



JOINT MEETING OF THE COMMUNITY IMPACT FEE ADVISORY COMMITTEE
AND
PLANNING & ZONING COMMISSION
OCTOBER 14, 2020
MINUTES

Via Telephone/Video Conference

The meeting was live streamed on Manor Facebook Live beginning at 6:35 p.m.
<https://www.facebook.com/cityofmanor/>

Due to the closing of all city facilities, the Community Impact Fee Advisory Committee and Planning and Zoning Commission Sessions was only be open to the public via remote access. This is pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble large groups of people.

The following instructions where provided to the general public.

Instructions for Public Speaking:

- Members of the public that wish to speak during public comments, public hearing or an agenda item will need to register in advance by visiting www.cityofmanor.org where a registration link will be posted on the calendar entry for each public meeting. You will register by filling in the speaker card available for that specific meeting and submitting it to publiccomments@cityofmanor.org. Once registered, instructions will be emailed to you on how to join the videoconference by calling in. Your Speaker Card must be received two (2) hours prior to scheduled meeting.

Upon receiving instructions to join zoom meeting the following rules will apply:

- All Speakers must address their comments to the Chairperson rather than to individual Commissioner or city staff. Speakers should speak clearly into their device and state their name and address prior to beginning their remarks. Speakers will be allowed 3 minutes for testimony. Speakers making personal, impertinent, profane or slanderous remarks may be removed from the meeting.

COMMUNITY IMPACT FEE (CIF) ADVISORY COMMITTEE

ROLL CALL VIA ZOOM:

Jacob Hammersmith, Chairperson, Place 2

COMMITTEE MEMBERS:

Julie Leonard, Place 1
Philip Tryon, Place 3 (Absent)
Isaac Rowe, Place 4 (Absent)
Ruben J. Cardona, Place 5
Cecil Meyer, Place 6
Lakesha Small, Place 7
Barth Timmermann, CIF Development Rep.

CITY STAFF:

Scott Dunlop, Assistant Development Services Director

REGULAR SESSION – 6:30 P.M.

With a quorum of the Community Impact Fee (CIF) Advisory Committee Members present via video/telephone conference, the regular session of the Manor CIF Advisory Committee was called to order by Chairperson Hammersmith at 6:35 p.m. on Wednesday, October 14, 2020.

PUBLIC COMMENTS

No one appeared to speak at this time.

CONSENT AGENDA

1. Consideration, discussion and possible action to approve the Community Impact Fee Advisory Committee Minutes of the September 9, 2020, Regular Meeting.

The City staff recommended that the CIF Advisory Committee approve the Community Impact Fee Advisory Minutes of the September 9, 2020 Regular Meeting.

Assistant Development Services Director Dunlop stated that the October 14, 2020 CIF Advisory Committee meeting would be the last meeting to approve the minutes of the September 9, 2020, regular meeting.

He also stated that the recommendations from the CIF Advisory Committee will be presented to Manor City Council on or about the December 16, 2020 regular session and will include the Land-Use Map and Capital Improvement Plan.

MOTION: Upon a motion made by Committee Member Timmermann and Seconded by Committee Member Small the CIF Advisory Committee voted six (6) For and none (0) Against to approve the minutes of the September 9, 2020, CIF Advisory Committee, Regular Meeting.

ADJOURNMENT

MOTION: Upon a motion made by Committee Member Meyer Seconded by Committee Member Cardona, the CIF Advisory Committee voted six (6) For and none (0) Against to adjourn the regular session of the CIF Advisory Committee meeting at 6:39 p.m. on Wednesday October 14, 2020. The motion carried unanimously.

PLANNING AND ZONING COMMISSION MEETING

ROLL CALL VIA ZOOM:

Philip Tryon, Chairperson, Place 3 (Absent)

COMMISSIONERS:

Julie Leonard, Vice-Chair, Place 1

Jacob Hammersmith, Place 2

Isaac Rowe, Place 4 (Absent)

Ruben J. Cardona, Place 5

Cecil Meyer, Place 6

Lakesha Small, Place 7

CITY STAFF:

Scott Dunlop, Assistant Development Services Director

REGULAR SESSION – 6:30 P.M.

With a quorum of the Planning and Zoning (P&Z) Commission present via video/telephone conference, the regular session of the Manor P&Z Commission was called to order by Vice-Chair Leonard at 6:40 p.m. on Wednesday, October 14, 2020.

PUBLIC COMMENTS

No one appeared to speak at this time.

PUBLIC HEARINGS

1. **Conduct a public hearing upon a rezoning request for 24.81 acres, more or less, out of the Sumner Bacon Survey No. 62, Travis County, Texas, and being located at 9910 Hill Lane, Manor, TX from Light Commercial (C-1) to Multi-Family 15 (MF-1). Applicant: Kimley-Horn & Associates. Owner: 9 Sunny Partners, LP.**

The City staff recommended that the P&Z Commission conduct the public hearing.

Vice-Chair Leonard opened the public hearing.

Assistant Development Services Director Dunlop gave a brief summary and answered questions posed by the P&Z Commission.

Jason Reece with Kimley-Horn & Associates, 10814 Jollyville Road, Bldg. 4, Suite 200, Austin, Texas, submitted a speaker card in support of this item. He spoke briefly of the developer's initial plans for the property and answered questions from the P&Z Commissioners.

MOTION: Upon a motion made by Commissioner Hammersmith and Seconded by Commissioner Cardona, the P&Z Commission voted five (5) For and none (0) Against to close the public hearing. The motion carried unanimously.

2. **Conduct a public hearing upon a Concept Plan for Presidential Glen Commercial Subdivision, three (3) lots on 5.4 acres, more or less, and being located at 13600 US Hwy 290 E., Manor, TX. Applicant: Kimley-Horn & Associates. Owner: West Elgin Development Corporation.**

The City staff recommended that the P&Z Commission conduct the public hearing.

Vice-Chair Leonard opened the public hearing.

Assistant Development Services Director Dunlop gave a brief summary and was available to address any questions posed by the P&Z Commission.

MOTION: Upon a motion made by Commissioner Small and Seconded by Commissioner Meyer, the P&Z Commission voted five (5) For and none (0) Against to close the public hearing. The motion carried unanimously.

CONSENT AGENDA

3. Consideration, discussion, and possible action to approve the Planning and Zoning Commission minutes of the August 12, 2020, Regular Session.

MOTION: Upon a motion made by Commissioner Hammersmith and Seconded by Commissioner Meyer, the P&Z Commission voted five (5) For and none (0) Against to approve the consent agenda. The motion carried unanimously.

REGULAR AGENDA

4. Consideration, discussion and possible action upon a rezoning request for 24.81 acres, more or less, out of the Sumner Bacon Survey No. 62, Travis County, Texas, and being located at 9910 Hill Lane, Manor, TX from Light Commercial (C-1) to Multi-Family 15 (MF-1) *Applicant: Kimley-Horn & Associates. Owner: 9 Sunny Partners, LP.*

The City staff recommended that the P&Z Commission approve a rezoning request for 24.81 acres, more or less, out of the Sumner Bacon Survey No. 62, Travis County, Texas, and being located at 9910 Hill Lane, Manor, TX from Light Commercial (C-1) to Multi-Family 15 (MF-1).

Assistant Development Services Director Dunlop gave a brief summary and was available to address any questions posed by the P&Z Commission.

The P&Z Commission discussed concerns such as: 1) road conditions 2) increase in traffic 3) impact of the development being so close to the school, and 4) overall safety of that area with the increase of people and traffic.

Jason Reece with Kimley-Horn & Associates, 10814 Jollyville Road, Bldg 4, Suite 200, Austin, Texas, submitted a speaker card in support of this item.

MOTION: Upon a motion made by Commissioner Hammersmith and Seconded by Commissioner Cardona, the P&Z Commission voted four (4) For and 1 (one) Against to approve a rezoning request for 24.81 acres, more or less, out of the Sumner Bacon Survey No. 62, Travis County, Texas, and being located at 9910 Hill Lane, Manor, TX from Light Commercial (C-1) to Multi-Family 15 (MF-1) The motion carried. Vice-Chair Leonard voted against.

5. Consideration, discussion, and possible action upon a Concept Plan for Presidential Glen Commercial Subdivision, three (3) lots on 5.4 acres, more or less, and being located at 13600 US Hwy 290 E., Manor, TX. *Applicant: Kimley-Horn & Associates. Owner: West Elgin Development Corporation*

The City staff recommended that the P&Z Commission approve a Concept Plan for Presidential Glen Commercial Subdivision, three (3) lots on 5.4 acres, more or less, and being located at 13600 US Hwy 290 E., Manor, TX.

Assistant Development Services Director Dunlop gave a brief summary and was available to address any questions posed by the P&Z Commission.


MOTION: Upon a motion made by Commissioner Cardona and Seconded by Commissioner Meyer, the P&Z Commission voted five (5) For and none (0) Against to approve a Concept Plan for Presidential Glen Commercial Subdivision, three (3) lots on 5.4 acres, more or less, and being located at 13600 US Hwy 290 E., Manor, TX. The motion carried unanimously.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Small and Seconded by Commissioner Cardona, the P&Z Commission voted five (5) to none (0) Against to adjourn the regular session of the P&Z Commission meeting at 7:07 p.m. on Wednesday October 14, 2020. The motion carried unanimously.

These minutes approved by the Manor P&Z Commission on the 12th day of November 2020.


APPROVED:



Philip Tryon
Chairperson



ATTEST:



Scott Dunlop,
Assistant Development Services Director