



Dr. Christopher Harvey, Mayor
Emily Hill, Mayor Pro Tem, Place 1
Anne Weir, Place 2
Maria Amezcua, Place 3
Sonia Wallace, Place 4
Aaron Moreno, Place 5
Deja Hill, Place 6

City Council Regular Meeting

Wednesday, June 05, 2024 at 7:00 PM

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

AGENDA

This meeting will be live-streamed on Manor's YouTube Channel
You can access the meeting at <https://www.youtube.com/@cityofmanorsocial/streams>

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

INVOCATION

PLEDGE OF ALLEGIANCE

EVENTS/ANNOUNCEMENTS

- A. The Manor Community Day & 5K, Saturday, June 8, 2024, at Timmermann Park**
Submitted by: Yalondra Valderrama Santana, Heritage & Tourism Manager

- B. Juneteenth Celebration, June 19, 2024, at Timmermann Park**
Submitted by: Yalondra Valderrama Santana, Heritage & Tourism Manager

PUBLIC COMMENTS

Non-Agenda Item Public Comments (white card): Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person.

Agenda Item Public Comments (yellow card): Comments will be taken from the audience on non-agenda and agenda items combined for a length of time, not to exceed five (5) minutes total per person on all items, except for Public Hearings. Comments on Public Hearing items must be made when the item comes before the Council and, not to exceed two (2) minutes per person. No Action or Discussion May be Taken by the City Council during Public Comments on Non-Agenda Items.

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

PUBLIC HEARINGS

1. **Conduct a public hearing on an Ordinance of the City of Manor, Texas annexing a 1.222 acre, more or less, being located in Travis County, Texas and adjacent and contiguous to the city limits, making findings of fact, providing severability clause and an effective date, and providing for open meetings and other related matters.**
Submitted by: Scott Dunlop, Development Services Director

REGULAR AGENDA

2. **Consideration, discussion, and possible action on allocating funds for the Summer Library Program.**
Submitted by: Scott Moore, City Manager
3. **Second and Final 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
Submitted by: Scott Dunlop, Development Services Director
4. **Second and Final 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
Submitted by: Scott Dunlop, Development Services Director
5. **Reconsideration, 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
Submitted by: Scott Dunlop, Development Services Director
6. **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
Submitted by: Scott Dunlop, Development Services Director

7. **Consideration, discussion, and possible action on establishing the Manor's TML Youth Advisory Commission (YAC).**
Submitted by: Yalondra M. Valderrama Santana, Heritage & Tourism Manager
Requested by: Council Member Aaron Moreno
8. **Consideration, discussion, and possible action on an Ordinance Amending and Replacing Ordinance No. 724 setting the Compensation for the Mayor and Members of the City Council; Establishing Procedures and Forms for Receiving Compensation.**
Submitted by: Scott Moore, City Manager
9. **Consideration, discussion, and possible action on a Development Agreement Establishing Development Standards for Tower Road Apartments Development.**
Submitted by: Scott Dunlop, Development Services Director
10. **Consideration, discussion, and possible action on a City of Manor, Texas Deposit Agreement for the Proposed Water Service Transfer for the Tower Road Apartments Development.**
Submitted by: Scott Dunlop, Development Services Director
11. **Consideration, discussion, and possible action on an Agreement for Billing and Collection Services Between Travis County and the City of Manor Related to the New EntradaGlen Public Improvement District.**
Submitted by: Scott Dunlop, Development Services Director
12. **Consideration, discussion, and possible action on an ordinance amending Manor Code of Ordinances Appendix A, Article A7.000 Utility Service Charges and Fees by Establishing Stormwater Drainage Fees.**
Submitted by: Scott Dunlop, Development Services Director
13. **Consideration, discussion, and possible action on the Fourth Amendment to the Development Agreement Under Section 43.035, Texas Local Government Code with Jefferson Triangle Marine, LP.**
Submitted by: Scott Dunlop, Development Services Director
14. **Consideration, discussion, and possible action on a Resolution of the City of Manor, Texas approving and authorizing the Mustang Valley Public Improvement District Financing Agreement.**
Submitted by: Scott Dunlop, Development Services Director
15. **Consideration, discussion, and possible action on the Newhaven Development TIA Phasing Agreement with Gregg Lane Dev., LLC.**
Submitted by: Scott Dunlop, Development Services Director
16. **Consideration, discussion, and possible action on a City of Manor, Texas Deposit Agreement for the Proposed Water Service Transfer for the 14704 US Hwy 290 Project.**
Submitted by: Scott Dunlop, Development Services Director

- 17. Consideration, discussion, and possible action on a Resolution granting consent for Wilbarger Creek Municipal Utility District No. 1 to serve water to an area within the corporate limits of the City of Manor, Texas.**
Submitted by: Scott Dunlop, Development Services Director
- 18. Acknowledge the resignation of Planning and Zoning Commissioner Cresandra Hardeman, Place No. 3; and declare a vacancy.**
Submitted by: Scott Dunlop, Development Services Director
- 19. Consideration, discussion, and possible action on canceling the June 19, 2024, Regular City Council Meeting and setting a Called Special Session.**
Submitted by: Scott Moore, City Manager

EXECUTIVE SESSION

The City Council will now Convene into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in:

- *Section 551.074 Personnel Matters to deliberate and discuss the duties of the Finance Director;*
- *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; and*
- *Sections 551.071 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Shadowglen PUD*

OPEN SESSION

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

ADJOURNMENT

In addition to any executive session already listed above, the City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

CONFLICT OF INTEREST

In accordance with Section 12.04 (Conflict of Interest) of the City Charter, “No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest.”

Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no City Council member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the City Council member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, May 31, 2024, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 10 days prior to this meeting. Please contact the City Secretary at 512.215.8285 or e-mail lalmaraz@manortx.gov