



Philip Tryon, Chair, Place 3
Julie Leonard, Vice-Chair, Place 1
Vacant, Place 2
Prince John Chavis, Place 4
Vacant, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7

Planning & Zoning Commission Regular Meeting

Wednesday, June 09, 2021 at 6:30 PM

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

AGENDA

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 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.** **Public Hearing:** Conduct a public hearing on a Preliminary Plat for Manor Heights Subdivision Phase 4 & 5, four hundred sixty-three (468) lots on 140.66 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.
Applicant: Kimley-Horn and Associates
Owner: Forestar (USA) Real Estate Group, Inc.
- 2.** **Public Hearing:** Conduct a public hearing on a Short Form Final Plat for the Headrick Subdivision, one (1) lot on 3.978 acres, more or less, and being located at 16101 Anderson Road, Manor, TX.
Applicant: Sandlin Services
Owner: Sylvia Headrick
- 3.** **Public Hearing:** Conduct a public hearing on amendments to the following provisions of Manor Code of Ordinances Chapter 14 Zoning: Definitions; Residential Land Uses, and Land Use Conditions; Modifying General Development Regulations for Single-Family District; Amending Non-Residential and Mixed-Use District Land Uses; Amending Non-Residential and Mixed-Use Districts Conditions; Amending Non-Residential and Mixed-Use Districts Land Use Conditions; Amending Accessory Structures; Amending Development Standards for Outdoor Storage and Display; Amending Single-Family Attached Architectural Standards; and Amending Planned Unit Development Procedures, and other related matters.

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.

- 4. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of May 12, 2021, Regular Session.**

REGULAR AGENDA

- 5. Consideration, discussion, and possible action on a Preliminary Plat for Manor Heights Subdivision Phase 4 & 5, four hundred sixty-three (468) lots on 140.66 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.
Applicant: Kimley-Horn and Associates
*Owner: Forestar (USA) Real Estate Group, Inc.***
- 6. Consideration, discussion, and possible action on a Short Form Final Plat for the Headrick Subdivision, one (1) lot on 3.978 acres, more or less, and being located at 16101 Anderson Road, Manor, TX.
Applicant: Sandlin Services
*Owner: Sylvia Headrick***
- 7. Consideration, discussion, and possible action on amendments to the following provisions of Manor Code of Ordinances Chapter 14 Zoning: Definitions; Residential Land Uses, and Land Use Conditions; Modifying General Development Regulations for Single-Family District; Amending Non-Residential and Mixed-Use District Land Uses; Amending Non-Residential and Mixed-Use Districts Conditions; Amending Non-Residential and Mixed-Use Districts Land Use Conditions; Amending Accessory Structures; Amending Development Standards for Outdoor Storage and Display; Amending Single-Family Attached Architectural Standards; and Amending Planned Unit Development Procedures, and other related matters.**
- 8. Consideration, discussion, and possible action on a Joined Lot Affidavit for Lot 14 and Lot 15, Block 25, Town of Manor.
Applicant: Ringo Sun & Yu-Chi Wu
*Owner: Ringo Sun & Yu-Chi Wu***
- 9. Consideration, discussion, and possible action on a request to remove 3 trees from Grace Covenant Christian Center located at 14518 East US Hwy 290.**

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: Friday, June 4, 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.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 9, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Preliminary Plat for Manor Heights Subdivision Phase 4 & 5, four hundred sixty-three (468) lots on 140.66 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.

Applicant: Kimley-Horn and Associates

Owner: Forestar (USA) Real Estate Group, Inc.

BACKGROUND/SUMMARY:

This is the public hearing regarding Phases 4 and 5 of Manor Heights. The phases are 454 single family lots, 3 medium density lots, 1 neighborhood commercial tract, and 3 public park lots.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

ATTACHMENTS: *YES*

- Plat
- Notice Letter
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Preliminary Plat for Manor Heights Subdivision Phase 4 & 5, four hundred sixty-three (468) lots on 140.66 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
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Plotted By: Bermudez, Gabriel Date: March 31, 2021 06:51:22pm File Path: K:\AUS-Civil\069255700-Sky Village South\Cad\Preliminary Phases 4-5\PlanSheets\COVER SHEET.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PRELIMINARY PLANS

FOR

MANOR HEIGHTS PHASES 4 & 5

CITY OF MANOR, TRAVIS COUNTY, TEXAS

PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY	01/08/2021
2ND SUBMITTAL TO CITY	02/12/2021
3RD SUBMITTAL TO CITY	04/01/2021

ENGINEER

Kimley»Horn

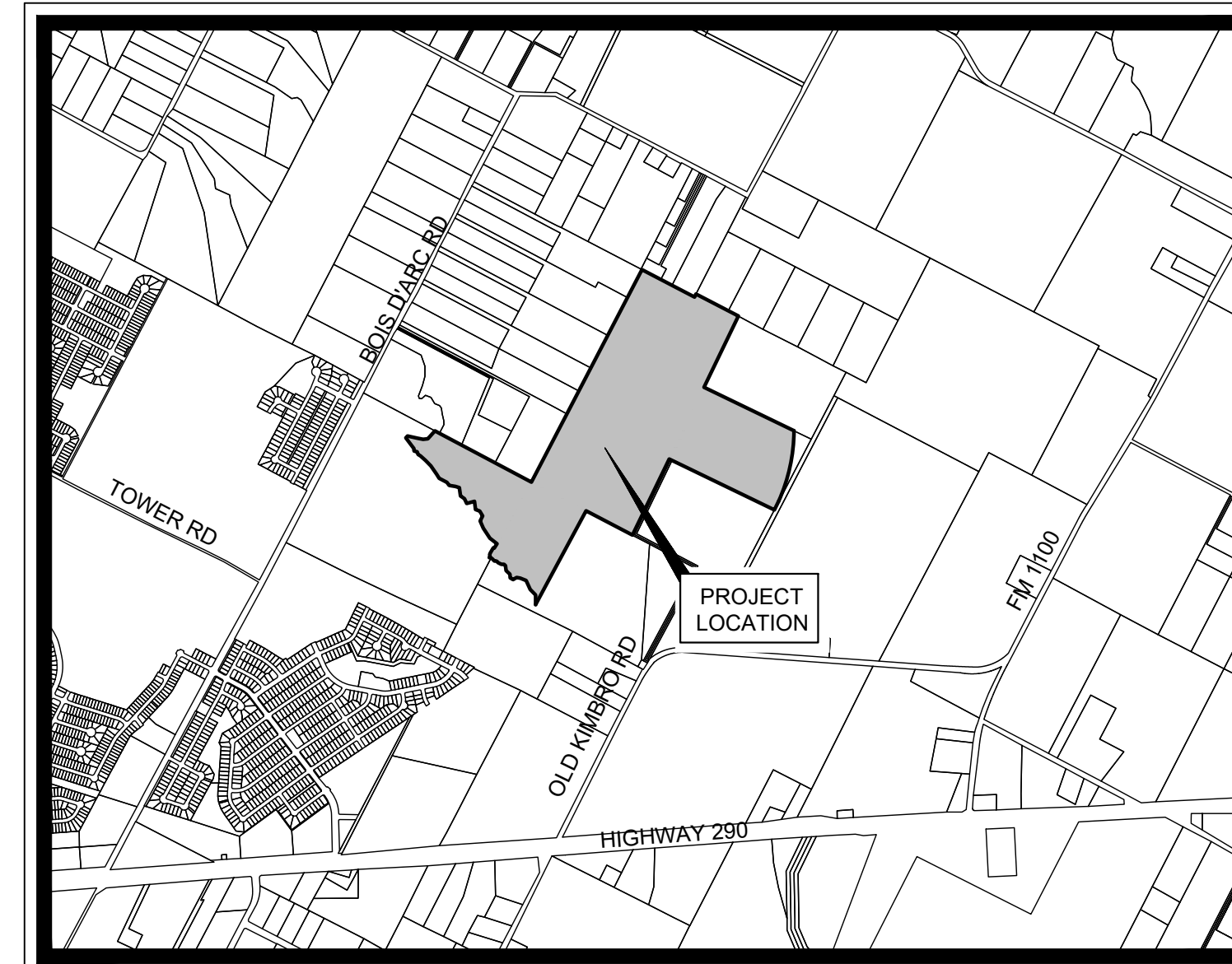
10814 JOLLYVILLE ROAD STATE OF TEXAS
 AVALLON IV, SUITE 200 REGISTRATION NO. F-928
 AUSTIN, TEXAS 78759
 PH. (512) 418-1771
 CONTACT: JASON B. REECE, P.E.

OWNER/DEVELOPER

FORESTAR REAL ESTATE GROUP, INC.
 10700 PECAN PARK BLVD., SUITE 150
 AUSTIN, TEXAS 78750
 CONTACT: JEFF SCOTT



Know what's below.
 Call before you dig.



VICINITY MAP

SCALE: 1" = 2,000'

APRIL 2021

LEGAL DESCRIPTION

BEING 140.660 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE CITY OF MANOR TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

AND BEING 33.721 ACRES OF 35.626 ACRES LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199902007, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME 35.626 ACRES CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	AERIAL
4	OVERALL PRELIMINARY PLAN
5	PRELIMINARY PLAN (SHEET 1 OF 4)
6	PRELIMINARY PLAN (SHEET 2 OF 4)
7	PRELIMINARY PLAN (SHEET 3 OF 4)
8	PRELIMINARY PLAN (SHEET 4 OF 4)
9	UTILITY PLAN (SHEET 1 OF 3)
10	UTILITY PLAN (SHEET 2 OF 3)
11	UTILITY PLAN (SHEET 3 OF 3)
12	OVERALL DRAINAGE MAP
13	INLET DRAINAGE AREA MAP (SHEET 1 OF 2)
14	INLET DRAINAGE AREA MAP (SHEET 2 OF 2)
15	INLET DRAINAGE AREA MAP (SHEET 3 OF 3)
16	DRAINAGE CALCULATIONS

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.

DATED THIS ___ DAY OF _____, 20__

BY: _____
 HONORABLE MAYOR DR. LARRY WALLACE JR.
 MAYOR OF THE CITY OF MANOR, TEXAS

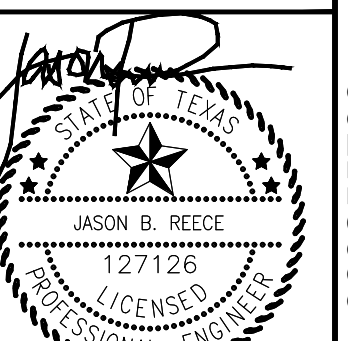
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.

DATED THIS ___ DAY OF _____, 20__

BY: _____
 PHILIP TRYON, P&Z CHAIRPERSON

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200, AUSTIN, TX 78759
 PHONE: 512-418-1771 FAX: 512-418-1791
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928



4/1/2021

KHA PROJECT	069255700
DATE	DECEMBER 2020
SCALE	AS SHOWN
DESIGNED BY	CEM
DRAWN BY	RJ
CHECKED BY	JR

COVER SHEET

MANOR HEIGHTS PHASES 4 & 5
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

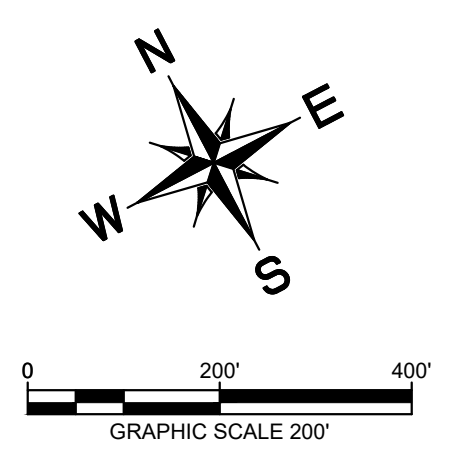
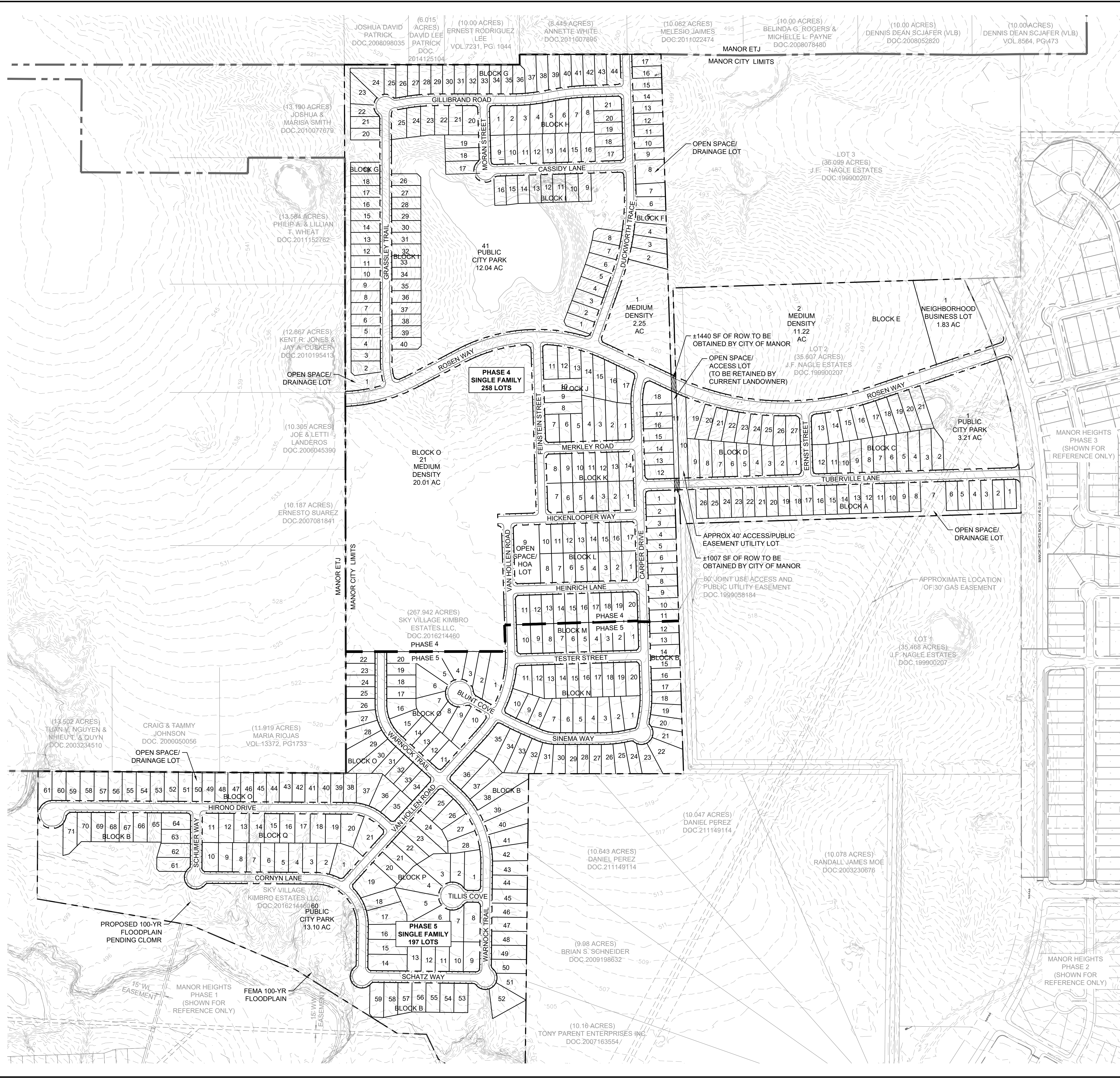
SHEET NUMBER 1

PRELIMINARY PLAN

KHA PROJECT NO. 069255700

MANOR HEIGHTS PHASES 4 & 5

Plotted By: Bermudez, Gabriel Date: March 31, 2021 06:55:30pm File Path: \\AUS-CWIN\069255700 Sky Village South_Cord Preliminary Phases 4-5\PlanSheets\OVERALL PRELIMINARY PLAN.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



MANOR HEIGHTS PHASE 4 - GENERAL INFORMATION:

TOTAL ACREAGE.....	111.14
LINEAR FOOT OF 50' ROW.....	10,301
LINEAR FOOT OF 64' ROW.....	2,921
NUMBER OF SINGLE FAMILY LOTS.....	257
ACREAGE OF SINGLE FAMILY LOTS.....	40.74
NUMBER OF MEDIUM DENSITY LOTS.....	3
ACREAGE OF MEDIUM DENSITY LOTS.....	33.48
NUMBER OF NEIGHBORHOOD BUSINESS LOTS.....	1
ACREAGE OF NEIGHBORHOOD BUSINESS LOTS.....	1.83
NUMBER OF OPEN SPACE/DRAINAGE LOTS.....	3
ACREAGE OF OPEN SPACE/DRAINAGE LOTS.....	2.86
NUMBER OF PUBLIC CITY PARK LOTS.....	2
ACREAGE OF PUBLIC CITY PARK LOTS.....	15.27
NUMBER OF OPEN SPACE/ACCESS LOTS.....	1
ACREAGE OF OPEN SPACE/ACCESS LOTS.....	0.17
NUMBER OF ACCESS/PUBLIC UTILITY EASEMENT LOTS.....	1
ACREAGE OF ACCESS/PUBLIC UTILITY EASEMENT LOTS.....	0.32
NUMBER OF OPEN SPACE/HOA LOTS.....	1
ACREAGE OF OPEN SPACE/HOA LOTS.....	0.61
ACREAGE OF ROW.....	15.86
TOTAL NUMBER OF LOTS.....	269

MANOR HEIGHTS PHASE 5 - GENERAL INFORMATION:

TOTAL ACREAGE.....	61.96
LINEAR FOOT OF 50' ROW.....	8,370
NUMBER OF SINGLE FAMILY LOTS.....	197
ACREAGE OF SINGLE FAMILY LOTS.....	38.59
NUMBER OF PUBLIC CITY PARK LOTS.....	1
ACREAGE OF PUBLIC CITY PARK LOTS.....	13.10
NUMBER OF OPEN SPACE/DRAINAGE LOTS.....	1
ACREAGE OF OPEN SPACE/DRAINAGE LOTS.....	0.12
ACREAGE OF ROW.....	10.15
TOTAL NUMBER OF LOTS.....	199

LEGAL DESCRIPTION

BEING 140.660 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE CITY OF MANOR TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

AND BEING 33.721 ACRES OF 35.626 ACRES LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME 35.626 ACRES CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LAND USE

Land Use	Manor Heights Land Use					Overall Acreage	% of Total Acreage in PUD	% of Total Acreage Provided
	Phase 2 Acreage	Phase 3 Acreage	Phase 4 Acreage	Phase 5 Acreage	Overall Acreage			
Single Family PUD SF-1	49.04	46.19	40.72	38.59	174.54	48.98%	40.97%	
PUD Medium Density	11.85	-	33.48	-	45.33	9.74%	10.64%	
Highway Commercial (C-2)	-	-	-	0.00	0.00	0.00%	0.00%	
Neighborhood Business (NB)	1.39	-	1.83	-	3.22	0.82%	0.76%	
HDA/Amenity Lot	-	1.74	0.83	-	2.57	0.36%	0.56%	
City Parkland	1.33	3.26	15.27	7.95	27.81	5.42%	6.53%	
Floodplain/Open Space	22.15	75.21	3.35	5.27	105.98	26.42%	24.88%	
Major Roadways	19.88	20.84	15.86	10.15	66.73	4.12%	15.67%	
Total	109.64	147.24	111.14	61.96	429.98	100%	100%	

WET UTILITIES

Land Use	Manor Heights Wet Utilities					Total LUE'S in PUD	Total LUE'S Provided
	Phase 2 LUE'S	Phase 3 LUE'S	Phase 4 LUE'S	Phase 5 LUE'S	Total LUE'S		
Single Family PUD SF-1	264	277	258	197	996	935-995	
PUD Medium Density	75	-	214	-	289	238-280	
Highway Commercial (C-2)	-	-	-	-	0	244	
Neighborhood Business (NB)	61	-	21	-	82	5	
HDA/Amenity Lot	-	5	-	-	5	6	
City Parkland	-	-	-	-	-	-	
Floodplain/Open Space	-	-	-	-	-	-	
Major Roadways	-	-	-	-	-	-	
Total	400	282	493	197	1372	1428-1530	

PARKLAND SUMMARY

Manor Heights Parkland Data	
Total Area of Development	477.75 AC
Required Parkland (5% of Total Area)	23.89 AC
Phase 2 Provided Parkland	1.33 AC
Phase 3 Provided Parkland	3.26 AC
Phase 4 Provided Parkland	15.27 AC
Phase 5 Provided Parkland (Outside Floodplain)	7.95 AC
Total Public City Parkland Provided	27.81 AC

OVERALL LOT SUMMARY

Lot Width	Phase 2		Phase 3		Phase 4		Phase 5		Overall	Required	Compatible with PUD?	
	Lot Count	Lot Mls	Lot Count	Lot Mls	Lot Count	Lot Mls	Lot Count	Lot Mls				
50'	100	72%	183	67%	231	30%	85	45%	692	69.69%	70%	YES
55'	75	28%	44	16%	26	10%	12	6%	157	15.81%	15%	YES
60'	0	0%	47	17%	0	0%	97	49%	144	14.50%	15%	YES
Total	265		274		257		197		993	100%	100%	YES

*The following percentages of the mix lot shall be met within SF-1 PUD areas within +/- 5%.

MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
PUD-SF-1	20	5	15	10	6250	50	35
PUD MEDIUM DENSITY	*10 OR 20	5	15	*20 OR 10	3300	30	35
C-2 AND NB	25	7	15	15	7500	50	60

Item 1. DATE

REVISIONS

No.

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

4/1/2021

OVERALL PRELIMINARY PLAN

MANOR HEIGHTS PHASES 4 & 5
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER

4



May 21, 2021

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Manor Heights Phase 4 & 5
Case Number: 2021-P-1298-PP
Case Manager: Scott Dunlop
Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for Manor Heights Phase 4 & 5 near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Preliminary Plat for Manor Heights Subdivision Phase 4 & 5, four hundred sixty-three (468) lots on 140.66 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.

***Applicant:* Kimley-Horn and Associates**

***Owner:* Forestar (USA) Real Estate Group, Inc.**

The Planning and Zoning Commission will meet at 6:30PM on June 9, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Preliminary Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

NGUYEN TUAN V & NHIEU T & QUYN
 QUYNH PHAM & HONG T NGUYEN
 124 SNOWFLAKE DR
 ROUND ROCK , TX 78664-4063

DE LA LUZ EDUVIGES
 14211 BOIS DARC LANE
 MANOR , TX 78653-3814

JOHNSON CRAIG & TAMI
 13034 PARTRIDGE BEND DR
 AUSTIN , TX 78729-6459

DUFFY PATRICK N & TERRIE L
 14215 BOIS D ARC LN
 MANOR , TX 78653-3814

RIOJAS MARIA
 PO BOX 10
 MANOR , TX 78653-0010

SUAREZ ERNESTO
 14121 BOIS D ARC LN
 MANOR , TX 78653-3815

JONSE JOHN A & MARY R
 14311 BOIS D ARC LN
 MANOR , TX 78653-3811

LANDEROS JOE & LETTI
 11605 PILLION PL
 MANOR , TX 78653-3691

JONES KENT
 14409 BOIS D ARC LN
 MANOR , TX 78653-3810

WHEAT PHILIP A & LILLIAN T
 14425 BOIS D ARC LN
 MANOR , TX 78653-3810

PHILIPS TAMMIE C
 14515 BOIS D ARC LN
 MANOR, TX 78653-3812

RUIZ GUADALUPE J
 14775 BOIS D ARC LN
 MANOR , TX 78653-3535

ESPARZA JOSE RUIZ & ELVIRA
 LARA PONCE
 14793 BOIS D ARC LN
 MANOR, TX 78653-3654

PATRICK JOSHUA DAVID
 14809 BOIS D ARC LN
 MANOR , TX 78653-4097

PATRICK CASEY ROSE
 14809 BOIS D ARC LN
 MANOR , TX 78653-4097

PATRICK DAVID L
 14805 BOIS D ARC LN
 MANOR , TX 78653-3626

RODRIGUEZ ERNEST LEE
 238 BEVERLY DRIVE
 SAN ANTONIO, TX 78228-5141

UGARTE JOSE V & EVA BENITEZ
 14831 BOIS D ARC LN
 MANOR , TX 78653-4039

PADILLA ANDRES & MARIA E
 14831 BOIS D ARC RD
 MANOR, TX 78653-4039

JAIMES MELESIO
 12337 ZELLER LN
 AUSTIN , TX 78753-7227

ROGERS BELINDA G
 14831 BOIS D'ARC LN #6
 MANOR, TX 78653-3838

SCHAFFER DENNIS D
 2616 BUTLER WAY
 ROUND ROCK , TX 78665-3842

LEAKE WILLIAM R & ERICA S
 7401 NEZ PERCE TRCE
 MANOR , TX 78653-9634

SKY VILLAGE KIMBRO ESTATES LLC
 2730 TRANSIT RD
 WEST SENECA , NY 14224-2523

LEAKE WILLIAM R & ERICA
 7401 NEZ PERCE TRACE
 MANOR, TX 78653-9634

MOE RANDALL JAMES
 1 COUNTY ROAD 473
 THRALL , TX 76578-8797

AVILES GABRIEL
 2311 W HOWARD LN
 AUSTIN, TX 78728-7618

PEREZ DANIEL
 12200 JOHNSON RD
 MANOR , TX 78653-4002

SCHNEIDER BRIAN S
 PO BOX 1303
 ELGIN , TX 78621-8303

PARENT TONY ENTERPRISES INC
 13350 OLD KIMBRO RD BLDG A
 MANOR , TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 9, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Headrick Subdivision, one (1) lot on 3.978 acres, more or less, and being located at 16101 Anderson Road, Manor, TX.
Applicant: Sandlin Services
Owner: Sylvia Headrick

BACKGROUND/SUMMARY:

This is a public hearing for a 1 lot subdivision to plat an existing deed divided lot in our ETJ.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION:) *NO*
ATTACHMENTS: *YES*

- Plat
- Notice Letter
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission conduct a public hearing on a Short Form Final Plat for the Headrick Subdivision, one (1) lot on 3.978 acres, more or less, and being located at 16101 Anderson Road, Manor, TX.

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

HEADRICK ADDITION

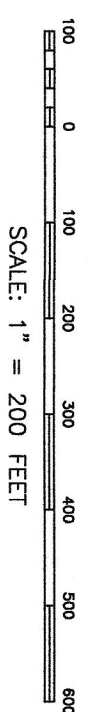
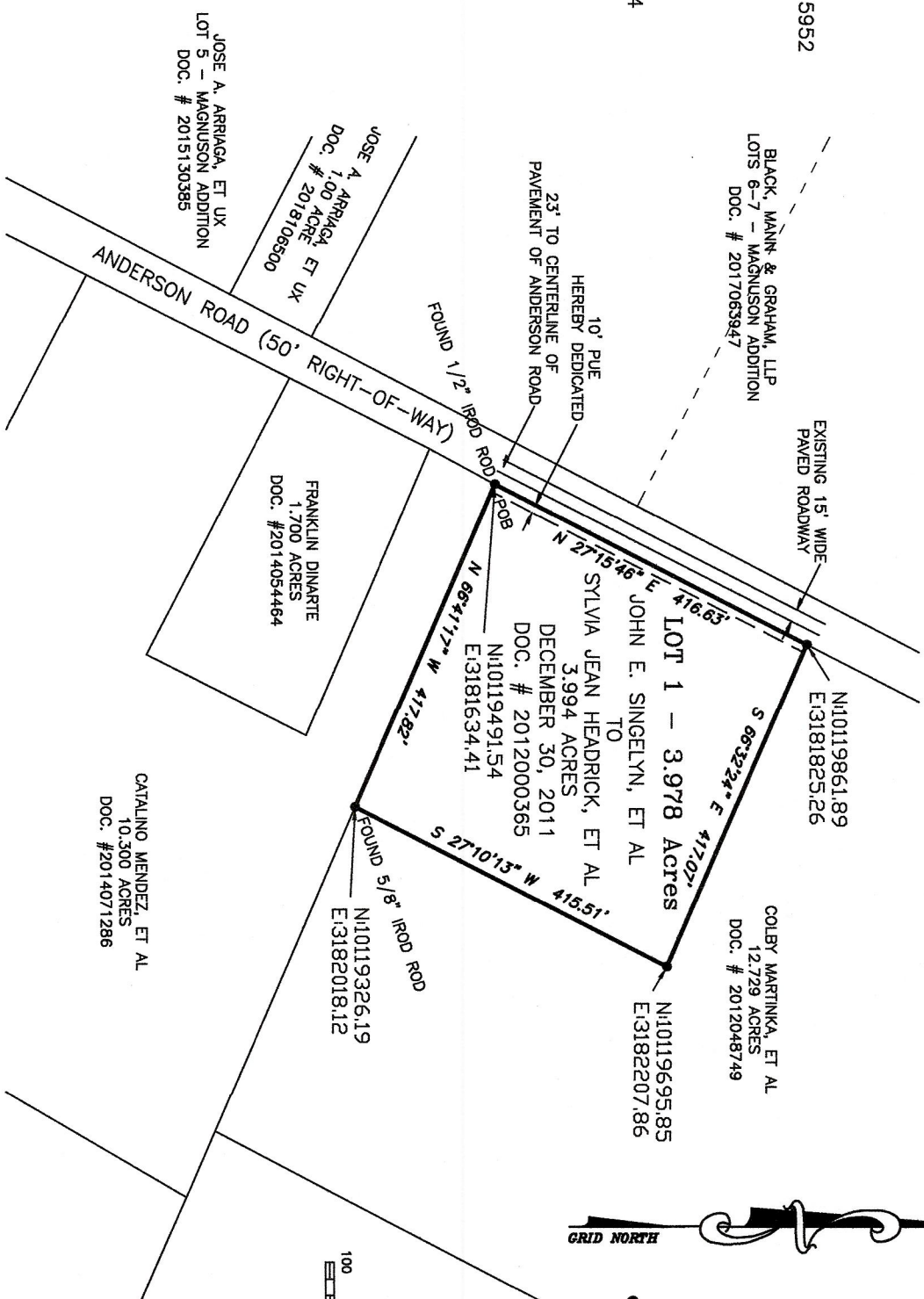
PREPARED: JANUARY 26, 2021

OWNER/DEVELOPER:
SYLVIA HEADRICK, JR.
BILLY HEADRICK, JR.
16101 ANDERSON ROAD
MANOR, TX 78653

SURVEYOR:
BRADLEY LIPSCOMB
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952
TRAD SURVEYING, INC. TPBELS NO. 10007900
528 COUNTY ROAD 325
P.O. BOX 1489
ROCKDALE, TX 76567

ENGINEER:
NICHOLAS SANDLIN
REGISTERED PROFESSIONAL ENGINEER NO. 124404
SANDLIN SERVICES, LLC TPBELS NO. 21356
11500 TX-29
LIBERTY HILL, TX 78642

LOT SUMMARY
TOTAL NUMBER OF LOTS - 1
LOT 1 = 3,978 ACRES
TOTAL AREA = 3,978 ACRES
PROPOSED LOT USES
LOT 1 = SINGLE FAMILY
RESIDENTIAL



BEARINGS & COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

LEGEND
• 5/8" IRON ROD FOUND (UNLESS NOTED)

OWNERS CERTIFICATION:
STATE OF TEXAS §
COUNTY OF TRAVIS §
I KNOW ALL MEN BY THESE PRESENTS

THAT WE, SYLVIA HEADRICK AND BILLY HEADRICK, JR., OWNERS OF THE LAND SHOWN HEREON AND DESCRIBED IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 20122000365 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO PLAT SAID PROPERTY PURSUANT TO TEXAS LOCAL GOVERNMENT CODE CHAPTERS 212 AND 232 IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS HEADRICK ADDITION AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED, AND NOT RELEASED.

SYLVIA HEADRICK
16101 ANDERSON ROAD
MANOR, TX 78653

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE _____ DAY OF _____, PERSONALLY APPEARED SYLVIA HEADRICK, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME _____

DATE NOTARY COMMISSION EXPIRES _____

BILLY HEADRICK, JR.
16101 ANDERSON ROAD
MANOR, TX 78653

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE _____ DAY OF _____, PERSONALLY APPEARED BILLY HEADRICK, JR. KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME _____

DATE NOTARY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION:
STATE OF TEXAS §
COUNTY OF TRAVIS §
I KNOW ALL MEN BY THESE PRESENTS

I, BRADLEY L. LIPSCOMB, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE LAND SURVEYING PORTIONS OF TRAVIS COUNTY CHAPTER 482 DEVELOPMENT REGULATIONS AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

BRADLEY L. LIPSCOMB
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952
STATE OF TEXAS



ENGINEER'S CERTIFICATION:
STATE OF TEXAS §
COUNTY OF TRAVIS §
I KNOW ALL MEN BY THESE PRESENTS

I, NICHOLAS SANDLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLES WITH THE ENGINEERING PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE AND CHAPTER 482 OF THE TRAVIS COUNTY CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNED FLOOD HAZARD AREA AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARDS BOUNDARY MAP, COMMUNITY-PANEL NUMBER 48453C0295 H, EFFECTIVE SEPTEMBER 26, 2008.

NICHOLAS SANDLIN
REGISTERED PROFESSIONAL ENGINEER NO. 124404
STATE OF TEXAS

DATE _____

PLANNING AND ZONING COMMISSION APPROVAL:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DATE OF _____, 20__.

APPROVED: _____ ATTEST: _____

PHILLIP TRYON, CHAIR
LUVIA T. ALMARAZ, CITY SECRETARY

CITY COUNCIL APPROVAL:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20__.

ATTEST: _____

DR. LARRY WALLACE, JR., MAYOR

LUVIA T. ALMARAZ, CITY SECRETARY

TRAD SURVEYING, INC.
SHEET 2 OF 3
FIRM REGISTRATION NO. 10007900
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX 76567
HEADRICK ADDITION
SUMNER BACON SURVEY
ABSTRACT NO. 63
TRAVIS COUNTY, TEXAS

Completion Date 1/26/21 Drawn by: BL
Scale: 1"=200' Surveyed by: LR/JK
PROJECT NO. S21-007 Checked by: BL



May 21, 2021

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Headrick Subdivision
Case Number: 2021-P-1310-SF
Case Manager: Scott Dunlop
Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Headrick Subdivision at 16101 Anderson, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Headrick Subdivision, one (1) lot on 3.978 acres, more or less, and being located at 16101 Anderson Road, Manor, TX.

Applicant: Sandlin Services

Owner: Sylvia Headrick

The Planning and Zoning Commission will meet at 6:30PM on June 9, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Short Form Final Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

COLBY & COURTNEY MARTINKA
1706 SECLUDED WILLOW CV
PFLUGERVILLE, TX 78660-2949

FRANKLIN DINARTE
16011 ANDERSON RD
MANOR, TX 78653-3710

DAVID & KAREN CRAIG
16100 ANDERSON RD
MANOR, TX 78653-3523

JOSE & RAFAELA ARRIAGA
16000 ANDERSON RD
MANOR, TX 78653-3665

CATALINO AND ELADIA MEDEZ
16007 ANDERSON RD
MANOR, TX 78653-3710



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 9, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on amendments to the following provisions of Manor Code of Ordinances Chapter 14 Zoning: Definitions; Residential Land Uses, and Land Use Conditions; Modifying General Development Regulations for Single-Family District; Amending Non-Residential and Mixed-Use District Land Uses; Amending Non-Residential and Mixed-Use Districts Conditions; Amending Non-Residential and Mixed-Use Districts Land Use Conditions; Amending Accessory Structures; Amending Development Standards for Outdoor Storage and Display; Amending Single-Family Attached Architectural Standards; and Amending Planned Unit Development Procedures, and other related matters.

BACKGROUND/SUMMARY:

See attached revisions summary

LEGAL REVIEW: Completed
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Revision’s summary
- Ordinance

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission conduct a public hearing on amendments to the following provisions of Manor Code of Ordinances Chapter 14 Zoning: Definitions; Residential Land Uses, and Land Use Conditions; Modifying General Development Regulations for Single-Family District; Amending Non-Residential and Mixed-Use District Land Uses; Amending Non-Residential and Mixed-Use Districts Conditions; Amending Non-Residential and Mixed-Use Districts Land Use Conditions; Amending Accessory Structures; Amending Development Standards for Outdoor Storage and Display; Amending Single-Family Attached Architectural Standards; and Amending Planned Unit Development Procedures, and other related matters.

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

Section 14.01.008 – Definitions

“*Athletic facility* means a privately owned indoor and/or outdoor facilities devoted to organized sports, including but not limited to, soccer, basketball, gymnastics, and tennis. This use is distinct from Amusement (Indoor) and Amusement (Outdoor) in that it is less intense and would generate less traffic, noise, and other objectionable nuisances to adjacent properties.”

- Rationale: This is new definition and use added because it is a less intense but similar use to Outdoor Amusement and Indoor Amusement that would allow these types of facilities is a be located closer to or within residential areas. Outdoor Amusement includes uses like racetracks, theme parks and stadiums. This use is meant to capture uses like soccer fields that local sports groups would utilize.

“*Commercial off-street parking* means the use of a site for the parking of motor vehicles on a temporary basis within a privately owned off-street parking facility. This use includes, but is not limited to, commercial parking lots and garages and excludes parking as an accessory use. This use is intended for customers to temporarily park their motor vehicles while visiting nearby uses. This use does not include vehicle storage or the parking of commercial or fleet vehicles.”

- Rationale: This is clarifying within the definition of Commercial Off-Street Parking that it is not intended for vehicle storage or fleet vehicles.

~~“*Construction services* means a commercial use that displays or stockpiles large-scale intensive outdoor operations and contracting equipment, machinery, and other materials.”~~

- Rationale: This term and use is being removed because it is duplicated with Construction and Equipment Sales, Major as well as Contractor’s Shop

~~“*Liquor sales* means the use of a site for the retail sale of alcoholic beverages for off-premises consumption. This use includes liquor stores and bottle shops.”~~

- Rationale: This term and use is being removed because it is duplicated by Alcoholic Beverage Sales – Off-premises

“*Off-site accessory parking* means the use of a site for the provision of parking spaces, together with driveways, aisles, turning and maneuvering areas, clearances, and similar features, located on a different site from the principal use and intended for use by customers or employees of the principal use. The principal use shall be located no further than an adjacent property or across one public or private right-of-way. This use does not include vehicle storage.”

- Rationale: This is clarifying that Off-site Accessory Parking does not include vehicle storage. Vehicle Storage is defined as “a garage, parking lot, or other facility owned or operated by a person or business, other than a governmental entity, for storing or parking ten or more motor vehicles, including motorized waterborne vehicles, per year.

This definition does not include businesses with the primary purpose of vehicle sales on the property within the corporate limits of the city, such as automotive dealerships.”

~~“Open or outdoor storage means the keeping, in an unroofed area, of any goods, junk, material or merchandise, in the same place for more than 24 hours.”~~

- Rationale: This term is being replaced by a new term for “Outdoor Storage”

“Outdoor display and sales means the outdoor display or sale of finished products actively available for sale for less than 24 hours a day. This definition does not include products in shipping boxes, crates, on pallets, or other shipping containers, which shall be considered Outdoor Storage.”

- Rationale: There is a term for Outdoor Storage but not one defining Display. This adds that definition

“Outdoor storage means the outdoor storage of products or goods that have a large size, mass, or volume that occur on site for more than 24 hours such as, but not limited to, heavy equipment, freight or commercial motor vehicles, trailers, construction materials, and raw, processed or packaged materials including any products on pallets, in shipping containers or in crates.”

- Rationale: The previous definition was deleted and replaced with this new term.

“Portable building sales means a site on which factory-manufactured portable buildings, such as manufactured homes, are displayed and offered for sale or order to the general public.”

- Rationale: This term and use were previously undefined. This adds the definition and in later sections the use is added into the Non-Residential and Mixed-Use districts permitted uses section

~~“Truck stop means a gasoline station also providing major or minor automobile repair to commercial vehicles.”~~

“Truck stop or Travel Center means a use primarily engaged in the maintenance, servicing, storage, parking or repair of commercial vehicles, including the sale of fuels or other petroleum products, and the sale of accessories or equipment for trucks and similar commercial vehicles. A travel center or truck stop may also include overnight accommodations, showers, restaurant facilities, game rooms, vehicle scales, and/or other diversions intended primarily for use of truck crews and interregional travelers.”

- Rationale: The definition for Truck Stop is being updated to be more inclusive of the types of services provided.

Section 14.02.005 – Residential Land Use Table

Residential Use “Single Family Attached (3 or more units)” is hereby amended in its entirety as follows:

	A	SF-E	SF-1	SF-2	TF	TH	MF-1	MF-2	MH-1	MH-2
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Single-family attached (3 or more units)						P	C	C		
--	--	--	--	--	--	---	---	---	--	--

- Rationale: Single Family Attached (townhomes) were Permitted “P” in Multi-Family 15 (MF-1) and Multi-Family 25 (MF-2). Conditions on SF Attached in MF districts have been added so the “P” was changed to a “C”

Non-Residential Use “Athletic Facility” is hereby added immediately following Non-Residential Use “Amenity Center” to read as follows:

	A	SF-E	SF-1	SF-2	TF	TH	MF-1	MF-2	MH-1	MH-2
Athletic Facility	C/S	C/S	C/S	C/S						

- Rationale: This adds the new term “Athletic Facility” as a Non-Residential Use in Residential Districts. It would be require a Specific Use Permit and need to meet certain conditions in order to locate in Agricultural and Single Family districts. The Conditions are added in a later section.

Section 14.02.006 – Residential Land Use Conditions

The Residential Land Use and Conditions for “Athletic Facility” and “Single Family Attached (3 or more units)” are hereby added in alphabetical order to read as follows:

Athletic Facility	<ul style="list-style-type: none"> • Must be screened and buffered to minimize their impact. • May operate only between 9:00 a.m. and 9:00 p.m. • Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site
Single Family Attached (3 or more units)	<ul style="list-style-type: none"> • When located in a MF-1 or MF-2 district, the following development standards of the Townhome district apply to each Single Family Attached structure: <ul style="list-style-type: none"> ○ Maximum height, Minimum dwelling unit size, Maximum dwelling units, and Maximum units per structure. • When constructed in a common development (same property) with Multi-Family structures, all setback

	<p>types for the entire property follow the more restrictive standard.</p> <ul style="list-style-type: none"> Architectural, parking and landscaping standards for the Single Family Attached (Townhome) district apply to Single Family Attached structures and areas.
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- Rationale: These additions add the conditions that an Athletic Facility or SF Attached in MF need to meet in order to be permitted within a residential district.

Section 14.02.007(b) – General Development Regulations for Single Family Standard

Section 14.02.007(b) of the Zoning Ordinance is hereby amended to revise the Single Family Standard (SF-2) District “Exterior Side Setback to Residential” to read as follows:

Exterior Side Setback to Residential	7.5' 5'
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- Rationale: Reduced the side setback in SF-2 district from 7.5’ to 5’. SF-2 is intended to be a denser single family district with 60’ wide lots vs 70’ wide lots in SF-1. The reduced setback allows for suitable buildable area on the narrower lots.

Section 14.02.007(c) – Residential Development Standards Table Notes

“(3) On approval by the commission, SF-1 and SF-2 lots ~~platted prior to 1980~~ having approximately 5,750 square feet of lot area may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The commission shall consider the lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than five-foot side yard, ten-foot rear yard, 15-foot street side yard setback and 20-foot front yard setback. Lots owned by the same person may be combined into one building site.”

- Rationale: Removing the 1980 platting requirement allows lots in the older part of the city which are 5,750 sf (50’x 115’) to be combined or rotated by plat and still be able to request a setback waiver. This helps make single family residential development in the older part of the city easier.

“(5) SF-1 and SF-2 lots within the Historic District as defined in section 14.02.031 may have minimum lot sizes of 5,750 square feet and minimum lot widths of 50 feet when being replatted by a Short Form Final Plat or Amended Plat.”

- Rationale: This allows for replatted lots in the older part of the city, the Historic District, to be less than the required square footages. This helps make single family residential development in the older part of the city easier.

Section 14.02.007(d)(6) – Residential Accessory Building Setback Table

Section 14.02.007(d)(6) Table 6(A) of the Zoning Ordinance is hereby amended to revise “Accessory structures 120 s.f. and over, excluding detached garage” as follows:

Accessory structures 120 s.f. and over, excluding detached garage	25'	7.5' 5'	5'	15'
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- Rationale: The Rear Setback is being reduced for Accessory Structures, excluding detached garages, from 7.5’ to 5’. This makes placing sheds or detached covered patios easier to on properties.

Section 14.02.017(b) – Non-residential Uses in Non-residential and Mix-use Zoning Districts

Section 14.02.017(b) of the Zoning Ordinance is hereby amended to add the Non-Residential and Mixed-Use District use “Alcoholic Beverage Sales – Off-premises” immediately following the use “Alcoholic beverage establishment” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Alcoholic Beverage Sales – Off-premises					P	P	P	P	P		

- Rationale: This already defined term is replacing “Liquor Sales” in our code so this section adds it into our permitted uses table

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Athletic Facility	C	C	C								

- Rationale: This adds the new term Athletic Facility into the section for non-residential uses with conditions, which are added later

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Construction and Equipment Sales (Major)									P	P	P

- Rationale: Added use as permitted in Heavy Industrial

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Construction Services								€	€	€	€

- Rationale: Term was deleted as its function was covered by Construction and Equipment Sales, Major and Contractor’s Shop

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Gasoline Station (Full Service)								C/S	C		

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Gasoline Station (Limited)					C/S		C/S	C/S	C		

- Rationale: Added that Gas Stations require a Specific Use Permit in C-2 Medium Commercial. It has been expressed by the community there is an over abundance of gas stations and this would allow the P&Z and Council greater oversight in the location and necessity of future gas stations in C-2 Medium Commercial zones.

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Liquor Sales					P	P	P	P	P		

- Rationale: This term was deleted and replaced by Alcoholic Beverage Sales – Off-premises

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Portable Building Sales									P	P	

- Rationale: Adds the new term to the non-residential permitted uses table in C-3 Heavy Commercial and IN-1 Light Industrial

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Smoke Shop or Tobacco Store							P	P	P		

- Rationale: Added term as Permitted in C-1 Light Commercial

Section 14.02.018 – Non-residential and Mixed-use District Conditions

Light Commercial (C-1)	<ul style="list-style-type: none"> • Uses be conducted entirely within an enclosed building except for customary outdoor uses, as approved by the Development Services Director, on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar. All sales of merchandise shall be consummated indoors, and no cash register or package-wrapping counter shall be located outdoors.
	<ul style="list-style-type: none"> • Outdoor display must be in accordance with section 14.02.049
	<ul style="list-style-type: none"> • Merchandise be new, first-hand and sold on premises, except for antique shops.
	<ul style="list-style-type: none"> • Establishments located on property that is within 300 feet of any property zoned for residential use when the commercial use is first established may not be open to the general public before 5:00 a.m. and must be closed to the general public by 12:00 a.m., except for commercial uses on US Hwy 290.

Medium Commercial (C-2)	<ul style="list-style-type: none"> • Uses be conducted primarily within an enclosed building except for customary uses on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar.
	<ul style="list-style-type: none"> • Outdoor display must be in accordance with section 14.02.049

Heavy Commercial (C-3)	<ul style="list-style-type: none"> • Uses be conducted primarily within an enclosed building except for customary uses on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar.
	<ul style="list-style-type: none"> • Outdoor display must be in accordance with section 14.02.049

- Rationale: Clarified what “All-weather surface” means within Commercial districts

Neighborhood Business (NB)	<ul style="list-style-type: none"> • Uses be conducted entirely within an enclosed building except for customary outdoor uses, as approved by the Development Services Director, on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include
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	<p>gravel, base material, or similar. All sales of merchandise shall be consummated indoors, and no cash register or package-wrapping counter shall be located outdoors.</p>
	<ul style="list-style-type: none"> • Outdoor display must be in accordance with section 14.02.049
	<ul style="list-style-type: none"> • Merchandise be new, first-hand and sold on premises, except for antique shops.
	<ul style="list-style-type: none"> • Establishments located on property that is within 300 feet of any property zoned for residential use when the commercial use is first established may not be open to the general public before 5:00 a.m. and must be closed to the general public by 12:00 a.m., except for commercial uses on US Hwy 290.
	<ul style="list-style-type: none"> • Drive-through facilities are prohibited

- Rationale: Clarified what “all-weather surface” means as well as prohibited drive-through facilities. Neighborhood Business districts are intended to be directly adjacent to or within residential areas so drive-throughs are not compatible.

Downtown Business (DB)	<ul style="list-style-type: none"> • Uses be conducted entirely within an enclosed building except for customary outdoor uses, as approved by the Development Services Director, on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar. All sales of merchandise shall be consummated indoors, and no cash register or package-wrapping counter shall be located outdoors.
	<ul style="list-style-type: none"> • Outdoor display must be in accordance with section 14.02.049
	<ul style="list-style-type: none"> • Merchandise be new, first-hand and sold on premises, except for antique shops.
	<ul style="list-style-type: none"> • Establishments located on property that is within 300 feet of any property zoned for residential use when the commercial use is first established may not be open to the general public before 5:00 a.m. and must be closed to the general public by 12:00 a.m., except for commercial uses on US Hwy 290.
	<ul style="list-style-type: none"> • Drive-through facilities are prohibited

- Rationale: Clarified what “all-weather surface” means as well as prohibited drive-through facilities. Neighborhood Business districts are intended to be directly adjacent to or within residential areas so drive-throughs are not compatible. Also removed time limit on when business can operate to promote commercial activity in the downtown area.

Section 14.02.019 – Non-residential and Mixed-use Land Use Conditions

Athletic Facility	<ul style="list-style-type: none"> Athletic facilities within 300 feet of residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments when first established must meet the following conditions:
	<ul style="list-style-type: none"> Must be screened and buffered to minimize their impact
	<ul style="list-style-type: none"> May operate only between 9:00 a.m. and 9:00 p.m.
	<ul style="list-style-type: none"> Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.

- Rationale: Adds Conditions of Athletic Facilities in Commercial districts

Contractor’s Shop	<ul style="list-style-type: none"> Liquids, gels, and pastes (e.g., paints, sealers, etc.) are stored only in enclosed buildings.
	<ul style="list-style-type: none"> There is no storage of explosives.
	<ul style="list-style-type: none"> There is storage of no more than 50 gallons of motor fuel.
	<ul style="list-style-type: none"> There is no disposal of inoperable machines or wastes on-site.
	<ul style="list-style-type: none"> The areas used for storage of materials, fleet vehicles, or similar must be wholly enclosed within a structure or otherwise fully screened from view from adjacent residential areas, public rights-of-ways, major drive aisles, and parkland.

- Rationale: Adds screening requirements for storage areas

Construction Services	<ul style="list-style-type: none"> Liquids, gels, and pastes (e.g., paints, sealers, etc.) are stored only in enclosed buildings.
	<ul style="list-style-type: none"> There is no storage of explosives.
	<ul style="list-style-type: none"> There is storage of no more than 50 gallons of motor fuel.
	<ul style="list-style-type: none"> There is no disposal of inoperable machines or wastes on-site.

- Rationale: Term and use are deleted since it is duplicated by Construction and Equipment Sales, Major and Contractor’s Shop

Gas Station, Full Service	<ul style="list-style-type: none"> Permitted only within 200 feet of the right-of-way lines of intersecting streets, unless the use is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more
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	<ul style="list-style-type: none"> Permitted at a maximum of two corners at an intersection of two arterial streets; and a maximum of one corner of an intersection with a collector or local street.
	<ul style="list-style-type: none"> Permits only automotive repair (minor) uses.
	<ul style="list-style-type: none"> Automobile washing facilities shall follow conditions of that use.
	<ul style="list-style-type: none"> No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met: <ul style="list-style-type: none"> The property is located on and has direct access from US Highway 290 East The proposed gas station is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
	<ul style="list-style-type: none"> In no case shall a gas station be permitted more than ten multi-fuel dispensers (twenty fuel positions)
	<ul style="list-style-type: none"> Multi-fuel dispensers, air, vacuum, and water stations must be 100 feet from a residential district.
	<ul style="list-style-type: none"> Fuel positions, air, vacuum, water stations and other similar equipment is prohibited between the principal structure and the property line of a residential district and shall comply with the building setbacks in all other circumstances.
	<ul style="list-style-type: none"> Freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.

Gas Station, Limited	<ul style="list-style-type: none"> Permitted only within 200 feet of the right-of-way lines of intersecting streets, unless the use is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more
	<ul style="list-style-type: none"> Permitted at a maximum of two corners at an intersection of two arterial streets; and a maximum of one corner of an intersection with a collector or local street.
	<ul style="list-style-type: none"> Automotive repair and automobile washing facilities are prohibited.
	<ul style="list-style-type: none"> No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met: <ul style="list-style-type: none"> The property is located on and has direct access from US Highway 290 East

	<ul style="list-style-type: none"> ○ The proposed gas station is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
	<ul style="list-style-type: none"> • In no case shall a gas station be permitted more than ten multi-fuel dispensers (twenty fuel positions)
	<ul style="list-style-type: none"> • In the Neighborhood Business (NB) and Light Commercial (C-1) districts the canopy and arrangement of multi-fuel dispensers shall be designed in a relatively square pattern as opposed to a linear distribution of the multi-fuel dispensers, as depicted below (where X = one multi-fuel dispenser = two fuel positions): <p style="text-align: center;">Acceptable Pump Arrangement</p> <p style="text-align: center;">X X X X</p> <p style="text-align: center;">Unacceptable Pump Arrangement</p> <p style="text-align: center;">X X X X</p>
	<ul style="list-style-type: none"> • Multi-fuel dispensers, air, vacuum, and water stations must be 100 feet from a residential district.
	<ul style="list-style-type: none"> • Fuel positions, air, vacuum, water stations and other similar equipment is prohibited between the principal structure and the property line of a residential district and shall comply with the building setbacks in all other circumstances.
	<ul style="list-style-type: none"> • Freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.

- Rationale: Adds Conditions to Full Service and Limited Service Gas Stations. Provides a maximum number of pumps, locations of facilities when adjacent to residential uses, limits lighting height adjacent to residential uses. In Limited Service uses in NB and C-1 provides for pump arrangement.

Section 14.02.046(1) – Accessory Structures

“(B) Accessory structures, ~~with exception of carport~~, may encroach into required yards according to each zoning districts permitted encroachment allowances.”

- Rationale: Allows permitted carports to follow the setback of “Accessory Structures over 120 sf, excluding detached garage” so they would have a 25’ front setback, 5’ side setback, 5’ rear setback, and 15’ streetside setback.

“(I) Accessory structures shall be architecturally consistent with the principal structure. Portable classrooms installed for the school district on district owned property are exempt from this requirement.”

- Rationale: Provides an exemption for the school district to make locating portable classrooms as accessory structures easier.

Section 14.02.049(c) – Outdoor Storage and Display

“(5) The outdoor display area shall not exceed ten percent of the square footage of the principal structure or 500 square feet, whichever is less, with the following exceptions:

- (A) Outdoor home accessory sales are exempt from this requirement.
- (B) Passenger vehicle sales and rental. Outdoor display of passenger vehicles for sale or rent is exempt from this requirement. This does not include vehicles used for moving.
- (C) Moving vehicle rental. Rental of vehicles utilized for moving of goods, personal or commercial, are limited to a maximum of four parking spaces. All other moving vehicles shall be screened in accordance with the outdoor storage requirements.
- (D) Garden Centers are exempt from this requirement.
- (E) Heavy Equipment, Machinery, and Trailers. Large heavy equipment, construction machinery, and trailers associated with a Construction and Equipment Sales, Major or Truck and Trailer Sales use.
- (F) Portable building sales. Outdoor display of portable buildings for sale associated with Portable Building Sales use.”

- Rationale: Clarified that Passenger Vehicle Rental exemption also includes Sales. Added exemption for Heavy Equipment, Machinery, Trailers as well as Portable Buildings as these uses require outdoor display

“(8) Outdoor display is not required to be screened. Outdoor display facing a public right-of-way or drive aisle is not required to be screened. Outdoor display visible to adjacent residentially zoned property or parkland shall be screened. This screening may be satisfied by bufferyard landscaping.”

- Rationale: Expanded that outdoor display facing residential areas or parkland is required to be screened.

Section 14.02.049(e) – Outdoor Storage and Display

“(3) A six-foot wall is required to screen outdoor storage when the property is located adjacent to property zoned more restrictive than the subject site, or when the storage is visible from a public right-of-way or parkland. This requirement is in addition to the screening requirements of this code, except where there is conflict this provision controls.”

- Rationale: Added that when outdoor storage is visible from parkland it is required to be screened.

“(6) The outdoor storage area is limited to a maximum one percent of the square footage of the principal structure or tenant space, or 100 square feet, whichever is less, within NB, DB, C-1, and C-2 districts with the following exceptions:

(A) Mini storage facilities which may provide for outside storage of vehicles (automobiles and recreational vehicles) are limited to a maximum area of 20 percent of the gross site area, if the aforementioned screening is provided.

(B) Accessory use of vehicle storage is exempt from the limitation on area as long as all other provisions for outdoor storage are met. For example, trucks utilizing for moving, fleet vehicles or vehicles receiving auto repair.”

- Added a maximum of 100 sf for outdoor storage in NB, DB, C-1, and C-2 districts

“(8) Outdoor storage of equipment and vehicular storage shall be on a paved surface of asphalt, concrete, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar. In C-3, IN-1 and IN-2 districts this provision may be modified by the Development Services Director.”

- Rationale: Adds a surfacing requirement for outdoor storage areas but allows flexibility in Heavy Commercial and Industrial zones.

Section 14.05.002(b)(C) – Planned Unit Development Procedures

“(C) Standards required by the base zoning apply in a planned unit development except that the following regulations and standards may be varied in the adoption of the planned unit development, provided that the plan is consistent with sound urban planning and good engineering practices:

- (i) ~~Front, side and rear setbacks~~ Setbacks
- (ii) Maximum height
- (iii) Maximum lot coverage
- ~~(iv) Floor area ratio~~
- (iv) Minimum lot width
- (v) Minimum lot area
- (vi) Off-street parking requirements

- (vii) ~~Number of~~ Maximum dwelling units per acre
 - (viii) Minimum dwelling unit size
 - (ix) Accessory building regulations
 - (x) Sign regulations
 - (xi) Landscaping regulations
 - (xii) Land uses and land use conditions
 - (xiii) Architectural standards
 - (xiv) Special district requirements pertaining to the base zoning”
- Rationale: Increased what can be modified in a Planned Unit Development zoning ordinance to provide the design flexibility that a PUD is intended to allow

ORDINANCE _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING CHAPTER 14, ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF MANOR, TEXAS, BY PROVIDING FOR THE AMENDMENT OF DEFINITIONS; RESIDENTIAL LAND USES, AND LAND USE CONDITIONS; MODIFYING GENERAL DEVELOPMENT STANDARDS FOR SINGLE FAMILY STANDARD DISTRICT; AMENDING NON-RESIDENTIAL AND MIXED-USE LAND USES; AMENDING NON-RESIDENTIAL AND MIXED-USE DISTRICT CONDITIONS; AMENDING NON-RESIDENTIAL AND MIXED-USE LAND USE CONDITIONS; AMENDING ACCESSORY STRUCTURES; AMENDING OUTDOOR STORAGE AND DISPLAY; AMENDING SINGLE FAMILY ATTACHED ARCHITECTURAL STANDARDS; AND AMENDING PLANNED UNIT DEVELOPMENT PROCEDURES; PROVIDING FOR A SEVERABILITY, PROVIDING SAVINGS, OPEN MEETINGS AND EFFECTIVE DATE CLAUSES; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City of Manor, Texas (the “City”) is a home-rule City authorized to regulate zoning within its city limits; and

WHEREAS, the City Council of the City of Manor, Texas (the “City Council”) reviews the City’s zoning regulations from time to time to consider amendments to Chapter 14, Zoning of the City’s Code of Ordinances (the “Zoning Ordinance”); and

WHEREAS, the City finds it necessary to amend the Zoning Ordinance and adopt the amendments set forth in this ordinance; and

WHEREAS, the City finds that the Zoning Ordinance should be amended to better provide an attractive living environment and to protect health, safety, morals and welfare of the present and future residents of the City; and

WHEREAS, the City Council has determined that the proposed amendments are reasonable and necessary to more effectively guide and manage the development and use of land.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Code of Ordinances. The City Council hereby amends Chapter 14, Zoning of the Manor Code of Ordinances (the “Zoning Ordinance”) to amended the definitions, residential land uses and land use conditions, general development standards for Single Family Standard district, non-residential and mixed-use land uses, non-residential and mixed-use district conditions and land use conditions, development standards for accessory structure, outdoor

storage and display, and Single Family Attached architectural standards; as provided for in Sections 3 through 35 of this Ordinance.

SECTION 3. Amendment of Section 14.01.008 Definitions. Section 14.01.008 of the Zoning Ordinance is hereby amended as follows:

- (a) The definition for “Athletic Facility” is hereby added in alphabetical order to read as follows:

“*Athletic facility* means a privately owned indoor and/or outdoor facilities devoted to organized sports, including but not limited to, soccer, basketball, gymnastics, and tennis. This use is distinct from Amusement (Indoor) and Amusement (Outdoor) in that it is less intense and would generate less traffic, noise, and other objectionable nuisances to adjacent properties.”

- (b) The definition for “Commercial Off-Street Parking” is hereby amended in its entirety to read as follows:

“*Commercial off-street parking* means the use of a site for the parking of motor vehicles on a temporary basis within a privately owned off-street parking facility. This use includes, but is not limited to, commercial parking lots and garages and excludes parking as an accessory use. This use is intended for customers to temporarily park their motor vehicles while visiting nearby uses. This use does not include vehicle storage or the parking of commercial or fleet vehicles.”

- (c) The definition for “Construction Services” is hereby deleted in its entirety.

- (d) The definition for “Liquor Sales” is hereby deleted in its entirety.

- (e) The definition for “Off-Site Accessory Parking” is hereby amending in its entirety to read as follows:

“*Off-site accessory parking* means the use of a site for the provision of parking spaces, together with driveways, aisles, turning and maneuvering areas, clearances, and similar features, located on a different site from the principal use and intended for use by customers or employees of the principal use. The principal use shall be located no further than an adjacent property or across one public or private right-of-way. This use does not include vehicle storage.”

- (f) The definition for “Open or Outdoor Storage” is hereby deleted in its entirety.

- (g) The definition for “Outdoor Display and Sales” is hereby added in alphabetical order to read as follows:

“*Outdoor display and sales* means the outdoor display or sale of finished products actively available for sale for less than 24 hours a day. This definition does not include products in shipping boxes, crates, on pallets, or other shipping containers, which shall be considered Outdoor Storage.”

- (h) The definition for “Outdoor Storage” is hereby added in alphabetical order to read as follows:

“*Outdoor storage* means the outdoor storage of products or goods that have a large size, mass, or volume that occur on site for more than 24 hours such as, but not limited to, heavy equipment, freight or commercial motor vehicles, trailers, construction materials, and raw, processed or packaged materials including any products on pallets, in shipping containers or in crates.”

- (i) The definition for “Portable Building Sales” is hereby added in alphabetical order to read as follows:

“*Portable building sales* means a site on which factory-manufactured portable buildings, such as manufactured homes, are displayed and offered for sale or order to the general public.”

- (j) The definition for “Truck Stop” is hereby amended in its entirety to read as follows:

“*Truck stop or Travel Center* means a use primarily engaged in the maintenance, servicing, storage, parking or repair of commercial vehicles, including the sale of fuels or other petroleum products, and the sale of accessories or equipment for trucks and similar commercial vehicles. A travel center or truck stop may also include overnight accommodations, showers, restaurant facilities, game rooms, vehicle scales, and/or other diversions intended primarily for use of truck crews and interregional travelers.”

SECTION 4. Amendment of Section 14.02.005 Residential Land Use Table. Section 14.05.005 of the Zoning Ordinance is hereby amended to revise the following use as follows:

- (a) Residential Use “Single Family Attached (3 or more units)” is hereby amended in its entirety as follows:

	A	SF-E	SF-1	SF-2	TF	TH	MF-1	MF-2	MH-1	MH-2
Single-family attached (3 or more units)						P	C	C		

- (b) Non-Residential Use “Athletic Facility” is hereby added immediately following Non-Residential Use “Amenity Center” to read as follows:

	A	SF-E	SF-1	SF-2	TF	TH	MF-1	MF-2	MH-1	MH-2
Athletic Facility	C/S	C/S	C/S	C/S						

SECTION 5. Amendment of Section 14.02.006 Residential Land Use Conditions

Table. Section 14.02.006 of the Zoning Ordinance is hereby amended to add the conditions to read as follows:

(a) The Residential Land Use and Conditions for “Athletic Facility” and “Single Family Attached (3 or more units)” are hereby added in alphabetical order to read as follows:

Athletic Facility	<ul style="list-style-type: none"> • Must be screened and buffered to minimize their impact. • May operate only between 9:00 a.m. and 9:00 p.m. • Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site
Single Family Attached (3 or more units)	<ul style="list-style-type: none"> • When located in a MF-1 or MF-2 district, the following development standards of the Townhome district apply to each Single Family Attached structure: <ul style="list-style-type: none"> ○ Maximum height, Minimum dwelling unit size, Maximum dwelling units, and Maximum units per structure. • When constructed in a common development (same property) with Multi-Family structures, all setback types for the entire property follow the more restrictive standard. • Architectural, parking and landscaping standards for the Single Family Attached (Townhome) district apply to Single Family Attached structures and areas.

SECTION 6. Amendment of Section 14.02.007(b) General Development Regulations for Single Family Standard.

Section 14.02.007(b) of the Zoning Ordinance is hereby amended to revise the Single Family Standard (SF-2) District “Exterior Side Setback to Residential” to read as follows:

Exterior Side Setback to Residential	5’
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SECTION 7. Amendment of Section 14.02.007(c) Residential Development Standards Table Notes. Section 14.02.007(c) of the Zoning Ordinance is hereby amended to revise and add the following subsections to read as follows:

(a) Subsection (3) is hereby amended to read as follows:

“(3) On approval by the commission, SF-1 and SF-2 lots having approximately 5,750 square feet of lot area may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The commission shall consider the lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than five-foot side yard, ten-foot rear yard, 15-foot street side yard setback and 20-foot front yard setback. Lots owned by the same person may be combined into one building site.”

(b) Subsection (5) is hereby added to read as follows:

“(5) SF-1 and SF-2 lots within the Historic District as defined in section 14.02.031 may have minimum lot sizes of 5,750 square feet and minimum lot widths of 50 feet when being replatted by a Short Form Final Plat or Amended Plat.”

SECTION 8. Amendment of Section 14.02.007(d)(6) Table 6(A) Residential Accessory Building Setback Table. Section 14.02.007(d)(6) Table 6(A) of the Zoning Ordinance is hereby amended to revise “Accessory structures 120 s.f. and over, excluding detached garage” as follows:

Accessory structures 120 s.f. and over, excluding detached garage	25'	5'	5'	15'
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SECTION 9. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to add the Non-Residential and Mixed-Use District use “Alcoholic Beverage Sales – Off-premises” immediately following the use “Alcoholic beverage establishment” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Alcoholic Beverage Sales – Off-premises					P	P	P	P	P		

SECTION 10. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is

hereby amended to add the Non-Residential and Mixed-Use District use “Athletic Facility” immediately following the use “Art studio or gallery” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Athletic Facility	C	C	C								

SECTION 11. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to revise the Non-Residential and Mixed-Use District use “Construction and Equipment Sales (Major)” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Construction and Equipment Sales (Major)									P	P	P

SECTION 12. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to revise the Non-Residential and Mixed-Use District use “Construction and Equipment Sales (Minor)” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Construction and Equipment Sales (Minor)							P	P	P	P	

SECTION 13. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to delete in its entirety the Non-Residential and Mixed-Use District use “Construction Services”.

SECTION 14. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to revise the Non-Residential and Mixed-Use District use “Contractor’s Shop” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Contractor’s Shop								C	C	C	C

SECTION 15. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to revise the Non-Residential and Mixed-Use District use “Gasoline Station (Full Service)” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Gasoline Station (Full Service)								C/S	C		

SECTION 16. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to revise the Non-Residential and Mixed-Use District use “Gasoline Station (Limited)” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Gasoline Station (Limited)					C/S		C/S	C/S	C		

SECTION 17. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to delete in its entirety the Non-Residential and Mixed-Use District use “Liquor Sales”.

SECTION 18. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to add the Non-Residential and Mixed-Use District use “Portable Building Sales” immediately following the use “Personal services” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Portable Building Sales									P	P	

SECTION 19. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to revise the Non-Residential and Mixed-Use District use “Smoke Shop or Tobacco Store” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Smoke Shop or Tobacco Store							P	P	P		

SECTION 20. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to revise the Non-Residential and Mixed-Use District use title “Truck Stop” to read as follows:

“Truck Stop or Travel Center”

SECTION 21. Amendment of Section 14.02.018 Non-Residential and Mixed-Use District Conditions. Section 14.02.018 of the Zoning Ordinance is hereby amended to revise in its entirety the Non-Residential and Mixed-Use District Condition “Light Commercial (C-1)” to read as follows:

Light Commercial (C-1)	<ul style="list-style-type: none"> • Uses be conducted entirely within an enclosed building except for customary outdoor uses, as approved by the Development Services Director, on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar. All sales of merchandise shall be consummated indoors, and no cash register or package-wrapping counter shall be located outdoors.
	<ul style="list-style-type: none"> • Outdoor display must be in accordance with section 14.02.049
	<ul style="list-style-type: none"> • Merchandise be new, first-hand and sold on premises, except for antique shops.
	<ul style="list-style-type: none"> • Establishments located on property that is within 300 feet of any property zoned for residential use when the commercial use is first established may not be open to the general public before 5:00 a.m. and must be closed to the general public by 12:00 a.m., except for commercial uses on US Hwy 290.

SECTION 22. Amendment of Section 14.02.018 Non-Residential and Mixed-Use District Conditions. Section 14.02.018 of the Zoning Ordinance is hereby amended to revise in its entirety the Non-Residential and Mixed-Use District Condition “Medium Commercial (C-2)” to read as follows:

Medium Commercial (C-2)	<ul style="list-style-type: none"> • Uses be conducted primarily within an enclosed building except for customary uses on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar.
	<ul style="list-style-type: none"> • Outdoor display must be in accordance with section 14.02.049

SECTION 23. Amendment of Section 14.02.018 Non-Residential and Mixed-Use District Conditions. Section 14.02.018 of the Zoning Ordinance is hereby amended to revise in its entirety the Non-Residential and Mixed-Use District Condition “Heavy Commercial (C-3)” to read as follows:

Heavy Commercial (C-3)	<ul style="list-style-type: none"> • Uses be conducted primarily within an enclosed building except for customary uses on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar.
	<ul style="list-style-type: none"> • Outdoor display must be in accordance with section 14.02.049

SECTION 24. Amendment of Section 14.02.018 Non-Residential and Mixed-Use District Conditions. Section 14.02.018 of the Zoning Ordinance is hereby amended to revise in its entirety the Non-Residential and Mixed-Use District Condition “Neighborhood Business (NB)” to read as follows:

Neighborhood Business (NB)	<ul style="list-style-type: none"> • Uses be conducted entirely within an enclosed building except for customary outdoor uses, as approved by the Development Services Director, on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar. All sales of merchandise shall be consummated indoors, and no cash register or package-wrapping counter shall be located outdoors.
	<ul style="list-style-type: none"> • Outdoor display must be in accordance with section 14.02.049
	<ul style="list-style-type: none"> • Merchandise be new, first-hand and sold on premises, except for antique shops.
	<ul style="list-style-type: none"> • Establishments located on property that is within 300 feet of any property zoned for residential use when the commercial use is first established may not be open to the general public before 5:00 a.m. and must be closed to the general public by 12:00 a.m., except for commercial uses on US Hwy 290.
	<ul style="list-style-type: none"> • Drive-through facilities are prohibited

SECTION 25. Amendment of Section 14.02.018 Non-Residential and Mixed-Use District Conditions. Section 14.02.018 of the Zoning Ordinance is hereby amended to revise in its entirety the Non-Residential and Mixed-Use District Condition “Downtown Business (DB)” to read as follows:

Downtown Business (DB)	<ul style="list-style-type: none"> • Uses be conducted entirely within an enclosed building except for customary outdoor uses, as approved by the
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	Development Services Director, on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar. All sales of merchandise shall be consummated indoors, and no cash register or package-wrapping counter shall be located outdoors.
	<ul style="list-style-type: none"> • Outdoor display must be in accordance with section 14.02.049
	<ul style="list-style-type: none"> • Merchandise be new, first-hand and sold on premises, except for antique shops.
	<ul style="list-style-type: none"> • Drive-through facilities are prohibited

SECTION 26. Amendment of Section 14.02.019 Non-Residential and Mixed-Use Land Use Conditions. Section 14.02.019 of the Zoning Ordinance is hereby amended to add the Non-Residential and Mixed-Use Land Use Condition for “Athletic Facility” immediately following the Non-Residential and Mixed-Use Land Use Condition for “Amusement (Outdoors)” to read as follows:

Athletic Facility	<ul style="list-style-type: none"> • Athletic facilities within 300 feet of residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments when first established must meet the following conditions:
	<ul style="list-style-type: none"> • Must be screened and buffered to minimize their impact
	<ul style="list-style-type: none"> • May operate only between 9:00 a.m. and 9:00 p.m.
	<ul style="list-style-type: none"> • Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.

SECTION 27. Amendment of Section 14.02.019 Non-Residential and Mixed-Use Land Use Conditions. Section 14.02.019 of the Zoning Ordinance is hereby amended to revise in its entirety the Non-Residential and Mixed-Use Land Use Condition for “Contractor’s Shop” to read as follows:

Contractor’s Shop	<ul style="list-style-type: none"> • Liquids, gels, and pastes (e.g., paints, sealers, etc.) are stored only in enclosed buildings.
	<ul style="list-style-type: none"> • There is no storage of explosives.
	<ul style="list-style-type: none"> • There is storage of no more than 50 gallons of motor fuel.
	<ul style="list-style-type: none"> • There is no disposal of inoperable machines or wastes on-site.
	<ul style="list-style-type: none"> • The areas used for storage of materials, fleet vehicles, or similar must be wholly enclosed within a structure or otherwise fully screened from view from adjacent residential areas, public rights-of-ways, major drive aisles, and parkland.

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SECTION 28. Amendment of Section 14.02.019 Non-Residential and Mixed-Use Land Use Conditions. Section 14.02.019 of the Zoning Ordinance is hereby amended to delete in its entirety the Non-Residential and Mixed-Use Land Use Condition for “Construction Services”.

SECTION 29. Amendment of Section 14.02.019 Non-Residential and Mixed-Use Land Use Conditions. Section 14.02.019 of the Zoning Ordinance is hereby amended to revise in its entirety the Non-Residential and Mixed-Use Land Use Condition for “Gas Station, Full Service” to read as follows:

Gas Station, Full Service	<ul style="list-style-type: none"> • Permitted only within 200 feet of the right-of-way lines of intersecting streets, unless the use is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more
	<ul style="list-style-type: none"> • Permitted at a maximum of two corners at an intersection of two arterial streets; and a maximum of one corner of an intersection with a collector or local street.
	<ul style="list-style-type: none"> • Permits only automotive repair (minor) uses.
	<ul style="list-style-type: none"> • Automobile washing facilities shall follow conditions of that use.
	<ul style="list-style-type: none"> • No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met: <ul style="list-style-type: none"> ○ The property is located on and has direct access from US Highway 290 East ○ The proposed gas station is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
	<ul style="list-style-type: none"> • In no case shall a gas station be permitted more than ten multi-fuel dispensers (twenty fuel positions)
	<ul style="list-style-type: none"> • Multi-fuel dispensers, air, vacuum, and water stations must be 100 feet from a residential district.
	<ul style="list-style-type: none"> • Fuel positions, air, vacuum, water stations and other similar equipment is prohibited between the principal structure and the property line of a residential district and shall comply with the building setbacks in all other circumstances.
	<ul style="list-style-type: none"> • Freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.

SECTION 30. Amendment of Section 14.02.019 Non-Residential and Mixed-Use Land Use Conditions. Section 14.02.019 of the Zoning Ordinance is hereby amended to revise in its entirety the Non-Residential and Mixed-Use Land Use Condition for “Gas Station, Limited” to read as follows:

Gas Station, Limited	<ul style="list-style-type: none"> • Permitted only within 200 feet of the right-of-way lines of intersecting streets, unless the use is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more 								
	<ul style="list-style-type: none"> • Permitted at a maximum of two corners at an intersection of two arterial streets; and a maximum of one corner of an intersection with a collector or local street. 								
	<ul style="list-style-type: none"> • Automotive repair and automobile washing facilities are prohibited. 								
	<ul style="list-style-type: none"> • No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met: <ul style="list-style-type: none"> ○ The property is located on and has direct access from US Highway 290 East ○ The proposed gas station is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more. 								
	<ul style="list-style-type: none"> • In no case shall a gas station be permitted more than ten multi-fuel dispensers (twenty fuel positions) 								
	<ul style="list-style-type: none"> • In the Neighborhood Business (NB) and Light Commercial (C-1) districts the canopy and arrangement of multi-fuel dispensers shall be designed in a relatively square pattern as opposed to a linear distribution of the multi-fuel dispensers, as depicted below (where X = one multi-fuel dispenser = two fuel positions): <div style="margin-left: 40px;"> <p>Acceptable Pump Arrangement</p> <table style="border: none; margin-left: 20px;"> <tr><td>X</td><td>X</td></tr> <tr><td>X</td><td>X</td></tr> </table> <p>Unacceptable Pump Arrangement</p> <table style="border: none; margin-left: 20px;"> <tr><td>X</td><td>X</td><td>X</td><td>X</td></tr> </table> </div> 	X	X	X	X	X	X	X	X
	X	X							
	X	X							
X	X	X	X						
<ul style="list-style-type: none"> • Multi-fuel dispensers, air, vacuum, and water stations must be 100 feet from a residential district. 									
<ul style="list-style-type: none"> • Fuel positions, air, vacuum, water stations and other similar equipment is prohibited between the principal 									

	structure and the property line of a residential district and shall comply with the building setbacks in all other circumstances.
	<ul style="list-style-type: none"> • Freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.

SECTION 31. Amendment of Section 14.02.046(1) Accessory Structures. Section 14.02.046(1) of the Zoning Ordinance is hereby amended to revise the following subsections to read as follows:

(a) Subsection (B) is hereby amended to read as follows:

“(B) Accessory structures may encroach into required yards according to each zoning districts permitted encroachment allowances.”

(b) Subsection (I) is hereby amended to read as follows:

“(I) Accessory structures shall be architecturally consistent with the principal structure. Portable classrooms installed for the school district on district owned property are exempt from this requirement.”

SECTION 32. Amendment of Section 14.02.049(c) Outdoor Storage and Display. Section 14.02.049(c) of the Zoning Ordinance is hereby amended to revise the following subsections to read as follows:

(a) Subsection (5) is hereby amended to read as follows:

“(5) The outdoor display area shall not exceed ten percent of the square footage of the principal structure or 500 square feet, whichever is less, with the following exceptions:

(A) Outdoor home accessory sales are exempt from this requirement.

(B) Passenger vehicle sales and rental. Outdoor display of passenger vehicles for sale or rent is exempt from this requirement. This does not include vehicles used for moving.

(C) Moving vehicle rental. Rental of vehicles utilized for moving of goods, personal or commercial, are limited to a maximum of four parking spaces. All other moving vehicles shall be screened in accordance with the outdoor storage requirements.

(D) Garden Centers are exempt from this requirement.

(E) Heavy Equipment, Machinery, and Trailers. Large heavy equipment, construction machinery, and trailers associated with a Construction and Equipment Sales, Major or Truck and Trailer Sales use.

(F) Portable building sales. Outdoor display of portable buildings for sale associated with Portable Building Sales use.”

(b) Subsection (8) is hereby amended to read as follows:

“(8) Outdoor display facing a public right-of-way or drive aisle is not required to be screened. Outdoor display visible to adjacent residentially zoned property or parkland shall be screened. This screening may be satisfied by bufferyard landscaping.”

SECTION 33. Amendment of Section 14.02.049(e) Outdoor Storage and Display.

Section 14.02.049(e) of the Zoning Ordinance is hereby amended to revise the following subsections to read as follows:

(a) Subsection (3) is hereby amended to read as follows:

“(3) A six-foot wall is required to screen outdoor storage when the property is located adjacent to property zoned more restrictive than the subject site, or when the storage is visible from a public right-of-way or parkland. This requirement is in addition to the screening requirements of this code, except where there is conflict this provision controls.”

(b) Subsection (6) is hereby amended to read as follows:

“(6) The outdoor storage area is limited to a maximum one percent of the square footage of the principal structure or tenant space, or 100 square feet, whichever is less, within NB, DB, C-1, and C-2 districts with the following exceptions:

(A) Mini storage facilities which may provide for outside storage of vehicles (automobiles and recreational vehicles) are limited to a maximum area of 20 percent of the gross site area, if the aforementioned screening is provided.

(B) Accessory use of vehicle storage is exempt from the limitation on area as long as all other provisions for outdoor storage are met. For example, trucks utilizing for moving, fleet vehicles or vehicles receiving auto repair.”

(c) Subsection (8) is hereby added to read as follows:

“(8) Outdoor storage of equipment and vehicular storage shall be on a paved surface of asphalt, concrete, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar. In C-3, IN-1 and IN-2 districts this provision may be modified by the Development Services Director.”

SECTION 34. Amendment of Section 14.02.062(b)(13)(A) Single Family Attached.
Section 14.02.062(b)(13)(A) of the Zoning Ordinance is hereby amended in its entirety to read as follows:

“(A) One, 12-foot by 20-foot (inside dimensions) garage parking space shall be provided per unit.”

SECTION 35. Amendment of Section 14.05.002(b)(C) Planned Unit Development Procedures. Section 14.05.002(b)(C) of the Zoning Ordinance is hereby amended in its entirety to read as follows:

“(C) Standards required by the base zoning apply in a planned unit development except that the following regulations and standards may be varied in the adoption of the planned unit development, provided that the plan is consistent with sound urban planning and good engineering practices:

- (i) Setbacks
- (ii) Maximum height
- (iii) Maximum lot coverage
- (iv) Minimum lot width
- (v) Minimum lot area
- (vi) Off-street parking requirements
- (vii) Maximum dwelling units per acre
- (viii) Minimum dwelling unit size
- (ix) Accessory building regulations
- (x) Sign regulations
- (xi) Landscaping regulations
- (xii) Land uses and land use conditions
- (xiii) Architectural standards
- (xiv) Special district requirements pertaining to the base zoning”

SECTION 36. Construction

The terms and provisions of this Ordinance shall not be construed in a manner to conflict with Chapter 211 of the Texas Local Government Code and if any term or provision of this Ordinance shall appear to conflict with any term, provision or condition of Chapter 211, such Ordinance term or provision shall be read, interpreted and construed in a manner consistent with and not in conflict with such Chapter, and, if possible, in a manner to give effect to both. The standard and accepted rules of statutory construction shall govern in construing the terms and provisions of this Ordinance.

SECTION 37. Repealing all Conflicting Ordinances

All ordinances or parts of ordinances governing zoning in force when the provisions of this Ordinance become effective which are inconsistent with or in conflict with the terms and provisions contained herein are amended only to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the city, the terms and provisions of this ordinance shall govern.

SECTION 38. Savings Clause

This City Council of the City of Manor, Texas hereby declares if any section, subsection, paragraph, sentence, clause, phrase, work or portion of this Ordinance is declared invalid, or unconstitutional, by a court of competent jurisdiction, that, in such event that it would have passed and ordained any and all remaining portions of this ordinance without the inclusion of that portion or portions which may be so found to be unconstitutional or invalid, and declares that its intent is to make no portion of this Ordinance dependent upon the validity of any portion thereof, and that all said remaining portions shall continue in full force and effect.

SECTION 39. Severability

If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 40. Open Meetings

It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 41. Effective Date

This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED on First Reading this the ____ day of _____ 2021.

FINALLY PASSED AND APPROVED on this the ____ day of _____ 2021.

THE CITY OF MANOR, TEXAS

Dr. Larry Wallace Jr.,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 9, 2021
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of May 12, 2021, Regular Session.

BACKGROUND/SUMMARY:

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- May 12, 2021, Regular Session Minutes

STAFF RECOMMENDATION:

It is the City staff's recommendation that the Planning and Zoning Commission approve the Planning and Zoning Commission minutes of the May 12, 2021, Called Special Session.

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



**PLANNING AND ZONING COMMISISON
REGULAR SESSION MINUTES
MAY 12, 2021
Via Telephone/Video Conference
(Zoom Meeting)**

The meeting was live streamed on Manor Facebook Live beginning at 6:30 p.m.
<https://www.facebook.com/cityofmanor/>

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 Planning and Zoning Commission meeting scheduled for Wednesday, May 12th, was only open to the public via remote access.

The following instructions were 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 Commission Members 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 three (3) minutes for testimony. Speakers making personal, impertinent, profane or slanderous remarks may be removed from the meeting.

All votes were conducted by a Roll Call Vote, meaning each Commissioner would be called on separately to cast their vote.

PRESENT VIA ZOOM:

Philip Tryon, Chair, Place 3 (Absent)

COMMISSIONERS:

Julie Leonard, Vice Chair, Place 1
 Jacob Hammersmith, Place 2
 Prince John Chavis, Place 4
 Vacant, Place 5
 Cecil Meyer, Place 6
 Lakesha Small, Place 7 (Absent)

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 6:33 p.m. on Wednesday, May 12, 2021.

PUBLIC COMMENTS

There were no public comments received prior to the meeting.

PUBLIC HEARING

- Public Hearing: Conduct a public hearing upon a Preliminary Plat for Manor Heights Subdivision Phase 2 Revision, two hundred sixty-five (265) lots on 105.63 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: Forestar (USA) Real Estate Group, Inc.**

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

Vice Chair Leonard opened the public hearing.

Assistant Development Service Director Dunlop gave a summary of the item.

Alex Granados with Kimley-Horn and Associates, 10814 Jollyville Road, Building 4, Suite 200, Austin, Texas, submitted a speaker card that he was available for questions; however, did not wish to speak.

MOTION: Upon a motion made by Commissioner Hammersmith and Seconded by Commissioner Meyer to close the public hearing.

There was no further discussion.

Motion to close carried 4-0

2. **Public Hearing: Conduct a public hearing upon a Preliminary Plat for the Manor Apartments Subdivision, one (1) lot on 10.74 acres, more or less, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX. Applicant: Carlson, Brigance & Doering, Inc. Owner: Manor Apartments, LLC**

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

Vice Chair Leonard opened the public hearing.

Assistant Development Service Director Dunlop gave a summary of the item.

MOTION: Upon a motion made by Commissioner Hammersmith and Seconded by Commissioner Chavis to close the public hearing.

There was no further discussion.

Motion to close carried 4-0

3. **Public Hearing: Conduct a public hearing upon a rezoning request for 43.92 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located in the 9900 block of Hill Lane, Manor, TX from Single Family (SF-1) to Light Industrial (IN-1). Applicant: GarzaEMC. Owner: Butler Family Partnership, Ltd.**

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

Vice Chair Leonard opened the public hearing.

Assistant Development Service Director Dunlop gave a summary of the item.

Rich Leisy with Ryan Companies US, Inc., 100 Congress Ave, Suite 100, Austin, Texas, submitted a speaker card in support of this item; however, he did not wish to speak.

Jonathan McKee with Garza EMC, 9442 N Capital of Texas Hwy, Plaza 1, Suite 340, Austin, Texas, submitted a speaker card. Mr. McKee answered questions regarding the current plans for the development of the property stating there were no plans for the flood plain area.

MOTION: Upon a motion made by Commissioner Hammersmith and Seconded by Commissioner Chavis to close the public hearing.

There was no further discussion.

Motion to close carried 4-0

CONSENT AGENDA

4. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of April 14, 2021, Regular Session.

City staff recommended that the P&Z Commission approve the consent agenda.

MOTION: Upon a motion made by Commissioner Chavis and Seconded by Commissioner Hammersmith to approve the consent agenda.

There was no further discussion.

Motion to approve carried 4-0

REGULAR AGENDA

5. Consideration, discussion, and possible action a Preliminary Plat for Manor Heights Subdivision Phase 2 Revision, two hundred sixty-five (265) lots on 105.63 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: Forestar (USA) Real Estate Group, Inc

City staff recommended that the P&Z Commission approve the Preliminary Plat for Manor Heights Subdivision Phase 2 Revision, two hundred sixty-five (265) lots on 105.63 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.

Assistant Development Service Director Dunlop gave a summary of the item.

Alex Granados with Kimley-Horn and Associates, 10814 Jollyville Road, Building 4, Suite 200, Austin, Texas, submitted a speaker card. Mr. Granados confirmed the amenity center would be for residents of Manor Heights only and would include a pool, pavilions, pickle ball courts, and sport fields.

MOTION: Upon a motion made by Commissioner Hammersmith and Seconded by Commissioner Meyer to approve the Preliminary Plat for Manor Heights Subdivision Phase 2 Revision, two hundred sixty-five (265) lots on 105.63 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX

There was no further discussion.

Motion to approve carried 4-0

6. Consideration, discussion, and possible action a Preliminary Plat for the Manor Apartments Subdivision, one (1) lot on 10.74 acres, more or less, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX. Applicant: Carlson, Brigance & Doering, Inc. Owner: Manor Apartments, LLC

City staff recommended that the P&Z Commission approve the Preliminary Plat for the Manor Apartments Subdivision, one (1) lot on 10.74 acres, more or less, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX.

Assistant Development Service Director Dunlop gave a summary of the item and answered questions posed by the commission.

Discussion was held regarding the traffic flow and traffic impact in and around the area.

MOTION: Upon a motion made by Commissioner Meyer and Seconded by Commissioner Chavis to approve the Preliminary Plat for the Manor Apartments Subdivision, one (1) lot on 10.74 acres, more or less, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX.

There was no further discussion.

Motion to approve carried 4-0

- 7. Consideration, discussion, and possible action on a rezoning request for 43.92 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located in the 9900 block of Hill Lane, Manor, TX from Single Family (SF-1) to Light Industrial (IN-1). Applicant: GarzaEMC. Owner: Butler Family Partnership, Ltd.**

City staff recommended that the P&Z Commission approve rezoning request for 43.92 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located in the 9900 block of Hill Lane, Manor, TX from Single Family (SF-1) to Light Industrial (IN-1).

Assistant Development Service Director Dunlop gave a summary of the item.

Jonathan McKee with Garza EMC, 9442 N Capital of Texas Hwy, Plaza 1, Suite 340, Austin, Texas, submitted a speaker card that he was available for questions; however, did not wish to speak.

Rich Leisy with Ryan Companies US, Inc., 100 Congress Ave, Suite 100, Austin, Texas, submitted a speaker card in support of this item; however, he did not wish to speak.

MOTION: Upon a motion made by Commissioner Hammersmith and Seconded by Commissioner Chavis to approve the rezoning request for 43.92 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located in the 9900 block of Hill Lane, Manor, TX from Single Family (SF-1) to Light Industrial (IN-1).

There was no further discussion.

Motion to approve carried 4-0

- 8. Consideration, discussion, and possible action on a Final Plat for the Village at Manor Commons Phase 4, seventy-three (73) lots on 14.934 acres, more or less, and being located near the intersection of Ring Road and Skimmer Run, Manor, TX. Applicant: ALM Engineering, Inc. Owner: Greenview Development Greenbury, L.P.**

At the recommendation of Assistant Development Services Director Dunlop, discussion, consideration and action of Item No. 8 was combined with Item No. 9 to be conducted in one motion.

- 9. Consideration, discussion, and possible action on a Final Plat for the Village at Manor Commons Phase 5, seventy-six (76) lots on 15.394 acres, more or less, and being located near the intersection of Ring Road and Skimmer Run, Manor, TX. Applicant: ALM Engineering, Inc. Owner: Greenview Development Greenbury, L.P.**

City staff recommended that the P&Z Commission approve the Final Plat for the Village at Manor Commons Phase 4, seventy-three (73) lots on 14.934 acres, more or less, and being located near the intersection of Ring Road and Skimmer Run, Manor, TX.

City staff recommended that the P&Z Commission approve the Final Plat for the Village at Manor Commons Phase 5, seventy-six (76) lots on 15.394 acres, more or less, and being located near the intersection of Ring Road and Skimmer Run, Manor, TX.

Assistant Development Service Director Dunlop gave a summary of both items.

Discussion was help regarding the lack of amenity center and future plans for Timmerman Park that will directly impact the Village at Manor Commons residents.

- MOTION:** Upon a motion made by Commissioner Hammersmith and Seconded by Commissioner Meyer to approve the Final Plat for the Village at Manor Commons Phase 4, seventy-three (73) lots on 14.934 acres, more or less, and Phase 5, seventy-six (76) lots on 15.394 acres, more or less, and being located near the intersection of Ring Road and Skimmer Run, Manor, TX.

There was no further discussion.

Motion to approve carried 4-0

- 10. Consideration, discussion, and possible action on a Final Plat for Manor Heights Subdivision Phase 2 Section 2, ninety-four (94) lots on 27.305 acres, more or less, and being located near US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn and Associates, Inc. Owner: Forestar (USA) Real Estate Group, Inc.**

City staff recommended that the P&Z Commission approve the Final Plat for Manor Heights Subdivision Phase 2 Section 2, ninety-four (94) lots on 27.305 acres, more or less, and being located near US Hwy 290 E and Old Kimbro Road, Manor, TX.

Assistant Development Service Director Dunlop gave a summary of the item and answered questions posed by the commission.

Alex Granados with Kimley-Horn and Associates, 10814 Jollyville Road, Building 4, Suite 200, Austin, Texas, submitted a speaker card that he was available for questions; however, did not wish to speak.

- MOTION:** Upon a motion made by Commissioner Meyer and Seconded by Commissioner Hammersmith to approve the Final Plat for Manor Heights Subdivision Phase 2 Section 2, ninety-four (94) lots on 27.305 acres, more or less, and being located near US Hwy 290 E and Old Kimbro Road, Manor, TX.

There was no further discussion.

Motion to approve carried 4-0

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Chavis and Seconded by Commissioner Hammersmith to adjourn the regular session of the P&Z Commission at 7:09 p.m. on Wednesday, May 12, 2021.

There was no further discussion.

Motion to approve carried 4-0

These minutes approved by the P&Z Commission on the 9th day of June 2021.

APPROVED:

Philip Tryon
Chair

ATTEST:

Scott Dunlop
Assistant Development Services Director



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 9, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plat for Manor Heights Subdivision Phase 4 & 5, four hundred sixty-three (468) lots on 140.66 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.
Applicant: Kimley-Horn and Associates
Owner: Forestar (USA) Real Estate Group, Inc.

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. The phases are 454 single family lots, 3 medium density lots, 1 neighborhood commercial tract, and 3 public park lots.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Summary Letter
- Plat
- Engineer Comments
- Conformance Letter

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Preliminary Plat for Manor Heights Subdivision Phase 4 & 5, four hundred sixty-three (468) lots on 140.66 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.

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

December 14, 2020

City of Manor
Planning and Development Review Department
105 E. Eggleston Street
Manor, Texas 78653

■
10814 Jollyville Road
Building IV, Suite 200
Austin, Texas
78759

**Re: *Summary Letter – Manor Heights Phase 4-5
Preliminary Plat Application
Northwest intersection of Old Kimbro Rd and Highway 290.
Manor, Texas 78653***

To Whom It May Concern:

The Manor Heights community is located north of Highway 290, northeast of the intersection of Old Kimbro Road and Highway 290. The site is in the City of Manor, Travis County. The existing property is undeveloped and totals approximately 248 acres. Manor Heights Phase 4 & 5 encompass approximately 111.14 and 61.96 acres respectively of the total property.

The proposed improvements include 252 residential lots in Phase 4 and 197 in Phase 5. The development also comprises streets, sidewalk, storm sewer, water, wastewater, and other associated site improvements. This project is located within the Cottonwood Creek watershed of the Colorado River basin.

A portion of the site is in the Federal Emergency Management Agency's 100-year floodplain per Flood Insurance Rate Map 48453C0485J, effective 08/18/2014, Travis County, Texas and incorporated areas.

A detention waiver has been prepared by Kimley-Horn. After analyzing the overall area contributing to the floodplain on site, it has been determined that detention should not be required as proposed flows do not have a negative impact on flows downstream. The Detention Waiver has been attached as a part of this submittal with additional supporting information.

If you have any questions or comments regarding this request, please contact me at 512-551-1839.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jason Reece, P.E.
Project Manager

Plotted By: Bermudez, Gabriel Date: March 31, 2021 06:51:22pm File Path: K:\AUS-Civil\069255700-Sky Village South\Cad\Preliminary Phases 4-5\PlanSheets\COVER SHEET.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PRELIMINARY PLANS

FOR

MANOR HEIGHTS PHASES 4 & 5

CITY OF MANOR, TRAVIS COUNTY, TEXAS

PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY	01/08/2021
2ND SUBMITTAL TO CITY	02/12/2021
3RD SUBMITTAL TO CITY	04/01/2021

ENGINEER

Kimley»Horn

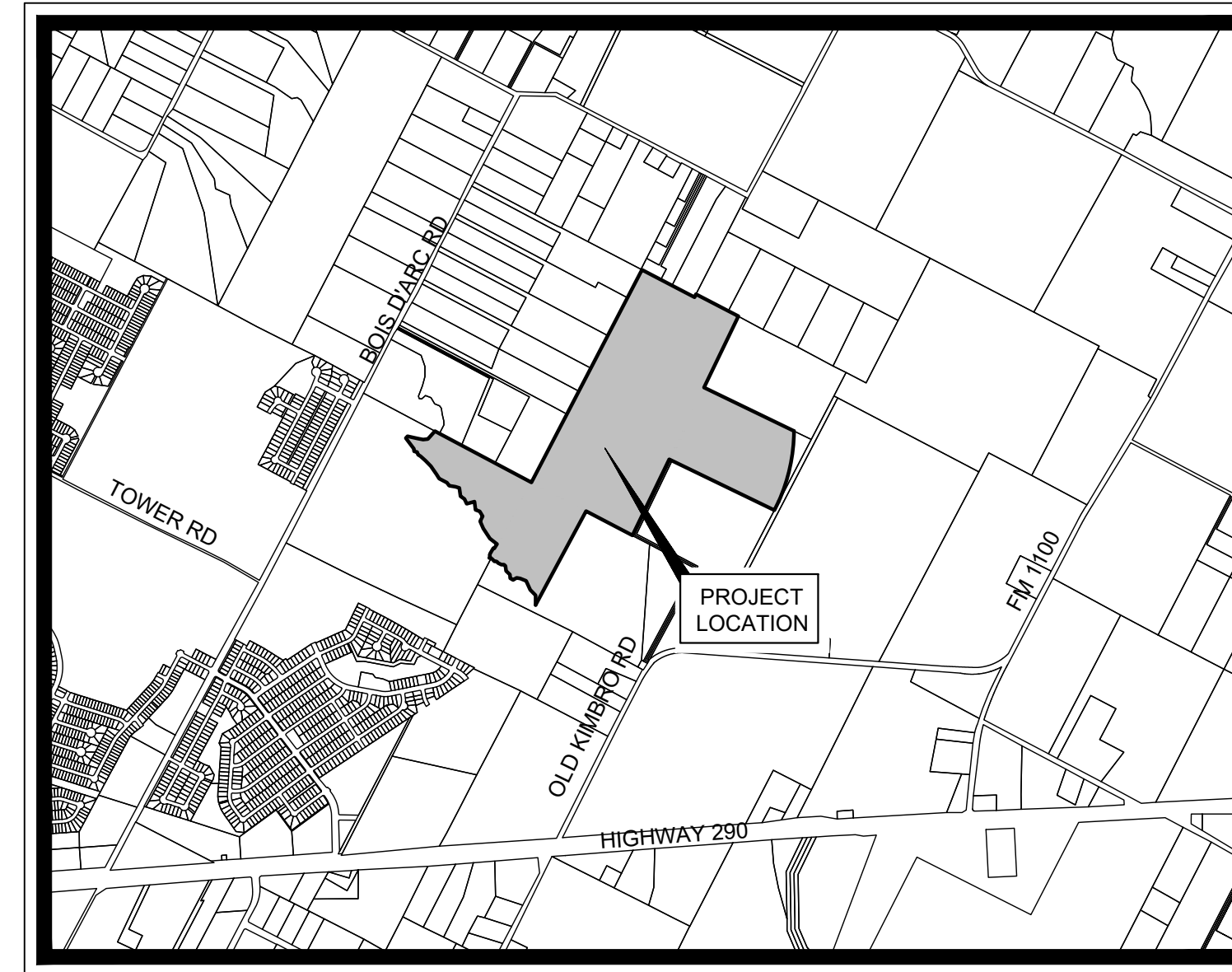
10814 JOLLYVILLE ROAD STATE OF TEXAS
 AVALLON IV, SUITE 200 REGISTRATION NO. F-928
 AUSTIN, TEXAS 78759
 PH. (512) 418-1771
 CONTACT: JASON B. REECE, P.E.

OWNER/DEVELOPER

FORESTAR REAL ESTATE GROUP, INC.
 10700 PECAN PARK BLVD., SUITE 150
 AUSTIN, TEXAS 78750
 CONTACT: JEFF SCOTT



Know what's below.
 Call before you dig.



VICINITY MAP
 SCALE: 1" = 2,000'

APRIL 2021

LEGAL DESCRIPTION

BEING 140.660 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE CITY OF MANOR TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

AND BEING 33.721 ACRES OF 35.626 ACRES LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199902007, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME 35.626 ACRES CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	AERIAL
4	OVERALL PRELIMINARY PLAN
5	PRELIMINARY PLAN (SHEET 1 OF 4)
6	PRELIMINARY PLAN (SHEET 2 OF 4)
7	PRELIMINARY PLAN (SHEET 3 OF 4)
8	PRELIMINARY PLAN (SHEET 4 OF 4)
9	UTILITY PLAN (SHEET 1 OF 3)
10	UTILITY PLAN (SHEET 2 OF 3)
11	UTILITY PLAN (SHEET 3 OF 3)
12	OVERALL DRAINAGE MAP
13	INLET DRAINAGE AREA MAP (SHEET 1 OF 2)
14	INLET DRAINAGE AREA MAP (SHEET 2 OF 2)
15	INLET DRAINAGE AREA MAP (SHEET 3 OF 3)
16	DRAINAGE CALCULATIONS

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.

DATED THIS ___ DAY OF _____, 20__

BY: _____
 HONORABLE MAYOR DR. LARRY WALLACE JR.
 MAYOR OF THE CITY OF MANOR, TEXAS

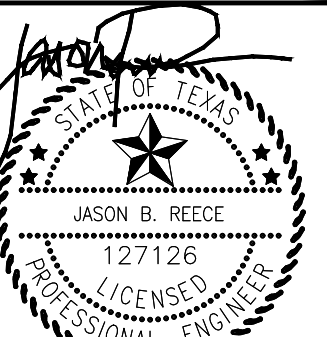
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.

DATED THIS ___ DAY OF _____, 20__

BY: _____
 PHILIP TRYON, P&Z CHAIRPERSON

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200, AUSTIN, TX 78759
 PHONE: 512-418-1771 FAX: 512-418-1791
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928



4/1/2021

KHA PROJECT	069255700
DATE	DECEMBER 2020
SCALE	AS SHOWN
DESIGNED BY	CEM
DRAWN BY	RJ
CHECKED BY	JR

COVER SHEET

MANOR HEIGHTS
 PHASES 4 & 5
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
 1

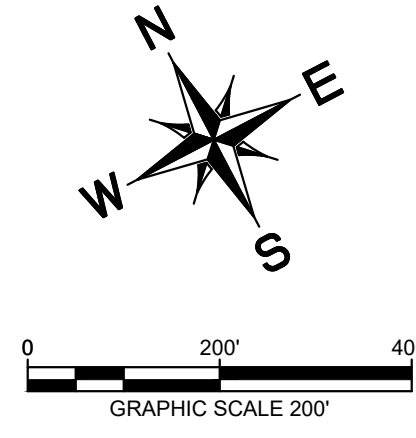
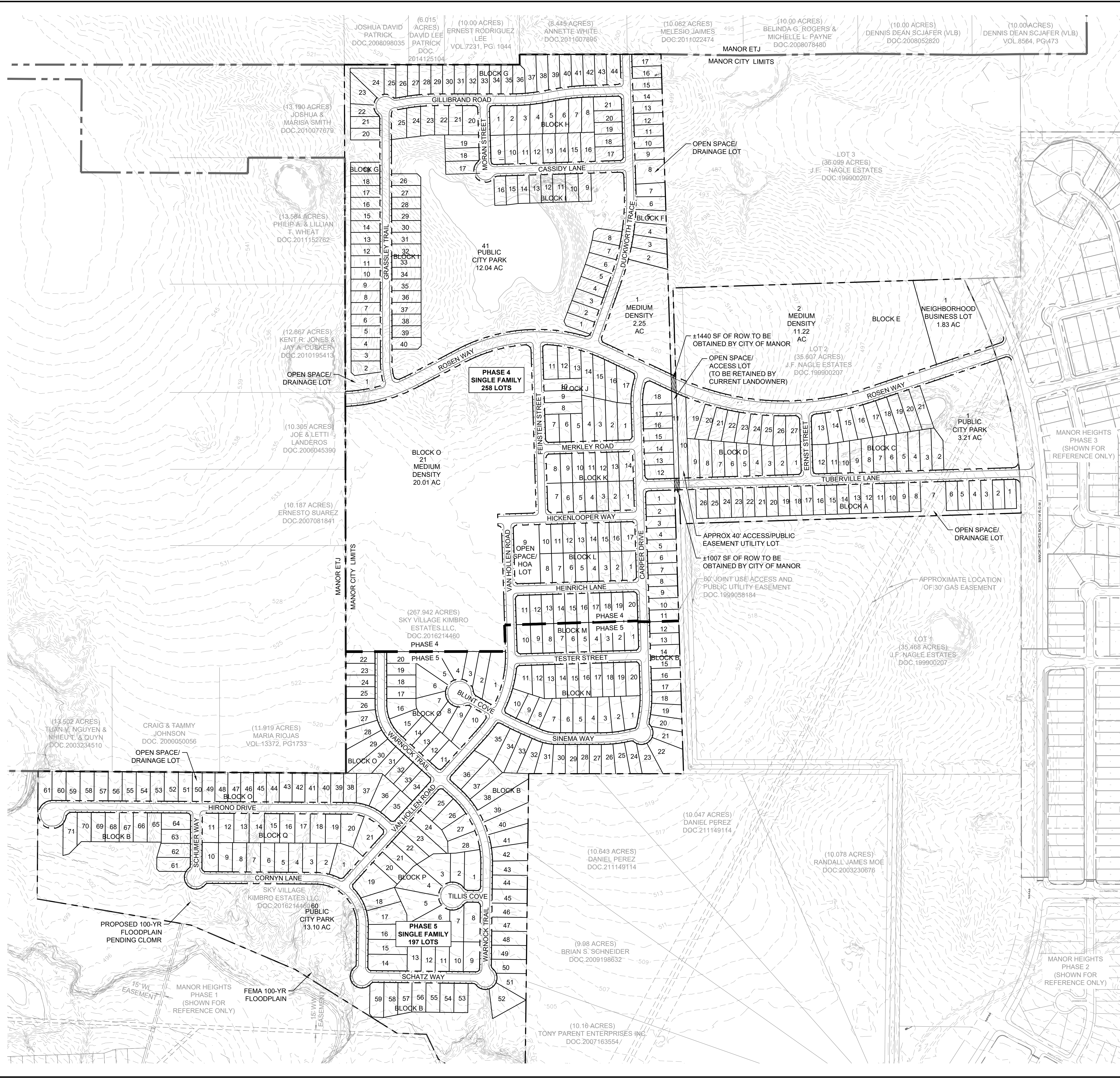
PRELIMINARY PLAN

KHA PROJECT NO. 069255700

MANOR HEIGHTS PHASES 4 & 5

Item 5.

Plotted By: Bermudez, Gabriel Date: March 31, 2021 06:55:30pm File Path: \\AUS-CWIN\069255700 Sky Village South_Cord Preliminary Phases 4-5\PlanSheets\OVERALL PRELIMINARY PLAN.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



MANOR HEIGHTS PHASE 4 - GENERAL INFORMATION:

TOTAL ACREAGE	111.14
LINEAR FOOT OF 50' ROW	10,301
LINEAR FOOT OF 64' ROW	2,921
NUMBER OF SINGLE FAMILY LOTS	257
ACREAGE OF SINGLE FAMILY LOTS	40.74
NUMBER OF MEDIUM DENSITY LOTS	3
ACREAGE OF MEDIUM DENSITY LOTS	33.48
NUMBER OF NEIGHBORHOOD BUSINESS LOTS	1
ACREAGE OF NEIGHBORHOOD BUSINESS LOTS	1.83
NUMBER OF OPEN SPACE/DRAINAGE LOTS	3
ACREAGE OF OPEN SPACE/DRAINAGE LOTS	2.86
NUMBER OF PUBLIC CITY PARK LOTS	2
ACREAGE OF PUBLIC CITY PARK LOTS	15.27
NUMBER OF OPEN SPACE/ACCESS LOTS	1
ACREAGE OF OPEN SPACE/ACCESS LOTS	0.17
NUMBER OF ACCESS/PUBLIC UTILITY EASEMENT LOTS	1
ACREAGE OF ACCESS/PUBLIC UTILITY EASEMENT LOTS	0.32
NUMBER OF OPEN SPACE/HOA LOTS	1
ACREAGE OF OPEN SPACE/HOA LOTS	0.61
ACREAGE OF ROW	15.86
TOTAL NUMBER OF LOTS	269

MANOR HEIGHTS PHASE 5 - GENERAL INFORMATION:

TOTAL ACREAGE	61.96
LINEAR FOOT OF 50' ROW	8,370
NUMBER OF SINGLE FAMILY LOTS	197
ACREAGE OF SINGLE FAMILY LOTS	38.59
NUMBER OF PUBLIC CITY PARK LOTS	1
ACREAGE OF PUBLIC CITY PARK LOTS	13.10
NUMBER OF OPEN SPACE/DRAINAGE LOTS	1
ACREAGE OF OPEN SPACE/DRAINAGE LOTS	0.12
ACREAGE OF ROW	10.15
TOTAL NUMBER OF LOTS	199

LEGAL DESCRIPTION
BEING 140.660 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE CITY OF MANOR TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
AND BEING 33.721 ACRES OF 35.626 ACRES LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME 35.626 ACRES CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LAND USE

Land Use	Phase 2 Acreage	Phase 3 Acreage	Phase 4 Acreage	Phase 5 Acreage	Overall Acreage	% of Total Acreage in PUD	% of Total Acreage Provided
Single Family PUD SF-1	49.04	46.19	40.72	38.59	174.54	48.98%	40.97%
PUD Medium Density	11.85	-	33.48	-	45.33	9.74%	10.64%
Highway Commercial (C-2)	-	-	-	0.00	0.00	0.00%	0.00%
Neighborhood Business (NB)	1.39	-	1.83	-	3.22	0.82%	0.76%
HDA/Amenity Lot	-	1.74	0.83	-	2.57	0.36%	0.56%
City Parkland	1.33	3.26	15.27	7.95	27.81	5.42%	6.53%
Floodplain/Open Space	22.15	75.21	3.35	5.27	105.98	26.42%	24.88%
Major Roadways	19.88	20.84	15.86	10.15	66.73	4.12%	15.67%
Total	109.64	147.24	111.34	61.96	429.98	100%	100%

WET UTILITIES

Land Use	Phase 2 LUE'S	Phase 3 LUE'S	Phase 4 LUE'S	Phase 5 LUE'S	Total LUE'S Provided	Total LUE'S in PUD
Single Family PUD SF-1	264	277	258	197	996	935-995
PUD Medium Density	75	-	214	-	289	238-280
Highway Commercial (C-2)	-	-	-	-	0	0
Neighborhood Business (NB)	61	-	21	-	82	5
HDA/Amenity Lot	-	5	-	-	5	6
City Parkland	-	-	-	-	-	-
Floodplain/Open Space	-	-	-	-	-	-
Major Roadways	-	-	-	-	-	-
Total	400	282	493	197	1372	1428-1530

PARKLAND SUMMARY

Manor Heights Parkland Data	
Total Area of Development	477.75 AC
Required Parkland (5% of Total Area)	23.89 AC
Phase 2 Provided Parkland	1.33 AC
Phase 3 Provided Parkland	3.26 AC
Phase 4 Provided Parkland	15.27 AC
Phase 5 Provided Parkland (Outside Floodplain)	7.95 AC
Total Public City Parkland Provided	27.81 AC

OVERALL LOT SUMMARY

Lot Width	Phase 2		Phase 3		Phase 4		Phase 5		Overall Lot Count	Required Lot Mils per PUD*	Compatible with PUD?	
	Lot Count	Lot Mils	Lot Count	Lot Mils	Lot Count	Lot Mils	Lot Count	Lot Mils				
50'	190	72%	183	67%	231	90%	85	45%	692	69.69%	70%	YES
55'	75	28%	44	16%	26	10%	12	6%	157	15.81%	15%	YES
60'	0	0%	47	17%	0	0%	97	49%	144	14.50%	15%	YES
Total	265		274		257		197		993	100%	100%	YES

MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
PUD-SF-1	20	5	15	10	6250	50	35
PUD MEDIUM DENSITY	*10 OR 20	5	15	*20 OR 10	3300	30	35
C-2 AND NB	25	7	15	15	7500	50	60

Kimley-Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78799
PHONE: 512-418-1771 FAX: 512-418-7191
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

OVERALL PRELIMINARY PLAN

MANOR HEIGHTS PHASES 4 & 5
CITY OF MANOR
TRAVIS COUNTY, TEXAS

NO.	REVISIONS	DATE

SHEET NUMBER **4**



Texas Engineering Firm #4242

Date: Tuesday, February 2, 2021

Jason Reece
 Kimley-Horn
 10814 Jollyville Road, Building 4, Suite 300
 Austin TX 78759
 jason.reece@kimley-horn.com

Permit Number 2021-P-1298-PP
 Job Address: Manor Heights Phase 4 & 5 Preliminary Plat, Manor, TX. 78653

Dear Jason Reece,

The first submittal of the Manor Heights Phase 4 & 5 Preliminary Plat (*Preliminary Plan*) submitted by Kimley-Horn and received on April 01, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

1. Verify that the park acreage in Phase 5 is correct. The table on Sheet 3 appears to list a different acreage than what is shown on the plans.
2. Please clearly show the existing property lines and bearings and distances on the existing conditions sheet. They are hard to read.
3. There appears to be a note missing pm the checklist regarding why significant trees are not shown.
4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section22(c)(2)(vii), the locations, sizes and descriptions of all existing utilities should be shown on the preliminary plat. This includes storm sewer and wastewater manholes.
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section22(c)(2)(viii), the locations, dimensions, names and descriptions of public right-of-ways within the subdivision, intersecting or contiguous with its boundaries should be shown on the preliminary plat.
6. If there is a FEMA application for this Phase a copy should be provided.
7. Street names should be provided for the proposed streets as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section22(c)(3)(iii).
8. Clarify why no tree information was provided with the preliminary plat submittal.
9. The proposed water and wastewater service locations should be adjusted so that inlets are not located on the same lot line as the services.

2/2/2021 9:29:53 AM
Manor Heights Phase 4 & 5 Preliminary Plat
2021-P-1298-PP
Page 2

10. Dimensions should be added to the proposed access/public utility easement lot.
11. The size of the existing gas line should be added to the plans.
12. Clarify what is meant for the areas labeled ROW to be obtained by the City of Manor.
13. Clarify what the note on Sheet 8 regarding Denise Marie Pilotte Loshiavo is for.
14. Provide information for the wet pond and outlet structure. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(i), the location, size and description of any proposed drainage appurtenances including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site should be provided.
15. Show the location of the proposed development on the overall drainage map.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA



February 12, 2021

Pauline Gray
Senior Engineer
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78646-2029

**RE: Permit Number: 2021-P-1298-PP
Job Address: Manor Heights Phase 4 & 5 Preliminary Plat, Manor, TX. 78653**

Dear Pauline Gray:

Please accept this **Comment Response Letter** in reply to your review, dated February 02, 2021, of the first submittal of the *Manor Heights Phase 4 & 5 Preliminary Plat* submitted on January 08, 2021. Original comments have been included below for reference. Kimley-Horn's responses are in red.

Ordinance Requirements

1. Verify that the park acreage in Phase 5 is correct. The table on Sheet 3 appears to list a different acreage than what is shown on the plans.

Response: The Manor Heights Parkland Data table on Sheet 3, indicates 7.95 acres of Parkland in Phase 5. This acreage corresponds to Parkland area outside the floodplain to be provided within this phase. The 13.10 acres is the acreage of the lot. The table was modified to avoid confusion and provide clarity.

2. Please clearly show the existing property lines and bearings and distances on the existing conditions sheet. They are hard to read.

Response: The Existing Condition sheet was revised to show clearly existing property lines and bearings.

3. There appears to be a note missing pm the checklist regarding why significant trees are not shown.

Response: Per the PUD notes #2, an inventory of significant trees to remain and to be removed will be submitted with construction plans. This note is included in Note #2 of the general notes on Sheet 5.

4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(vii), the locations, sizes and descriptions of all existing utilities should be shown on the preliminary plat. This includes storm sewer and wastewater manholes.

Response: Existing wastewater and stormwater structures were labeled.

5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(viii), the locations, dimensions, names and descriptions of public right-of-ways within the subdivision, intersecting or contiguous with its boundaries should be shown on the preliminary plat.

Response: Row width of intersecting streets were labeled.

6. If there is a FEMA application for this Phase a copy should be provided.

Response: There is no FEMA application for these phases.

7. Street names should be provided for the proposed streets as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(iii).

Response: Street names are provided.

8. Clarify why no tree information was provided with the preliminary plat submittal.

Response: Per the PUD notes #2, an inventory of significant trees to remain and to be removed will be submitted with construction plans. This note is included in Note #2 of the general notes on Sheet 5. An aerial of the site has been provided in Sheet 3.

9. The proposed water and wastewater service locations should be adjusted so that inlets are not located on the same lot line as the services.

Response: Water and wastewater services were revised so that inlets are not located on the same lot line.

10. Dimensions should be added to the proposed access/public utility easement lot.

Response: All dimensions of the proposed access/public utility easement lot were labeled.

11. The size of the existing gas line should be added to the plans.

Response: The size of the existing gas line was labeled on the Existing Condition sheet. The existing gas line is an 8".

12. Clarify what is meant for the areas labeled ROW to be obtained by the City of Manor.

Response: These areas currently provide access to Lots 1, 2 and 3 of the J.F. Nagle estates. The proposed ROW will encroach portions of these flag lots. The purpose of these areas is to show the City the portion that will become public with ROW. The remaining portions not encroaching the ROW will be retained by current owners.

13. Clarify what the note on Sheet 8 regarding Denise Marie Pilotte Loshiavo is for.

Response: This label was not shown correctly and has been deleted.

14. Provide information for the wet pond and outlet structure. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(i), the location, size and description of any proposed drainage appurtenances including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site should be provided.

Response: The existing pond will be filled in some areas to be utilized as a drainage feature to route storm runoff to Cottonwood Creek. No detention will be provided as a detention waiver was approved for this phase. A rough storage volume of the proposed pond is shown in Sheet 14.

15. Show the location of the proposed development on the overall drainage map.

Response: The boundaries of the proposed phases were added to the overall drainage area map.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jason Reece, P.E.
(512) 551-1839
jason.reece@kimley-horn.com



Texas Engineering Firm #4242

Date: Tuesday, March 16, 2021

Jason Reece
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin TX 78759
jason.reece@kimley-horn.com

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Permit Number 2021-P-1298-PP
Job Address: Manor Heights Phase 4 & 5 Preliminary Plat, Manor 78653

Dear Jason Reece,

The subsequent submittal of the Manor Heights Phase 4 & 5 Preliminary Plat submitted by Kimley-Horn and received on April 01, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

- ~~1. Verify that the park acreage in Phase 5 is correct. The table on Sheet 3 appears to list a different acreage than what is shown on the plans.~~
- ~~2. Please clearly show the existing property lines and bearings and distances on the existing conditions sheet. They are hard to read.~~
- ~~3. There appears to be a note missing pm the checklist regarding why significant trees are not shown.~~
- ~~4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B-Section22(c)(2)(vii), the locations, sizes and descriptions of all existing utilities should be shown on the preliminary plat. This includes storm sewer and wastewater manholes.~~
- ~~5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B-Section22(c)(2)(viii), the locations, dimensions, names and descriptions of public right of ways within the subdivision, intersecting or contiguous with its boundaries should be shown on the preliminary plat.~~
- ~~6. If there is a FEMA application for this Phase a copy should be provided.~~

- ~~7. Street names should be provided for the proposed streets as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(iii).~~
- ~~8. Clarify why no tree information was provided with the preliminary plat submittal.~~
- ~~9. The proposed water and wastewater service locations should be adjusted so that inlets are not located on the same lot line as the services.~~
- ~~10. Dimensions should be added to the proposed access/public utility easement lot.~~
- ~~11. The size of the existing gas line should be added to the plans.~~
- ~~12. Clarify what is meant for the areas labeled ROW to be obtained by the City of Manor.~~
- ~~13. Clarify what the note on Sheet 8 regarding Denise Marie Pilotte Loshiavo is for.~~
- 14. Provide information for the wet pond and outlet structure. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(i), the location, size and description of any proposed drainage appurtenances including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site should be provided.**
- ~~15. Show the location of the proposed development on the overall drainage map.~~
- 16. Provide information for the owner of the property where the pond outlet will drain.**
- 17. The parkland acreages provided on the preliminary plat appear to be different than what is listed in the Development Agreement.**

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@gbateam.com.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA



March 29, 2021

Pauline Gray
Senior Engineer
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78646-2029

**RE: Permit Number: 2021-P-1298-PP
Job Address: Manor Heights Phase 4 & 5 Preliminary Plat, Manor, TX. 78653**

Dear Pauline Gray:

Please accept this **Comment Response Letter** in reply to your review, dated March 16, 2021, of the first submittal of the *Manor Heights Phase 4 & 5 Preliminary Plat* submitted on February 17, 2021. Original comments have been included below for reference. Kimley-Horn's responses are in red.

Ordinance Requirements

1. Provide information for the wet pond and outlet structure. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(i), the location, size and description of any proposed drainage appurtenances including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site should be provided.

Response: Information regarding pond size and outlet structure is provided in the Drainage Calculations sheet.

2. Provide information for the owner of the property where the pond outlet will drain.

Response: Owner information has been added to drainage sheet.

3. The parkland acreages provided on the preliminary plat appear to be different than what is listed in the Development Agreement.

Response: Per the Development agreement there are three areas within Phases 4 and 5 provided as Public Parkland areas. These areas have a total combined acreage of 21.78. These same three parkland areas are provided with this application, however, the total provided area is 23.22 acres. More parkland is provided outside the floodplain (Lot 60, Block B), specifically to the southeast property boundary within Phase 5. Please note that more public parkland acreage is provided than what it is required in the Development agreement.



Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jason Reece, P.E.
(512) 551-1839
jason.reece@kimley-horn.com



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Friday, April 23, 2021

Jason Reece
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin TX 78759
jason.reece@kimley-horn.com

Permit Number 2021-P-1298-PP
Job Address: Manor Heights Phase 4 & 5 Preliminary Plat, Manor 78653

Dear Jason Reece,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Jason Reece and received by our office on April 01, 2021, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads "Pauline M. Gray".

Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 9, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for the Headrick Subdivision, one (1) lot on 3.978 acres, more or less, and being located at 16101 Anderson Road, Manor, TX.
Applicant: Sandlin Services
Owner: Sylvia Headrick

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a 1 lot subdivision to plat an existing deed divided lot in our ETJ.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Plat
- Engineer Comments
- Conformance Letter

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Short Form Final Plat for the Headrick Subdivision, one (1) lot on 3.978 acres, more or less, and being located at 16101 Anderson Road, Manor, TX.

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

HEADRICK ADDITION

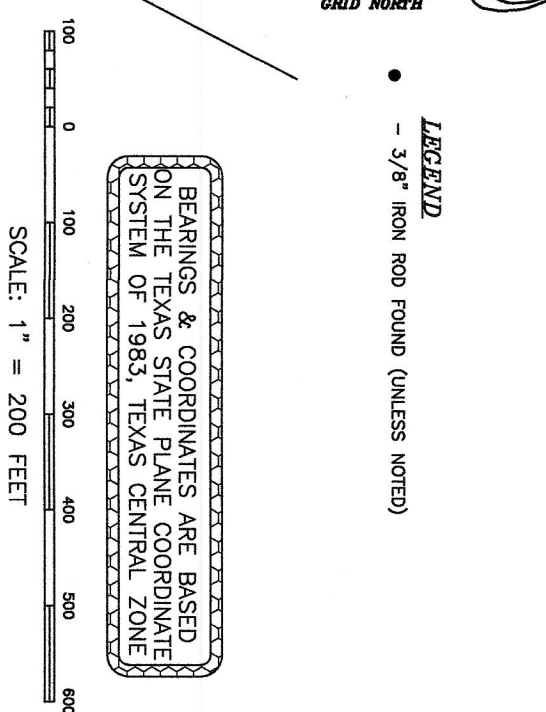
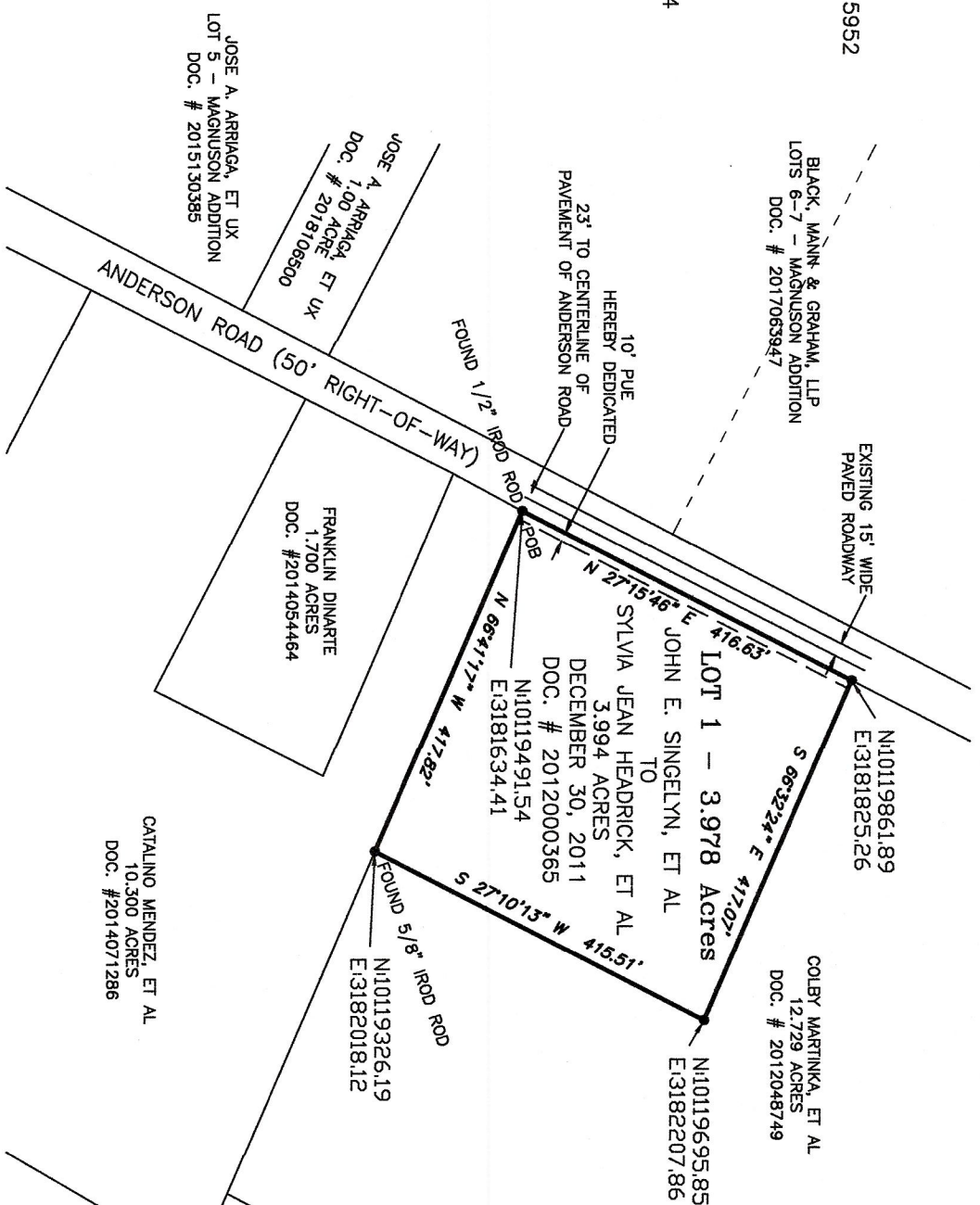
PREPARED: JANUARY 26, 2021

OWNER/DEVELOPER:
SYLVIA HEADRICK, JR
BILLY HEADRICK, JR
16101 ANDERSON ROAD
MANOR, TX 78653

SURVEYOR:
BRADLEY LIPSCOMB
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952
TRAD SURVEYING, INC. TPBELS NO. 10007900
528 COUNTY ROAD 325
P.O. BOX 1489
ROCKDALE, TX 76567

ENGINEER:
NICHOLAS SANDLIN
REGISTERED PROFESSIONAL ENGINEER NO. 124404
SANDLIN SERVICES, LLC TPBELS NO. 21356
11500 TX-29
LIBERTY HILL, TX 78642

LOT SUMMARY
TOTAL NUMBER OF LOTS - 1
LOT 1 = 3,978 ACRES
TOTAL AREA = 3,978 ACRES
PROPOSED LOT USES
LOT 1 = SINGLE FAMILY
RESIDENTIAL



OWNERS CERTIFICATION:
STATE OF TEXAS §
COUNTY OF TRAVIS §
§ KNOW ALL MEN BY THESE PRESENTS

THAT WE, SYLVIA HEADRICK AND BILLY HEADRICK, JR., OWNERS OF THE LAND SHOWN HEREON AND DESCRIBED IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 20122000365 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO PLAT SAID PROPERTY PURSUANT TO TEXAS LOCAL GOVERNMENT CODE CHAPTERS 212 AND 232 IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS HEADRICK ADDITION AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED, AND NOT RELEASED.

SYLVIA HEADRICK
16101 ANDERSON ROAD
MANOR, TX 78653
STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED SYLVIA HEADRICK, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME _____

DATE NOTARY COMMISSION EXPIRES _____

BILLY HEADRICK, JR
16101 ANDERSON ROAD
MANOR, TX 78653
STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BILLY HEADRICK, JR, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME _____

DATE NOTARY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION:
STATE OF TEXAS §
COUNTY OF TRAVIS §
§ KNOW ALL MEN BY THESE PRESENTS

I, BRADLEY L. LIPSCOMB, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE LAND SURVEYING PORTIONS OF TRAVIS COUNTY CHAPTER 482 DEVELOPMENT REGULATIONS AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

BRADLEY L. LIPSCOMB
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952
STATE OF TEXAS
DATE 1/26/21



ENGINEER'S CERTIFICATION:
STATE OF TEXAS §
COUNTY OF TRAVIS §
§ KNOW ALL MEN BY THESE PRESENTS

I, NICHOLAS SANDLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLES WITH THE ENGINEERING PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE AND CHAPTER 482 OF THE TRAVIS COUNTY CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNED FLOOD HAZARD AREA AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARDS BOUNDARY MAP, COMMUNITY-PANEL NUMBER 48453C0295 H, EFFECTIVE SEPTEMBER 26, 2008.

NICHOLAS SANDLIN
REGISTERED PROFESSIONAL ENGINEER NO. 124404
STATE OF TEXAS
DATE _____

PLANNING AND ZONING COMMISSION APPROVAL:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DATE OF _____, 20____.

APPROVED: _____ ATTEST: _____

PHILLIP TRYON, CHAIR
LUVIA T. ALMARAZ, CITY SECRETARY

CITY COUNCIL APPROVAL:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20____.

APPROVED: _____ ATTEST: _____
DR. LARRY WALLACE, JR., MAYOR
LUVIA T. ALMARAZ, CITY SECRETARY

TRAD SURVEYING, INC.
SHEET 2 OF 3
FIRM REGISTRATION NO. 10007900
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX 76567
HEADRICK ADDITION
SUMNER BACON SURVEY
ABSTRACT NO. 63
TRAVIS COUNTY, TEXAS

Completion Date 1/26/21	Drawn by: BL
Scale: 1"=200'	Surveyed by: LR/JK
PROJECT NO. S21-007	Checked by: BL



Texas Engineering Firm #4242

Date: Monday, March 22, 2021

Nicholas Sandlin
Sandlin Services

operations@sandlinservices.com

Permit Number 2021-P-1310-SF
Job Address: 16101 Anderson Road, Manor, TX. 78653

Dear Nicholas Sandlin,

The first submittal of the 16101 Anderson Road - Headrick Short Form Final Plat (*Short Form Final Plat*) submitted by Sandlin Services and received on April 13, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

1. The name and address of the surveyor and engineer should be listed on the final plat.
2. The proposed use of the lot should be provided on the plat.
3. The existing property lines, including bearings and distances of the land being subdivided should be shown on the plat.
4. The dimensions of all existing and recorded streets should be shown on the final plat. (The right-of-way width should be labeled).
5. For projects located within the City's extra-territorial jurisdiction, one (1) extra copy of the items required for City submittal must be provided to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval.

3/22/2021 9:11:24 AM
16101 Anderson Road - Headrick Short Form Final
Plat
2021-P-1310-SF
Page 2

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA



April 12, 2021

City of Manor
City of Manor Development Services
105 E. Eggleston Street
Manor, Texas 78653

**Sylvia Headrick Short Form Final Plat –
Comment Response Letter – U0**

Review Team,

Enclosed please find our updated submittal in response to the comments issued by the the City of Manor for the proposed Sylvia Headrick Final Plat. You'll find an item-by-item response to the comments is given below:

Sylvia Headrick Final Plat

Comment Response 04/12/2021

1. The name and address of the surveyor and engineer should be listed on the final plat.
Response: completed
2. **The proposed use of the lot should be provided on the plat.**
Response: Current use is single family. There is no proposed development or new use. It will remain single family. Owner seeking legal lot through plat.
3. The existing property lines, including bearings and distances of the land being subdivided should be shown on the plat.
Response: these are included.
4. The dimensions of all existing and recorded streets should be shown on the final plat. (The right-of-way width should be labeled).
Response: these are included.
5. For projects located within the City's extraterritorial jurisdiction, one (1) extra copy of the items required for City submittal must be provided to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval.
Response: We submitted this same plat document and comment response to Travis County on 4/12. Edits requested by both County and for the City of Manor are included in this submission.



Sandlin Services, LLC
P: (806)679-7303
TBPELS Firm # 21356

Item 6.

We have uploaded an electronic copy of the Final Plat in PDF to MyGovernmentOnline.com and included a copy of this comment response letter with supporting documents. Should you have any questions or need anything further at this time, please contact me at (806) 679-7303.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Sandlin". The signature is written in a cursive style and is placed on a light gray, rectangular background.

Nick Sandlin, P.E.
President & Principal
TBPELS Firm# 21356



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Wednesday, May 5, 2021

Nicholas Sandlin
Sandlin Services

operations@sandlinservices.com

Permit Number 2021-P-1310-SF
Job Address: 16101 Anderson Road, Manor 78653

Dear Nicholas Sandlin,

We have conducted a review of the final plat for the above-referenced project, submitted by Nicholas Sandlin and received by our office on April 13, 2021, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads "Pauline M. Gray".

Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 9, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on amendments to the following provisions of Manor Code of Ordinances Chapter 14 Zoning: Definitions; Residential Land Uses, and Land Use Conditions; Modifying General Development Regulations for Single-Family District; Amending Non-Residential and Mixed-Use District Land Uses; Amending Non-Residential and Mixed-Use Districts Conditions; Amending Non-Residential and Mixed-Use Districts Land Use Conditions; Amending Accessory Structures; Amending Development Standards for Outdoor Storage and Display; Amending Single-Family Attached Architectural Standards; and Amending Planned Unit Development Procedures, and other related matters.

BACKGROUND/SUMMARY:

See attached revisions summary

LEGAL REVIEW: *Completed*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Revisions summary
- Ordinance

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve amendments to the following provisions of Manor Code of Ordinances Chapter 14 Zoning: Definitions; Residential Land Uses, and Land Use Conditions; Modifying General Development Regulations for Single-Family District; Amending Non-Residential and Mixed-Use District Land Uses; Amending Non-Residential and Mixed-Use Districts Conditions; Amending Non-Residential and Mixed-Use Districts Land Use Conditions; Amending Accessory Structures; Amending Development Standards for Outdoor Storage and Display; Amending Single-Family Attached Architectural Standards; and Amending Planned Unit Development Procedures, and other related matters.

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

Section 14.01.008 – Definitions

“*Athletic facility* means a privately owned indoor and/or outdoor facilities devoted to organized sports, including but not limited to, soccer, basketball, gymnastics, and tennis. This use is distinct from Amusement (Indoor) and Amusement (Outdoor) in that it is less intense and would generate less traffic, noise, and other objectionable nuisances to adjacent properties.”

- Rationale: This is new definition and use added because it is a less intense but similar use to Outdoor Amusement and Indoor Amusement that would allow these types of facilities is a be located closer to or within residential areas. Outdoor Amusement includes uses like racetracks, theme parks and stadiums. This use is meant to capture uses like soccer fields that local sports groups would utilize.

“*Commercial off-street parking* means the use of a site for the parking of motor vehicles on a temporary basis within a privately owned off-street parking facility. This use includes, but is not limited to, commercial parking lots and garages and excludes parking as an accessory use. This use is intended for customers to temporarily park their motor vehicles while visiting nearby uses. This use does not include vehicle storage or the parking of commercial or fleet vehicles.”

- Rationale: This is clarifying within the definition of Commercial Off-Street Parking that it is not intended for vehicle storage or fleet vehicles.

~~“*Construction services* means a commercial use that displays or stockpiles large-scale intensive outdoor operations and contracting equipment, machinery, and other materials.”~~

- Rationale: This term and use is being removed because it is duplicated with Construction and Equipment Sales, Major as well as Contractor’s Shop

~~“*Liquor sales* means the use of a site for the retail sale of alcoholic beverages for off-premises consumption. This use includes liquor stores and bottle shops.”~~

- Rationale: This term and use is being removed because it is duplicated by Alcoholic Beverage Sales – Off-premises

“*Off-site accessory parking* means the use of a site for the provision of parking spaces, together with driveways, aisles, turning and maneuvering areas, clearances, and similar features, located on a different site from the principal use and intended for use by customers or employees of the principal use. The principal use shall be located no further than an adjacent property or across one public or private right-of-way. This use does not include vehicle storage.”

- Rationale: This is clarifying that Off-site Accessory Parking does not include vehicle storage. Vehicle Storage is defined as “a garage, parking lot, or other facility owned or operated by a person or business, other than a governmental entity, for storing or parking ten or more motor vehicles, including motorized waterborne vehicles, per year.

This definition does not include businesses with the primary purpose of vehicle sales on the property within the corporate limits of the city, such as automotive dealerships.”

~~“Open or outdoor storage means the keeping, in an unroofed area, of any goods, junk, material or merchandise, in the same place for more than 24 hours.”~~

- Rationale: This term is being replaced by a new term for “Outdoor Storage”

“Outdoor display and sales means the outdoor display or sale of finished products actively available for sale for less than 24 hours a day. This definition does not include products in shipping boxes, crates, on pallets, or other shipping containers, which shall be considered Outdoor Storage.”

- Rationale: There is a term for Outdoor Storage but not one defining Display. This adds that definition

“Outdoor storage means the outdoor storage of products or goods that have a large size, mass, or volume that occur on site for more than 24 hours such as, but not limited to, heavy equipment, freight or commercial motor vehicles, trailers, construction materials, and raw, processed or packaged materials including any products on pallets, in shipping containers or in crates.”

- Rationale: The previous definition was deleted and replaced with this new term.

“Portable building sales means a site on which factory-manufactured portable buildings, such as manufactured homes, are displayed and offered for sale or order to the general public.”

- Rationale: This term and use were previously undefined. This adds the definition and in later sections the use is added into the Non-Residential and Mixed-Use districts permitted uses section

~~“Truck stop means a gasoline station also providing major or minor automobile repair to commercial vehicles.”~~

“Truck stop or Travel Center means a use primarily engaged in the maintenance, servicing, storage, parking or repair of commercial vehicles, including the sale of fuels or other petroleum products, and the sale of accessories or equipment for trucks and similar commercial vehicles. A travel center or truck stop may also include overnight accommodations, showers, restaurant facilities, game rooms, vehicle scales, and/or other diversions intended primarily for use of truck crews and interregional travelers.”

- Rationale: The definition for Truck Stop is being updated to be more inclusive of the types of services provided.

Section 14.02.005 – Residential Land Use Table

Residential Use “Single Family Attached (3 or more units)” is hereby amended in its entirety as follows:

	A	SF-E	SF-1	SF-2	TF	TH	MF-1	MF-2	MH-1	MH-2
--	---	------	------	------	----	----	------	------	------	------

Single-family attached (3 or more units)						P	C	C		
--	--	--	--	--	--	---	---	---	--	--

- Rationale: Single Family Attached (townhomes) were Permitted “P” in Multi-Family 15 (MF-1) and Multi-Family 25 (MF-2). Conditions on SF Attached in MF districts have been added so the “P” was changed to a “C”

Non-Residential Use “Athletic Facility” is hereby added immediately following Non-Residential Use “Amenity Center” to read as follows:

	A	SF-E	SF-1	SF-2	TF	TH	MF-1	MF-2	MH-1	MH-2
Athletic Facility	C/S	C/S	C/S	C/S						

- Rationale: This adds the new term “Athletic Facility” as a Non-Residential Use in Residential Districts. It would be require a Specific Use Permit and need to meet certain conditions in order to locate in Agricultural and Single Family districts. The Conditions are added in a later section.

Section 14.02.006 – Residential Land Use Conditions

The Residential Land Use and Conditions for “Athletic Facility” and “Single Family Attached (3 or more units)” are hereby added in alphabetical order to read as follows:

Athletic Facility	<ul style="list-style-type: none"> • Must be screened and buffered to minimize their impact. • May operate only between 9:00 a.m. and 9:00 p.m. • Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site
Single Family Attached (3 or more units)	<ul style="list-style-type: none"> • When located in a MF-1 or MF-2 district, the following development standards of the Townhome district apply to each Single Family Attached structure: <ul style="list-style-type: none"> ○ Maximum height, Minimum dwelling unit size, Maximum dwelling units, and Maximum units per structure. • When constructed in a common development (same property) with Multi-Family structures, all setback

	<p>types for the entire property follow the more restrictive standard.</p> <ul style="list-style-type: none"> Architectural, parking and landscaping standards for the Single Family Attached (Townhome) district apply to Single Family Attached structures and areas.
--	--

- Rationale: These additions add the conditions that an Athletic Facility or SF Attached in MF need to meet in order to be permitted within a residential district.

Section 14.02.007(b) – General Development Regulations for Single Family Standard

Section 14.02.007(b) of the Zoning Ordinance is hereby amended to revise the Single Family Standard (SF-2) District “Exterior Side Setback to Residential” to read as follows:

Exterior Side Setback to Residential	7.5' 5'
--------------------------------------	--------------------

- Rationale: Reduced the side setback in SF-2 district from 7.5’ to 5’. SF-2 is intended to be a denser single family district with 60’ wide lots vs 70’ wide lots in SF-1. The reduced setback allows for suitable buildable area on the narrower lots.

Section 14.02.007(c) – Residential Development Standards Table Notes

“(3) On approval by the commission, SF-1 and SF-2 lots ~~platted prior to 1980~~ having approximately 5,750 square feet of lot area may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The commission shall consider the lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than five-foot side yard, ten-foot rear yard, 15-foot street side yard setback and 20-foot front yard setback. Lots owned by the same person may be combined into one building site.”

- Rationale: Removing the 1980 platting requirement allows lots in the older part of the city which are 5,750 sf (50’x 115’) to be combined or rotated by plat and still be able to request a setback waiver. This helps make single family residential development in the older part of the city easier.

“(5) SF-1 and SF-2 lots within the Historic District as defined in section 14.02.031 may have minimum lot sizes of 5,750 square feet and minimum lot widths of 50 feet when being replatted by a Short Form Final Plat or Amended Plat.”

- Rationale: This allows for replatted lots in the older part of the city, the Historic District, to be less than the required square footages. This helps make single family residential development in the older part of the city easier.

Section 14.02.007(d)(6) – Residential Accessory Building Setback Table

Section 14.02.007(d)(6) Table 6(A) of the Zoning Ordinance is hereby amended to revise “Accessory structures 120 s.f. and over, excluding detached garage” as follows:

Accessory structures 120 s.f. and over, excluding detached garage	25'	7.5' 5'	5'	15'
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- Rationale: The Rear Setback is being reduced for Accessory Structures, excluding detached garages, from 7.5’ to 5’. This makes placing sheds or detached covered patios easier to on properties.

Section 14.02.017(b) – Non-residential Uses in Non-residential and Mix-use Zoning Districts

Section 14.02.017(b) of the Zoning Ordinance is hereby amended to add the Non-Residential and Mixed-Use District use “Alcoholic Beverage Sales – Off-premises” immediately following the use “Alcoholic beverage establishment” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Alcoholic Beverage Sales – Off-premises					P	P	P	P	P		

- Rationale: This already defined term is replacing “Liquor Sales” in our code so this section adds it into our permitted uses table

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Athletic Facility	C	C	C								

- Rationale: This adds the new term Athletic Facility into the section for non-residential uses with conditions, which are added later

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Construction and Equipment Sales (Major)									P	P	P

- Rationale: Added use as permitted in Heavy Industrial

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Construction Services								€	€	€	€

- Rationale: Term was deleted as its function was covered by Construction and Equipment Sales, Major and Contractor’s Shop

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Gasoline Station (Full Service)								C/S	C		

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Gasoline Station (Limited)					C/S		C/S	C/S	C		

- Rationale: Added that Gas Stations require a Specific Use Permit in C-2 Medium Commercial. It has been expressed by the community there is an over abundance of gas stations and this would allow the P&Z and Council greater oversight in the location and necessity of future gas stations in C-2 Medium Commercial zones.

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Liquor Sales					P	P	P	P	P		

- Rationale: This term was deleted and replaced by Alcoholic Beverage Sales – Off-premises

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Portable Building Sales									P	P	

- Rationale: Adds the new term to the non-residential permitted uses table in C-3 Heavy Commercial and IN-1 Light Industrial

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Smoke Shop or Tobacco Store							P	P	P		

- Rationale: Added term as Permitted in C-1 Light Commercial

Section 14.02.018 – Non-residential and Mixed-use District Conditions

Light Commercial (C-1)	<ul style="list-style-type: none"> • Uses be conducted entirely within an enclosed building except for customary outdoor uses, as approved by the Development Services Director, on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar. All sales of merchandise shall be consummated indoors, and no cash register or package-wrapping counter shall be located outdoors.
	<ul style="list-style-type: none"> • Outdoor display must be in accordance with section 14.02.049
	<ul style="list-style-type: none"> • Merchandise be new, first-hand and sold on premises, except for antique shops.
	<ul style="list-style-type: none"> • Establishments located on property that is within 300 feet of any property zoned for residential use when the commercial use is first established may not be open to the general public before 5:00 a.m. and must be closed to the general public by 12:00 a.m., except for commercial uses on US Hwy 290.

Medium Commercial (C-2)	<ul style="list-style-type: none"> • Uses be conducted primarily within an enclosed building except for customary uses on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar.
	<ul style="list-style-type: none"> • Outdoor display must be in accordance with section 14.02.049

Heavy Commercial (C-3)	<ul style="list-style-type: none"> • Uses be conducted primarily within an enclosed building except for customary uses on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar.
	<ul style="list-style-type: none"> • Outdoor display must be in accordance with section 14.02.049

- Rationale: Clarified what “All-weather surface” means within Commercial districts

Neighborhood Business (NB)	<ul style="list-style-type: none"> • Uses be conducted entirely within an enclosed building except for customary outdoor uses, as approved by the Development Services Director, on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include
----------------------------	--

	<p>gravel, base material, or similar. All sales of merchandise shall be consummated indoors, and no cash register or package-wrapping counter shall be located outdoors.</p>
	<ul style="list-style-type: none"> • Outdoor display must be in accordance with section 14.02.049
	<ul style="list-style-type: none"> • Merchandise be new, first-hand and sold on premises, except for antique shops.
	<ul style="list-style-type: none"> • Establishments located on property that is within 300 feet of any property zoned for residential use when the commercial use is first established may not be open to the general public before 5:00 a.m. and must be closed to the general public by 12:00 a.m., except for commercial uses on US Hwy 290.
	<ul style="list-style-type: none"> • Drive-through facilities are prohibited

- Rationale: Clarified what “all-weather surface” means as well as prohibited drive-through facilities. Neighborhood Business districts are intended to be directly adjacent to or within residential areas so drive-throughs are not compatible.

Downtown Business (DB)	<ul style="list-style-type: none"> • Uses be conducted entirely within an enclosed building except for customary outdoor uses, as approved by the Development Services Director, on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar. All sales of merchandise shall be consummated indoors, and no cash register or package-wrapping counter shall be located outdoors.
	<ul style="list-style-type: none"> • Outdoor display must be in accordance with section 14.02.049
	<ul style="list-style-type: none"> • Merchandise be new, first-hand and sold on premises, except for antique shops.
	<ul style="list-style-type: none"> • Establishments located on property that is within 300 feet of any property zoned for residential use when the commercial use is first established may not be open to the general public before 5:00 a.m. and must be closed to the general public by 12:00 a.m., except for commercial uses on US Hwy 290.
	<ul style="list-style-type: none"> • Drive-through facilities are prohibited

- Rationale: Clarified what “all-weather surface” means as well as prohibited drive-through facilities. Neighborhood Business districts are intended to be directly adjacent to or within residential areas so drive-throughs are not compatible. Also removed time limit on when business can operate to promote commercial activity in the downtown area.

Section 14.02.019 – Non-residential and Mixed-use Land Use Conditions

Athletic Facility	<ul style="list-style-type: none"> Athletic facilities within 300 feet of residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments when first established must meet the following conditions:
	<ul style="list-style-type: none"> Must be screened and buffered to minimize their impact
	<ul style="list-style-type: none"> May operate only between 9:00 a.m. and 9:00 p.m.
	<ul style="list-style-type: none"> Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.

- Rationale: Adds Conditions of Athletic Facilities in Commercial districts

Contractor’s Shop	<ul style="list-style-type: none"> Liquids, gels, and pastes (e.g., paints, sealers, etc.) are stored only in enclosed buildings.
	<ul style="list-style-type: none"> There is no storage of explosives.
	<ul style="list-style-type: none"> There is storage of no more than 50 gallons of motor fuel.
	<ul style="list-style-type: none"> There is no disposal of inoperable machines or wastes on-site.
	<ul style="list-style-type: none"> The areas used for storage of materials, fleet vehicles, or similar must be wholly enclosed within a structure or otherwise fully screened from view from adjacent residential areas, public rights-of-ways, major drive aisles, and parkland.

- Rationale: Adds screening requirements for storage areas

Construction Services	<ul style="list-style-type: none"> Liquids, gels, and pastes (e.g., paints, sealers, etc.) are stored only in enclosed buildings.
	<ul style="list-style-type: none"> There is no storage of explosives.
	<ul style="list-style-type: none"> There is storage of no more than 50 gallons of motor fuel.
	<ul style="list-style-type: none"> There is no disposal of inoperable machines or wastes on-site.

- Rationale: Term and use are deleted since it is duplicated by Construction and Equipment Sales, Major and Contractor’s Shop

Gas Station, Full Service	<ul style="list-style-type: none"> Permitted only within 200 feet of the right-of-way lines of intersecting streets, unless the use is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more
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	<ul style="list-style-type: none"> Permitted at a maximum of two corners at an intersection of two arterial streets; and a maximum of one corner of an intersection with a collector or local street.
	<ul style="list-style-type: none"> Permits only automotive repair (minor) uses.
	<ul style="list-style-type: none"> Automobile washing facilities shall follow conditions of that use.
	<ul style="list-style-type: none"> No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met: <ul style="list-style-type: none"> The property is located on and has direct access from US Highway 290 East The proposed gas station is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
	<ul style="list-style-type: none"> In no case shall a gas station be permitted more than ten multi-fuel dispensers (twenty fuel positions)
	<ul style="list-style-type: none"> Multi-fuel dispensers, air, vacuum, and water stations must be 100 feet from a residential district.
	<ul style="list-style-type: none"> Fuel positions, air, vacuum, water stations and other similar equipment is prohibited between the principal structure and the property line of a residential district and shall comply with the building setbacks in all other circumstances.
	<ul style="list-style-type: none"> Freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.

Gas Station, Limited	<ul style="list-style-type: none"> Permitted only within 200 feet of the right-of-way lines of intersecting streets, unless the use is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more
	<ul style="list-style-type: none"> Permitted at a maximum of two corners at an intersection of two arterial streets; and a maximum of one corner of an intersection with a collector or local street.
	<ul style="list-style-type: none"> Automotive repair and automobile washing facilities are prohibited.
	<ul style="list-style-type: none"> No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met: <ul style="list-style-type: none"> The property is located on and has direct access from US Highway 290 East

	<ul style="list-style-type: none"> ○ The proposed gas station is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
	<ul style="list-style-type: none"> ● In no case shall a gas station be permitted more than ten multi-fuel dispensers (twenty fuel positions)
	<ul style="list-style-type: none"> ● In the Neighborhood Business (NB) and Light Commercial (C-1) districts the canopy and arrangement of multi-fuel dispensers shall be designed in a relatively square pattern as opposed to a linear distribution of the multi-fuel dispensers, as depicted below (where X = one multi-fuel dispenser = two fuel positions): <p style="text-align: center;">Acceptable Pump Arrangement</p> <p style="text-align: center;">X X X X</p> <p style="text-align: center;">Unacceptable Pump Arrangement</p> <p style="text-align: center;">X X X X</p>
	<ul style="list-style-type: none"> ● Multi-fuel dispensers, air, vacuum, and water stations must be 100 feet from a residential district.
	<ul style="list-style-type: none"> ● Fuel positions, air, vacuum, water stations and other similar equipment is prohibited between the principal structure and the property line of a residential district and shall comply with the building setbacks in all other circumstances.
	<ul style="list-style-type: none"> ● Freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.

- Rationale: Adds Conditions to Full Service and Limited Service Gas Stations. Provides a maximum number of pumps, locations of facilities when adjacent to residential uses, limits lighting height adjacent to residential uses. In Limited Service uses in NB and C-1 provides for pump arrangement.

Section 14.02.046(1) – Accessory Structures

“(B) Accessory structures, ~~with exception of carport~~, may encroach into required yards according to each zoning districts permitted encroachment allowances.”

- Rationale: Allows permitted carports to follow the setback of “Accessory Structures over 120 sf, excluding detached garage” so they would have a 25’ front setback, 5’ side setback, 5’ rear setback, and 15’ streetside setback.

“(I) Accessory structures shall be architecturally consistent with the principal structure. Portable classrooms installed for the school district on district owned property are exempt from this requirement.”

- Rationale: Provides an exemption for the school district to make locating portable classrooms as accessory structures easier.

Section 14.02.049(c) – Outdoor Storage and Display

“(5) The outdoor display area shall not exceed ten percent of the square footage of the principal structure or 500 square feet, whichever is less, with the following exceptions:

- (A) Outdoor home accessory sales are exempt from this requirement.
- (B) Passenger vehicle sales and rental. Outdoor display of passenger vehicles for sale or rent is exempt from this requirement. This does not include vehicles used for moving.
- (C) Moving vehicle rental. Rental of vehicles utilized for moving of goods, personal or commercial, are limited to a maximum of four parking spaces. All other moving vehicles shall be screened in accordance with the outdoor storage requirements.
- (D) Garden Centers are exempt from this requirement.
- (E) Heavy Equipment, Machinery, and Trailers. Large heavy equipment, construction machinery, and trailers associated with a Construction and Equipment Sales, Major or Truck and Trailer Sales use.
- (F) Portable building sales. Outdoor display of portable buildings for sale associated with Portable Building Sales use.”

- Rationale: Clarified that Passenger Vehicle Rental exemption also includes Sales. Added exemption for Heavy Equipment, Machinery, Trailers as well as Portable Buildings as these uses require outdoor display

“(8) Outdoor display is not required to be screened. Outdoor display facing a public right-of-way or drive aisle is not required to be screened. Outdoor display visible to adjacent residentially zoned property or parkland shall be screened. This screening may be satisfied by bufferyard landscaping.”

- Rationale: Expanded that outdoor display facing residential areas or parkland is required to be screened.

Section 14.02.049(e) – Outdoor Storage and Display

“(3) A six-foot wall is required to screen outdoor storage when the property is located adjacent to property zoned more restrictive than the subject site, or when the storage is visible from a public right-of-way or parkland. This requirement is in addition to the screening requirements of this code, except where there is conflict this provision controls.”

- Rationale: Added that when outdoor storage is visible from parkland it is required to be screened.

“(6) The outdoor storage area is limited to a maximum one percent of the square footage of the principal structure or tenant space, or 100 square feet, whichever is less, within NB, DB, C-1, and C-2 districts with the following exceptions:

(A) Mini storage facilities which may provide for outside storage of vehicles (automobiles and recreational vehicles) are limited to a maximum area of 20 percent of the gross site area, if the aforementioned screening is provided.

(B) Accessory use of vehicle storage is exempt from the limitation on area as long as all other provisions for outdoor storage are met. For example, trucks utilizing for moving, fleet vehicles or vehicles receiving auto repair.”

- Added a maximum of 100 sf for outdoor storage in NB, DB, C-1, and C-2 districts

“(8) Outdoor storage of equipment and vehicular storage shall be on a paved surface of asphalt, concrete, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar. In C-3, IN-1 and IN-2 districts this provision may be modified by the Development Services Director.”

- Rationale: Adds a surfacing requirement for outdoor storage areas but allows flexibility in Heavy Commercial and Industrial zones.

Section 14.05.002(b)(C) – Planned Unit Development Procedures

“(C) Standards required by the base zoning apply in a planned unit development except that the following regulations and standards may be varied in the adoption of the planned unit development, provided that the plan is consistent with sound urban planning and good engineering practices:

- (i) ~~Front, side and rear setbacks~~ Setbacks
- (ii) Maximum height
- (iii) Maximum lot coverage
- ~~(iv) Floor area ratio~~
- (iv) Minimum lot width
- (v) Minimum lot area
- (vi) Off-street parking requirements

- (vii) ~~Number of~~ Maximum dwelling units per acre
 - (viii) Minimum dwelling unit size
 - (ix) Accessory building regulations
 - (x) Sign regulations
 - (xi) Landscaping regulations
 - (xii) Land uses and land use conditions
 - (xiii) Architectural standards
 - (xiv) Special district requirements pertaining to the base zoning”
- Rationale: Increased what can be modified in a Planned Unit Development zoning ordinance to provide the design flexibility that a PUD is intended to allow

ORDINANCE _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING CHAPTER 14, ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF MANOR, TEXAS, BY PROVIDING FOR THE AMENDMENT OF DEFINITIONS; RESIDENTIAL LAND USES, AND LAND USE CONDITIONS; MODIFYING GENERAL DEVELOPMENT STANDARDS FOR SINGLE FAMILY STANDARD DISTRICT; AMENDING NON-RESIDENTIAL AND MIXED-USE LAND USES; AMENDING NON-RESIDENTIAL AND MIXED-USE DISTRICT CONDITIONS; AMENDING NON-RESIDENTIAL AND MIXED-USE LAND USE CONDITIONS; AMENDING ACCESSORY STRUCTURES; AMENDING OUTDOOR STORAGE AND DISPLAY; AMENDING SINGLE FAMILY ATTACHED ARCHITECTURAL STANDARDS; AND AMENDING PLANNED UNIT DEVELOPMENT PROCEDURES; PROVIDING FOR A SEVERABILITY, PROVIDING SAVINGS, OPEN MEETINGS AND EFFECTIVE DATE CLAUSES; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City of Manor, Texas (the “City”) is a home-rule City authorized to regulate zoning within its city limits; and

WHEREAS, the City Council of the City of Manor, Texas (the “City Council”) reviews the City’s zoning regulations from time to time to consider amendments to Chapter 14, Zoning of the City’s Code of Ordinances (the “Zoning Ordinance”); and

WHEREAS, the City finds it necessary to amend the Zoning Ordinance and adopt the amendments set forth in this ordinance; and

WHEREAS, the City finds that the Zoning Ordinance should be amended to better provide an attractive living environment and to protect health, safety, morals and welfare of the present and future residents of the City; and

WHEREAS, the City Council has determined that the proposed amendments are reasonable and necessary to more effectively guide and manage the development and use of land.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Code of Ordinances. The City Council hereby amends Chapter 14, Zoning of the Manor Code of Ordinances (the “Zoning Ordinance”) to amended the definitions, residential land uses and land use conditions, general development standards for Single Family Standard district, non-residential and mixed-use land uses, non-residential and mixed-use district conditions and land use conditions, development standards for accessory structure, outdoor

storage and display, and Single Family Attached architectural standards; as provided for in Sections 3 through 35 of this Ordinance.

SECTION 3. Amendment of Section 14.01.008 Definitions. Section 14.01.008 of the Zoning Ordinance is hereby amended as follows:

- (a) The definition for “Athletic Facility” is hereby added in alphabetical order to read as follows:

“*Athletic facility* means a privately owned indoor and/or outdoor facilities devoted to organized sports, including but not limited to, soccer, basketball, gymnastics, and tennis. This use is distinct from Amusement (Indoor) and Amusement (Outdoor) in that it is less intense and would generate less traffic, noise, and other objectionable nuisances to adjacent properties.”

- (b) The definition for “Commercial Off-Street Parking” is hereby amended in its entirety to read as follows:

“*Commercial off-street parking* means the use of a site for the parking of motor vehicles on a temporary basis within a privately owned off-street parking facility. This use includes, but is not limited to, commercial parking lots and garages and excludes parking as an accessory use. This use is intended for customers to temporarily park their motor vehicles while visiting nearby uses. This use does not include vehicle storage or the parking of commercial or fleet vehicles.”

- (c) The definition for “Construction Services” is hereby deleted in its entirety.

- (d) The definition for “Liquor Sales” is hereby deleted in its entirety.

- (e) The definition for “Off-Site Accessory Parking” is hereby amending in its entirety to read as follows:

“*Off-site accessory parking* means the use of a site for the provision of parking spaces, together with driveways, aisles, turning and maneuvering areas, clearances, and similar features, located on a different site from the principal use and intended for use by customers or employees of the principal use. The principal use shall be located no further than an adjacent property or across one public or private right-of-way. This use does not include vehicle storage.”

- (f) The definition for “Open or Outdoor Storage” is hereby deleted in its entirety.

- (g) The definition for “Outdoor Display and Sales” is hereby added in alphabetical order to read as follows:

“*Outdoor display and sales* means the outdoor display or sale of finished products actively available for sale for less than 24 hours a day. This definition does not include products in shipping boxes, crates, on pallets, or other shipping containers, which shall be considered Outdoor Storage.”

- (h) The definition for “Outdoor Storage” is hereby added in alphabetical order to read as follows:

“Outdoor storage means the outdoor storage of products or goods that have a large size, mass, or volume that occur on site for more than 24 hours such as, but not limited to, heavy equipment, freight or commercial motor vehicles, trailers, construction materials, and raw, processed or packaged materials including any products on pallets, in shipping containers or in crates.”

- (i) The definition for “Portable Building Sales” is hereby added in alphabetical order to read as follows:

“Portable building sales means a site on which factory-manufactured portable buildings, such as manufactured homes, are displayed and offered for sale or order to the general public.”

- (j) The definition for “Truck Stop” is hereby amended in its entirety to read as follows:

“Truck stop or Travel Center means a use primarily engaged in the maintenance, servicing, storage, parking or repair of commercial vehicles, including the sale of fuels or other petroleum products, and the sale of accessories or equipment for trucks and similar commercial vehicles. A travel center or truck stop may also include overnight accommodations, showers, restaurant facilities, game rooms, vehicle scales, and/or other diversions intended primarily for use of truck crews and interregional travelers.”

SECTION 4. Amendment of Section 14.02.005 Residential Land Use Table. Section 14.05.005 of the Zoning Ordinance is hereby amended to revise the following use as follows:

- (a) Residential Use “Single Family Attached (3 or more units)” is hereby amended in its entirety as follows:

	A	SF-E	SF-1	SF-2	TF	TH	MF-1	MF-2	MH-1	MH-2
Single-family attached (3 or more units)						P	C	C		

- (b) Non-Residential Use “Athletic Facility” is hereby added immediately following Non-Residential Use “Amenity Center” to read as follows:

	A	SF-E	SF-1	SF-2	TF	TH	MF-1	MF-2	MH-1	MH-2
Athletic Facility	C/S	C/S	C/S	C/S						

SECTION 5. Amendment of Section 14.02.006 Residential Land Use Conditions

Table. Section 14.02.006 of the Zoning Ordinance is hereby amended to add the conditions to read as follows:

(a) The Residential Land Use and Conditions for “Athletic Facility” and “Single Family Attached (3 or more units)” are hereby added in alphabetical order to read as follows:

Athletic Facility	<ul style="list-style-type: none"> • Must be screened and buffered to minimize their impact. • May operate only between 9:00 a.m. and 9:00 p.m. • Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site
Single Family Attached (3 or more units)	<ul style="list-style-type: none"> • When located in a MF-1 or MF-2 district, the following development standards of the Townhome district apply to each Single Family Attached structure: <ul style="list-style-type: none"> ○ Maximum height, Minimum dwelling unit size, Maximum dwelling units, and Maximum units per structure. • When constructed in a common development (same property) with Multi-Family structures, all setback types for the entire property follow the more restrictive standard. • Architectural, parking and landscaping standards for the Single Family Attached (Townhome) district apply to Single Family Attached structures and areas.

SECTION 6. Amendment of Section 14.02.007(b) General Development Regulations for Single Family Standard.

Section 14.02.007(b) of the Zoning Ordinance is hereby amended to revise the Single Family Standard (SF-2) District “Exterior Side Setback to Residential” to read as follows:

Exterior Side Setback to Residential	5'
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SECTION 7. Amendment of Section 14.02.007(c) Residential Development Standards Table Notes. Section 14.02.007(c) of the Zoning Ordinance is hereby amended to revise and add the following subsections to read as follows:

(a) Subsection (3) is hereby amended to read as follows:

“(3) On approval by the commission, SF-1 and SF-2 lots having approximately 5,750 square feet of lot area may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The commission shall consider the lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than five-foot side yard, ten-foot rear yard, 15-foot street side yard setback and 20-foot front yard setback. Lots owned by the same person may be combined into one building site.”

(b) Subsection (5) is hereby added to read as follows:

“(5) SF-1 and SF-2 lots within the Historic District as defined in section 14.02.031 may have minimum lot sizes of 5,750 square feet and minimum lot widths of 50 feet when being replatted by a Short Form Final Plat or Amended Plat.”

SECTION 8. Amendment of Section 14.02.007(d)(6) Table 6(A) Residential Accessory Building Setback Table. Section 14.02.007(d)(6) Table 6(A) of the Zoning Ordinance is hereby amended to revise “Accessory structures 120 s.f. and over, excluding detached garage” as follows:

Accessory structures 120 s.f. and over, excluding detached garage	25'	5'	5'	15'
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SECTION 9. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to add the Non-Residential and Mixed-Use District use “Alcoholic Beverage Sales – Off-premises” immediately following the use “Alcoholic beverage establishment” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Alcoholic Beverage Sales – Off-premises					P	P	P	P	P		

SECTION 10. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is

hereby amended to add the Non-Residential and Mixed-Use District use “Athletic Facility” immediately following the use “Art studio or gallery” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Athletic Facility	C	C	C								

SECTION 11. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to revise the Non-Residential and Mixed-Use District use “Construction and Equipment Sales (Major)” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Construction and Equipment Sales (Major)									P	P	P

SECTION 12. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to revise the Non-Residential and Mixed-Use District use “Construction and Equipment Sales (Minor)” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Construction and Equipment Sales (Minor)							P	P	P	P	

SECTION 13. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to delete in its entirety the Non-Residential and Mixed-Use District use “Construction Services”.

SECTION 14. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to revise the Non-Residential and Mixed-Use District use “Contractor’s Shop” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Contractor’s Shop								C	C	C	C

SECTION 15. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to revise the Non-Residential and Mixed-Use District use “Gasoline Station (Full Service)” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Gasoline Station (Full Service)								C/S	C		

SECTION 16. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to revise the Non-Residential and Mixed-Use District use “Gasoline Station (Limited)” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Gasoline Station (Limited)					C/S		C/S	C/S	C		

SECTION 17. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to delete in its entirety the Non-Residential and Mixed-Use District use “Liquor Sales”.

SECTION 18. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to add the Non-Residential and Mixed-Use District use “Portable Building Sales” immediately following the use “Personal services” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Portable Building Sales									P	P	

SECTION 19. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to revise the Non-Residential and Mixed-Use District use “Smoke Shop or Tobacco Store” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Smoke Shop or Tobacco Store							P	P	P		

SECTION 20. Amendment of Section 14.02.017(b) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts. Section 14.02.017(b) of the Zoning Ordinance is hereby amended to revise the Non-Residential and Mixed-Use District use title “Truck Stop” to read as follows:

“Truck Stop or Travel Center”

SECTION 21. Amendment of Section 14.02.018 Non-Residential and Mixed-Use District Conditions. Section 14.02.018 of the Zoning Ordinance is hereby amended to revise in its entirety the Non-Residential and Mixed-Use District Condition “Light Commercial (C-1)” to read as follows:

Light Commercial (C-1)	<ul style="list-style-type: none"> • Uses be conducted entirely within an enclosed building except for customary outdoor uses, as approved by the Development Services Director, on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar. All sales of merchandise shall be consummated indoors, and no cash register or package-wrapping counter shall be located outdoors.
	<ul style="list-style-type: none"> • Outdoor display must be in accordance with section 14.02.049
	<ul style="list-style-type: none"> • Merchandise be new, first-hand and sold on premises, except for antique shops.
	<ul style="list-style-type: none"> • Establishments located on property that is within 300 feet of any property zoned for residential use when the commercial use is first established may not be open to the general public before 5:00 a.m. and must be closed to the general public by 12:00 a.m., except for commercial uses on US Hwy 290.

SECTION 22. Amendment of Section 14.02.018 Non-Residential and Mixed-Use District Conditions. Section 14.02.018 of the Zoning Ordinance is hereby amended to revise in its entirety the Non-Residential and Mixed-Use District Condition “Medium Commercial (C-2)” to read as follows:

Medium Commercial (C-2)	<ul style="list-style-type: none"> • Uses be conducted primarily within an enclosed building except for customary uses on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar.
	<ul style="list-style-type: none"> • Outdoor display must be in accordance with section 14.02.049

SECTION 23. Amendment of Section 14.02.018 Non-Residential and Mixed-Use District Conditions. Section 14.02.018 of the Zoning Ordinance is hereby amended to revise in its entirety the Non-Residential and Mixed-Use District Condition “Heavy Commercial (C-3)” to read as follows:

Heavy Commercial (C-3)	<ul style="list-style-type: none"> • Uses be conducted primarily within an enclosed building except for customary uses on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar.
	<ul style="list-style-type: none"> • Outdoor display must be in accordance with section 14.02.049

SECTION 24. Amendment of Section 14.02.018 Non-Residential and Mixed-Use District Conditions. Section 14.02.018 of the Zoning Ordinance is hereby amended to revise in its entirety the Non-Residential and Mixed-Use District Condition “Neighborhood Business (NB)” to read as follows:

Neighborhood Business (NB)	<ul style="list-style-type: none"> • Uses be conducted entirely within an enclosed building except for customary outdoor uses, as approved by the Development Services Director, on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar. All sales of merchandise shall be consummated indoors, and no cash register or package-wrapping counter shall be located outdoors.
	<ul style="list-style-type: none"> • Outdoor display must be in accordance with section 14.02.049
	<ul style="list-style-type: none"> • Merchandise be new, first-hand and sold on premises, except for antique shops.
	<ul style="list-style-type: none"> • Establishments located on property that is within 300 feet of any property zoned for residential use when the commercial use is first established may not be open to the general public before 5:00 a.m. and must be closed to the general public by 12:00 a.m., except for commercial uses on US Hwy 290.
	<ul style="list-style-type: none"> • Drive-through facilities are prohibited

SECTION 25. Amendment of Section 14.02.018 Non-Residential and Mixed-Use District Conditions. Section 14.02.018 of the Zoning Ordinance is hereby amended to revise in its entirety the Non-Residential and Mixed-Use District Condition “Downtown Business (DB)” to read as follows:

Downtown Business (DB)	<ul style="list-style-type: none"> • Uses be conducted entirely within an enclosed building except for customary outdoor uses, as approved by the
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	Development Services Director, on an area that is improved with concrete, asphalt, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar. All sales of merchandise shall be consummated indoors, and no cash register or package-wrapping counter shall be located outdoors.
	<ul style="list-style-type: none"> • Outdoor display must be in accordance with section 14.02.049
	<ul style="list-style-type: none"> • Merchandise be new, first-hand and sold on premises, except for antique shops.
	<ul style="list-style-type: none"> • Drive-through facilities are prohibited

SECTION 26. Amendment of Section 14.02.019 Non-Residential and Mixed-Use Land Use Conditions. Section 14.02.019 of the Zoning Ordinance is hereby amended to add the Non-Residential and Mixed-Use Land Use Condition for “Athletic Facility” immediately following the Non-Residential and Mixed-Use Land Use Condition for “Amusement (Outdoors)” to read as follows:

Athletic Facility	<ul style="list-style-type: none"> • Athletic facilities within 300 feet of residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments when first established must meet the following conditions:
	<ul style="list-style-type: none"> • Must be screened and buffered to minimize their impact
	<ul style="list-style-type: none"> • May operate only between 9:00 a.m. and 9:00 p.m.
	<ul style="list-style-type: none"> • Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.

SECTION 27. Amendment of Section 14.02.019 Non-Residential and Mixed-Use Land Use Conditions. Section 14.02.019 of the Zoning Ordinance is hereby amended to revise in its entirety the Non-Residential and Mixed-Use Land Use Condition for “Contractor’s Shop” to read as follows:

Contractor’s Shop	<ul style="list-style-type: none"> • Liquids, gels, and pastes (e.g., paints, sealers, etc.) are stored only in enclosed buildings.
	<ul style="list-style-type: none"> • There is no storage of explosives.
	<ul style="list-style-type: none"> • There is storage of no more than 50 gallons of motor fuel.
	<ul style="list-style-type: none"> • There is no disposal of inoperable machines or wastes on-site.
	<ul style="list-style-type: none"> • The areas used for storage of materials, fleet vehicles, or similar must be wholly enclosed within a structure or otherwise fully screened from view from adjacent residential areas, public rights-of-ways, major drive aisles, and parkland.

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SECTION 28. Amendment of Section 14.02.019 Non-Residential and Mixed-Use Land Use Conditions. Section 14.02.019 of the Zoning Ordinance is hereby amended to delete in its entirety the Non-Residential and Mixed-Use Land Use Condition for “Construction Services”.

SECTION 29. Amendment of Section 14.02.019 Non-Residential and Mixed-Use Land Use Conditions. Section 14.02.019 of the Zoning Ordinance is hereby amended to revise in its entirety the Non-Residential and Mixed-Use Land Use Condition for “Gas Station, Full Service” to read as follows:

Gas Station, Full Service	<ul style="list-style-type: none"> • Permitted only within 200 feet of the right-of-way lines of intersecting streets, unless the use is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more
	<ul style="list-style-type: none"> • Permitted at a maximum of two corners at an intersection of two arterial streets; and a maximum of one corner of an intersection with a collector or local street.
	<ul style="list-style-type: none"> • Permits only automotive repair (minor) uses.
	<ul style="list-style-type: none"> • Automobile washing facilities shall follow conditions of that use.
	<ul style="list-style-type: none"> • No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met: <ul style="list-style-type: none"> ○ The property is located on and has direct access from US Highway 290 East ○ The proposed gas station is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
	<ul style="list-style-type: none"> • In no case shall a gas station be permitted more than ten multi-fuel dispensers (twenty fuel positions)
	<ul style="list-style-type: none"> • Multi-fuel dispensers, air, vacuum, and water stations must be 100 feet from a residential district.
	<ul style="list-style-type: none"> • Fuel positions, air, vacuum, water stations and other similar equipment is prohibited between the principal structure and the property line of a residential district and shall comply with the building setbacks in all other circumstances.
	<ul style="list-style-type: none"> • Freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.

SECTION 30. Amendment of Section 14.02.019 Non-Residential and Mixed-Use Land Use Conditions. Section 14.02.019 of the Zoning Ordinance is hereby amended to revise in its entirety the Non-Residential and Mixed-Use Land Use Condition for “Gas Station, Limited” to read as follows:

Gas Station, Limited	<ul style="list-style-type: none"> • Permitted only within 200 feet of the right-of-way lines of intersecting streets, unless the use is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more 								
	<ul style="list-style-type: none"> • Permitted at a maximum of two corners at an intersection of two arterial streets; and a maximum of one corner of an intersection with a collector or local street. 								
	<ul style="list-style-type: none"> • Automotive repair and automobile washing facilities are prohibited. 								
	<ul style="list-style-type: none"> • No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met: <ul style="list-style-type: none"> ○ The property is located on and has direct access from US Highway 290 East ○ The proposed gas station is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more. 								
	<ul style="list-style-type: none"> • In no case shall a gas station be permitted more than ten multi-fuel dispensers (twenty fuel positions) 								
	<ul style="list-style-type: none"> • In the Neighborhood Business (NB) and Light Commercial (C-1) districts the canopy and arrangement of multi-fuel dispensers shall be designed in a relatively square pattern as opposed to a linear distribution of the multi-fuel dispensers, as depicted below (where X = one multi-fuel dispenser = two fuel positions): <div style="margin-left: 40px;"> <p>Acceptable Pump Arrangement</p> <table style="border: none; margin-left: 20px;"> <tr><td>X</td><td>X</td></tr> <tr><td>X</td><td>X</td></tr> </table> <p>Unacceptable Pump Arrangement</p> <table style="border: none; margin-left: 20px;"> <tr><td>X</td><td>X</td><td>X</td><td>X</td></tr> </table> </div> 	X	X	X	X	X	X	X	X
	X	X							
	X	X							
X	X	X	X						
<ul style="list-style-type: none"> • Multi-fuel dispensers, air, vacuum, and water stations must be 100 feet from a residential district. 									
<ul style="list-style-type: none"> • Fuel positions, air, vacuum, water stations and other similar equipment is prohibited between the principal 									

	structure and the property line of a residential district and shall comply with the building setbacks in all other circumstances.
	<ul style="list-style-type: none"> • Freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.

SECTION 31. Amendment of Section 14.02.046(1) Accessory Structures. Section 14.02.046(1) of the Zoning Ordinance is hereby amended to revise the following subsections to read as follows:

(a) Subsection (B) is hereby amended to read as follows:

“(B) Accessory structures may encroach into required yards according to each zoning districts permitted encroachment allowances.”

(b) Subsection (I) is hereby amended to read as follows:

“(I) Accessory structures shall be architecturally consistent with the principal structure. Portable classrooms installed for the school district on district owned property are exempt from this requirement.”

SECTION 32. Amendment of Section 14.02.049(c) Outdoor Storage and Display. Section 14.02.049(c) of the Zoning Ordinance is hereby amended to revise the following subsections to read as follows:

(a) Subsection (5) is hereby amended to read as follows:

“(5) The outdoor display area shall not exceed ten percent of the square footage of the principal structure or 500 square feet, whichever is less, with the following exceptions:

(A) Outdoor home accessory sales are exempt from this requirement.

(B) Passenger vehicle sales and rental. Outdoor display of passenger vehicles for sale or rent is exempt from this requirement. This does not include vehicles used for moving.

(C) Moving vehicle rental. Rental of vehicles utilized for moving of goods, personal or commercial, are limited to a maximum of four parking spaces. All other moving vehicles shall be screened in accordance with the outdoor storage requirements.

(D) Garden Centers are exempt from this requirement.

(E) Heavy Equipment, Machinery, and Trailers. Large heavy equipment, construction machinery, and trailers associated with a Construction and Equipment Sales, Major or Truck and Trailer Sales use.

(F) Portable building sales. Outdoor display of portable buildings for sale associated with Portable Building Sales use.”

(b) Subsection (8) is hereby amended to read as follows:

“(8) Outdoor display facing a public right-of-way or drive aisle is not required to be screened. Outdoor display visible to adjacent residentially zoned property or parkland shall be screened. This screening may be satisfied by bufferyard landscaping.”

SECTION 33. Amendment of Section 14.02.049(e) Outdoor Storage and Display.

Section 14.02.049(e) of the Zoning Ordinance is hereby amended to revise the following subsections to read as follows:

(a) Subsection (3) is hereby amended to read as follows:

“(3) A six-foot wall is required to screen outdoor storage when the property is located adjacent to property zoned more restrictive than the subject site, or when the storage is visible from a public right-of-way or parkland. This requirement is in addition to the screening requirements of this code, except where there is conflict this provision controls.”

(b) Subsection (6) is hereby amended to read as follows:

“(6) The outdoor storage area is limited to a maximum one percent of the square footage of the principal structure or tenant space, or 100 square feet, whichever is less, within NB, DB, C-1, and C-2 districts with the following exceptions:

(A) Mini storage facilities which may provide for outside storage of vehicles (automobiles and recreational vehicles) are limited to a maximum area of 20 percent of the gross site area, if the aforementioned screening is provided.

(B) Accessory use of vehicle storage is exempt from the limitation on area as long as all other provisions for outdoor storage are met. For example, trucks utilizing for moving, fleet vehicles or vehicles receiving auto repair.”

(c) Subsection (8) is hereby added to read as follows:

“(8) Outdoor storage of equipment and vehicular storage shall be on a paved surface of asphalt, concrete, or another all-weather solid surface. All-weather solid surface does not include gravel, base material, or similar. In C-3, IN-1 and IN-2 districts this provision may be modified by the Development Services Director.”

SECTION 34. Amendment of Section 14.02.062(b)(13)(A) Single Family Attached.
Section 14.02.062(b)(13)(A) of the Zoning Ordinance is hereby amended in its entirety to read as follows:

“(A) One, 12-foot by 20-foot (inside dimensions) garage parking space shall be provided per unit.”

SECTION 35. Amendment of Section 14.05.002(b)(C) Planned Unit Development Procedures. Section 14.05.002(b)(C) of the Zoning Ordinance is hereby amended in its entirety to read as follows:

“(C) Standards required by the base zoning apply in a planned unit development except that the following regulations and standards may be varied in the adoption of the planned unit development, provided that the plan is consistent with sound urban planning and good engineering practices:

- (i) Setbacks
- (ii) Maximum height
- (iii) Maximum lot coverage
- (iv) Minimum lot width
- (v) Minimum lot area
- (vi) Off-street parking requirements
- (vii) Maximum dwelling units per acre
- (viii) Minimum dwelling unit size
- (ix) Accessory building regulations
- (x) Sign regulations
- (xi) Landscaping regulations
- (xii) Land uses and land use conditions
- (xiii) Architectural standards
- (xiv) Special district requirements pertaining to the base zoning”

SECTION 36. Construction

The terms and provisions of this Ordinance shall not be construed in a manner to conflict with Chapter 211 of the Texas Local Government Code and if any term or provision of this Ordinance shall appear to conflict with any term, provision or condition of Chapter 211, such Ordinance term or provision shall be read, interpreted and construed in a manner consistent with and not in conflict with such Chapter, and, if possible, in a manner to give effect to both. The standard and accepted rules of statutory construction shall govern in construing the terms and provisions of this Ordinance.

SECTION 37. Repealing all Conflicting Ordinances

All ordinances or parts of ordinances governing zoning in force when the provisions of this Ordinance become effective which are inconsistent with or in conflict with the terms and provisions contained herein are amended only to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the city, the terms and provisions of this ordinance shall govern.

SECTION 38. Savings Clause

This City Council of the City of Manor, Texas hereby declares if any section, subsection, paragraph, sentence, clause, phrase, work or portion of this Ordinance is declared invalid, or unconstitutional, by a court of competent jurisdiction, that, in such event that it would have passed and ordained any and all remaining portions of this ordinance without the inclusion of that portion or portions which may be so found to be unconstitutional or invalid, and declares that its intent is to make no portion of this Ordinance dependent upon the validity of any portion thereof, and that all said remaining portions shall continue in full force and effect.

SECTION 39. Severability

If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 40. Open Meetings

It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 41. Effective Date

This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED on First Reading this the ____ day of _____ 2021.

FINALLY PASSED AND APPROVED on this the ____ day of _____ 2021.

THE CITY OF MANOR, TEXAS

Dr. Larry Wallace Jr.,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 9, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Joined Lot Affidavit for Lot 14 and Lot 15, Block 25, Town of Manor.

Applicant: Ringo Sun & Yu-Chi Wu

Owner: Ringo Sun & Yu-Chi Wu

BACKGROUND/SUMMARY:

This property is located at 204 West Parsons Street. It is two 25' wide lots that already has a structure built across the property lines. This joined lot affidavit would, for the purposes of building, combine the two lots into a 50' wide lot. The applicant is seeking to redevelop the structure, a home, into a commercial property which would require additional development across the existing property boundary.

LEGAL REVIEW: NA
FISCAL IMPACT: (Type YES or NO) NO
PRESENTATION: (Type YES or NO) NO
ATTACHMENTS: (Type YES or NO) YES

- Joined Lot Affidavit

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Joined Lot Affidavit for Lot 14 and Lot 15, Block 25, Town of Manor.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
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Affidavit of Ringo / Yu-chi Wu

In Support of Joining Lots into One Building Site

BEFORE ME, the undersigned authority, on this day personally appeared Ringo Sun / Yu-chi Wu, who being duly sworn by me did on their oath, depose and say that:

My name is Ringo Sun / Yu-chi Wu, I am of sound mind, over eighteen (18) years of age and am competent to make this affidavit. I am personally acquainted with the facts herein stated and such facts are, within my personal knowledge, true and correct.

I am the owner of the following described lots (herein the "lots"):

Tract 1: Lot 14, Block 25, Town of Manor, Manor, Travis County, Texas

Tract 2: Lot 15, Block 25, Town of Manor, Manor, Travis County, Texas

For and in consideration of the approval to utilize the Lots as one building site, I bind the lots to this covenant which shall run with the land until released by compliance with the City's regulations for separating the Lots or re-platting of the Lots in compliance with all applicable ordinances. This shall be and hereby is deemed a covenant running with the land enforceable by the City of Manor and to be released only by the City of Manor upon demonstration of compliance with all applicable ordinances of the City.

The City of Manor Planning and Zoning Commission on the _____ day of _____, 202_, under the authority of the City Zoning Ordinance, Article 14.02 Division II, Section 14.02.007(c)(3), approved the request to recognize the above referenced Lots, platted prior to 1980, as one unit to be utilized as one building site and to be treated as one lot without the necessity of re-platting said Lots. The right to build across the boundaries separating the Lots and to treat the Lots as one building site has been granted. Any structure crossing the lot lines or encroaching in the setback between the Lots described herein will not be in compliance with the City of Manor ordinances without this approval.

The permission to utilize the Lots as one building site is conditioned on the owner and subsequent purchasers and homeowners conveying and utilizing the Lots as one building site until the Lots are re-platted in compliance with the City ordinances and the Texas Local Government Code. The owner, and all successors, assigns, executors and heirs are bound to convey and occupy the Lots as one Lot and one building site until any structures crossing or encroaching in the setback are removed from the Lots and brought into compliance with City ordinances and/or re-platted in compliance therewith and the City approves such compliance by releasing the covenant.

Failure to re-plot or remove any buildings crossing the lot lines and receive a release from this obligation shall be binding upon all purchasers and tenants for which the City of Manor may enforce such compliance. This agreement shall be filed among the official property records of Travis County to serve as notice to all subsequent purchasers of all or a portion of the Lots.

Ringo Sun / Yu-Chi Wu
Owner

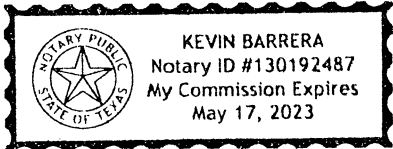
STATE OF TEXAS §
COUNTY OF Travis §

BEFORE ME the undersigned authority on this day personally appeared Ringo Sun / Yu-Chi Wu, Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing document and that s/he executed such document for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28th day of May, 2021.

[Signature]
Notary Public - State of Texas

APPROVED AND AGREED:



Planning and Zoning Chairperson, City of Manor

After recording return to:

City of Manor
City Secretary
P.O. Box 387
Manor, TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 9, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a request to remove 4 trees from Grace Covenant Christian Center located at 14518 East US Hwy 290.

BACKGROUND/SUMMARY:

The Grace Covenant Church is currently having their site development plan reviewed. As part of their proposed development they need to remove 4 trees. The trees are a 16" live oak, 18" live oak, 22" live oak, and 26" live oak. They are required to provide on-site tree mitigation for these removals which would be 148" caliper inches. They are proposing to add 111" caliper inches and will be requesting a fee-in-lieu from the City Council for the unmitigated 37" caliper inches.

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: (Type YES or NO) (If YES, please explain)

PRESENTATION: (Type YES or NO)

ATTACHMENTS: (Type YES or NO) (If YES, please list below in order to be presented)

- Letter of Intent
- Tree Survey
- Landscape Plan

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None

Civil Engineering
512-785-8446
marco@sectexas.com

5524 Bee Cave Road, Suite B-2
Austin, Texas 78746

LETTER OF INTENT

June 1, 2021

City of Manor Development Services
105 E. Eggleston Street
Manor, Texas 78653

RE: Grace Covenant Christian Church
14518 E US Hwy 290
Manor, Texas 78653

To Scott Dunlop:

This is a letter of intent for the purpose of requesting the removal of four (4) trees 8” and larger, located at 14518 E US Hwy 290. This request will allow for the buildable area of a 12,000 square foot religious assembly development. We are requesting the tree removal with the understanding that the 18”, 22” and 26” Live Oak trees will require a 2:1 mitigation ratio and a 16” Live Oak will require a 1:1 ratio for mitigation. The total inches to be replaced through mitigation is 148”. We are proposing to mitigate on site a total of 75” of shade trees and 36” of ornamental trees totaling 111”. We are requesting a fee in lieu to be paid for the remaining 37”.

Because of the existing constraints on site, consisting of an existing pond and associated plant material, the location of the proposed building and parking lot were sited to take advantage of these features. The owner is hoping to preserve the undeveloped portion of the property for potential contemplative walks, interpretive or education outdoor learning opportunities.

We understand that City Council will determine the fee in lieu.

We appreciate your time and the opportunity to work with the City on making this project come to fruition.

Feel free to contact the undersigned at 512-785-8446 with any questions.

Sincerely,
Marco Castaneda, PE



TREE MITIGATION CALCULATIONS:

TREE TAG	SPECIES	DIAMETER	TO REMAIN/REMOVE	MITIGATION RATIO	TOTAL CALIPER INCHES TO BE REPLACED
8	LIVE OAK	16"	REMOVE	1:1	16"
9	LIVE OAK	18"	REMOVE	2:1	36"
10	LIVE OAK	22"	REMOVE	2:1	44"
11	LIVE OAK	26"	REMOVE	2:1	52"

TOTAL CALIPER INCHES TO BE REMOVED: 82"
 TOTAL CALIPER INCHES TO BE REPLACED: 148"

ON SITE MITIGATION PROVIDED: 75"
 PROPOSED SHADE TREE INCHES PROVIDED: 36"
 PROPOSED ORNAMENTAL TREE INCHES PROVIDED: 111"
 TOTAL NUMBER OF INCHES PROVIDED ON SITE: 111"

TOTAL NUMBER OF INCHES TO BE PAID FEE IN LIEU OF: 37"

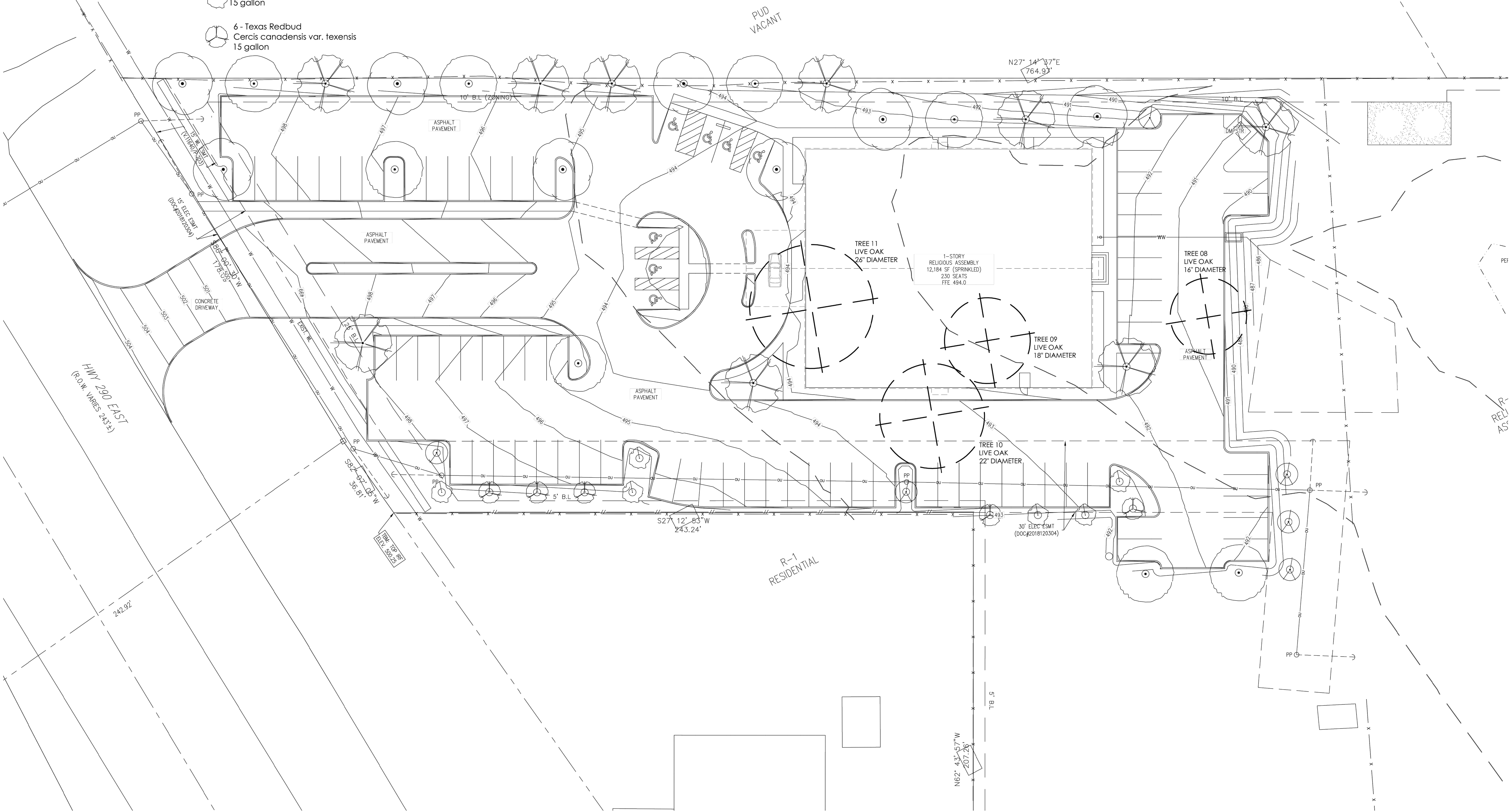
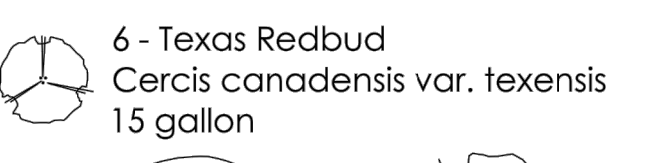
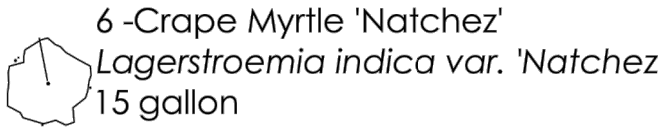
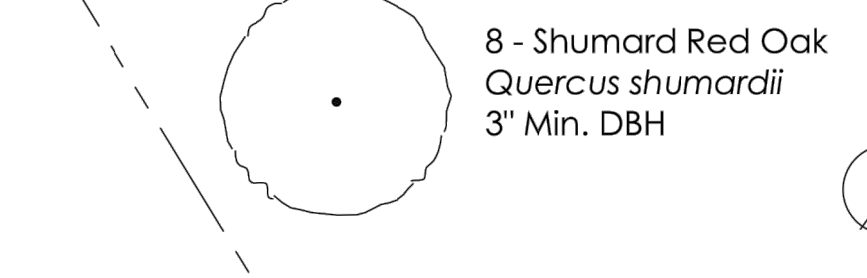
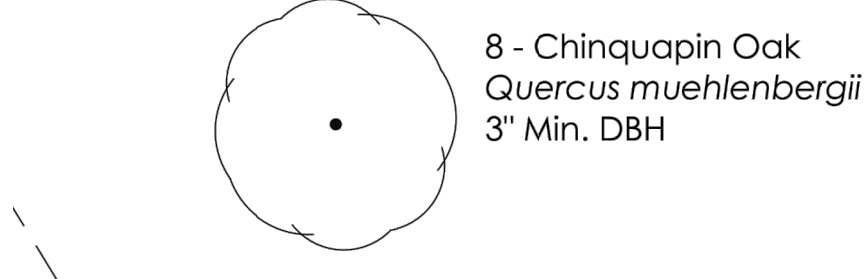
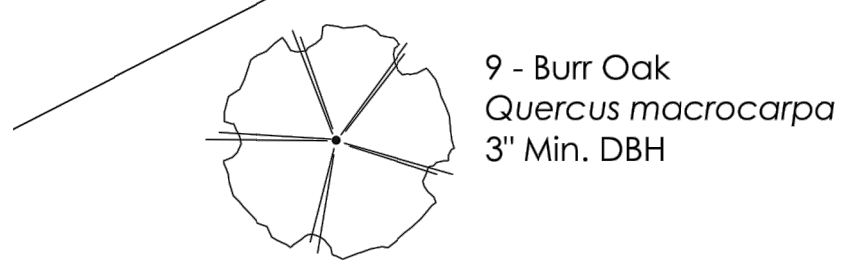
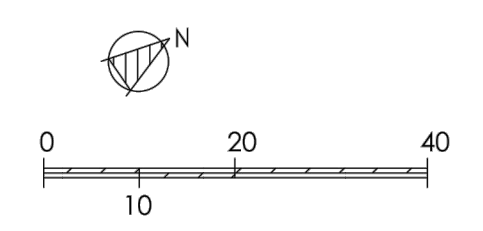
TOTAL FEE TO BE PAID IN LIEU OF: 37 x \$xxx PER INCH = \$ xxxx

General Landscape Notes

- All new plant material shall meet the latest requirements of the American Standard for Nursery Stock (ANSI Z60.1)."
- All new plant material shall be planted and maintained in accordance with the latest edition of the American National Standards Institute requirements for Tree, Shrub, and Other Woody Plant Maintenance (ANSI A300 Parts 1 through 6)."
- Provide adjustable flood bubblers on all trees in order to meet the specific hydrologic requirements of newly planted trees in accordance with the TCEQ.
- Drip emitters (bubblers) shall be installed at each tree location and operate on valves separate from the spray zones.
- All landscaping and irrigation shall be installed according to the City of Manor requirements.
- All landscape beds and tree rings are to be mulched unless otherwise noted.
- All landscape areas shall be hydro seeded with Common Bermuda installed unless otherwise noted.
- A combination of drip and a conventional system for irrigation has been selected for this development.
- All trees overhanging a drive aisle, fire lane or loading zone shall be limbed up 14'. All trees overhanging a pedestrian walk way or sidewalk shall be limbed up 8'.
- Do not exceed maximum 4' cut or fill within the 1/2 CRZ of any preserved trees.
- Outdoor condensers, utility huts and other building service equipment shall be screened from view on all sides using a vegetative screen with at least two varieties of plant material from the preferred plant list that, at maturity, is at least the height of the equipment to be screened.

LEGEND

	NEW	EXISTING
WATER LINE	W	W
STORM DRAIN	SD	SD
WASTEWATER LINE	WW	WW
MANHOLE	MH	MH
AREA INLET	AI	
CURB INLET	INLET	
WATER VALVE		
FLOWLINE ELEVATION	FL	
TOP OF GRATE	TG	
TOP OF CURB	TC	
FINISH GRADE	FG	
FIRE HYDRANT		
TREE		
WW LINE INSP. PORT.	WW	

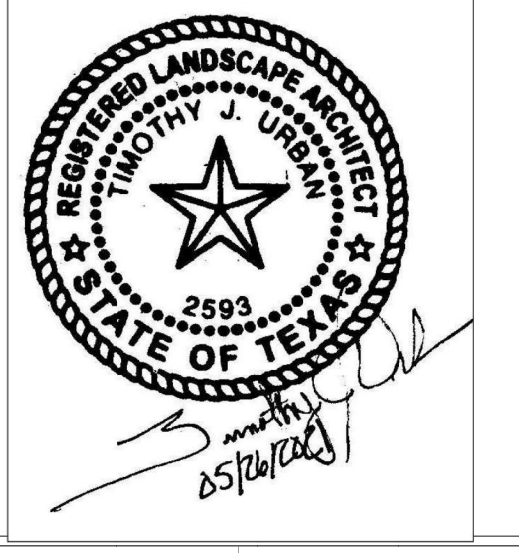


REV. NO.	DATE	DESCRIPTION

Manor

Urban Landforms
 1906 S. Main St. Georgetown Texas

Grace Covenant Church
 14518 East US Hwy 290
 Manor, TX



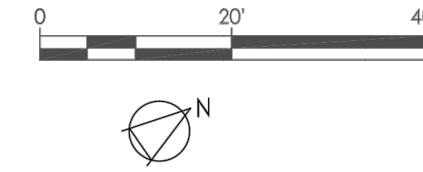
DRAWN BY:	TJU
DESIGN BY:	TJU
SURVEY BY:	
REVIEWED BY:	

- 9 - Burr Oak
Quercus macrocarpa
3" Min. DBH
- 8 - Chinquapin Oak
Quercus muehlenbergii
3" Min. DBH
- 8 - Shumard Red Oak
Quercus shumardii
3" Min. DBH
- 6 - Native Yaupon Holly (female)
Ilex vomitoria
2" Min DBH
15 gallon
- 6 -Crape Myrtle 'Natchez'
Lagerstroemia indica var. 'Natchez'
2" Min DBH
15 gallon
- 6 - Texas Redbud
Cercis canadensis var. texensis
2" Min DBH
15 gallon
- 32 - Rock Cotoneaster
Cotoneaster horizontalis
5 gallon
- 23 - Bush Rosemary
Rosmarinus officinalis
5 gallon
- 30 - Dwarf Wax Myrtle
Morella pumila
5 gallon

CALCULATIONS:
 Total Site - Limits of Construction 126,568.53sqft
 Total Landscape Area Provided: 64,571.57sqft 51.01%
 Total Landscape Area Required: 12,656.85sqft 10% per Institutional requirements

Based upon total required landscape /600 (Institutional)
 Total Number of Trees Req: 43
 Total Shade Trees Provided: 25
 Total Ornamental Trees (Utility compatible) Provided: 18
 Total Shrubs Required: 85
 Total Shrubs provided: 85

	NEW	EXISTING
WATER LINE	W	W
STORM DRAIN	SD	SD
WASTEWATER LINE	WW	WW
MANHOLE	MH	MH
AREA INLET	AI	
CURB INLET	INLET	
WATER VALVE		
FLOWLINE ELEVATION	FL	
TOP OF GRATE	TG	
TOP OF CURB	TC	
FINISH GRADE	FG	
FIRE HYDRANT		
TREE		
WW LINE INSP. PORT.		

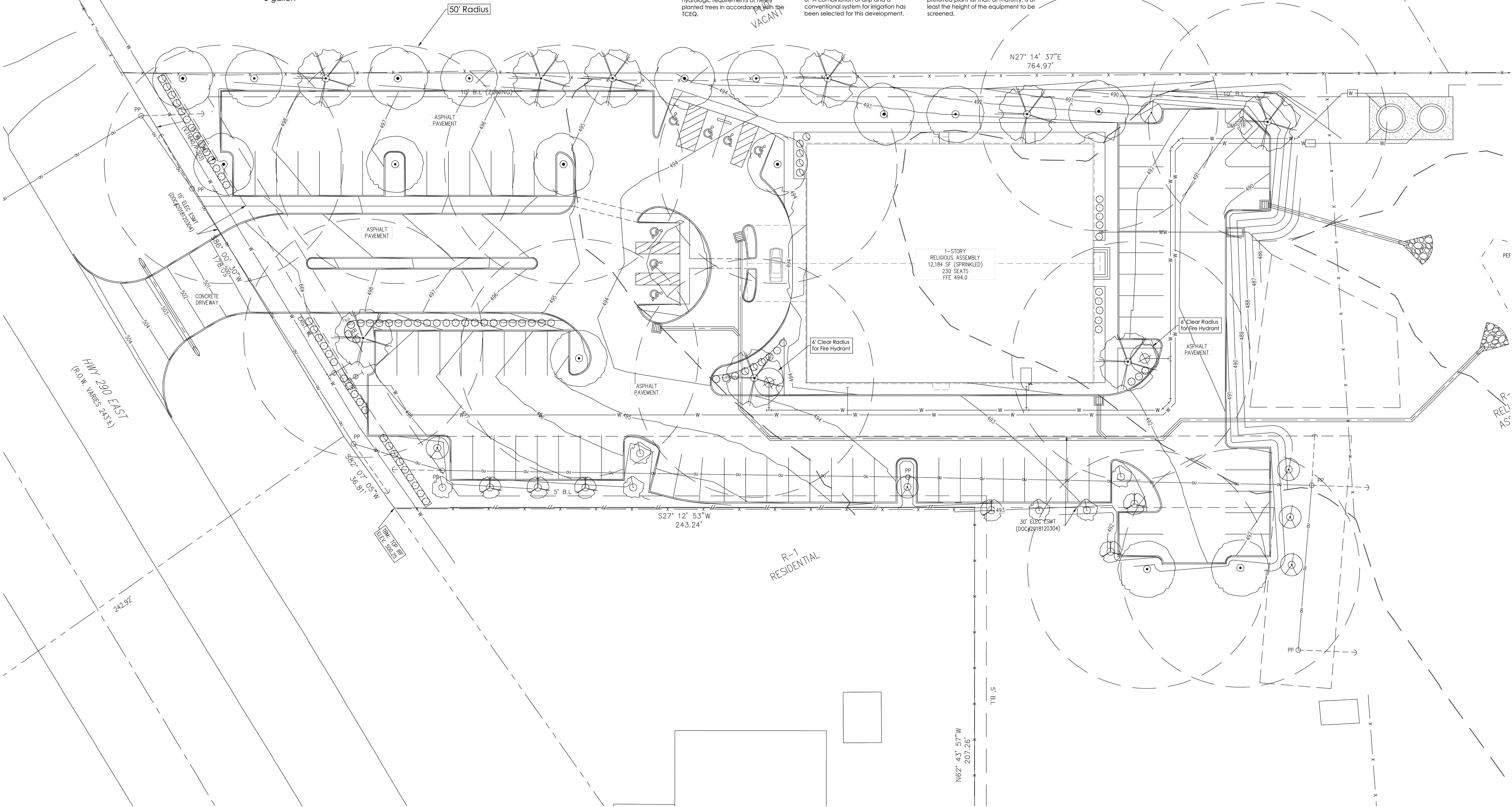


General Landscape Notes

- All new plant material shall meet the latest requirements of the American Standard for Nursery Stock (ANSI Z60.1)."
- All new plant material shall be planted and maintained in accordance with the latest edition of the American National Standards Institute requirements for Tree, Shrub, and Other Woody Plant Maintenance (ANSI A300 Parts 1 through 6)."
- Provide adjustable flood bubblers on all trees in order to meet the specific hydrologic requirements of newly planted trees in accordance with the TCEQ.
- Drip emitters (bubblers) shall be installed at each tree location and operate on valves separate from the spray zones.
- All landscaping and irrigation shall be installed according to the City of Manor requirements.
- All landscape beds and tree rings are to be mulched unless otherwise noted.
- All landscape areas shall be hydro seeded with Common Bermuda installed unless otherwise noted.
- A combination of drip and a conventional system for irrigation has been selected for this development.
- All Trees overhanging a drive aisle, fire lane or loading zone shall be limbed up 14'. All Trees overhanging a pedestrian walk way or sidewalk shall be limbed up 8'.
- Do not exceed maximum 4" cut or fill within the 1/2 CRZ of any preserved tree.
- Outdoor condensers, utility huts and other building service equipment shall be screened from view on all sides using a vegetative screen with at least two varieties of plant material from the preferred plant list that, at maturity, is at least the height of the equipment to be screened.

General Notes

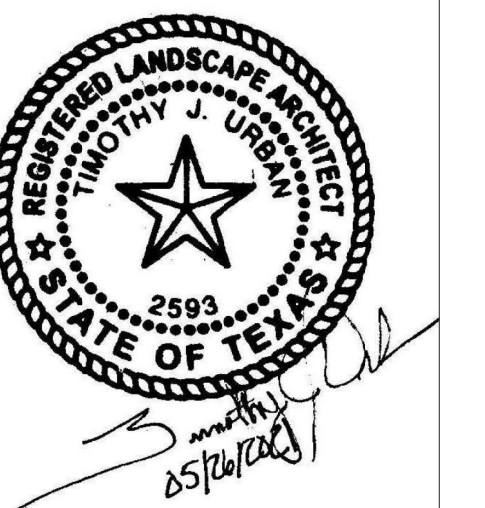
The developer and subsequent owners of the landscaped property, or the manager or agent of the owner, shall be responsible for the maintenance of all landscape areas. Said areas shall be maintained so as to present a healthy, neat and orderly appearance at all times and shall be kept free of refuse and debris. All planted areas shall be provided with a readily available water supply and watered as necessary to ensure continuous healthy growth and development. Maintenance shall include the replacement of all dead plant material if that material was used to meet the requirements of the Subdivision Regulations.



REV. NO.	DATE	DESCRIPTION

Manor
 Urban Landforms
 1906 S. Main St. Georgetown Texas

Grace Covenant Church
 14518 East US Hwy 290
 Manor, TX



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