



**MANOR CITY COUNCIL
REGULAR MEETING
AGENDA
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
SEPTEMBER 21, 2016 · 7:00 P.M.**

CALL TO ORDER AND ANNOUNCE QUORUM PRESENT

PLEDGE OF ALLEGIANCE

PRESENTATION

Presentation of the Manor Community Survey Report by Scott Dunlop, Planning Coordinator.

PUBLIC COMMENTS

*Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Council. To address the City Council, please register on the speaker sign-in sheet at least five-minutes prior to the scheduled meeting time. **NO ACTION MAY BE TAKEN BY THE CITY COUNCIL DURING PUBLIC COMMENTS.***

CONSENT AGENDA

The following Items will be enacted by one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the item will be removed from the consent agenda and considered separately.

1. Consideration, discussion, and possible action to approve the City Council minutes:
 - August 17, 2016, City Council Regular Meeting
 - August 17, 2016, City Council and Manor ISD Trustee Joint Workshop Meeting
 - August 31, 2016, City Council Special Meeting
 - September 7, 2016, City Council Regular Meeting
2. Consideration, discussion, and possible action on acceptance of the July, 2016 Departmental Reports:
 - Development Services
 - Police
 - Municipal Court
 - Public Works
3. Consideration, discussion, and possible action on acceptance of the unaudited July, 2016 Monthly Financial Report.

REGULAR AGENDA

4. Consideration, discussion, and possible action to amend the City of Manor Personnel Policies and Procedures Handbook under Section, Travel – Vehicle Allowance.
5. Consideration, discussion, and possible action on an ordinance adopting the Annual Budget for the City of Manor for the Fiscal Year beginning October 1, 2016 and ending September 30, 2017.
6. Consideration, discussion, and possible action on an ordinance levying ad valorem taxes for the use and support of the municipal government of the City of Manor for the fiscal year beginning October 1, 2016 and ending September 30, 2017.

7. Consideration, discussion, and possible action on an ordinance to repeal and replace Ordinance No. 438 Fee Schedule, amending fees for animal control, subdivision, and building permits.
8. Consideration, discussion, and possible action on a second reading of an ordinance annexing 9.187 acres located in Travis County, Texas filed in the Travis County Official Public Records as Document No. 2006207224 and Document No. 2005187926 and Travis County Deed Records 622/450, locally known as 12110 E. US Hwy. 290 and 12219 E. US Hwy. 290.
9. Consideration, discussion, and possible action on a first reading of an ordinance annexing 157.9603 acres out of the A.C. Caldwell Survey No. 52, Abstract No. 154 and Lemeul Kimbro Survey No. 64, Abstract No. 456, and being the tracts of land conveyed to the Kimbro Road Estates, LP per deed recorded as document No. 2005154974 of the Official Public Records of Travis County, Texas.
10. Consideration, discussion and possible action on Ordinance No. 366 A to amend Ordinance No. 366 Zoning Regulations to provide for masonry siding in residential zoned areas.
11. Consideration, discussion, and possible action on an ordinance to repeal and replace Ordinance No. 50 and Ordinance No. 268; creating the planning and zoning commission.
12. Consideration, discussion and possible action on a Concept Plan for Shadowview Commercial, Section 3 Lot 2, on 3.57 acres more or less, out of the William Standerford Survey No. 69. Abstract 472.

ADJOURNMENT

In addition to any executive session already listed above, the City Council for the City of Manor 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 for the following purposes:

*§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
§551.087 Deliberations regarding Economic Development Negotiations*

POSTING CERTIFICATION

I, hereby, certify that this notice of the Manor City Council Meeting was posted on this 2nd day of September, 2016 at 5:00 P.M., as required by law in accordance with Section 551.043 of the Texas Government Code.

Frances M. Aguilar, City Secretary

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 special marked parking is available. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact Frances Aguilar, City Secretary at 512-272-5555. Provide a 48-hour notice when feasible.

This public notice was removed from the bulletin board at the Manor City Hall on:

_____, 2016 at _____ am/pm by _____.
City Secretary's Office
City of Manor, Texas

MANOR COMMUNITY SURVEY RESULTS

A COLLABORATION OF GRANTWORKS INC & THE CITY OF MANOR



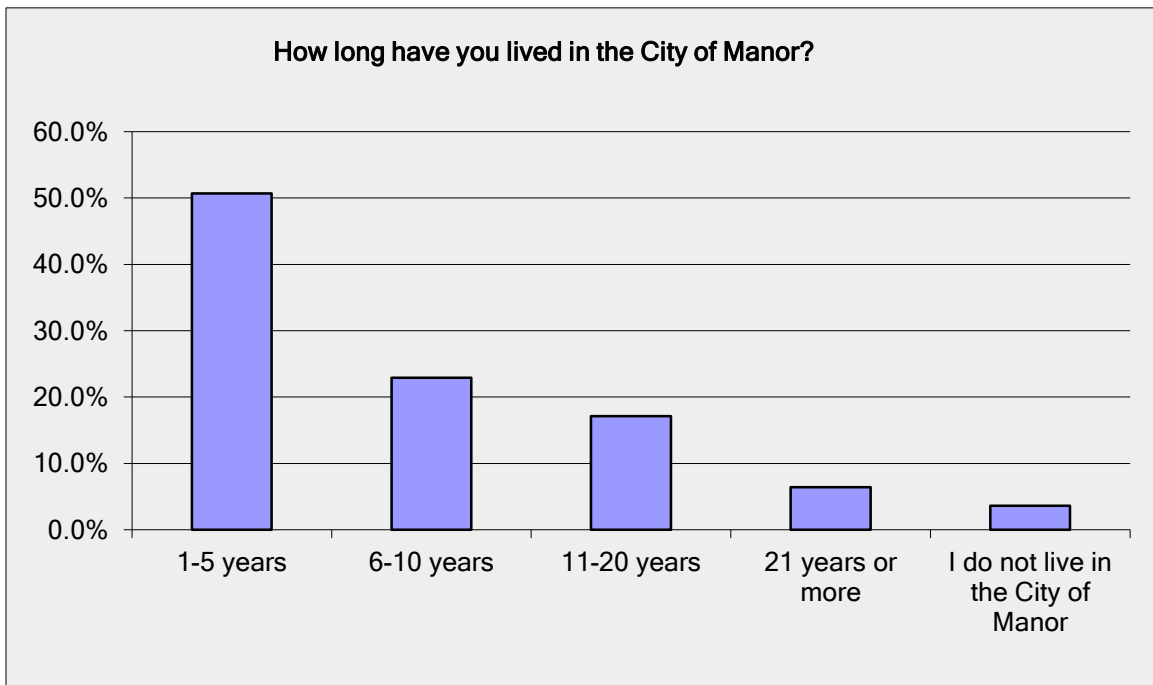
BACKGROUND:

GrantWorks, Inc. and the City of Manor applied for a CDBG through the Texas Department of Agriculture to engage in a planning study. The study focuses on Land use & Housing, Streets, Water & Wastewater Distribution, Drainage, Capital Improvement Program, Parks & Open Space, Economic Development, and Central Business District. To help gather information on existing conditions, future goals, and opportunities GrantWorks, Inc. created an online survey that over the past couple months 500 residents in and around Manor have completed. The following report is the raw data of the 15 question survey along with a copy of the survey. This data will be used in reports in conjunction with field studies that GrantWorks, Inc. will put together and present to the Planning Commission and Council at a later date.

QUESTION 1

How long have you lived in the City of Manor?

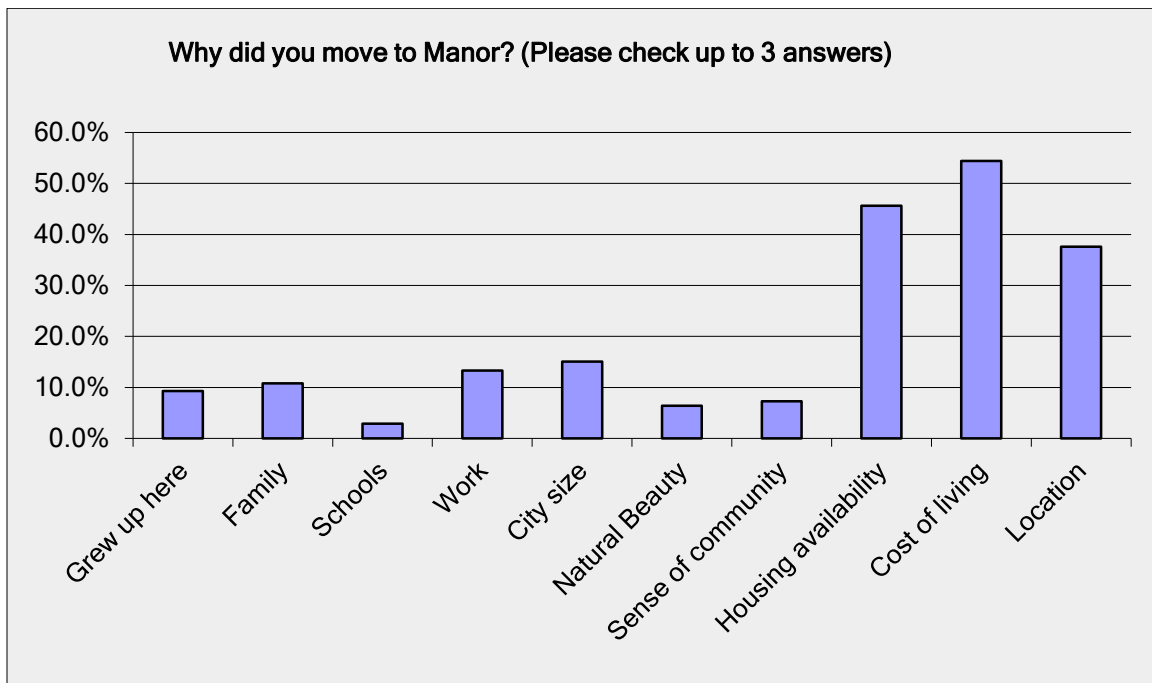
Answer Options	Response Percent	Response Count
1-5 years	50.7%	252
6-10 years	22.9%	114
11-20 years	17.1%	85
21 years or more	6.4%	32
I do not live in the City of Manor	3.6%	18
<i>answered question</i>		497
<i>skipped question</i>		3



QUESTION 2

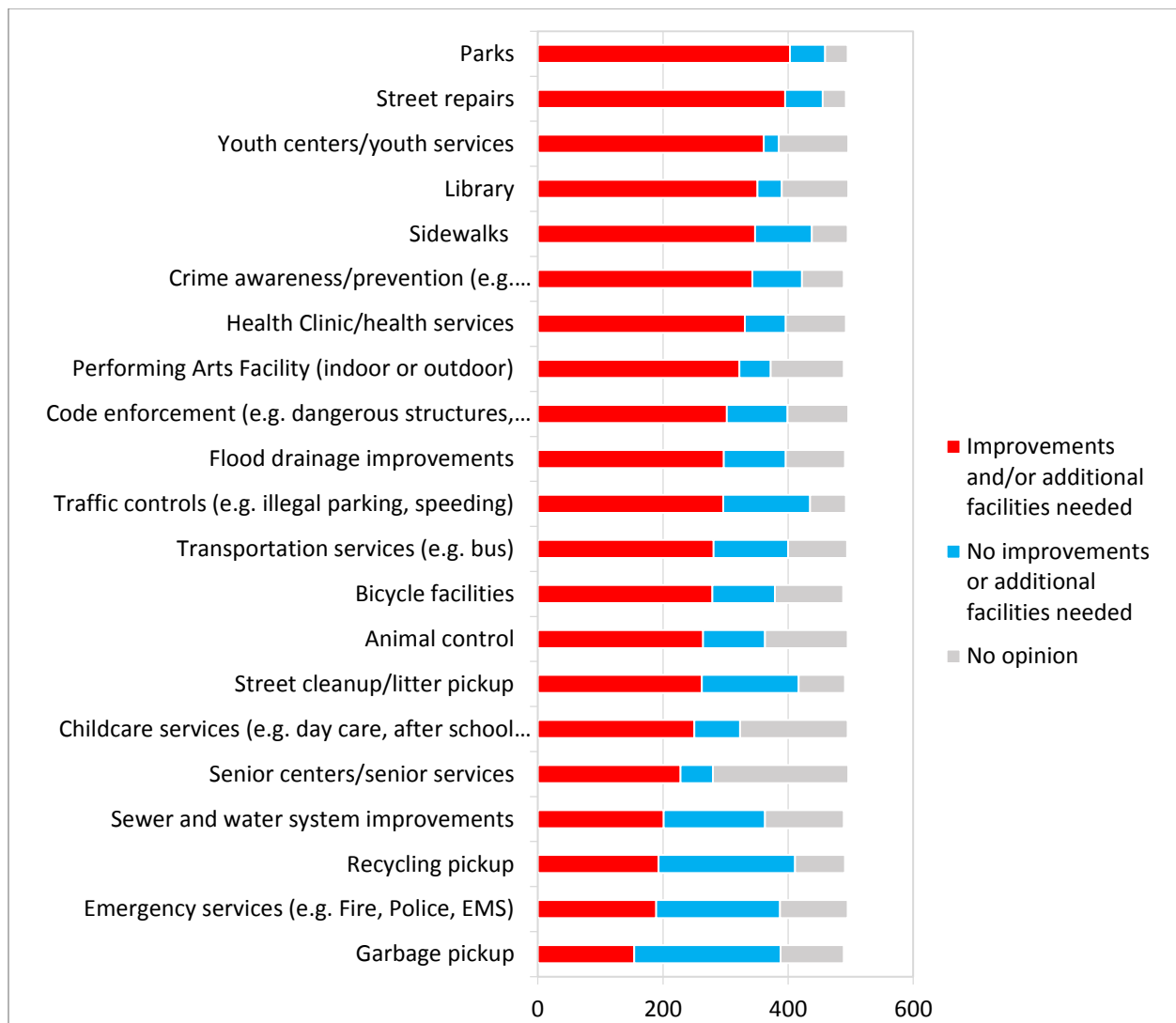
Why did you move to Manor? (Please check up to 3 answers)

Answer Options	Response Percent	Response Count
Grew up here	9.3%	45
Family	10.8%	52
Schools	2.9%	14
Work	13.3%	64
City size	15.1%	73
Natural Beauty	6.4%	31
Sense of community	7.3%	35
Housing availability	45.6%	220
Cost of living	54.4%	262
Location	37.6%	181
Other (please specify)		40
<i>answered question</i>		482
<i>skipped question</i>		18



QUESTION 3

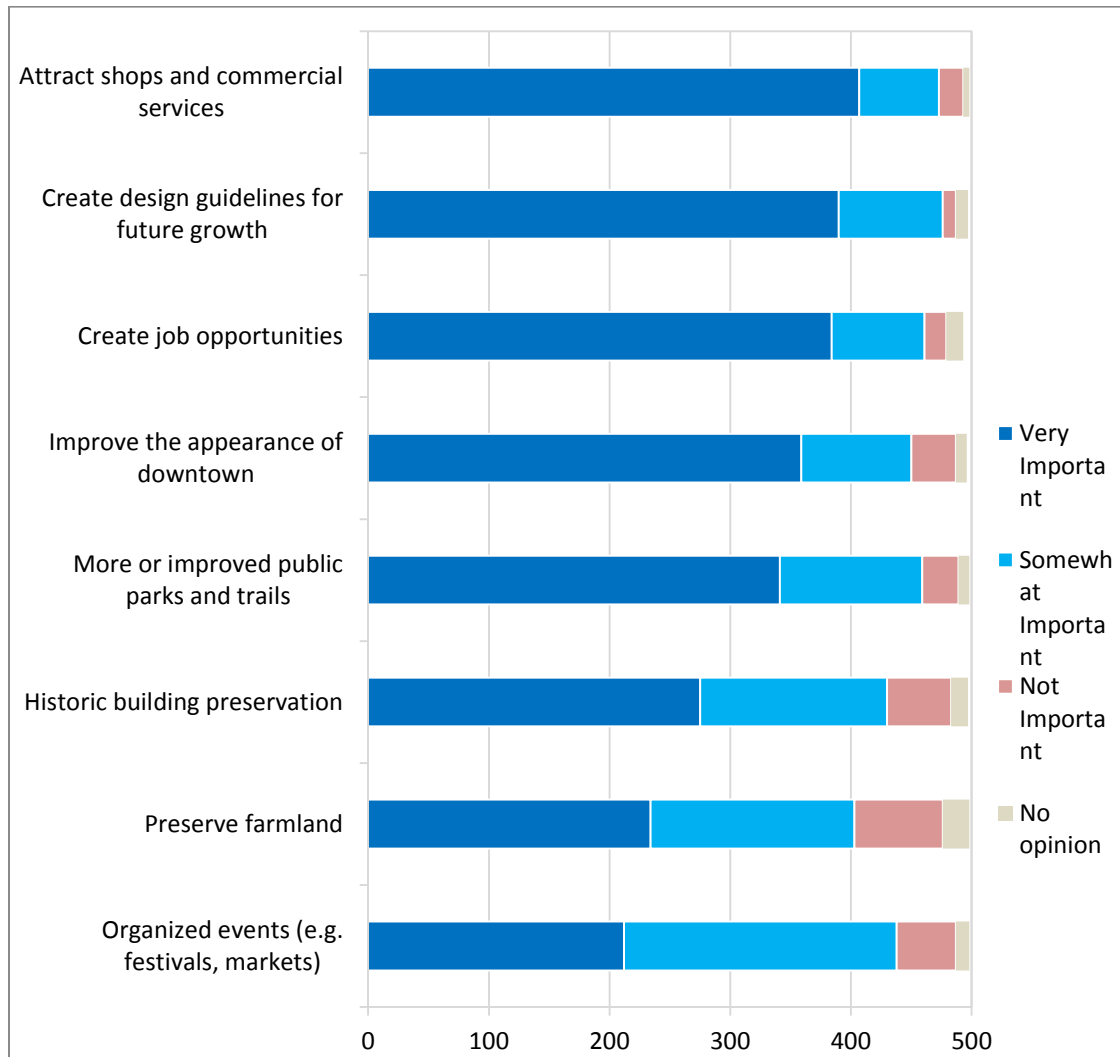
Answer Options	Improvements and/or additional facilities needed	No improvements or additional facilities needed	No opinion	Response Count
Garbage pickup	154	234	101	489
Emergency services (e.g. Fire, Police, EMS)	189	198	108	495
Recycling pickup	193	218	80	491
Sewer and water system improvements	201	162	126	489
Senior centers/senior services	228	52	216	496
Childcare services (e.g. day care, after school programs)	250	73	172	495
Street cleanup/litter pickup	262	155	74	491
Animal control	264	99	132	495
Bicycle facilities	279	100	109	488
Transportation services (e.g. bus)	281	119	94	494
Traffic controls (e.g. illegal parking, speeding)	296	139	57	492
Flood drainage improvements	297	99	95	491
Code enforcement (e.g. dangerous structures, weeds, etc.)	302	97	97	496
Performing Arts Facility (indoor or outdoor)	322	50	117	489
Health Clinic/health services	331	65	96	492
Crime awareness/prevention (e.g. neighborhood crime watch)	343	79	67	489
Sidewalks	347	91	57	495
Library	351	39	106	496
Youth centers/youth services	361	24	111	496
Street repairs	395	60	37	492
Parks	403	56	36	495
<i>answered question</i>	<i>answered question</i>	<i>answered question</i>	500	500
Other (please specify)	Other (please specify)	Other (please specify)	48	48
<i>skipped question</i>	<i>skipped question</i>	<i>skipped question</i>	0	0



QUESTION 4

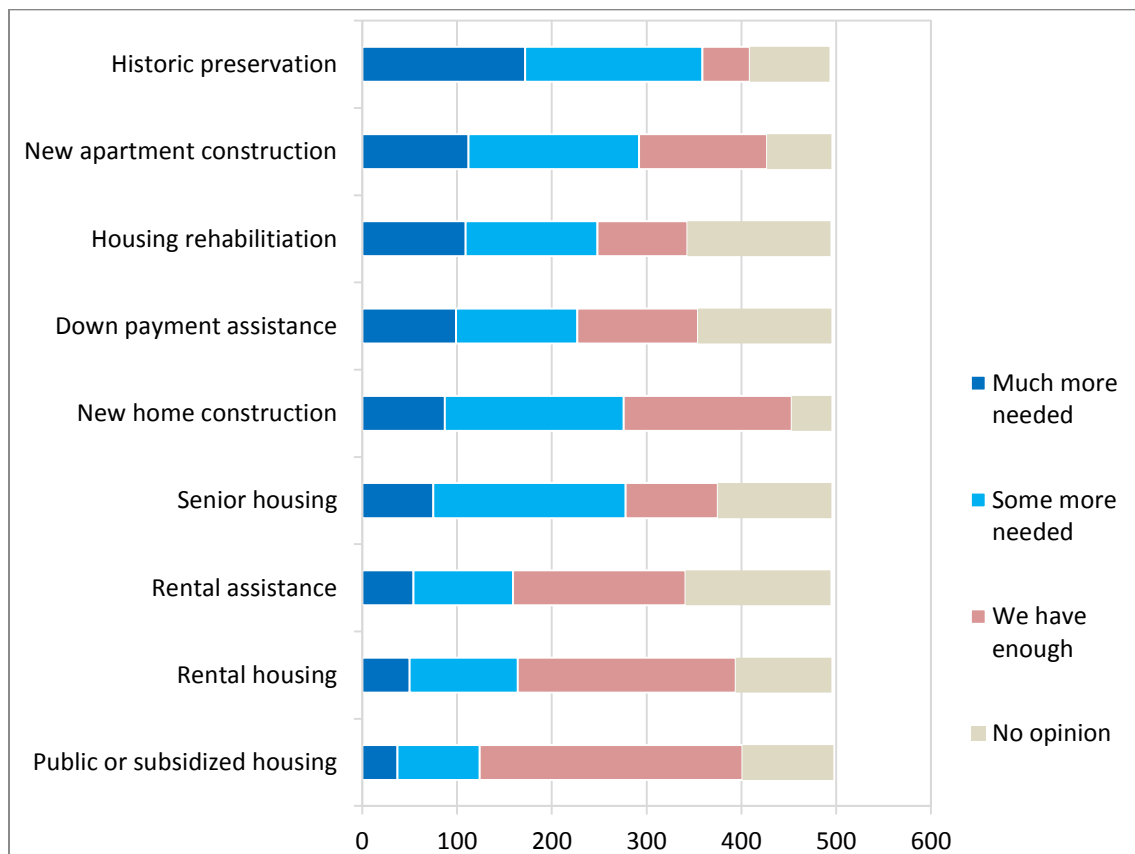
How important are the following goals for Manor?

Answer Options	Very Important	Somewhat Important	Not Important	No opinion	Response Count
Organized events (e.g. festivals, markets)	212	226	49	11	498
Preserve farmland	234	169	73	22	498
Historic building preservation	275	155	53	14	497
More or improved public parks and trails	341	118	30	9	498
Improve the appearance of downtown	359	91	37	9	496
Create job opportunities	384	77	18	14	493
Create design guidelines for future growth	390	86	11	10	497
Attract shops and commercial services	407	66	20	5	498



QUESTION 5

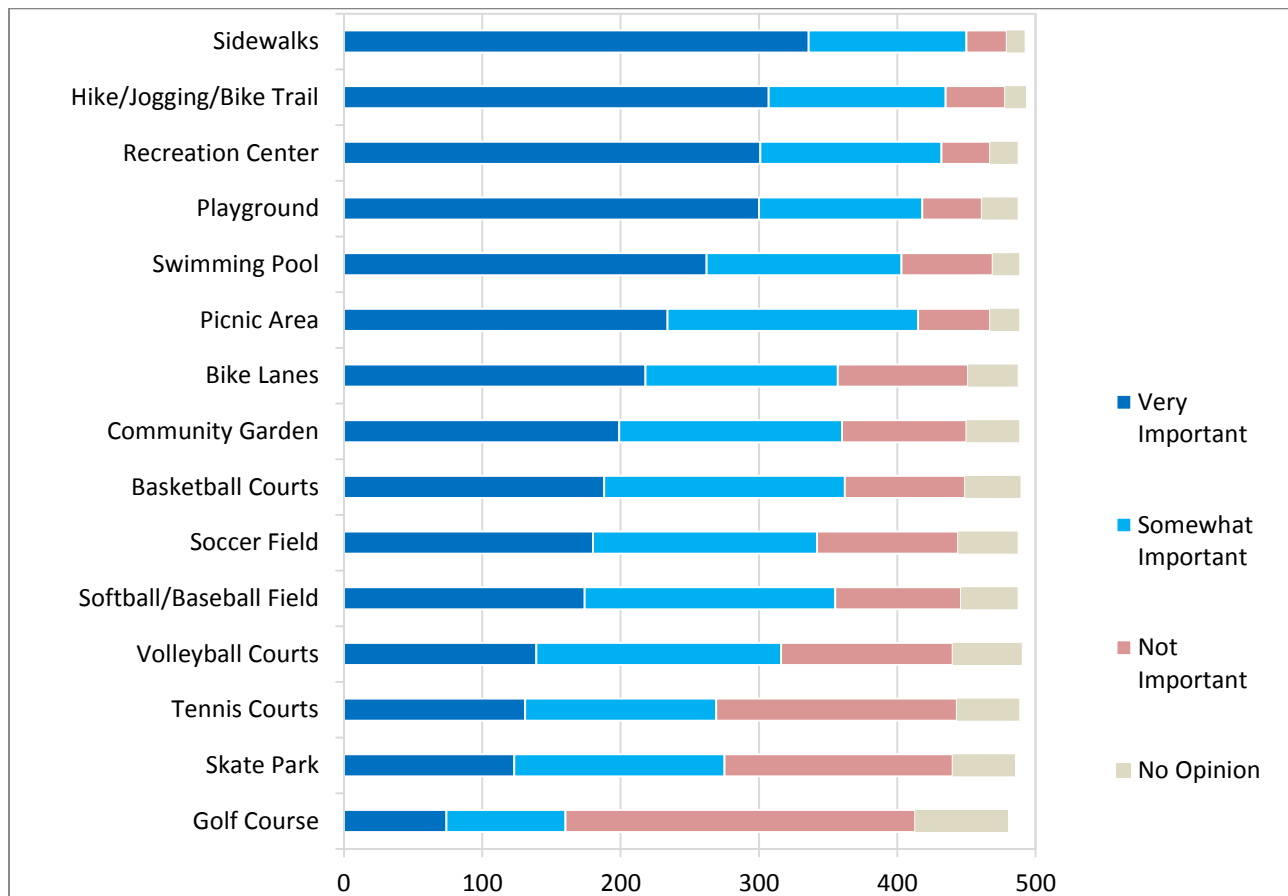
Answer Options	Much more needed	Some more needed	We have enough	No opinion	Response Count
Public or subsidized housing	37	87	277	96	497
Rental housing	50	114	230	101	495
Rental assistance	54	105	182	153	494
Senior housing	75	203	97	120	495
New home construction	87	189	177	42	495
Down payment assistance	99	128	127	141	495
Housing rehabilitation	109	139	95	151	494
New apartment construction	112	180	135	68	495
Historic preservation	172	187	50	84	493



QUESTION 6

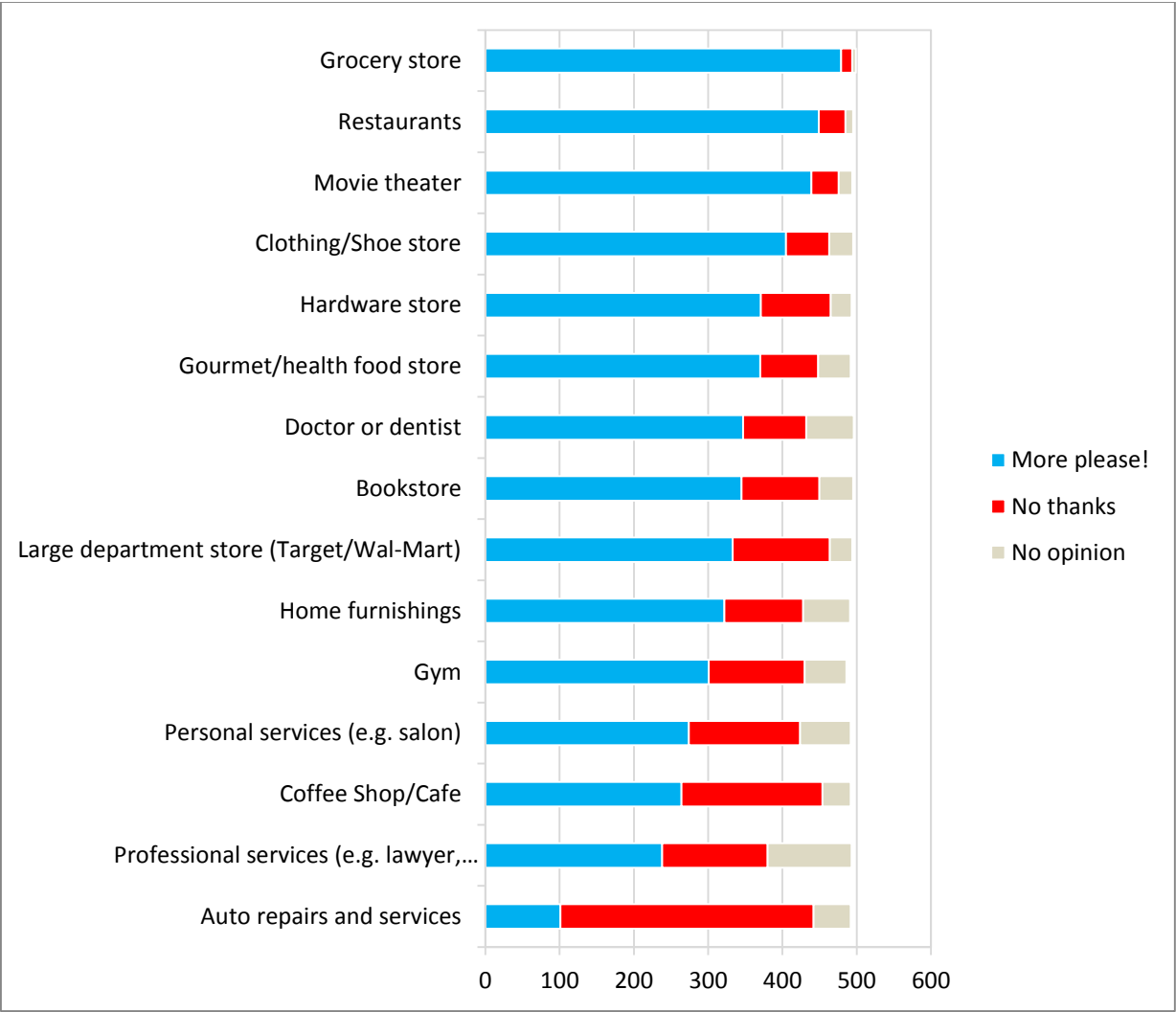
Which additional recreational facilities would you like to have in Manor? Please rate each facility.

Answer Options	Very Important	Somewhat Important	Not Important	No Opinion		Rating Average	Response Count
Golf Course	74	86	253	67	9	2.70	489
Skate Park	123	152	165	45	4	2.29	489
Tennis Courts	131	138	174	45	3	2.29	491
Volleyball Courts	139	177	124	50	4	2.20	494
Softball/Baseball Field	174	181	91	41	3	2.02	490
Soccer Field	180	162	102	43	4	2.04	491
Basketball Courts	188	174	87	40	4	1.98	493
Community Garden	199	161	90	38	3	1.95	491
Bike Lanes	218	139	94	36	3	1.91	490
Picnic Area	234	181	52	21	3	1.73	491
Swimming Pool	262	141	66	19	3	1.70	491
Playground	300	118	43	26	3	1.60	490
Recreation Center	301	131	35	20	2	1.55	489
Hike/Jogging/Bike Trail	307	128	43	15	2	1.54	495
Sidewalks	336	114	29	13	1	1.44	493



QUESTION 7

What kinds of businesses would you like to see more of in the City in the future?				
Answer Options	More please!	No thanks	No opinion	Response Count
Auto repairs and services	101	341	50	492
Professional services (e.g. lawyer, accountant)	238	142	113	493
Coffee Shop/Cafe	264	190	38	492
Personal services (e.g. salon)	274	150	68	492
Gym	301	129	56	486
Home furnishings	322	106	63	491
Large department store (Target/Wal-Mart)	333	131	30	494
Bookstore	345	105	45	495
Doctor or dentist	347	85	64	496
Gourmet/health food store	370	78	44	492
Hardware store	371	94	28	493
Clothing/Shoe store	405	58	32	495
Movie theater	439	37	18	494
Restaurants	449	36	10	495
Grocery store	479	15	5	499

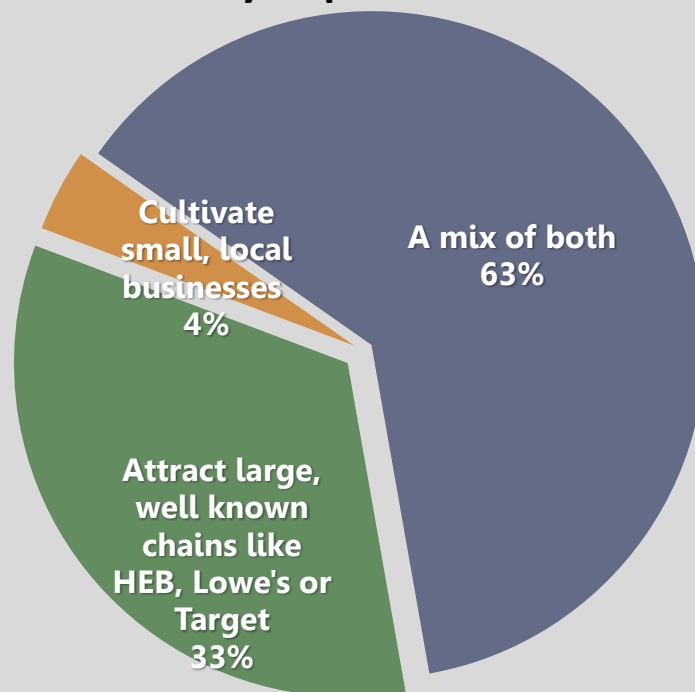


QUESTION 8

What type of commercial development would you prefer to see in Manor?

Answer Options	Response Percent	Response Count
Attract large, well known chains like HEB, Lowe's or Target	33.5%	167
Cultivate small, local businesses	4.0%	20
A mix of both	62.5%	312
No preference	0.0%	0
<i>answered question</i>		499
<i>skipped question</i>		1

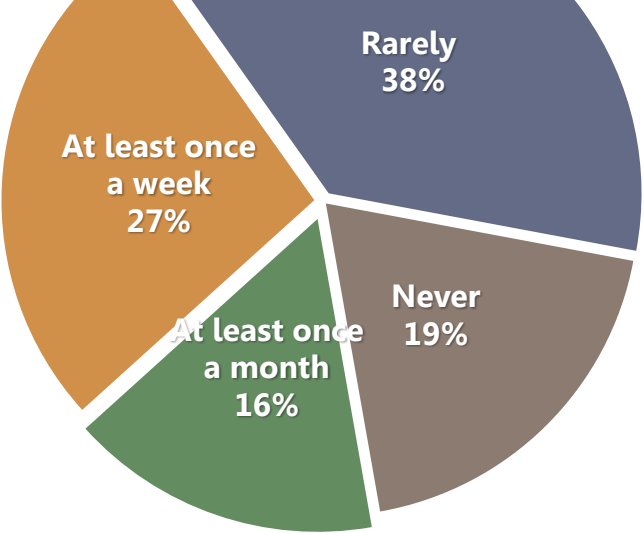
What type of commercial development would you prefer to see in Manor?



QUESTION 9

The Central Business District (CBD) is bound by Eggleston St to the north, Carrie Manor St to the south, Bastrop St to the west, and San Marcos St to the east. How often do you visit the CBD?		
Answer Options	Response Percent	Response Count
At least once a month	16.1%	80
At least once a week	26.9%	134
Rarely	37.8%	188
Never	19.3%	96
<i>answered question</i>		498
<i>skipped question</i>		2

The Central Business District (CBD) is bound by Eggleston St to the north, Carrie Manor St to the south, Bastrop St to the west, and San Marcos St to the east. How often do you visit the CBD?

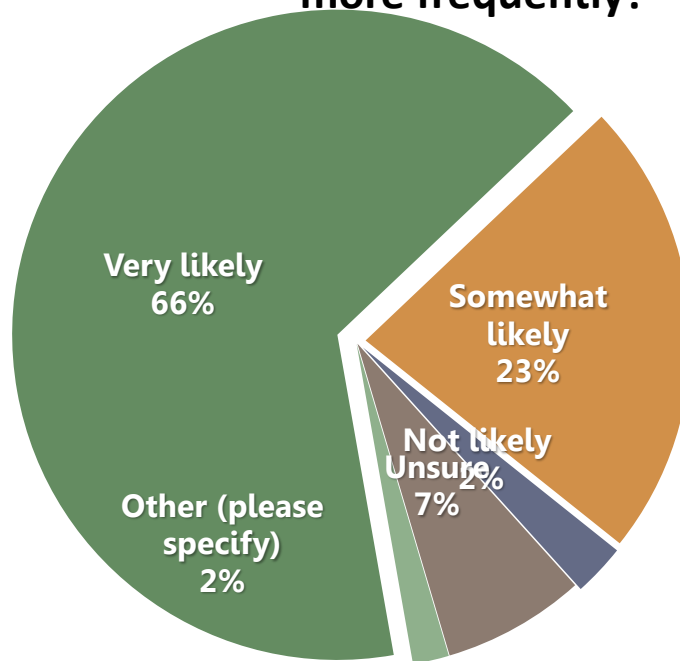


QUESTION 10

If there were more stores and restaurants in the CBD, how likely would you be to visit the CBD more frequently?

Answer Options	Response Percent	Response Count
Very likely	65.7%	325
Somewhat likely	22.8%	113
Not likely	2.6%	13
Unsure	7.1%	35
Other (please specify)	1.8%	9
<i>answered question</i>		495
<i>skipped question</i>		5

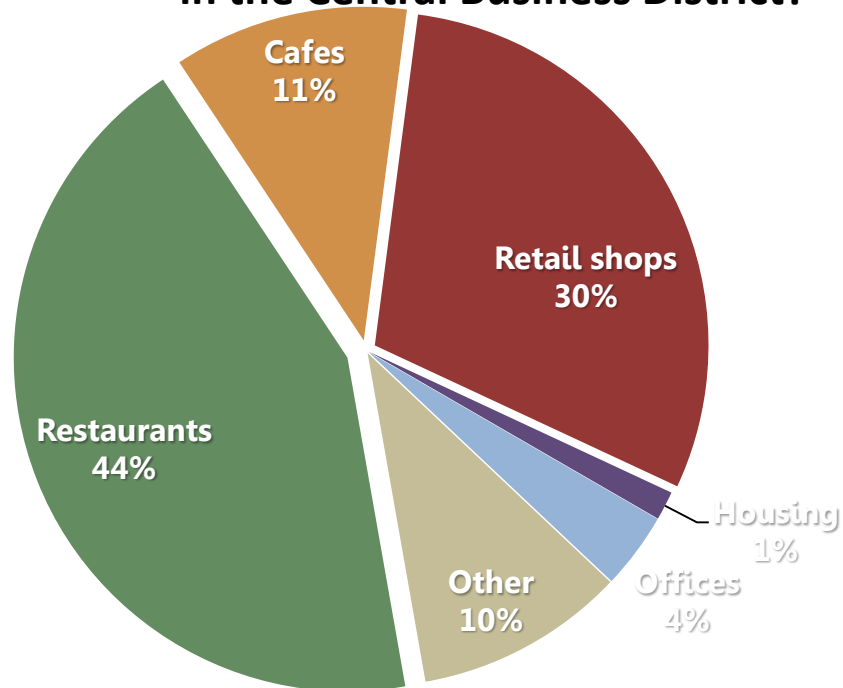
If there were more stores and restaurants in the CBD, how likely would you be to visit the CBD more frequently?



QUESTION 11

What kind of development would you like to see in the Central Business District?		
Answer Options	Response Percent	Response Count
Restaurants	43.5%	214
Cafes	11.4%	56
Retail shops	29.9%	147
Housing	1.4%	7
Offices	3.7%	18
Other (please specify)	10.2%	50
<i>answered question</i>		492
<i>skipped question</i>		8

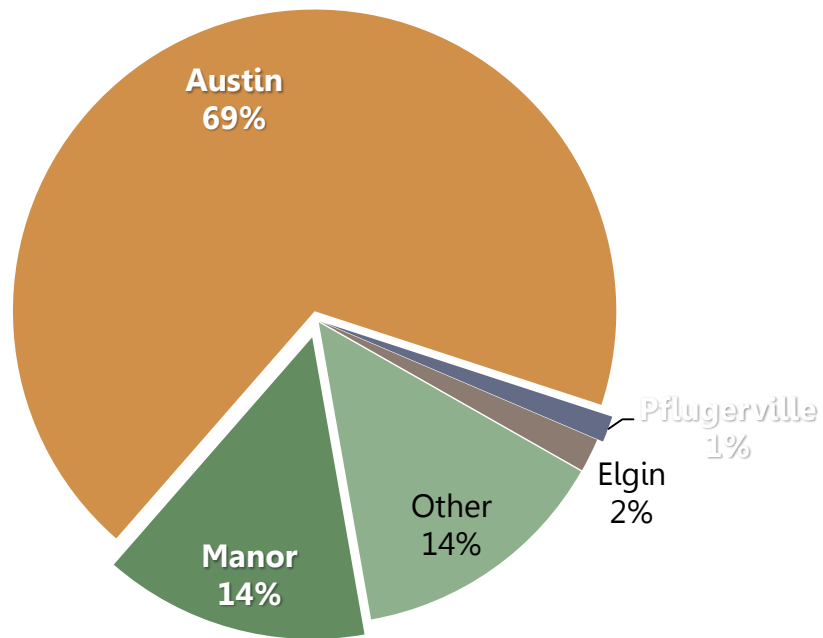
What kind of development would you like to see in the Central Business District?



QUESTION 12

Where do you work?		
Answer Options	Response Percent	Response Count
Manor	14.2%	70
Austin	68.6%	339
Pflugerville	1.4%	7
Elgin	1.8%	9
Other (please specify)	14.0%	69
<i>answered question</i>		494
<i>skipped question</i>		6

Where do you work?



QUESTION 13

What changes in Manor are you excited about?	
Answer Options	Response Count
	338
<i>answered question</i>	338
<i>skipped question</i>	162

What changes in Manor are you excited about?

The different fast food restaurants are exciting as well as more neighborhoods.

New restaurants & retail stores & metro flex route

Growth! More businesses and homes being built! More community services and not having to drive so far for everything!

I'm looking forward to growing with the area as it grows.

I would like to see more restaurants and more roads or highways to help with 290 traffic.

The convenient growth. Looking forward to more growth to have to spend less time and gas going into the city. Walmart is great but we really need HEB!!!

I'm simply excited that something like this survey exists. i'm glad the city is being proactive in seeking resident feedback with the intent of formulating a plan for the future.

1. Having new businesses where we can shop. 2. the prospect of major new developments on the south side of Manor (sorry Manor didn't annex these areas before Austin claimed them!) 3. New school facilities. 4. Hopefully new and better school administration. 5. Hopefully the City Council with work to annex areas which are not within the City Limits now so we don't have all these hodge-podge construction conditions and rules.

None yet.

Recreational opportunities for youth.

the fast food restaurants and the walmart

Retail stores, restaurants constructions.

Developments

The growth...and the potential that comes with it.

Finally on the map.

Not much, We need a good Restaurants, none FAST FOOD, HEB and Lowes.

Increased frequency of popular food chain additions

That we are growing

It's growing rapidly! Companies are beginning to notice us.

The growth of businesses

Growth and infrastructure development

Mostly the new stores and shops

The continued growth with businesses and houses
HEB
New commercial development
The attraction of more businesses
Possibility of commercial business growth, which will bring jobs and further economic development
More services provided - food, shops
Growth and being part of it.
Business development
Growth!
Getting a whataburger
Everything
Getting a grocery store hopefully!?!?!?!?
None, because the changes that are being made are counterproductive.
Whataburger. New park across from Walmart. Extending Ring street.
walmart and restaurants
It's finally growing
Higher tax base
Additional shops. More local grocery and national chains.
We need an HEB, we need dilapidated homes and businesses and empty building to be fixed up or bull dozed.
I hear HEB bought land in Manor, so I'm excited about that. I was excited about the bus until I realized it only went around Manor. 4-5 miles more and it could have transferred to a bus stop in Austin.
Parks, trail said, grocery
Fast growth
more money for schools- really need to upgrade MHS.
Improving our parks and bigger water parks.
the new development I see on a daily basis; new stores like starbucks etc. I hope that manor continues to grow in a positive manner.
The addition of all the new schools
The active listening of the community to assess how to move forward in its development
The possibility of a HEB grocery and healthier restaurants. I love my Starbucks.
New retail.
The Traffic seems to be improving. Slowly but surely!!
Building a sense of community by making things available in town to keep the money in town instead of having to travel to Austin or pflugerville and spending our money there
HEB, and more shops to come in so we don't have to travel outside the city to buy anything.
All of it!
Excited about the opportunity of growth happening in the area, i.e. retailers, local cafes and shops, markets, festivals, etc.
I like the city hall. Not sure what other changes there are.
More restaurants

More housing, better roads, revitalization
More businesses opening
Whataburger just need IHOP
More dining
Good change...
New developments
I would like some shopping places for kids and women. Like a maurices & a carters
More businesses
I'm excited to see Manor have more career opportunities with the new coming businesses! What a great way to create local jobs and help the local economy. I would love to see an HEB and a Target here! I also think the restaurants are a great addition- would like to see healthier options being offered.
Excited about the restaurants and Shopping center. Not having to go outside the city limits.
More stores, really need a home depot or Lowe's
More family friendly events, more healthy options, HEB Plus, Super Target, Sprouts, Whole Foods, Cabo Bob's, Chick-fil-A
Optimistic about the future
Retailers coming to Manor, more food choices, and more traffic signals to control dangerous intersections; i.e. 212 & 973
The new business' popping up around Walmart!!
More restaurants.
New HEB, more restaurants and home development
All the new growth is very exciting.
Development into a community rather than struck stop town
Retail options
The road improvements and the traffic lights
The growth is exciting to see. I look forward to more recreation and retail facilities.
Has some businesses
New growth
Access to services/products for the families that live in Manor. Limited public transportation creates more barriers for families in the Manor area.
More recreational activities.
walmart
I have enjoyed seeing the growth in Manor over the last five years -- so much has changed with the incoming businesses. We can actually 'live' here instead of just doing everything else in other towns and returning home to sleep.
The construction along 290.
Real life stores, books stores, clothing etc
Growth
New business keeping up with growth
New stores and side walks
Growth
HEB

I like seeing more eateries going up, but we need actual restaurants and we are in bad need of an HEB or some sort of grocery store. We really need the grocery store. As far as restaurants, I'd rather see chains that are local to the area like Chuy's, Torchys, and Alamo Drafthouse than places like Applebees. A Lowes or Home Depot would be awesome too as there is a lot of new home construction going up here.

More businesses

NONE...hate the growth and the traffic is getting horrible!!

None

Growth potential.

Growth

We could really use sidewalks

We really need a home depot or Lowe's.

Lack of communication on changes in Manor so unable to comment

Wendy's and the new schools

All of the new development is very exciting. Although it would be even more so if the changes were varied. We do not need another gas station or automotive store. There are too many.

More food places and Starbucks was an awesome addition.

More business in the area where I don't have to travel to far for my household needs.

New high end home builders coming in to Shadowglen.

The growth has spurred more of a diverse community and that is exciting.

More jobs available here

More stores

None

More food places

HEB might be thinking about building a store here. 290 expansion!

Whataburger

More businesses coming in.

Restaurants, stores and maybe a HEB

No traffic, better schools.

Added retail facilities

More direction, more people to diversify and push out current leadership.

More business.

Growing

Skatepark hopefullu soon, and hopefully decongest the traffic.

Growth, jobs

Growth, retail

Growth

Traffic improvement

THE WHATABURGER.

More placrs to eat, I hear there may be a food court

More shops and restaurants

I'm excited to see the library grow and have a full time staff. I'd also like to see an HEB or other grocery store other than Wal mart.

Restaurants and shopping

Places to take the kids to do stuff

The opening of Taco Bell, Shipleys and Whataburger are good fast food starts. Need to bring in restaurants to accommodate families.

Things to do with the kids especially during summer, play ground, swimming pool, and movie theaters.

The new businesses arriving and new homes under construction to expand neighborhoods.

Growth in Businesses

Growth!

Growth

HEB, Target and a Home Depot or Lowes coming!!!!

I hope the commercial businesses stop developing here. And HEB is all manor needs

Growth, HEB

People are finally realizing what a nice location manor is

More restaurants and chain stores

Positive growth potential

easy access to Austin - whether via toll road or access roads.

New businesses.

Toll ! Bu please no more gas stations! Would love a Costco , Sam's , Bath n Body works, HEB and Mall

Providing more spaces for community gatherings that are accessible

More businesses and things to do with family and friends. Would love to see a bowling alley, and arcade. My husband wants to open one someday.

Growth!!

Manor expanding

The growth

Hope we get an HEB soon!

Increase in home value

it is exciting to watch the city grow and to be a part of it.

Growth!!!!

Traffic lights going in ! New businesses !!

Street and flood improvement. What-A-Burger

More restaurants

Access to stores and groceries we don't have to go to Pflugerville/Austin for. More outdoor activities and dining options. Recreation improvements.

New businesses and restaurants

The new bus routes. However, I would like to see it extended to the developments on Old Highway 20. I see a lot of young adults walking on that skinny road with no sidewalk. That would be a good place to put a sidewalk. Hi Scott!

Whataburger

More stores like heb restaurant not fast food

Shopping and retail

The additional businesses that are coming to manor.

None yet.

possibility of HEB
The growth
Growth and development of the area.
The new business that are arriving. We desperately need a public library!!!
none right now
Growth, future retail
As a coffee shop manager in Austin I would love to be able to bring my business closer to home rather than driving to south Austin everyday.
HEB!
I hear HEB is in the works. Coming in 2 years.
New retail businesses. Looking forward to CVS and would love a Walgreens
The fact I don't have to go to Austin for everything now. Things are getting closer.
The restaurants coming in
New restaurants
More diverse business and or corporations setting up headquarters in Manor. Places for families to be able to go for leisure.
I am excited that Manor is attempting to become a more metropolitan town. However, I am concerned about gentrification.
The expansion of the tax base finally gives the mayor and city council some resources to work with.
New schools
I would like to see more restaurants, retail and grocery stores so I don't have to go to Pflugerville every time I need something.
Wal-Mart and food chains like Panda Express and Whataburger.
The rapid growth - New Businesses
I would like to see an HEB.
Heb!! More bike trails and safe outdoor facilities for families.
Having more food options, and seeing Manor grow.
None
Would love a video store or theater. Another grocery store would be great. Glad new elementary school near by. Hope ISD gets better.
Additional retail space on 290
Grocery stores and small businesses
Small businesses coming to town
I heard a shopping mall was in the works
Something for the youth and more outdoor activities and options for family maybe outdoor exercise park
That it's growing! :)
Expansion. Commercial development. Community growth.
Bus route - please expand
all the new retail establishments coming in
Growth and development
More rooftops to attract more retail.
Growth

I hope to see more businesses in town, so I do not have to travel out of town to shop.

The growth

Beer distribution center

Restaurants...It would be nice to drive to a nice elegant restaurant for Happy Hour. I always end up facing traffic in Austin.

Businesses

The growth in itself is exciting. The schools must improve to get families to reside here.

YMCA at schools, more stores

I'm just all around excited for the growth of Manor and all the opportunities that's going to come along with it.

Growth, however we are a blank slate and should be very particular about what is allowed. Our subdivisions should all have wide streets, bigger lots, bigger homes, we do not want to be the North East trash center.

New Restaurants and New Schools.

Larger grocery store

General growth and improvement.

I love the fact that we are getting many new fast food outlets and other businesses

More things to do or go to

More stores!

Economic Growth

Growth and attractive development

More stores, eateries, toll road

I'm happy to see the new growth off of 290.

Youth needs are very high, entertainment.

Growth not having to travel to Austin and/or Pflugerville for basic essentials. Now I would love to shop local.

More family oriented business & amenities. Stores other than Walmart. Healthier food choices.

The growth. Manor has so much potential with being affordable to the surrounding area.

I like the new fast food chains for the high school kids..

More activities to do and places to go.

The growth and addition of new businesses.

Hopefully real job opportunities

More businesses coming in

Whataburger

I would love more parks. Having somewhere to go on the weekends with family would be lovely.

All the new food chain restaurants being developed. And hopefully retail stores in the future.

Haven't really heard of any major changes

Everything

HEB

Building up more restaurants and large stores like HEB.

More community based things. We love our small town, we love the growth, however I'd love to keep the small town community. Things that we can do as a family here in town.

New restaurants and businesses. I really really want an HEB. I know folks in Elgin want us to get one too.

Commercial development so I can live and shop in Manor.

Capitol Metro Bus

not sure what changes are happening but i hope more stores and shopping strips are coming. more places to socialize.

City bus coming to every community from walmart and if there is a heb coming to town

Shipley donuts

Growth of more dining and shopping options.

New stores

Growing school district

New shopping venue

Cleaning up the school system.

Business development.

We live in Carriage Hills and would LOVE the option to walk or bike into Manor. We tried once, and almost got hit by a car. There are no sidewalks, or even shoulders. I get so nervous when I see people walking or biking on the high-speed roads that go into town. A more walkable city would be so great.

Love the growth so far but needs to continue. Walmart building here was HUGE.

Grocery stores.

Growth

Adding more places to eat out besides fast food chains.

Sidewalks, and HEB

Restaurants

retail and restaurant shopping

Rather than spend \$\$ in Austin I would rather buy local--hardware store, clothing, shoes, pet supply

More options for local entertainment.

Growth

HEB, Chili's, good park, pool for winter

business/population growth

Traffic Lights. Restaurants

It is nice to finally see it looking like a clean and vibrant place. Those who don't want it to grow are ignorant and not thinking of the children.

I would be excited about an HEB

Growth and the everyday type business that come with it.

downtown revitalization, HEB

I would like to see recreational facilities for our youth like a ymca or a plain old rec center

Restaurants (new business)

The whataburger!!!!!!

growth!

Making this community more family friendly. If I want to do anything over the weekend, I go to Austin or Pflugerville.

Continual growth and development as the city expands

More food options

New businesses being built, especially places like Starbucks, Shipley's, Panda Express and Whataburger. Also excited about the Shadowview strip, but that excitement may diminish depending on the type of business it attracts.

Whataburger

More businesses coming to town

Parks and Trails

Small, non- chain, locally owned businesses.

Whataburger and Panda Express. Walmart has been a positive change as well

Housing and business expansion, some more need it in order to detonate economic local grow.

Whataburger!

Having traffic lights instead of just stop signs.

More housing and retail expansion.

We need an HEB and more local businesses, like restaurants

Growth, more shops, a grocery store, restaurants (not fast food).

About to have an HEB

More food options.

All the new growth. Would honestly like to see larger chain restaurants instead of just fast food. Need an HEB and a Lowe's.

Growth in general

Cleaning up of the downtown area and keeping the historic feel but clearing out the trashy looking stuff...

More homes being built in Shadow Glen. The new Shadow Glen elementary school.

Hopefully more small businesses and healthy food options

Excited for the new growth and business. Hoping the ShadowView shops fill up soon.

i am excited that i notice more new building/shopping/fast foods

Housing edvelopment

new development all around; looking good

Hardware stores and HEB.

More businesses coming to the city.

Hopeful for Internet that is not dsl

That it is finally growing and starting to attract good companies.

I would be excited to learn the city is working on improving traffic congestion and attracting restaurants, grocery stores, and local business so that literally everything does not require us to make a 30-60+ minute drive. Unfortunately, I have not heard of any changes that I am excited about.

New businesses.

Development On HWy 290

Excited about the growth.

Starbucks was like hitting the jackpot!!!!

The growing of the Manor Police Department and seeing the good changes the new Chief Ryan Phipps and Sgts have been making for the town.

Finally growing

New businesses and road improvements.

Starbucks! We need some more restaurants. And a DOG PARK. :)

All new businesses

Open the toll road and starbucks

All the new business! !

The opening of new business. However I wish it was places that promoted healthy lifestyles instead of Shipley's and taco bell

It's growing

I would like to see an Heb store and a better playground.

I am excited about the new restaurants opening and seeing the new housing coming up around the city.

New Schools.

More businesses being built.

Growth!!!!!!!!!! But very worried about the natural beauty being paved over in the process.

Dog park

Whataburger

Commercial development

the new businesses

Whataburger.

New businesses

More restaurants outside of just fast food.

Annexing Briarcreek.

current development along 290, additional vendors and housing

Wendy's

Recreational centers, parks and different activities for children and youth.

Businesses coming to Manor and restaurants (finally)

New business. More jobs. Lower taxes.

QUESTION 14

What do you think is the city's greatest challenge?	
Answer Options	Response Count
	360
<i>answered question</i>	360
<i>skipped question</i>	140

What do you think is the city's greatest challenge?

Open-Ended Response

TRAFFIC!!!!

The roads , 290 , old hwy 20 , and 973 all have traffic going miles long.

Traffic

Traffic

Finding an identity

Not enough new homes being built

Aesthetics, make it look nice and clean.

The infastructure such as roadways keeping up with the growth of Manor. More business coming to Manor to increase the tax revenue.

Keeping up with the roads (pot holes, large cracks, uneven, etc.)

improving the conditions of "old town" Manor. growth is occuring all around, but old town could really use some investment in infrastructure, recreational facilities, and code enforcement to simply improve the appearance and feel of the area.

Getting beyond the idea of "little Manor." This is no longer little Manor--it is a growing small city with a bright future if we can have leadership from elected officials who take seriously the responsibility of leading Manor into a solid, well-planned expansion of our businesses and our housing future.

Providing easy access to healthy food, job oppurtunities and public transportation for residents of Manor in outlying subdivisions.

Traffic on 290!!- somewhat frequent accidents at stop light on FM973 and 290

we are too small ---- there is not a lot of retail land that is in visible location to be profitable. We need an HEB and NO more gas stations. --- We need more affluent families in the city to help generate \$\$\$\$ for our failing school district. WE need to annex more land to make Manor larger.

Traffic

Traffic routes, especially on Blake Manor Rd, only 1 way in and out, need to connect Blake manor to 973

Creating ways keeping kids out of trouble

Not selling out to the first corporation who comes knocking....example: walmart before heb, mcdonalds and taco bell before other, more local options. Is there any way to attract better business to Manor?

Schools.

Streets. Especially once you get off the toll road. Then in the city streets to get to homes we have only two options to get out or end.

Population and Traffic.

It's roads/streets

Providing family fun for the horde of young families that are primed to move here. My local Austin mommy group is all a buzz about Manor. Biggest complaints? Shopping, places to take the kids, and reputation of schools.

290 traffic, nothing for students to do in the summer

Finding activities to keep all the kids busy. Building and expanding roads as the population grows. Don't become Austin!

Clean up and beautification. Also, there aren't many family friendly things to do in the city. It really needs a grocery store.

Cost of changes without taxation

Traffic and our schools

Keeping up with population influx

More than likely the city budget

Don't become too commercial and overrun with chains and big box stores.

Making sure roadways are kept up and good traffic solutions in place

Traffic

Maintaining a small town feel. . . With a wide availability of high speed internet access. Honestly, we moved here from Austin and the internet speeds available to us have been very disappointing. My boyfriend works from home and it changes his entire workflow.

Attract big box retail, businesses

Helping flow of traffic along Highway 290

Narrow streets. As 290 becomes more congested, drivers are diverting thru downtown Manor. At minimum, Lexington St and FM 973 should be widened.

Keeping the small town feel while trying to expand

Keeping up with growth. (repairing/updating streets and sidewalks)

School system!

We need to make 290 easier to maneuver for Manor residents. It is too congested with Elgin residents and people that live further east. More roads to Austin other than just 290

High Property taxes

Rapid Growth, Streets and Development

School district and dealing with the 290 traffic and speed involved accidents

Knowledgeable officials and competent police officers.

My God, the traffic is terrible. You need more roads ahead of adding all these people.

traffic

Road repair and traffic,taxes

Commercial zoning

Wider streets and ability to navigate through certain areas. A highway loop around the city limits to improve traffic issues.

Large trucks should not be turning east onto Parsons. Lexington Street has a light at the north and south ends and the trucks can use Hwy 290 to go east and access Old Kimbro Rd and a direct entrance to the asphalt and gravel property.

It's insane to me that we're a small town and yet we have no good sidewalk system. I see people walking on 290's shoulder all the time trying to get to Walmart. That's so dangerous. The only place that has working sidewalks is the CBD (when I say working I mean sidewalks on both sides of the street that don't suddenly cut off). Sidewalks are a very important thing to make the city safer, more connected and look nicer.

Buyin of stakeholders

Managing growth sprawl. Lack of resources. Poor leadership without real vision.

Improving the schools and raising the standards and reputation of MISD. And improving the quality of roads.

Lack of schools with excellence rating. If we had children in school, we would have bought elsewhere.

no bike trails, need more restaurant options, need nicer housing options there are hills in manor which could have housing built on this land. downtown manor could be greatly improved.

Biggest challenge is not becoming just a strip of suburban sprawl but rather a city that has charm and personality and shows a thoughtful layout.

Updating all the dilapidated buildings

Traffic

Education (Manor ISD); building facilities or making facilities available for activities that promote healthy living for youth and their families (sports, healthy eating, making good life choices, etc.)

Overcrowding and traffic. It already takes 20 mins to get from 973 to the toll road. We need widen HWY 290.

Traffic and limited resources. Have to drive to Austin or Pflugerville.

Reconstruction and Construction.

Traffic issues

Small town thinking and current leadership resisting change because it takes away power from them

Attracting stores, shops to keep pace with subdivisions. Building a city center.

Growth is exceeding what the city can handle

Traffic

Attracting larger retail businesses.

Image that it projects, objections to moving forward by some residents, increasing the commercial tax base, and coming up with and implementing a cohesive plan for growth. Having to compete with the cities that surround Manor for projects.

Good management and leadership

Attracting businesses

City not wanting to move forward

Unsightly center and limited walking areas

growing too fast & not able to keep up with the traffic. we need a toll road going over Manor & end outside of Elgin city limits.

Attracting a higher socioeconomic status, less renters, more people invested in improving Their community and paying their HOA

Roads

getting everyone on board to the changes that are coming regardless if people want them or not

Education and things for kids to do

I don't want to see manor grow too large because I like the country but I would like to see an heb. I don't want high property taxes

EDUCATION!! I fear that we will have to move if the school district does not improve. As a young family, we have one daughter that starts Kindergarten this year and I'm hoping we see a big improvement.

Keeping the home owners and residence happy and safe in the city.

Getting big chains and local Austin business to locate here.

While it's growing it still does not feel modern and there is a disconnect from being considered a suburb of Austin. More health conscience businesses are needed. More variety, we do not need anymore gas stations or auto parts stores. Need more and improved parks for kids, like the one in Round Rock (For all disabilities park) plenty of unused land in and around Manor that is not being maximized.

It's great that little Manor is growing. But we are still a small infrastructure too much traffic.

Traffic! Too many wrecks on 290 due to congestion and people running the lights- We need a bypass for the residents of Elgin/ McDade/ Taylor/ Giddings & NOT A TOLLED ONE!

Institutionalized Racism, "This is Texas!!"

The schools need a lot of work. Students do not behave and are not motivated. Parents and community are not invested in the school. Parents who care enough home school their kids or send them to charter schools, and the rest of the kids go to the public schools, creating a cycle.

Moving fast enough to accommodate the city's growth

Making sure the infrastructure can handle the growth.

Too many gas stations and auto part stores-

No grocery store! Could use place to buy fresh food like a farmer's market.

TRAFFIC, TRAFFIC AND MORE TRAFFIC

creating a hodge-podge of single entry businesses off the 290 causing traffic problems, dangers and accidents AND lights that do not allow one car to get thru an intersection

Transportation traffic congestion on 290

Fast growth. Infrastructure has not caught up with the demand of new residents.

Small time mentality

Highways

Limited public transportation and affordability.

Overcoming small-town blues

traffic

Ensuring that the sudden growth doesn't raise property values so much that people can't afford to live here.

Need another Fire Station due to the large growth. And another Hospital

Traffic

Flooding, growth

sustainable, smart growth

meeting all citizens needs

Sidewalks

Not enough lanes

Development

Maintain a small town feel in the right places while allowing the city to grow with the population

Petty crime, too many gas stations, no community involvement, community officials not in communities, library not functional, police not involved with youth...

No Opinion basically....stop growing and trying to bring people in...loved the small town effect thats why I bought a house out this way!!!!

Traffic

Preparing for growth.

Growth

The traffic

Controlling all the traffic inbound to Austin.

Slow growth and road improvement need for 290 east. Should have tollway all way thru Elgin to help attract people there as traffic horrible thru Manor

Traffic and the growing population

Growth & traffic planning

Cleaning up the downtown area. It is very run down and will cost owners and the city a lot of money to spruce it up.

Traffic!

Allowing businesses into our City.

You can't compete with neighboring towns and grow a desirable community unless you have a professional, full time chamber manager and an economic development professional.

HWY 290 being the only real way in and out of the community. Especially with more housing developments popping up.

Ppl expecting so much from a small town.

Traffic

Traffic

Growth

TRAFFIC AND ROADS

Old Hwy 20 traffic and expansion.

Traffic

If the city hasn't yet already started keeping digital copies of records it should start to ASAP. Especially in the long run having access to records via computer will be extremely convient compared to paper copies.

Traffic

Finding space

Improvements to properties in downtown area

Small town ideas. The highest value for a public official is who they know and how long they've lived here. they have NO IDEA how to cast vision for a booming city. They are drowning in insecurity.

Not enough businesses.

Getting places to build here

Traffic!

290... not travel friendly. 3 speed zones in as many miles. Traffic signals are not timed well. Not enough police presence during the afternoon, Dangerous.

Preparing for the traffic

Traffic

Build heb Lowes home depot Target

I think now is the perfect timing of deciding what kind of town Manor will become and be famous for. Hopefully we won't just become one of generic towns.

Keeping the feel of small town and keeping it affordable. Need to build more roads and move traffic. Austin is slowly encroaching on us and that is not good.

Traffic

Renovating downtown Manor so it doesn't look so pathetic

Roads, traffic, and accessibility to commercial centers

Improving schools

290 highway traffic

Developing infrastructure and tax base.

Traffic! We need an overpass! An overpass will allow busses to route the children to school faster while workers headed to and from Austin are on the overpass.

Cleaning up the downtown area, Improving the School District, Making the town look more up-to-date instead of run-down and old.

Traffic during rush hours. It's insane.

Growth!

The school district

To stop trying to mimic larger cities. Most people live out here to avoid big city issues.

Crime

Traffic and planning for reasonable sustainable growth

No recreation or jobs other than food industry

Low income people moving in and crime. Growing faster than infrastructure.

Manor needs more quality to its schools so that as home building progresses, the quality of homeowners is more desirable on the whole

Keeping up with the demand of new residents.

Dk

Competing with Austin for business, especially with so many people working in Austin that live in Manor.

Traffic on 290 and frequent car accidents in the same spots.

Scaling.

Make sure we have enough parking spaces!!

Making everyone happy

The rapid growth. The 290 is horrible during rush hour. Wish the toll went all the way to Elgin, or atleast through Manor.

Traffic coming in and out of town

being able to get a handle the growth of crime, as the city grows so will the crime and to have the people and facilities to deal with it will be a challenge

CBD

Simply keeping up with growth. It feels explosive.

Keep city folks in place to monitor and assure all new entities maintain clean, code meeting, safe places.

Much needed rehab of older homes to give value to the city.

Not becoming too congested

We need an HEB and Lowes/Home Depot

Compromising old Manor customs and values with coming growth.

Places for our youth to be safe

Too many cheap homes. You need to put in some ShadowGlen type homes. Folks with more disposable income instead of just barely scraping by. They are selling within two of being put on the market. Harris Branch is a nice example too.

Traffic

Good

Modernizing. Still has the small town image.

Traffic management and road conditions.

The population is growing faster than businesses are coming. This could potential stop the growth in Manor because residents will need to travel so far for retail stores, big chain stores, etc.

Traffic and lack of a grocery store is costly for residents

roadways and traffic - need to improve infrastructure (bridges) to allow more lanes on 973

Allowing non-big-box customers to come and open shop. Manor ought to aim to grow in ways that it wants to be seen as, not what it currently is.

The school district is not meeting the community's expectations for students.

Money perhaps.

stopping property taxes, keeping crime out and fixing up parks

Strategic growth with a vision. Cedar park has done a great job with this.

Preserving heritage and farmland

A lot of people I talk to think manor is really far; we need to find a way to make people want to drive out to it.

No HEB.

Meeting the needs of all citizens without leaving a certain group out.

Traffic..should extend 290 toll road over Manor, and fix the bottleneck area by Manor New Tech on frontage road...so annoying when people merge dangerously in front of you

Finding an engineer that can design and build roads. I am all for the manor expressway but the congestion it has caused is unacceptable for some one of any education.

Keeping up with roads (especially on Blake manor). Also, bringing in more business without disturbing the small town feel that a lot of us appreciate.

Desperately need sidewalks

Improve the high school in Manor

The greatest challenge is being fiscally responsible during this period of rapid growth.

TRAFFIC! and grocery store

Becoming more than just a bedroom community for people who work in Austin. The Walmart has become a place where you can run into friends and neighbors and remember that we are all part of one community. That's a start, but this kind of commons or public square needs to be repeated in as many ways as possible around town, and not just in popular retail spots. Read Ray Oldenburg's "The Great Good Place."

Maintaining high standards in schools.

getting the outlying areas on city water

Making sure to attract the correct businesses and not be over run by gas stations, fast food and auto stores.

Getting a grocery store such as HEB in the community.

Traffic congestion, if Metro Rail would come to Manor it would attract more people to move to Manor that work in Austin or Downtown.

Traffic and road maintenance

Increased traffic

The school district.

Taxes vs growth

Bad schools. The schooling is terrible, and with an overhaul of the school board to do more for the community and less to line their pockets with tax payers money, the better off we will be. The schools are so bad most upper middle class are moving their kids out to Austin schools or home schooling. Lower class try, but not sure of the free alternative options. The schools are the worst. Even the teachers don't send their kids there! Look how many teachers leave within two years of work. We also need a better animal control center.

Demographic divide between poorer areas and newer neighborhoods/residents

Balancing growth of the city and keeping Manor authentic still with a feel of a small town and local shops. Too many houses are getting built on farmland

Attracting a large grocery store..HEB!!

Preserving farm land while expanding

Traffic only 2 real ways in and out of Manor

Lack of vision, not prepared.

Allowing the city to grow. Educational system. Location of commercial development. The city seems to be expanding toward Elgin rather than trying to blend toward Austin, that seems like a mistake.

Not having an economic development function

having things for teenagers to do when they're not in school - a rec center with sports, homework help, mentoring - must be easy to get to by themselves on their bike or walking or by bus

Traffic management

Uncontrolled growth and avoiding being another Pflugerville.

Keeping it from becoming generic and low end looking. Lots of 18 wheelers going to and from the asphalt plant on Littig. Roads are messed up. This company should help us keep our roads looking nice and should pay for a crew to come and fix pot holes. One 18 wheeler fully loaded is equal to 9600 cars. Y'all are screwed in the road business. No one will come or bike out here with crazy road conditions. Get a backbone. Make them fix it or pay for the fix. Make the developers foot the bill for the sidewalks to and from the Walmart. Shame on you all for letting them get away with putting in subdivisions in the middle of nowhere so people have to walk on the non-existent shoulder to get to the store.

The city's greatest challenge is keeping up with the growth of the city.

Getting the community together as one. Having more city events to get the town engaged.

Fixing the roads

Parks, infrastructure

Building and break-ins. I mention building because the soil is awful in Manor.

Traffic

The performance of the Schools.

traffic and accidents, crime prevention

Being able to accommodate everyone and keep them happy.

\$\$

Traffic.

Older residents

Improving old building downtown and restoring the image of downtown. Reducing the stigma of crime in the city

290 traffic, traffic, 290 traffic, 290 traffic

Everything

Roads, the traffic on 290 is pretty bad and the toll road hasn't helped.

Space

Capturing the large boxes before the next real estate bubble bust.

Traffic, attracting higher end retail and restaurants

Attracting bigger businesses and improving the schools. Also better managing the traffic flow on 290.

Roads and traffic

Traffic, lack of infrastructure. We need more housing ordinances to protect the growth and values. I have seen mobile homes on land falling apart and owners not maintaining there respective lands. Also, opportunities to open new business in Manor.

Keeping government regulation from stifling community growth.

Spending time finding businesses that will enhance our community not just the drive thru traffic.

Accommodating the growth while maintaining a "small town feel". We should also focus on beautification of the city. Let's do something with the old abandoned homes and overgrown lots. Let's cut the tennis shoes off of the power lines... (And, if that does really represent a gang/drug territory, let's do something about that, too!)

Clean up the School District Corruption/Image - This will attract more families like PISD/RRISD

The fast growth and not being able to keep up with it.

Traffic

Getting more options for utilities services (water and electric)

Trying to build up the city to accommodate the influx of people moving in to work in Austin.

Managing education and mitigating the affects of low income residents

Attracting large business to manor, such as HEB, target, etc

Trying to keep up with all the new people moving to manor.

Bringing an HEB here and well known retail shops.

Business and restaurants and jobs

attracting austinites to Manor

Traffic especially due to poorly timed traffic lights.

Bottle neck traffic. From presidential Meadows to parmer on Hwy 290 the traffic is horrible. No one wants to stop to spend money with all the traffic.

Traffic, 290 is terrible in the morning and everyone runs red lights. It is also incredibly difficult to get onto 973 from Suncrest.

Public perception. It's "too far away" from town or that it's "ghetto".

TRAFFIC especially on hwy 290. we can't get out of our subdivision (Greenbury Village) in the am to go to work, drivers block intersection.

Attracting business that is not a convenience or auto parts store. We need real restaurants, a real grocery store, and higher end salons (Great Cips is not great), movie theaters, a Lowe's or Home Depot, we need all these things to grow as a city.

Figuring out how/where a new town square should be. The town really needs somewhere to congregate and right now that's not happening.

Management and spending of the tax collected. It's higher than Pflugerville but theirs has more to offer. How is that?

Entitled citizens

Keeping up with current growth. School system.

Traffic

Growing responsibly.

Keeping up with the apperance of the town

Nepotism

City management.

Funding a new police facility and attracting the talent to build the proper infrastructure for the city.

Enough access to roads in and out of the city. The growth has been taxing on our streets and traffic is terrible.

Keeping the youth busy in a positive way

Bring HEB here. No more gas stations, food marts or auto parts. We have more than we need now.

upgrading downtown

education is needed to improve for real estate values to jump

planning

No organization

Politics

Getting an HEB

Drugs happening in Wildhorse Creek

Backwards ideas, crime. Lack of special education in the schools, and the cover up of that. MAP.

Whomever made the decision to add so many car parts stores, fast food, and gas stations, obviously does not want us to be a town. We are currently looking like a large truck stop.

Balancing the right kind of business that fits the lifestyle and cost of living of it residents

smart growth: building infrastructure to accommodate more traffic, becoming a place to stay rather than a pass-through by preserving historic areas in the face of development

Youth problems

Not enough side walks ,rapid growth

Traffic!

Getting HEB here. If they get HEB here, then more shops will come.

Having a good quality of life that will attract quality people to move here.

Becoming more than a stop on 290.

Significant need to improve cosmetic appearance of downtown and some run down buildings along 290

Stop building freaking auto parts stores and gas stations. There are more than enough!!

improving the overall appearance of the city, especially in older areas of town

Traffic flow, not enough programs for kids of all ages in the summer, bad streets and no 24hr convenient store or drugstore

Traffic and traffic control. There needs to be a light coming out of the Stonewater community coming onto 973. This is a dangerous intersection and with more houses being built back here it is just going to become a bigger problem. Also the timing of the lights on 290 is horrible. Cars coming from the side street have to wait forever to get onto 290.

Lower utility cost especially for single people who don't use nearly as much, but are penalized with the minimum rates.

Controlling sprawl. Turning prime farm land into subdivisions is very, very bad for the community and the nation.

Moving away from all the low income housing

Enforce the code, seen houses with a lot junk, keep grass neat, some streets need repairs. A nice and clean city, attracts more housing and business.

too many subdivisions = traffic!

Managing growth and the problems that come along with it, such as crime, traffic and road improvements.

the rapid growth and traffic.

Building around 290 - 290 needs to be even wider.

Our reputation as the "New East Austin" and not increasing the quality of homes being built and accepting low income opportunities which creates an image.

Keeping up with demand of services as we grow as a community.

Cleaning up downtown to make it more attractive like some of the other neighboring towns. Also getting rid of the trucker traffic through downtown Manor.

Greatly differing opinions on every topic. People like me want to see this place grow and get better. Some people have lived here for a long time and want it to stay how it is... One is good for the city, one is not...

Traffic

Creating a business district.

We have too many large chains in our small town. We need more small businesses that help support and cultivate our community and our people. I would like to see an HEB so that we can get rid of that horrible Walmart.

The school system, especially with regard to all the corruption in the news lately. Also, people that don't respect other people and other people's property. Examples are bad behavior in our schools and trash left in parking lots.

beautiful!

Transportation and absence of shopping malls

old Manor is blighted and could be very charming; but it would be hard to displace those living in such circumstances

To much growth

Not allowing Manor to grow as fast.

Recreation space

Not to get caught up on growth that it forgets the farming community

Changing with the times and needs of a growing city.

Traffic and lack of infrastructure. We are so close to downtown Austin but it feels like the boonies

Traffic Control

Growth

Infrastructure vs population

Keeping it safe. Tons of red light runners on 290 near main road. (Valero side)

Poverty areas, homegrown mindset, and the terrible school system...

Their challenge is change. Traditions should carry on..but Manor festivals ect could have better outcomes if they change their set up, add bands people actually know and younger than 75. Add more festivals and announce it better with banners over 290 to attract more people.

Remodeling existing city to meet the demands of new residents.

Older residents unwilling to change. They complain there isn't enough here and then complain there is too much. This is not your grandparents Manor.

Water stands all over town

Trafficc !!!!!

Traffic in the morning and in the afternoon

Making it a desirable place to live for future residents.

Having restaurants

The greatest challenge in all honesty is the community. There is a lack of pride in the community which is showing in the lack of upkeep on the maintenance of the "downtown" area and of the structures around the business district. Take pride in your city and show it by cleaning up the community and bringing in real, reputable businesses.

The reconstruction of the downtown area.

None

balancing the very different economic needs of the people.

Cleaning up downtown

Animal control

Demand

Where the 290 toll ends - it should have ended a couple miles further east.

Traffic along 290! The light at 973 and 290 kills our momentum. We need to extend the toll road past 973 going east. We need turn on green options along 290.

Keeping up with growth

Mixing old with the new without making the old appear run-down and not appealing.

Making it pretty.

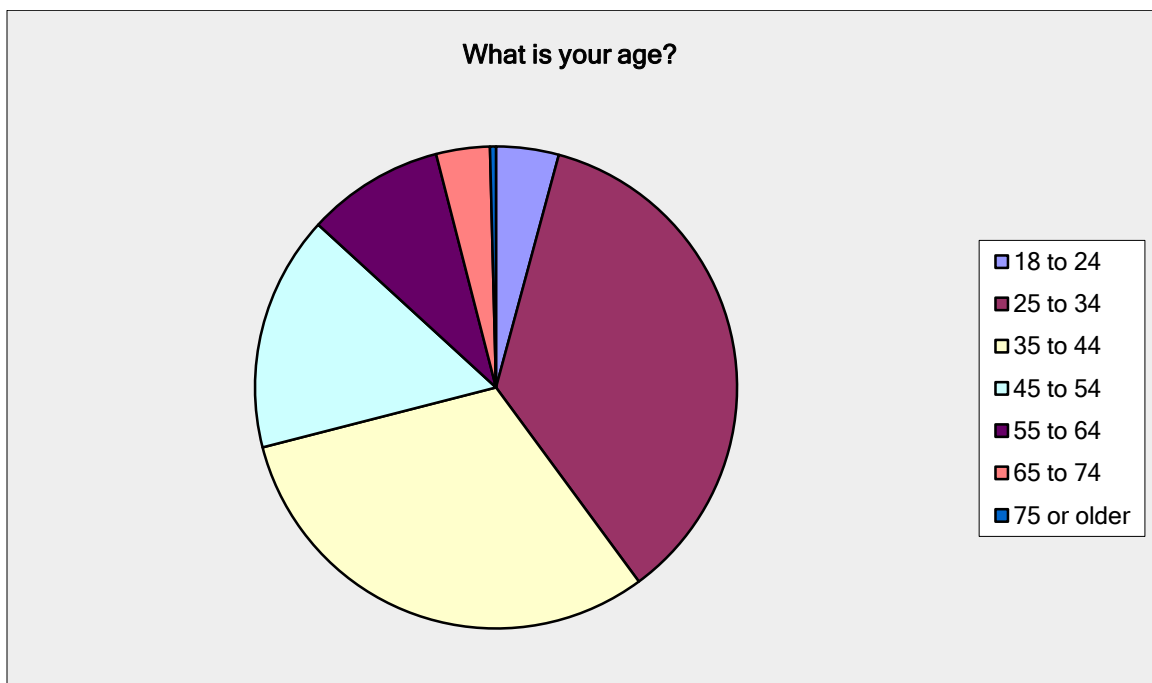
Traffic. The existing system is straining under the volume of traffic given that there is really only a few ways to access the Austin Metro area.

The growth is too fast, too soon. I feel like we will need another middle school and high school soon

Traffic. 290 needs to undergo major renovation in the next 10 years as the city continues to grow. The 4 lanes that are currently in place will not do, and will drive people out if the traffic continues. People moved out to Manor to get away from Austin traffic, and its turning in to the same thing.

QUESTION 15

What is your age?		
Answer Options	Response Percent	Response Count
18 to 24	4.2%	21
25 to 34	35.7%	178
35 to 44	31.1%	155
45 to 54	15.8%	79
55 to 64	9.2%	46
65 to 74	3.6%	18
75 or older	0.4%	2
<i>answered question</i>		499
<i>skipped question</i>		1





Manor Comprehensive Plan Community Survey

The Manor Comprehensive Plan will examine existing conditions and provide recommendations concerning housing, land use, economic development, the Central Business District, parks and recreational opportunities, streets, utilities and drainage. The goal of this survey is to gather public input and incorporate these opinions into the goals and vision for future development in Manor.

1. How long have you lived in the City of Manor?

- ☐ 1-5 years
- ☐ 6-10 years
- ☐ 11-20 years
- ☐ 21 years or more
- ☐ I do not live in the City of Manor

2. Why did you move to Manor? (Please check up to 3 answers)

- ☐ Grew up here
- ☐ Family
- ☐ Schools
- ☐ Work
- ☐ City size
- ☐ Natural Beauty
- ☐ Sense of community

Recycling pickup	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sewer and water system improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street cleanup/litter pickup	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bicycle facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street repairs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic controls (e.g. illegal parking, speeding)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Transportation services (e.g. bus)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Crime awareness/prevention (e.g. neighborhood crime watch)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

4. How important are the following goals for Manor?

	Very Important	Somewhat Important	Not Important	No opinion
Organized events (e.g. festivals, markets)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More or improved public parks and trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Create design guidelines for future growth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preserve farmland	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve the appearance of downtown	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Historic building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Recreation Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hike/Jogging/Bike Trail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike Lanes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Swimming Pool	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tennis Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Softball/Baseball Field	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Soccer Field	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Picnic Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Golf Course	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Playground	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Skate Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Basketball Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Volleyball Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Garden	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

7. What kinds of businesses would you like to see more of in the City in the future?

	More please!	No thanks	No opinion
Auto repairs and services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hardware store	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bookstore	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Coffee Shop/Cafe	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gourmet/health food store	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Grocery store	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gym	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Clothing/Shoe store	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

- ☐ Somewhat likely
- ☐ Not likely
- ☐ Unsure
- ☐ Other (please specify)

11. What kind of development would you like to see in the Central Business District?

- ☐ Restaurants
- ☐ Cafes
- ☐ Retail shops
- ☐ Housing
- ☐ Offices
- ☐ Other (please specify)

12. Where do you work?

- ☐ Manor
- ☐ Austin
- ☐ Pflugerville
- ☐ Elgin
- ☐ Other (please specify)

13. What changes in Manor are you excited about?

14. What do you think is the city's greatest challenge?



AGENDA ITEM NO. 1

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 21, 2016

PREPARED BY: Frances Aguilar

DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the City Council minutes:

- August 17, 2016, City Council Regular Meeting
- August 17, 2016, City Council and Manor ISD Trustee Joint Workshop Meeting
- August 31, 2016, City Council Special Meeting
- September 7, 2016, City Council Regular Meeting

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve the City Council minutes.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE



**MANOR CITY COUNCIL
REGULAR MEETING
MINUTES
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
AUGUST 17, 2016 · 7:00 P.M.**

COUNCIL MEMBERS

PRESENT:

Mayor, Rita Jonse
Place 2, Gil Burrell, Mayor Pro-Tem
Place 3, Todd Shaner
Place 4, Zindia Pierson
Place 5, Rebecca Davies
Place 6, Jeff Turner

ABSENT:

Place 1, Gene Kruppa

CITY STAFF PRESENT:

Thomas Bolt, City Manager
Frances Aguilar, City Secretary
Scott Dunlop, Planning Coordinator
Lydia Collins, Finance Director
Ryan Phipps, Police Chief
Lluvia Tijerina, Administrative Assistant

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

The Manor City Council met in regular session on Wednesday, August 17, 2016, in the City Council Chambers at 105 E. Eggleston Street. Mayor Rita Jonse announced that a quorum was present and the meeting was called to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

At the request of Mayor Rita Jonse, Lydia Collins gave the Pledge of Allegiance.

PUBLIC COMMENTS

There were no public comments.

Mayor Jonse requested for agenda item 10 to be presented first.

10. Presentation from Capital Metro Manor Circulator Route 470.

Sam Sargent, Community Involvement Coordinator from Capital Metro, conducted the attached PowerPoint presentation.

CONSENT AGENDA

1. Consideration, discussion, and possible action to approve the minutes for the August 3, 2016, City Council Regular Meeting.

A motion to approve the minutes was made by Council Member Shaner, second by Council Member Pierson. The motion carried by the following vote:

Vote: 6 For – 0 Against

2. Consideration, discussion, and possible action on acceptance of the July, 2016 Departmental Reports:

- Development Services
- Police
- Municipal Court
- Public Works

A motion to approve all other items on the Consent Agenda was made by Council Member Turner, second by Council Member Shaner. The motion carried by the following vote:

Vote: 6 For – 0 Against

3. Consideration, discussion, and possible action on acceptance of the unaudited July, 2016 Monthly Financial Report.

This agenda item was approved under Consent Agenda.

PUBLIC HEARING

4. Conduct the second public hearing regarding the annexation of property being approximately 9.187 acres of land, located at the SE corner of US Hwy 290 and FM 973.

Mayor Jonse opened the public hearing. There being no testimony, the public hearing was closed.

5. Conduct the first public hearing regarding the annexation of property being approximately 160 acres of land, located at Old Kimbro Road and FM 1100.

Ms. Denise LoSchiavo spoke in favor of the annexation and was available for questions. Mayor Jonse opened the public hearing. There being no testimony, the public hearing was closed.

REGULAR AGENDA

6. Consideration, discussion, and possible action on a second reading of a draft municipal service plan for the annexation of property being approximately 9.187 acres of land, located at the SE corner of US Hwy 290 and FM 973.

A motion to approve the second reading of a draft municipal service plan located at the SE corner of US Hwy. 290 and FM 973 was made by Council Member Turner, second by Council Member Pierson. The motion carried by the following vote:

Vote: 6 For – 0 Against

7. Consideration, discussion, and possible action on a first reading of a draft municipal service plan for the annexation of property being approximately 160 acres of land, located at Old Kimbro Road and FM 1100.

A motion to approve the first reading of a draft municipal service plan located at Old Kimbro Road and FM 100 was made by Council Member Burrell, second by Council Member Shaner. The motion carried by the following vote:

Vote: 5 For – 0 Against, Council Member Turner abstained from this agenda item.

8. Consideration, discussion, and possible action of the FY 2016-2017 Proposed Annual Budget and Tax Rate.

City Manager Tom Bolt presented the Annual Budget to Council. A motion set two public hearing dates on August 31, 2016 and September 7, 2016 was made by Council Member Davies, second by Council Member Shaner. The motion carried by the following vote:

Vote: 6 For – 0 Against

9. Consideration, discussion, and possible action to amend Ordinance 165 D, Adopting the 2015 Edition of the International Building Code, 2015 International Residential Code for one and two family dwellings, 2015 International Mechanical Code, 2015 International Plumbing Code, 2015 International Fire Code and Amendments, 2015 International Fuel Gas Code, 2015 International Energy Conservation Code, 2015 International Property Maintenance Code, and 2014 National Electric Code, providing for inspections of buildings and structures with the City.

A motion to amend ordinance 165 D, as presented was made by Council Member Turner, second by Council Member Davies. The motion carried by the following vote:

Vote: 6 For – 0 Against

ADJOURNMENT

A motion to adjourn was made by Council Member Pierson, seconded by Council Member Shaner. The motion carried by the following vote:

Vote: 6 For – 0 Against.

Meeting was adjourned at 7:38 P.M.

ATTEST:

APPROVE:

Frances M. Aguilar, City Secretary

Rita G. Jonse, Mayor

Route 470 Update - Manor Flex

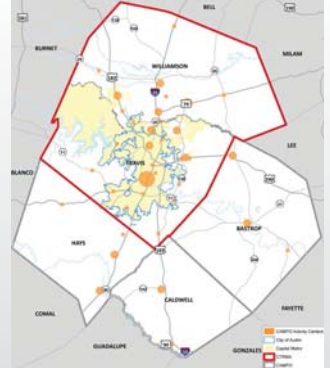


1 capmetro.org | Manor City Council – August 17th, 2016



Central Texas is Rapidly Changing

- 1,400,000 people
- The five-county region is growing by 110 people a day
- 147,000 people commute into Austin on a daily basis
- The region's population is set to increase 123%, with employment increasing 135% by 2035
- **Manor is a driver of this growth**



2 capmetro.org | Manor City Council – August 17th, 2016



Manor is Rapidly Growing

- **7,600** Manorites and growing as of 2015
- **531** percent population increase since 2000
 - **50** percent in the past 5 years
- Continuous economic development and residential construction

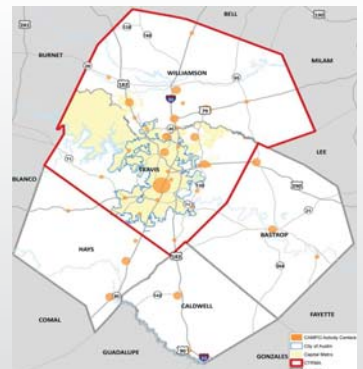


3 capmetro.org | Manor City Council – August 17th, 2016



The City of Manor & Capital Metro

- Original member city of Capital Metro, since 1985
- Original service was the **Manor Feeder**, operating to Highland Mall in Austin
- Addition of the **Northeast Express (NEX)** from Manor to Downtown Austin
- Opening of the new **Manor Park & Ride** in 2012

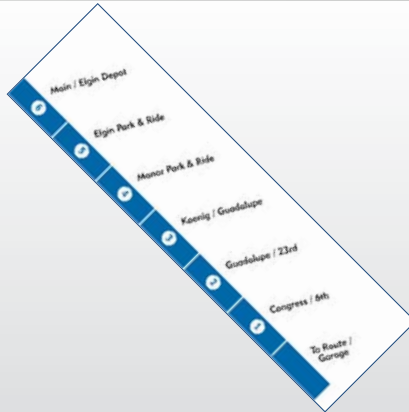


4 capmetro.org | Manor City Council – August 17th, 2016



Route 990 – Manor/Elgin Express

- Partnership route between **CARTS** and **Capital Metro**
 - CARTS: Elgin to Manor
 - CMTA: Manor to Austin
- Operates as a traditional **Express** service
 - Limited Stops
 - Rush Hour Service
 - Weekdays



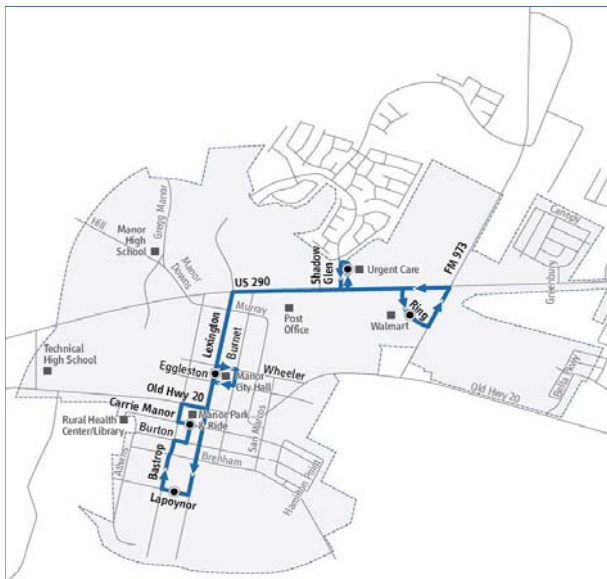
Route 470 – Manor Flex

- Result of community feedback, business input, and **City of Manor** leadership
- Second city circulator route in **Capital Metro** history
- Flexible in Manor, with regional connectivity

Capital Metro launches new route - Route 470 Manor Flex

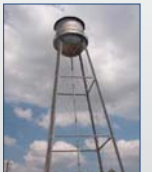


On Monday, June 6, Manor Mayor Jonze held a ribbon-cutting ceremony with Capital Metro and City of Manor to launch Route 470 at the Manor Park & Ride.



Route 470 – Manor Flex

- **Service 6 days a week**
- **12 Westbound trips**
- **12 Eastbound trips**
 - 7 WB/EB on Saturday
- **5 scheduled stops**
 - Walmart
 - Urgent Care
 - City Hall
 - Manor Park & Ride
 - Dollar General



Route 470 – Manor Flex

- **7:00 a.m. – 7:00 p.m.**
weekdays
 - 30 minutes end-to-end
 - 60 minute circuits
- **10:00 a.m. – 5:00 p.m.**
Saturday
- **Local Fare**
 - \$1.25 Single Ride
 - \$2.50 Day Pass
 - \$11.25 7-Day Pass
 - \$41.25 31-Day Pass



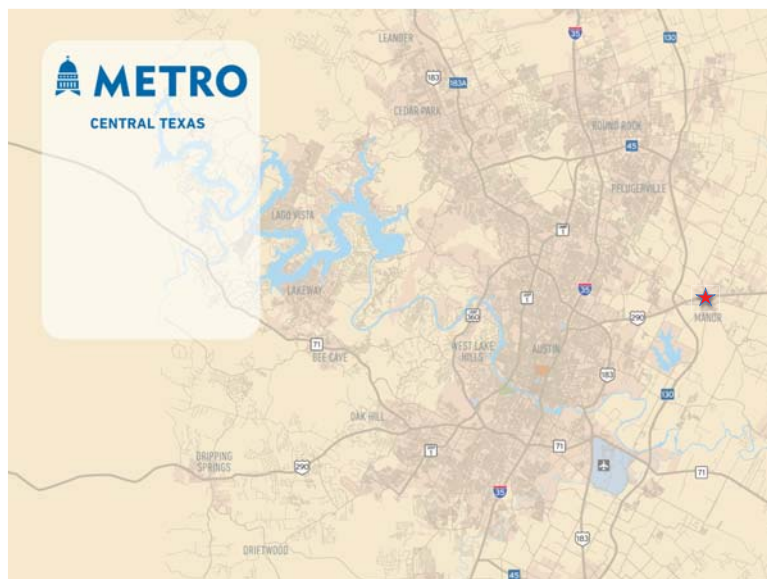
Route 470 – Manor Flex

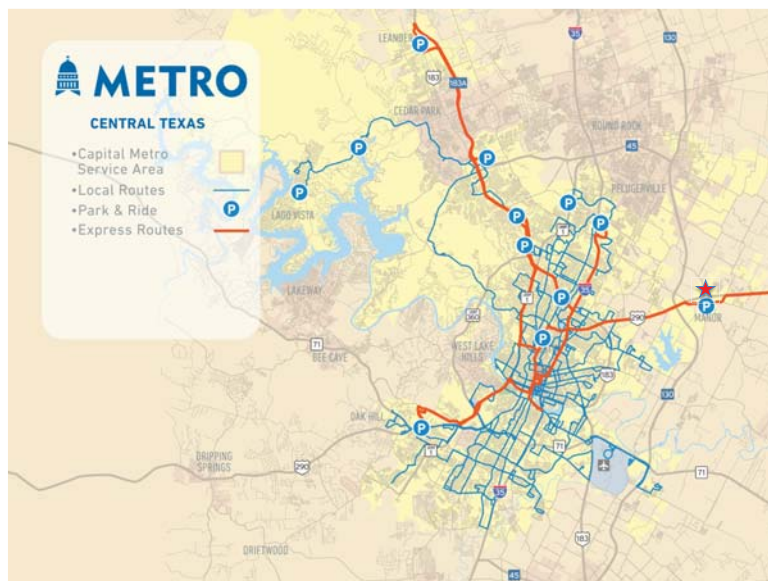
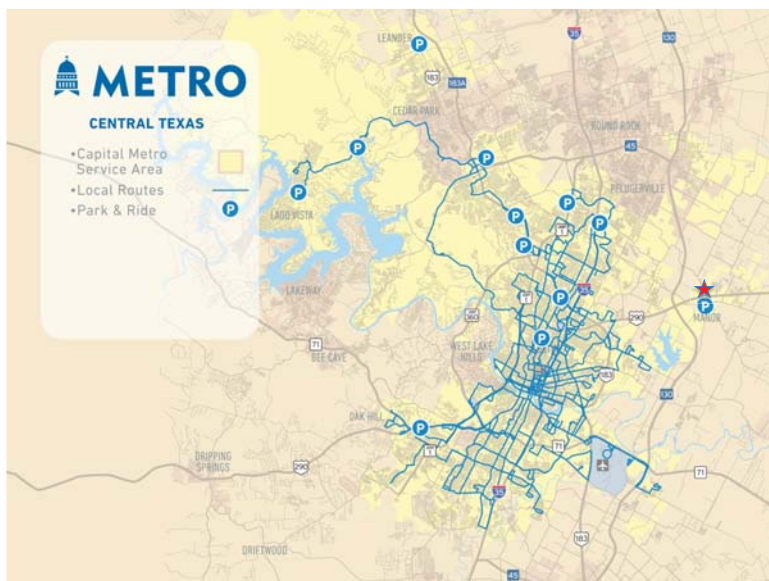
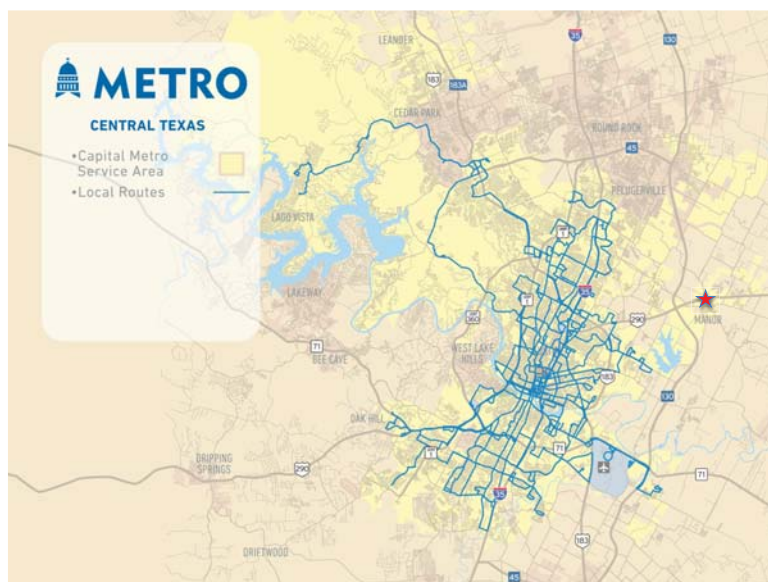
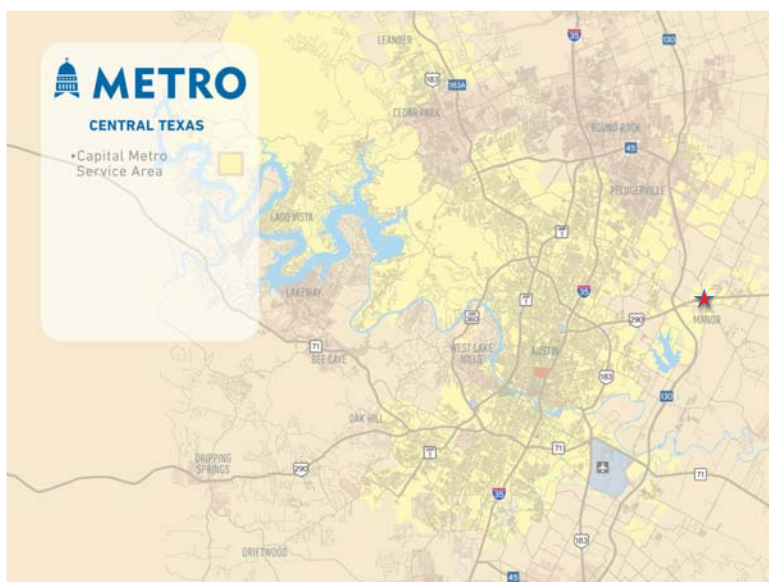
- **“Flex Zone”** capability
 - Manor High School
 - Manor New Tech
 - Post Office
 - Greenbury
 - Other areas within the **Flex Zone** boundary
- Ability to **Flag Down** the bus when it is on the route

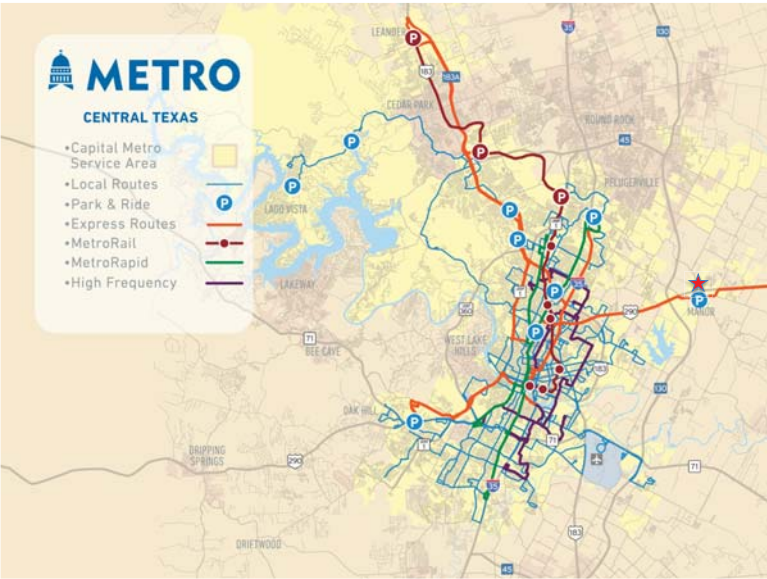
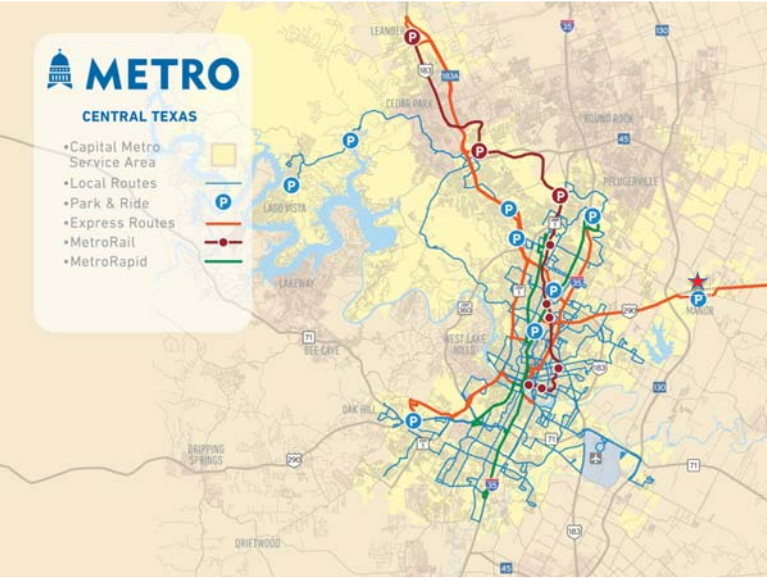
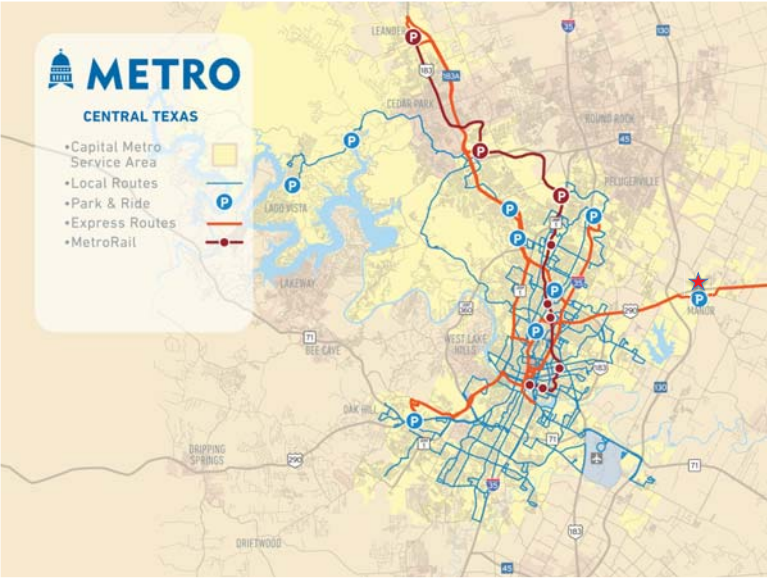


Manor Moving Forward

- **Community Partnership**
 - Upcoming Events
- Service Change process
- **Build Central Texas (BCT)** project funds
- Future transit service expansions
- **Local and Regional mobility**







The Problem AND the Solution

What does it take to move 200 passengers?

167 AUTOS <i>moves 200 passengers</i>	
16.25 VANS <i>moves 200 passengers</i>	
4.25 BUSES <i>moves 200 passengers</i>	
1 RAIL VEHICLE <i>moves 200 passengers</i>	

20 capmetro.org | Manor City Council – August 17th, 2016

METRO

Thank You – Questions?





**MANOR CITY COUNCIL & MANOR ISD TRUSTEE
JOINT WORKSHOP MEETING
WORKSHOP MINUTES
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
AUGUST 17, 2016 · 6:00 P.M.**

COUNCIL MEMBERS

PRESENT:

Mayor, Rita Jonse
Place 2, Gil Burrell, Mayor Pro-Tem
Place 3, Todd Shaner
Place 4, Zindia Pierson
Place 5, Rebecca Davies
Place 6, Jeff Turner

ABSENT:

Place 1, Gene Kruppa

SCHOOL BOARD MEMBERS PRESENT:

Marlin Thomas, Board President
Melinda Fiebig, Vice President
John Jonse, Secretary
Ana Cortez
Elmer Fisher
Matildy Samaripa
Johnny Velasco

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

The Manor City Council and the Board of Trustees of the Manor Independent School District met in workshop session on Wednesday, August 17, 2016, in the City Council Chambers at 105 E. Eggleston Street. Mayor Rita Jonse announced that a quorum was present and the meeting was called to order at 6:00 P.M.

REGULAR AGENDA

Mayor Jonse requested for agenda item 6 to be discussed first.

6. Presentation on Villages at Manor Apartments and Pointe at Manor Apartments.

Mr. Dick Janson and Mr. Justin Hartz gave a presentation to Council in regards to Villages at Manor & Pointe at Manor Apartments. Mr. Mark Sawyer, Realtor representing the owner of the property, spoke in support of the project.

1. City Council Member and MISD Trustee introductions.

Introductions were held between the City Council Members and MISD Board of Trustees.

2. Update on City and MISD developments and construction projects.

The City and Manor ISD gave an overview of their projects.

3. Consideration, discussion and possible action on establishing a vision and setting goals for future development and construction projects.

No action was take on this agenda item.

4. Consideration, discussion and possible action on setting a future meeting between the City and the MISD and topics for discussion.

A motion to have City Council present at the Manor ISD board meeting on October 17th, 2016 at 6 P.M. was made by Council Member Davies, seconded by Council Member Pierson. The motion carried by the following vote:

Vote: 6 For – 0 Against

5. Consideration, discussion and possible action on establishing a subcommittee of City Council Members and MISD Trustees and purpose of the subcommittee.

No action was take on this agenda item.

ADJOURNMENT

A motion to adjourn was made by Council Member Turner, seconded by Council Member Davies. The motion carried by the following vote:

Vote: 6 For – 0 Against

Meeting was adjourned at 6:43 P.M.

ATTEST:

APPROVED:

Frances M. Aguilar, City Secretary

Rita G. Jones, Mayor



**MANOR CITY COUNCIL
SPECIAL MEETING
MINUTES
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
August 31, 2016 · 7:00 P.M.**

COUNCIL MEMBERS

PRESENT:

Mayor, Rita Jonse
Place 1, Gene Kruppa
Place 2, Gil Burrell, Mayor Pro-Tem
Place 3, Todd Shaner
Place 4, Zindia Pierson
Place 5, Rebecca Davies
Place 6, Jeff Turner

ABSENT:

CITY STAFF PRESENT:

Thomas Bolt, City Manager
Frances Aguilar, City Secretary
Scott Dunlop, Planning Coordinator
Lydia Collins, Finance Director

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

The Manor City Council met in special session on Wednesday, August 31, 2016, in the City Council Chambers at 105 E. Eggleston Street. Mayor Rita Jonse announced that a quorum was present and the meeting was called to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

At the request of Mayor Rita Jonse, Scott Dunlop gave the Pledge of Allegiance.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING

1. Conduct the second public hearing regarding the annexation of property being approximately 160 acres of land, located at Old Kimbro Road and FM 1100.

Mayor Jonse opened the public hearing. There being no testimony, the public hearing was closed.

2. Conduct the first public hearing on the FY 2016-2017 Proposed Annual Budget of the City of Manor, Texas.

Mayor Jonse opened the public hearing. There being no testimony, the public hearing was closed.

3. Conduct the first public hearing on the proposed property tax rate for the City of Manor for FY 2016-2017.

Mayor Jonse opened the public hearing. There being no testimony, the public hearing was closed.

REGULAR AGENDA

4. Consideration, discussion, and possible action on a second reading of a draft municipal service plan for the annexation of property being approximately 160 acres of land, located at Old Kimbro Road and FM 1100.

A motion to approve the second reading of a draft municipal service plan for the annexation of property being approximately 160 acres of land, located at Old Kimbro Road and FM 100 was made by Council Member Davies, second by Council Member Kruppa. The motion carried by the following vote:

Vote: 6 For – 0 Against, Council Member Turner abstained from this agenda item.

5. Consideration, discussion, and possible action on an ordinance of the City of Manor, Texas, repealing 380-B and amending water, wastewater and trash service ordinance 315, 315-A.

A motion to approve an ordinance of the City of Manor, Texas repealing 380-B and amending water, wastewater and trash service ordinance 315, 315-A was made by Council Member Davies, second by Council Member Pierson. The motion carried by the following vote:

Vote: 7 For – 0 Against

6. Consideration, discussion and possible action to select a real estate broker to advertise and accept offers to sell city owned property at 101 E. Wheeler St. Manor, Texas, locally known as the Eppright - Chamberlain House.

Broker Jackie Burke addressed Council and stated that she would love to take on the task of selling the house. She stated she is familiar with the property.

A motion to select Jackie Burke real estate broker to advertise and accept the offers to sell City owned property at 101 E. Wheeler St. Manor, Texas, locally knows as the Eppright-Chamberlain House and to authorize City Manager Tom Bolt to execute the contract was made by Council Member Burrell, second by Council Member Kruppa. The motion carried by the following vote:

Vote: 6 For – 0 Against, Council Member Turner abstained from this agenda item.

ADJOURNMENT

A motion to adjourn was made by Council Member Turner, seconded by Council Member Pierson. The motion carried by the following vote:

Vote: 7 For – 0 Against.

Meeting was adjourned at 7:34 P.M.

ATTEST:

APPROVE:

Frances M. Aguilar, City Secretary

Rita G. Jonse, Mayor



**MANOR CITY COUNCIL
REGULAR MEETING
MINUTES
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
SEPTEMBER 7, 2016 · 7:00 P.M.**

COUNCIL MEMBERS

PRESENT:

Mayor, Rita Jonse
Place 2, Gil Burrell, Mayor Pro-Tem
Place 4, Zindia Pierson
Place 5, Rebecca Davies

ABSENT:

Place 1, Gene Kruppa
Place 3, Todd Shaner
Place 6, Jeff Turner

CITY STAFF PRESENT:

Thomas Bolt, City Manager
Frances Aguilar, City Secretary
Scott Dunlop, Planning Coordinator
Lydia Collins, Finance Director
Lluvia Tijerina, Administrative Assistant

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

The Manor City Council met in regular session on Wednesday, September 17, 2016, in the City Council Chambers at 105 E. Eggleston Street. Mayor Rita Jonse announced that a quorum was present and the meeting was called to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

At the request of Mayor Rita Jonse, Vicki McFarland gave the Pledge of Allegiance.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

A motion to postpone the minutes until the September 21, 2016 was made by Council Member Burrell, second by Council Member Pierson. The motion carried by the following vote:

Vote: 4 For – 0 Against, Council Member Turner was absent for the vote on this agenda item.

1. Consideration, discussion, and possible action to approve the minutes for the August 17, 2016, City Council Regular Meeting.

The minutes was postponed under the Consent Agenda.

2. Consideration, discussion, and possible action to approve the minutes for the August 31, 2016, City Council Special Meeting.

The minutes was postponed under the Consent Agenda.

PUBLIC HEARING

3. Conduct the second public hearing on the FY 2016-2017 Proposed Annual Budget of the City of Manor, Texas.

Mayor Jonse opened the public hearing. There being no testimony, the public hearing was closed.

4. Conduct the second public hearing on the proposed property tax rate for the City of Manor for FY 2016-2017.

Mayor Jonse opened the public hearing. There being no testimony, the public hearing was closed.

REGULAR AGENDA

5. Consideration, discussion, and possible action on a proposed Automatic Meter Reading (AMR) Pilot Project.

City Engineer Frank Phelan gave an overview of the Automatic Meter Reading Project to Council. He stated staff asked him, in spring 2014, to research the feasibility of AMR. In April, 2016 the City was approached to participate in a cellular technology pilot program. The cost was 50% more. Hamilton Point subdivision was chosen, for the program, since it is the oldest subdivision with older meters. The purchase would provide everything for the pilot program. The City would save money in gas, labor, and accuracy.

A motion to approve the proposed Automatic Meter Reading (AMR) Pilot Project as presented was made by Council Member Burrell, second by Council Member Davies. The motion carried by the following vote:

Vote: 4 For – 0 Against, Council Member Turner was absent for the vote on this agenda item.

6. Consideration, discussion, and possible action on a first reading of an Ordinance annexing 9.187 acres located in Travis County, Texas filed in the Travis County Official Public Records as Document No. 2006207224 and Document No. 2005187926 and Travis County Deed Records 622/450, locally known as 1211 E US Hwy 290 and 12219 E US Hwy 290.

A motion to approve the first reading of an Ordinance annexing 9.187 acres located in Travis County, Texas filed in the Travis County Official Public Records as Document No. 2006207224 and Document No. 2005187926 and Travis County Deed Records 622/450, locally known as 1211 E US Hwy 290 and 12219 E US Hwy 290 was made by Council Member Davies, second by Council Member Pierson. The motion carried by the following vote:

Vote: 4 For – 0 Against, Council Member Turner was absent for the vote on this agenda item.

7. Consideration, discussion, and possible action on a sign waiver from Ordinance 185 L Section 7(b)(i) Residential Subdivision Entry Signage to allow for 2 entry signs at 40 square feet for DR Horton – Stonewater.

A motion to deny the sign waiver from Ordinance 185 L Section 7(b)(i) Residential Subdivision Entry Signage to allow for 2 entry signs at 40 square feet for DR Horton – Stonewater was made by Council Member Davies, second by Council Member Pierson. The motion carried by the following vote:

Vote: 4 For – 0 Against, Council Member Turner was absent for the vote on this agenda item.

EXECUTIVE SESSION

The City Council convened into Executive Session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in at 7:26 P.M.:

Section 551.074 Personnel Matters – Interview candidates for appointment to fill one vacancy on the City of Manor Planning and Zoning Commission.

OPEN SESSION

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and to take action on item(s) discussed during Closed Executive Session at 7:58 P.M.

8. The appointment of a Commissioner to serve on the City of Manor Planning and Zoning Commission.

Motion to appoint Anne Weir to the City of Manor Planning and Zoning Commission was made by Council Member Burrell. Seconded by Council Member Davies.

Vote: 4 For – 1 Against, Council Member Pierson voted against.

ADJOURNMENT

Motion to Adjourn made by Council Member Burrell. Seconded by Council Member Turner.

Vote 5 For– 0 Against.

Meeting was adjourned at 7:59 P.M.

ATTEST:

APPROVE:

Frances M. Aguilar, City Secretary

Rita G. Jonse, Mayor



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 21, 2016

PREPARED BY: City Staff

DEPARTMENT: DS, PD, MC, and PW

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on acceptance of the July, 2016 Departmental Reports:

- Development Services
- Police
- Municipal Court
- Public Works

BACKGROUND/SUMMARY:

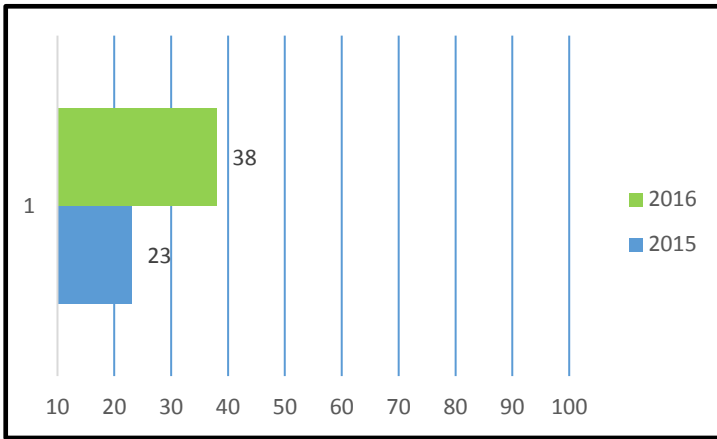
PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

STAFF RECOMMENDATION:

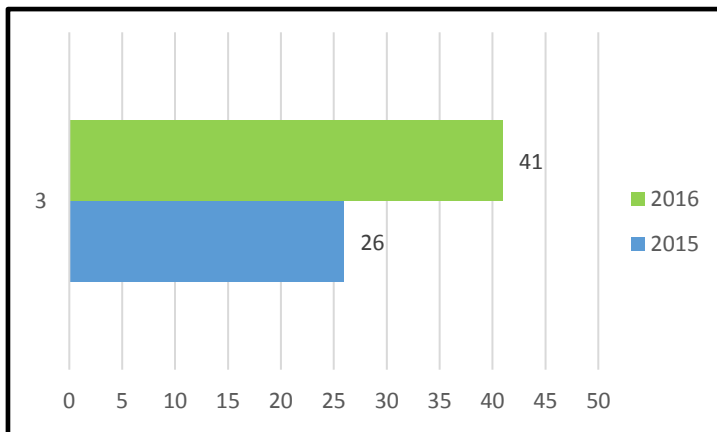
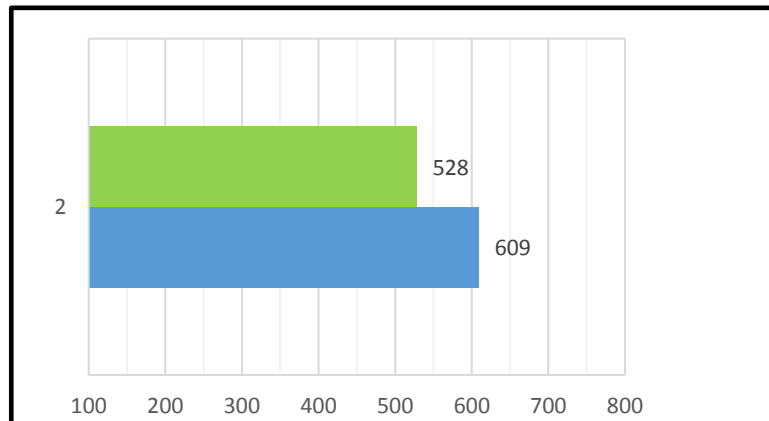
It is City staff's recommendation that the City Council accept the July, 2016 Departmental Reports.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE



PERMITS ISSUED
AUG 2016

INSPECTIONS
AUG 2016



COs ISSUED
AUG 2016

DEPARTMENT OF DEVELOPMENT SERVICES
THOMAS BOLT, DIRECTOR



DEVELOPMENT SERVICES DEPARTMENT REPORT
PROJECT VALUATION AND FEE REPORT
FOR
CITY OF MANOR, TX
August 1-31, 2016

Code	Description	Projects	Valuation	Fees
		3	\$10,659.00	\$706.58
Comm Elec	Commercial Electrical	3	\$15,000.00	\$516.00
Comm Irr	Commercial Irrigation	3	\$31,660.00	\$754.00
Res Acc	Residential Accessory Bldg	1	\$1,500.00	\$105.00
Res Deck/patio	Residential Deck/Patio	1	\$3,459.00	\$107.00
Res Elec	Residential Electrical	2	\$48,500.00	\$212.00
Res Foun Repair	Residential Foundation Repair	1	\$10,000.00	\$97.00
Res Irr	Residential Irrigation	1	\$2,800.00	\$107.00
Res Mech	Residential Mechanical/HVAC	1	\$6,900.00	\$107.00
Res New	Residential New Single Family	21	\$4,097,494.40	\$87,353.20
Res Plmb	Residential Plumbing/Gas	1	\$500.00	\$107.00
	Totals	35	\$4,217,813.40	\$89,465.20

Total Certificate of Occupancies Issued: 41

Total Inspections(Comm & Res): 528

Tom Bolt, City Manager



Permits Issued by Specific Use

8/1/2016 to 8/31/2016

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Specific Use	Numberof Permits	Contract Value	Fees
	3	\$10,659.00	\$706.58
Commercial Electrical	3	\$15,000.00	\$516.00
Commercial Irrigation	3	\$31,660.00	\$754.00
Residential Accessory	1	\$1,500.00	\$105.00
Residential Deck/Patio	1	\$3,459.00	\$107.00
Residential Electrical	2	\$48,500.00	\$212.00
Residential Foundation Repair	1	\$10,000.00	\$97.00
Residential Irrigation	1	\$2,800.00	\$107.00
Residential Mechanical-HVAC	1	\$6,900.00	\$107.00
Residential New	21	\$4,097,494.40	\$87,353.20
Residential Plumbing	1	\$500.00	\$107.00
Total	38	\$4,228,472.40	\$90,171.78

Project Type1	Designation1	Project Number	Date	Owner	Owner Address	Project Address	Subdivision	Contractor	Type of Project	Valuation	Sq Ft	Plan Number
Permit	Commercial	2016-1034	8/5/2016	Associa Laureen Sutton	115 Wild Basin Road S. # 308, Austin, TX 78746	Shadow Glen Blvd	Shadow Glen HOA	Native Land Design LLC Robbie Huang	Commercial Irrigation	\$8,000.00	0.00	
		2016-1042	8/15/2016	Manor Pediatric Dentistry Lilia Montero	11300 HWY 290 East Building 2, Manor, AK 78653	11300 HWY 290 E	Shadowglen Shppg Ctr.	CND Signs	Commercial Sign	\$6,256.85	0.00	NA
		2016-1046	8/16/2016	Taqueria Krystal Jose Trujillo	17100 copperhead drive, Round rock, TX	13600 FM 973 N	Shadowglen Trace	South Star Plumbing Jose Trujillo	Commercial New	\$40,000.00	2046.00	NA
		2016-1050	8/18/2016	DR Horton Aaron Bourgeois	10700 PECAN PARK BLVD., AUSTIN, AK 78750	FM 973 & Tinajero Way	StoneWater	Texas Ecogrow Nathan Gitlin	Commercial Irrigation	\$10,000.00	0.00	NA
		2016-1052	8/22/2016	DR HORTON HOMES Aaron Bourgeois	10700 PECAN PARK BLVD., AUSTIN, TX 78750	Pernella Rd and Carbrock Rd	Stonewater Phs 5	Not known at this time	Commercial Swimming Pool/Spa	\$80,000.00	0.00	
		2016-1054	8/22/2016	DR HORTON HOMES Aaron Bourgeois	10700 PECAN PARK BLVD., AUSTIN, TX 78750	Pernella Rd and Carbrock Rd	Stonewater	Texas Ecogrow Nathan Gitlin	Commercial Irrigation	\$20,000.00	0.00	
		2016-1055	8/22/2016	Atkinson Builders Samuel Gill	, , TX	12003 US HWY 290 E	Whataburger - Manor #1108	Choate USA Weston Boyd	Commercial Irrigation	\$13,660.00	0.00	NA
										\$177,916.85	2046.00	
	Educational	2016-1058	8/25/2016	Manor ISD	12700 Gregg Manor Road, Manor, TX 78653	12700 Gregg Manor Road		TD Industries	Commercial Electrical	\$5,000.00	0.00	NA
		2016-1059	8/25/2016	Manor ISD	12900 Gregg Manor Road, Manor, TX 78653	12900 Gregg Manor Road		TD Industries Sonia Taylor-Coe	Commercial Electrical	\$5,000.00	0.00	NA
		2016-1060	8/25/2016	Manor ISD	12904 Gregg Manor Road, Manor, TX 78653	12904 Gregg Manor Road		TDIndustries Sonia Taylor-Coe	Commercial Electrical	\$5,000.00	0.00	NA
										\$15,000.00	0.00	
	Residential	2016-1027	8/1/2016	Greg Gordon	12304 Pecangate	12304 Pecangate Way	Shadowglen Phase 2 Section 15B	Lone Star Patio Pete Garcia	Residential Deck/Patio	\$3,459.00	0.00	

City of Manor, TX
Projects Created
Between 8/1/2016 and 8/31/2016

				Way, Manor, TX 78653							
	2016-1028	8/1/2016	Pacesetter Homes LLC ASHLEY FILIP	14400 The Lakes Blvd., Building C Suite 200 Pflugerville, TX 78660	13105 Pealing Way	Bell Farms	Pacesetter Homes LLC Pablo Flores	Residential New	\$221,639.30	2411.00	51640 C-1
	2016-1029	8/1/2016	Pacesetter Homes LLC Ashley Filip	14400 The Lakes Blvd., Building C Suite 200 Pflugerville, TX 78660	13008 Tinker Street	Bell Farms	Pacesetter Homes LLC Pablo Flores	Residential New	\$134,675.00	1785.00	41321 A-1
	2016-1030	8/1/2016	Pacesetter Homes LLC Ashley Filip	14400 The Lakes Blvd., Building C Suite 200 Pflugerville, TX 78660	13004 Tinker Street	Bell Farms	Pacesetter Homes LLC Pablo Flores	Residential New	\$207,162.40	2032.00	41385B - 1
	2016-1031	8/2/2016	Pacesetter Homes LLC Ashley Filip	14400 The Lakes Blvd., Pflugerville, TX 78660	12924 Tinker Street	Bell Farms	Pacesetter Homes LLC Pablo Flores	Residential New	\$181,980.75	2411.00	41321 B-1
	2016-1032	8/2/2016	Pacesetter Homes LLC ASHLEY FILIP	14400 The Lakes Blvd., Pflugerville, TX 78660	12920 Tinker Street	Bell Farms	Pacesetter Homes LLC Pablo Flores	Residential New	\$205,837.05	2019.00	41537B-1
	2016-1033	8/2/2016	Pacesetter Homes LLC ASHLEY FILIP	14400 The Lakes Blvd., Pflugerville, TX	12912 Tinker Street	Bell Farms	Pacesetter Homes LLC Pablo Flores	Residential New	\$173,620.85	1703.00	41227B-1
	2016-1035	8/5/2016	Pacesetter Homes LLC Ashley Filip	14400 The Lakes Blvd., Pflugerville, TX 78660	12921 Tinker Street	Bell Farms	Pacesetter Homes LLC Pablo Flores	Residential New	\$209,303.35	2053.00	41537 C
	2016-1036	8/8/2016	Pacesetter Homes LLC ASHLEY FILIP	14400 The Lakes Blvd., Pflugerville, TX 78660	12925 Tinker Street	Bell Farms	Pacesetter Homes LLC Pablo Flores	Residential New	\$209,813.10	2058.00	41385 A
	2016-1037	8/10/2016	Scott Felder Homes Claire Pollard	6414 River Place Blvd., Austin, TX 78730	11704 Pine Mist Court	Shadowglen	Scott Felder Homes Brian McLarty	Residential New	\$321,346.40	3152.00	M40B.4
	2016-1038	8/10/2016	Pacesetter Homes LLC ASHLEY FILIP	14400 The Lakes Blvd., Pflugerville, TX 78660	13001 Tinker Street	Bell Farms	Pacesetter Homes LLC Pablo Flores	Residential New	\$172,397.45	1691.00	41227 A

		2016-1039	8/10/2016	Pacesetter Homes LLC Ashley Filip	14400 The Lakes Blvd., Pflugerville, TX 78660	13004 Pealing Way	Bell Farms	Pacesetter Homes LLC Pablo Flores	Residential New	\$233,873.30	2294.00	51460C
		2016-1040	8/15/2016	Pacesetter Homes LLC ASHLEY FILIP	14400 The Lakes Blvd., Pflugerville, TX 78660	12916 Tinker Street	Bell Farms	Pacesetter Homes LLC Pablo Flores	Residential New	\$209,813.10	2058.00	41385 A
		2016-1041	8/15/2016	Pacesetter Homes LLC ASHLEY FILIP	14400 The Lakes Blvd., Pflugerville, TX 78660	12913 Pealing Way	Bell Farms	Pacesetter Homes LLC Pablo Flores	Residential New	\$197,069.35	2128.00	51406D
		2016-1043	8/15/2016	PERRY HOMES Alan Knox	PO BOX 34306, HOUSTON, TX	13501 Fern Grove	Shadowglen p2-14B-1	PERRY HOMES Mathew Dada	Residential New	\$215,114.00	2820.00	2110W E-2
		2016-1044	8/16/2016	Pacesetter Homes LLC ASHLEY FILIP	14400 The Lakes Blvd., Pflugerville, TX 78660	13000 Pealing Way	Bell Farms	Pacesetter Homes LLC Pablo Flores	Residential New	\$196,661.55	1929.00	51295C
		2016-1048	8/17/2016	Lori Bowers	12810 Johnson Rd, Manor, AK 78653	12810 Johnson Road	NA	KEA Electrical Amy Smith	Residential Electrical	\$39,500.00	0.00	NA
		2016-1051	8/19/2016	Maria Morrow	11817 Navasota, Manor, TX 78653	11817 Navasota St	Wildhorse Creek	CenTex House Leveling	Residential Foundation Repair	\$10,000.00	1574.00	NA
		2016-1057	8/25/2016	Scott Felder Homes Claire Pollard	6414 River Place Blvd., Austin, TX 78730	11905 Voelker Reinhardt Way	Shadow Glen 2/14B-1	Scott Felder Homes Brian McLarty	Residential Electrical	\$9,000.00	0.00	NA
		2016-1061	8/25/2016	CalAtlantic Homes	, , AK	11306 runnel ridge road	shadowglen	Best of Texas Landscapes Jason Stubblefield	Residential Irrigation	\$2,800.00	0.00	NA
		2016-1062	8/31/2016	CalAtlantic Homes Sophia Torres	13620 N. FM 620, Austin, TX 78717	13808 Glen Mark Drive	ShadowGlen	CalAtlantic Homes Jason McCutchen	Residential New	\$307,990.95	3021.00	2419C
		2016-1063	8/31/2016	Virginia Cardinas	105 W Parsons St., Manor, TX 78653	105 W. Parsons St.	Town of Manor	Double S Plumbing Patricia Markert	Residential Plumbing	\$500.00	0.00	NA
	Total									\$3,463,556.90	37139.00	
										\$3,656,473.75	39185.00	
Planning and Zoning		2016- P1004	8/17/2016	Greenview Barth Timmermann	501 Vale Street, Austin, TX 78746	12211 E. US Hwy 290		Greenview Barth TIMMERMANN	Zoning Request	\$0.00	0.00	

										\$0.00	0.00	
	Residential	2016- P1005	8/30/2016	ArchE LLC Carolina Escamilla	901 Mopac Experss way South, Suite 300 Austin, TX 78746		Town of Manor	N/A	Zoning Request	\$0.00	0.00	
										\$0.00	0.00	
	Total									\$0.00	0.00	
Total										\$3,656,473.75	20619538.00	



Manor Police Department

Monthly Council Report

Ryan S. Phipps - Chief of Police

Date of Meeting:

9/21/2016

August 2016

Activity	Reported Month	Same month Prior year	Percentage difference	
Calls for Service	1413	1145	23.4%↑	Patrol Car Rental Last Month \$4,223 YTD \$38,229
Average CFS per day	45.5	36.9	23.3%↑	
Open Cases	20	17	17.6%↑	
Charges Filed	68	52	30.7%↑	
Alarm Responses	36	26	38.4%↑	
Drug Cases	26	13	100%↑	
Family Violence	8	4	100%↑	
Arrests F/M	5F/97M	11F/48M	F54%↓102%↑M	
Animal Control	46	12	283%↑	
Traffic Accidents	32	28	14.2%↑	
DWI Arrests	4	5	20%↓	
Traffic Violations	629	530	18.6%↑	
Ordinance Violations	36	7	414.2%↑	
Seizures	DRUGS	N/A	N/A	
Laboratory Submissions	1	10	90%↓	

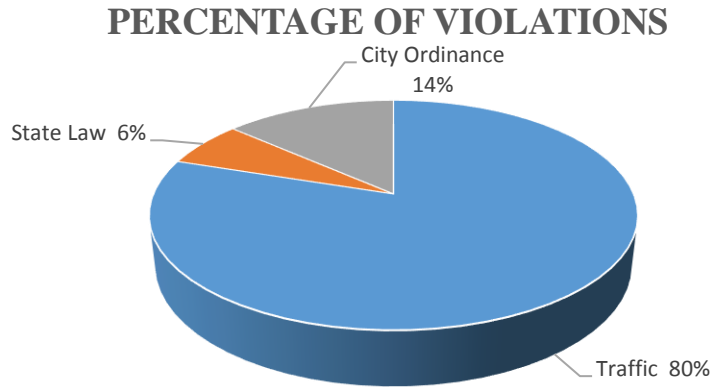
Notes: Manor Police received 2 grants- \$ 29,567.00 from the Texas Governor's Office for body cameras and \$2,556.00 from the US Dept of Justice for body armor.

*DNA- DATA NOT AVAILABLE

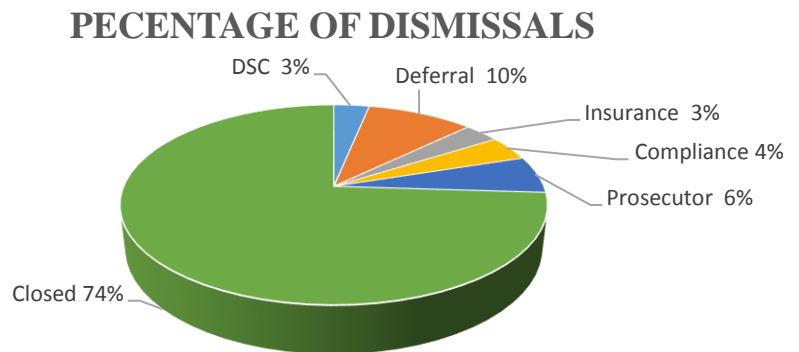
City of Manor Municipal Court

AUGUST 2016

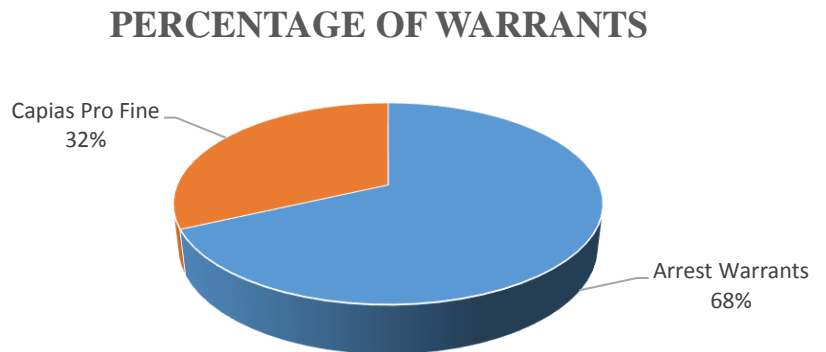
Violations Filed	Aug-16	Aug-15
Traffic	508	332
State Law	41	22
City Ord.	86	17
Total	635	371



Dismissals	Aug-16	Aug-15
DSC	16	21
Deferral	48	15
Insurance	16	0
Compliance	20	13
Prosecutor	30	16
Closed	370	388
Total	500	453



Warrants	Aug-16	Aug-15
Arrest Warrants	160	0
Capias Pro Fine	75	6
Total	235	6



Money Collected in August 2016

Kept By City	\$29,251.32
Kept By State	\$15,510.88
Total	\$44,762.20

Money Collected in August 2015

Kept By City	\$27,605.58
Kept By State	\$13,655.48
Total	\$41,261.06



**August, 2016 REPORT
PUBLIC WORKS DEPARTMENT**

Street and Public, Parks, and Maintenance Department

In the month of August, the Street Department repaired streets, easement roads and performed street sign(s) maintenance.

In August, the Public Parks and Maintenance Department mowed all City facilities, alleys, and right of ways. They cleaned and maintained all City facilities and parks. They performed all maintenance on City vehicle(s) and heavy equipment.

Water and Wastewater Department

In the month of August, the Water Department performed daily maintenance on the water system, repaired water mains, set water meters and tested the water daily.

In August, the Wastewater Department performed daily maintenance on the wastewater plant. They cleaned and unstopped wastewater mains.

Water Production & Purchase

In August, 47 % of the water we supplied to our residents was from our well fields, and we purchased 53 % from Bluewater and Manville WSC. In the month of August, the estimated population of residents in the City of Manor is 8,739. Estimated Population for Shadowglen is 2,501 residents.

Subdivision Inspection

- Street Inspection- 2
- Water Inspection- 4
- Wastewater Inspection- 2



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 21, 2016

PREPARED BY: Lydia M. Collins

DEPARTMENT: Finance

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on acceptance of the unaudited July, 2016 Monthly Financial Report.

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

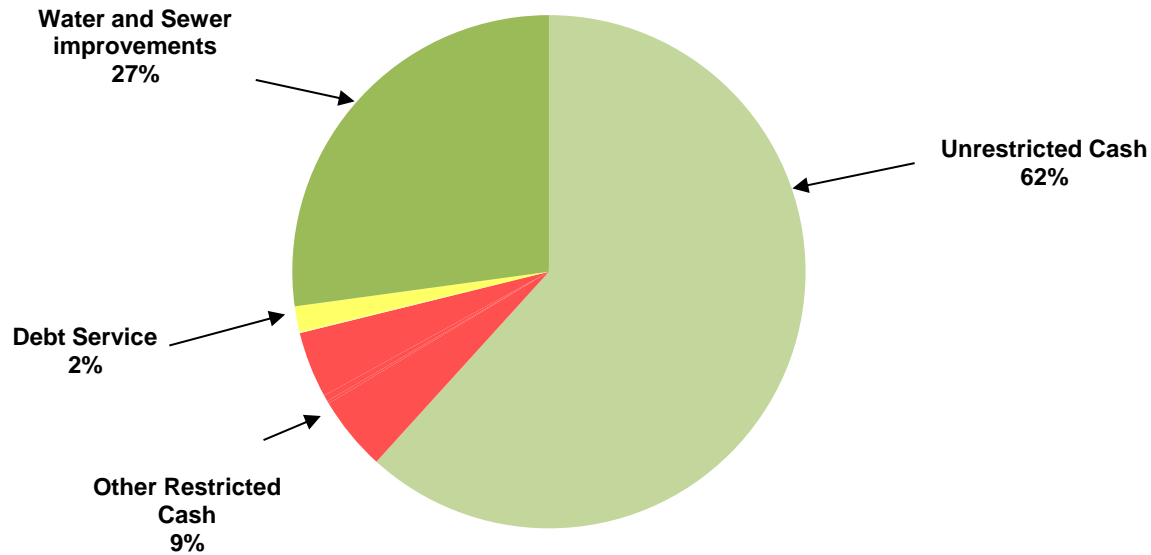
STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council accept the unaudited July, 2016 Monthly Financial Report as presented.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

**CITY OF MANOR, TEXAS
CASH AND INVESTMENTS
As of August 2016**

	<u>GENERAL FUND</u>	<u>UTILITY FUND</u>	<u>DEBT SERVICE FUND</u>	<u>SPECIAL REVENUE FUNDS</u>	<u>CAPITAL PROJECTS FUND</u>	<u>TOTAL</u>
CASH AND INVESTMENTS						
Unrestricted:						
Cash for operations	\$ 1,763,800	\$ 4,635,507				\$ 6,399,308
Restricted:						
Tourism				486,491		486,491
Court security and technology	17,081					17,081
Rose Hill PID				40,592		40,592
Customer Deposits		432,294				432,294
Park	8,453					8,453
Debt service			166,525			166,525
Capital Projects						
Water and sewer improvements				2,815,061		2,815,061
TOTAL CASH AND INVESTMENTS	<u>\$ 1,789,334</u>	<u>\$ 5,067,801</u>	<u>\$ 166,525</u>	<u>\$ 3,342,144</u>	<u>\$ -</u>	<u>\$ 10,365,804</u>



Overview of funds:
GF is in a favorable status.
\$106,542.72 sales tax collected
UF is in a favorable status
DSF is in a favorable status
CIP Fund is in a favorable status



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 21, 2016

PREPARED BY: Tom Bolt

DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to amend the City of Manor Personnel Policies and Procedures Handbook under Section, Travel – Vehicle Allowance.

BACKGROUND/SUMMARY:

To amend the City of Manor Personnel Policies and Procedures Handbook under Section, Travel – Vehicle Allowance to read: At the discretion of the City Manager, certain employees may be eligible to receive a monthly vehicle allowance in lieu of receiving actual mileage reimbursement. The monthly vehicle allowance is intended to cover expenses of driving a vehicle on City business statewide.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☒ NO

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council amend the City of Manor Personnel Policies and Procedures Handbook under Section, Travel – Vehicle Allowance.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE



AGENDA ITEM NO. 5

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 21, 2016

PREPARED BY: Lydia M. Collins

DEPARTMENT: Finance

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an ordinance adopting the Annual Budget for the City of Manor for the Fiscal Year beginning October 1, 2016 and ending September 30, 2017.

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve the ordinance adopting the Annual Budget for the City of Manor for the Fiscal Year beginning October 1, 2016 and ending September 30, 2017.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

FY 2016-2017 ANNUAL BUDGET ORDINANCE

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, ADOPTING AN ANNUAL BUDGET FOR THE ENSUING FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017; APPROPRIATING THE VARIOUS AMOUNTS THEREOF, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Manager of the City of Manor, Texas (the "City") has submitted to the City Council a proposed annual budget of the revenues of said City and the expenditures necessary for conducting the affairs thereof, and providing a complete financial plan for FY 2016-2017, and which said proposed annual budget has been compiled from detailed information obtained from the several departments, divisions, and offices of the City; and

WHEREAS, the City Council has received said City Manager's proposed annual budget, a copy of which, along with all supporting schedules, have been filed with the City; and

WHEREAS, the City Council conducted a public hearing to discuss the proposed annual budget for FY 2016-2017 on August 31, 2016 and September 7, 2016, as provided by law;

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

Section 1. The proposed annual budget of the revenue of the City and the expenses of conducting the affairs thereof providing a complete financial plan for the ensuing fiscal year beginning October 1, 2016, and ending September 30, 2017, as submitted to the City Council by the City Manager of said City, and which budget is attached hereto as Exhibit "A", be and the same is in all things adopted and approved as the annual budget of all current expenditures/expenses as well as fixed charges against said City for the fiscal year beginning October 1, 2016, and ending September 30, 2017.

Section 2. The sums shown on Exhibit "A" are hereby appropriated from the respective funds for the payment of expenditures on behalf of the City government as established in the approved annual budget document for the fiscal year ending September 30, 2017.

Section 3. Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4. This Ordinance shall be and remain in full force and effect from and after its final passage and publication as herein provided.

PASSED, ADOPTED, AND APPROVED on this 21st day of September, 2016.

ATTEST:

THE CITY OF MANOR, TEXAS

Frances M. Aguilar, City Secretary

Rita G. Jonse, Mayor



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 21, 2016

PREPARED BY: Lydia M. Collins

DEPARTMENT: Finance

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an ordinance levying ad valorem taxes for the use and support of the municipal government of the City of Manor for the fiscal year beginning October 1, 2016 and ending September 30, 2017.

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve the ordinance levying ad valorem taxes for the use and support of the municipal government of the City of Manor for the fiscal year beginning October 1, 2016 and ending September 30, 2017 with the following motion: "I move that the property tax rate be increased by the adoption of a tax rate of \$0.7738 on each \$100.00 valuation of property, which is effectively an 8.71% percent increase in the tax rate."

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

ORDINANCE NO. 446

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, LEVYING AD VALOREM TAXES FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017; PROVIDING FOR APPORTIONING EACH LEVY FOR SPECIFIC PURPOSES; AND ESTABLISHING WHEN TAXES SHALL BECOME DUE AND SAME SHALL BECOME DELINQUENT, IF NOT PAID.

WHEREAS, the City Council of the City of Manor, Texas approved the annual budget for the municipality's fiscal year beginning October 1, 2016, and ending September 30, 2017; and

WHEREAS, it is necessary that an Ordinance be passed levying an ad valorem tax on all property, real and personal, within the corporate limits of the City of Manor, Texas in accordance with such annual budget and the Texas Tax Code; and

WHEREAS, the City Council conducted two public hearings to discuss a proposal to increase total tax revenues on August 31, 2016 and September 7, 2016, as provided by law;

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

Section 1. There is hereby levied and there shall be collected for the use and support of the municipal government of the City of Manor, Texas (herein the "City") and to provide an Interest and Sinking Fund for the fiscal year 2016-2017, upon all property, real, and personal, and mixed, within the corporate limits of said City on January 1, 2016 subject to taxation, a tax of **\$0.7738** on each \$100.00 valuation of property, said tax being so levied and apportioned to the specific purposes here set forth:

A. For the maintenance and operations of the municipal government (General Fund), **\$0.4381** on each \$100.00 valuation of property; and

B. For the debt service of the municipality (Interest and Sinking Fund), **\$0.3357** on each \$100.00 valuation of property.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 8.71% PERCENT. AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$134,318 HOME BY APPROXIMATELY \$187.69.

Section 2. Taxes levied under this Ordinance shall be due October 1, 2016 and, if not paid on or before February 1, 2017, shall immediately become delinquent.

Section 3. All taxes shall become a lien upon the property against which assessed, and the Travis County Tax Assessor-Collector, as the assessor and collector for the City, is hereby authorized and empowered to enforce the collection of such taxes according to the Constitution and

Laws of the State of Texas and Ordinances of the City, and shall by virtue of the tax rolls, fix and establish a lien by levying upon such property, whether real or personal, for the payment of said taxes, penalty and interest, and the penalty and interest collected from such delinquent taxes shall be apportioned to the General Fund of the City. All delinquent taxes shall bear interest at the rate prescribed by State law.

Section 4. This Ordinance shall take effect and be in full force from and after its passage.

PASSED, ADOPTED, AND APPROVED on this 21st day of September, 2016.

The motion to adopt was made by Councilmember _____, with the following language: "I move that the property tax rate be increased by the adoption of a tax rate of \$0.7738 on each \$100.00 valuation of property, which is effectively an **8.71%** percent increase in the tax rate."

The motion was seconded by Councilmember _____, and the result of the vote by the Council was _____ FOR, _____ AGAINST, and _____ ABSTAINING.

ATTEST:

THE CITY OF MANOR, TEXAS

Thomas Bolt, City Manager

Rita G. Jonse, Mayor



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 21 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an ordinance to repeal and replace Ordinance No. 438 Fee Schedule, amending fees for animal control, subdivision, and building permits.

BACKGROUND/SUMMARY:

Our animal control officer now is able to microchip Manor's animals but there was no fee in our schedule adopted in June. This amendment adds the recommended \$10 fee. Because the schedule was coming back for consideration, we've included a fee for commercial foundation repair, posting & notification for short form final plats, and removing the foundation permit for monument signs.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Ordinance

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve the ordinance to repeal and replace Ordinance No. 438 Fee Schedule, amending fees for animal control, subdivision, and building permits.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

ORDINANCE NO. 447

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, REPEALING ORDINANCE NUMBER 438; ESTABLISHING FEES AND CHARGES FOR BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, IRRIGATION, AND OTHER PERMITS; ESTABLISHING TECHNOLOGY FEES; ESTABLISHING FEES AND CHARGES FOR THE PLATTING OF SUBDIVISIONS; ESTABLISHING OTHER ADMINISTRATIVE FEES AND CHARGES; AMENDING CONFLICTING ORDINANCES; PROVIDING FOR PENALTIES; AND PROVIDING FOR SEVERABILITY, OPEN MEETINGS AND EFFECTIVE DATE CLAUSES.

WHEREAS, the City of Manor (the "City") is experiencing significant growth and development and such growth is expected to continue; and,

WHEREAS, many of the City's fees and charges are not adequate to cover the City's actual cost of providing the reviews, inspections, and services required to be provided by the City; and,

WHEREAS, the City's growth has presented increasingly more complex and time consuming planning, engineering, and legal issues that have required increased expenditures for professional consulting, including, but not limited to, planning, engineering, and legal fees and expenses; and,

WHEREAS, it is the general policy of the City that, to the greatest extent possible, all new development should pay for itself and not pose an undue financial burden on the City or its residents; and,

WHEREAS, many of the increased expenditures are related to or associated with particular projects involving prospective industrial, business, commercial, mixed use, multi-family and/ or residential uses; and,

WHEREAS, the City Council finds that it is in the best interest of the City and its residents for each such project to bear the cost of expenditures for professional consulting related thereto, including, but not limited to, planning, engineering, and legal fees and expenses; and,

WHEREAS, the City's fee schedules are located in many different ordinances; and,

WHEREAS, the City is desirous of being able to modify fees as necessary without modifying the individual Ordinance they are specified in; and,

WHEREAS, the City's fee schedules need to be updated to establish fees for certain types of services not previously established.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT;

Section 1. Basic Building Permit, Inspection and Technology Fee Charges. The following fees and charges are established and shall be in addition to any fees otherwise pursuant to this schedule.

Permit	Permit Fee	Insp Rate	Tech Fee
Building contractor registration (excluding plumbing contractors)	\$50.00		
Residential Building			
New Build Permit Fee (1 & 2 Fam) <i>note: Trade permits, inspections and Certificate of Occupancy is included in rates above.</i>	\$.60 per sq ft.	\$60 ea (8)	\$30.00
Additions	\$.60 per sq ft. of addition	\$60.00 ea	\$20.00
Remodel/Repair - Estimated Value		\$60.00 ea	\$20.00
\$0-\$3,000	\$50.00	\$60.00 ea	\$20.00
\$3,001-\$5,000	\$60.00	\$60.00 ea	\$20.00
\$5,000-\$10,000	\$85.00	\$60.00 ea	\$20.00
\$10,001-\$15,000	\$95.00	\$60.00 ea	\$20.00
\$15,001-\$20,000	\$115.00	\$60.00 ea	\$20.00
\$20,001-\$25,000	\$140.00	\$60.00 ea	\$20.00
Above \$25,000	\$140.00 + .007 x cost over \$25,000	\$60.00 ea	\$20.00
Driveway	\$25.00	\$60.00 ea	\$10.00
Plumbing	\$35.00	\$60.00 ea	\$10.00
Electrical	\$35.00	\$60.00 ea	\$10.00
Mechanical	\$35.00	\$60.00 ea	\$10.00
Demolition	\$25.00	\$60.00 ea	\$10.00
Foundation - Leveling/Repair	\$25.00	\$60.00 ea	\$10.00
Certificate of Occupancy	\$50.00	\$60.00 ea	\$10.00
Re - inspection Fees for Residential			
1st		\$75.00 each	
2nd & more		\$100.00 each	
Multi-Family			
New Building (includes trade permits) (MEP Trade permits are the same as Single Family)	\$.60 per sq ft.	\$35.00 ea (8 per unit)	\$50.00
Demolition	\$50.00	\$60.00 ea	\$10.00
Certificates of Occupancy	\$50.00 ea	\$60.00 ea	\$10.00

Permit	Permit Fee	Insp Rate	Tech Fee
Residential Building, Trade Permits & Technology Fees Continued			
Manufactured Homes			
Individual Unit Trade Permits (same as Residential, only outdoor inspections)	\$250 + trade permits	\$60.00 ea	\$25.00
Foundation	\$35.00	\$60.00 ea	\$10.00
Commercial Building, Trade Permits & Technology Fees			
Commercial Building Permit	\$.70 per sq. ft including trade permits	\$80.00 ea	\$50.00
Plan Review with Outside Agency	TBD	n/a	
New Build - Shell/Spec	\$.35 per sq ft including trade permits	\$80.00 ea	\$50.00
Electrical	\$80.00	\$80.00 ea	\$10.00
Plumbing	\$80.00	\$80.00 ea	\$10.00
Mechanical	\$80.00	\$80.00 ea	\$10.00
Grease Trap	\$80.00	\$80.00 ea	\$10.00
Vent Hood Type 1	\$200.00 (includes M & E permits)	\$80.00 ea	\$10.00
Vent Hood Type II	\$160.00 (includes M & E permits)	\$80.00 ea	\$10.00
Driveway/Parking	\$.05 per sq ft	\$80.00 ea	\$10.00
Certificate of Occupancy	\$80.00	\$80.00ea	\$10.00
Re - inspection Fees for Commercial			
1st		\$100.00 each	
2nd & more		\$125.00 each	

Permit	Permit Fee	Insp Rate	Tech Fee
Remodel/Repair			
\$0-\$3,000	\$50.00	\$80.00 ea	\$50.00
\$3,001-\$5,000	\$60.00	\$80.00 ea	\$50.00
\$5,000-\$10,000	\$85.00	\$80.00 ea	\$50.00
\$10,001-\$15,000	\$95.00	\$80.00 ea	\$50.00
\$15,001-\$20,000	\$115.00	\$80.00 ea	\$50.00
\$20,001-\$25,000	\$140.00	\$80.00 ea	\$50.00
Above \$25,000	\$140.00 + .007 x cost over \$25,000	\$80.00 ea	\$50.00
Foundation Repair	\$35.00	\$80.00 ea	\$10.00
Tenant Finish Out (TFO)	\$.35 per sq ft including trade permits	\$80.00 ea	\$50.00
Demolition	\$100.00	\$80.00 ea	\$10.00
Certificates of Occupancy	\$80.00 ea	\$80.00 ea	\$10.00
Re issue or copy	\$50.00 ea	n/a	\$10.00
Accessory Structures			
Equal to or larger than 64 sq ft	\$35.00	\$60.00 ea	\$10.00
Carports	\$35.00	\$60.00 ea	\$10.00
Detached Garage	\$35.00	\$60.00 ea	\$10.00
Deck & Patio Covers	\$35.00	\$60.00 ea	\$10.00
Deck	\$35.00	\$60.00 ea	\$10.00
Patio	\$35.00	\$60.00 ea	\$10.00
Swimming Pools			
Residential (in or above ground)	\$80.00 + trade permits	\$60.00 ea	\$10.00
Commercial (in or above ground)	\$150.00 + trade permits	\$80.00 ea +	\$10.00
Hot Tub / Spa Commercial	\$120.00 + trade permits	\$80.00 ea +	\$10.00
Hot Tub / Spa Residential	\$80.00 + trade permits	\$60.00 ea	\$10.00

	Permit	Permit Fee	Insp Rate	Tech Fee
Sign Permits				
Permanent				
Wall or Pole Signs				
	Up to 40 sq ft	\$50.00 + trade permit	\$80.00 ea	\$10.00
	41 sq ft to 60 sq ft	\$75.00 + trade permit	\$80.00 ea	\$10.00
	61 sq ft or larger	\$100.00 + trade permit + \$1.00 per sq ft over 61 sq. ft	\$80.00 ea	\$10.00
	Monument Sign	Above rates + trade permit	\$80.00 ea	\$10.00
	Billboards	Above rates (max of 672 sq ft per face) + trade permit	\$80.00 ea	\$50.00
Temporary				
	Up to 16 sq ft only	\$25.00		\$10.00
	Uniform Sign Plan	\$200.00		\$25.00
	Uniform Sign Plan Amendment	\$200.00		\$25.00
Miscellaneous Permits				
	Moving a Structure (non-licensed mover)	\$85.00 + PD Escort Fees	\$80.00 ea	\$10.00
	Fence	\$35.00		\$10.00
	Irrigation			
	Residential	\$35.00	\$60.00 ea	\$10.00
	Commercial & Multi Family	\$80.00	\$80.00 ea	\$10.00
	Other Demolition Residential	\$35.00	\$60.00 ea	\$10.00
	Other Demolition Commercial	\$35.00	\$80.00 ea	\$10.00
Other Agency Fees: The City of Manor does not assess nor collect fees for reviews of Building Construction Plans by agencies having jurisdictional authority. All fees for other agencies are established and collected by each of the authorities conducting review.				
Educational Permits				
	New Building	\$.80 per sq ft	\$80.00 ea	\$50.00
	Addition	\$.80 per sq ft	\$80.00 ea	\$50.00

* All impact fees are waived for schools and universities.

Permit	Permit Fee	Insp Rate	Tech Fee
Educational Permits Continued...			
Remodel/Repair (trades not included)			
\$0-\$3,000	\$50.00	\$80.00 ea	\$50.00
\$3,001-\$5,000	\$60.00	\$80.00 ea	\$50.00
\$5,000-\$10,000	\$85.00	\$80.00 ea	\$50.00
\$10,001-\$15,000	\$95.00	\$80.00 ea	\$50.00
\$15,001-\$20,000	\$115.00	\$80.00 ea	\$50.00
\$20,001-\$25,000	\$140.00	\$80.00 ea	\$50.00
Above \$25,000	\$140.00 + .007 x cost over \$25,000	\$80.00 ea	\$50.00
Educational Trades			
Electrical, Plumbing, Mechanical	\$80.00 ea	\$80.00 ea	\$10.00 ea

Section 2. Site Plans. The following fees and charges are established and shall be collected for the review of site plans for multi-family, commercial, institutional, and industrial types of development of land within the City;

Site Plan Fees

Site Plan Engineer Review	\$400.00 + \$15 per acre	\$50.00
Revision	\$250.00	\$25.00
TIA Review	\$800.00 + \$10 per page	\$50.00
CLOMR & LOMR Engineer Review	\$600.00	\$50.00

Other Agency Fees: The City of Manor does not assess nor collect fees for reviews of Building Construction Plans by agencies having jurisdictional authority. All fees for other agencies are established and collected by each of the authorities conducting review.

Professional Fees: In addition to the fees and charges, an Engineer Review Fee, set forth above in this section, the proposer, developer or subdivider of land, a subdivision, plat, or municipal utility district, shall reimburse and pay to the City the actual costs and expenses for professional services, including but not limited to consulting engineers, attorneys and land planners, incurred by the City with respect to such subdivision, plat, development, municipal utility district, or floodplain review.

Section 3. Subdivision Plats. The following fees and charges are established and shall be collected for the subdivision of land within the City or its extraterritorial jurisdiction.

Subdivision Fees

Concept Plan	\$500.00 + \$5 per lot	\$50.00
Engineer Review	\$500.00 + \$5 per lot	
Public Hearing Notice (Newspaper)	\$150.00	
Property Owner Notification	\$5 per property owner	
Hearing and Notification fees may be assessed twice for Planning Commission and City Council		
Revision	\$250.00	\$25.00

Permit	Permit Fee	Insp Rate	Tech
Preliminary Plan	\$500.00 + \$5 per lot		\$50.00
Engineer Review	\$750 + \$50 per lot		
Public Hearing Notice (Newspaper)	\$150.00		
Property Owner Notification	\$5 per property owner		
TIA Review	\$800 + \$10 per page		\$50.00
Revision	\$250.00		\$25.00
Construction Plan	3% Estimated Cost		\$50.00

Construction Plan Fee: A fee in the amount of three percent (3%) of the estimated cost for construction of all streets, water, wastewater, drainage and other infrastructure required to be constructed for the approval and final acceptance of any subdivision or section thereof shall be paid, together with all other applicable fees and charges, prior to any approved plat - plan being finally approved by the City and filed of record. The total estimated amount of such fee shall be paid as a deposit prior to the start of construction.

Final Plat	\$750.00 + \$20 per lot	\$50.00
Engineer Review	\$1000 + \$20 per lot	
Revision	\$250.00	\$25.00
Short Form Final Plat	\$400 + \$5 per lot	\$25.00
Engineer Review	\$300.00	
Revision	\$150.00	\$15.00
Public Hearing Notice (Newspaper)	\$150.00	
Property Owner Notification	\$5 per property owner	
Amended Plats	\$400 + \$20 per lot	\$25.00
Engineer Review	\$300.00	
Revision	\$150.00	\$15.00

Parkland Dedication

Fee in Lieu (City Council Approval) \$550 per dwelling unit

Combination 3 acres or more of parkland plus Fee in Lieu; *See Ordinance 263B Article III, Sec. 48(c)(1)*

Other Agency Fees: The City of Manor does not assess nor collect fees for reviews of Building Construction Plans by agencies having jurisdictional authority. All fees for other agencies are established and collected by each of the authorities conducting review.

Professional Fees: In addition to the fees and charges, an Engineer Review Fee, set forth above in this section, the proposer, developer or subdivider of land, a subdivision, plat, or municipal utility district, shall reimburse and pay to the City the actual costs and expenses for professional services, including but not limited to consulting engineers, attorneys and land planners, incurred by the City with respect to such subdivision, plat, development or municipal utility district.

Section 4. Zoning, Variance, Special & Conditional Use Permits. The following fees and charges are established and shall be collected with an application for consideration by a board, commission, or consultant prior to consideration and action by any authority having jurisdiction.

Zoning

Zoning Request	\$300 + \$30 per acre	\$15.00
Public Hearing Notice (Newspaper)	\$150.00	
Property Owner Notification	\$5 per property owner	
Verification	\$50.00	\$10.00

Special Services

GIS Mapping Pre-made Hardcopy

8.5"x11"	\$2.00
11"x17"	\$5.00
Larger formats	per engineer costs

GIS Digital Data by Layer

\$10 first layer, \$5
each additional
layer

Development Agreement Consultation

Deposit	\$6,000.00
Actual Costs	More or less billed costs for engineering and legal consultation

Planned Unit Development

Amendment	\$600 + \$40 per acre	\$25.00
	½ Original Fee	\$15.00

Conditional Use Permit

	\$250.00	\$10.00
Public Hearing Notice (Newspaper)	\$150.00	
Property Owner Notification	\$5 per Property Owner	

Variance

	\$250 + \$30 per acre	\$10.00
Public Hearing Notice (Newspaper)	\$150.00	
Property Owner Notification	\$5 per Property Owner	

Special Use Request

	\$250 + \$30 per acre	\$10.00
Public Hearing Notice (Newspaper)	\$150.00	
Property Owner Notification	\$5 per Property Owner	

Comprehensive Plan Amendments

Appeal of Administrative Decision

Appeal of Planning & Zoning Decision

	\$350.00	\$15.00
	\$400.00	\$10.00
	\$400.00	\$10.00

Section 5. Vendors. The following fees and charges are established and shall be collected prior to the review and approval of an application to solicit, peddle, or operate a food establishment as a seasonal, semi- permanent or temporary food vendor.

Door to door solicitation

Bond	\$5000.00
Per day	\$5.00 per day up to 7 days
Per week	\$10.00
Per Month	\$25.00
Three Months	\$50.00
Six Months	\$75.00
Per year	\$100.00

Mobile Food Establishment

Per day	\$5.00 per day up to 7 days
Per week	\$10.00
Per Month	\$25.00
Three Months	\$50.00
Six Months	\$75.00
Per year	\$100.00

Special Event (Use of rights-of-way or other city resources not covered under Park Use Fees) First day or portion thereof	\$50.00
Each additional day	\$25.00

Section 6. Game Room and Amusement Redemption Machine Fees. The following fees and charges are established and shall be collected prior to the review and approval of an application to operate a game room establishment.

Application	\$200
License	\$100 per amusement redemption machine
Renewal (No application fee necessary if license has not expired)	\$100 per amusement redemption machine

Section 7. Special Services. The following fees and charges are established and shall be collected for special services provided by Law Enforcement Staff.

Incident Report Copy	\$5.00
Crash Report Copy	\$6.00
Finger Printing Fees	
First two finger print cards	\$10.00 per card (come in two card packages)
Each additional card	\$5.00
Alarm Permit Fees	
Residential Systems	\$50.00
Commercial Systems	\$50.00
Multi-family Systems	\$50.00 per unit
Common Areas	\$50.00 each building
Government Agencies	No fee
Schools and Similar Occupancies	\$50.00

Renewal Fee	\$10.00
Late Fee	\$5.00
False Alarm Fees	
Up to 3 per year	No fee
4th and 5th per year	\$50.00
5th, & 7th per year	\$75.00
8th and more per year	\$100.00
Police Car Fee	\$15.00 per hour (no minimum)
Police Officer Fee	\$45.00 to \$55.00 depending on contract (4 Hour Minimum)
Traffic Control Device Fee	\$100.00 (Maximum of trailer limit)

Section 8. Administrative and/or Miscellaneous Fees. The following fees and charges are established and shall be collected for Park Rental, Animal Registration, Film Projects, and administrative fees for copying and/or producing records upon request.

Film projects using City property

<u>Activity</u>	<u>Per Day Fee</u>
Total disruptive use (regular operating hours) of a public building, park, right of way or other public area;	\$500.00
Partial non disruptive use of a public building, right of way or other public area;	\$250.00
Total closure of obstruction of a public street or right of way, including parking lots and on-street parking (for filming purposes);	\$50.00 per block
Partial closure or obstruction of a public street, right of way, including parking lots and on-street parking (for filming purposes); and	\$25.00 per block
Use of city parking lots, parking areas, and city streets (for the purpose of parking film trailers, buses, catering trucks, and other large vehicles)	\$50.00 per block

Administrative Fees - All departments

B/W Copies – standard letter size	\$0.15 per page of printed material
B/W Copies – legal or larger	\$0.50 per page of printed material
Color Copies – standard letter size	\$0.25 per page of printed material
Color Copies -legal or larger	\$0.50 per page of printed material
Specialty Paper (Mylar, Blueprint etc.)	Actual cost
Notary fee	\$6.00
Every other signature	\$1.00
CD copies	\$25.00
Other electronic media	Actual cost
PDF of Ordinance/Utility Bill	No charge
Labor and overhead charge	\$15.00 per hour >50 copies, or locate, compile, and reproduce requested information when records located in remote facility
Postal Expenses	Actual cost to transmit information paid prior to release
Returned Check Fee	\$35.00
Administrative fee	\$20.00
Animal registration	\$10.00
Animal Microchipping	\$10.00
Credit card payments	\$2.00
City Park Rental Permit Fees	
Up to 4 hours	\$50.00
Maintenance Deposit	\$25.00
4 – 8 hours	\$75.00
Maintenance Deposit	\$50.00
Per Day	\$100.00
Maintenance Deposit	\$100.00 refunded minus city staff costs if required
City Staff Maintenance	\$20.00 per hour
City Vehicle Use	\$15.00 per hour
Debris Removal	\$20.00
Barricades set up & take down	\$75.00

Section 9. Utility Service charges and fees. The following fees and charges are established and shall be collected for providing utility services, repairs, new construction, impact fees, maintenance, debris pick up and associated administrative services.

Water	Established under separate Ordinance
Wastewater	Established under separate Ordinance
Debris Solid Waste	Per current contract with Solid Waste Service Provider renewed annually. Approved by City Council.
Meter testing	\$50.00
Meter re-read	\$5.00 (No charge if there is an error)
Damage of City Property	\$100.00 + actual costs
Water Taps	
Residential	\$750.00
Commercial	\$750.00 + actual costs
Wastewater Taps	
Residential	\$750.00
Commercial	\$750.00 + actual cost

Water and Wastewater Impact Fees

For all lots or development, the Community Impact Fee for each Living Unit Equivalent shall be in accordance with amounts imposed in previous Ordinances for the applicable time period as shown in the following chart.

Platted Dates	Water Impact Fee	Wastewater Impact Fee
May 18, 2016 to present	\$2,121.00	\$2,323.50
June 6, 2012 to May 18, 2016	\$1,800.00	\$1,800.00
November 19, 2008 - June 6, 2012	\$2,500.00	\$2,100.00
May 16, 2007 - November 19, 2008	\$2,200.00	\$2,100.00
July 28, 2004 – May 16, 2007	\$1,700.00	\$1,800.00
September 27, 2000 – July 28, 2004	\$1,575.00	\$1,925.00
November 16, 1994 – September 27, 2000	\$1,440.00	\$1,630.00
May 18, 1989 - November 16, 1994	\$1,335.00	\$2,375.00
October 9, 1985 – May 18, 1989	\$500.00	\$850.00

Security Deposits

Residential Combined Water, Wastewater, Trash	\$150.00
Residential Water Service Only	\$75.00
Residential Wastewater Service Only	\$50.00
Residential Trash Service Only	\$30.00
Deposit Transfer	\$25.00
Commercial Combined Water, Wastewater, Trash	\$500.00

Utility Connection and Disconnection

Water Connection	\$35.00
Water One Day Connection	\$35.00
Water Guaranteed Same Day Connection	\$50.00
Disconnection	\$50.00

Section 10. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances, and sections of the City Code of Ordinances, in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 11. Penalties. Any person who commences work requiring a permit before obtaining the necessary permits shall be in violation of this ordinance and subject to a penalty fee equal to the rate of the permit

Section 12. Severability. If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications hereof which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 13. Effective Date. This Ordinance shall take effect immediately from and after its passage and publication in the manner set forth with the provisions of the Tex. Loc. Gov't Code.

Section 14. Open Meetings Act. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chap. 551, Tex. Gov't Code.

PASSED AND APPROVED on this 21st day of September, 2016.

ATTEST:

THE CITY OF MANOR, TEXAS

Frances M. Aguilar, City Secretary

Rita G. Jonse, Mayor



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 21, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a second reading of an ordinance annexing 9.187 acres located in Travis County, Texas filed in the Travis County Official Public Records as Document No. 2006207224 and Document No. 2005187926 and Travis County Deed Records 622/450, locally known as 12110 E. US Hwy. 290 and 12219 E. US Hwy. 290.

BACKGROUND/SUMMARY:

9 acres at the SE corner of 290 and 973 were petitioned to be annexed. The petition was accepted, 2 public hearings were held with no objections, 2 readings of the draft municipal service plan were held with no objections. This the second of 2 readings of the ordinance to annex the property.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Ordinance

Exhibit A - property descriptions and map

Exhibit B - Municipal Service Plan

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve the second reading of an ordinance to annex 9.187 acres of land at the SE corner of 290 and 973 as presented.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☒ NONE

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING 9.187 ACRES OF LAND, MORE OR LESS, THAT IS ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY; APPROVING A SERVICE PLAN FOR THE ANNEXED AREA; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS; the City of Manor, Texas (“the City”) is home rule municipality authorized by State law to annex territory lying adjacent and contiguous to the City;

WHEREAS; the owner of the property, as hereinafter described, made written request for the City to annex such property in compliance with the *Tex. Loc. Gov’t Code*;

WHEREAS; the property is adjacent to the present city limits and contiguous with the city limits;

WHEREAS; the City Council has heard and has decided to grant the request;

WHEREAS; two separate public hearings were conducted prior to consideration of this Ordinance in accordance with § 43.063 of the *Tex. Loc. Gov’t. Code*;

WHEREAS; notice of the public hearing was published in a newspaper of general circulation in the City and the territory proposed to be annexed not more than twenty (20) nor less than (10) days prior to the public hearings;

WHEREAS; the City intends to provide services to the property to be annexed according to the Service Plan attached hereto as Exhibit “B”

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

Section 1. All of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied herein in their entirety.

Section 2. That the following described property (hereinafter referred to as the “Annexed Property”) is hereby annexed into the corporate limits of the City of Manor:

All portions of that certain tract or parcel of land not previously annexed into the city limits, being 9.187 acres, more or less, located in Travis County, Texas filed in the Travis County Official Public Records as Document No. 2006207224 and Document No. 2005187926 and Travis County Deed Records 622/450 being more particularly described in Exhibit “A” attached hereto and incorporated herein for all purposes.

Section 3. That the Service Plan submitted herewith is hereby approved as part of this Ordinance, made a part hereof and attached hereto as Exhibit “B”.

Section 4. That the future owners and inhabitants of the Annexed Property shall be entitled to all of the rights and privileges of the City as set forth in the Service Plan attached hereto as Exhibit “B”, and are further bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be hereafter adopted.

Section 5. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Manor.

Section 6. That the Annex Property shall be temporarily zoned District “A” as provided in the City Zoning Ordinance, until permanent zoning is established therefore.

Section 7. That if any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov’t. Code*.

Section 9. That it is hereby officially found and determined that the meeting at which this Ordinance is passes was open to the public as required and that public notice of the time, place, and purpose of said meeting was given required by the Opens Meeting Act, *Chapt. 551, Tex. Gov’t Code*.

PASSED AND APPROVED first reading on this the 7th day of September, 2016

SECOND AND FINAL READING on this the 21st day of September, 2016

ATTEST:

THE CITY OF MANOR, TEXAS

Frances Aguilar, City Secretary

Rita Jonse, Mayor

EXHIBIT “A”

Property description: +/- 9.187 acres

EXHIBIT “B”

Approved municipal Service Plan

Exhibit 'A'

County: Travis
Project: Son Tan Ma
Project No. 050806

FIELD NOTES

ALL OF THAT CERTAIN 2.50 ACRE TRACT OR PARCEL OF LAND, SITUATED IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT 315, TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.50 ACRE TRACT OF LAND RECORDED IN THE NAME OF SON TAN MA IN VOLUME 99845, PAGE 595 OF THE TRAVIS COUNTY DEED RECORDS (T.C.D.R.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod found for the northwesterly corner of said 2.50 acre tract, said iron rod being the northeasterly corner of a called 3.62 acre tract of land recorded in the name of Bille J. and Barbara K. Lynas in Volume 6153, Page 2376 of the T.C.D.R., also being on the southerly Right-of-Way (R.O.W.) line of U.S. Highway 290, from which a concrete monument found bears South 89 degrees 30 minutes 16 seconds West, a distance of 161.20 feet;

Thence, with the northerly line of said 2.50 acre tract and the southerly R.O.W. line of said U.S. 290, North 89 degrees 20 minutes 00 seconds East, a distance of 204.47 feet to a 1/2-inch iron rod found for the northeasterly corner of said 2.50 acre tract, said iron rod being the northwesterly corner of a called 10.00 acre tract of land recorded in the name of Odeen Hibbs in Document Number 2002010174 of the Official Public Records of Travis County (O.P.R.T.C.);

Thence, with the easterly line of said 2.50 acre tract and the westerly line of said 10.00 acre tract, South 06 degrees 27 minutes 38 seconds West, a distance of 597.13 feet to a 1/2-inch iron rod found for the southeasterly corner of said 2.50 acre tract and the southwesterly corner of said 10.00 acre tract, said iron rod being on the northerly line of a called 105.50 acre tract of land recorded in the name of George Bell in Volume 869, Page 550 of the T.C.D.R.;

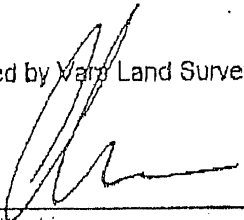
Thence, with the southerly line of said 2.50 acre tract and the northerly line of said 105.50 acre tract, North 72 degrees 36 minutes 24 seconds West, a distance of 68.10 feet to a 1/2-inch iron rod found for the most southerly southwest corner of said 2.50 acre tract, said iron rod also being the most easterly southeast corner of the aforesaid 3.62 acre tract;

Thence, with the common line of said 2.50 acre tract and said 3.62 acre tract the following three (3) courses and distances;

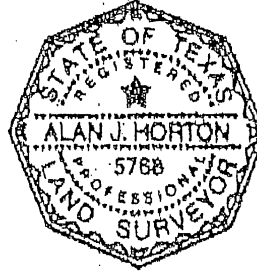
1. North 15 degrees 05 minutes 04 seconds East, a distance of 39.98 feet to a 1/2-inch iron rod found for a corner point;
2. North 71 degrees 38 minutes 30 seconds West, a distance of 145.67 feet to a 5/8-inch iron rod found for a corner point;

3. North 06 degrees 31 minutes 16 seconds East, a distance of 489.28 feet to the POINT OF BEGINNING and containing 2.50 acres of land, more or less.

Prepared by Vara Land Surveying, Inc.



Alan J. Horton
Registered Professional Land Surveyor No. 5768
Date: September 9, 2005



Bearing Basis: The bearings described herein are based on the northerly line of said 2.50 acre tract, being North 89 degrees 20 minutes 00 seconds East.

VARA LAND SURVEYING, INC.

Ph: (612) 838-2622

September 9, 2005

050805.doc

Exhibit "A"

County: Travis
Project: Lynas Tract
Project No. 0060808

FIELD NOTES

ALL OF THAT CERTAIN 3.62 ACRE TRACT OR PARCEL OF LAND, SITUATED IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT 315, TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 3.62 ACRE TRACT OF LAND RECORDED IN THE NAME OF BILLIE J. AND BARBARA K. LYNA IN VOLUME 6153, PAGE 2376 OF THE TRAVIS COUNTY DEED RECORDS (T.C.D.R.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found for the northeasterly corner of said 3.62 acre tract, said iron rod being the northwesterly corner of a called 2.50 acre tract of land recorded in the name of Greenview Development 973, LP in Document Number 2005187926 of the Official Public Records of Travis County (O.P.R.T.C.), said iron rod also being on the southerly Right-of-Way (R.O.W.) line of U.S. Highway 290;

Thence, with the easterly line of said 3.62 acre tract and the westerly line of said 2.50 acre tract the following three (3) courses and distances;

1. South 6 degrees 48 minutes 05 seconds West, a distance of 489.28 feet to an iron rod found;
2. South 71 degrees 21 minutes 41 seconds East, a distance of 145.67 feet to an iron rod found;
3. South 15 degrees 21 minutes 53 seconds West, a distance of 39.95 feet to an iron rod found for the most easterly southeast corner of said 3.62 acre tract, said iron rod being the most southerly southwest corner of said 2.50 acre tract, also being on the northerly line of a called 104.61 acre tract of land recorded in the name of Greenview Development Greenbury, LP, in Document Number 2005237215 of the O.P.R.T.C.;

Thence, with the southerly line of said 3.62 acre tract and the northerly line of said 104.61 acre tract, North 74 degrees 24 minutes 45 seconds West, a distance of 58.17 feet to an iron rod found for an angle point in the southerly line of said 3.62 acre tract, said iron rod being the northwesterly corner of said 104.61 acre tract and the northeasterly corner of a called 39.15 acre tract of land recorded in the name of Greenview Development 973, LP, in Document Number 2005187773 of the O.P.R.T.C.;

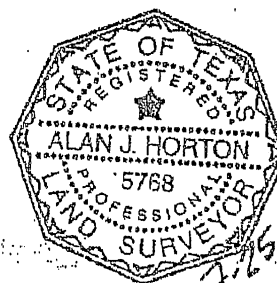
Thence, continuing with the southerly line of said 3.62 acre tract and the northerly line of said 39.15 acre tract the following three (3) courses and distances;

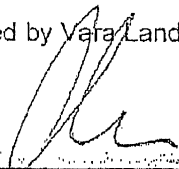
1. North 60 degrees 02 minutes 10 seconds West, a distance of 533.32 to an iron rod found;
2. North 55 degrees 43 minutes 44 seconds West, a distance of 64.69 feet to a 60-d nail found in fence post;
3. North 9 degrees 04 minutes 50 seconds East, a distance of 66.84 feet to an iron rod found for the most westerly northwest corner of said 3.62 acre tract, said iron rod being the most northerly corner of said 39.15 acre tract, also being on the southeasterly cutback line of said U.S. Highway 290 and F.M. 973;

Thence, with the northwesterly line of said 3.62 acre tract and said southeasterly cutback line, North 60 degrees 35 minutes 26 seconds East, a distance of 379.07 feet to a concrete monument found for an angle point on the northerly line of said 3.62 acre tract, said concrete monument being the intersection of said southeasterly cutback line with the southerly R.O.W. line of said U.S. 290;

Thence, with the northerly line of said 3.62 acre tract and the southerly R.O.W. line of said U.S. 290, North 89 degrees 52 minutes 42 seconds East, a distance of 161.25 feet to the POINT OF BEGINNING and containing 3.62 acres of land, more or less.

Prepared by Vara Land Surveying, Inc.




Alan J. Horton
Registered Professional Land Surveyor No. 5768
Date: July 25, 2006

Bearing Basis: The bearings described herein are based on the northwesterly line of said 3.62 acre tract, being North 60 degrees 35 minutes 26 seconds East.

VARA LAND SURVEYING, INC.

Ph: (512) 836-2622

July 25, 2006

060808-mb.doc

EXHIBIT A

County: Travis
Tract No.: 1
Highway: F.M. 973 from US 290 to Old Hwy 20
RCSJ: 1200-03-_____
CSJ: 1200-03-038
Owner: State of Texas

PROPERTY DESCRIPTION FOR TRACT 1

ALL OF THAT CERTAIN 3.017 ACRE (131,422 S.F.) TRACT OR PARCEL OF LAND SITUATED IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE EXISTING TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY (R.O.W.) AT THE SOUTHEAST INTERSECTION OF U.S. HIGHWAY 290 AND F.M. 973, CONVEYED TO THE STATE OF TEXAS FROM MRS. CECIL HAGUE IN VOLUME 622, PAGE 450 OF THE TRAVIS COUNTY DEED RECORDS (T.C.D.R.) AND AWARDED IN JUDGEMENT OF CONDEMNATION AGAINST J.M. ASHMORE AND WIFE IN VOLUME K, PAGE 35 OF THE CIVIL MINUTES OF TRAVIS COUNTY (C.M.T.C.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found being 743.74 feet left of proposed Texas Department of Transportation (TxDOT) F.M. 973 centerline station 13+73.34 for the northeasterly corner of a called 3.62 acre tract of land recorded in the name of Greenview Development 973, LP in Document Number 2006207224 of the Official Public Records of Travis County (O.P.R.T.C.), said iron rod being on the southerly R.O.W. line of U.S. Highway 290, said iron rod also being the northwesterly corner of a called 2.50 acre tract of land recorded in the name of Greenview Development 973, LP in Document Number 2005187926 of the O.P.R.T.C., from which, an iron rod found for a back corner of said 3.62 acre tract bears South 04 degrees 25 minutes 04 seconds West, a distance of 489.28 feet;

Thence, with the northerly line of said 3.62 acre tract and the southerly R.O.W. line of said U.S. Highway 290, South 87 degrees 29 minutes 40 seconds West, a distance of 161.25 feet to a Type I monument found being 604.45 feet left of proposed Texas Department of Transportation (TxDOT) F.M. 973 centerline station 14+54.59, said monument being the intersection of the southerly R.O.W. line of said U.S. Highway 290 with the northeasterly line of said F.M. 973, said monument also being an angle point on the northerly line of said 3.62 acre tract, for the **POINT OF BEGINNING** of the herein described tract;

Thence, with the existing southerly R.O.W. line of said F.M. 973 and the northwesterly line of said 3.62 acre tract and the northwesterly line of a called 39.15 acre tract of land recorded in the name of Greenview Development 973, LP in Document Number 2005187773 of the O.P.R.T.C., South 58 degrees 12 minutes 25 seconds West, passing at a distance of 379.07 feet to an iron rod found for the northwesterly corner of said 3.62 acre tract and the northeasterly corner of said 39.15 acre tract, in all, a distance of 989.30 feet to a 1/2-inch iron rod set with TxDOT aluminum cap, from which a

Type I monument found (disturbed) for an angle point on the on the existing easterly Right-of-Way (R.O.W.) line of said F.M. 973 bears South 58 degrees 12 minutes 25 seconds West, a distance of 26.05 feet, said monument also being an angle point on the westerly line of said 39.15 acre tract;

Thence, through and across said TxDOT R.O.W. and with the proposed TxDOT R.O.W., the following three (3) courses and distances;

1. North 26 degrees 39 minutes 25 seconds East, a distance of 381.38 feet to a 1/2-inch iron rod set with TxDOT aluminum cap (to be replaced by TxDOT Type II monument after acquisition);
2. North 54 degrees 43 minutes 50 seconds East, a distance of 273.21 feet to a 1/2-inch iron rod set with TxDOT aluminum cap (to be replaced by TxDOT Type II monument after acquisition);
3. North 87 degrees 06 minutes 05 seconds East, a distance of 447.27 feet to the **POINT OF BEGINNING** and containing 3.017 acres (131,422 S.F.) of land, more or less.

This property description is accompanied by a separate plat of even date.

Bearings and Coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 HARN (93), all distances are surface. Combined scale factor = 1.00003.

THE STATE OF TEXAS

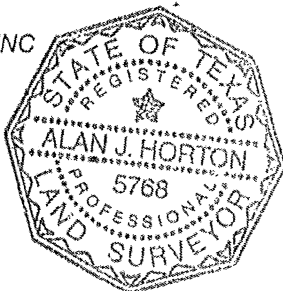
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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

I, Alan J. Horton, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my supervision.

VARA LAND SURVEYING, INC
3000 Joe DiMaggio Blvd., Ste. 75
Round Rock, Texas 78665
Ph: (512) 836-2622
Tract 1.doc





Alan J. Horton
Registered Professional Land Surveyor
No. 5768 – State of Texas
Date: December 16, 2008



//// Subject Properties

City Limits

1 inch = 500 feet

Proposed Annexation Properties

9.187 Acres



**MUNICIPAL SERVICES PLAN
FOR PROPERTY TO BE
ANNEXED INTO THE CITY OF MANOR**

WHEREAS, the City of Manor, Texas (the "City") intends to institute annexation proceedings for tracts of land described more fully hereinafter (referred to herein as the "subject property");

WHEREAS, *Section 43.056, Loc. Gov't. Code*, requires a service plan be adopted with the annexation ordinance;

WHEREAS, the subject property is not included in the municipal annexation plan and is exempt from the requirements thereof;

WHEREAS, infrastructure provided for herein and that existing are sufficient to service the subject property on the same terms and conditions as other similarly situated properties currently within the City limits and no capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City;

WHEREAS, the owner(s) of the subject property agree they will benefit from the City's development restrictions and zoning requirements, as well as other municipal services provided by the City, which are good and valuable consideration for this service plan; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapt. 43, Loc. Gov't. Code*, to annex the subject property into the City;

NOW, THEREFORE, the following services will be provided for the subject property on the effective date of annexation:

(1) **General Municipal Services.** Pursuant to the requests of the owner and this Plan, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by agreement between the City and the ESD's present personnel and equipment of the ESD fire fighting force and the volunteer fire fighting force with the limitations of water available. Radio response for Emergency Medical Services with the present contract personnel and equipment of the ESD.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Maintenance of parks and playgrounds within the City.

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities.

G. Maintenance of other City facilities, buildings and service.

H. Land use regulation as follows:

On the effective date of annexation, the regulatory and zoning jurisdiction of the City shall be extended to include the annexed area, and the use of all property therein shall be grandfathered; and shall be temporarily zoned "A" with the intent to rezone the subject property upon request of the landowner or staff. The Planning & Zoning Commission and the City Council will consider rezoning the subject property at future times in response to requests submitted by the landowner(s) or authorized city staff.

(2) **Scheduled Municipal Services.** Due to the size and vacancy of the subject property, the plans and schedule for the development of the subject property, the following municipal services will be provided on a schedule and at increasing levels of service as provided in this Plan:

A. Water service and maintenance of water facilities as follows:

(i) Inspection of water distribution lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of water service, water service will be provided to the subject property, or applicable portions thereof, by the utility holding a water certificate of convenience and necessity ("CCN") for the subject property or portions thereof (the "CCN holder") and, as applicable, the utility providing wholesale or retail water service to said CCN holder. Absent a water CCN, by the utility in whose jurisdiction the subject property, or portions thereof as applicable, is located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. If connected to the City's water utility system, the subject property owner shall construct the internal water lines and pay the costs of line extension and construction of such facilities necessary to provide water service to the subject property as required in City ordinances. Upon acceptance of the water lines within the subject property and any off-site improvements, water service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City; subject to all the ordinances, regulations and policies of the City in effect from time to time. The system will be accepted and

maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a water well that is in use on the effective date of the annexation and is in compliance with applicable rules and regulations shall be permitted and such use may continue until the subject property owner requests and is able to connect to the City's water utility system.

B. Wastewater service and maintenance of wastewater service as follows:

(i) Inspection of sewer lines as provided by statutes of the State of Texas.

(ii) (a) In accordance with the applicable rules and regulations for the provision of wastewater service, wastewater service will be provided to the subject property, or applicable portions thereof, by the utility holding a wastewater CCN for the subject property, or portions thereof as applicable, or absent a wastewater CCN, by the utility in whose jurisdiction the subject property, or portions thereof as applicable, is located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of wastewater service. If connected to the City's wastewater utility system, the subject property owner shall construct the internal wastewater lines and pay the costs of line extension and construction of facilities necessary to provide wastewater service to the subject property as required by City ordinances. Upon acceptance of the wastewater lines within the subject property and any off-site improvements, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The wastewater system will be accepted and maintained by the City in accordance with its usual policies. Requests for new wastewater line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a septic system that is in use on the effective date of the annexation and is in compliance with all applicable rules and regulations shall be permitted and such use may continue until the subject property owner requests and is able to connect to the City's wastewater utility system.

C. Maintenance of streets and rights-of-way as appropriate as follows:

(i) Provide maintenance services on existing public streets within the subject property and other streets that are hereafter constructed and finally accepted by the City. The maintenance of the streets and roads will be limited as follows:

(A) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.; and

(B) Routine maintenance as presently performed by the City.

(ii) The City will maintain existing public streets within the subject property, and following installation and acceptance of new roadways by the City as provided by city ordinance, including any required traffic signals, traffic signs, street markings, other traffic control devices and street lighting, the City will maintain such newly constructed public streets, roadways and rights-of-way within the boundaries of the subject property, as follows:

(A) As provided in C(i)(A)&(B) above;

(B) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;

(C) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and

(D) Installation and maintenance of street lighting in accordance with established policies of the City;

(iii) The outer boundaries of the subject property abut existing roadways. The property owner agrees that no improvements are required on such roadways to service the property.

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the effective date of the annexation: None. Upon development of the subject property or redevelopment, the landowner will be responsible for the development costs the same as a developer in a similarly situated area under the ordinances in effect at the time of development or redevelopment. No additional capital improvements are necessary at this time to service the subject property the same as similarly situated properties.

(4) **Term.** If not previously expired, this service plan expires at the end of ten (10) years.

(5) **Property Description.** The legal description of the subject property is as set forth in the Annexation Ordinance and exhibits attached to the Annexation Ordinance to which this Service Plan is attached.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 21, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a first reading of an ordinance annexing 157.9603 acres out of the A.C. Caldwell Survey No. 52, Abstract No. 154 and Lemeul Kimbro Survey No. 64, Abstract No. 456, and being the tracts of land conveyed to the Kimbro Road Estates, LP per deed recorded as document No. 2005154974 of the Official Public Records of Travis County, Texas.

BACKGROUND/SUMMARY:

~160 acres on Old Kimbro Road near the intersection of FM 1100 were petitioned to be annexed. The petition was accepted, 2 public hearings were held with no objections, 2 readings of the draft municipal service plan were held with no objections. This the first of 2 readings of the ordinance to annex the property.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Ordinance

Exhibit A - property descriptions and map

Exhibit B - Municipal Service Plan

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve the first reading of an ordinance to annex 157.9603 acres of land at Old Kimbro Road and FM 1100 as presented.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☒ NONE

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING 157.9603 ACRES OF LAND, MORE OR LESS, THAT IS ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY; APPROVING A SERVICE PLAN FOR THE ANNEXED AREA; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS; the City of Manor, Texas (“the City”) is home rule municipality authorized by State law to annex territory lying adjacent and contiguous to the City;

WHEREAS; the owner of the property, as hereinafter described, made written request for the City to annex such property in compliance with the *Tex. Loc. Gov’t Code*;

WHEREAS; the property is adjacent to the present city limits and contiguous with the city limits;

WHEREAS; the City Council has heard and has decided to grant the request;

WHEREAS; two separate public hearings were conducted prior to consideration of this Ordinance in accordance with § 43.063 of the *Tex. Loc. Gov’t. Code*;

WHEREAS; notice of the public hearing was published in a newspaper of general circulation in the City and the territory proposed to be annexed not more than twenty (20) nor less than (10) days prior to the public hearings;

WHEREAS; the City intends to provide services to the property to be annexed according to the Service Plan attached hereto as Exhibit “B”

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

Section 1. All of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied herein in their entirety.

Section 2. That the following described property (hereinafter referred to as the “Annexed Property”) is hereby annexed into the corporate limits of the City of Manor:

All portions of that certain tract or parcel of land not previously annexed into the city limits, being 157.9603 acres out of the A.C. Caldwell Survey No. 52, Abstract No. 154 and Lemuel Kimbro Survey No. 64, Abstract No. 456, and being the tracts of land conveyed to Kimbro Road Estates, LP per deed recorded as document No. 2005154974 of the Official Public Record of Travis County, Texas, and being more particularly described in Exhibit “A” attached hereto and incorporated herein for all purposes.

Section 3. That the Service Plan submitted herewith is hereby approved as part of this Ordinance, made a part hereof and attached hereto as Exhibit “B”.

Section 4. That the future owners and inhabitants of the Annexed Property shall be entitled to all of the rights and privileges of the City as set forth in the Service Plan attached hereto as Exhibit "B", and are further bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be hereafter adopted.

Section 5. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Manor.

Section 6. That the Annex Property shall be temporarily zoned District "A" as provided in the City Zoning Ordinance, until permanent zoning is established therefore.

Section 7. That if any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

Section 9. That it is hereby officially found and determined that the meeting at which this Ordinance is passes was open to the public as required and that public notice of the time, place, and purpose of said meeting was given required by the Opens Meeting Act, *Chapt. 551, Tex. Gov't Code*.

PASSED AND APPROVED first reading on this the 21st day of September, 2016

SECOND AND FINAL READING on this the 5th day of October, 2016

ATTEST:

THE CITY OF MANOR, TEXAS

Frances Aguilar, City Secretary

Rita Jonse, Mayor

EXHIBIT "A"

Property description: +/- 157.9603 acres

EXHIBIT A

DESCRIPTION OF A TRACT OF LAND CONTAINING 157.9603 ACRES OUT OF THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154 AND THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, AND BEING THE TRACTS OF LAND CONVEYED TO KIMBRO ROAD ESTATES, LP PER DEED RECORDED AS DOCUMENT NO. 2005154974 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a "T" post found at the most easterly corner of said Kimbro Road Estates, LP tract, said point also being the common corner with the tract conveyed to Tiffany Brick Co., L.P. per deed recorded as Document No. 2003150661, O.P.R.T.C.T., and of the tract conveyed to Don Ray Swenson per deed recorded in Volume 660, Page 151, of the Real Property Records of Travis County, Texas, for the most westerly corner and **POINT OF BEGINNING**, hereof;

THENCE, along the common line of said Kimbro Road Estates, LP tract and of said Don Ray Swenson tract, South 27°46'52" West, a distance of 2,710.20 feet to a calculated point on the northerly right-of-way line of Kimbro Road (60' wide right-of-way);

THENCE, along the common line of said Kimbro Road Estates, LP tract and the northerly right-of-way line of Kimbro Road, North 85°54'16" West, passing at a distance of 84.56 feet a ½-inch iron rod, for a total distance of 2,370.23 feet to concrete monument found at the beginning of a 1,407.07 foot radius curve concave southerly;

THENCE, continuing westerly along the common line of said Kimbro Road Estates, LP tract and the northerly right-of-way line of Kimbro Road and the arc of said 1,404.07 foot radius curve a distance of 176.21 feet through a central angle of 07°10'32", and a chord bearing South 89°29'21" West and distance of 176.10 feet to a ½-iron rod found at the beginning of a 613.14 foot radius curve concave southeasterly;

THENCE, continuing southwesterly along the common line of said Kimbro Road Estates, LP tract and the northerly right-of-way line of Kimbro Road and the arc of said 613.14 foot radius curve a distance of 391.07 feet through a central angle of 36°32'39", and a chord bearing South 68°35'32" West and distance of 384.47 feet to a 5/8-inch iron rod with "RPLS 4532" cap found at a point on the southeaster boundary of Lot 1, J.F. NAGLE ESTATES, a subdivision in Travis County, per map or plat thereof recorded as Document No. 199900207, O.P.R.T.C.T.;


THENCE, along a common line of said Kimbro Road Estates, LP tract and a southeasterly line of said Lot 1, North 28°18'28" East, a distance of 1,281.05 feet to a ½-iron rod found in concrete at an angle point in last said common line;

THENCE, along a common line of said Kimbro Road Estates, LP tract, and a southwesterly line of said Lot 1 and then the southwesterly line of the remainder of the tract conveyed to John F. Nagle, per deed recorded in Volume 180, Page 240, of the Deed Records of Travis County, Texas, South 62°26'57" East, a distance of 563.75 feet to a calculated point, being the southeast corner of said remainder;

THENCE, along a common line of said Kimbro Road Estates, LP tract, and of said remainder, North 27°32'13" East, a distance of 2,746.71 feet to a ¼-inch iron rod found at the northeast corner of said remainder, said point being on the southerly line of said Tiffany Brick Co. LP tract;

THENCE, along the common line of said Kimbro Road Estates, LP tract, and of said Tiffany Brick Co. LP tract, South 62°21'22" East, a distance of 2,013.72 feet to the **POINT OF BEGINNING**, and containing 157.9603 acres of land, more or less.

Bearing Basis: Texas State Plane Coordinate System, Central Zone-4203, NAD83 (CORS).



8/15/16

Sydney Smith Xinos, R.P.L.S.
Texas Registration No. 5361
Doucet & Associates Inc.,
7401 B Hwy. 71 West, Suite 160
Austin, Texas 78735
Firm Registration No. 10105800



EXHIBIT “B”

Approved municipal Service Plan

**MUNICIPAL SERVICES PLAN
FOR PROPERTY TO BE
ANNEXED INTO THE CITY OF MANOR**

WHEREAS, the City of Manor, Texas (the "City") intends to institute annexation proceedings for a tract of land described more fully hereinafter (referred to herein as the "subject property");

WHEREAS, *Section 43.056, Loc. Gov't. Code*, requires a service plan be adopted with the annexation ordinance;

WHEREAS, the subject property is not included in the municipal annexation plan and is exempt from the requirements thereof;

WHEREAS, infrastructure shall be provided for the subject property pursuant to the terms and conditions of the Development Agreement for the Kimbro Estates Property (the "Development Agreement"); provided that, except for municipal service provided for in the Development Agreement, municipal services shall be provided on the same terms and conditions as such services are provided to other similarly situated properties currently within the City; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapt. 43, Loc. Gov't. Code*, to annex the subject property into the City;

NOW, THEREFORE, the City agrees to provide the following services for the subject property on the effective date of annexation:

(1) **General Municipal Services.** Pursuant to the requests of the owner and this Plan, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by the present personnel and equipment of the City fire fighting force and the volunteer fire fighting force with the limitations of water available. Radio response for Emergency Medical Services with the present personnel and equipment.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Maintenance of parks and playgrounds within the City.

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities.

G. Maintenance of other City facilities, buildings and service.

H. Land use regulation as follows:

On the effective date of annexation, the zoning jurisdiction of the City shall be extended to include the annexed area and shall be temporarily zoned "A" with the intent to rezone the subject property upon request of the landowner or staff. It is the City's intent to zone the subject property at the Owner's request in a manner that is not inconsistent with such uses, as provided in the Development Agreement. The Planning & Zoning Commission and the City Council will consider the applicant's request to process a zoning application and zone the subject property for such use and development following final annexation of the subject property.

I. Storm Water Management: Owner will provide storm water system at its own expense, which will be inspected by City Engineers at the time of completion. The City will then maintain the storm water system upon acceptance of the system by the City.

(2) **Scheduled Municipal Services.** Due to the size and vacancy of the subject property, the plans and schedule for the development of the subject property, the following municipal services will be provided on a schedule and at increasing levels of service as provided in this Plan:

A. Water service and maintenance of water facilities as follows:

(i) Inspection of water distribution lines as provided by statutes of the State of Texas.

(ii) The City intends to provide water services to the subject property pursuant to the Development Agreement, and the terms of the Development Agreement applicable to water service are incorporated herein by reference. Save and except as provided in the Development Agreement, if connected to the City's water system, the City will provide water service in accordance with the applicable ordinances, rules, regulations, and policies of the City in effect from time to time for the extension of water service. The Owner shall construct the internal water lines and pay the costs of line extension and construction of such facilities necessary to provide water service to the subject property as required in City ordinances. Upon acceptance of the water lines within the subject property and any off-site improvements required by the Development Agreement, water service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City; subject to all the ordinances, regulations and policies of the City in

effect from time to time. The water system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for service. In the event of a conflict between this Municipal Services Plan and the Development Agreement for the subject property, the terms and provisions of the Development Agreement shall govern and control.

B. Wastewater service and maintenance of wastewater service as follows:

(i) Inspection of sewer lines as provided by statutes of the State of Texas.

(ii) The City intends to provide wastewater services to the subject property pursuant to the Development Agreement, and the terms of the Development Agreement applicable to wastewater service are incorporated herein by reference. Save and except as provided in the Development Agreement, the City will provide wastewater service in accordance with the applicable rules and regulations for the provision of wastewater service in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of wastewater service. The Owner shall construct the internal wastewater lines and pay the costs of line extension and construction of facilities necessary to provide wastewater service to the subject property as required in City ordinances. Upon acceptance of the wastewater lines within the subject property and any off-site improvements required by the Development Agreement, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The wastewater system will be accepted and maintained by the City in accordance with its usual policies. Requests for new wastewater line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances in effect at the time a request for service is submitted shall govern the costs and request for service. In the event of a conflict between this Municipal Services Plan and the Development Agreement for the subject property, the terms and provisions of the Development Agreement shall govern and control.

C. Maintenance of streets and rights-of-way as appropriate as follows:

(i) Provide maintenance services on existing public streets within the subject property and other streets that are hereafter constructed and finally accepted by the City. The maintenance of the streets and roads will be limited as follows:

(A) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.; and

(B) Routine maintenance as presently performed by the City.

(ii) The City will maintain existing public streets within the subject property, and following installation and acceptance of new roadways by the City as provided by city ordinance, including any required traffic signals, traffic signs, street markings, other traffic control devices and street lighting, the City will maintain such newly constructed public streets, roadways and rights-of-way within the boundaries of the subject property, as follows:

(A) As provided in C(i)(A)&(B) above;

(B) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;

(C) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and

(D) Installation and maintenance of street lighting in accordance with established policies of the City;

(iii) The outer boundaries of the subject property abut existing roadways. The property owner agrees that no improvements are required on such roadways to service the property; provided that improvements may be required by the Owner under the terms detailed in the Development Agreement.

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated by the City after the effective date of the annexation: None. Upon development of the subject property, save and except as provided in the Development Agreement, the Owner will be responsible for the development costs the same as a developer in a similarly situated area. Capital Improvements shall be designed, constructed and installed by the Owner as provided in the Development Agreement.

(4) **Term.** If not previously expired, this service plan expires at the end of ten (10) years.

(5) **Property Description.** The legal description of the subject property is as set forth in exhibits attached to the Annexation Ordinance to which this Service Plan is attached.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 21, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on Ordinance No. 366 A to amend Ordinance No. 366 Zoning Regulations to provide for masonry siding in residential zoned areas.

BACKGROUND/SUMMARY:

Masonry siding in R-1 zoned areas became effective with Ordinance 197 in March 2002. It did so by amending section 25(a) of Zoning Ordinance 185. Ordinance 366 increased the minimum house square footage in R-1 from 1,300 to 1,500 in June 2009. It also amended section 25(a) of Zoning Ordinance 185 in its entirety but did not include the provisions of Ordinance 197 so inadvertently wrote the masonry siding provisions out of Ordinance 185. This Ordinance, 366 A, amends section 25(a) of Ordinance 185 to include both the masonry siding requirement and 1,500 square foot minimum. It also expands the masonry siding requirement to R-2 zoned areas.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Ordinance 366 A

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve Ordinance No. 366 A to amend Ordinance No. 366 Zoning Regulations to provide for masonry siding in residential zoned areas.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

ORDINANCE NO. 366 A

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, AMENDING ORDINANCE 366 SECTION 6, ZONING REGULATIONS TO PROVIDE FOR MASONRY SIDING IN RESIDENTIAL ZONED AREAS.

WHEREAS, Ordinance 366 amended Ordinance 185 in conflict with Ordinance 197; and,

WHEREAS, the provisions of Ordinance 366 and Ordinance 197 must be maintained free of conflict; and,

WHEREAS, Ordinance 366 A combines the conditions of Ordinance 366 and Ordinance 197 in manner that effectively amends Ordinance 185; and,

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

SECTION 1. FINDINGS. The findings and recitations set out in the preamble of this Ordinance are found to be true and correct and that they are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2. Amendment of Section 6, Ordinance 366, Zoning Regulations. Section 6 is hereby amended in its entirety to read as follows:

- (a) Purpose and permitted uses. Permits detached single family dwellings with a minimum of 1,500 square feet of living area, and related accessory structures, on a minimum lot size of 7,500 square feet. All single family dwellings in this district shall be constructed so that minimum of two sides shall be 100% of masonry construction, one side of which shall be the front of the structure. This requirement may be satisfied by constructing the front 100% masonry and constructing two additional sides with at least 50% masonry construction. Masonry construction shall mean stone, brick, hardy board and stucco with more than a 90% masonry content or similar material, and shall not include hardy board with less than a 90% masonry content and like products. The masonry provision shall be effective immediately following publication for all properties zoned R-1 and R-2.

SECTION 3. REPEALER. Every ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.

SECTION 4. SEVERABILITY. If any section, sentence, clause, or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of

the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect.

SECTION 5. EFFECTIVE DATE. This ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, ADOPTED, AND APPROVED on this 21st day of September, 2016.

ATTEST:

THE CITY OF MANOR, TEXAS

Frances M. Aguilar, City Secretary

Rita G. Jonse, Mayor



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 21, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an ordinance to repeal and replace Ordinance No. 50 and Ordinance No. 268 establishing the Planning and Zoning Commission.

BACKGROUND/SUMMARY:

Ordinance 268 repealed and replaced Ord. 206 but had some inconsistency with the number of P&Z members and their associated place numbers as well as inconsistency with the Charter for who would appoint the Chairperson and Vice-Chair. Ord. 50 was the original ordinance to establish the P&Z but was never officially repealed by 206 so it is repealed with this Ordinance.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Ordinance

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve the ordinance to repeal and replace Ordinance No. 50 and Ordinance No. 268 establishing the Planning and Zoning Commission.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, REPEALING ORDINANCE NO. 50 AND ORDINANCE NO. 268; CREATING THE PLANNING AND ZONING COMMISSION; PROVIDING THE POWERS AND DUTIES OF THE COMMISSION; PROVIDING FOR APPOINTMENT, MEETINGS AND DUTIES OF COMMISSIONERS; PROVIDING OPEN MEETINGS AND SEVERABILITY CLAUSES; PROVIDING FOR CERTAIN RELATED MATTERS; AND ESTABLISHING AN EFFECTIVE DATE.

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

Section 1. Creation and Purpose. A Planning and Zoning Commission is created in order to accomplish the following purposes:

- (a) To identify community needs and to advise the City Council of their short-range and long-range implications for the total development of the City;
- (b) To recommend achievable community goals as a basis for long-range planning and development programs;
- (c) To recommend plans, programs, and policies that will aid the entire community in achieving its defined goals; and
- (d) To interpret the adopted plans and programs to concerned citizens so that private activities and desires may be accomplished in harmony with public needs and policies.

Section 2. Membership and Appointment. The Planning and Zoning Commission shall be composed of seven (7) persons with at least five being qualified electors of the City and two may be residents in the extraterritorial jurisdiction. The City Council consider will for appointment to the Commission only those persons who have demonstrated their civic interest, general knowledge of the community, independent judgment, interest in planning and zoning, and availability to prepare for and attend meetings. It is the intent of the City Council that members shall, by reason of diversity of their individual occupations, constitute a Commission, which is broadly representative of the community.

Section 3. Terms of Office; Filling of Vacancies. The terms of four of the members shall expire on January 1 of each odd-numbered year and the terms of three of the members shall expire on January 1 of each even-numbered year. The members of the Commission shall be identified by place numbers one through seven. The odd-numbered places shall expire in the odd-numbered years; the even-numbered places shall expire in the even-numbered years. Commission members may be appointed to succeed themselves. Vacancies shall be filled for unexpired terms, but no member shall be appointed for a term in excess of two years. Newly appointed members shall be installed at the first regular commission meeting after their appointment. A majority vote of the City Council may remove members at any time, with or without cause.

Section 4. Appointment of Chairperson and Vice-Chairperson. The Commission shall annually elect a Chairperson and Vice-Chair, to serve in the absence of the Chairperson, from among its membership.

Section 5. Organization; Election of Officers; Record of Proceedings. The Commission shall hold an organization meeting in February of each year. The Commission shall elect a Secretary and such other officers as it deems necessary either from its membership or from staff representatives assigned by the Mayor to work with the Commission. The Commission shall meet regularly and shall designate the time and place of its meetings. The Commission shall keep a record of its proceedings consistent with the provisions of this Code and the requirements of law.

Section 6. Duties and Powers. The Planning and Zoning Commission is charged with the duty and invested with the authority to:

- (a) Inspect property and premises at reasonable hours when required to discharge its responsibilities under the laws of the state and of the City.
- (b) Formulate and recommend to the City Council for its adoption a comprehensive plan for the orderly growth and development of the City and its environs, and from time to time recommend such changes in the plan as it finds will facilitate the movement of people and goods, and the health, recreation, safety, and general welfare of the citizens of the City.
- (c) Formulate a zoning plan as may be deemed best to carry out the goals of the comprehensive plan; hold public hearings and make recommendations to the City Council relating to the creation, amendment, and implementation of zoning regulations and districts as provided by ordinance, Local Government Code, as amended, authorizing cities to pass regulations.
- (d) Exercise all the powers of a commission to provide recommendations to the City Council for approval or disapproval the plans, plats, or replats and vacations of plans, plats or replats set out in the subdivision ordinance and 212 (Municipal Regulation of Subdivisions and Property Development), Local Government Code.
- (e) Study and make recommendations on the location, extension, planning, vacating, and closing of public rights-of-way, parks, and other public places.
- (f) Study and make recommendations concerning the capital improvements program, including the construction of public buildings, bridges, viaducts, street fixtures, and other structures and appurtenances. Study and make recommendations on the design or alteration and on the location or relocation of works of art which are, or may become, the property of the City.
- (g) Initiate, in the name of the City, for consideration at public hearings, all proposals: for the opening, vacating, or closing of public rights-of-way, parks, or other public places; for the original zoning of annexed areas; and for the change of zoning district boundaries on an area-wide basis and to forward its recommendations regarding same to the City Council. No fee shall be required for the filing of any such proposal in the name of the City.

- (h) Formulate and recommend to the City Council policies and regulations consistent with the adopted comprehensive plan governing the location and/or operation of utilities, public facilities, and services owned or under the control of the City.
- (i) Review and make recommendations concerning annexation of land into the City.
- (j) Keep itself informed with references to the progress of City planning in the United States and other countries and recommend improvements in the adopted plans of the City.

Section 7. Meetings and Quorum.

- (a) A motion may be made by any member other than the presiding officer.
- (b) A motion to approve any matter before the Commission or to recommend approval of any request requiring City Council action shall require a majority vote of the quorum of the members present. When fewer than all the members are present for the voting and when all motions to recommend on a given application fail to carry by a majority of the quorum of members present, consideration of the application shall be continued to the next regular meeting upon motion carried by a majority of those present. However, a request or application shall not be continued to the next regular meeting and shall be recorded in the minutes as a denial if all the members are present for the vote and a motion fails to carry by a majority votes.

Section 8. Disqualification from Voting.

- (a) A member shall disqualify themselves from voting whenever they find that they have a personal or monetary interest in the property under appeal, or that they will be directly affected by the decision of the Commission.
- (b) A member may disqualify himself or herself from voting whenever any applicant, or his or her agent, has sought to influence the vote of the member on the application, other than in the public hearing.

Section 9. Rules of Procedure.

- (a) Organization and officers. In the absence of both the Chairperson and Vice-Chairperson, the Commission shall elect an Acting Chairperson.
- (b) Meetings.
 - 1. Quorum. A quorum shall consist of a majority of the appointed members holding office shall be required for a quorum. In case of more than one vacancy, no less than three members shall be required for a quorum.
 - 2. Agenda. The Secretary shall prepare an agenda for each meeting of the Commission, and shall attach to each agenda a report of matters pending further action by the Commission. The Secretary shall post a copy of the agenda in the City Hall as required by law for a period of three full calendar days, not counting the day of posting, but which may count the day of the meeting.

3. Regular meetings. Regular meetings shall be Council chambers of the City Hall, unless otherwise determined by the Commission
4. Special meetings. Special meetings for any purpose may be held: on the call of the Chairperson, or on request of two or more members and by giving written notice to all members deposited in the mail at least 72 hours before the meeting, or as may be scheduled by a majority of the Commission at any previous meeting. The time and place of the special meeting shall be determined by the convening authority.
5. Public meetings. Any party in interest may appear in his own behalf or be represented by council or agent.

(c) Official records.

1. Official records. The official records shall be the minutes of the Commission, together with all findings, decisions, and other official records of the Commission.
2. Recording of vote. The minutes of the Commission's proceedings shall show the vote of each member, or indicate a member's absence or failure to vote.
3. Files - retention. All matters coming before the commission shall be filed in the city's records. Original papers of all requests and proposals shall be retained as a part of the permanent record.
4. Public Record. The official records and citizen requests filed for Commission action in regular or special meetings shall be on file in the City Hall and shall be open to public inspection during customary working hours.

(d) Application procedures.

1. Written request required. Every proposal submitted for Commission action shall be made in writing. Where appropriate, the City shall provide application forms. The proposal shall be filed on City-provided forms, shall be accompanied by all prescribed fees, and shall be complete in all respects before the City shall accept it for filing.
2. Schedules and instructions. Every proposal or request for Commission action or recommendation shall be filed, processed, and considered in accordance with this section.
3. Submission of supporting information. Information supporting a request or recommendation to approve or disapprove any proposal before the Commission shall be submitted through the Secretary in writing or to the Commission in public meeting.
4. Withdrawal of proposal. When any applicant desires to withdraw his or her proposal he or she may do so by filing a written request with the Secretary. Such request shall be effective upon the date of its official receipt, provided, however, that no such request shall be valid after notices have been mailed, except on action of the Commission. Withdrawal of a proposal at any stage of its processing shall terminate all consideration of it by the City, and the case file shall be closed.

Section 10. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reason therefor be held ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

Section 11. Repealer. Ordinance 50 and Ordinance 268 are repealed in their entirety. All Ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any code or Ordinance of the City, the terms and provisions of this Ordinance shall govern.

Section 12. Effective Date. This ordinance shall take effect immediately upon its passage and approval by the City Council on the date set forth below.

Section 13. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Tex. Gov't. Code.

PASSED AND APPROVED on this 21st day of September, 2016.

ATTEST:

THE CITY OF MANOR, TEXAS

Frances Aguilar, City Secretary

Rita Jonse, Mayor



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 21, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Concept Plan for Shadowview Commercial, Section 3 Lot 2, on 3.57 acres more or less, out of the William Standerford Survey No. 69. Abstract 472.

BACKGROUND/SUMMARY:

Lot 2 is part of the larger Shadowview Commercial Section 3. This lot was never part of an approved concept plan for either Shadowglen or Las Entradas which is sits between. A preliminary plan was filed for Section 3, but due to this lot never being part of an approved concept plan it was separated out from the other lots and submitted for review and approval.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Engineer documents

Approval Letter

Map of property

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve a Concept Plan for Shadowview Commercial, Section 3 Lot 2, on 3.57 acres more or less, out of the William Standerford Survey No. 69. Abstract 472.

PLANNING & ZONING COMMISSION: ☒ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

Texas Registered Engineering Firm F-4780

July 7, 2016

Harrison Hudson, P.E.
Kimely-Horn and Associates, Inc.
10814 Jollyville Road, Avallon IV, Suite 300
Austin, Texas 78759

Re: First Concept Plan Review for
Shadowview Commercial Section 3 Lot 2
City of Manor, Texas

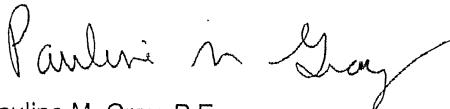
Dear Mr. Hudson:

The Shadowview Commercial Section 3 Lot 2 Concept Plan, submitted by Kimley-Horn and Associates, Inc. and received by our office on June 16, 2016, has been reviewed for completeness and compliance with the City of Manor Subdivision Ordinance. We can offer the following comments based upon our review:

1. Section 21(c)(1) requires that the surveyor name, address and phone number be shown on the concept plan.
2. The date the concept plan was revised and/or prepared is required to be shown on the concept plan per Section 21(c)(2).
3. Section 21(c)(8)(ii) requires that the estimated traffic volume to be generated by all proposed development other than single family residential be shown on the concept plan.
4. Elevations on topography should be labeled.
5. The number of LUEs labeled on the lot does not match the number of LUEs listed in the site summary table.
6. No mailing labels for mail notifications were provided. Labels for mail notification of adjacent property owners within three hundred feet of the development are required.

The Concept Plan does not meet the minimum informational requirements of Subdivision Ordinance 263 and is therefore administratively incomplete. Additional comments may be generated as requested information is provided. A comment response letter, indicating how each comment has been addressed, must be included with a resubmitted plan. Review of this submittal does not constitute a verification of all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,



Pauline M. Gray, P.E.
PMG/s

Copy: Tom Bolt, City of Manor
Scott Dunlop, City of Manor

Kimley»Horn

July 7, 2016

City of Manor
Planning and Development Review Dept.
105 E. Eggleston Street
Manor, TX 78653

**RE: *Concept Plan Application Review 1
Shadowview Commercial Section 3 – Lot 2
City of Manor, Texas 78653***

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by Jay Engineering Company, Inc. on July 7, 2016. The original comments have also been included below for reference.

Comment 1. Section 21(c)(1) requires that the surveyor name, address and phone number be shown on the concept plan.

Response. The Surveyor name, address and phone number have been added to the Concept Plan.

Comment 2. The date the concept plan was revised and/or prepared is required to be shown on the concept plan per Section 21(c)(2).

Response. The date the Concept Plan was prepared was added to the Concept Plan.

Comment 3. Section 21(c)(8)(ii) requires that the estimated traffic volume to be generated by all proposed development other than single family residential be shown on the concept plan.

Response. The estimated traffic volume to be generated has been added to the Concept Plan.

Comment 4. Elevations on topography should be labeled.

Response. Contour elevations have been added to the Concept Plan.

Comment 5. The number of LUEs labeled on the lot does not match the number of LUEs listed in the site summary table.

Response. The LUE's now match the Site Summary Table.

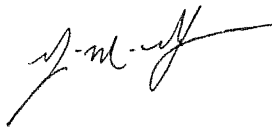
Comment 6. No mailing labels for mail notifications were provided. Labels for mail notification of adjacent property owners within three hundred feet of the development are required

Response. Mailing labels were originally submitted to the City on June 15, 2016. A copy of the mailing labels have been included in this resubmittal.

Please contact me at 512-418-4534 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'H. M. Hudson', with a stylized flourish at the end.

Harrison M. Hudson, P.E.
Project Manager

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

Texas Registered Engineering Firm F-4780

July 26, 2016

Mr. Tom Bolt
Director of Development Services/City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

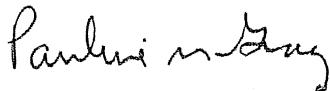
Re: Second Concept Plan Review for
Shadowview Commercial Section 3 Lot 2
City of Manor, Texas

Dear Mr. Bolt:

The Shadowview Commercial Section 3 Lot 2 Concept Plan, submitted by Kimley-Horn and Associates, Inc. and received by our office on July 7, 2016, has been reviewed for completeness and compliance with the City of Manor Subdivision Ordinance 263B. The Concept Plan appears to be in general compliance with City Ordinance requirements and we therefore take no exception to its approval as presented.

Review of this submittal does not constitute a verification of all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,



Pauline M. Gray, P.E.
PMG/s

Copy: Harrison Hudson, P.E. – Kimley-Horn and Associates
Scott Dunlop - City of Manor

PROTESTANT EPISCOPAL
CHURCH OF DIOCESE TX
20.00 ACRES
DOC # 2014080057

MANOR INDEPENDENT
SCHOOL DISTRICT
27.18 ACRES
VOL. 12597 PG. 1548

MANOR DOWNS ROAD
(ROW VARIES)

GREGG MANOR ROAD
(ROW VARIES)

MANOR DOWNS ROAD
(ROW VARIES)

COTTONWOOD HOLDING, LTD.
181.445 ACRES
VOL. 12266, PG. 1144

A-1
LIGHT COMMERCIAL
3.57 AC.
(31 LUE'S)
DEVELOPMENT 2017

LAS ENTRADAS
DEVELOPMENT
CORPORATION
2.42 ACRES
DOC # 201500182

K-N
CORPORATION
0.55 ACRES
DOC #
2005047599

HAGOOD
WALTER B &
DOC # 2003025071

HAGOOD
WALTER B &
0.35 ACRES
DOC #
2009079185

WARREN HENRY ESTATE
& HENRY P.
0.67 ACRES
VOL. 11931 PG. 201

HORTON
JOHN E.
0.31 ACRES
DOC #
2003025071

HORTON
JOHN E.
0.69 ACRES
DOC #
2003025071

U.S. HIGHWAY 290
(ROW VARIES)

ROBERT J. JOHNSON,
CURT D.
DOC # 20030303230

MANOR QUICK
STOP INC.
0.69 ACRES
VOL. 09558
PG. 345

MANOR INDEPENDENT
SCHOOL DISTRICT
1.37 ACRES
VOL. 11201 PG. 2362