



Cresandra Hardeman, Chairperson, Place 3
Julie Leonard, Place 1
Anthony Butler, Place 2
Felix Paiz, Place 4
Vacant, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7
Barth Timmerman, Developer Representative

Community Impact Fee Advisory Committee Regular Meeting

Wednesday, March 08, 2023 at 7:30 PM

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

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

Non-Agenda Item Public Comments (white card): 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.

Agenda Item Public Comments (yellow card): Comments will be taken from the audience on non-agenda and agenda items combined for a length of time, not to exceed five (5) minutes total per person on all items, except for Public Hearings. Comments on Public Hearing items must be made when the item comes before the Board, Commission, or Committee and not to exceed two (2) minutes per person. No Action or Discussion May be Taken during Public Comments on Non-Agenda Items.

To address the Board, Commission, or Committee, please complete the white or yellow card and present it to the City Staff.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Community Impact Fee Advisory Committee and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Chair 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 minutes of February 8, 2023, Community Impact Fee Advisory Regular Meeting.**

REGULAR AGENDA

- 2. Consideration, discussion, and possible action on a Roadway Impact Fee district map.**

3. Consideration, discussion, and possible action on Roadway Impact Fee Capital Improvements Projects.

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, March 3, 2023, 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 72 hours prior to this meeting. Please contact the City Secretary at 512.215.8285 or e-mail lalmaraz@manortx.gov



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 8, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes of February 8, 2023, Community Impact Fee Advisory Regular Meeting.

BACKGROUND/SUMMARY:

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

- February 8, 2023, CIF Advisory Committee Regular Session Minutes

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Community Impact Fee advisory Committee approve the minutes of the February 8, 2023, CIF Advisory Committee Regular Meeting.

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 8, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Roadway Impact Fee district map.

BACKGROUND/SUMMARY:

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

ATTACHMENTS: *YES*

- Roadway impact fee district map

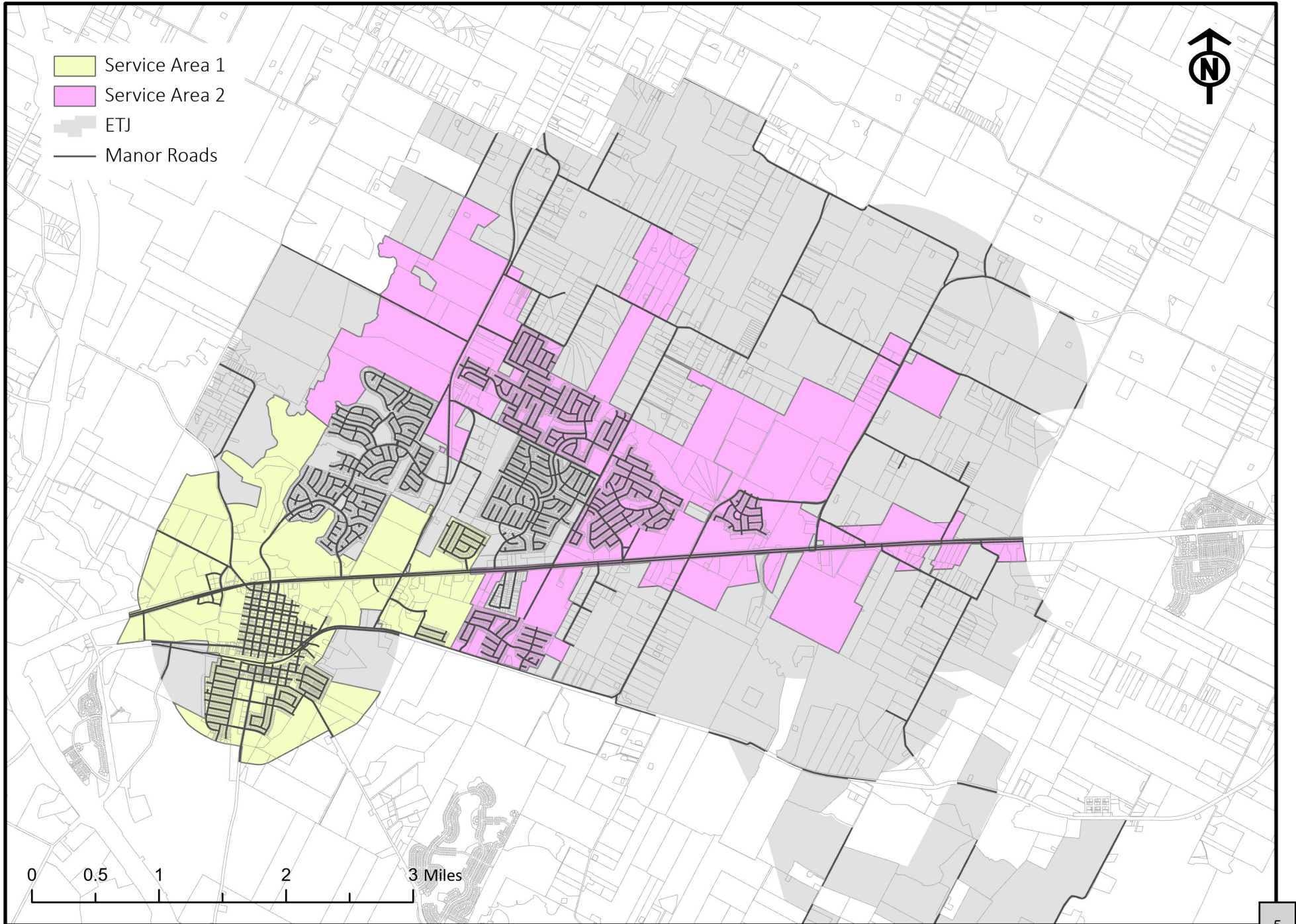
STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Community Impact Fee Advisory Committee discuss the roadway impact fee district map.

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

Manor Road Impact Fee Map

Item 2.





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 8, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on Roadway Impact Fee Capital Improvements Projects.

BACKGROUND/SUMMARY:

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

ATTACHMENTS: *YES*

- Roadway impact fee project locations
- Roadway impact fee project list
- Roadway impact fee spreadsheet

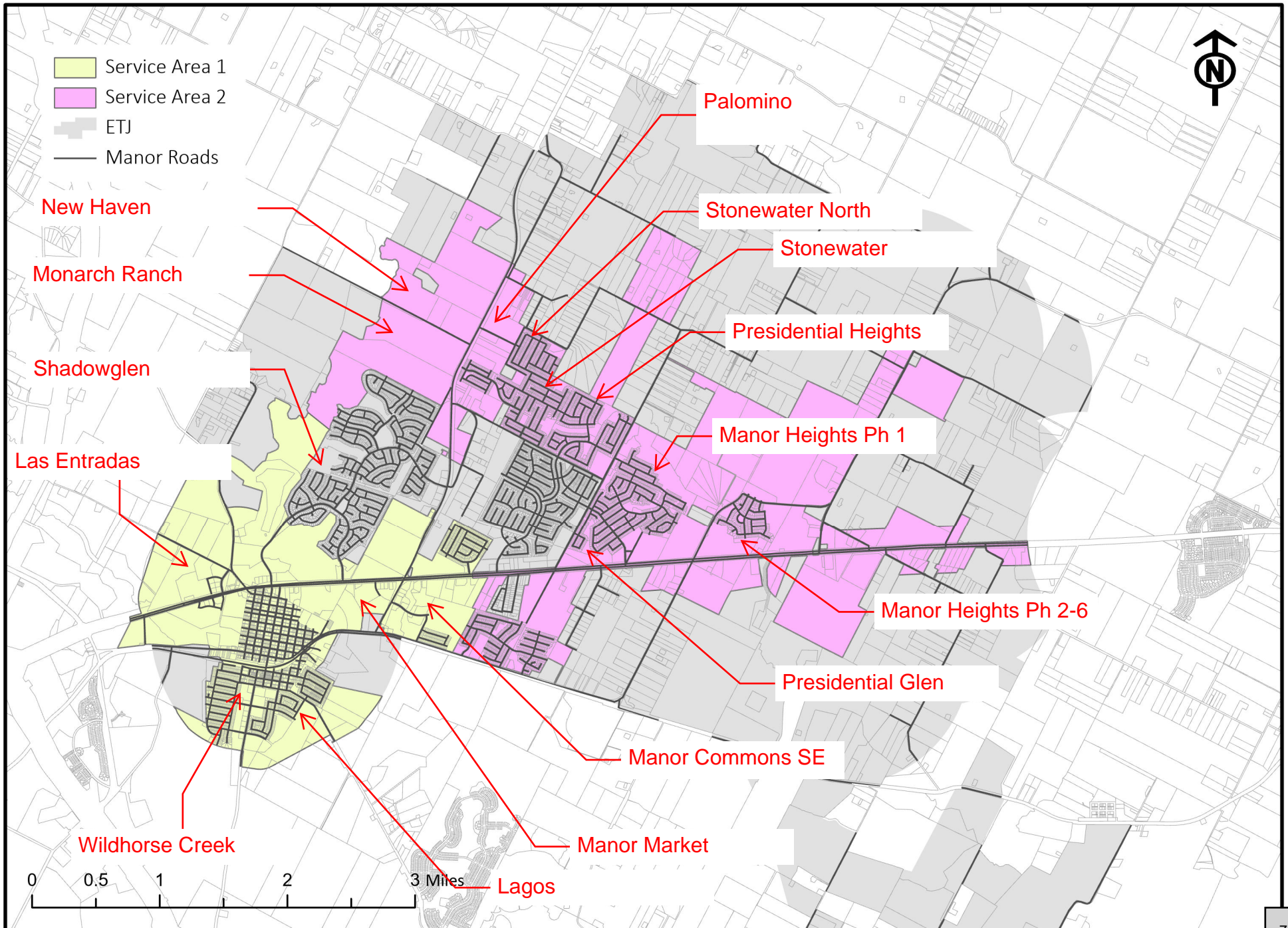
STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Community Impact Fee Advisory Committee discuss the Roadway Impact Fee Capital Improvements Projects.

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

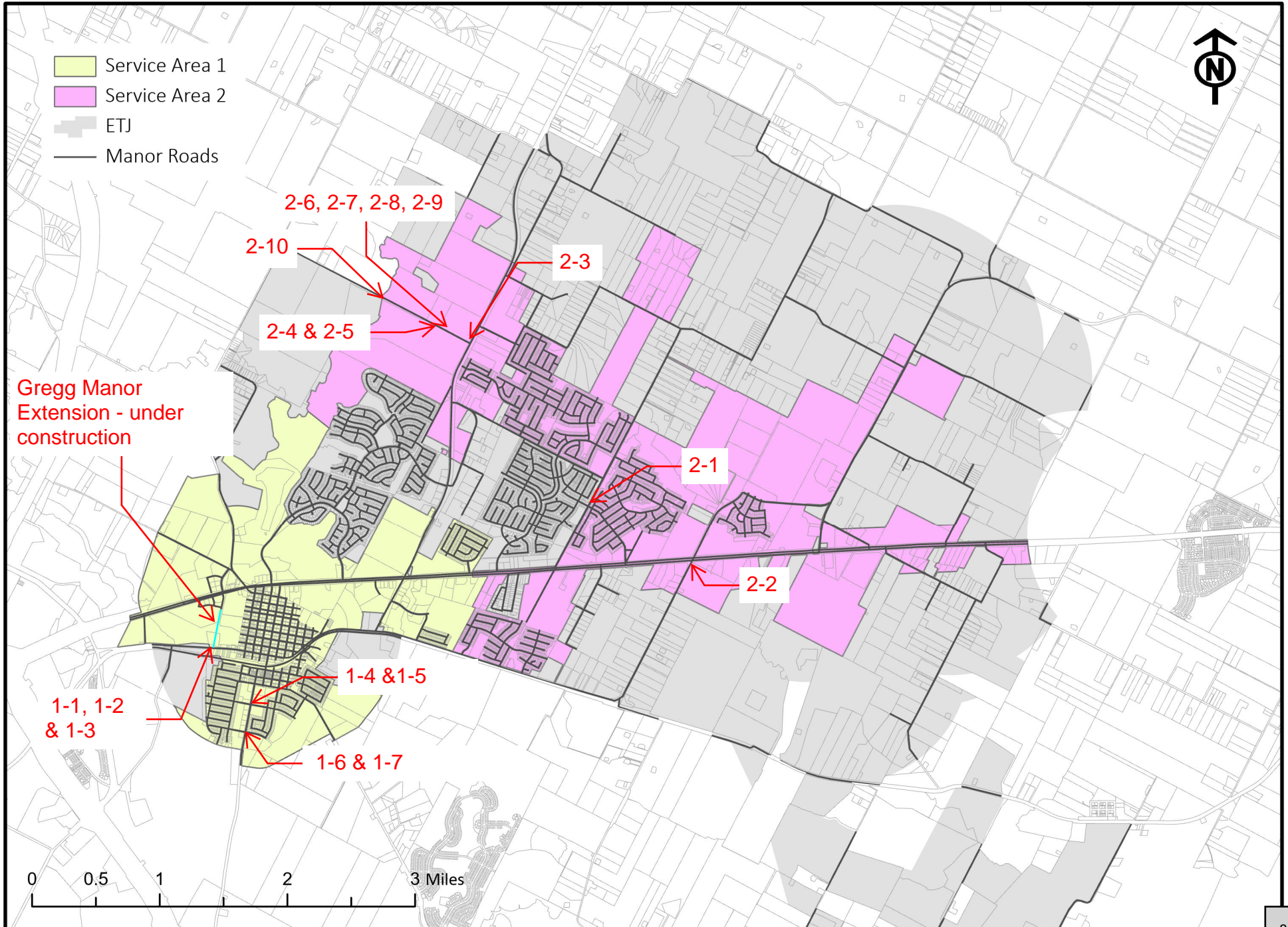
Manor Road Impact Fee Map

Item 3.



Manor Road Impact Fee Map

Item 3.



Capital Improvement Projects for Roadway Impact Fees - Service Area 1

Service Area	Proj. #	Roadway	Project	% in Service Area	Estimated Cost	TIA
1	1-1	West Parsons	Construction of a left turn lane on eastbound approach	100%	\$500,000.00	Las Entradas
	1-2	West Parsons	Construction of right turn lane on the westbound approach	100%	\$500,000.00	Las Entradas
	1-3	West Parsons/Gregg Manor	Installation of a traffic signal	100%	\$650,000.00	Las Entradas
	1-4	LaPoyner/Lexington	NB left turn lane - 100 ft storage & 100 ft of taper	100%	\$200,000.00	Wildhorse Commercial
	1-5	LaPoyner/ Lexington EB	Restripe approach providing exclusive left and through-righter turn lanes	100%	\$10,000.00	Wildhorse Commercial
	1-6	Murchison @ FM 973 EB	Restripe approach providing exclusive left and through-righter turn lanes	100%	\$10,000.00	Wildhorse Commercial
	1-7	Murchison @ FM 973 NB	NB left turn lane - 100 ft storage & 100 ft of taper	100%	\$200,000.00	Wildhorse Commercial

Total Cost	\$2,070,000.00
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Capital Improvement Projects for Roadway Impact Fees - Service Area 2

Service Area	Proj. #	Roadway	Project	% in Service Area	Estimated Cost	TIA
2	2-1	Bois D'arc	Expand roadway by 4' - City Portion	100%	\$700,000.00	Minimax
	2-2	Old Kimbro Road (SB)	Add 375 LF and 100' Taper SBR	100%	\$125,000.00	Manor Heights
	2-3	FM 973/Gregg Lane	Westbound through-receiving lane - 850 feet	100%	\$300,000.00	Palomino
	2-4	Gregg Ln between FM 973 and driveway 3	Expand roadway cross section	100%	\$1,700,000.00	Monarch Ranch
	2-5	Driveway 3 and Gregg Ln	Add EB right turn bay	100%	\$150,000.00	Monarch Ranch
	2-6	Gregg Ln at Roadway 1	Install 425' eastbound left turn	100%	\$145,000.00	New Haven
	2-7	Gregg Ln at Roadway 1	Install 235' westbound right turn lane	100%	\$145,000.00	New Haven
	2-8	Gregg Lane at Roadway 2	Install 425' eastbound left turn	100%	\$145,000.00	New Haven
	2-9	Gregg Lane at Commercial Driveway 1	Install 415' westbound right turn lane	100%	\$145,000.00	New Haven
	2-10	Gregg Lane	Widen to 1-34E from Roadway 1 to FM 973	100%	\$945,000.00	New Haven
Total Cost					\$4,500,000.00	