



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

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## City Council Regular Meeting

Wednesday, October 07, 2020 at 7:00 PM

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

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### AGENDA

This meeting will be live streamed on Manor Facebook Live

You can access the meeting at <https://www.facebook.com/cityofmanor/>

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

**PLEDGE OF ALLEGIANCE**

**PROCLAMATION**

- A. Declaring September 15 – October 15, 2020, as “*National Hispanic Heritage Month*”

**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. **Economic Development Report**  
*Submitted by: Mayor Wallace Jr.*

**PUBLIC HEARINGS**

1. **Consideration, discussion, and possible action on the addition of land to the Manor Heights Public Improvement District (PID).**  
*Submitted by: Thomas Bolt, City Manager*

## 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.

2. **Consideration, discussion, and possible action to approve the City Council Minutes of the September 16, 2020, Regular Meeting.**  
*Submitted by: Lluvia T. Almaraz, City Secretary*
3. **Consideration, discussion, and possible action on an ordinance rezoning twenty (20) acre, more or less, out of the James Manor Survey No. 40, and being located at 10507 US Hwy 290 E, Manor, TX from Single Family (SF-1) and Light Commercial (C-1) to Medium Commercial (C-2).**  
*Owner: Curt Johnson*  
*Applicant: Mahoney Engineering*  
*Submitted by: Scott Dunlop, Assistant Development Services Director*
4. **Consideration, discussion, and possible action on an ordinance rezoning 0.36 acres, more or less, Lots 11-15 & East ½ of Lot 16, Block 29, Town of Manor, and being located at 109 North Lexington Street, Manor, TX from Single Family (SF-1) to Downtown Business (DB).**  
*Owner: Eric Davis*  
*Applicant: Eric Davis*  
*Submitted by: Scott Dunlop, Assistant Development Services Director*
5. **Consideration, discussion, and possible action on an ordinance rezoning 0.91 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near US Hwy 290 E and Gregg Manor Road, Manor, TX from Light Commercial (C-1) to Multi-Family 25 (MF-2).**  
*Owner: Las Entradas Development Corp*  
*Applicant: Carlson Brigance & Doering, Inc.*  
*Submitted by: Scott Dunlop, Assistant Development Services Director*
6. **Consideration, discussion, and possible action on an ordinance rezoning 50.32 acres, more or less, out of the Greenbury Gates Survey, and being located near N. FM 973 and Johnson Road, Manor, TX from Agricultural (A) to Two-Family (TF) and Medium Commercial (C-2).**  
*Owner: Geraldine & Edward Wolf*  
*Applicant: BGE, Inc.*  
*Submitted by: Scott Dunlop, Assistant Development Services Director*

## REGULAR AGENDA

7. **Consideration, discussion, and possible action on a resolution authorizing the addition of land to the Manor Heights Public Improvement District (PID).**  
*Submitted by: Thomas Bolt, City Manager*
8. **Consideration, discussion, and possible action on an award of a Master Services Agreement and Statement of Work to George Butler Associates, Inc. for engineering services for the 2020 Capital Metro BCT Paving Improvements Project.**  
*Submitted by: Frank Phelan, P.E., City Engineer*

9. **Consideration, discussion, and possible action to approve a Purchase Contract with Dutch Clean Storage, Inc. for a wastewater easement with temporary construction easement.**  
*Submitted by: Frank Phelan, P.E., City Engineer*
10. **Consideration, discussion, and possible action on consent to approve the assignment and transfer of the City of Manor's Professional Services Agreement for engineering services plus work as authorized by addendum.**  
*Submitted by: Thomas Bolt, City Manager*
11. **Consideration, discussion, and possible action on an ordinance closing, vacating, and abandoning a 20' alley crossing Block 10, Town of Manor.**  
*Submitted by: Scott Dunlop, Assistant Development Services Director*
12. **Consideration, discussion, and possible action on an ordinance authorizing the suspension of the maximum period a temporary sign may be displayed.**  
*Submitted by: Scott Dunlop, Assistant Development Services Director*

## **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 - Job Descriptions*

## **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, October 2, 2020, 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).