



**CITY COUNCIL  
REGULAR MEETING MINUTES  
APRIL 5, 2017**

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A regular meeting of the Manor City Council was held on Wednesday, April 5, 2017, in the Manor City Hall City Council Chambers, located at 105 E. Eggleston Street, Manor, Texas.

**COUNCIL MEMBERS**

**PRESENT:**

Mayor, Rita Jonse  
Place 1, Gene Kruppa  
Place 2, Maria Amezcua  
Place 3, Anne Weir  
Place 4, Zindia Pierson  
Place 5, Rebecca Davies  
Place 6, Ryan Stone

**CITY STAFF**

**PRESENT:**

Thomas Bolt, City Manager  
Frances Aguilar, City Secretary  
Scott Dunlop, Planning Coordinator  
Mike Tuley, Public Works Director  
Frank Phelan, City Engineer

**CALL REGULAR SESSION TO ORDER**

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 Jonse, Ms. Debbie Tucker led the Pledge of Allegiance.

**PRESENTATIONS**

There were no presentations.

**PUBLIC COMMENTS**

Ms. Vicki McFarland, with the Chamber of Commerce presented Council with information about the 4<sup>th</sup> Annual Heritage Festival.

**CONSENT AGENDA**

A motion to approve the consent agenda was made by Council Member Davies, seconded by Council Member Amezcua. The motion carried by the following vote:

**Vote: 7 For – 0 Against**

1. Consideration, discussion, and possible action to approve the minutes for the March 1, 2017 City Council Regular Meeting.

**The item was approved under consent agenda.**

2. Consideration, discussion, and possible action to approve the minutes for the March 8, 2017 City Council Special Meeting.

**The item was approved under consent agenda.**

3. Consideration, discussion, and possible action to approve the minutes for the March 15, 2017 City Council Regular Meeting.

**The item was approved under consent agenda.**

4. Consideration, discussion, and possible action on an ordinance amending the Zoning Ordinance to rezone the north 80 feet of Lots 11 - 15, block 30 Town of Manor, which was previously zoned Institutional (I) to Downtown Business District (DB), on September 21, 2011, locally known as 109 Burnet Street.

**The item was approved under consent agenda.**

5. Consideration, discussion, and possible action on an ordinance amending the Zoning Ordinance to rezone 149.66 acres out of the Kimbro Survey Abstract 456, Number 46, which was previously zoned Interim Residential (R-1) to Heavy Industrial (IN-2) on September 17, 2008, locally known as 13910 FM 1100.

**The item was approved under consent agenda.**

6. Consideration, discussion, and possible action on an ordinance amending the Zoning Ordinance to rezone Lots 11 - 15, Block 22 Town of Manor, which was previously zoned Light Commercial (C-1) to Downtown Business District (DB) on September 17, 2008, locally known as 210-218 E Parsons St.

**The item was approved under consent agenda.**

7. Consideration, discussion, and possible action on an ordinance amending the Zoning Ordinance to rezone W 15 feet of Lot 17 and Lots 18 - 20, Block 23 Town of Manor, which was previously zoned Light Commercial (C-1) to Downtown Business District (DB) on September 17, 2008, locally known as 102 E Parsons St.

**The item was approved under consent agenda.**

8. Consideration, discussion, and possible action on an ordinance amending the Zoning Ordinance to rezone Lots 17 - 19, Block 25 Town of, which was previously zoned Light Commercial (C-1) to Downtown Business District (DB) on September 17, 2008 Manor, locally known as 208 W Parsons St.

**The item was approved under consent agenda.**

9. Consideration, discussion, and possible action on an ordinance amending the Zoning Ordinance to rezone Lots 2-3, Block 11 Town of Manor, which was previously zoned Single Family Residential (R-1) to Light Commercial (C-1) on June 21, 2006, locally known as 103-105 E Murray Ave.

**The item was approved under consent agenda.**

10. Consideration, discussion, and possible action on an ordinance amending the Zoning Ordinance to rezone Lot 8, Block 14 Town of Manor, which was previously zoned Single Family Residential (R-1) to Single Family Residential (R-2) on April 19, 2006, locally known as 208 E Lane Ave.

**The item was approved under consent agenda.**

11. Consideration, discussion, and possible action on an ordinance amending the Zoning Ordinance to rezone Lot 9 & Alley, Block 14 Town of Manor, which was previously zoned Single Family Residential (R-1) to Single Family Residential (R-2) on April 19, 2006, locally known as 210 E Lane Ave.

**The item was approved under consent agenda.**

12. Consideration, discussion, and possible action on an ordinance amending the Zoning Ordinance to rezone Lot 5, Block 28 Town of Manor, which was previously zoned Light Commercial (C-1) to Downtown Business District (DB) on March 15, 2006, locally known as 201 W Parsons St.

**The item was approved under consent agenda.**

13. Consideration, discussion, and possible action on an ordinance amending the Zoning Ordinance to rezone Lot 9, Block 26 Town of Manor, which was previously zoned Light Commercial (C-1) to Downtown Business District (DB) on March 15, 2006, locally known as 308 W Parsons St.

**The item was approved under consent agenda.**

14. Consideration, discussion, and possible action on an ordinance amending the Zoning Ordinance to rezone Lot 1, Block 27 Town of Manor, which was previously zoned Light Commercial (C-1) to Downtown Business District (DB) on March 15, 2006, locally known as 309 W Parsons St.

**The item was approved under consent agenda.**

#### **PUBLIC HEARING**

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

**A motion to recess the public hearing regarding the creation of a Public Improvement District – EntradaGlen until April 19, 2017 was made by Council Member Pierson, seconded by Council Member Kruppa. The motion carried by the following vote:**

**Vote: 7 For – 0 Against**

#### **REGULAR AGENDA**

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

**A motion to postpone the creation of the EntradaGlen Public Improvement District until April 19, 2017 was made by Council Member Kruppa, seconded by Council Member Stone. The motion carried by the following vote:**

**Vote: 7 For – 0 Against**

17. Consideration, discussion, and possible action on a Wheeling Agreement with Manville WCS.

**City Engineer gave an overview of the agreement with Manville. The agreement will be for 3 years while the City installs connecting lines. He further stated that Manville’s staff has seen the changes and is contingent upon the board approval.**

**A motion to approve the Wheeling Agreement with Manville WCS was made by Council Member Kruppa, seconded by Council Member Stone. The motion carried by the following vote:**

**Vote: 7 For – 0 Against**

18. Consideration, discussion, and possible action on a first reading of an ordinance annexing 1.68 acres of land, more or less, that is adjacent and contiguous territory to the City, locally known as 12920 Old Hwy 20.

**A motion to approve the first reading of an ordinance annexing 1.68 acres of land, as presented was made by Council Member Davies, seconded by Council Member Pierson. The motion carried by the following vote:**

**Vote: 7 For – 0 Against**

19. Consideration, discussion, and possible action on a first reading of an ordinance annexing 8.33 acres of land, more or less, that is adjacent and contiguous territory to the City, locally known as 12920 Old Hwy 20.

**A motion to approve the first reading of an ordinance annexing 8.33 acres of land, as presented was made by Council Member Weir, seconded by Council Member Pierson. The motion carried by the following vote:**

**Vote: 7 For – 0 Against**

20. Consideration, discussion, and possible action on a Special Use Permit, to allow for a temporary residence, for Lot 6, Block 48 Town of Manor, locally known as 309 North Lexington Street.

**A motion to approve a Special Use Permit, as presented, for a term of 6 months was made by Council Member Stone, seconded by Council Member Pierson. The motion carried by the following vote:**

**Vote: 7 For – 0 Against**

21. Consideration, discussion, and possible action on a lease agreement for certain City-owned property, being approximately a 98.286 acre tract, to be for the purposes of grazing cattle, raising and harvesting hay, and maintenance thereof.

**A motion to approve a lease agreement, as presented, for a 5 year term was made by Council Member Kruppa, seconded by Council Member Amezcua. The motion carried by the following vote:**

**Vote: 7 For – 0 Against**

22. Consideration, discussion, and possible action on an ordinance, adopting and enacting a new code of ordinances; providing for the repeal of certain ordinances not included therein; providing a penalty for the violation thereof not exceeding \$500 generally or exceeding \$2,000 for violations relating to fire safety, zoning or public health and sanitation; providing for the amendment of such code; and providing when such code and this ordinance shall become effective.

**A motion to approve an ordinance, adopting and enacting a new code of ordinance as presented was made by Council Member Stone, seconded by Council Member Amezcua. The motion carried by the following vote:**

**Vote: 7 For – 0 Against**

23. Consideration, discussion, and possible action to approve a disbursement of Hotel Occupancy Tax Funds to the Manor Chamber of Commerce, for the Manor Heritage Festival.

**A motion to approve a disbursement of Hotel Occupancy Tax Funds to the Manor Chamber of Commerce for Manor Heritage Festival, in the amount of \$6,500 was made by Council Member Kruppa, seconded by Council Member Pierson. The motion carried by the following vote:**

**Vote: 6 For – 0 Against, Mayor Jonse abstained on this agenda item.**

**ADJOURNMENT**

**A motion to Adjourn made by Council Member Pierson. Seconded by Council Member Kruppa. The motion carried by the following vote:**

**Vote 7 For – 0 Against.**

**Meeting was adjourned at 7:22 P.M.**

**APPROVE:**

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Rita G. Jonse  
Mayor

**ATTEST:**

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Frances M. Aguilar, TRMC, CMC  
City Secretary