



Prince J. Chavis, Chair, Place 4
Julie Leonard, Place 1
Tasha Green, Place 2
Philip Tryon, Place 3
Grant E. Loveless, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7
Barth Timmermann, Developer Representative

Community Impact Fee Advisory Committee Regular Meeting

Wednesday, September 08, 2021 at 5:30 PM

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

AGENDA

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 a Commissioner; 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 August 11, 2021, Regular Session.**

REGULAR AGENDA

- 2. Consideration, discussion, and possible action to generate population projections and Community Impact Project needs.**

ADJOURNMENT

In addition to any executive session already listed above, the Community Impact Fee Advisory Committee 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, September 3, 2021, by 5:00 p.m. 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 jalmaraz@cityofmanor.org.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager / Development Services Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the Community Impact Fee Advisory Committee Minutes of August 11, 2021, Regular Session.

BACKGROUND/SUMMARY:

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- August 11, 2021, Regular Session Minutes

STAFF RECOMMENDATION:

It is City Staff's recommendation that the Community Impact Fee Advisory Committee approve the Community Impact Fee Advisory Committee Minutes of August 11, 2021, Regular Session.

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None



**COMMUNITY IMPACT FEE ADVISORY COMMITTEE
REGULAR SESSION MINUTES
AUGUST 11, 2021**

PRESENT:

Prince John Chavis, Chair, Place 4

COMMITTEE MEMBERS:

Julie Leonard, Place 1 (Arrived at 6:01 p.m.)
Tasha Green, Place 2
Philip Tryon, Place 3 (Absent)
Grant E. Loveless, Place 5
Cecil Meyer, Place 6
Lakesha Small, Place 7 (Absent)
Barth Timmermann, Developer Representative

CITY STAFF:

Scott Dunlop, Development Services Director
Pauline Gray, P.E., City Engineer
Mandy Miller, Administrative Assistant

REGULAR SESSION – 5:30 P.M.

With a quorum of the Community Impact Fee (CIF) Advisory Committee Members present, the regular session of the Manor CIF Advisory Committee was called to order by Chair Chavis at 5:35 p.m. on Wednesday, August 11, 2021, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

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 July 14, 2021, Regular Session.

MOTION: Upon a motion made by Committee Member Loveless and Seconded by Committee Member Green to approve the consent agenda.

There was no further discussion.

Motion to approve carried 5-0

Committee Member Leonard arrived at 6:01 p.m. and took her place at the dais.

REGULAR AGENDA

2. Consideration, discussion, and possible action to evaluate Land Use Assumptions.

Development Services Director Dunlop gave a summary of this item.

The discussion was held regarding rezoning of property, evaluating water and wastewater accessibility, standard setting for water and wastewater lines in the areas needing reconsideration.

City Engineer Gray gave a summary of this item. She presented maps of the areas within Manor that need consideration, evaluation and changes.

The discussion was held regarding the proposed Land Use Map.

There was no further discussion and no action taken.

ADJOURNMENT

MOTION: Upon a motion made by Committee Member Timmermann and Seconded by Committee Member Loveless to adjourn the regular session of the CIF Advisory Committee at 6:22 p.m. on Wednesday, August 11, 2021.

There was no further discussion.

Motion to approve carried 6-0

These minutes approved by the CIF Advisory Committee on the 8th day of September 2021.

APPROVED:

Prince J. Chavis
Chair

ATTEST:

Scott Dunlop
Development Services Director

Draft Minutes

AGENDA ITEM NO. 2

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 8, 2021
PREPARED BY: Scott Dunlop, Interim City Manager /Development Services Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to generate population projections and Community Impact Project needs.

BACKGROUND/SUMMARY:

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Land Use Update
- Land Use Maps

STAFF RECOMMENDATION:

It is City Staff's recommendation that the Community Impact Fee Advisory Committee generate population projections and Community Impact Project needs

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

LAND USE MAP UPDATE

Land Use Map Added Areas:

181 = 162.51 Ac

182=23.17 Ac

183=47.82 Ac

184=45.12 Ac

185=47.32 Ac

186=25.47 Ac

187=252.47 Ac

188=483.56 Ac

189=75.82 Ac

190=34.95 Ac

191=182.52 Ac

Modified Areas:

ID=1 – revised to 130.52 Ac

ID=130- revised to 74.83 Ac

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	ID	Land_Use	Acres	LUE_Source_Fixed1_Density2	LUEs_Fixed	Density_Calc_LUE_ac	Density_Estimate_LUE_ac	LUEs_Density	LUEs	LUE_10yrPercent	LUEs_10yr	Comment	See Item 2.
2	1	OS	130.5	2		0.0	0.0	0	0	0	0	CAYSA; future wastewater treatment plant	
3	2	GR	9.3	2		0.0	1.0	9	9	100	9	No current services	Both
4	4	GR	3.3	2		0.0	1.0	6	6	100	6	currently undeveloped	Both
5	5	GR	2.9	2		0.0	1.0	6	6	80	5	Tatoo parlor, loan store, liquor store, Chevron, taco stand	Both
6	8	C	3.0	1	2	0.7	0.0	0	2	100	2	GC Cart Barn	Both
7	9	C	114.3	1	193	0.9	1.6	0	193	100	193	MISD School Complex (Elem., Middle, High)	Both
8	10	MF	24.3	2		0.0	10.0	243	243	100	243	Currently Vacant	Both
9	11	C	24.7	2		0.0	1.0	25	25	100	25	Proposed church	Both
10	21	HCMI	69.8	2		0.0	3.0	209	209	20	42	Currently has houses not tied in to City System	WW
11	22	MULTI	94.0	2		0.0	5.0	470	470	20	94	Currently Vacant	WW
12	23	MULTI	94.7	2		0.0	5.0	474	474	10	47	Currently Vacant	WW
13	24	GR	16.2	2		0.0	1.0	16	16	30	5	Currently Vacant	WW
14	25	GR	20.9	2		0.0	1.0	21	21	30	6	Currently Vacant	WW
15	26	GR	112.8	2		0.0	1.0	113	113	15	17	Enterprise Park	WW
16	27	SF-2	68.4	1	357	5.2	1.8	0	357	100	357	Stonewater North	WW
17	28	C	71.7	1	100	1.4	0.0	0	100	100	100	New High School	WW
18	30	SF-3	180.1	1	850	4.7	4.0	0	850	100	850	Stonewater	WW
19	31	SF-3	47.0	2		0.0	4.0	188	188	10	19	Currently has houses not tied in to City System	WW
20	32	HCMI	40.2	2		0.0	3.0	121	121	10	12	Currently Vacant	Both
21	33	MULTI	36.1	2		0.0	7.0	253	253	25	63	Currently has business not tied in to City System	WW
22	34	GR	17.2	2		0.0	1.0	17	17	40	7	Currently has houses not tied in to City System	WW
23	35	C	13.2	1	95	7.2	0.0	0	95	100	95	proposed IDEA School	Both
24	37	MULTI	3.4	2		0.0	7.0	24	24	25	6	Currently Vacant	WW
25	44	MULTI	106.2	2		0.0	7.0	743	743	20	149	Currently not tied in to City System	Both
26	45	GR	29.1	2		0.0	1.0	29	29	25	7	Currently not tied in to City System	Both
27	46	GR	1.7	2		0.0	1.0	2	2	50	1	Currently Vacant	Both
28	49	GR	17.6	2		0.0	1.0	18	18	40	7	Currently Vacant	Both
29	50	GR	10.6	2		0.0	1.0	11	11	40	4	Currently Vacant	Both
30	51	SF-3	63.8	1	299	4.7	4.9	0	299	100	299	Greenbury	Both
31	53	GR	8.6	2		0.0	1.0	9	9	10	1	Currently vacant	WW
32	55	SF-3	10.0	2		0.0	5.0	50	50	100	50	Currently Vacant	WW
33	56	SF-3	91.3	1	450	4.9	4.0	0	450	92	416	Bell Farms	WW
34	59	GR	20.2	2		0.0	1.0	20	20	100	20	Cubsmart Storage, HT Fitness,Retail	Both
35	60	MF	18.7	2		0.0	10.0	187	187	100	187	Future MF with retail	Both
36	61	MULTI	10.1	2			8.0	81	81	35	28	Currently not tied in to City System	WW
37	62	HCMI	21.0	2			3.0	63	63	25	16	Currently not tied in to City System	WW
38	66	C	17.0	2		0.0	4.0	40	40	100	40	Manor Excel Academy	Both
39	67	C	0.7	1	2	3.0	4.0	0	2	100	2	City Hall	Both
40	68	MULTI	0.7	2			5.0	3	3	35	1	Office	Both
41	71	SF-3	41.9	1	234	5.6	5.4	0	234	100	234	Hamilton Point	Both
42	74	SF-3	27.0	2		0.0	4.0	108	108	10	11	Currently Vacant	Both
43	77	MULTI	8.9	2		0.0	10.0	89	89	34	30	Currently has houses	Both
44	78	SF-2	16.0	1	45	2.8	2.0	0	45	80	36	Existing houses	Both
45	79	SF-2	23.3	1	55	2.4	2.5	0	49	88	43	Existing houses	Both
46	80	C	7.0	2		0.0	3.0	21	21	0	0	Cemetary	Both
47	81	C	7.3	2		0.0	3.0	22	22	10	2	WWTP	Both
48	83	GR	10.3	2		0.0	3.0	31	31	100	31	Manor Village, Hotel, Sonic, Post Office	Both
49	84	GR	4.1	2		0.0	3.0	12	12	100	12	Café 290, existing houses, tire shop, service station, Valero	Both
50	85	MULTI	11.8	2		0.0	10.0	118	118	30	35	Currently has houses	Both
51	86	MULTI	8.9	2		0.0	10.0	89	89	25	22	Currently has houses	Both
52	87	MULTI	7.6	2		0.0	10.0	76	76	26	20	Currently has houses	Both
53	88	MULTI	3.6	2		0.0	10.0	36	36	50	18	Houses, retail space, warehouse	Both
54	89	MULTI	5.1	2		0.0	10.0	51	51	50	26	Houses, Big Country Grill	Both
55	90	MULTI	5.1	2		0.0	10.0	51	51	50	26	Houses, old city hall	Both
56	91	MULTI	2.1	2		0.0	10.0	21	21	46	10	Currently has houses	Both
57	92	MULTI	1.4	2		0.0	10.0	14	14	50	7	Autoshop, retail	Both
58	93	MULTI	1.2	2		0.0	10.0	12	12	60	7	Manor Grocery, Relax Inn, Ramos, Sports Bar	Both
59	94	MULTI	0.8	2		0.0	10.0	8	8	75	6	Thermal Contracators, Meat Market, China Kitchen	Both
60	95	MULTI	3.4	2		0.0	10.0	34	34	42	14	Currently has houses	Both
61	96	C	2.0	1	2	1.0	10.0	0	2	100	2	Water Plant and Police Station	Both
62	97	SF-2	1.8	1	8	4.4	10.0	0	8	75	6	Currently has houses	Both
63	99	GR	7.3	2		0.0	1.0	7	7	50	4	currently undeveloped	Both
64	100	GR	12.3	2		0.0	1.0	12	12	50	6	currently undeveloped	Both
65	101	GR	9.3	2		0.0	1.0	9	9	80	7	Dollar General and Exxon	Both
66	102	MULTI	5.2	2		0.0	10.0	52	52	30	18	Currently has houses	Both
67	104	MF	1.4	1	66	45.9	14.0	0	33	50	17	Manor Town Apartments	Both
68	105	SF-2	6.0	1	15	2.5	2.0	0	15	40	6	Currently has houses	Both
69	106	MULTI	2.1	2	10	0.0	10.0	21	21	45	9	Church, houses, TCESD 12	Both
70	107	SF-2	9.4	1	40	4.3	2.0	0	40	95	38	Currently has houses	Both
71	108	SF-2	14.2	1	53	3.7	3.0	0	53	77	41	Currently has houses	Both
72	109	C	1.2	2		0.0	2.2	3	3	100	3	Manor ISD Office	Both
73	110	GR	19.2	2		0.0	2.0	38	38	15	6	Riata Ford, Shell	Both
74	111	MF	9.6	1	135		5.0	0	135	100	135	currently undeveloped - future apartments	Both

	A	B	C	D	E	F	G	H	I	J	K	L	M
75	112	C	5.7	2		0.0	3.0	17	17	25	4	WWTP and Lions Club	Item 2.
76	114	C	4.8	2		0.0	0.8	4	4	100	4	Rural Center/Ben Fisher Park	
77	118	SF-3	10.9	2		0.0	4.0	43	43	0	0	currently undeveloped	
78	119	SF-3	5.5	2		0.0	4.0	22	22	0	0	currently undeveloped	Both
79	120	C	19.0	2		0.0	1.5	28	28	100	28	Manor New Tech Middle	Both
80	121	C	17.3	1	30	1.7	1.0	0	30	100	30	Manor New Tech High School	Both
81	122	SF-2	70.3	1	239	3.4	3.0	0	239	100	239	Carriage Hills	WW
82	123	SF-3	37.3	2		0.0	8.1	300	300	100	300	Currently has houses - not tied in to City system - may opt out of Manville	Both?
83	124	SF-3	21.6	2		0.0	4.0	87	87	10	9	Currently has house - not tied in to City system	WW
84	125	SF-2	25.2	2		0.0	2.0	50	50	75	38	Existing houses	Both
85	126	GR	8.7	2		0.0	1.0	9	9	100	9	Autozone, Chevron	Both
86	128	SF-3	168.4	1	638	3.8		0	638	100	638	Presidential Heights	Both
87	129	SF-3	314.9	1	897	2.8		0	897	100	897	Sky Village - Manor Heights	Both
88	130	MULTI	74.8	1	440	5.9		0	440	37	165	Las Entradas North -Texaco, BSW Clinic, Bank, future apartments	Both
89	131	SF-3	269.9	2		4.0	4.0	1080	1080	100	1080	Kimbro Estates	Both
90	132	SF-4	62.7	1	350	5.6	5.0	0	350	40	250	Currently Vacant	WW
91	134	MULTI	293.6	2		0.0	5.0	1468	1468	10	147	Currently has houses - not tied in to City system	Both
92	135	MULTI	17.8	2		0.0	5.0	89	89	20	18	Currently has houses - not tied in to City system	WW
93	136	MULTI	153.4	1	300	2.0	10.0	0	375	67	249	Las Entradas South - includes future apartments	Both
94	137	MULTI	29.7	2		0.0	10.0	297	297	10	30	Gunn Tract	Both
95	138	MULTI	73.2	1	418	5.7		0	418	100	418	Manor Commons East PUD Comm.	Both
96	138A	SF-4	76.0	1	369	4.9		0	369	100	369	Manor Commons East PUD Res.	WW
97	139	MULTI	157.7	1	678	4.3		0	678	100	678	Lagos	Both
98	140	SF-4	93.2	1	444		5.0	0	444	100	444	Wildhorse Creek Residential	Both
99	141	SF-3	34.2	1	122	3.6		0	122	0	0	Laurelwood	Both
100	142	MULTI	247.2	1	1086	4.4		0	1086	90	979	Presidential Glen	Both
101	143	MULTI	69.6	1	200	2.9		0	200	100	200	AT&T, Shipley Donuts, McDonalds, retail, Starbucks, Taco Bell, O'Reilly's Auto Parts	Both
102	144	MULTI	121.0	2			4.0	484	484	0	0	Currently has houses not tied in to City System	Both
103	145	MULTI	51.1	2			4.5	228	228	0	0	Currently has houses not tied in to City System	Both
104	146	MULTI	74.9	2			5.0	375	375	10	37	Currently has houses not tied in to City System	Both
105	147	GR	30.2	2			1.0	30	30	10	3	Currently has house not tied in to City System	WW
106	148	GR	37.8	2			1.0	38	38	10	4	Currently Vacant	Both
107	149	HCMI	198.6	1	135		1.0	0	135	10	14	Currently has house not tied in to City System	WW
108	150	SF-3	99.9	2			4.0	399	399	25	100	Currently has houses not tied in to City System	Both
109	151	GR	8.9	2			1.0	9	9	100	9	Used Car Lot	Both
110	152	HCMI	165.0	2			1.0	165	165	24	40	Currently has business not tied in to City System	WW
111	153	GR	24.2	2			1.0	24	24	10	2	Currently vacant	WW
112	154	GR	33.1	2			3.0	100	100	50	50	Currently Vacant - may opt out of Manville	Both?
113	156	MULTI	1.1	2			10.0	11	11	45	5	Currently has houses	Both
114	157	MULTI	1.5	2			10.0	15	15	55	8	Currently has houses	Both
115	158	MULTI	1.3	2			10.0	13	13	49	6	Currently has houses and a Church	Both
116	159	C	13.3	1	56			56	56	100	56	Lagos Elementary School	Both
117	160	GR	44.6	2			1.0	45	45	97	43	Manor Commons - Walmart, retail, fast food	Both
118	161	GR	26.5	1	21		1.0	0	21	25	5	Currently has houses not tied in to City	Both
119	163	SF-2	74.3	2			2.0	149	149	0	0	Currently has houses not tied in to City	Both
120	164	C	24.7	1	40		2.0	0	40	20	8	St. Mary Magdalene Episcopal Church	Both
121	165	SF-3	45.1	2			4.0	180	180	0	0	Currently vacant	Both
122	166	SF-3	27.1	2			4.0	109	109	0	0	Currently Vacant	Both
123	167	GR	2.6	2			1.0	3	3	0	0	Currently Vacant	Both
124	168	OS	101.5	2		0.0	0.0	0	0	0	0	Open Lot	Both
125	169	HCMI	148.8	1	48		1.0	0	65	0	0	Currently has house not tied in to City System; primarily floodplain	Both
126	170	SF-3	33.9	2			4.0	136	136	75	102	Currently Vacant	Both
127	171	SF-3	34.2	2			4.0	137	137	75	103	Currently Vacant	Both
128	172	GR	15.1	2			1.0	15	15	10	2	Currently Vacant	Both
129	173	OS	23.9	2		0.0	0.0	0	0	0	0	Open lot	0
130	174	OS	22.9	2		0.0	0.0	0	0	0	0	Open lot	0
131	175	OS	61.0	2		0.0	0.0	0	0	0	0	Open lot	0
132	176	OS	85.1	2		0.0	0.0	0	0	0	0	Open lot	0
133	177	GR	13.2	2		1.0	1.0	13	13	25	3	Currently Vacant	Both
134	178	SF-3	171.3	2		4.0	4.0	685	685	19	128	Currently Vacant	Both
135	179	GR	27.0	2		1.0	1.0	27	27	25	7	Currently Vacant	Both
136	180	GR	30.5	2		1.0	1.0	31	31	25	8	Currently Vacant	Both
137	181	MULTI	162.5	2			10.0	1625	1625	55	894	Currently Vacant	Both
138	182	SF-3	23.2	2			4.0	93	93	75	70	Currently has houses not tied in to City System	WW
139	183	GR	47.8	2		1.0	1.0	48	48	25	12	Currently Vacant	WW
140	184	MF	45.1	1	135		5.0	0	135	100	135	Currently Vacant	WW
141	185	HCMI	47.3	2			1.0	47	47	24	11	Currently Vacant	WW
142	186	HCMI	25.5	2			1.0	25	25	24	6	Currently Vacant	WW
143	187	HCMI	252.5	2			1.0	252	252	24	61	Currently Vacant	WW
144	188	SF-3	483.6	2			4.0	1934	1934	0	0	Currently Vacant	WW
145	189	SF-3	75.8	2			4.0	303	303	0	0	Currently Vacant	WW
146	190	GR	35.0	2		1.0	1.0	35	35	25	9	Currently Vacant	WW
147	191	SF-3	182.5	2			4.0	730	730	0	0	Currently Vacant	WW

Legend

- LS Lift Station
- Wastewater Treatment Plant
- Force Main
- Gravity Main
- 10 Yr. Wastewater Service Area
- ETJ
- City Limits
- Sewer Main
- Creeks

Draft Print

09/01/2021 11:48:59 AM



Item 2.
EXHIBIT
A-3

CITY OF MANOR
10 YEAR WASTEWATER
CAPITAL IMPROVEMENTS PLAN
2021 UPDATE

PROJECT NUMBER
14966.00
DATE
8/18/2021

JaeCo
JAY ENGINEERING, A DIVISION OF CBA

