

**RESOLUTION NO. 2026-09**

*Downtown Parking Project -- Gildon Property*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, FINDING PUBLIC CONVENIENCE AND NECESSITY AND AUTHORIZING EMINENT DOMAIN PROCEEDINGS IF NECESSARY FOR ACQUISITION IN FEE SIMPLE OF LOTS 4, 5 AND 6, BLOCK 23, TOWN OF MANOR, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME V, PAGE 796, DEED RECORDS, TRAVIS COUNTY, TEXAS, FOR PUBLIC ROADWAY AND PARKING INFRASTRUCTURE PURPOSES, AND ESTABLISHING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.**

WHEREAS, in order to promote public health, safety, and welfare, the City of Manor, Texas (“City”) hereby finds that public convenience and necessity require acquisition in fee simple of Lots 4, 5, and 6, Block 23, Town of Manor, Travis County, Texas, according to the map or plat thereof recorded in Volume V, Page 796, of the Deed Records of Travis County, Texas, with said Lots 4, 5, and 6 all being referred to collectively hereafter as the “**Property**,” for the public purpose and the public use of access, construction, reconstruction, improvement, operation, use, maintenance, extension, repair, and replacement of public road and parking infrastructure improvements and appurtenances thereto, including but not limited to roadways, sidewalks, utilities, landscaping, lighting, and drainage improvements incident to the City’s Downtown Parking improvement project, with all such uses being referred to hereafter as the “**Project**,” and further for the use of any and all excavated materials from the Property for the City’s use during the **Project**; and

WHEREAS, in order to effectuate the **Project**, it will be necessary and convenient that agents, representatives, or employees of the City lay out the **Project** and acquire the necessary interests in land for the purpose of construction, reconstruction, operation and maintenance of the **Project**; and the necessary rights of way upon, over, under and across the **Property** for the purposes of construction, reconstruction, operation, and maintenance of public road, utility, and drainage infrastructure improvements and appurtenances thereto, and also for the use of any excavated materials from the **Property** for use in the **Project**; and

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other persons or companies to effect the laying out, establishment, and acquisition of the **Property**, and construction of the **Project**; and

WHEREAS, in order to acquire the **Property** it will be or has been necessary for the City's agents, representatives, or employees to enter upon the **Property** for the purpose of surveying and establishing said land titles and to determine adequate compensation for said land, to conduct tests, and to negotiate with the owners thereof for the purchase of the land titles; and,

WHEREAS, it was necessary to set out procedures for the establishment and approval of just compensation for the parcels to be acquired for the **Project**;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:**

**Section 1.**

1. That in order to promote the public health, safety, and welfare, public convenience and necessity requires the acquisition in fee simple of the **Property** for the public use of access, construction, reconstruction, improvement, operation, use, maintenance, extension, repair, and replacement of public road and parking infrastructure improvements and appurtenances thereto, including but not limited to roadways, sidewalks, utilities, landscaping, lighting, and drainage improvements for the City's Downtown parking improvement project.
2. That in order to promote the public health, safety, and welfare, public convenience and necessity further requires the City's acquisition and use of any and all earthen materials that may be excavated from the **Property** for any purposes related to the **Project**.
4. That the City's agents, representatives, or employees are hereby authorized to:
  - a. Lay out the exact location of the land area needed from the **Property**;
  - b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities, the establishment and acquisition of the required right of way, and the construction of the public roadway infrastructure improvements, drainage improvements, public utility improvements, and appurtenances;
  - c. Enter upon any property necessary for the purpose of surveying and establishing the title, to determine adequate compensation for the right of way, and to conduct tests;
  - d. Negotiate with the owners of any such properties for the purchase thereof;
  - e. To purchase any necessary easements and right of way on, over, under and across the **Property**, and execute all documents necessary to acquire such rights of way, all subject to express approval of the specific, negotiated terms by the City Council;

- f. Initiate eminent domain proceedings against the owner(s) of the **Property** for the necessary land interest(s) in same in the event the owner(s) fail to accept a bona fide offer to purchase the **Property**;
  - g. Enter into and fund possession and use agreements (“PUAs”) to secure the possession of needed properties for the **Project** (including the **Property** on terms acceptable to the City Attorney should the City Manager determine such PUAs are desirable; and
  - h. Take whatever further actions deemed appropriate to economically effect the establishment of the **Project** and appurtenances thereto.
5. That all previous acts and proceedings done or initiated by the City’s agents, representatives, or employees for the establishment of the **Project**, including the negotiation for and/or acquisition of any necessary property rights in the **Property** are hereby authorized, ratified, approved, confirmed, and validated. This resolution shall take effect immediately from and after its passage.
6. The Mayor is hereby authorized to sign this resolution and the City Secretary to attest thereto on behalf of the City of Manor, Texas.

**Section 2. Open Meetings.** That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

**Section 3. Effective Date.** This resolution will become effective immediately upon its passage by the Manor City Council.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**THE CITY OF MANOR, TEXAS**

\_\_\_\_\_  
Dr. Christopher Harvey, Mayor

**ATTEST:**

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Lluvia T. Almaraz, City Secretary