



**MANOR CITY COUNCIL
REGULAR MEETING
MINUTES
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
MAY 4, 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, Sharon Snowden
Place 5, Rebecca Davies**

ABSENT:

Place 6, Jeff Turner

CITY STAFF PRESENT:

**Thomas Bolt, City Manager
Frances Aguilar, City Secretary
Scott Dunlop, Planning Coordinator
Lluvia Tijerina, Administrative Assistant**

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

The Manor City Council met in regular session on Wednesday, May 4, 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, Council Member Todd Shaner gave the Pledge of Allegiance.

PUBLIC COMMENTS

Vicki McFarland, P.O. Box 256, Manor, thanked the City of Manor for the funding from the Hotel Occupancy Tax that paid for the advertising and band for the Heritage Festival. Maggie Shelton, 20909 Delorio, Manor presented the Welcome to Manor - Community Resource Packet that would be distributed in the city and to new residents of Manor.

CONSENT AGENDA

All items listed under the consent agenda were enacted by one motion. There was no separate discussion of the items and no items removed from the consent agenda.

A motion to approve the Consent Agenda was made by Council Member Davies, seconded by Council Member Snowden. The motion carried by the following vote:

Vote: 6 For – 0 Against.

1. Consideration, discussion, and possible action to approve the minutes for the April 20, 2016, City Council Regular Meeting.

The minutes were approved under the Consent Agenda.

REGULAR AGENDA

2. Consideration, discussion, and possible action on a second reading of a rezoning request for the Lagos preliminary PUD site plan, 146 acres at the SE corner FM 973 and Brenham Street; portions of the Calvin Baker Sur. No. 38, James Manor Sur. No. 39 and 40, James H. Manning Sur. No. 37; from single family residential (R-1) district zoning to Planned Unit Development (PUD) district zoning.

City Manager Tom Bolt introduced the agenda item. He introduced Planning Coordinator, Scott Dunlop, who gave a presentation of the project. Mr. Dunlop addressed Council and stated the PUD land use plan calls for 445 single family homes (1250 sf living area homes, 50 ft. wide lots, 6,000 sq. ft. minimum), 113 condo-type units at 1 per 10 acre density, 14.21 acre park (large portion as detention/amenity pond). Mr. Bolt said that Council will have two opportunities to see this plan, under the preliminary site plan. There will be another opportunity to address the outstanding items once the first reading is in order. Council Member Davies asked the developer, Danny Burnett, if there was an amenities center. Mr. Burnett's responded that there was not. Mr. Burnett stated the price point of the homes will be \$190,000 range. Council Member Kruppa voiced a concern over the impact on the infrastructure from the increase in houses and vehicles on 973 and in the City. Mr. Bolt stated that the City is working with the City of Austin, Travis County, and TXDOT on the traffic generated by the project. The development is estimated to increase vehicles in the City by 30,000. Mr. Burnett assured the City that the developers would work with the City, County and TXDOT to find traffic solutions.

A motion to accept the second reading of a rezoning request for the Lagos preliminary PUD site plan, was made by Council Member Burrell, seconded by Council Member Kruppa. The motion carried by the following vote:

Vote: 6 For – 0 Against.

3. Consideration, discussion, and possible action to set two (2) public hearing dates for the water and wastewater rates for the City of Manor residential and commercial customers.

A motion to set two (2) public hearing dates, June 1, 2016 and June 15, 2016, for the water and wastewater rates for the City of Manor residential and commercial customers was made by Council Member Davies, seconded by Council Member Shaner. The motion carried by the following vote:

Vote: 6 For – 0 Against.

4. Consideration, discussion, and possible action on license agreement between the City of Manor and Stonewater HOA for installation and maintenance of sod and irrigation in the City right-of-way.

A motion to postpone the action on the license agreement between the City of Manor and Stonewater HOA was made by Council Member Kruppa, seconded by Council Member Snowden. The motion carried by the following vote:

Vote: 6 For – 0 Against.

5. Consideration, discussion, and possible action on a waiver from Ordinance 263B Article III Section 42(b)(12)(iv) allowing for 29 foot wide streets in Stonewater sections 2, 5, and 7.

City Manager Tom Bolt gave a history of the development. He stated that a review of the development found that streets were constructed at a more narrow size of the street requirements. The best solution would be to waive the requirements in Sections 2, 5, and 7 upon the condition that the Northern section, representing another 300 lots, would have wider streets, not required under the previous development agreement.

A motion to approve a waiver from Ordinance 263B Article III Section 42(b)(12)(iv) allowing for 29 foot wide streets in Stonewater sections 2, 5, and 7, with the condition that the streets in the Northern sections are 31 feet was made by Council Member Davies, seconded by Council Member Kruppa. The motion carried by the following vote:

Vote: 6 For – 0 Against.

ADJOURNMENT

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

Vote: 6 For – 0 Against.

Meeting was adjourned at 7:45 P.M.

APPROVED:

ATTEST:

Rita G. Jonse, Mayor

Frances M. Aguilar, City Secretary