



**CITY COUNCIL
REGULAR SESSION MINUTES
MAY 15, 2024**

This meeting was live-streamed on Manor's YouTube Channel
<https://www.youtube.com/@cityofmanorsocial/streams>

PRESENT:

Dr. Christopher Harvey, Mayor (Absent)

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
Denver Collins, Assistant Chief of Police
Scott Dunlop, Development Services Director
Matthew Woodard, Public Works Director
Sofi Duran, Court Administrator
Tracey Vasquez, HR Director
Yalondra V. Santana, Heritage & Tourism Manager
Phil Green, IT Director
Veronica Rivera, Assistant City Attorney
Gregory Miller, Public Finance Counsel
Christina Lane, Finance Advisor
Chasem Creed, IT Technician

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 Pro Tem Emily Hill at 7:00 p.m. on Wednesday, May 15, 2024, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

INVOCATION

Father Daniel Robayo with St. Mary Magdelene Episcopal Church gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Emily Hill led the Pledge of Allegiance.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and expressed his concerns and his opposition to Agenda Items No. 19, 20, 21, 23, 24, 25, 31, 32, and 33.

No one else appeared at this time.

PUBLIC HEARINGS

- 1. Conduct a public hearing on an Ordinance amending Chapter 13, Utilities, of the Code of Ordinances of the City of Manor, Texas, by amending the title for Article 13.02, adding Division 6 to Article 13.02, amending definitions, declaring stormwater drainage to be a public utility, establishing a municipal stormwater utility system, providing for the establishment and calculations of stormwater drainage utility charges and credits, providing for penalties and appeals, providing for a severability clause, providing savings, effective date, and open meetings clauses, and providing for other related matters.**

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

Mayor Pro Tem Emily Hill opened the Public Hearing.

John Beull, 17312 Littig Rd, Elgin, Texas, submitted a speaker card and spoke in support of this item.

Marilyn Kelinske, 6805 Ladera Norte, Austin, Texas, submitted a speaker card and spoke in support of this item.

Joshua Hay, 301 E. Wheeler St., Manor Texas, submitted a speaker card and spoke in opposition to this item. He expressed his concerns regarding the proposed stormwater drainage fees.

Crista Swier, 15226 N. FM 973, Manor Texas, submitted a speaker card and spoke in opposition to this item. She expressed her concerns regarding the flooding in her property.

Belinda Clark, 15905 Hwy 290E., Manor, Texas, submitted a speaker card in opposition to this item. Ms. Clark asked why property owners without city utilities were being included in the stormwater fee and if property owners with retention ponds would be exempt.

Anne Brockenbrough, 11318 Jones Rd., Manor Texas, submitted a speaker card and spoke in support of this item.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and spoke in opposition to this item.

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 6-0

2. Conduct a Public Hearing on the levying of assessments in Improvement Area #4 of the Manor Heights Public Improvement District.

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

Mayor Pro Tem Emily Hill opened the Public Hearing.

Gregory Miller, Public Finance Counsel discussed the proposed assessments.

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 6-0

3. Conduct a Public Hearing on the issuance of Improvement Area #4 Bonds for the Manor Heights Public Improvement District.

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

Mayor Pro Tem Emily Hill opened the Public Hearing.

Gregory Miller, Public Finance Counsel discussed the proposed Issuance of Improvement Area #4 Bonds for the Manor Heights Public Improvement District.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and spoke in opposition to this item.

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

- 4. Conduct a public hearing on an ordinance rezoning one (1) lot on 0.26 acres, more or less, and being located at 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business. Applicant: Carilu Texas Realty LLC; Owner: Carilu Texas Realty LLC**

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

Mayor Pro Tem Emily Hill opened the Public Hearing.

Development Services Director Dunlop discussed the proposed rezoning request

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 6-0

- 5. Conduct a public hearing on an ordinance rezoning one (1) lot on 3.75 acres, more or less, and being located at 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-2) Medium Commercial. Applicant: Rocio Velazquez; Owner: Rocio Velazquez**

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

Mayor Pro Tem Emily Hill opened the Public Hearing.

Development Services Director Dunlop discussed the proposed rezoning request

David Oman, 14859 Bois D Arc, Manor, Texas, submitted a speaker card and spoke in opposition to this item.

Rocio Velazquez, 11108 Seay St., Austin, Texas, submitted a speaker card and spoke in support of this item.

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 6-0

- 6. Conduct a public hearing on a Subdivision Concept Plan for Manor Commons Northeast Commercial, eighteen (18) lots on 33.93 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973, Manor, Texas. Applicant: ALM Engineering, Inc.; Owner: Timmermann Commercial Investments, LP**

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

Mayor Pro Tem Emily Hill opened the Public Hearing.

Development Services Director Dunlop discussed the proposed concept plan.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and spoke in opposition to this item.

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 6-0

- 7. Conduct a public hearing on a Revised Subdivision Concept Plan for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, Texas. Applicant: Quiddity Engineering; Owner: Ashton Grey**

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

Mayor Pro Tem Emily Hill opened the Public Hearing.

Development Services Director Dunlop discussed the proposed Concept Plan for New Haven.

Travis Janik with Ashton Gray Development submitted a speaker card, however; he did not wish to speak but was available to address any questions posed by the City Council.

John Alvarez with Ashton Quiddity Engineering submitted a speaker card, however; he did not wish to speak but was available to address any questions posed by the City Council.

Jim Lutz, 14812 FM 973 N., Manor, Texas, submitted a speaker card and spoke in support of this item.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and spoke in support of this item. He expressed his concerns regarding the layout of the plan.

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 6-0

CONSENT AGENDA

- 8. Consideration, discussion, and possible action to approve the City Council Minutes of May 1, 2024, Regular Meeting.**
- 9. Consideration, discussion, and possible action on accepting the April 2024 City Council Monthly Reports.**
- 10. Consideration, discussion, and possible action on accepting the April 2024 Departmental Reports.**
 - **Finance – Scott Moore, City Manager**
 - **Police – Ryan Phipps, Chief of Police**
 - **Travis County ESD No. 12 – Ryan Smith, Fire Chief**
 - **Economic Development – Scott Jones, Economic Development Director**
 - **Development Services – Scott Dunlop, Development Services Director**
 - **Community Development – Yalondra V. Santana, Heritage & Tourism Manager**
 - **Municipal Court – Sofi Duran, Court Administrator**
 - **Public Works – Matt Woodard, Director of Public Works**
 - **Manor Cemetery – Nora Sanchez, MC Manager**
 - **Human Resources – Tracey Vasquez, HR Manager**
 - **IT – Phil Green, IT Director**
 - **Administration – Lluvia T. Almaraz, City Secretary**
- 11. Consideration, discussion, and possible action on a Drainage Easement in Extraterritorial Jurisdiction with Required Maintenance for Lots 8 and 9, Kimbro Road Estates.**
- 12. Consideration, discussion, and possible action on a right-of-way dedication easement for Old Manor-Taylor Road.**
- 13. Consideration, discussion, and possible action on a wastewater easement for the Okra Development.**
- 14. Consideration, discussion, and possible action on an electric, water, and lift station easement for the Okra development.**

15. Consideration, discussion, and possible action on a partial release of the wastewater utility and lift station easement recorded in Document No. 2023012392.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to accept and approve the Consent Agenda.

Council Member Deja Hill thanked Heritage & Tourism Manager Santana for the great success of Manor Palooza.

There was no further discussion.

Motion to approve carried 6-0

REGULAR AGENDA

16. Consideration, discussion, and possible action on an Ordinance of the City of Manor, Texas, amending Chapter 13, Utilities, of the Code of Ordinances of the City of Manor, Texas, by amending the title for Article 13.02, adding Division 6 to Article 13.02, amending definitions, declaring stormwater drainage to be a public utility, establishing a municipal stormwater utility system, providing for the establishment and calculations of stormwater drainage utility charges and credits, providing for penalties and appeals, providing for a severability clause, providing savings, effective date, and open meetings clauses, and providing for other related matters.

The city staff recommended that the City Council approve Ordinance No. 742 of the City of Manor, Texas, amending Chapter 13, Utilities, of the Code of Ordinances of the City of Manor, Texas, by amending the title for Article 13.02, adding Division 6 to Article 13.02, amending definitions, declaring stormwater drainage to be a public utility, establishing a municipal stormwater utility system, providing for the establishment and calculations of stormwater drainage utility charges and credits, providing for penalties and appeals, providing for a severability clause, providing savings, effective date, and open meetings clauses, and providing for other related matters.

Ordinance No. 742: An Ordinance of The City of Manor, Texas Amending Chapter 13, Utilities, of The Code Of Ordinances of The City Of Manor, Texas, by Amending the Title for Article 13.02; Adding Division 6 to Article 13.02; Amending Definitions; Declaring Stormwater Drainage to be A Public Utility; Establishing A Municipal Stormwater Utility System; Providing For The Establishment And Calculations Of Stormwater Drainage Utility Charges And Credits; Providing Penalties And Appeals; Providing A Severability Clause, Providing Savings, Effective Date And Open Meetings Clauses, And Providing For Related Matters.

A discussion was held regarding the residential vs commercial account fees.

A discussion was held regarding the projects for which the stormwater fees would be used for.

A discussion was held regarding the funding needed for additional employees to maintain the stormwater system.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir to approve Ordinance No. 742 of the City of Manor, Texas, amending Chapter 13, Utilities, of the Code of Ordinances of the City of Manor, Texas, by amending the title for Article 13.02, adding Division 6 to Article 13.02, amending definitions, declaring stormwater drainage to be a public utility, establishing a municipal stormwater utility system, providing for the establishment and calculations of stormwater drainage utility charges and credits, providing for penalties and appeals, providing for a severability clause, providing savings, effective date, and open meetings clauses, and providing for other related matters.

There was no further discussion.

Motion to approve carried 6-0

17. Consideration, discussion, and possible action on an Ordinance of the City of Manor, Texas Making a Finding of Special Benefit to the Property in Improvement Area #4 of the Manor Heights Public Improvement District; Providing for the Method of Assessment of Special Assessments Against Property in Improvement Area #4 of the District; Approving an Assessment Roll for Improvement Area #4 of the District; Levying Assessments against Property within Improvement Area #4 of the District; Providing for Payment of the Assessments; Providing for Penalties and Interest on Delinquent Assessments; Establishing a Lien on Property within Improvement Area #4 of the District; Approving an Amended and Restated Service and Assessment Plan; Providing for Related Matters in Accordance with Chapter 372, Texas Local Government Code; Providing an Effective Date; and Providing for Severability.

The city staff recommended that the City Council approve Ordinance No. 739 regarding the levy of assessments in Improvement Area #4 of Manor Heights Public Improvement District and the approval of the 2024 Amended and Restated Service and Assessment Plan.

Assistant City Attorney Rivera discussed the proposed ordinance.

Ordinance No. 739: An Ordinance of The City of Manor, Texas Making a Finding of Special Benefit to The Property in Improvement Area #4 of The Manor Heights Public Improvement District; Providing for The Method of Assessment of Special Assessments Against Property in Improvement Area #4 of The District; Approving an Assessment Roll for Improvement Area #4 of The District; Levying Assessments Against Property Within Improvement Area #4 of the District; Providing for Payment of the Assessments; Providing

for Penalties and Interest on Delinquent Assessments; Establishing a Lien on Property Within Improvement Area #4 Of The District; Approving an Amended and Restated Service and Assessment Plan; Providing for Related Matters In Accordance With Chapter 372, Texas Local Government Code; Providing an Effective Date; and Providing for Severability.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve Ordinance No. 739 regarding the levy of assessments in Improvement Area #4 of Manor Heights Public Improvement District and the approval of the 2024 Amended and Restated Service and Assessment Plan.

There was no further discussion.

Motion to approve carried 6-0

18. Consideration, discussion, and possible action on an Ordinance Authorizing the Issuance of the City of Manor, Texas Special Assessment Revenue Bonds, Series 2024 (Manor Heights Public Improvement District Improvement Area #4 Project); Approving and Authorizing an Indenture of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, and Other Agreements and Documents in Connection Therewith; Making Findings with Respect to the Issuance of Such Bonds; and Providing an Effective Date.

The city staff recommended that the City Council approve an Ordinance issuing Manor Heights Public Improvement District Improvement Area #4 Bonds and approving an Indenture of Trust, Bond Purchase Agreement, Limited Offering Memorandum, and Continuing Disclosure Agreement of Issuer.

Finance Advisor Lane discussed the proposed Issuance of the City of Manor, Texas Special Assessment Revenue Bonds, Series 2024.

Ordinance No. 740: An Ordinance Authorizing The Issuance of The City of Manor, Texas Special Assessment Revenue Bonds, Series 2024 (Manor Heights Public Improvement District Improvement Area #4 Project); Approving and Authorizing an Indenture of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, and Other Agreements and Documents in Connection Therewith; Making Findings With Respect to the Issuance of Such Bonds; and Providing an Effective Date.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir to approve Ordinance No. 740 issuing Manor Heights Public Improvement District Improvement Area #4 Bonds and approving an Indenture of Trust, Bond Purchase Agreement, Limited Offering Memorandum, and Continuing Disclosure Agreement of Issuer.

There was no further discussion.

Motion to approve carried 6-0

19. Consideration, discussion, and possible action on a Resolution authorizing the submission of a Master Plan for Parks, Recreation, and Open Spaces to the Texas Parks and Wildlife Department.

The city staff recommended that the City Council approve Resolution No. 2024-15 authorizing the submission of a Master Plan for Parks, Recreation, and Open Spaces to the Texas Parks and Wildlife Department.

Gandolf Burrus with Grant Development Services discussed the proposed submission of the Master Plan for Parks, Recreation, and Open Spaces to the Texas Parks and Wildlife Department.

A discussion was held regarding the school's district input.

A discussion was held regarding the submission of the survey results.

Resolution No. 2024-15: A Resolution of The City Council of The City of Manor, Texas, Supporting the City of Manor's Submission of a Master Plan for Parks, Recreation and Open Spaces to the Texas Parks and Wildlife Department and Authorizing the City Manager to Execute all Necessary Documentation, and Establishing an Effective Date.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua to approve Resolution No. 2024 -15 authorizing the submission of a Master Plan for Parks, Recreation, and Open Spaces to the Texas Parks and Wildlife Department.

A discussion was held regarding additional amenities to be added to the survey.

A discussion was held regarding the submission deadline for the grant.

MOTION: Upon an amendment motion made by Council Member Moreno and seconded by Council Member Amezcua to include the additional options presented in the survey to be included in the resolution for submittal.

There was no further discussion.

Motion to approve carried 6-0

20. Consideration, discussion, and possible action on a Statement of Work for surplus services with GTS Technology Solutions.

The city staff recommended that the City Council approve a Statement of Work for surplus services with GTS Technology Solutions.

IT Director Green discussed the proposed statement of work.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to approve a Statement of Work for surplus services with GTS Technology Solutions and authorize the City Manager to execute the agreement after legal review.

A discussion was held regarding the wiped-out of the hard drives before destruction.

There was no further discussion.

Motion to approve carried 6-0

21. First Reading: Consideration, discussion, and possible action on an Ordinance rezoning one (1) lot on 0.26 acres, more or less, and being located at 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business. Applicant: Carilu Texas Realty LLC; Owner: Carilu Texas Realty LLC

The city staff recommended that the City Council approve the first reading of an ordinance rezoning one (1) lot on 0.26 acres, more or less, and being located at 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business.

Development Services Director Dunlop discussed the proposed rezoning request.

Ordinance: An Ordinance of The City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Single Family Suburban (SF-1) to Neighborhood Business (NB); Making Findings of Fact; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve the first reading of an ordinance rezoning one (1) lot on 0.26 acres, more or less, and being located at 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business.

A discussion was held regarding zoning requirements.

There was no further discussion.

Motion to approve carried 6-0

22. First Reading: Consideration, discussion, and possible action on an Ordinance rezoning one (1) lot on 3.75 acres, more or less, and being located at the 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-2) Medium Commercial. Applicant: Rocio Velazquez; Owner: Rocio Velazquez

The city staff recommended that the City Council approve the first reading of an ordinance rezoning one (1) lot on 3.75 acres, more or less, and being located at the 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-2) Medium Commercial.

Development Services Director Dunlop discussed the proposed rezoning request.

A discussion was held regarding P&Z Commission recommendations.

A discussion was held regarding the setback of the property.

A discussion was held regarding the size of the facility and parking space.

Ordinance: An Ordinance of The City of Manor, Texas, Amending The Zoning Ordinance by Rezoning a Parcel of Land From Single Family Suburban (SF-1) to Medium Commercial (C-1); 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 two (2) lots on 12.627 acres, more or less, and being located at 13105 FM 1100, Manor, TX from Agricultural (A) to Light Commercial (C-1).

There was no further discussion.

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

23. Consideration, discussion, and possible action on a Subdivision Concept Plan for Manor Commons Northeast Commercial, eighteen (18) lots on 33.93 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973, Manor, TX. Applicant: ALM Engineering, Inc.; Owner: Timmermann Commercial Investments, LP

The city staff recommended that the City Council approve a Subdivision Concept Plan for Manor Commons Northeast Commercial, eighteen (18) lots on 33.93 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973, Manor, TX.

Development Services Director Dunlop discussed the proposed Subdivision Concept Plan.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve a Subdivision Concept Plan for Manor Commons Northeast Commercial, eighteen (18) lots on 33.93 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973, Manor, TX.

A discussion was held regarding the subdivision roundabout.

A discussion was held regarding trees that would be planted in the subdivision.

A discussion was held regarding the lot's connection to commercial spaces.

There was no further discussion.

Motion to approve carried 6-0

24. Consideration, discussion, and possible action on a Revised Subdivision Concept Plan for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX. Applicant: Quiddity Engineering; Owner: Ashton Grey

The city staff recommended that the City Council approve a Revised Subdivision Concept Plan for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.

Development Services Director Dunlop discussed the proposed revised Subdivision Concept Plan for New Haven.

Travis Janik with Ashton Gray Development submitted a speaker card, however; he did not wish to speak but was available to address any questions posed by the City Council.

John Alvarez with Ashton Quiddity Engineering submitted a speaker card, however; he did not wish to speak but was available to address any questions posed by the City Council.

A discussion was held regarding the addition to include stub outs and wastewater easements in future plats and plans submitted.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Deja Hill to approve a Revised Subdivision Concept Plan for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX with the addition of stub outs and wastewater easements submission on future plats and plans as discussed.

A discussion was held regarding street naming for the development.

There was no further discussion.

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

25. Consideration, discussion, and possible action on a Specific Use Request for one (1) lot on 1.273 acres, more or less, and being located at 13105 FM 1100, Manor, TX to allow for a 14,020sf general retail / Mexican market building, six MPDs, three diesel MPDs, and associated parking and drive aisles. Applicant: Professional StruCIVIL Engineers Inc.; Owner: Najib Wehbe

The City Staff recommends that the City Council discuss the site layout, commercial/tractor-trailer overnight parking, and any other site requirements then approve a Specific Use Request for one (1) lot on 1.273 acres, more or less, and being located at 13105 FM 1100, Manor, TX to allow for a that includes a 14,020sf general retail / Mexican market building, 8 MPDs, 4 diesel MPDs, and associated parking and drive aisles.

Development Services Director Dunlop discussed the proposed Specific Use request.

Mirza Tahir Baig with PSCE, Inc., submitted a speaker card; however, he did not wish to speak but was available to address any questions posed by the City Council.

A discussion was held regarding the changes to the gas MPDs and diesel MPDs installations.

A discussion was held regarding the P&Z Commission recommendations.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve the site layout, with no overnight commercial/tractor-trailer parking and any other site requirements then approve a Specific Use Request for one (1) lot on 1.273 acres, more or less, and being located at 13105 FM 1100, Manor, TX to allow that includes a 14,020sf general retail / Mexican market building, 6 MPDs, 3 diesel MPDs, 3 EV charging stations with the gas canopy turned 90 degrees and to the side with associated parking and drive aisles.

A discussion was held regarding the clarification of the pumps requested.

There was no further discussion.

Motion to approve failed 3-3
(Council Member Weir, Council Member Moreno, and Mayor Pro Tem Emily Hill voted against)

Assistant City Attorney Rivera clarified that a motion was needed for the original request.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve Specific Use Request for one (1) lot on 1.273 acres, more or less, and being located at 13105 FM 1100, Manor, TX to allow for a 14,020sf general retail / Mexican market building, six MPDs, three diesel MPDs, and associated parking and drive aisles as recommended by the P&Z Commission.

There was no further discussion.

Motion to approve failed 3-3
(Council Member Weir, Council Member Deja Hill, and Mayor Pro Tem Emily Hill voted against)

26. Consideration, discussion, and possible action on a Pump and Haul Agreement with Maddtex, LP for the Lonestar Development.

The city staff recommended that the City Council approve a Pump and Haul Agreement with Maddtex, LP for the Lonestar Development.

Development Services Director Dunlop discussed the proposed agreement.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Moreno to approve a Pump and Haul Agreement with Maddtex, LP for the Lonestar Development.

A discussion was held regarding the clarification of services provided.

There was no further discussion.

Motion to approve carried 6-0

27. Consideration, discussion, and possible action on a Pump and Haul Agreement with Easy Jet, LP for the Lonestar Development.

The city staff recommended that the City Council approve a Pump and Haul Agreement with Easy Jet, LP for the Lonestar Development.

Development Services Director Dunlop discussed the proposed agreement.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua to approve a Pump and Haul Agreement with Easy Jet, LP for the Lonestar Development.

There was no further discussion.

Motion to approve carried 6-0

28. Consideration, discussion, and possible action on a City of Manor, Texas Deposit Agreement for the Proposed Water Service Transfer for the Platinum 973, LLC Project.

The city staff recommended that the City Council approve the City of Manor, Texas Deposit Agreement for the Proposed Water Service Transfer for the Platinum 973, LLC Project located at 13801 N. FM 973, Manor, TX with Platinum 973, LLC and authorize the City Manager to execute the agreement.

Development Services Director Dunlop discussed the proposed deposit agreement.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua to approve the City of Manor, Texas Deposit Agreement for the Proposed Water Service Transfer for the Platinum 973, LLC Project located at 13801 N. FM 973, Manor, TX with Platinum 973, LLC and authorize the City Manager to execute the agreement.

There was no further discussion.

Motion to approve carried 6-0

29. Consideration, discussion, and possible action on an Ordinance closing, vacating, and abandoning a portion of street right-of-way commonly known as Old Manor-Taylor Road consisting of 0.171 acres (approximately 7,432 sq ft) in the Sumner Bacon Survey No. 62, in Travis County, Texas; authorizing conveyance to abutting property owners in proportion to abutting ownership; providing for findings of fact; and authorizing conveyance of such abandoned right-of-way by special warranty deed.

The city staff recommended that the City Council approve Ordinance No. 743 closing, vacating, and abandoning a portion of street right-of-way commonly known as Old Manor-Taylor Road consisting of 0.171 acres (approximately 7,432 sq ft) in the Sumner Bacon Survey No. 62, in Travis County, Texas; authorizing conveyance to abutting property owners in proportion to abutting ownership; providing for findings of fact; and authorizing conveyance of such abandoned right-of-way by special warranty deed.

Development Services Director Dunlop discussed the proposed abandonment ordinance.

Ordinance No. 743: An Ordinance of The City of Manor, Texas, Closing, Vacating, and Abandoning a Portion of Street Right-Of-Way Commonly Known as Old Manor-Taylor Road Consisting of 0.171 Acres (Approximately 7,432 Sq Ft) in the Sumner Bacon Survey No. 62, in Travis County, Texas; Authorizing Conveyance to Abutting Property Owners in Proportion to Abutting Ownership; Providing Findings of Fact; Authorizing Conveyance of Such Abandoned 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 Council Member Wallace to approve Ordinance No. 743 closing, vacating, and abandoning a portion of street right-of-way commonly known as Old Manor-Taylor Road consisting of 0.171 acres (approximately 7,432 sq ft) in the Sumner Bacon Survey No. 62, in Travis County, Texas; authorizing conveyance to abutting property owners in proportion to abutting ownership; providing for findings of fact; and authorizing conveyance of such abandoned right-of-way by special warranty deed.

There was no further discussion.

Motion to approve carried 6-0

30. Consideration, discussion, and possible action on an Ordinance closing, vacating, and abandoning a portion of street right-of-way commonly known as Old Manor-Taylor Road consisting of 0.143 acres (approximately 6,235 sq ft) in the Sumner Bacon Survey No. 62, in Travis County, Texas; authorizing conveyance to abutting property owners in proportion to abutting ownership; providing for findings of fact; and authorizing conveyance of such abandoned right-of-way by special warranty deed.

The city staff recommended that the City Council approve Ordinance No. 744 closing, vacating, and abandoning a portion of street right-of-way commonly known as Old Manor-Taylor Road consisting of 0.143 acres (approximately 6,235 sq ft) in the Sumner Bacon Survey No. 62, in Travis County, Texas; authorizing conveyance to abutting property owners in proportion to abutting ownership; providing for findings of fact; and authorizing conveyance of such abandoned right-of-way by special warranty deed.

Development Services Director Dunlop discussed the proposed abandonment ordinance.

Ordinance No. 744: An Ordinance of The City of Manor, Texas, Closing, Vacating, and Abandoning a Portion of Street Right-Of-Way Commonly Known as Old Manor-Taylor Road Consisting of 0.143 Acres (Approximately 6,235 Sq Ft) in the Sumner Bacon Survey No. 62, in Travis County, Texas; Authorizing Conveyance to Abutting Property Owners in Proportion to Abutting Ownership; Providing Findings of Fact; Authorizing Conveyance of Such Abandoned 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 Council Member Wallace to approve Ordinance No. 744 closing, vacating, and abandoning a portion of street right-of-way commonly known as Old Manor-Taylor Road consisting of 0.143 acres (approximately 6,235 sq ft) in the Sumner Bacon Survey No. 62, in Travis County, Texas; authorizing conveyance to abutting property owners in proportion to abutting ownership; providing for findings of fact; and authorizing conveyance of such abandoned right-of-way by special warranty deed.

There was no further discussion.

Motion to approve carried 6-0

31. Consideration, discussion, and possible action on a naming policy for city-owned property and facilities in the City of Manor.

The city staff recommended that the City Council discuss and provide direction on the naming policy.

Assistant City Attorney Rivera discussed the proposed draft policy.

A discussion was held regarding state statute regulations.

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A discussion was held regarding the appeal process.

A discussion was held regarding the clarification of the city's input to renaming streets.

A discussion was held regarding the city's addressing process with the City of Austin.

A discussion was held regarding a proposed name list that could be provided to the developers during the subdivision process.

A discussion was held regarding adding the renaming street process to the policy.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Weir to add the addition of renaming of streets to the policy.

There was no further discussion.

Motion to approve carried 6-0

Mayor Pro Tem Emily adjourned the regular session of the Manor City Council into Executive Session at 9:49 p.m. on Wednesday, May 15, 2024, in accordance with the requirements of the Open Meetings Law.

EXECUTIVE SESSION

The Manor City Council convened into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in *Sections 551.071 and 551.072, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel and to deliberate the purchase of real property; Sections 551.071 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Shadowglen PUD; Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding council compensation; and Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the release of a portion of the extraterritorial jurisdiction of the City of Austin* at 9:49 p.m. on Wednesday, May 15, 2024.

The Executive Session was adjourned at 11:10 p.m. on Wednesday, May 15, 2024.

OPEN SESSION

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and took action on item(s) discussed during the Closed Executive Session at 11:10 p.m. on Wednesday, May 15, 2024.

32. Consideration, discussion, and possible action on an Ordinance amending Ordinance No. 724 establishing compensation for the Mayor and City Council and a structured policy and procedure process.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to postpone the item to the June 5, 2024, Regular Council Meeting.

There was no further discussion.

Motion to postpone carried 6-0

33. Consideration, discussion, and possible action on a Resolution requesting the release of a portion of the extraterritorial jurisdiction of the City of Austin, Texas consisting of a 146.920-acre tract, more or less, to the extraterritorial jurisdiction of the City of Manor, Texas.

Resolution No. 2024-16: A Resolution of The City Council of The City of Manor, Texas, Requesting the Release of a Portion of the Extraterritorial Jurisdiction of The City of Austin, Texas to the Extraterritorial Jurisdiction of The City of Manor, Texas.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve Resolution No. 2024-16 requesting the release of a portion of the extraterritorial jurisdiction of the City of Austin, Texas consisting of a 146.920-acre tract, more or less, to the extraterritorial jurisdiction of the City of Manor, Texas.

There was no further discussion.

Motion to approve carried 6-0

ADJOURNMENT

The Regular Session of the Manor City Council was Adjourned at 11:13 p.m. on Wednesday, May 15, 2024.

The Manor City Council approved these minutes on June 18, 2024.

APPROVED:

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz,
City Secretary