



Dr. Christopher Harvey, Mayor  
Emily Hill, Mayor Pro Tem, Place 1  
Anne Weir, Place 2  
Maria Amezcua, Place 3  
Sonia Wallace, Place 4  
Aaron Moreno, Place 5  
Deja Hill, Place 6

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## City Council Regular Meeting

Wednesday, December 07, 2022 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

PROCLAMATIONS

- A. Declaring Wednesday, December 7, 2022, as “*Pearl Harbor Remembrance Day*”

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.**

*Submitted by: Lluvia T. Almaraz, City Secretary*

- **November 16, 2022, City Council Regular Meeting; and**
- **November 22, 2022, City Council Called Special Session**

2. **Second and Final Reading: Consideration, discussion and possible action on an Ordinance Amending the Final Planned Use Development for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.**

*Applicant: SEC Planning, LLC*

*Owner: Blackburn Group*

*Submitted by: Scott Dunlop, Development Services Director*

3. **Second and Final Reading:** Consideration, discussion, and possible action on an Ordinance rezoning one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).  
*Applicant: Oxford Stratton Estates LLC*  
*Owner: Akshay Pohekar*  
*Submitted by: Scott Dunlop, Development Services Director*
  
4. **Second and Final Reading:** Consideration, discussion, and possible action on an Ordinance rezoning two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX from Agricultural (A) to Medium Commercial (C-2).  
*Applicant: Baeza Engineering, PLLC*  
*Owner: John and Sandy Kerr*  
*Submitted by: Scott Dunlop, Development Services Director*
  
5. **Second and Final Reading:** Consideration, discussion, and possible action on a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX.  
*Applicant: JAB Engineering, LLC*  
*Owner: Platinum 973, LLC*  
*Submitted by: Scott Dunlop, Development Services Director*

#### REGULAR AGENDA

6. **Second and Final Reading:** Consideration, discussion, and possible action on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.  
*Applicant: Drenner Group*  
*Owner: Ashton Grey Engineering*  
*Submitted by: Scott Dunlop, Development Services Director*
  
7. **Consideration, discussion, and possible action on entering into a finance agreement for the purchase of a new in-car and body camera system for the Police Department and authorizing the sale of old equipment.**  
*Submitted by: Ryan Phipps, Chief of Police*
  
8. **Consideration, discussion, and possible action on an ordinance amending Chapter 5, Fire Prevention and Protection, of the Code of Ordinances of the City of Manor Texas, providing for the amendment of the County Fire Code adopted, and Definitions; providing severability, savings clause, open meetings, and effective date clauses and providing for related matters.**  
*Submitted by: Scott Moore, City Manager*
  
9. **First Reading:** Consideration, discussion, and possible action on an Ordinance adopting Destination 2050, the City of Manor Comprehensive Plan.  
*Submitted by: Scott Dunlop, Development Services Director*

10. **Consideration, discussion, and possible action on providing direction for the Community Impact Fee Advisory Committee regarding Roadway Impact Fees.**  
*Submitted by: Scott Dunlop, Development Services Director*
11. **Consideration, discussion and possible action on a Resolution of the City of Manor, Texas, Adopting an Incentives Policy to Promote Economic Development and Stimulate Business and Commercial Activity in the City; Establishing Guidelines and Criteria for Approval of Incentives; and Providing an Effective Date.**  
*Submitted by: Scott Jones, Economic Development Director*
12. **Consideration, discussion, and possible action on the appointment of Mayor Pro Tem to serve a two-year term.**  
*Submitted by: Scott Moore, City Manager*
13. **Consideration, discussion, and possible action on the appointment of two (2) Budget Committee Council Members; and a chairperson to serve a two-year term.**  
*Submitted by: Scott Moore, City Manager*
14. **Consideration, discussion, and possible action on the appointment of two (2) Public Improvement District (PID) Committee Council Members; and a chairperson to serve a two-year term.**  
*Submitted by: Scott Moore, City Manager*
15. **Consideration, discussion, and possible action on the appointment of two (2) Park Committee Council Members; and a chairperson to serve a two-year term.**  
*Submitted by: Scott Moore, City Manager*
16. **Consideration, discussion, and possible action on the appointment of two (2) Public Tree Advisory Board P&Z Members; and a chairperson to serve a two-year term.**  
*Submitted by: Scott Moore, City Manager*
17. **Consideration, discussion, and possible action on the appointment of two (2) Economic Development Committee Council Members; and a chairperson to serve a two-year term.**  
*Submitted by: Scott Moore, City Manager*
18. **Consideration, discussion, and possible action on the appointment of the Mayor, City Manager, Chief of Police, and two (2) Emergency Management Committee Council Members to serve a two-year term.**  
*Submitted by: Scott Moore, City Manager*
19. **Consideration, discussion, and possible action on the appointment of two (2) Public Safety Committee Council Members; and a chairperson to serve a two-year term.**  
*Submitted by: Scott Moore, City Manager*

- 20. Consideration, discussion, and possible action on the appointment of two (2) Capital Improvement Committee Council Members; and a chairperson to serve a two-year term.**  
*Submitted by: Scott Moore, City Manager*
- 21. Consideration, discussion, and possible action on the appointment of two (2) Healthcare Committee Council Members; and a chairperson to serve a two-year term.**  
*Submitted by: Scott Moore, City Manager*
- 22. Consideration, discussion, and possible action on the name change of the Education Committee to the Community Collaborative Committee.**  
*Submitted by: Scott Moore, City Manager*
- 23. Consideration, discussion, and possible action on the appointment of two (2) Community Collaborative Committee Council Members; and a chairperson to serve a two-year term.**  
*Submitted by: Scott Moore, 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 Interview Candidates for appointments to the Planning and Zoning Commission for Place No. 4 to fill an unexpired term;*
- *Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding 12700 Sparks Road; and*
- *Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the EPCOR Wholesale Water Agreement*

## **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, December 2, 2022, 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 72 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail [lalmaraz@manortx.gov](mailto:lalmaraz@manortx.gov)