



Julie Leonard, P&Z Chair, Place 1
Anthony Butler, Place 2
Cresandra Hardeman, Place 3
Prince John Chavis, CIF Chair, Place 4
Grant E. Loveless, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7
Barth Timmermann, CIF Developer Representative

Community Impact Fee Advisory Committee and Planning & Zoning Commission Joint Meeting

Wednesday, December 08, 2021 at 6:30 PM

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

AGENDA

*The Planning & Zoning Commission Meeting will follow right after the
Community Impact Fee Advisory Committee meeting.*

COMMUNITY IMPACT FEE ADVISORY COMMITTEE

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

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 Committee. To address the Community Impact Fee Advisory Committee, please complete the white card and present it to the City staff prior to the meeting. **No Action May be Taken by the Community Impact Fee Advisory Committee During Public Comments.***

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Committee and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Chairperson or a Committee 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 Community Impact Fee Advisory Committee Minutes of November 10, 2021, Regular Session.**

ADJOURNMENT

PLANNING & ZONING COMMISSION

CALL TO ORDER AND ANNOUNCE A QURUM IS PRESENT

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 Commission. To address the Planning and Zoning Commission, please complete the white card and present it to the City staff prior to the meeting. **No Action May be Taken by the Planning and Zoning Commission During Public Comments.***

PUBLIC HEARING

- 1. Conduct a public hearing on a Variance Request from Manor Code of Ordinances, Chapter 10, Article III, Section 41(b)(1) for a stormwater detention exemption on Lots 1 and 2, Final Plat of Hill Lane Industrial and being located at 9917 and 10111 Hill Lane, Manor, TX.
*Applicant: Garza EMC
Owner: Butler Family Partnership Ltd.***
- 2. Conduct a public hearing on a Rezoning Application for 8.57 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315 and the Calvin Barker Survey No. 38, Abstract No. 58, and being located at 12920 Old Highway 20, Manor, TX from Agricultural (A) to Neighborhood Business (NB) and Townhome (TH).
*Applicant: Rao's Consulting Engineers, LLC
Owner: Sampsg Properties, LLC***
- 3. Conduct a public hearing on a Rezoning Application for 10.24 acres, more or less, out of the A.C. Caldwell Survey, Abstract 154, and being located near the intersection of Paseo de Presidente and Gunn Lane, Manor, TX from Single Family Suburban (SF-1) to Multi-Family 15 (MF-1).
*Applicant: Kimley-Horn and Associates, Inc.
Owner: Dywer Realty***
- 4. Conduct a public hearing on a Rezoning Application for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD).
*Applicant: SEC Planning
Owner: Enfield Partners, LLC***

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Chairperson or a Commission 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 Planning and Zoning Commission Minutes of November 10, 2021, Regular Session.**

REGULAR AGENDA

- 6. Consideration, discussion, and possible action on appointing a Planning and Zoning Commission Vice Chair.**
- 7. Consideration, discussion, and possible action to approve a Variance Request from Manor Code of Ordinances, Chapter 10, Article III, Section 41(b)(1) for a stormwater detention exemption on Lots 1 and 2, Final Plat of Hill Lane Industrial and being located at 9917 and 10111 Hill Lane, Manor, TX.
*Applicant: Garza EMC
Owner: Butler Family Partnership Ltd.***
- 8. Consideration, discussion, and possible action on a Rezoning Application for 8.57 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315 and the Calvin Barker Survey No. 38, Abstract No. 58, and being located at 12920 Old Highway 20, Manor, TX from Agricultural (A) to Neighborhood Business (NB) and Townhome (TH).
*Applicant: Rao's Consulting Engineers, LLC
Owner: Sampsg Properties, LLC***
- 9. Consideration, discussion, and possible action on a Rezoning Application for 10.24 acres, more or less, out of the A.C. Caldwell Survey, Abstract 154, and being located near the intersection of Paseo de Presidente and Gunn Lane, Manor, TX from Single Family Suburban (SF-1) to Multi-Family 15 (MF-1).
*Applicant: Kimley-Horn and Associates, Inc.
Owner: Dywer Realty***
- 10. Consideration, discussion, and possible action on a Rezoning Application for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD).
*Applicant: SEC Planning
Owner: Enfield Partners, LLC***

ADJOURNMENT

In addition to any executive session already listed above, the Planning & Zoning Commission 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 Planning & Zoning Commission member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the Planning & Zoning Commission 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: Thursday, December 2, 2021, by 5:00 PM 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 lalmaraz@cityofmanor.org.