



RITA G. JONSE, MAYOR  
GENE KRUPPA, PLACE 1  
MARIA AMEZCUA, PLACE 2  
ANNE WEIR, MAYOR PRO TEM, PLACE 3  
ZINDIA PIERSON, PLACE 4  
DEJA HILL, PLACE 5  
TODD SHANER, PLACE 6

## CITY COUNCIL REGULAR MEETING AGENDA

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WEDNESDAY, DECEMBER 20, 2017

7:00 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

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### CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

### PLEDGE OF ALLEGIANCE

### 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 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

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 of the December 6, 2017, Regular Meeting. Lluvia Tijerina,  
City Secretary
2. Consideration, discussion, and possible action on the acceptance of the November 2017 Departmental Reports: Thomas Bolt,  
City Manager
  - Development Services – Scott Dunlop
  - Police – Chief Ryan Phipps
  - Municipal Court – Sarah Friberg
  - Public Works – Mike Tuley
3. Consideration, discussion, and possible action on the acceptance of the unaudited November 2017 Monthly Financial Report. Thomas Bolt,  
City Manager

## REGULAR AGENDA

4. Consideration, discussion, and possible action on the first reading of an ordinance rezoning Lot 2 Manor Storage Plat, locally known as 12421 US Hwy 290 E, 3 acres more or less from Interim Agricultural (A) district zoning to Medium Commercial (C-2) district zoning. **Owner:** Manor Plaza LLC. **Applicant:** Gil Engineering Associates, Inc. Scott Dunlop,  
Planning Coordinator
  
5. Consideration, discussion, and possible action on a waiver from Manor Code of Ordinances, Chapter 14, Article 14.02 Zoning Ordinance, Exhibit A Zoning Ordinance, Article III Site Development Plan Requirements and Special Provisions for Lots 8-10, Block 24 Town of Manor, locally known as 109 South Lexington Street. **Owner:** CKBK LLC. **Applicant:** Coultas Kemp - Rudy's Southern Cooking Scott Dunlop,  
Planning Coordinator

## EXECUTIVE SESSION

The City Council will now convene into executive session pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Rules of Disciplinary Conduct, to consult with legal counsel regarding potential claims related to land development.

## OPEN SESSION

The City Council will now reconvene into open session to take action as determined appropriate in the City Council's discretion regarding potential claims related to land development.

## 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, December 15, 2017, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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Lluvia Tijerina  
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](mailto:ltijerina@cityofmanor.org).*