



**CITY COUNCIL
REGULAR SESSION MINUTES
APRIL 19, 2023**

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

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, Finance Director
Ryan Phipps, Chief of Police
Denver Collins, Assistant Chief of Police
Scott Jones, Economic Development Director
Matthew Woodard, Public Works Director
Debbie Charbonneau, Heritage & Tourism Manager
Sarah Friberg, Court Administrator
Tracey Vasquez, HR Director
Phil Green, IT Director
Michael Pachnick, IT Technician
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 7:08 p.m. on Wednesday, April 19, 2023, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

INVOCATION

Pastor, Carl Harvey Sr. with Turning Point Bible Fellowship Church gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Harvey led the Pledge of Allegiance.

PROCLAMATIONS

A. Declaring Saturday, April 22, 2023, as “Earth Day”

Mayor Harvey read and presented the Proclamation to Development Services Director Scott Dunlop and Heritage & Tourism Manager Debbie Charbonneau, both representing Keep Manor Beautiful. Mayor Harvey invited everyone to the Spring Park Cleanup event being held on Saturday, April 22nd from 9:00 a.m. - noon at Timmermann Park. He also announced the Community Shred Day event being held on Saturday, May 13th from 9:00 a.m. - 1:00 p.m. at Manor City Hall.

PUBLIC COMMENTS

Ruth Taylor Biscoe submitted a speaker card and spoke in support of the Bocce Ball Courts at Timmermann Park. She expressed her concerns regarding the impact it has caused by removing the courts on the Senior Community.

Maria Teresa submitted a speaker card and spoke in support of the Bocce Ball Courts at Timmermann Park. She expressed her concerns regarding the impact it has caused by removing the courts on the community and seniors.

Bezawit Girma and Priscilla Tovar, 3125 N. Lamar Blvd., Austin, Texas, representing ASEZ WAO submitted a speaker card and introduced themselves and the nonprofit organization that focuses on community outreach projects worldwide. The group offered their volunteer services to the city and invited the City Council to participate in an upcoming Environmental Forum organized by ASEZ WAO.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and expressed his concerns and frustration with City Council and the city’s proposed developments. He expressed his disagreement with Agenda Item’s 14, 16, 20, 21, 24, 27, 28, and 29.

No one else appeared at this time.

PUBLIC HEARINGS

- 1. Conduct a public hearing on an Ordinance annexing 2.942 acres of land, more or less, being located in Travis County, Texas and adjacent and contiguous to the city limits.**

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

Mayor Harvey opened the public hearing.

Development Services Director Dunlop discussed the proposed annexation.

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 an Ordinance annexing 2.855 acres of land, more or less, being located in Travis County, Texas and adjacent and contiguous to the city limits.**

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

Mayor Harvey opened the public hearing.

Development Services Director Dunlop discussed the proposed annexation.

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 7-0

- 3. Conduct a public hearing on an ordinance rezoning five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).**

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

Mayor Harvey opened the public hearing.

Development Services Director Dunlop discussed the proposed rezoning request.

Discussion was held regarding clarification on the type of Development Uses.

Assistant City Attorney Rivera advised that if Council decided to close the Public Hearing notifications should be sent out again or Council could motion to leave the Public Hearing open until the May 17th Regular Council meeting.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to leave the Public Hearing open until the May 17th Regular Council Meeting.

There was no further discussion.

Motion to stay open carried 7-0

- 4. Conduct a public hearing on an ordinance rezoning one (1) lot on 10 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 12920 Old Hwy 20, Manor, TX from Agriculture (A) to Neighborhood Business (NB) and Townhome (TH).**

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

Mayor Harvey opened the public hearing.

Julie Leonard, 12821 Ring Rd., Manor, Texas, submitted a speaker card in opposition to this item. She presented a petition to the Council signed by the Bell Farms community regarding the opposition to the abutting property described as approximately 10 acres being located at 12920 Old Highway 20, Manor, Texas.

Development Services Director Dunlop discussed the proposed rezoning request.

Discussion was held regarding the proposed zoning changes.

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 (Council Member Deja Hill abstained)

- 5. Conduct a public hearing on an ordinance rezoning one (1) lot on 22.78 acres, more or less, out of the AC Caldwell Survey 52, Abstract 154 and being located at 14807 E US 290, Manor, TX from Agricultural (A) to Multi-Family 25 (MF-2).**

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

Mayor Harvey opened the public hearing.

Development Services Director Dunlop stated that the applicant withdrew the 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 7-0

- 6. Conduct a public hearing on an ordinance annexing 22.78 acres of land, more or less, located in Travis County, including abutting streets, roadways, and rights-of-way in 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.

Development Services Director Dunlop stated that the applicant withdrew the application for annexation.

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

- 7. Conduct a public hearing on an ordinance rezoning 13.98 acres, more or less, being Lots 6-8, Block 5, Manor Commercial Park III and 3.55 acres out of the A.C. Caldwell Survey, Abstract No. 154, and being located near the intersection of Beltex Drive and Easy Jet Street, Manor TX from Agricultural (A) to Light Industrial (IN-1).**

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

Mayor Harvey 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 7-0

8. Conduct a public hearing on an ordinance rezoning two (2) lots on 4 acres, more or less, being Lots 1 and 2, Block 3, Manor Commercial Park, and being located at 12617 Beltex Drive, Manor, TX to Light Industrial (IN-1).

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

Mayor Harvey 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 Amezcua, to close the Public Hearing.

There was no further discussion.

Motion to close carried 7-0

9. Conduct a public hearing on a Subdivision Concept for the Entrada Glen Apartments, one (1) lot on 13.22 acres, more or less, and being located at the intersection of Gregg Manor Road and W Parsons Street, Manor, TX.

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

Mayor Harvey opened the public hearing.

Robert Battaile, 502 E. Eggleston St., Unit A, Manor, Texas, submitted a speaker card and spoke about his concerns regarding the proposed development in Manor's Historic District.

Katherine Nicely with Metcalfe Wolff Stuart & Williams LLP submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer questions posed by the City Council.

Sushil Mehta with Odeb Construction submitted a speaker card in support of this item; however, he did not wish to speak but was available to answer questions posed by the City Council.

Development Services Director Dunlop discussed the proposed Subdivision Concept for Entrada Glen Apartments.

Discussion was held regarding Mr. Robert Heins at 409C W. Parson Street, Manor Texas. He submitted his concerns to the City Council and staff regarding the proposed development.

Discussion was held regarding the proposed buffer between the development and homes.

Discussion was held regarding the types of vegetation that would be planted.

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

There was no further discussion.

Motion to close carried 7-0

10. Conduct a public hearing on amendments to Chapter 14 Zoning of the Manor code of ordinances to modify the definition of Hospital Services; modify the Residential Land Use Table relating to Single-Family Attached (2 units) and Single-Family Detached uses; modify the Residential Land Use Conditions Table relating to Single-Family Attached (2 units) and Single-Family Detached uses; modify Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts relating to Alcoholic Beverage Establishment, Brewery - Micro, Brewery - Regional, Brewpub, Club or Lodge, Distillery - Micro, Distillery - Regional, Event Center, Food Sales, Hospital Services, Liquor Sales, Medical Clinic, Offices - Medical, Offices - Professional, Restaurant, and Restaurant - Drive-in or Drive-through uses; modify Non-Residential and Mixed-Use Land Use Conditions relating to Alcoholic Beverage Establishment, Brewery - Micro, Brewery - Regional, Brewpub, Club or Lodge, Distillery - Micro, Distillery - Regional, Event Center, Food Sales, Gas Station - Full Service, Gas Station - Limited, Hotel, Liquor Sales, Restaurant, Restaurant - Drive-in or Drive-through uses; modify Non-Residential and Mixed-Use Development Standards relating to Maximum Dwelling Units; modify Non-Residential and Mixed-Use Development Standards Table Notes relating to alleys within the Historic District; modify Accessory Structures relating to gross floor area; modify architectural standards for Single-Family Detached and Two Family, Single-Family Attached, Manufactured Home, Multi-Family and Mixed Use, Office, Commercial Institutional and Industrial uses; modify procedures relating to Planned Unit Development (PUD) uses; modify procedures relating to a final site plan; and modify procedures relating to amendments to the Comprehensive Plan.

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

Mayor Harvey opened the public hearing.

Robert Battaile, 502 E. Eggleston St., Unit A, Manor, Texas, submitted a speaker card and spoke in opposition to the Comprehensive Plan.

Mayor Harvey asked for Point of Order. Mr. Battaile continued to express his frustration with the Comprehensive Plan.

Development Services Director Dunlop discussed the proposed zoning amendments as presented.

Discussion was held regarding the clarification of modifications to the maximum dwelling units from 30/acre to 20/acre.

Development Services Director Dunlop stated that the Zoning Ordinance could be modified once or twice a year.

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

There was no further discussion.

Motion to close carried 7-0

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir, to add Regular Agenda Item No's 17,18,19, 22, 23, and 24 to the Consent Agenda.

There was no further discussion.

Motion to approve carried 7-0

CONSENT AGENDA

11. Consideration, discussion, and possible action to approve the City Council Minutes.

- **April 5, 2023, City Council Called Special Session; and**
- **April 5, 2023, City Council Regular Meeting**

12. Consideration, discussion, and possible action on the acceptance of the March 2023 Departmental Reports.

- **Police – Ryan Phipps, Chief of Police**
- **Finance – Lydia Collins, Director of Finance**
- **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 – Debbie Charbonneau, Heritage & Tourism Manager**
- **Municipal Court – Sarah Friberg, Court Clerk**
- **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**

17. Consideration, discussion, and possible action on a Resolution accepting a voluntary petition for annexation of 4.004 acres of land, more or less, being located in Travis County, Texas and adjacent and contiguous to the city limits.

Resolution No. 2023-12: A Resolution of The City of Manor, Texas, Accepting the Petition for Annexation of 4.004 Acres of Land, More or Less; Being Located In Travis County, Texas and Adjacent and Contiguous to the City Limits; and Providing for Open Meetings and Other Related Matters.

- 18. First Reading: Consideration, discussion, and possible action on an ordinance annexing 2.942 acres of land, more or less, being located in Travis County, Texas and adjacent and contiguous to the city limits.**

Ordinance: An Ordinance of The City of Manor, Texas Annexing 2.942 Acres of Land, More or Less Located in Travis County, Including Right-of-Way Into the Corporate Limits of the City, at the Request of the Property Owner; Making Findings of Fact; Providing a Severability Clause and an Effective Date; and Providing for Open Meetings and Other Related Matters.

- 19. First Reading: Consideration, discussion, and possible action on an Ordinance annexing 2.855 acres of land, more or less, being located in Travis County, Texas and adjacent and contiguous to the city limits.**

Ordinance: An Ordinance of The City of Manor, Texas Annexing 2.855 Acres of Land, More or Less Located in Travis County, Including Right-of-Way Into the Corporate Limits of the City, at the Request of the Property Owner; Making Findings of Fact; Providing a Severability Clause and an Effective Date; and Providing for Open Meetings and Other Related Matters.

- 22. First Reading: Consideration, discussion, and possible action on an ordinance rezoning 13.98 acres, more or less, being Lots 6-8, Block 5, Manor Commercial Park III and 3.55 acres out of the A.C. Caldwell Survey, Abstract No. 154, and being located near the intersection of Beltex Drive and Easy Jet Street, Manor TX from Agricultural (A) to Light Industrial (IN-1).**

Ordinance: An Ordinance of the City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Agricultural (A) to Light Industrial (IN-1); Making Findings of Fact; and Providing for Related Matters.

- 23. First Reading: Consideration, discussion, and possible action on an ordinance rezoning two (2) lots on 4 acres, more or less, being Lots 1 and 2, Block 3, Manor Commercial Park, and being located at 12617 Beltex Drive, Manor, TX to Light Industrial (IN-1).**

Ordinance: An Ordinance of the City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Agricultural (A) to Light Industrial (IN-1); Making Findings of Fact; and Providing for Related Matters.

24. Consideration, discussion, and possible action on a Subdivision Concept for the Entrada Glen Apartments, one (1) lot on 13.22 acres, more or less, and being located at the intersection of Gregg Manor Road and W. Parsons Street, Manor, TX.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Mayor Pro Tem Emily Hill, to approve the Consent Agenda as read.

There was no further discussion.

Motion to approve carried 7-0

REGULAR AGENDA

13. Consideration, discussion, and possible action on a Stormwater Drainage Fee Program.

The city staff recommended that the City Council discuss and provide direction to staff on the Stormwater Drainage Fee Program.

Council Member Deja Hill would like to see additional rate options for single-family homes as requested by staff.

Council Member Amezcua would like to know when the surrounding cities adopted a new rate.

Council Member Deja Hill would also like to know the population of surrounding cities when new rates were proposed and adopted.

Mayor Harvey would like to know the impact the proposed rate would have on the general fund.

City Manager Moore suggested the proposed rate be included in the new fiscal year.

Mayor Harvey suggested the process for implementation could start and be ready to present to Council during the budget proposal.

There was no further discussion, and no action was taken.

14. First Reading: Consideration, discussion, and possible action on an ordinance amending Chapter 14 Zoning of the Manor Code of Ordinances to Modify the Definition of Hospital Services; Modify the Residential Land Use Table Relating to Single-Family Attached (2 units) and Single-Family Detached Uses; Modify the Residential Land Use Conditions Table Relating to Single-Family Attached (2 units) and Single-Family Detached Uses; Modify Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts Relating to Alcoholic Beverage Establishment, Brewery - Micro, Brewery - Regional, Brewpub, Club or Lodge, Distillery - Micro, Distillery - Regional, Event Center, Food Sales, Hospital Services, Liquor Sales, Medical Clinic, Offices - Medical, Offices -

Professional, Restaurant, and Restaurant - Drive-in or Drive-through Uses; Modify Non-Residential and Mixed-Use Land Use Conditions relating to Alcoholic Beverage Establishment, Brewery - Micro, Brewery - Regional, Brewpub, Club or Lodge, Distillery - Micro, Distillery - Regional, Event Center, Food Sales, Gas Station - Full Service, Gas Station - Limited, Hotel, Liquor Sales, Restaurant, Restaurant - Drive-in or Drive-through Uses; Modify Non-Residential and Mixed-Use Development Standards Relating to Maximum Dwelling Units; Modify Non-Residential and Mixed-Use Development Standards Table Notes Relating to Alley Within the Historic District; Modify Accessory Structures Relating to Gross Floor Area; Modify Architectural Standards for Single-Family Detached and Two Family, Single-Family Attached, Manufactured Home, Multi-Family and Mixed Use, Office, Commercial Institutional and Industrial Uses; Modify Procedures Relating to Planned Unit Development (PUD) Uses; Modify Procedures Relating to a Final Site Plan; and Modify Procedures Relating to Amendments to the Comprehensive Plan.

The city staff recommended that the City Council approve the first reading of an ordinance amending Chapter 14 Zoning of the Manor Code of Ordinance.

Mayor Harvey clarified that city staff was recommending 30 units per acre from 15 units per acre on Section 10 and for Section 11 to remain as written whereas the Planning and Zoning Commission was recommending 20 units per acre on Section 10 and the removal of Section 11.

Development Services Director Dunlop explained the benefits of allowing development flexibility in the historic business for Section 10.

Discussion was held regarding the P&Z Commission recommendations.

Discussion was held regarding buffer requirements.

Ordinance: An Ordinance of The City of Manor, Amending Chapter 14, Zoning, of The Code of Ordinances of The City Of Manor, Texas, by Providing for The Amendment of Definitions; Residential Land Use Table; Residential Land Use Conditions; Amending Non-Residential Uses In Non-Residential And Mixed-Use Zoning Districts; Non-Residential and Mixed-Use Land Use Conditions; Non-Residential And Mixed-Use Development Standards; Amending Non-Residential And Mixed-Use Development Standards Table Notes; Accessory Structures; Architectural Standards; And Procedures; Providing For a Severability, Providing Savings, Open Meetings, And Effective Date Clauses; 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 amending Chapter 14 Zoning of the Manor Code of Ordinances.

Council Member Deja Hill requested a friendly amendment to the motion to consider the P&Z Commission's recommendation to Section 10 of 20 units per acre.

There was no acceptance of the request.

Council Member Amezcua suggested 25 units per acre.

MOTION: Upon a friendly amendment made by Council Member Wallace and seconded by Council Member Amezcua to approve the first reading of an ordinance amending Chapter 14 Zoning of the Manor Code of Ordinances with modification to Section 10 from 30 units per acre to 25 units per acre.

There was no further discussion.

Motion to approve carried 5-2 (Mayor Harvey and Mayor Pro Tem Emily Hill voted against)

15. Consideration, discussion, and possible action on an ordinance amending Manor Code of Ordinances, Chapter 4, Article 4.02 Alcoholic Beverages.

The city staff recommended that the City Council discuss an amendment to the Manor Code of Ordinances, Chapter 4 Article 4.02 Alcoholic Beverages.

Development Services Director Dunlop discussed the proposed ordinance.

Discussion was held regarding restrictions near church buildings, public schools, or public hospitals.

Discussion was held regarding state regulations for distance measurements.

Discussion was held regarding food truck permit regulations.

There was no further discussion, and no action was taken.

16. Consideration, discussion, and possible action on the First Amendment to the Butler Development Agreement.

The city staff recommendation was that the City Council approve the First Amendment to the Butler Development Agreement.

Talley Williams with Metcalfe Wolff Stuart & Williams 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.

Development Services Director Dunlop discussed the proposed development agreement.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Deja Hill, to approve the First Amendment to the Butler Development Agreement.

There was no further discussion.

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

20. First Reading: Consideration, discussion, and possible action on an Ordinance rezoning five (5) lots on .23 acres, more or less, out of the South 40 ft of Lots 6-10, Block 1, AE Lanes Addition, and being located at 707 Bastrop St, Manor, TX from Single-Family Suburban (SF-1) to Two-Family Residential (TF).

The city staff recommendation was that the City Council postpone the item to the May 17, 2023, Regular Council Meeting.

Development Services Director Dunlop discussed the proposed rezoning request.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Deja Hill, to postpone the item to the May 17th Council meeting.

There was no further discussion.

Motion to postpone carried 7-0

Council Member Deja Hill advised she would be abstaining from discussion and consideration of the following item, as her home was within the radius of the development and received a mailing notice. The appropriate Conflict of Interest Affidavit was filled out and filed with the City Secretary.

Council Member Deja Hill removed herself from the dais.

21. First Reading: Consideration, discussion, and possible action on an ordinance rezoning one (1) lot on 10 acres, more or less, out of the Gates G Survey 63, Abstract 315 and being located at 12920 Old Hwy 20, Manor, TX from Agriculture (A) to Neighborhood Business (NB) and Townhome (TH).

The city staff recommendation was that the City Council postpone the item until a future land use map could be updated.

Development Services Director Dunlop discussed the proposed rezoning request and the reasoning for postponement.

Discussion was held regarding the unofficial petition submitted to the P&Z Commission.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Weir, to withdraw the item.

There was no further discussion.

Motion to withdraw carried 6-0

Council Member Deja Hill returned to the dais.

25. Consideration, discussion, and possible action on the Purchase Contract with Raymundo Rebollar for a wastewater easement with temporary construction easement.

The city staff recommendation was that the City Council approve the purchase contract with Raymundo Rebollar for a wastewater easement with a temporary construction easement.

City Manager Moore discussed the proposed purchase contract.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to approve the purchase contract with Raymundo Rebollar for a wastewater easement with temporary construction easement.

There was no further discussion.

Motion to approve carried 7-0

26. Consideration, discussion, and possible action on the Purchase Contract with Arthur Dent Werchan for a wastewater easement with temporary construction easement.

The city staff recommendation was that the City Council approve the purchase contract with Arthur Dent Werchan for a wastewater easement with a temporary construction easement.

City Manager Moore discussed the proposed purchase contract.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua, to approve the purchase contract with Arthur Dent Werchan for a wastewater easement with a temporary construction easement.

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 9:48 p.m. on Wednesday, April 19, 2023, 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 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding EntradaGlen PID; Section 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 NewHaven Development and Annexation Agreement; Section 551.071 and Section 551.087, Texas Government Code to deliberate on the acquisition of real property; and Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Multi-Family Project Development Using Public Facility Corporations.* at 9:48 p.m. on Wednesday, April 19, 2023.

The Executive Session was adjourned at 11:31 p.m. on Wednesday, April 19, 2023.

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 11:31 p.m. on Wednesday, April 19, 2023.

REGULAR AGENDA

- 27. Second and Final Reading: Consideration, discussion, and possible action on 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.**

Ordinance No. 697: 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 Amezcua and seconded by Mayor Pro Tem Emily Hill, to approve the second and final reading of Ordinance No. 697 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.

There was no further discussion.

Motion to approve carried 7-0

28. Second and Final Reading: Consideration, discussion, and possible action on an Ordinance for the Final Planned Use Development for the New Haven Subdivision, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersections of Gregg Ln and N. FM 973, Manor, TX.

Aneil Naik with Drenner Group located at 2705 Bee Cave Rd., Suite 100, Austin, 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.

Talley Williams with Metcalfe Wolff Stuart & Williams 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 No. 698: An Ordinance of The City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land to Planned Unit Development (PUD); Making Findings of Fact; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Weir and seconded by Mayor Pro Tem Emily Hill, to approve the second and final reading of Ordinance No. 698 for the Final Planned Use Development for the New Haven Subdivision, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersections of Gregg Ln and N. FM 973, Manor, TX.

There was no further discussion.

Motion to approve carried 7-0

29. Consideration, discussion, and possible action on the New Haven Development Agreement.

Talley Williams with Metcalfe Wolff Stuart & Williams 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.

Assistant City Attorney Rivera discussed the reline revision on Section 6.04 to include "Oversizing Costs of the Offsite Wastewater Facilities".

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua, to approve the New Haven Development Agreement with the amendment of the red line revisions.

There was no further discussion.

Motion to approve carried 7-0

30. Consideration, discussion, and possible action on an Amendment to the Development Agreement Under Section 43.035, Texas Local Government Code with Gregg Lane Development, LLC resulting in a 10.600 acre Remainder Tract.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to approve an Amendment to the Development Agreement Under Section 43.035, Texas Local Government Code with Gregg Lane Development, LLC resulting in a 10.600-acre Remainder Tract.

There was no further discussion.

Motion to approve carried 7-0

31. Consideration, discussion, and possible action on an Amendment to the Development Agreement Under Section 43.035, Texas Local Government Code with Gregg Lane Development, LLC resulting in a 0.605 acre Remainder Tract.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Weir, to an Amendment to the Development Agreement Under Section 43.035, Texas Local Government Code with Gregg Lane Development, LLC resulting in a 0.605 acre Remainder Tract.

There was no further discussion.

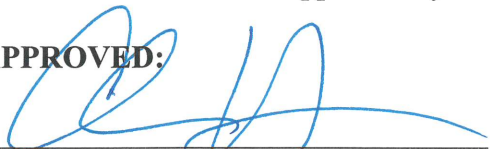
Motion to approve carried 7-0

ADJOURNMENT

The Regular Session of the Manor City Council was Adjourned at 11:36 p.m. on Wednesday, April 19, 2023.

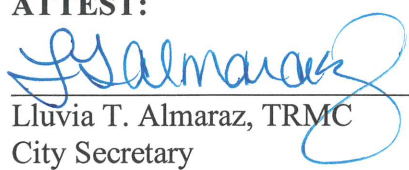
These minutes were approved by the Manor City Council on the 3rd day of May 2023.

APPROVED:



Dr. Christopher Harvey
Mayor

ATTEST:



Lluvia T. Almaraz, TRMC
City Secretary

