



**CITY COUNCIL  
REGULAR SESSION MINUTES  
NOVEMBER 6, 2019**

**PRESENT:**

Rita G. Jonse, Mayor

**COUNCIL MEMBERS:**

Gil Burrell, Place 1  
Maria Amezcua, Mayor Pro Tem, Place 2  
Anne R. Weir, Place 3  
Danny Scarbrough, Place 4  
Deja Hill, Place 5  
Valerie Dye, Place 6

**CITY STAFF:**

Thomas Bolt, City Manager  
Lluvia T. Almaraz, City Secretary  
Scott Dunlop, Assistant Development Services Director  
Veronica Rivera, Legal Counsel  
Frank Phelan, P.E., City Engineer

**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, November 6, 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, Kary Burrell, led the Pledge of Allegiance.

**PROCLAMATION**

**Declaring the week of November 18-22, 2019, as “National Hunger and Homeless Awareness Week”**

Mayor Jonse read and presented a proclamation declaring the week of November 18-22, 2019, as “National Hunger and Homeless Awareness Week” to Dr. Creslond Fannin, Clarissa Maldonado, and Esmeralda Lopez with Manor ISD – Project Hope.

## **PUBLIC COMMENTS**

No one appeared to speak at this time.

## **CONSENT AGENDA**

### **1. Consideration, discussion, and possible action to approve the City Council Minutes of the October 16, 2019, Regular Meeting.**

**MOTION:** Upon a motion made by Mayor Pro Tem Amezcua and seconded by Council Member Hill the Council voted seven (7) For and none (0) Against to approve and adopt all items on the Consent Agenda. The motion carried unanimously.

## **PUBLIC HEARINGS**

### **2. Public Hearing: Conduct a public hearing regarding the annexation of 30.86 acres, more or less, adjacent and contiguous to the city limits and being located at 13119 US Hwy 290 E. Manor, TX. Applicant: Kimley-Horn & Associates Owner: Gordon Weir**

The City staff recommended that the City Council postpone the Public Hearing to November 20, 2019, Regular Meeting per developer’s agent request.

Kelly Baker, 13001 Carillon Way, Manor, Texas submitted a card in opposition to this item; however, she did not speak.

Brandon Parry, 12929 Carillon Way, Manor, Texas submitted a card in support to this item; however, he did not wish to speak.

Mark Thomas, 12741 Bella Parkway, Manor, Texas submitted a card in opposition to this item; however, he did not speak.

Phillip Hebert, 13005 Ship Bell Dr., Manor, Texas submitted a card in opposition to this item; however, he did not wish to speak.

**MOTION:** Upon a motion made by Council Member Burrell and seconded by Council Member Scarbrough the Council voted seven (7) For and none (0) Against to postpone the Public Hearing to the November 20, 2019, Regular Council Meeting. The motion carried unanimously.

### **3. Public Hearing: Conduct a public hearing regarding the rezoning of 30.86 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located at 13119 US Hwy 290 East, Manor, TX, from ETJ/Interim Agricultural to Medium Commercial (C-2). Applicant: Kimley-Horn & Associates Owner: Gordon Weir**

The City staff recommended that the City Council continue the Public Hearing open to November 20, 2019, Regular Council Meeting and take no action.

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

Janine Wise, 13325 Ring Drive, Manor, Texas submitted a card in opposition to this item; however, she did not wish to speak.

Mark Thomas, 12741 Bella Parkway, Manor, Texas submitted a card in opposition to this item; however, he did not speak.

Brandon Parry, 12929 Carillon Way, Manor, Texas submitted a card in opposition to this item; however, he did not wish to speak.

There was no action taken on this item.

#### **REGULAR AGENDA**

- 4. First Reading: Consideration, discussion, and possible action on an ordinance annexing 30.86 acres, more or less, adjacent and contiguous to the city limits and being located at 13119 US Hwy 290 E, Manor, TX. Applicant: Kimley-Horn & Associates Owner: Gordon Weir**

The City staff recommended that the City Council postpone the first reading of an ordinance annexing 30.86 acres, more or less, adjacent and contiguous to the city limits and being located at 13119 US Hwy 290 E, Manor, TX to November 20, 2019, Regular Meeting per developer's agent request.

Phillip Hebert, 13005 Ship Bell Dr., Manor, Texas submitted a card in opposition to this item; however, he did not wish to speak.

Casey Carver, 12917 Pealing Way, Manor, Texas submitted a card in support to this item; however, he did not speak.

**MOTION:** Upon a motion made by Council Member Scarbrough and seconded by Council Member Burrell the Council voted seven (7) For and none (0) Against to postpone this item to the November 20, 2019, Regular Council Meeting. The motion carried unanimously.

- 5. First Reading: Consideration, discussion and possible action on an ordinance rezoning 30.86 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and being located at 13119 US Hwy 290 East, Manor, TX, from ETJ/Interim Agricultural to Medium Commercial (C-2). Applicant: Kimley-Horn & Associates Owner: Gordon Weir**

The City staff recommended that the City Council postpone an ordinance rezoning 30.86 acres of land more or less out of the Greenbury Gates Survey No. 63 Abstract No. 315, and is located at 13119 US Hwy 290 East, Manor, TX to November 20, 2019, Regular Meeting per developer's agent request.

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

Casey Carver, 12917 Pealing Way, Manor, Texas submitted a card in support to this item; however, he did not speak.

Sandra Borowicz, 13237 Pine Needle St., Manor, Texas submitted a card in opposition to this item; however, she did not speak.

**MOTION:** Upon a motion made by Council Member Scarbrough and seconded by Council Member Dye Council voted seven (7) For and none (0) Against to postpone this item to the November 20, 2019, Regular Council Meeting. The motion carried unanimously.

**6. Consideration, discussion, and possible action on an ordinance approving a Tax Increment Reinvestment Zone Number One, City of Manor Final Project and Finance Plan.**

The City staff recommended that the City Council approve Ordinance No. 558 approving a Tax Increment Reinvestment Zone Number One, City of Manor Final Project and Finance Plan.

Ordinance No. 558: An Ordinance of the City Council of the City of Manor, Texas, Approving a Tax Increment Reinvestment Zone Number One, City of Manor Final Project and Finance Plan; Making Certain Findings; Providing a Severability Clause; and Providing for an Immediate Effective Date.

**MOTION:** Upon a motion made by Council Member Scarbrough and seconded by Mayor Pro Tem Amezcua the Council voted seven (7) For and none (0) Against to approve Ordinance No. 558 approving a Tax Increment Reinvestment Zone Number One, City of Manor Final Project and Finance Plan. The motion carried unanimously.

**7. Consideration, discussion, and possible action on an amendment to the Development Agreement (Manor Heights).**

The City staff recommended that the City Council approve the amendment to the Development Agreement (Manor Heights) with the red line changes.

City Manager Bolt discussed the amendments to the Development Agreement (Manor Heights).

Assistant City Attorney Rivera explained Section 7 – Period of Pump and Haul Services and Section 8 – Public Improvement Districts of the Amendment Development Agreement.

John Mayberry with FORESTAR Real Estate Group, Inc. introduced himself and was available to answer any questions posed by the City Council.

**MOTION:** Upon a motion made by Council Member Scarbrough and seconded by Mayor Pro Tem Amezcua the Council voted seven (7) For and none (0) Against to approve the amendment to the Development Agreement (Manor Heights) with the red line changes. The motion carried unanimously.

**8. Consideration, discussion, and possible action on an Assignment and Assumption of the Development Agreement regarding Manor Heights.**

The City staff recommended that the City Council consent to the Assignment and Assumption of the Development Agreement regarding Manor Heights and directs the City Manager to execute the consent.

**MOTION:** Upon a motion made by Council Member Scarbrough and seconded by Mayor Pro Tem Amezcua the Council voted seven (7) For and none (0) Against to consent to the Assignment and Assumption of the Development Agreement regarding Manor Heights and directs the City Manager to execute the consent. The motion carried unanimously.

**9. Consideration, discussion, and possible action on award of a contract addendum for professional services for the FY 2019 Capital Metro BCT Paving Improvements Project.**

The City staff recommended that the City Council award a contract addendum to Jay Engineering Company, Inc. for design, bidding, and construction phase services for the FY 2019 Capital Metro BCT Paving Improvements Project.

City Engineer Phelan discussed the contract addendum for the FY 2019 Capital Metro BCT Paving Improvement Project.

The discussion was held regarding other areas that need paving within the city.

The discussion was held regarding different types of paving structures for city streets.

The discussion was held regarding CAP Metro Funds for city projects.

The discussion was held regarding drainage issues within the city.

Council Member Hill expressed her concerns regarding the pavement on Shadow View Shopping Center.

**MOTION:** Upon a motion made by Council Member Dye and seconded by Council Member Burrell the Council voted seven (7) For and none (0) Against to award a contract addendum to Jay Engineering Company, Inc. for design, bidding and construction phase services for the FY 2019 Capital Metro BCT Paving Improvements Project. The motion carried unanimously.

**10. Consideration, discussion, and possible action on award of a contract addendum for Advisory Consulting services for the 2020 Community Impact Fee Update project.**

The City staff recommended that the City Council award a contract to Jay Engineering Company, Inc. for Advisory Consulting services for the 2020 Community Impact Fee Update project.

City Engineer Phelan discussed the contract addendum for Advisory Consulting Services for the 2020 Community Impact Fee Update Project.

**MOTION:** Upon a motion made by Council Member Scarbrough and seconded by Mayor Pro Tem Amezcua the Council voted seven (7) For and none (0) Against to award a contract to Jay Engineering company, Inc. for Advisory Consulting services for the 2020 Community Impact Fee Update project. The motion carried unanimously.

**11. Consideration, discussion, and possible action on an ordinance amending Manor Code of Ordinances by adding Article 1.14 Public Tree Care to Chapter 1, General Provisions establishing public tree care regulations and establishing a public tree advisory committee.**

The City staff recommended that the City Council approve Ordinance No. 559 amending Manor Code of Ordinances by adding Article 1.14 Public Tree Care to Chapter 1, General Provisions establishing public tree care regulations and establishing a public tree advisory committee.

Asst. Development Services Director Dunlop discussed the ordinance for Public Tree Care.

The discussion was held regarding the care of trees for public property vs private property.

Ordinance No. 559: An Ordinance of the City of Manor, Texas Amending the Code of Ordinances of the City of Manor, Texas by Adding Article 1.14, Public Tree Care, to Chapter 1, General Provisions, Establishing Public Tree Care Regulations; Establishing Public Tree Care Advisory Board; Providing for a Savings Clause; Providing for an Effective Date; Providing for an Open Meetings Clause; and Providing for Related Matters.



**MOTION:** Upon a motion made by Council Member Weir and seconded by Mayor Pro Tem Amezcua the Council voted six (6) For and one (1) Against to approve Ordinance No. 559 amending Manor Code of Ordinances by adding Article 1.14 Public Tree Care to Chapter 1, General Provisions establishing public tree care regulations and establishing a public tree advisory committee. Council Member Burrell voted against. The motion carried.

**12. Consideration, discussion, and possible action on naming the new City's Park on Lexington Street.**

City Manager Bolt discussed the interest of the Manor Arts Council to name the new City's Park. He stated that the Manor Arts Council already had a few name suggestions for the park.

The discussion was held regarding various ways and processes that might be used to the naming of the new City's Park.


**MOTION:** Upon a motion made by Council Member Scarbrough and seconded by Council Member Weir the Council voted seven (7) For and none (0) Against to advertise in the Manor Journal regarding the naming of the new city park by the public. The motion carried unanimously.

**ADJOURNMENT**

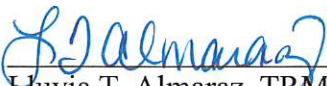
The Regular Session of the Manor City Council Adjourned at 7:58 p.m. on Wednesday, November 6, 2019.

These minutes approved by the Manor City Council on the 20<sup>th</sup> day of November 2019.

**APPROVED:**

  
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Dr. Larry Wallace Jr.  
Mayor

**ATTEST:**

  
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Eluvia T. Almaraz, TRMC  
City Secretary

