductions for the service; and authorize the City Manager to execute the authorization form.

HR Manager Vasquez discussed the proposed benefit with Legalshield.

Resolution No. 2022-19: A Resolution of the City of Manor, Texas Adopting LegalShield as an Optional Service to City Employees and Authorizing Payroll Deductions for the Service.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Wallace to approve Resolution No. 2022-19 adopting Legalshield as an optional service to city employees and authorizing payroll deductions for the service; and authorize the City Manager to execute the authorization form.

There was no further discussion.

Motion to approve carried 7-0

22. Consideration, discussion, and possible action to close City Offices at 12:00 p.m. on Friday, December 16, 2022.

The city staff recommended that the City Council approve to close City Offices at 12:00 p.m. on Friday, December 16, 2022.

HR Manager Vasquez discussed the planned Employee Holiday Luncheon and stated that due to the lack of space at City Hall and local areas the luncheon would be held at the Courtyard by Marriott in Pflugerville, Texas.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Wallace to close City Offices at 12:00 p.m. on Friday, December 16, 2022.

Discussion was held regarding the notice of city offices closure in advance for the public.

There was no further discussion.

Motion to approve carried 7-0

23. Consideration, discussion, and possible action on adding an Invocation to the Order of Business on Regular and Special meeting Agendas.

The city staff recommended that the City Council discuss and provide direction to staff and legal counsel in developing a policy to add invocation to the City Council's order of business on Regular and Special Meeting Agendas.

Robert Battaile, 502 E. Eggleston St., Unit A, Manor, Texas, submitted a speaker card and voiced his opinion on item.

Mayor Harvey discussed the proposed addition of the Invocation to the Order of Business on Regular and Special meeting agendas.

Assistant City Attorney Rivera clarified that there was not a violation of the doctrine of the separation of church and state.

MOTION: Upon a motion made by Council Member Deja Hill and seconded by Mayor Pro Tem Emily Hill to provide direction to staff and legal counsel in developing a policy to add invocation to the City Council's order of business on Regular and Special Meeting Agendas.

Discussion was held regarding the clarification on timeframe of request.

There was no further discussion.

Motion to approve carried 7-0

24. Consideration, discussion, and possible action on supporting Operation Turkey event in the City of Manor.

The city staff recommended that the City Council provide direction on participating in Operation Turkey and coordinate with assigned community volunteers to organize and event for our Manor residents.

Mayor Harvey discussed the opportunity for the city to join Operation Turkey and volunteer program for Thanksgiving Day.

MOTION: Upon a motion made by Council Member Deja Hill and seconded by Council Member Moreno to provide direction on participating in Operation Turkey and coordinate with assigned community volunteers to organize and event for our Manor residents.

Discussion was held regarding the location of event was set at Lagos Elementary.

Discussion was held regarding the locations the food would be delivered too within the city.

Council Member Amezcua asked if the city could also join Meals on Wheels organization.

Discussion was held regarding other future organizations the city could join.

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 10:38 p.m. on Wednesday, November 16, 2022, in accordance with the requirements of the Open Meetings Law.

EXECUTIVE SESSION

The Manor City Council convene into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in *Section 551.071 Consultation with Attorney and Section 1.05, Texas Disciplinary Rules of Professional Conduct - Regarding Interlocal Agreement for Fire Code Enforcement Services; Sections 551.071, and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the EntradaGlen PID; and Section 551.072, Texas Government Code to deliberate the value and conveyance of the City's interest in real property* at 10:38 p.m. on Wednesday, November 16, 2022.

The Executive Session was adjourned at 11:23 p.m. on Wednesday, November 16, 2022

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 Closed Executive Session at 11:23 p.m. on Wednesday, November 16, 2022.

Mayor Harvey opened the floor for action to be taken on the items discussed in the Executive Session.

25. Consideration, discussion and possible action on the Second Amendment to Development Agreement (EntradaGlen).

The city staff recommended that the City Council approve the Second Amendment to Development Agreement (EntradaGlen).

Danny Burnett and Jordan Dwyer with Dwyer Realty Company submitted speaker cards in support of this item; however, they did not wish to speak but both were available to answer any questions posed by the City Council.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua to approve the Second Amendment to Development Agreement (EntradaGlen).

There was no further discussion.

Motion to approve carried 7-0

26. Consideration, discussion and possible action on the Second Amendment to the Amended and Restated Agreement Regarding the Dissolution of the EntradaGlen Public Improvement District.

The city staff recommended that the City Council approve the Second Amendment to the Amended and Restated Agreement Regarding the Dissolution of the EntradaGlen Public Improvement District.

Danny Burnett and Jordan Dwyer with Dwyer Realty Company submitted speaker cards in support of this item; however, they did not wish to speak but both were available to answer any questions posed by the City Council.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve the Second Amendment to the Amended and Restated Agreement Regarding the Dissolution of the EntradaGlen Public Improvement District.

There was no further discussion.

Motion to approve carried 7-0

27. Consideration, discussion and possible action on a purchase contract to acquire an easement for water utilities.

The city staff recommended that the City Council approve the purchase agreement to acquire an easement for water utilities and authorize Mayor Harvey to execute the agreement.

Danny Burnett and Jordan Dwyer with Dwyer Realty Company submitted speaker cards in support of this item; however, they did not wish to speak but both were available to answer any questions posed by the City Council.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to approve the purchase contract to acquire an easement for water utilities and authorize Mayor Harvey to execute the agreement.

There was no further discussion.

Motion to approve carried 7-0

ADJOURNMENT

The Regular Session of the Manor City Council Adjourned at 11:26 p.m. on Wednesday, November 16, 2022.

These minutes approved by the Manor City Council on the 7th day of December 2022. *(Audio recording archived)*

APPROVED:

Dr. Christopher Harvey
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

2023 Health Committee Calendar

JANUARY	National Blood Donor Month National Birth Defects Prevention Month National Glaucoma Awareness Month Thyroid Awareness Month
FEBRUARY	National Cancer Prevention Month American National Heart Month (Wear Red Day Feb 2) Tinnitus Awareness Week (Feb 6-12) World Cancer Day (4th) Eating Disorder Week (Feb 28-March 6)
MARCH	Ovarian Cancer Awareness Month Prostate Cancer Awareness Month World Kidney Day - National Kidney Month National Development Disabilities Awareness Month National Colorectal Cancer Awareness Month International Women's Day (March 8) World Down Syndrome Day (March 21) World TB Day (March 24) MS Awareness Week (March 13-19)
APRIL	International IBS Awareness Month Bowel Cancer Awareness Month National Autism Month Testicular Cancer Awareness Month World Autism Awareness Day (April 2) World Health Day (April 7) World Parkinson's Day (April 11) Allergy Awareness Week (April 24 – 30) World Day for Safety and Health at Work (April 28th) Food Allergy Awareness Week (April 24 - 30) Volunteers Week (April 16-22)

2023 Health Committee Calendar

MAY	Action on Stroke Month Mental Health Awareness week and Month Lupus Awareness Month National High Blood Pressure Education Month Skin Cancer Awareness Month National Motorcycle Awareness Month World Asthma Day (May 2) International Fibromyalgia Day (May 12 th) Dementia Awareness Week (May 15-21) World No Tobacco Day (May 31)
JUNE	National Osteoporosis Month Alzheimer's & Brain Awareness Month National PTSD Awareness Month National Men's Health Week (June 12-18) Diabetes Week (June 12-18)
JULY	National Childhood Obesity Week (July 3-9) World Hepatitis Day (July 28)
AUGUST	National Immunization Awareness Month Children's Eye Health and Safety Month National Breastfeeding Month
SEPTEMBER	National Cholesterol Education Month Blood Cancer Awareness Month Childhood Cancer Awareness Month Substance Use Recovery Healthy Aging National Childhood Obesity Awareness Month
OCTOBER	Breast Cancer Awareness Month Domestic Violence Awareness Month Health Literacy Month National Youth Sports Week (Oct 24-29)
NOVEMBER	Mental health and suicide prevention
DECEMBER	International Day of Person with disabilities

Newhaven PUD

Gregg Lane

November 9, 2022

2021-P-1338-ZO (Preliminary) – *Item 1*

&

2022-P-1480-ZO (Final) – *Item 2*

Site Aerial



Site Aerial - Existing



Request and Context

Rezoning:

- Planned Unit Development (PUD)

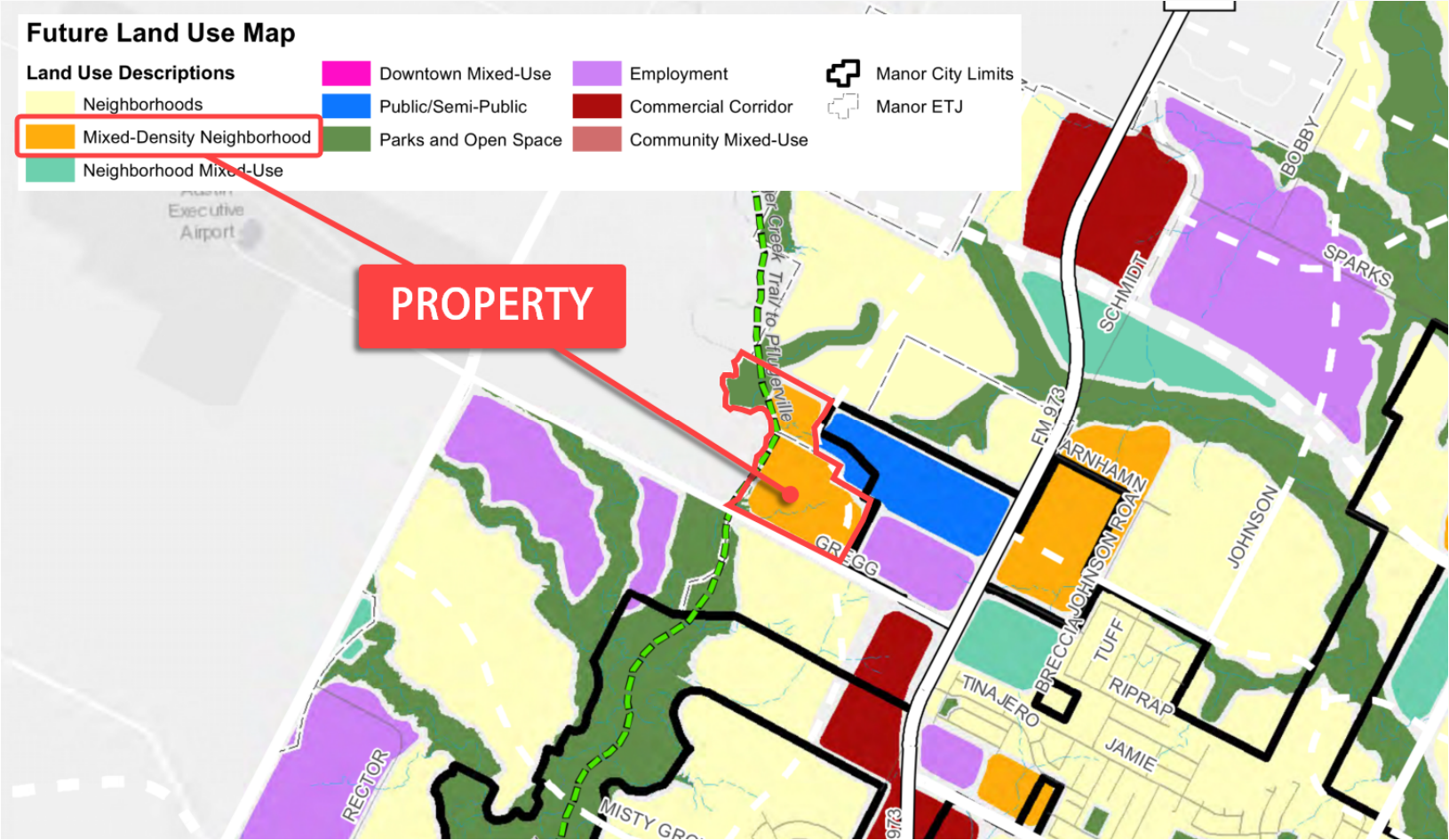
Annexation Development Agreement:

- Currently two agreements (covering 60.37 acres and 41.18 acres)
- August 7, 2017

Council Resolution accepting Annexation Petition:

- Proposing one agreement (covering 90.35 acres)
- Petition to annex approved by City Council November 2, 2022

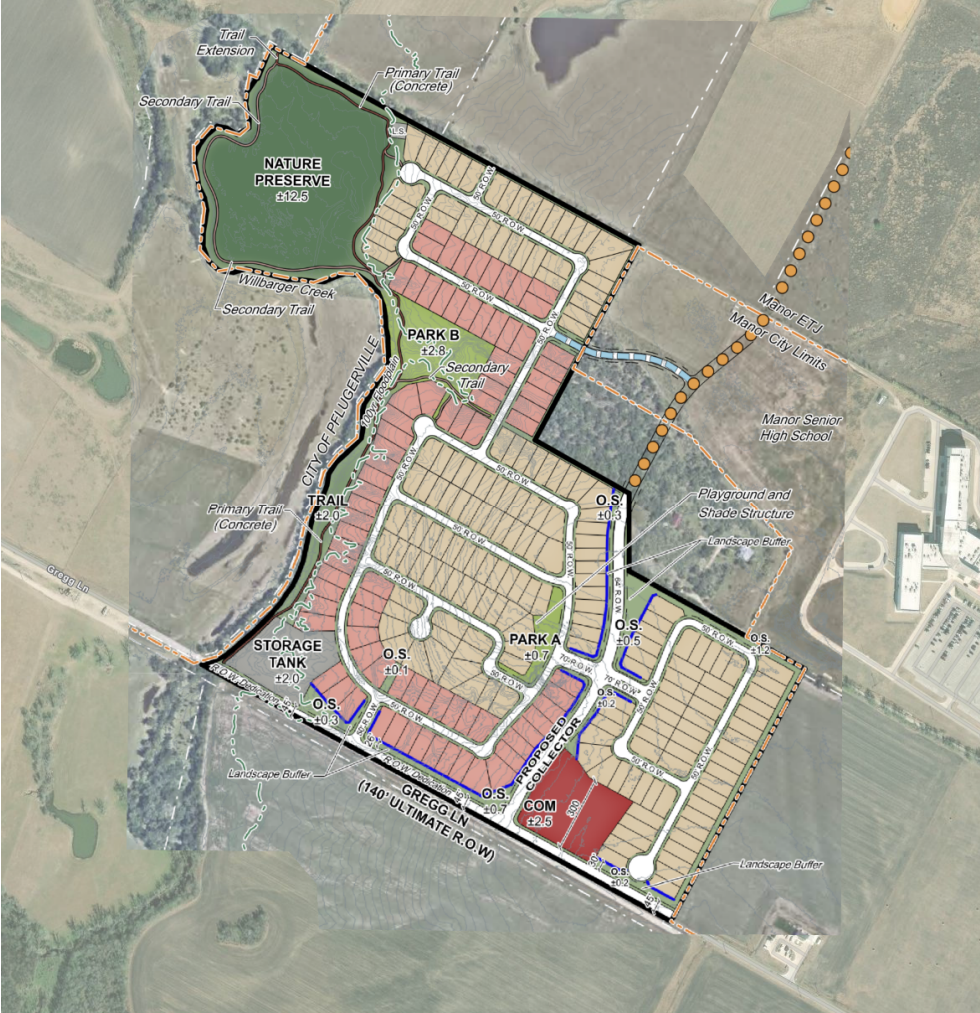
City of Manor Comprehensive Plan (Not Adopted)

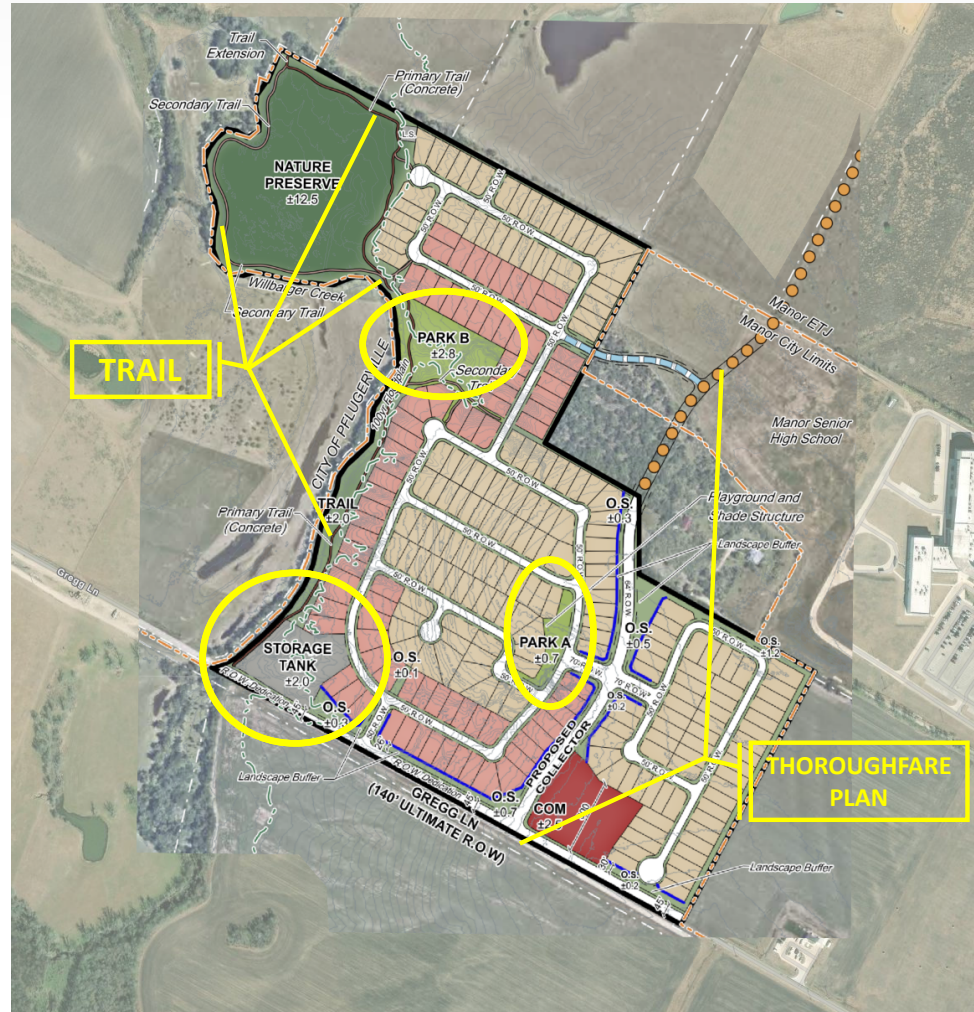


Planned Unit Development (PUD)

- Mix of Uses:
 - Single Family Residential – mix of 50' & 60' lots
 - Commercial
 - Utility (future water tower)
- Landscaping:
 - Gregg Lane: 15' wide buffer; four 3" caliper trees & fifteen 3 gal shrubs for every 200 linear feet
 - Single Family Lots: Two 2" trees & six 2 gal shrubs per lot
 - Collector Road : 10' wide buffer; one 3" caliper tree & five 3 gal shrubs for every 50 linear feet
- Parkland:
 - Fee-in-lieu
 - Creek-side trail
 - 2 amenitized parks
- Utility Lot:
 - Dedication of 2.0 acres to City of Manor for Water Storage

Site Aerial - Proposed





Nature Preserve and Trail

- 5,300 linear feet of trail,
- Connected to and consistent with trail to south, stubbed out to connect to north
- Concrete trail and park bench amenities along trail



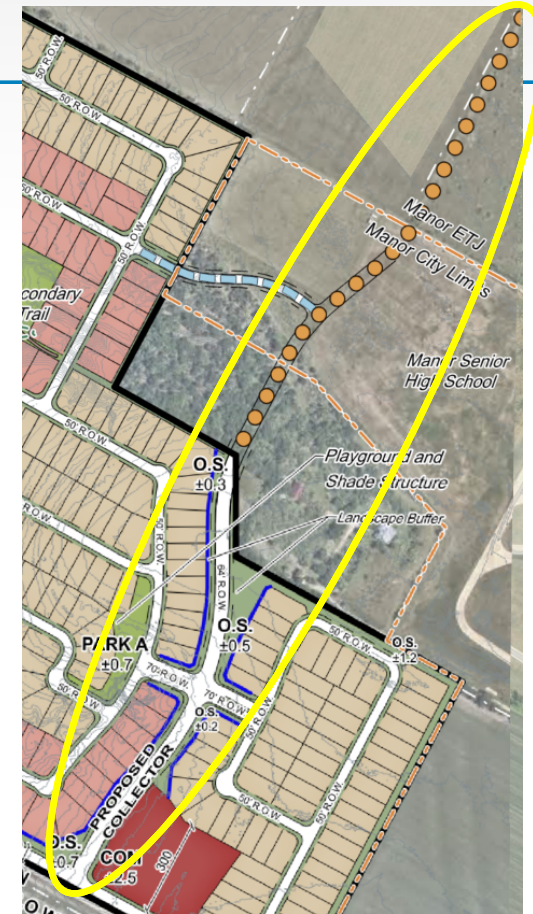
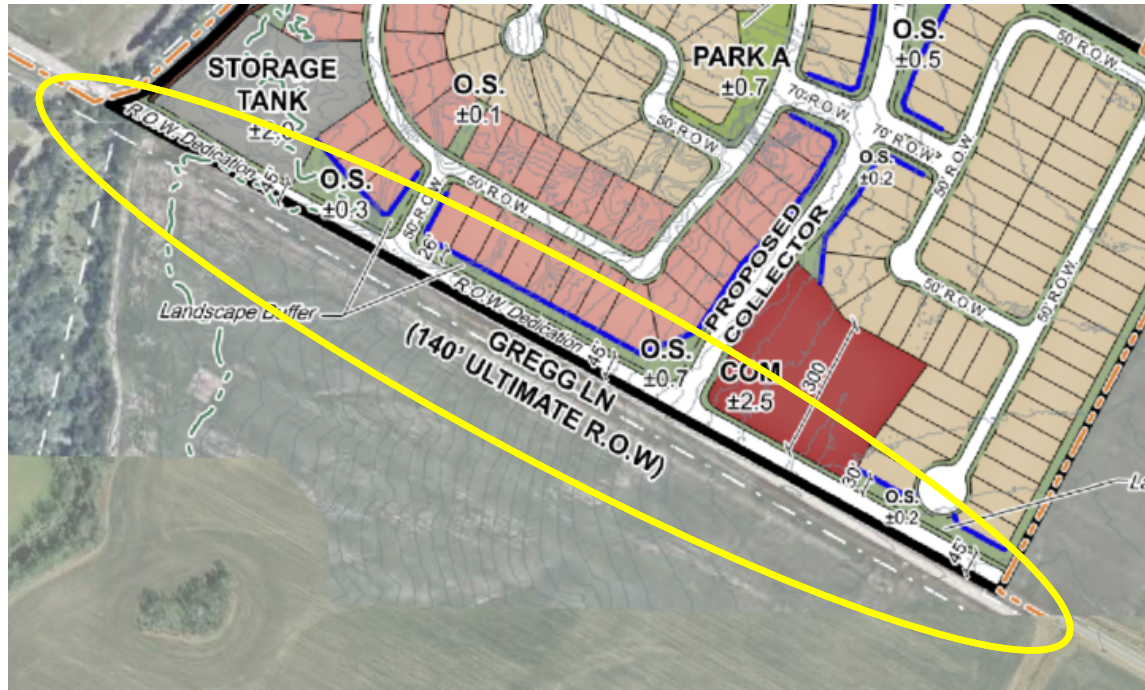
Interior Parks

- Amenitized with shade structures, playgrounds, swing set, gazebo, benches, & picnic tables
- Complementary to parkland dedication fee

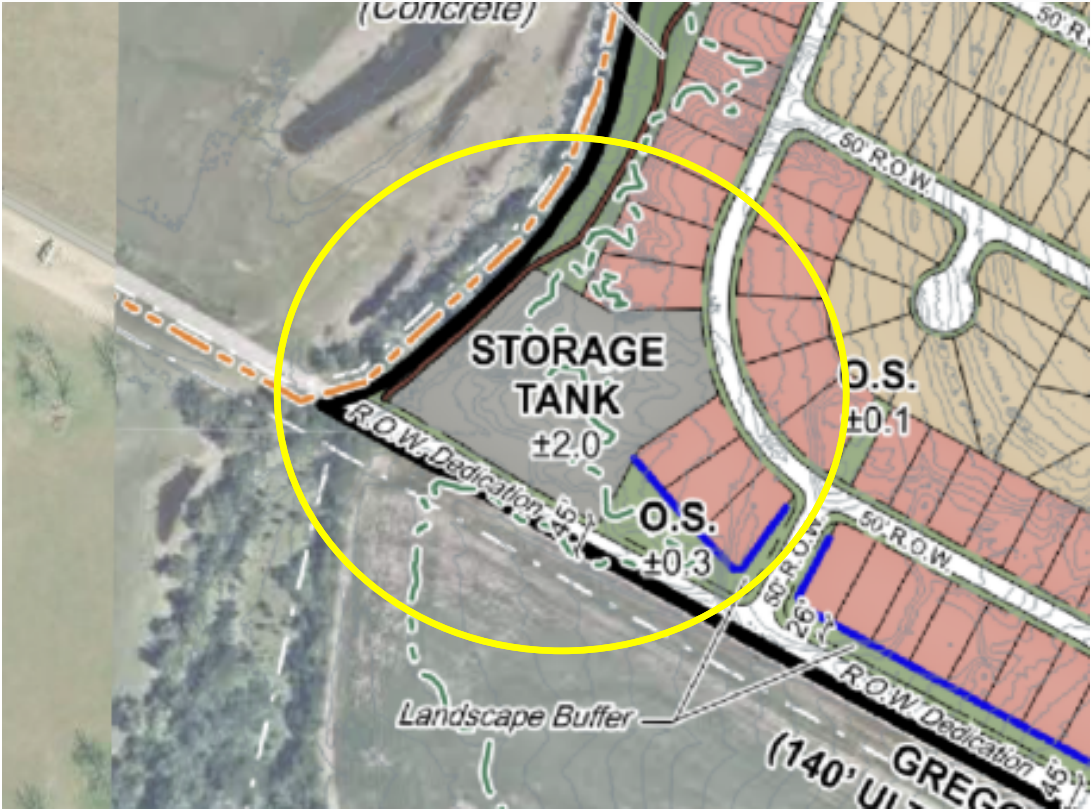


Streets and Right of Way

- In compliance with City's Thoroughfare Plan



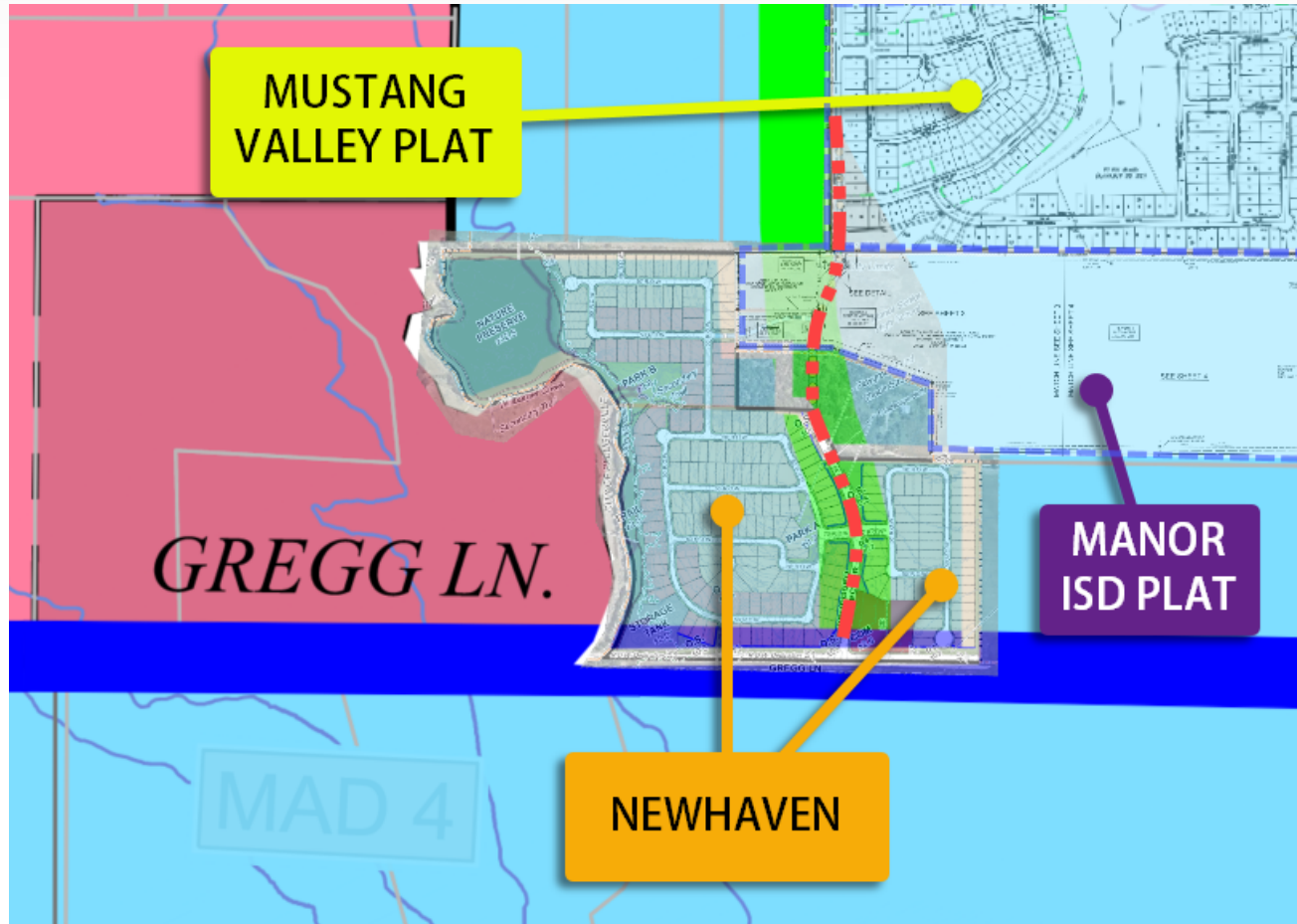
Water Storage Site



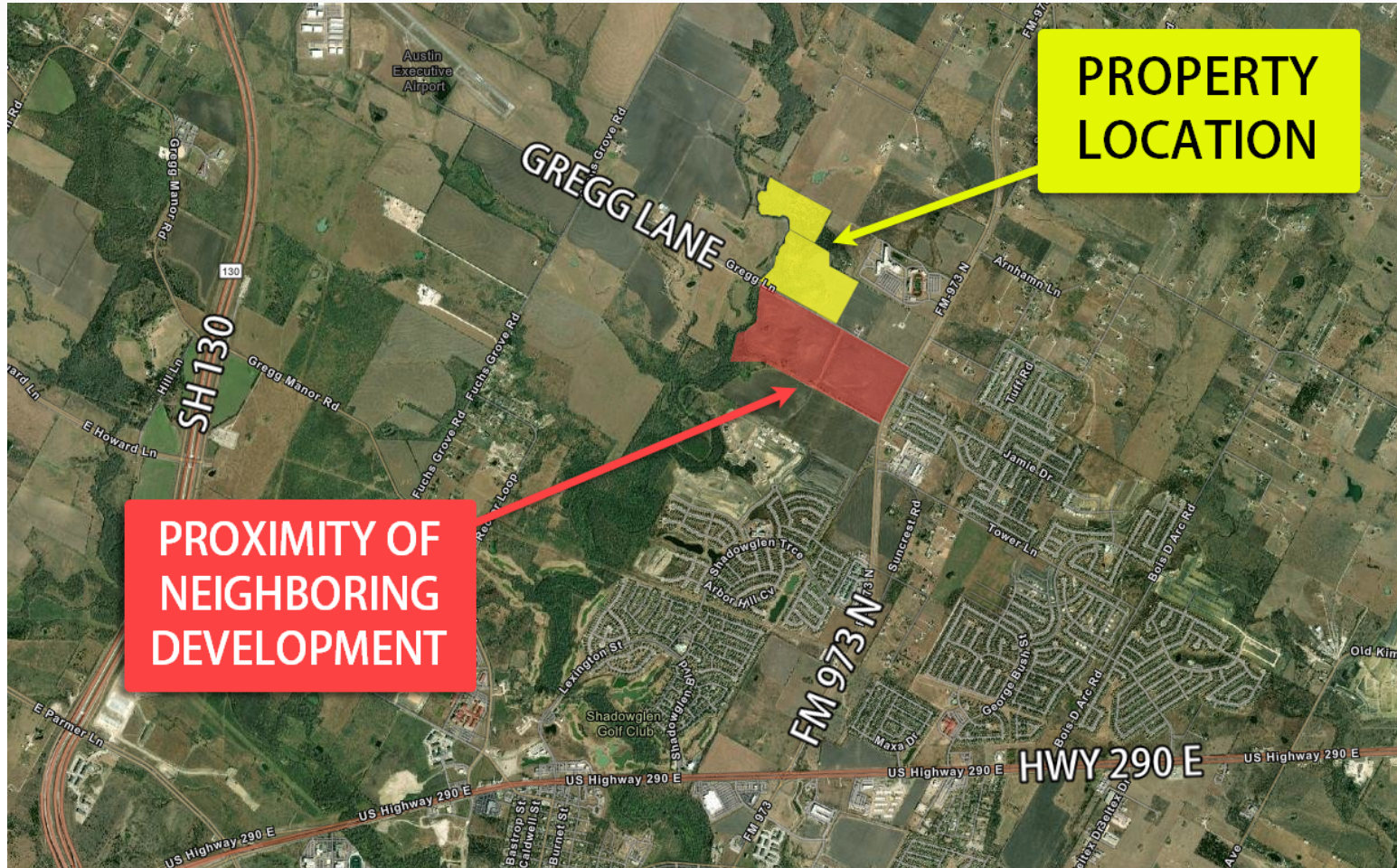
Request

Recommendation in favor of this Planned Unit Development.

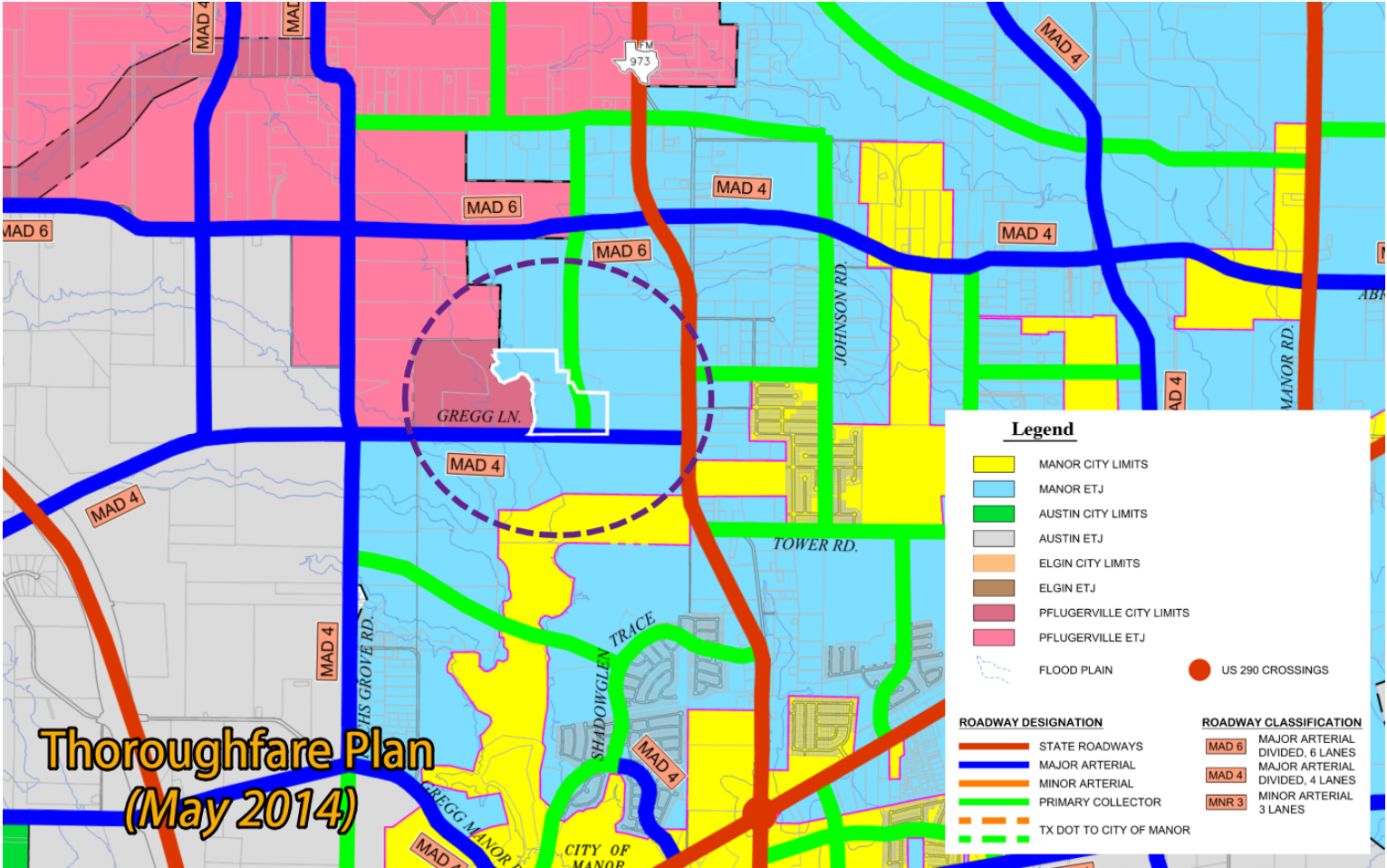
Adjacent Developments Relative to Thoroughfare Plan



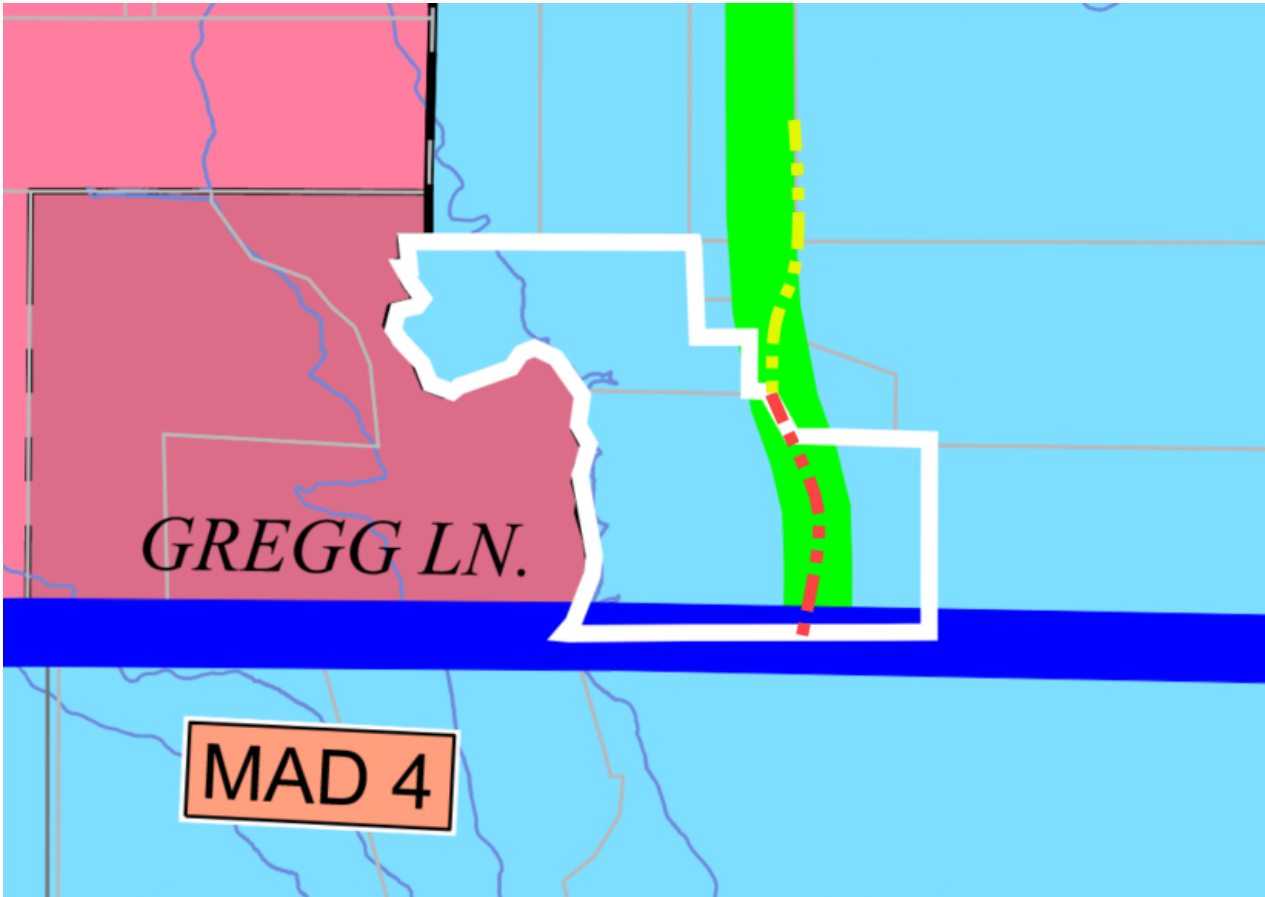
Site Aerial – Adjacent Development



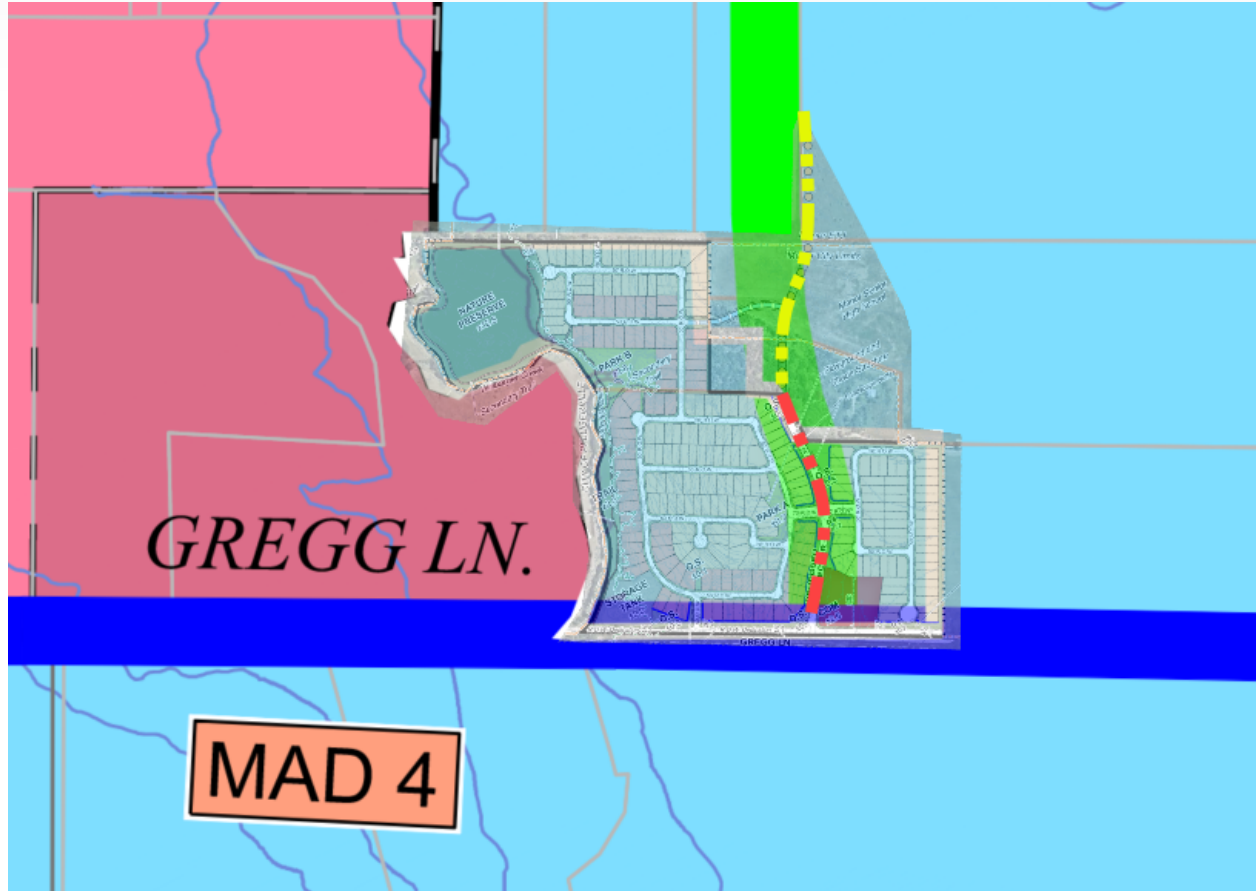
Thoroughfare Plan



Thoroughfare Plan



Thoroughfare Plan



Why are we here, again?

Annexation & Rezone

Planning & Zoning 01/12/2022

- Applied for C-3 base zoning
- Discussed options for base zoning and settled on C-2 with added uses
- Did not discuss fueling station

City Council 01/19/2022

- Applicant requested approval with additional Full-Service Fueling Station request
- City Council requested to return with SUP under C-2 base zoning

Planning & Zoning 05/11/2022

- Returned for SUP
- Received approval

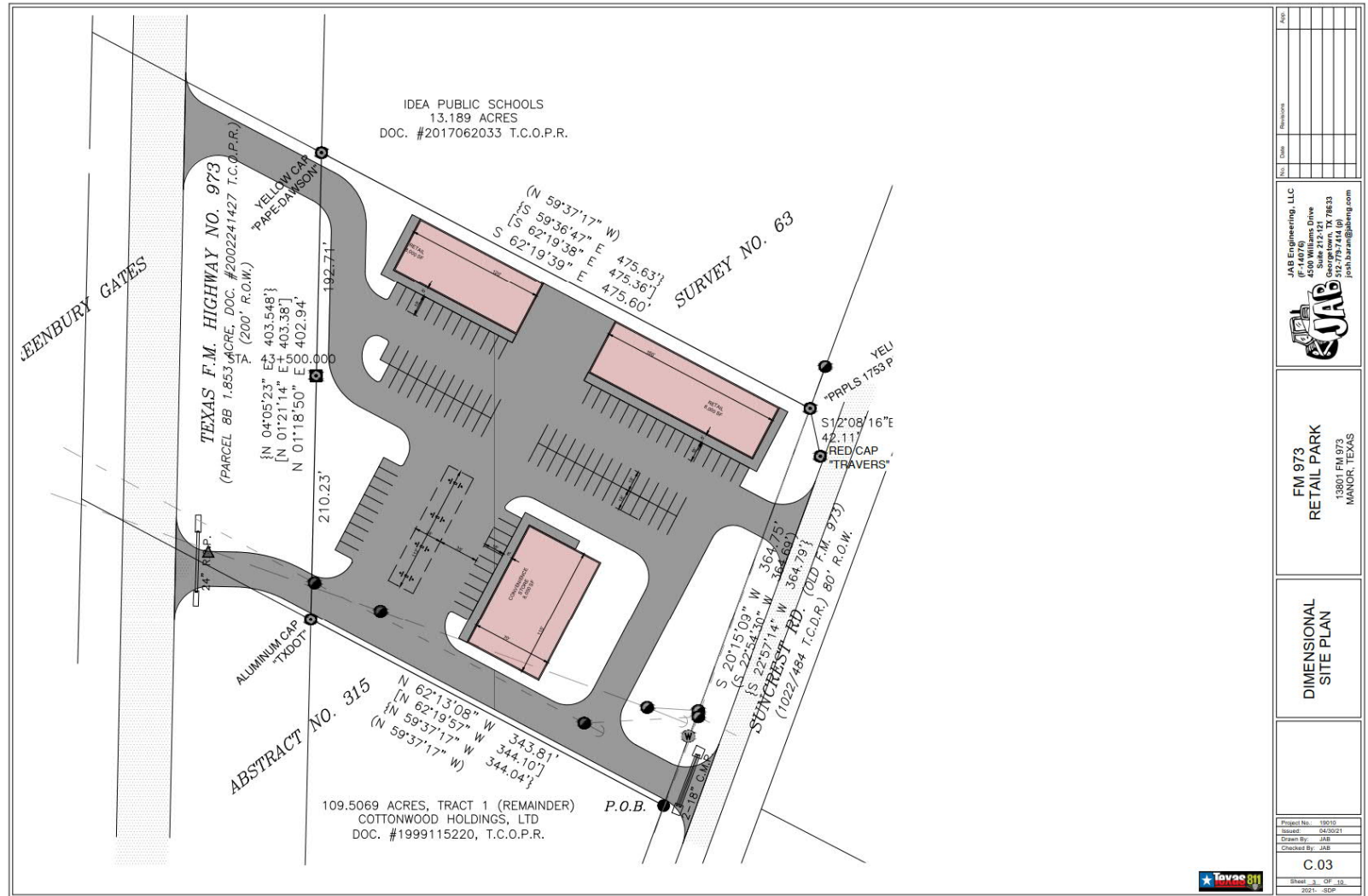
City Council 05/18/2022

- Discussed issues related to multiple driveways and options to vote with conditions
- Council voted as-is 3 in favor / 2 opposed

Non-Residential Uses	C-2	C-3
Adult day care	P	P
Alcoholic beverage establishment	P	P
Amusement (indoor)	C	C
Amusement (outdoor)	C	C
Antique shop	P	P
Art studio or gallery	P	P
Automobile repair (major)	C	C
Automobile repair (minor)	C	C
Automobile sales and rental	C	C
Automobile washing	C	C
Brewery, micro	P	P
Brewpub	P	P
Business support services	P	P
Child care center	P	P
Club or lodge	P	P
Commercial off-street parking	C	C
Communication services or facilities	P	P
Construction and equipment sales (minor)	P	P
Consumer repair services	P	P
Contractor's shop	C	C
Distillery, micro	P	P
Event center	P	P
Financial services	C	C
Financial services, alternative	C	C
Florist	C	C
Food court establishment	C/S	C/S
Food preparation	C	C
Food sales	C	C
Funeral services	C	C
Game room	C/S	C/S
Garden center	C	C
Gasoline station (full service)	C/S	C
Gasoline station (limited)	C/S	C
General retail sales (convenience)	P	P
General retail sales (general)	P	P
Governmental facilities	P	P
Hotel	C	C

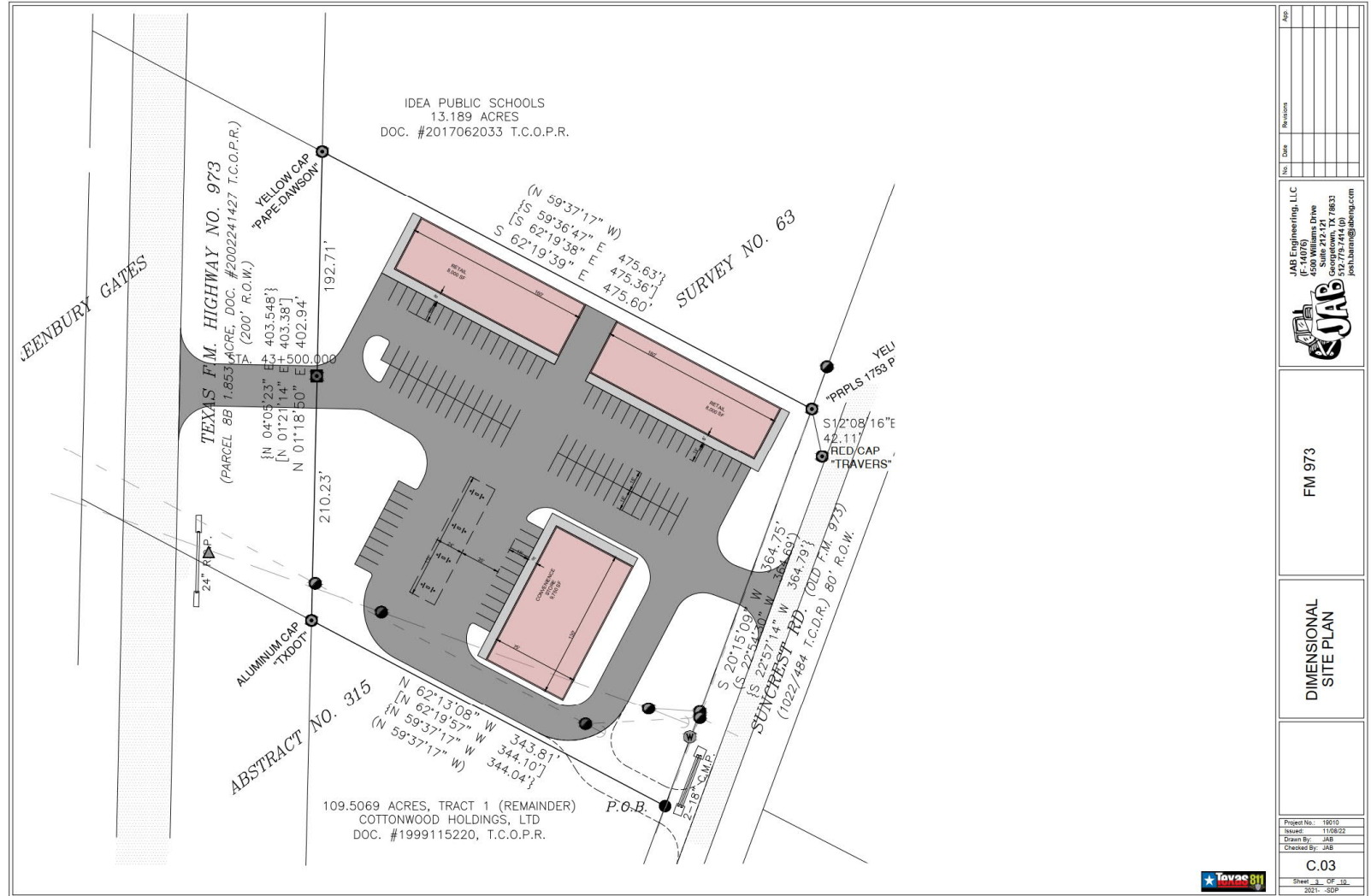
Kennel	C	C
Laundry services	P	P
Laundry services (self)	P	P
Liquor sales	P	P
Mini-storage warehouse	C	C
Offices, government	P	P
Offices, showroom		P
Offices, warehouse		C
Off-site accessory parking	P	P
Pawnshop	C	C
Personal improvement services	P	P
Personal services	P	P
Pet store	C	C
Printing and publishing	C	C
Product development services (general)		P
Recreational vehicle park	C/S	C/S
Recreational vehicle sales, service, and rental	C	C
Religious assembly	P	P
Research services (general)		P
Restaurant	P	P
Restaurant—Drive-in or drive-through	C	C
School, boarding	P	P
School, business or trade	P	P
School, college or university	P	P
School, private or parochial	P	P
School, public	P	P
Semi-permanent food establishment	C	C
Smoke shop or tobacco store	P	P
Theater	P	P
Transportation terminal	C	C
Truck and trailer sales and rental	C	C
Utility services, minor	P	P
Veterinary services, large	C	C
Veterinary services, small	C	C
Wireless transmission facilities (WTF), attached	C	C
Wireless transmission facilities (WTF) monopole	C/S	C/S
Wireless transmission facilities (WTF), stealth	C	C
Zoo, private	P	P

- Business
- Retail
- Fueling Station
- Flex Warehouse



Updated Plan

- Remove 2nd 973 Drive
- Adjust Suncrest Drive
- Add option for 2nd Suncrest Drive; pending coordination with neighbor.





Traffic / Safety

Traffic Flow Discussion

- Removed 2nd 973 Drive
- Location on East side provides outbound (northbound) traffic fueling on same side of highway.



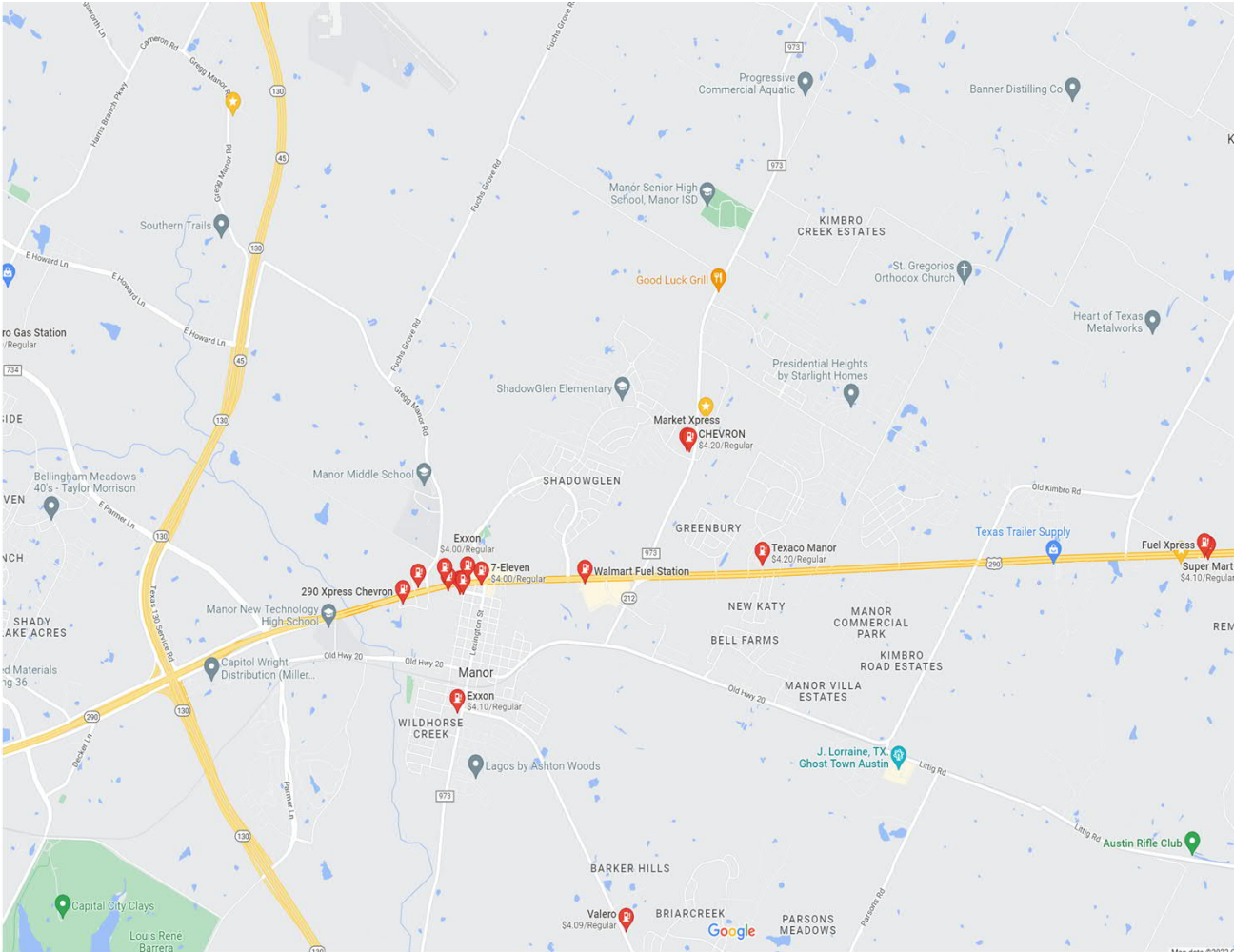
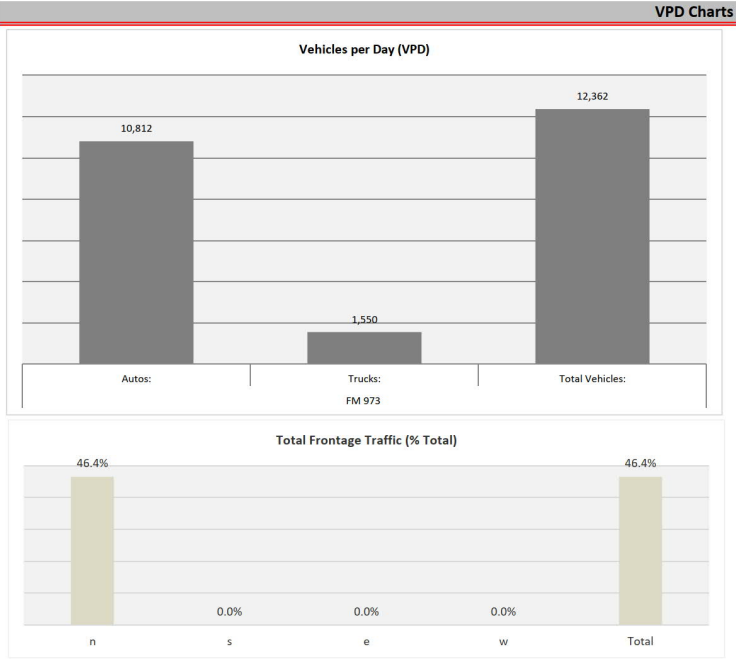
EDC coordination / info.

EDC Info

- Owner met with Scott Jones
- Impact DataSource report commissioned and provided

Net Benefits for Local Taxing Districts Over the First Ten Years of the Facility's Operation			
	Benefits	Costs	Net Benefits
City of Manor	\$2,503,130	\$775,754	\$1,727,375
Travis County	\$361,303	\$9,251	\$352,052
Manor ISD	\$1,615,743	\$1,124,560	\$491,183
Travis County Central Health	\$111,599	\$0	\$111,599
Austin Community College	\$104,598	\$0	\$104,598
Travis County ESD No. 12	\$99,808	\$0	\$99,808
CapMetro	\$974,711	\$0	\$974,711
Total	\$5,770,891	\$1,909,565	\$3,861,326

Traffic Summary

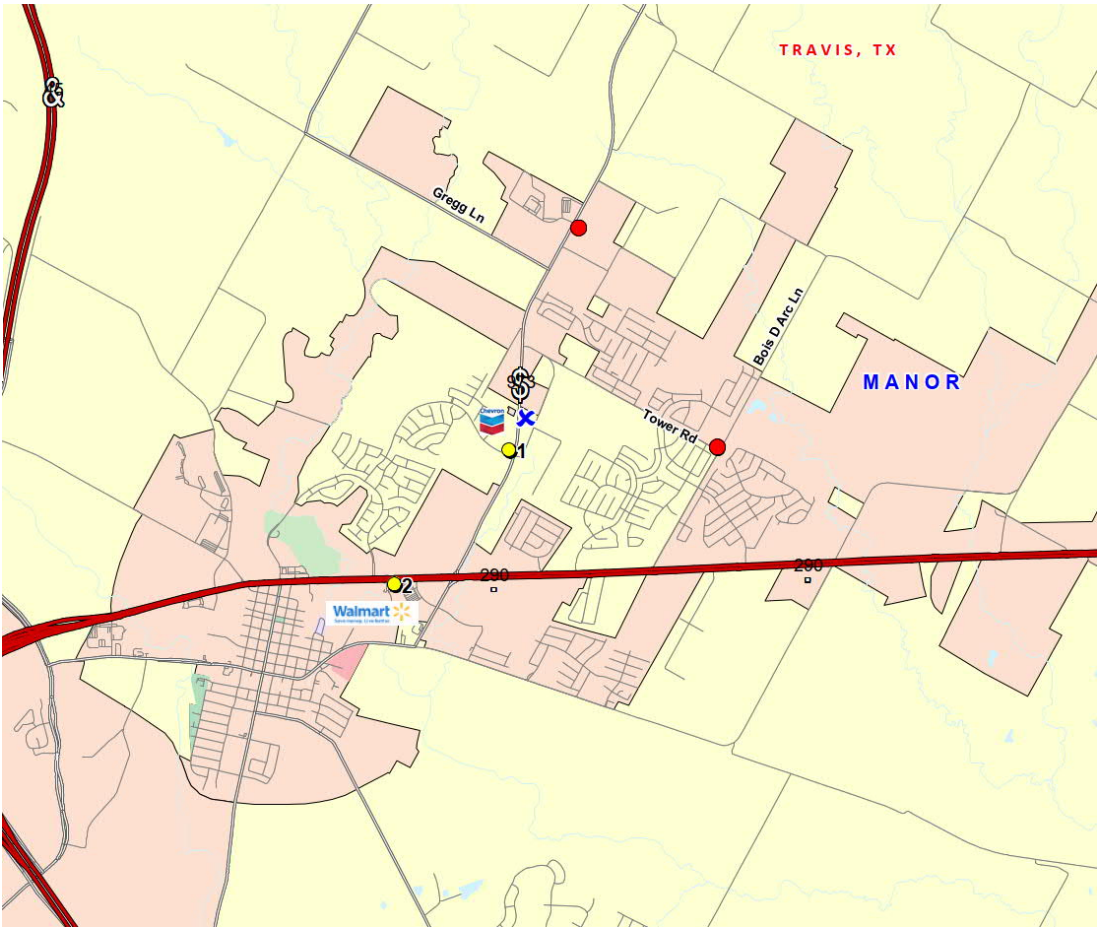


Projections, Analytical Range, and Metrics

13800 FM 973, Manor, Texas 78653

AVERAGE MONTHLY VOLUME AND SALES			
	Year 1	Year 2	Year 3
Fuel Volume (Gallons)	102,930	110,769	114,458
Gasoline Volume (Gallons)	92,828	99,898	103,225
Diesel Volume (Gallons)	10,102	10,871	11,233

Primary Area of Influence	Custom
Area in Square Miles	11.23
Total Intersection Traffic VPD	14,061
Annual Fuel Volume Year 1	1,235,160
Annual Gasoline Volume Year 1	1,113,936
Annual Diesel Volume Year 1	121,224
Fuel Gallons per Dispenser Year 1	20,586



Additional Considerations

Additional Discussion Items

- Project still includes 2 flex buildings for retail / showroom style facilities
- Project includes Ghost Kitchen concept with 4-8 to-go restaurants
- Project includes EV charging stations with rest area
- Ultimate plans include option to convert fueling canopy to EV additional rest area

