



Dr. Larry Wallace Jr., Mayor  
Dr. Christopher Harvey, Mayor Pro Tem, Place 3  
Emily Hill, Place 1  
Anne Weir, Place 2  
Sonia Wallace, Place 4  
Deja Hill, Place 5  
Gene Kruppa, Place 6

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## City Council Regular Meeting

Wednesday, August 18, 2021 at 7:00 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

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### AGENDA

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

**PLEDGE OF ALLEGIANCE**

**PRESENTATIONS**

- A. **Recognition of outgoing City Manager Thomas Bolt, presented by Mayor Wallace.**

**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.*

**REPORTS**

*Reports about items of community interest on which no action will be taken.*

- A. **2050 Comprehensive Plan**  
*Submitted by: Scott Dunlop, Development Services Director*

**PUBLIC HEARINGS**

1. **Public Hearing: Conduct a public hearing on an ordinance rezoning 1.103 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Johnson Road, Manor, TX from Two-Family (TF) to Medium Commercial (C-2).**  
*Applicant: BGE, Inc.*  
*Owner: DR Horton*  
*Submitted by: Scott Dunlop, Development Services Director*

2. **Public Hearing:** Conduct a public hearing on an ordinance rezoning 39.995 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Light Industrial (IN-1) to Institutional Large (I-2).  
*Applicant: ADM Group*  
*Owner: Manor Independent School District*  
*Submitted by: Scott Dunlop, Development Services Director*
  
3. **Public Hearing:** Conduct a public hearing on an ordinance rezoning 75.37 acres, more or less, out of the Sumner Bacon Survey No. 62, and being located at 14832 N. FM 973, Manor, TX from Agricultural (A) to Institutional Large (I-2).  
*Applicant: Claycomb Associates*  
*Owner: Manor Independent School District*  
*Submitted by: Scott Dunlop, Development Services Director*
  
4. **Public Hearing:** Conduct a public hearing on an ordinance rezoning 1.004 acres, more or less, Lot 2A, Block 1, Knoll-Lundgren Acres Lot 2 Revised Plat, and being located at 14409 N. FM 973, Manor, TX from Medium Commercial (C-2) to Heavy Commercial (C-3).  
*Applicant: CLGann, LC*  
*Owner: LEKCAM Communications, LLC*  
*Submitted by: Scott Dunlop, Development Services Director*

## 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.*

5. **Consideration, discussion, and possible action to approve the City Council Minutes of the August 11, 2021, City Council Called Special Session.**  
*Submitted by: Lluvia T. Almaraz, City Secretary*
  
6. **Consideration, discussion, and possible action on the acceptance of the July 2021 Departmental Reports.**  
*Submitted by: Thomas Bolt, City Manager*
  - **Police – Ryan Phipps, Chief of Police**
  - **Development Services – Scott Dunlop, Development Services Director**
  - **Community Development – Debbie Charbonneau, Heritage and Tourism Manager**
  - **Municipal Court – Sarah Friberg, Court Clerk**
  - **Public Works – Michael Tuley, Director of Public Works**
  - **Finance – Lydia Collins, Director of Finance**
  - **Human Resources – Tracey Vasquez, HR Manager**
  - **IT – Heath Ferguson, IT Manager**

## REGULAR AGENDA

7. **First Reading:** Consideration, discussion, and possible action on an ordinance rezoning 1.103 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Johnson Road, Manor, TX from Two-Family (TF) to Medium Commercial (C-2).  
*Applicant: BGE, Inc.*  
*Owner: DR Horton*  
*Submitted by: Scott Dunlop, Development Services Director*

8. **First Reading: Consideration, discussion, and possible action on an ordinance rezoning 39.995 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Light Industrial (IN-1) to Institutional Large (I-2).**  
*Applicant: ADM Group*  
*Owner: Manor Independent School District*  
*Submitted by: Scott Dunlop, Development Services Director*
9. **First Reading: Consideration, discussion, and possible action on an ordinance rezoning 75.37 acres, more or less, out of the Sumner Bacon Survey No. 62, and being located at 14832 N. FM 973, Manor, TX from Agricultural (A) to Institutional Large (I-2).**  
*Applicant: Claycomb Associates*  
*Owner: Manor Independent School District*  
*Submitted by: Scott Dunlop, Development Services Director*
10. **Consideration, discussion, and possible action on an ordinance rezoning 1.004 acres, more or less, Lot 2A, Block 1, Knoll-Lundgren Acres Lot 2 Revised Plat, and being located at 14409 N. FM 973, Manor, TX from Medium Commercial (C-2) to Heavy Commercial (C-3).**  
*Applicant: CLGann, LC*  
*Owner: LEKCAM Communications, LLC*  
*Submitted by: Scott Dunlop, Development Services Director*
11. **Consideration, discussion, and possible action on a Final Plat for the Compass Rose Subdivision, one (1) lot on 13.189 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX.**  
*Applicant: Kimley-Horn and Associates*  
*Owner: FM 973 Building Hope, LLC*  
*Submitted by: Scott Dunlop, Development Services Director*
12. **Consideration, discussion, and possible action on the Rose Hill Public Improvement District Amended and Restated Service and Assessment Plan.**  
*Submitted by: Lydia Collins, Director of Finance*
13. **Consideration, discussion, and possible action on the Lagos Public Improvement District 2021 Annual Service Plan Update.**  
*Submitted by: Lydia Collins, Director of Finance*
14. **Consideration, discussion, and possible action on a purchase of a restroom building from CorWorth BuyBoard contract#592-19 and the site preparation fee in the amount of \$30,000.**  
*Submitted by: Lydia Collins, Director of Finance*
15. **Consideration, discussion, and possible action on canceling the October 6, 2021, Regular City Council Meeting and setting a Called Special Session.**  
*Submitted by: 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) to deliberate the employment and appointment of the City Manager; and to deliberate the appointment of an Interim City Manager.

## 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).

## CONFLICT OF INTEREST

*In accordance with Section 12.04 (Conflict of Interest) of the City Charter, "No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest."*

*Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no City Council member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the City Council member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.*

## 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, August 13, 2021, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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/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 [lalmaraz@cityofmanor.org](mailto:lalmaraz@cityofmanor.org).