



Dr. Larry Wallace Jr., Mayor  
Emily Hill, Place 1  
Maria Amezcua, Mayor Pro Tem, Place 2  
Dr. Christopher Harvey, Place 3  
Danny Scarbrough, Place 4  
Deja Hill, Place 5  
Valerie Dye, Place 6

**CITY COUNCIL  
REGULAR MEETING  
AGENDA**

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Wednesday, November 20, 2019

7:00 p.m.

Manor City Hall – Council Chambers  
105 E. Eggleston Street

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

**PLEDGE OF ALLEGIANCE**

**PRESENTATION**

Presentation of the 2019 TML Municipal Excellence Award to the City of Manor for Management Innovations for City's under 25,000.

**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 November 6, 2019, Regular Meeting. Lluvia T. Almaraz,  
City Secretary

2. Consideration, discussion, and possible action on the acceptance of the October 2019 Departmental Reports: Thomas Bolt,  
City Manager
- Police – Ryan Phipps, Chief of Police
  - Development Services – Scott Dunlop, Assistant Dev. Services Director
  - Community Development – Debbie Charbonneau
  - Municipal Court – Sarah Friberg, Court Clerk
  - Public Works – Michael Tuley, Director of Public Works
  - Finance – Lydia Collins, Director of Finance

### PUBLIC HEARING

3. 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 Thomas Bolt,  
City Manager
4. Public Hearing: Conduct a second 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 Thomas Bolt,  
City Manager
5. 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 Scott Dunlop,  
Asst. Dev. Services  
Director
6. Public Hearing: Conduct a public hearing regarding an amendment to the Manor Code of Ordinances Chapter 14 Zoning to amend sections General including Application, and Definitions; Zoning District and Regulations including General Requirements and Limitations, Zoning of Annexed Areas, and Establishment of Zoning Districts; Construction Plans; Conditional Use Permits; Nonconforming Uses; Sexually Oriented Businesses; and other related matters. Scott Dunlop,  
Asst. Dev. Services  
Director

### REGULAR AGENDA

7. 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 Thomas Bolt,  
City Manager
8. 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 Scott Dunlop,  
Asst. Dev. Services  
Director

9. First Reading: Consideration, discussion, and possible action on an amendment to the Manor Code of Ordinances Chapter 14 Zoning to amend sections General including Application, and Definitions; Zoning District and Regulations including General Requirements and Limitations, Zoning of Annexed Areas, and Establishment of Zoning Districts; Construction Plans; Conditional Use Permits; Nonconforming Uses; Sexually Oriented Businesses; and other related matters. Scott Dunlop,  
Asst. Dev. Services  
Director
10. Consideration, discussion, and possible action upon a Concept Plan for the Manor Commons SE Commercial, nineteen (19) lots on 73 acres more or less, located near US Hwy 290 E and FM 973 N, Manor, TX. **Applicant:** ALM Engineering. **Owner:** Greenview Development 973, LP Scott Dunlop,  
Asst. Dev. Services  
Director
11. Consideration, discussion, and possible action on an ordinance adopting the Amended Annual Budget for the City of Manor for the fiscal year beginning October 1, 2018 and ending September 30, 2019. Thomas Bolt,  
City Manager
12. Consideration, discussion, and possible action on an award for HVAC Maintenance Services for the City of Manor. Lydia Collins,  
Director of Finance
13. Consideration, discussion, and possible action to close City Offices from 12:00 p.m. to 2:00 p.m. on Thursday, December 12, 2019. Tracey Vasquez, HR  
Coordinator
14. Consideration, discussion, and possible action on canceling the January 1, 2020, Regular Council Meeting. Thomas Bolt,  
City Manager
15. Consideration, discussion, and possible action on the election of Mayor Pro Tem to serve a one -year term. Thomas Bolt,  
City Manager
16. Consideration, discussion, and possible action on the appointment of three (3) Public Improvement District Committee Council Members; and Chairperson to serve a one-year term. Thomas Bolt,  
City Manager
17. Consideration, discussion, and possible action on the appointment of three (3) Budget Committee Council Members to serve a one -year term. 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 – Interview Candidates for appointment to the Board of Adjustment for Place No. 5.*

## OPEN SESSION

The City Council will now reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

## 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, November 15, 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 T. Almaraz, 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](mailto:ltijerina@cityofmanor.org)*