



Rita G. Jonse, Mayor
Gene Kruppa, Place 1
Maria Amezcua, Mayor Pro Tem, Place 2
Anne Weir, Place 3
Dr. Larry Wallace Jr., Place 4
Deja Hill, Place 5
Valerie Dye, Place 6

**CITY COUNCIL
REGULAR MEETING
AGENDA**

Wednesday, June 5, 2019

7:00 p.m.

Manor City Hall – Council Chambers
105 E. Eggleston Street

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PLEDGE OF ALLEGIANCE

PRESENTATION

Recognition of outgoing Council Member Eugene Kruppa presented by Mayor Rita G. Jonse.

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person. Comments on specific agenda items must be made when the item comes before the Council. To address the City Council, please complete the white card and present it to the City Secretary prior to the meeting. **No Action May be Taken by the City Council During Public Comments**

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with 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 of the May 15, 2019, Regular Meeting. Lluvia Tijerina, City Secretary

2. Second and Final Reading: Consideration, discussion, and possible action on a Rezoning Request for Capital Area Youth Soccer Association for 1.39 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, and being located at 15209 E. US Hwy 290, Manor, TX. from Agricultural (A) to Medium Commercial (C-2). **Applicant**: Capital Area Youth Soccer Association **Owner**: Capital Area Youth Soccer Association
- Scott Dunlop,
Asst. Dev. Services
Director

REGULAR AGENDA

3. Consideration, discussion, and possible action on canceling the July 3, 2019, Regular City Council Meeting.
- Thomas Bolt,
City Manager
4. Recognition and confirmation of change of name of Commons Park to Timmerman Park.
- Thomas Bolt,
City Manager

EXECUTIVE SESSION

The City Council will now convene into Executive Session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in:

Section 551.074 Personnel Matters –

- *Discussion of Place 1 vacancy*
- *Discussion of personnel salaries funded through grants*

OPEN SESSION

The City Council will now reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action as deemed appropriate in the City Council's discretion regarding the City Council, Place 1 vacancy; and personnel salaries funded through grants.

ADJOURNMENT

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

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, May 31, 2019, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/Lluvia Tijerina, TRMC
City Secretary for the City of Manor, Texas

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail ltijerina@cityofmanor.org



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 5, 2019

PREPARED BY: Lluvia Tijerina, City Secretary

DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the City Council Minutes of the May 15, 2019, Regular Meeting.

BACKGROUND/SUMMARY:

PRESENTATION: ☐ YES ☒ NO

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

May 15, 2019, Regular Meeting Minutes

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve the City Council Minutes of the May 15, 2019, Regular Meeting.

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



**CITY COUNCIL
REGULAR SESSION MINUTES
MAY 15, 2019**

PRESENT:

Rita G. Jonse, Mayor

COUNCIL MEMBERS:

Gene Kruppa, Place 1 (Absent)
Maria Amezcua, Mayor Pro Tem, Place 2
Anne R. Weir, Place 3
Dr. Larry Wallace Jr., Place 4
Deja Hill, Place 5
Valerie Dye, Place 6

CITY STAFF:

Thomas Bolt, City Manager
Lluvia Tijerina, City Secretary
Lydia Collins, Director of Finance
Denver Collins, Captain
Scott Dunlop, Assistant Development Services Director
Sarah Friberg, Court Clerk
Mike Tuley, Director of Public Works

REGULAR SESSION – 7:00 P.M.

With a quorum of the Council Members present, the regular session of the Manor City Council was called to order by Mayor Jonse at 7:00 p.m. on Wednesday, May 15, 2019, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PLEDGE OF ALLEGIANCE

At the request of Mayor Jonse, Captain Collins, led the Pledge of Allegiance.

PUBLIC COMMENTS

Don Ward, CEO, P.O. Box 6122, Austin, Texas, 78762, spoke before City Council regarding Laundris Corporation. He stated Laundris Corporation provided Smart Laundry Services. Mr. Ward discussed Laundris Corporation primary goal was to provide an enhanced and rewarding customer experience by leveraging the use of technology. Mr. Ward stated their current property was in Austin, Texas and due to Zoning issues, they are having to relocate. He stated he is in negotiation with Pete Dwyer Realty for a property located at 13700 FM973. He is asking for City and staff's support regarding any obstacles with the permitting for their location. He stated they would like to move their business in within forty-five (45) days and wishes for a smooth transaction.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, 78653, spoke before City Council regarding Manor Commons Park. Mr. Battaile is requesting for an item regarding the park development to be added to a future agenda. He stated he would like for the community and ETJ residents to get involved on the planning process for the park. He is suggesting for City Council to have three (3) to five (5) public meetings regarding the park development.

No one else appeared to speak at this time.

CONSENT AGENDA

- 1. Consideration, discussion, and possible action to approve the City Council Minutes of the May 1, 2019, Regular Meeting.**
- 2. Consideration, discussion, and possible action on the acceptance of the April 2019 Departmental Reports:**
 - **Police – Denver Collins - Captain**
 - **Development Services – Scott Dunlop, Assistant Dev. Services Director**
 - **Municipal Court – Sarah Friberg, Court Clerk**
 - **Public Works – Mike Tuley, Director of Public Works**
 - **Finance – Lydia Collins, Director of Finance**

MOTION: Upon a motion made by Mayor Pro Tem Amezcua and seconded by Council Member Weir the Council voted six (6) For and none (0) Against to approve and adopt all items on the consent agenda. The motion carried unanimously.

PUBLIC HEARING

- 3. Public Hearing and First Reading: Consideration, discussion, and possible action on a Rezoning Request for Capital Area Youth Soccer Association for 1.39 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, and being located at 15209 E. US Hwy 290, Manor, TX. from Agricultural (A) to Medium Commercial (C-2). Applicant: Capital Area Youth Soccer Association Owner: Capital Area Youth Soccer Association**

Mayor Jonse opened the public hearing.

The City staff's recommendation was that the City Council conduct the public hearing; and approve the first reading of a rezoning request for Capital Area Youth Soccer Association for 1.39 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, and being located at 15209 E. US Hwy 290, Manor, TX, from Agriculture (A) to Medium Commercial (C-2).

Scott Dunlop, Assistant Development Services Director, was available to address any questions posed by the City Council.

City Manager Bolt discussed the rezoning request for 1.39 acres for Capital Area Youth Soccer Association.

Council Member Weir inquired about the property owner's letters that were sent by Capital Area Youth Soccer Association (CAYSA). She stated there was a missing confirmation receipt from one owner. Assistant Development Services Director Dunlop explained that CAYSA had sent out their own letters and were not required to do so. He stated the required City letters were sent out to all property owners.

MOTION: Upon a motion made by Council Member Dr. Wallace Jr. and seconded by Mayor Pro Tem Amezcua the Council voted six (6) For and none (0) Against to close the Public Hearing. The motion carried unanimously.

MOTION: Upon a motion made by Council Member Dr. Wallace Jr. and seconded by Council Member Dye the Council voted six (6) For and none (0) Against to approve the first reading of a Rezoning Request for Capital Area Youth Soccer Association for 1.39 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, and being located at 15209 E. US Hwy 290, Manor, TX. from Agricultural (A) to Medium Commercial (C-2). The motion carried unanimously.

REGULAR AGENDA

- 4. Consideration, discussion, and possible action to approve a Resolution granting authority to the City Manager to establish purchasing policies and procedures and authority to approve change orders subject to limitations set by state law, as amended, and authority to approve contracts subject to limitations.**

The City staff's recommendation was that the City Council approve Resolution No. 2019-05 granting authority to the City Manager to establish purchasing policies and procedures and authority to approve change orders subject to limitations set by state law, as amended, and authority to approve contracts subject to limitations.

City Manager Bolt discussed the resolution for granting authority to establish purchasing policies and procedures; and authority to approve change orders to the limitation set by state law, as amended, and authority to approve contracts subject to limitations.

Mayor Pro Tem Amezcua inquired about the amount set of a change order. City Engineer Phelan explained that there was no amount set and it all depended on the municipality.

City Engineer Phelan explained the process of a change order and the timeline. He stated with an amount set it would allow for flexibility to move quickly and allow the administration to approve a project in a timely manner.

Council Member Dr. Wallace Jr. suggested for a yearly review on the change orders that are being approved without Council approval. City Manager Bolt clarified that the resolution could be amended at any time and the amounts could be set then or they could be changed with a motion if approved.

Council Member Weir asked for clarification of Section 3 of the Resolution regarding the City's Annual Budget. City Manager Bolt explained the process of the Budget for approved contracts.

Finance Director Collins discussed the Budget Committee's responsibilities and the process that is done prior for recommendation and approval by City Council regarding the City's budget.

Mayor Jonse asked if limiting the amount to \$25,000 was enough for a change order on a project. City Engineer Phelan stated that it depended on the project size and he could not give an exact amount for that reason. He stated that the municipalities that he has worked with, all had a set amount for the City Manager to administer.

MOTION: Upon a motion made by Council Member Dr. Wallace Jr. and seconded by Council Member Dye the Council voted six (6) For and none (0) Against to approve Resolution No. 2019-05 granting authority to the City Manager to establish purchasing policies and procedures; and authority to approve change orders subject to limitations set by state law, as amended, and authority to approve contracts subject to limitations at 25% with a limit of \$25,000. The motion carried unanimously.

5. Consideration, discussion, and possible action on award of a construction contract for the 2018 Paving Improvements Project; and Approval of Change Order No. 1 for the project.

The City staff's recommendation was that the City Council award a construction contract to Alpha Paving Industries, Inc. in the amount of \$447,910.00 for all BASE BID work; and approve Change Order No. 1 to reduce the project costs by \$82,520.00.

City Engineer Phelan discussed the recommendation for Alpha Paving Industries for the 2018 Paving Improvements Project. He discussed the process of the bidding and the process of electing the contractor. He explained the Change Order request for the project.

The discussion was held regarding the paving of Hamilton Point Subdivision.

City Engineer Phelan stated that the amount of the project will be split with next year's city's budget.

Mayor Jonse inquired if the funding for the project was part of the Cap Metro BCT Program. City Engineer Phelan confirmed that the funding would be part of the Cap Metro BCT program.

The discussion was held regarding the timeline and the completion date of the project.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Hill the Council voted six (6) For and none (0) Against to award a construction contract to Alpha Paving Industries, Inc. in the amount of \$447,910.00 for all BASE BID work; and approve Change Order No. 1 to reduce the project costs by \$82,520.00. The motion carried unanimously.

6. Consideration, discussion, and possible action on the Manor Chamber of Commerce H.O.T. Funds application for reimbursement of actual expenses that meet the State of Texas Hotel Tax Law Requirements Section 351.101 for the Manor Heritage Festival.

The City staff's recommendation was that the City Council approve the application of up to \$4,600.00 once all qualified invoices and or receipts have been reviewed for reimbursement.

Vicki McFarland with the Manor Chamber of Commerce spoke before City Council regarding the Manor Heritage Festival. She thanked everyone that attended and stated the event had outgrown Burnet Street. She also thanked the City staff and the City Council for the assistance with the H.O.T funds for the event.

The discussion was held regarding the advertisement of the event for surrounding cities.

MOTION: Upon a motion made by Council Member Dr. Wallace Jr. and seconded by Council Member Weir the Council voted six (6) For and none (0) Against to approve the application of up to \$4,600.00 once all qualified invoices and or receipts have been reviewed for reimbursement. The motion carried unanimously.

7. Acknowledge the resignation of Council Member, Place 1 Gene Kruppa and vacancy.

The City staff's recommendation was that the City Council acknowledge the resignation of Council Member, Place 1 Gene Kruppa and vacancy.

There was no action taken on this item.

Mayor Jonse adjourned the regular session of the Manor City Council into Executive Session at 7:43 p.m. Wednesday, May 15, 2019, in accordance with the requirements of the Open Meetings Law.

EXECUTIVE SESSION

The Manor City Council convened into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in *Section 551.074 Personnel Matters – Discussion of Place 1 vacancy* at 7:43 p.m., on Wednesday, May 15, 2019, City Council Conference Room of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

The Executive Session was adjourned at 7:50 p.m. on Wednesday, May 15, 2019.

OPEN SESSION

The City Council reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action on item(s) discussed during Closed Executive Session at 7:50 p.m. on Wednesday, May 15, 2019, in the Council Chambers of the Manor City Hall.

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

8. Take action as deemed appropriate in the City Council's discretion regarding the City Council, Place 1 vacancy.

There was no action taken on this item.

ADJOURNMENT

The Regular Session of the Manor City Council Adjourned at 7:51 p.m. on Wednesday, May 15, 2019.

These minutes approved by the Manor City Council on the 5th day of June 2019.

APPROVED:

Rita G. Jonse
Mayor

ATTEST:

Lluvia Tijerina, TRMC
City Secretary



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 5, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Second and Final Reading: Consideration, discussion, and possible action on a Rezoning Request for Capital Area Youth Soccer Association for 1.39 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, and being located at 15209 E. US Hwy 290, Manor, TX. from Agricultural (A) to Medium Commercial (C-2). Applicant: Capital Area Youth Soccer Association Owner: Capital Area Youth Soccer Association

BACKGROUND/SUMMARY:

This area was annexed into the city in 2017 and zoned interim agricultural. The owner has proposed renovations to the existing building on the property. Alterations require that the property come into conformance with our development codes, which includes a zoning category that matches the use. This property is owned by the Capital Area Youth Soccer Association (CAYSA) and C-2 Medium Commercial allows for outdoor recreation. The zoning category is also appropriate because the property and area to be zoned has frontage on US Hwy 290 E.

The public hearing and first reading was approved at the regular Council meeting on May 15, 2019.

PRESENTATION: ☐ YES ☒ NO

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

Letter of Intent

Rezoning Map

Area Map

Notice Letter and Mailing Labels

Ordinance No. 541 and Exhibit

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve the second and final reading of Ordinance No. 541 of a Rezoning Request for Capital Area Youth Soccer Association for 1.39 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, and being located at 15209 E. US Hwy 290, Manor, TX. from Agricultural (A) to Medium Commercial (C-2).

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



Capitol Area Youth Soccer Association
P.O. Box 352
Manor, TX 78653
phone: (512) 302-4580 fax: (512) 302-0686 email: admin@caysa.org

Zoning Change for 15209 E.US HWY, 290, Manor, Texas 78653

Director of Development Services,

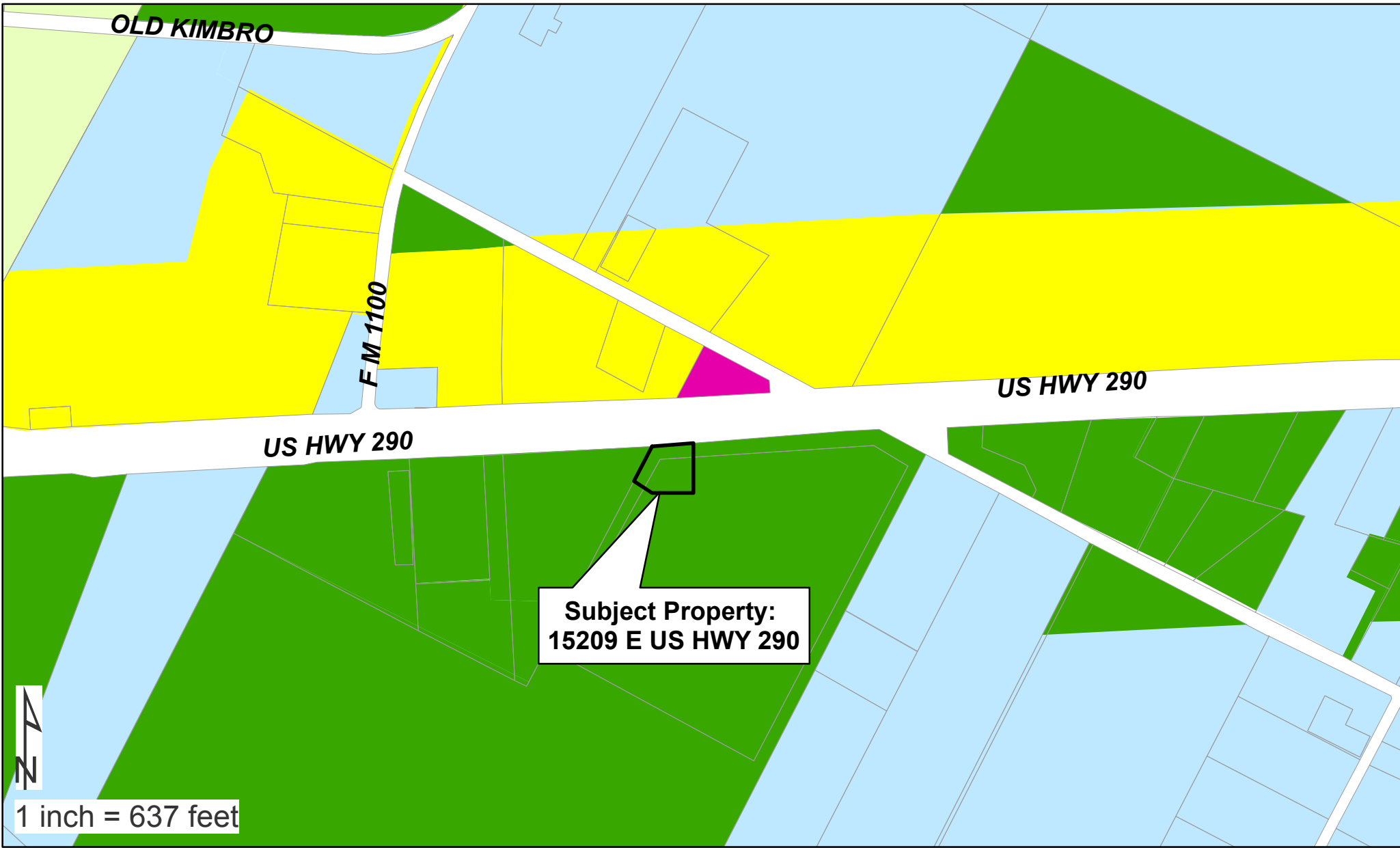
This is a request to change the zoning for the 1.39 acres on the Northwest corner of our property from A: Agricultural to C-2: Medium Commercial. This property is leased to our state association, South Texas Youth Soccer Association (STYSA) and has been since 2001. STYSA, a 501C3 organization, has submitted a request for a remodel permit and has been told the zoning has to be changed. We have been annexed in conjunction with an agreement we have with the City of Manor to build a treatment plant on five acres of our property which is currently under design to serve the Kimbro project.

This zoning class has been recommended by Scott Dunlop, AICP Assistant Development Director for Manor. Included are signed letters from the neighbors within the 300-foot arc of the proposed site.

We respectfully submit this request and ask your help in expediting this request.

James Borders

VP Facilities CAYSA
512-797-7634 cell
512-363-5000 work



Proposed Zoning: Medium Commercial (C-2)

*Current Zoning District:
Agricultural (A)*

Zone		DB - Downtown Business District
R-1 - Single Family		NB - Neighborhood Business
R-2 - Single Family		IN-1 - Light Industrial
R-3 - Multi Family		IN-2 - Heavy Industrial
R-4 - Multi Family Special		I - Institutional
M-1 - Manufactured Housing		PUD - Planned Unit Development
M-2 - Manufactured Housing Park		A - Agricultural
C-1 - Light Commercial		Manor ETJ
C-2 - Medium Commercial		





April 24, 2019

RE: 15209 E. US Hwy 290 Rezoning

Dear Property Owner:

The City of Manor Planning and Zoning Commission and City Council will be conducting public hearings to consider a rezoning request for 15209 E. US Hwy 290. You are being notified because you own property within 300 feet of the property for which this request is being made. The request will be posted on the agenda as follows:

Public Hearing: Consideration, discussion and possible action on a rezoning request for 1.39 acre of land out of the A.C. Caldwell Survey No. 52, Abstract 154, locally known as 15209 E. US Hwy 290, from Agricultural (A) to Medium Commercial (C-2).

The Planning and Zoning Commission will convene at 6:30PM on May 8, 2019 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on May 15, 2019 at 105 E. Eggleston St. in the City Council Chambers.

If you have no interest in the case there is no need for you to attend. You may address any comments to me at the address or phone number listed below. Any communications I receive will be made available to Commission and Council members during the discussion of this item. For your convenience, my email address is sdunlop@cityofmanor.org

Sincerely,

Scott Dunlop
Planning Coordinator
512-272-5555 ext. 5

ABS 456 SUR 64 KIMBRO L ACR 9.60 (1-D-1)

Property	15108 Voelker LN Manor TX, 78653 Ging, David
Owner	15108 Voelker LN Manor, TX 78653-4538

ABS 154 SUR 52 CALDWELL A C ACR 2.0

Property	15201 Voelker LN Manor, TX 78653 Schultz, Terry L & Audrey K
Owner	15201 Voelker LN Manor, TX 78653-4521

ABS 154 SUR 52 CALDWELL A C ACR 10.143

Property	15105 E US Hy 290 Manor, TX 78653 JM Assets LP
Owner	4203 Spinnaker CV Austin, TX 78713-5130

ABS 154 SUR 52 CALDWELL A C ACR 1.496

Property	15300 Voelker LN Manor, TX 78653 KMCA LTD
Owner	1912 N Main ST Taylor, TX 76574-1824



Capitol Area Youth Soccer Association
P.O. Box 352
Manor, TX 78653
phone: (512) 302-4580 fax: (512) 302-0686 email: admin@caysa.org

Subject: Zoning Change 15209 E US HWY 290

Neighbors,

This is to notify and seek your support for a zoning change for the Northwest corner 1.39 acres of our property. We have been annexed into the City of Manor and currently are zoned Agriculture with the front 35 acres a 501-C3 non profit designation and the remaining under Wildlife management. Our state office, South Texas Youth Soccer Association (STYSA), leases this corner of our property and has since 2001. They are remodeling their building and the City is requiring a zoning change on the 1.39 acres to C-2 Medium Commercial, the same as the tire shop, in order to grant the Building Permit.

It is our goal to submit to the Planning Commission seeking their approval so that the City Council can approve it on the May 8th meeting.

As part of the process , you will be sent official notification of the meeting at which this will be voted on.

If you have no objection, we would ask that you sign this letter so it can be presented with the packet requesting the zoning change.

Respectfully,
James Borders
VP Facilities CAYSA.
512-797-7634

I/we, the undersigned, do not object to the zoning change at 15209 E US HWY. 290

Daniel Gutierrez date 4-9-2019

Address: 15300 Voelker Lane Manor TX 78653

KMC LTD
1912 N MAIN ST
TAYLOR, TEXAS; 76574-1824



Capitol Area Youth Soccer Association
P.O. Box 352
Manor, TX 78653
phone: (512) 302-4580 fax: (512) 302-0686 email: admin@caysa.org

Subject: Zoning Change 15209 E US HWY 290

Neighbors,

This is to notify and seek your support for a zoning change for the Northwest corner 1.39 acres of our property. We have been annexed into the City of Manor and currently are zoned Agriculture with the front 35 acres a 501-C3 non profit designation and the remaining under Wildlife management. Our state office, South Texas Youth Soccer Association (STYSA), leases this corner of our property and has since 2001. They are remodeling their building and the City is requiring a zoning change on the 1.39 acres to C-2 Medium Commercial, the same as the tire shop, in order to grant the Building Permit.

It is our goal to submit to the Planning Commission seeking their approval so that the City Council can approve it on the May 8th meeting.

As part of the process , you will be sent official notification of the meeting at which this will be voted on.

If you have no objection, we would ask that you sign this letter so it can be presented with the packet requesting the zoning change.

Respectfully,
James Borders
VP Facilities CAYSA.
512-797-7634

I/we, the undersigned, do not object to the zoning change at 15209 E US HWY. 290

Terry L. Schultz date 6 MAR 19
Address: 15201 VOELKER LN MANOR

TERRY L & AUDREY K SCHULTZ

15201 VOELKER LANE

MANOR, TEXAS; 78653-4521



Capitol Area Youth Soccer Association
P.O. Box 352
Manor, TX 78653
phone: (512) 302-4580 fax: (512) 302-0686 email: admin@caysa.org

Subject: Zoning Change 15209 E US HWY 290

Neighbors,

This is to notify and seek your support for a zoning change for the Northwest corner 1.39 acres of our property. We have been annexed into the City of Manor and currently are zoned Agriculture with the front 35 acres a 501-C3 non profit designation and the remaining under Wildlife management. Our state office, South Texas Youth Soccer Association (STYSA), leases this corner of our property and has since 2001. They are remodeling their building and the City is requiring a zoning change on the 1.39 acres to C-2 Medium Commercial, the same as the tire shop, in order to grant the Building Permit.

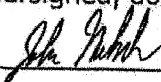
It is our goal to submit to the Planning Commission seeking their approval so that the City Council can approve it on the May 8th meeting.

As part of the process , you will be sent official notification of the meeting at which this will be voted on.

If you have no objection, we would ask that you sign this letter so it can be presented with the packet requesting the zoning change.

Respectfully,
James Borders
VP Facilities CAYSA.
512-797-7634

I/we, the undersigned, do not object to the zoning change at 15209 E US HWY. 290



date 4/9/2019

Address: 15125 E US Hwy 290 Manor TX 78653

A-A-A Storage
HWY290, LLC
By: John Muhich
President

ORDINANCE NO. 541

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM AGRICULTURAL (A) TO MEDIUM COMMERCIAL (C-2); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

Whereas, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

Whereas, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

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

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of Ordinance. City of Manor Code of Ordinances Chapter 14 Exhibit A Zoning Ordinance ("Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

Section 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Agricultural (A) to zoning district Medium Commercial (C-2). The Property is accordingly hereby rezoned to Medium Commercial (C-2).

Section 4. Open Meetings. 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, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED FIRST READING on this the 15th day of May 2019.

PASSED AND APPROVED SECOND AND FINAL READING on this the 5th day of June 2019.

THE CITY OF MANOR, TEXAS

Rita G. Jonse,
Mayor

ATTEST:

Lluvia Tijerina,
City Secretary

EXHIBIT “A”

Property Legal Description:

1.39 Acres, South Texas Youth Soccer Association, part of the 242.07 acres convey from Don A. Stewart to Capitol Area Youth Soccer Assoc., Doc. 2000012678, situated in the A.C. Caldwell Survey No. 52, Abstract No. 154 in Travis County, Texas

Property Address:

15209 East US Hwy 290, Manor, TX 78653

DESCRIPTION FOR CAPITOL AREA YOUTH SOCCER ASSOCIATION - STYSA

BEING 1.39 acres of the A.C. Caldwell Survey No. 52, Abstract No. 154, in Travis County, Texas. This tract is a part of the property that was called 242.07 acres as described in a deed from Don A. Stewart to the Capitol Area Youth Soccer Association, as recorded in Doc. 2000012678, of the Official Public Records of Travis County, Texas (OPRTCT). This tract was surveyed on the ground in November of 1999, under the supervision of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. The bearing basis of this survey was the monumentation that was found on the South boundary of the said 242.07 acres.

BEGINNING at an iron pipe that was found in the South line of U.S. Highway 290, at the most Easterly Northwest corner of the said 242.07 acre property of Capitol Area Youth Soccer Association. This corner was found marking the Northeast corner of the property of Eugene Juby (31.08 ac. Vol. 7689, Pg. 811). Said corner exists at the Northeast corner of the 5.091 acre property that is described in a deed to J.M. Assets, LP (Doc. 2017023375, Revocation of the Special Warranty Deed to AAA Storage 290 L.L.C.).

THENCE with the South line of U.S. Highway 290 East, N 89°33'45" E 200.00 feet to a capped ½ inch iron pin that was set for the Northeast corner of this parcel.

THENCE crossing the 242.07 acres, S 00°26'15" E 240.00 feet to a capped ½ inch iron pin that was set for the Southeast corner of this property.

THENCE S 89°33'45" W 200.00 feet to capped ½ inch iron pin that was set; and N 59°55'19" W 121.87 feet to a capped ½ inch iron pin that was set for the Southwest corner of this property, in the upper West boundary of the said 242.07 acres, and in the East boundary of J.M. Assets LP.

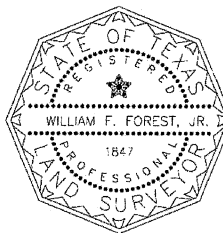
THENCE with the East boundary of the said 5.091 acre parcel of J.M. Assets LP, N 30°04'41" E 206.76 feet to the POINT OF BEGINNING.

STATE OF TEXAS :
: KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON:

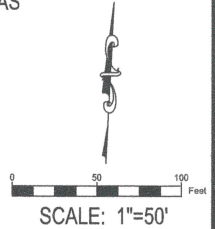
I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This description is true and correct to the best of my knowledge and belief. This property abuts a public roadway, except as shown on the attached survey drawing. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 25th day of January of 2019, A.D. file: Stysa lease 1.29 ac.doc


WM.F. FOREST JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847



1.39 ACRES, SOUTH TEXAS YOUTH SOCCER ASSOCIATION
 PART OF THE 242.07 ACRES CONVEYED FROM DON A. STEWART TO
 CAPITOL AREA YOUTH SOCCER ASSO., DOC. 2000012678
 SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABST. NO. 154
 IN TRAVIS COUNTY, TEXAS



2.00 AC.
 TERRY LEE SCHULTZ
 15201 VOELKER LANE
 VOL. 13329, PG. 410

9.719 AC.
 TERRY LEE SCHULTZ
 15201 VOELKER LANE, MANOR, TX
 VOL. 13329, PG. 410 OPRTCT

1.496 AC.
 KMCA LTD
 15300 VOELKER LANE, MANOR, TX
 DOC. 2012140337 OPRTCT

VOELKER LANE

South Texas Youth Soccer
 Office Site
 15209 Hwy 290 East

US 290 EAST

P.O.B. most Easterly
 Northwest corner
 of 242.07 ac.

UG

W

N 30°04'41" E
 1313.85'

206.76'

N 59°55'19" W
 121.87'

1.39
 AC.

200.00'
 S 89°33'45" W

N 89°33'45" E

S 00°26'15" E
 240.00'

932.89'

732.89'

UG

W

UG

W

T.P.L. EASEMENT 551/371
 (RELOCATION RIGHT & ADJACENT ACCESS)

LEGEND

- IRON PIN FOUND ●
 - CORNER NOT FOUND, REPLACED ○
 - WITH 1/2" IRON PIN ○
 - IRON PIN SET ○
 - IRON PIPE FOUND ○
 - EXISTING WIRE FENCE —X—
 - TELEPHONE CABLE —T—
 - WATERLINE EXISTING —W—
 - OVERHEAD POWER LINE —E—
 - CENTER LINE OF CHANNEL —C—
 - RECORD CALLS (BEARING / DISTANCE)
 - RECORD FILE LOCATION VOLUME / PAGE
 - DATA THIS SURVEY BEARING / DISTANCE
 - TRACT LINES —
 - BOUNDARY LINES —
 - LAND GRANT LINES —
- All document references are in Travis Co.
 Official Public Records of Travis Co., Tx. OPRTCT

J.M. ASSETS LP, DOC. 2019019232
 4203 SPINAKER COVE, AUSTIN, TX 78731
 (REVOCATION OF SWD
 OF AAA STORAGE 280 LLC) DOC. 2017023375

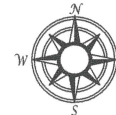
242.07 AC.
 CAPITOL AREA YOUTH SOCCER ASSOCIATION
 15317 US HWY 290, PO BOX 352, MANOR TX 78653-0352
 DON A. STEWART TO CAPITOL AREA YOUTH SOCCER ASSO.
 DOC. 200012678

A.C. CALDWELL SURVEY NO. 52,
 ABST. NO. 154

I, THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND OF THE
 PROPERTY LEGALLY DESCRIBED HEREON, UNDER MY SUPERVISION. THIS PLAT IS TRUE AND
 CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IDENTIFIES ANY EVIDENCE OF
 BOUNDARY LINE CONFLICTS, SHORTAGES IN AREA, PROTRUSIONS, INTRUSIONS, AND OVERLAPPING
 OF SIGNIFICANT IMPROVEMENTS. THIS PROPERTY ABUTS A PUBLIC ROADWAY, EXCEPT AS SHOWN
 HEREON.

SURVEY DATE: November 30, 1999

William F. Forest, Jr.
 William F. Forest, Jr. R.P.L.S. 1847



Forest Surveying & Mapping Company
 1002 Ash St. Georgetown, Texas
 phone: 512-930-5927
 www.forestsurveying.com
 TBPLS FIRM NO. 10002000

DATE: April 3, 2019
FILE #
MAP#
PROJECT: CAYSA 2
DRAWING: STYSA Site 2019
Sheet One



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 5, 2019

PREPARED BY: Thomas Bolt, City Manager

DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on canceling the July 3, 2019, Regular City Council 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 cancel the July 3, 2019, Regular City Council Meeting.

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 5, 2019

PREPARED BY: Thomas Bolt, City Manager

DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Recognition and Confirmation of change of name of Commons Park to Timmermann Park.

BACKGROUND/SUMMARY:

The City Manager independently asked staff and Council Members and others for their input on the naming of the 22 +/- acre park located within the Manor Commons Development, located near the East side of FM 973 at US HWY 290 E. TIMMERMANN PARK had been suggested in appreciation of the developer's (Barth Timmermann) commitment to build the park and finance improvements above the agreed amount contained in the original development agreement executed just over 10 years ago.

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 recognize and confirm of change of name of Commons Park to Timmermann Park.

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