



**CITY COUNCIL  
REGULAR SESSION MINUTES  
JULY 18, 2018**

**PRESENT:**

Rita G. Jonse, Mayor (Absent)

**COUNCIL MEMBERS:**

Gene Kruppa, Place 1  
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  
Lydia Collins, Director of Finance  
Mike Tuley, Public Works Director  
Denver Collins, Captain  
Sarah Friberg, Court Clerk  
Frank Phelan, City Engineer  
Veronica Rivera, Legislative and General Counsel (The Knight Law Firm, LLP)

**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 Anne R. Weir at 7:00 p.m. on Wednesday, July 18, 2018, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

**PLEDGE OF ALLEGIANCE**

At the request of Mayor Pro Tem Weir, Captain Collins, 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 June 27, 2018, Special Session.**
2. **Consideration, discussion, and possible action on acceptance of the June 2018 Departmental Reports:**
  - **Police – Ryan Phipps, Chief of Police**
  - **Development Services – Scott Dunlop, Planning Coordinator**
  - **Municipal Court – Sarah Friberg, Court Clerk**
  - **Public Works – Mike Tuley, Director of Public Works**
  - **Finance – Lydia Collins, Director of Finance**

**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 approve and adopt all items on the consent agenda. The motion carried unanimously.

## PUBLIC HEARING

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

Mayor Pro Tem Weir opened the public hearing.

At the request of City Manager Bolt, Pete Dwyer and Danny Burnett, 9900 Highway 290 East, Manor, Texas, both presented the attached PowerPoint Presentation.

Mr. Dwyer discussed the following:

- EntradaGlen PID Overall
- Preliminary Opinion of Probable Cost
- Fiscal Impact of Flood Plain Recovery and Grading Improvements
- Las Entradas Overall
- Las Entradas Regulating Plan

Mr. Burnett discussed the following:

- ShadowGlen Regulating Plan
- ShadowGlen Schematic Renderings
- Shadow View Lakeside Public and Commercial Lake Scene
- ShadowGlen Schematic Plan for Multi-Family
- ShadowGlen Possible Schematic Renderings for Multi-Family
- ShadowGlen Roadway and Miscellaneous
- ShadowGlen Schematic Street Scene for Hill Lane and Manor Downs

- ShadowGlen Pedestrian Linkages, Trails, Access Points, and R.O.W. Treatment
- ShadowGlen Water Plan
- ShadowGlen Wastewater Plan
- ShadowGlen Storm Drain Plan
- ShadowGlen Phasing Plan
- ShadowGlen Entry, Landscape, and Amenities Maintenance Plan
- Las Entradas Regulating Plan
- Las Entradas Overall Schematics
- Las Entradas Schematic Renderings
- Civic Benefits regarding the Bloor House
- Las Entradas Schematic Renderings of Grocery Store Configuration
- Las Entradas Roadway and Miscellaneous
- Las Entradas North
- Las Entradas Schematic Street Scene Gregg Manor South to Parsons
- Las Entradas Pedestrian Linkages, Trails, Access Points, and R.O.W. Treatment
- Las Entradas Schematic Gateway and Monumentation
- Las Entradas Water Plan
- Las Entradas Wastewater Plan
- Las Entradas Strom Drain Plan
- Las Entradas Phasing Plan
- Las Entradas Entry, Landscape, and Amenities

The discussion was held regarding the Performance and Project Management Fees.

Council Member Kruppa inquired about the long term full-time employment opportunities. Mr. Dwyer discussed Casa Garcia and the shopping center employment opportunities within a 10-year period.

Council Member Kruppa inquired about the effect of performance with the Lago Vista project.

Harrison Hudson, 2600 Via Fortuna, Suite 300, Austin, Texas, submitted a card in support of this item; however, he did not wish to speak but was available to address any questions posed by the City Council.

**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 close the Public Hearing. The motion carried unanimously.

Mayor Pro Tem Weir adjourned the regular session of the Manor City Council into Executive Session at 7:55 p.m. Wednesday, July 18, 2018, in accordance with the requirements of the Open Meetings Law.

## EXECUTIVE SESSION

The City Council convene into Executive Session pursuant to *Section 551.071 and Section 551.087, Texas Government Code, to deliberate an offer of financial or economic development incentive*, at 7:55 p.m., on Wednesday, July 18, 2018, City Council Conference Room of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

The Executive Session was adjourned at 9:09 p.m. on Wednesday, July 18, 2018.

## OPEN SESSION

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code at 9:09 p.m. on Wednesday, July 18, 2018, in the Council Chambers of the Manor City Hall.

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

## REGULAR AGENDA

### **4. A) Consideration, discussion, and possible action on a Resolution creating a Public Improvement District – EntradaGlen.**

### **B) Consideration, discussion, and possible action on an Agreement Regarding the Dissolution of the EntradaGlen Public Improvement District.**

Danny Burnett, 9900 Highway 290 East, Manor, Texas, submitted a card in support of this item; however, he did not wish to speak but was available to address any questions posed by the City Council.

Rick Rosenberg, 8140 North Mopac Expressway, Austin, Texas, submitted a card in support of this item; however, he did not wish to speak but was available to address any questions posed by the City Council.

Harrison Hudson, 2600 Via Fortuna, Suite 300, Austin, Texas, submitted a card in support of this item; however, he did not wish to speak but was available to address any questions posed by the City Council.

Council Member Shaner inquired about the home prices within the PID. Mr. Burnett stated the homes will start in the range of \$250,000.

The discussion was held regarding the exception for home prices within the PID exceeding other surrounding new home community pricing by \$30,000.

Council Member Shaner stated if PID was approved the exception on the Resolution would be removed.

Mayor Pro Tem Weir stated that the Council was only creating the PID at this time with an understanding that a development agreement will be presented on a later date.

**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 approve the Resolution as amended to create Public Improvement District – EntradaGlen, Amending Resolution by removing the exception for home prices within the PID exceeding other surrounding new home community pricing by \$30,000. The motion carried unanimously.

**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 approve the Agreement Regarding the Dissolution of the EntradaGlen Public Improvement District. The motion carried unanimously

At the request of Mayor Pro Tem Weir Item No.10 was conducted next.

**10. Consideration, discussion and possible action on a first reading of an ordinance rezoning Lot 4 Bluebonnet Parkway Business Park Section 1, locally known as 15721 US Hwy 290 E, from Interim Agricultural (A) to Heavy Industrial (IN-2). Applicant: DuBois Bryant & Campbell. Owner: Lisa Nehring**

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

City Manager Bolt discussed the rezoning ordinance for 15721 US Hwy 290 E.

Brent Wesley Amos, 15812 Voelker Lane, Elgin, Texas, submitted a card in opposition of this item. Mr. Amos discussed his concerns regarding the proposed propane company that would be close to his property and health hazards it might bring to the City. He asked for Council to reconsider and think about the quality of life issues in that neighborhood.

Toby Edwards, 15800 Voelker Lane, Elgin, Texas, submitted a card in opposition of this item. Mr. Edwards discussed his concerns regarding the development in his area. He stated the homes in that area would lose property value if the development is approved. Mr. Edwards discussed the potential safety hazards that would come with the propane development. He suggested for the developer to move his development to the district zoning of the city.

Henry Gilmore, 303 Colorado Street, Suite 2300, Austin, Texas, submitted a card in support of this item. Mr. Gilmore represents AmeriGas Propane, he discussed the overall propane services that would be provided. He discussed the operations of the business and regulations that would be met by AmeriGas. Mr. Gilmore discussed the safety concerns of the residents and stated there were no hazardous issues for that location.

James Mercer, 15710 Voelker Lane, Elgin, Texas, submitted a card in opposition of this item. He discussed his concerns regarding the propane development in his neighborhood. He discussed the flooding issues in that location. He expressed his concerns regarding the hazards for the animals, children and everyone that lives in the neighborhood. Mr. Mercer discussed the distance from the fire department to the neighborhood. He requested for Council to deny the development for the safety of the children and everyone in the neighborhood.

Melissa Pierce, 9751 Highway 290 East, Austin, Texas, submitted a card in support of this item. She discussed the safety of propane materials with AmeriGas Propane. She stated AmeriGas Propane has met all regulations with the Texas Railroad Commission.

Council Member Kruppa stated without seeing a certificate of approval by the State and Environmental Protection Standards, he would not vote for approval.

**MOTION:** Upon a motion made by Council Member Shaner and seconded by Council Member Amezcua, the Council voted five (5) For and none (0) Against to deny the first reading of an ordinance rezoning Lot 4 Bluebonnet Parkway Business Park Section 1, locally known as 15721 US Hwy 290 E, from Interim Agricultural (A) to Heavy Industrial (IN-2). The motion failed.

- 5. Consideration, discussion and possible action on a first reading of a rezoning request for 477 acres, more or less, located at US Hwy 290 E and Old Kimbro Road, locally known as 13201, 13356, and 13400 Old Kimbro Road, Manor, Travis County, Texas; which includes Lot 2, J.F. Nagle Estates, portions of the A.C. Caldwell Sur. No. 52 Ab. No. 154, and Lemuel Kimbro Sur. No. 64 Ab. No. 456; from interim Agricultural (A) district zoning to Planned Unit Development (PUD) district zoning. Applicant: Kimley-Horn. Owner: Sky Village Kimbro Estates LLC**

The City staff's recommendation was that the City Council approve the first reading of a rezoning request for 477 acres, more or less, located at US Hwy 290 E and Old Kimbro Road, locally known as 13201, 13356, and 13400 Old Kimbro Road, Manor, Travis County, Texas; which includes Lot 2, J.F. Nagle Estates, portions of the A.C. Caldwell Sur. No. 52 Ab. No. 154, and Lemuel Kimbro Sur. No. 64 Ab. No. 456; from interim Agricultural (A) district zoning to Planned Unit Development (PUD) district zoning.

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

City Manager Bolt discussed the rezoning request for US Highway 290 E and Old Kimbro Road.

At the request of City Manager Bolt, Sean Compton, LEED AP, Principal, TBG Partners presented the attached PowerPoint Presentation.

Mr. Compton discussed the following:

- Community Characteristics:
  - Elements to Create Community
  - Street Enhancements
  - Design Guidelines
  - Parkland
  
- Developer Commitment:
  - Major Roadway Connections
  - Greenbelt Trails
  - Water Distribution to Allow City Service
  - Waste water Treatment Plan
  
- PUD Preliminary Site Plan
- City of Manor Thoroughfare Plan
- Enhanced Design Guidelines
- Creation of a Master Homeowners Association
- Architectural Review Committee

The discussion was held regarding the lot sizes of the PUD District.

**MOTION:** Upon a motion made by Council Member Kruppa and seconded by Council Member Shaner the Council voted five (5) For and none (0) Against to approve the first reading of a rezoning request for 477 acres, more or less, located at US Hwy 290 E and Old Kimbro Road, locally known as 13201, 13356, and 13400 Old Kimbro Road, Manor, Travis County, Texas; which includes Lot 2, J.F. Nagle Estates, portions of the A.C. Caldwell Sur. No. 52 Ab. No. 154, and Lemuel Kimbro Sur. No. 64 Ab. No. 456; from interim Agricultural (A) district zoning to Planned Unit Development (PUD) district zoning. The motion carried unanimously.

**6. Consideration, discussion, and possible action on the first reading of an ordinance annexing 87.62 acres of land, more or less, adjacent and contiguous to the city limits and being located in the A.C. Caldwell Survey, Abstract 154, Travis County, Texas and approving a service plan for the annexed area.**

The City staff's recommendation was that the City Council approve the first reading of an ordinance annexing 87.62 acres of land, more or less, adjacent and contiguous to the city limits and being located in the A.C. Caldwell Survey, Abstract 154, Travis County, Texas and approving a service plan for the annexed area.

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

City Manager Bolt discussed the annexation ordinance.

**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 approve the first reading of an ordinance annexing 87.62 acres of land, more or less, adjacent and contiguous to the city limits and being located in the A.C. Caldwell Survey, Abstract 154, Travis County, Texas and approving a service plan for the annexed area. The motion carried unanimously.

**7. Consideration, discussion and possible action on a Concept Plan for Lagos Master Planned Community, 481 single-family homes on 173 acres, more or less, located near N FM 973 and Brenham Street. Applicant: Kimley-Horn. Owner: Dwyer Realty Companies**

The City staff's recommendation was that the City Council approve a Concept Plan for Lagos Master Planned Community, 481 single-family homes on 173 acres, more or less, located near N FM 973 and Brenham Street.

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

City Manager Bolt discussed the Concept Plan for Lagos Master Planned Community.

**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 approve a Concept Plan for Lagos Master Planned Community, 481 single-family homes on 173 acres, more or less, located near N. FM 973 and Brenham Street. The motion carried unanimously.

**8. Consideration, discussion and possible action on a conditional use request for Lot 5, Block B Wildhorse Creek Commercial, locally known as 12010 N. FM 973, to allow for a service station. Applicant: Professional StruCIVIL Engineers Inc. Owner: Harisa, LLC**

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

City Manager Bolt discussed the proposed conditional use permit for 12010 N. FM 973 to allow for a service station.

The discussion was held regarding traffic issues on FM 973.

Mirza Tahir Baig, P.E., 12710 Research Blvd., Suite 390, Austin, Texas, spoke before City Council regarding the proposed development site and products that would be available.

Council Member Kruppa expressed his concerns regarding having another gas station within a mile of the development.



The discussion was held regarding the concerns of not having deceleration lanes.

The discussion was held regarding the development for a deceleration lane per TXDOT standards and only having three (3) gas station pumps.

**MOTION:** Upon a motion made by Council Member Kruppa and seconded by Council Member Shaner, the Council voted four (4) For and one (1) Against to approve a conditional use request for Lot 5, Block B Wildhorse Creek Commercial, locally known as 12010 N. FM 973, to allow for a service station with a maximum of three (3) pumps and the form mentioned and described of deceleration lanes. Mayor Pro Tem Weir voted against. The motion carried.

**9. Consideration, discussion and possible action on a first reading of an ordinance rezoning Lot 1, Block 11 Lane A E Addition, locally known as 901 ½ North Burnet Street, from Single Family Residential (R-1) to Institutional (I). Applicant: City of Manor. Owner: City of Manor**

The City staff's recommendation was that the City Council approve an ordinance rezoning Lot 1, Block 11 Lane A E Addition, locally known as 901 ½ North Burnet Street, from Single Family Residential (R-1) to Institutional (I).

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

City Manager Bolt discussed the rezoning ordinance for the water tower on 901 ½ N. Burnet Street.

The discussion was held regarding the installation of telecommunications towers from providers.

**MOTION:** Upon a motion made by Council Member Shaner and seconded by Council Member Pierson, the Council voted five (5) For and none (0) Against to approve an ordinance rezoning Lot 1, Block 11 Lane A E Addition, locally known as 901 ½ North Burnet Street, from Single Family Residential (R-1) to Institutional (I). The motion carried unanimously.

**11. Consideration, discussion and possible action on a first reading of an ordinance rezoning Abstract 315 Survey 63 Gates G Acres 10.01, locally known as 14605 N. FM 973, from Interim Agricultural (A) to Light Commercial (C-1). Applicant: Shana Whiteley. Owner: Foxtrot Holdings, LLC**

The City staff's recommendation was that the City Council approve an ordinance rezoning Abstract 315 Survey 63 Gates G Acres 10.01, locally known as 14605 N. FM 973, from Interim Agricultural (A) to Light Commercial (C-1).

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

City Manager Bolt discussed the rezoning ordinance for 14605 North FM 973.

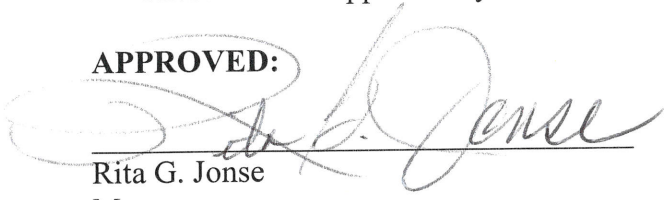
**MOTION:** Upon a motion made by Council Member Pierson and seconded by Council Member Amezcua, the Council voted five (5) For and none (0) Against to approve an ordinance rezoning Abstract 315 Survey 63 Gates G Acres 10.01, locally known as 14605 N. FM 973, from Interim Agricultural (A) to Light Commercial (C-1). The motion carried unanimously.

### ADJOURNMENT

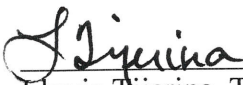
The Regular Session of the Manor City Council Adjourned at 10:12 p.m. on Wednesday, July 18, 2018.

These minutes approved by the Manor City Council on the 1<sup>st</sup> day of August 2018.

**APPROVED:**

  
Rita G. Jonse  
Mayor

**ATTEST:**

  
Luvia Tjerina, TRMC  
City Secretary

