



**CITY COUNCIL
REGULAR SESSION MINUTES
MARCH 7, 2018**

PRESENT:

Rita G. Jonse, Mayor

COUNCIL MEMBERS:

Gene Kruppa, Place 1 (Absent)
Maria Amezcua, Place 2
Anne R. Weir, Mayor Pro Tem, Place 3
Zindia Pierson, Place 4
Deja Hill, Place 5 (Absent)
Todd Shaner, Place 6

CITY STAFF:

Thomas Bolt, City Manager
Lluvia Tijerina, City Secretary
Scott Dunlop, Planning Coordinator
Paige Saenz, City Attorney
Frank Phelan, City Engineer
Christina Lane, Financial Advisor

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 Rita G. Jonse at 7:00 p.m. on Wednesday, March 7, 2018, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PLEDGE OF ALLEGIANCE

At the request of Mayor Jonse, Debbie Tucker with Manor Community News, led the Pledge of Allegiance.

PUBLIC COMMENTS

No one appeared to speak at this time.

CONSENT AGENDA

1. **Consideration, discussion, and possible action to approve the City Council Minutes of the February 21, 2018, Regular Meeting.**
2. **Consideration, discussion, and possible action on the second and final reading of an ordinance amending Manor Code of Ordinances Chapter 14 Zoning to amend Definitions; Amendments; Handicapped Parking Requirements; C-1 Light Commercial permitted uses and conditions and limitations; C-2 Medium Commercial permitted uses and conditions and limitations; C-3 Heavy Commercial permitted uses and conditions and limitations; Construction Plan application requirements; Open Space lot coverage requirements; R-1 Single Family permitted and conditional uses; R-2 Single Family permitted and conditional uses; and Downtown Business District permitted and conditional uses.**

Ordinance No. 511: An Ordinance of the City of Manor, Texas, Amending Manor Code of Ordinances Chapter 14 Zoning by Modifying Definitions; Open Space Lot Coverage; Handicapped Parking Requirements; R-1 Single Family Permitted and Conditional Uses; R-2 Single Family Permitted and Conditional Uses; C-1 Light Commercial Permitted Uses and Conditions and Limitations; C-2 Medium Commercial Permitted Uses and Conditions and Limitations; C-3 Heavy Commercial Permitted Uses and Conditions and Limitations; DB Downtown Business District Permitted and Conditional Uses; Construction Plan Application Requirements; and Amendments; Providing for Conflicting Ordinances; Providing for Severability; Providing an Open Meetings Clause and Establishing an Effective Date.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Pierson, the Council voted five (5) For and none (0) Against to approve and adopt all items on the consent agenda. The motion carried unanimously.

Mayor Jonse adjourned the regular session of the Manor City Council into Executive Session at 6:56 p.m. Wednesday, March 7, 2018, in accordance with the requirements of the Open Meetings Law.

EXECUTIVE SESSION

The City Council convene into Executive Session pursuant to pursuant to *Section 551.087, Texas Government Code, to deliberate an offer of financial or economic development incentive*, at 6:56 p.m., on Wednesday, March 7, 2018, City Council Conference Room of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

The Executive Session was adjourned at 7:55 p.m. on Wednesday, March 7, 2018.

OPEN SESSION

The City Council reconvened into Open Session to take action as determined appropriate in the City Council's discretion regarding an offer of financial or other economic development incentive at 7:55 p.m. on Wednesday, March 7, 2018, in the Council Chambers of the Manor City Hall.

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

There was no action taken on the items discussed during Executive Session.

PUBLIC HEARING

3. Conduct a public hearing regarding the creation of a Public Improvement District – EntradaGlen.

The City staff's recommendation was that the City Council recess the creation of a Public Improvement District-EntradaGlen to the April 18, 2018, Regular City Council Meeting.

Mayor Jonse opened the public hearing.

MOTION: Upon a motion made by Council Member Pierson and seconded by Council Member Weir, the Council voted five (5) For and none (0) Against to recess the creation of a Public Improvement District-EntradaGlen to the April 18, 2018, Regular City Council Meeting. The motion carried unanimously.

REGULAR AGENDA

4. Consideration, discussion, and possible action on the creation of a Public Improvement District – EntradaGlen.

The City staff's recommendation was that the City Council postpone the creation of a Public Improvement District-EntradaGlen to the April 18, 2018, Regular City Council Meeting.

Pete Dwyer, Dwyer Realty Companies, 9900 Highway 290 East, Manor, Texas, spoke before City Council in support of this item. Mr. Dwyer submitted a letter of support from Dr. Royce Avery, Manor ISD Superintendent. He stated Dr. Avery does not support the EntradaGlen PID but is in support of the extension of Gregg Manor Road South. He is requesting for guidance from the City Council and City staff on what is needed from him and his team regarding the EntradaGlen PID.

Council Member Pierson stated the Council is requesting additional requirements and enhancements to include (such as): A list of the community benefits and enhancements from the Developer in accordance with the PID policy adopted; Build out of Hill Lane prior to bonds being issued; 12-inch water line along Hill Lane; Build out and enhancements to Greg Manor; Access to other properties. She stated the Council is not clear and needs to know about the Roadways – What portion of a roadway budget amount is required to meet subdivision standards for the development and what portion is enhanced; Roadway Illumination – What portion of a lighting budget amount is necessary to meet subdivision standards for the development and what portion is enhance.

Mr. Dwyer commented that he received a detailed letter a year ago from the City Engineer with questions that were answered. He stated he was not aware of any pending questions.

Council Member Amezcua clarified the Council is requesting a more detail list of improvements.

The discussion was held regarding the detailed information that is needed from the Developer.

Mr. Dwyer requested a list of requirements that are still needed by City Council.

Council Member Amezcua advised all questions would need to be directed to City staff.

City Manager Bolt indicated he would forward the list of requirements to Mr. Dwyer.

MOTION: Upon a motion made by Council Member Pierson and seconded by Council Member Weir, the Council voted five (5) For and none (0) Against to postpone the creation of a Public Improvement District-EntradaGlen to the April 18, 2018, Regular City Council Meeting; and a motion to renotify all the 100 percent property owners within the proposed Public Improvement District that will be created. The motion carried unanimously.

5. Consideration, discussion, and possible action on matters related to the Home Rule Charter and proposed amendments.

The City staff's recommendation was that the City Council postpone matters related to the Home Rule Charter and proposed amendment to the April 18, 2018, Regular City Council Meeting.

MOTION: Upon a motion made by Council Member Pierson and seconded by Council Member Amezcua, the Council voted five (5) For and none (0) Against to postpone matters related to the Home Rule Charter and proposed amendments to the April 18, 2018, Regular City Council Meeting. The motion carried unanimously.

6. Consideration, discussion, and possible action a waiver for Abstract 63 Survey 62 Bacon S, locally known as 11200 Gregg Lane, to waive Chapter 14 Zoning, Exhibit A, Article III, Section 60 Construction Plans and Chapter 3, Article 3.01, Section 3.01.005(b) Fees to remove site plan requirements and building fees.

The City staff's recommendation was that the City Council approve a waiver for Abstract 63 Survey 62 Bacon S, locally known as 11200 Gregg Lane, to waive Chapter 14 Zoning, Exhibit A, Article III, Section 60 Construction Plans and Chapter 3, Article 3.01, Section 3.01.005(b) Fees to remove site plan requirements and building fees.

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the City Council.

City Manager Bolt discussed the waiver request and is requesting the removal of the site plan requirements and building fees.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Pierson, the Council voted five (5) For and none (0) Against to approve a waiver for Abstract 63 Survey 62 Bacon S, locally known as 11200 Gregg Lane, to waive Chapter 14 Zoning, Exhibit A, Article III, Section 60 Construction Plans and Chapter 3, Article 3.01, Section 3.01.005(b) Fees to remove site plan requirements and building fees. The motion carried unanimously.

- 7. Consideration, discussion, and possible action on the second and final reading of an ordinance rezoning Lots 1-10 Block 8 Lane AE Addition, 1.25 acres more or less, locally known as 709 North Lexington, from Single Family Residential (R-1) district zoning to Neighborhood Business (NB) district zoning. Owner: Rebecca Davies. Applicant: Rebecca Davies.**

The City staff's recommendation was that the City Council postpone the second and final reading of an ordinance rezoning Lots 1-10 Block 8 Lane AE Addition, 1.25 acres more or less, locally known as 709 North Lexington, from Single Family Residential (R-1) district zoning to Neighborhood Business (NB) district zoning to the March 21, 2018, Regular Council Meeting.

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the City Council.

MOTION: Upon a motion made by Council Member Pierson and seconded by Council Member Shaner, the Council voted five (5) For and none (0) Against to postpone the second and final reading of an ordinance rezoning Lots 1-10 Block 8 Lane AE Addition, 1.25 acres more or less, locally known as 709 North Lexington, from Single Family Residential (R-1) district zoning to Neighborhood Business (NB) district zoning to the March 21, 2018, Regular Council Meeting. The motion carried unanimously.

- 8. Consideration, discussion, and possible action on the second and final reading of an ordinance rezoning Abstract 260 Survey 22 Elison T, 33.89 acres more or less, locally known as 12700 Sparks Road, from Interim Single Family Residential (R-1) district zoning to Manufactured Home (M-1) district zoning. Owner: Ulises Hernandez. Applicant: Mike McMinn, McMinn Land Surveying Co.**

The City staff's recommendation was that the City Council deny the second and final reading of an ordinance rezoning Abstract 260 Survey 22 Elison T, 33.89 acres more or less, locally known as 12700 Sparks Road, from Interim Single Family Residential (R-1) district zoning to Manufactured Home (M-1) district zoning.

Scott Dunlop, Planning Coordinator, was available to address any questions posed by the City Council.

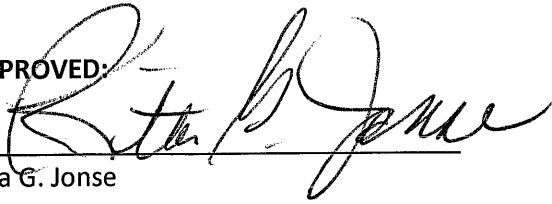
MOTION: Upon a motion made by Council Member Pierson and seconded by Council Member Amezcua, the Council voted five (5) For and none (0) Against to deny the second and final reading of an ordinance rezoning Abstract 260 Survey 22 Elison T, 33.89 acres more or less, locally known as 12700 Sparks Road, from Interim Single Family Residential (R-1) district zoning to Manufactured Home (M-1) district zoning. The motion carried unanimously.

ADJOURNMENT

The Regular Session of the Manor City Council Adjourned at 8:11 p.m. on Wednesday, March 7, 2018.

These minutes approved by the Manor City Council on the 21st day of March 2018.

APPROVED:



Rita G. Jonse
Mayor

ATTEST:



Lluvia Tijerina
City Secretary

