



JULIE LEONARD, PLACE 1
DEJA HILL, PLACE 2
RAUL HERNANDEZ, VICE-CHAIR, PLACE 3
CHARLES RUSSELL JR., PLACE 4
LIAN STUTSMAN, PLACE 5
KEITH MILLER, PLACE 6
BILL MYERS, CHAIRPERSON, PLACE 7

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

WEDNESDAY, SEPTEMBER 13, 2017

6:30 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

CALL REGULAR SESSION TO ORDER

PRESENTATIONS

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning Commission please register on the speaker sign-in sheet at least five-minutes prior to the scheduled meeting time. NO ACTION MAY BE TAKEN BY THE PLANNING COMMISSION DURING PUBLIC COMMENTS.

CONSENT AGENDA

The following Items will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

- | | |
|--|--------------------------------------|
| 1. Consideration, discussion, and possible action on a Final Plat for Manor Commons SE Commercial Multifamily, one (1) multifamily lot on 11.96 acres more or less, located near US Hwy 290 and FM 973. Owner: LDG Development. Applicant: Big Red Dog, Inc. | Scott Dunlop
Planning Coordinator |
|--|--------------------------------------|

REGULAR AGENDA

- | | |
|---|--------------------------------------|
| 2. Consideration, discussion, and possible action on the August 9, 2017 Planning and Zoning Commission meeting minutes. | Scott Dunlop
Planning Coordinator |
| 3. Consideration, discussion, and possible action on a Final Plat for Las Entradas Gregg Manor South, one (1) right-of-way lot on 2.81 acres more or less, located near US Hwy 290 and Gregg Manor Road. Owner: Las Entradas Development. Applicant: Kimley-Horn. | Scott Dunlop
Planning Coordinator |

- | | |
|--|--------------------------------------|
| 4. Consideration, discussion, and possible action on tree removal request for Shadowview Section 3 to remove three (3) trees totaling 63 caliper inches and mitigating with 172 caliper inches. | Scott Dunlop
Planning Coordinator |
| 5. Consideration, discussion, and possible action to amend Manor Code of Ordinances, Chapter 14 Zoning, modifying definitions; general site and permitted and conditional uses in light commercial, heavy commercial, light industrial, neighborhood business, and downtown business; creating a general office district with permitted uses and site development requirements; amending single-family and multifamily site development requirements; inclusion of a historic district and municipal parks; and adding exhibit D Austin Executive Joint Airport Zoning Board Hazard Regulations. | Scott Dunlop
Planning Coordinator |

ADJOURNMENT

POSTING CERTIFICATION

I, hereby, certify that this notice of the Manor Planning and Zoning Commission Regular Meeting Agenda was posted on this 8th day of September, 2017 at 5:00 P.M., as required by law in accordance with Section 551.043 of the Texas Government Code and remained posted for at least two hours after said meeting was convened.

Lluvia Tijerina
City Secretary

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 special marked parking is available. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact the City Secretary at 512-272-5555. Provide a 48-hour notice when feasible.



AGENDA ITEM NO. 1

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 13, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Manor Commons SE Commercial Multifamily, one (1) multifamily lot on 11.96 acres more or less, located near US Hwy 290 and FM 973. Owner: LDG Development. Applicant: Big Red Dog, Inc.

BACKGROUND/SUMMARY:

This item is to plat the lot where a age-restricted multi-family apartment complex is proposed to locate. The plat has not been approved by our engineers.

PRESENTATION: ☐ YES ☐ NO

ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Final Plat

STAFF RECOMMENDATION:

It is City staff's recommendation, to deny as submitted the Final Plat for Manor Commons SE Commercial Multifamily.

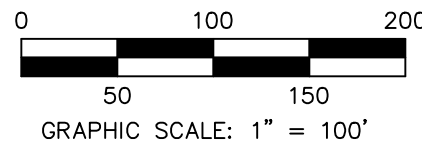
PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

[A]
REMAINDER OF CALLED 2.50 ACRES
GREENVIEW DEVELOPMENT 973, L.P.
DOC. NO. 2005187926
O.P.R.T.C.T.

[B]
REMAINDER OF CALLED 3.62 ACRES
GREENVIEW DEVELOPMENT 973, L.P.
DOC. NO. 2006207224
O.P.R.T.C.T.

[C]
CALLED 3.017 ACRES
GREENVIEW DEVELOPMENT 973, L.P.
DOC. NO. 2009176562
O.P.R.T.C.T.

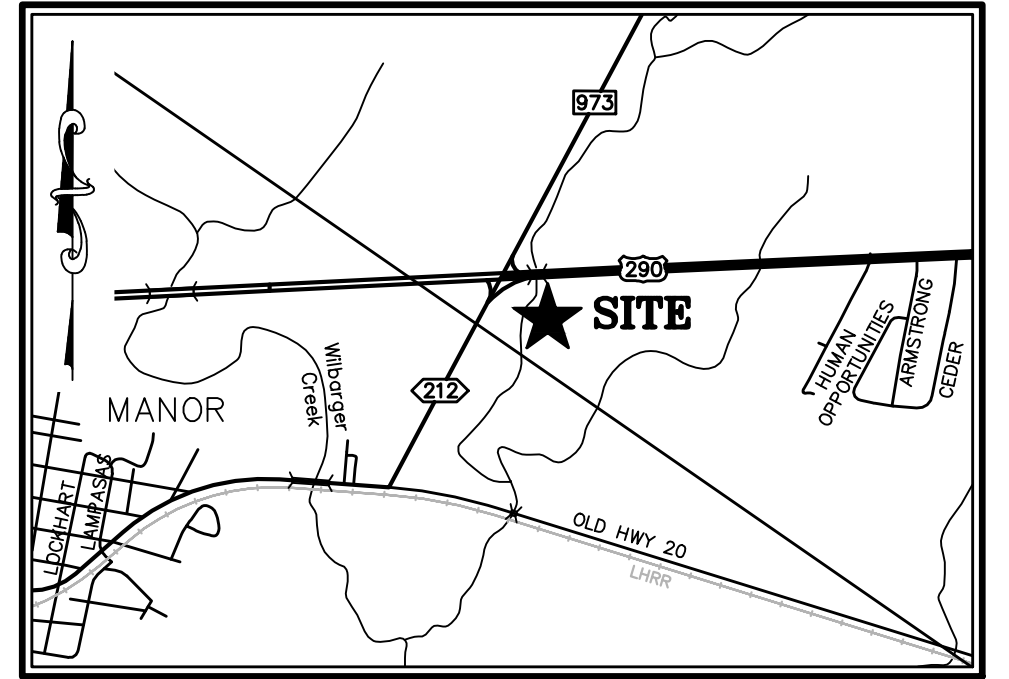
U.S. HIGHWAY 290
(R.O.W. WIDTH VARIES)



CALLED 29.335 ACRES
RICHARD RODRIGUEZ
AND WIFE MARY L. RODRIGUEZ
VOL. 10819, PG. 32
R.P.R.T.C.T.

CALLED 10.000 ACRES
ODEEN HIBBS
DOC. NO. 2002010174
O.P.R.T.C.T.

CALLED 19.335 ACRES
MARGARITO J. RIVERA, JR.
AND WIFE JANIE R. RIVERA
VOL. 10819, PG. 27
R.P.R.T.C.T.



VICINITY MAP

SCALE: 1" = 2000'

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH "WARD-5811" CAP SET
- IRON ROD WITH "VARA" CAP FOUND
- BENCHMARK
- CALCULATED POINT
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- SURVEY CONTROL POINT
- DOC. NO. DOCUMENT NUMBER
- VOL./PG. VOLUME, PAGE
- R.O.W. RIGHT-OF-WAY
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- (.....) RECORD INFORMATION PER DOC. NO. 2005237215
- [.....] RECORD INFORMATION PER DOC. NO. 2005187773
- {.....} RECORD INFORMATION PER DOC. NO. 2005187926
- <.....> RECORD INFORMATION PER DOC. NO. 2006207224
-- RECORD INFORMATION PER DOC. NO. 2009176562
- ((.....)) RECORD INFORMATION PER DOC. NO. 2002010174

LOT 9

APPROXIMATE LOCATION
OF ZONE "A"
(DOTTED AREA-SEE NOTE)

REMAINDER OF CALLED 39.15 ACRES
GREENVIEW DEVELOPMENT 973, L.P.
DOC. NO. 2005187773
O.P.R.T.C.T.

REMAINDER OF CALLED 104.61 ACRES
GREENVIEW DEVELOPMENT GREENBURY, L.P.
DOC. NO. 2005237215
O.P.R.T.C.T.

GREENBERRY GATES
SURVEY NO. 63
ABSTRACT NO. 315

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000078275095.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON JUNE 1, 2017, 4WARD CONTROL POINT WAS CHECKED TO LCRA GPS STATION MONUMENT CS45, HAVING A PUBLISHED GRID COORDINATE & ELEVATION OF N 10,105,408.05, E 3,164,635.76, ELEV. 543.46'.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA L.O.M.R. (LETTER OF MAP REVISION) DATED APRIL 11, 2016, FOR F.I.R.M. PANEL NO. 48453C 0485J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LOT TABLE:

LOT 9 11.9614 ACRES (521,039 SQUARE FEET)

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N87°20'21"E	69.99'
L2	N31°57'45"E	25.71'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	23.60'	15.00'	90°08'47"	S42°18'30"W	21.24'
C2	23.65'	15.00'	90°19'53"	N47°24'53"W	21.27'

OWNER: BARTH TIMMERMANN, OWNER
GREENVIEW DEVELOPMENT, L.P.
501 VALE ST.
AUSTIN, TX 78746

ACREAGE: 10.3880

SURVEY: GREENBERRY GATES SURVEY NO. 63, ABSTRACT NO. 315

PROPOSED: 1 LOT (COMMERCIAL)

SURVEYOR: 4WARD LAND SURVEYING
2201 WOODWARD STREET, STE 2201
AUSTIN TX 78744
(512) 537-2384

ENGINEER: AMIR NAMAKFOROOSH, P.E.
BIG RED DOG
2021 EAST 5TH STREET, STE. 200
AUSTIN TX 78702
(512) 669-5560

MANOR SE COMMERCIAL
City of Manor, Travis
County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 8/28/2017
Project: 00605
Scale: 1" = 100'
Reviewer: SMD
Tech: TR
Field Crew: SR/TR
Survey Date: JUNE 2017
Sheet: 1 OF 2

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS, THAT BARTH TIMMERMANN, OWNER OF GREENVIEW DEVELOPMENT, L.P., BEING THE OWNER OF 10.3880 ACRES (452,501 SQUARE FEET), MORE OR LESS, LOCATED IN THE GREENBERRY GATES SURVEY NO. 63, ABSTRACT NO. 315 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 39.15 ACRE TRACT CONVEYED TO GREENVIEW DEVELOPMENT 973, L.P., RECORDED IN DOCUMENT NO. 2005187773 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.50 ACRE TRACT CONVEYED TO GREENVIEW DEVELOPMENT 973, L.P., RECORDED IN DOCUMENT NO. 2005187926 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 104.61 ACRE TRACT CONVEYED TO GREENVIEW DEVELOPMENT, L.P., RECORDED IN DOCUMENT NO. 2005237215 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 3.62 ACRE TRACT CONVEYED TO GREENVIEW DEVELOPMENT 973, L.P., RECORDED IN DOCUMENT NO. 2006207224 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 10.3880 ACRES, PURSUANT TO CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

MANOR SE COMMERCIAL

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

IN WITNESS WHEREOF, THE OWNER OF THE PLAT, GREENVIEW DEVELOPMENT, L.P., REPRESENTED BY ITS OWNER, BARTH TIMMERMANN, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

THE _____ DAY OF _____, 20____ A.D.

BARTH TIMMERMANN, OWNER
GREENVIEW DEVELOPMENT, L.P.

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____

DAY OF _____, 20____ A.D.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF

_____, 20____ A.D.

NOTARY PUBLIC FOR TRAVIS COUNTY, TEXAS

PLAT NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEMS.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS AND SHALL BE SUBMITTED TO THE CITY OF MANOR, WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
3. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR.
4. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF MANOR FOR REVIEW.
6. THE PROPERTY OWNER OR ASSIGNS SHALL MAINTAIN ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF MANOR CURRENT ZONING ORDINANCE.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR,

TEXAS, ON THIS THE_____ DAY OF _____ 201____,

APPROVED: _____ ATTEST: _____

MARY ANN PARKER, CHAIRPERSON _____
FRANCES AGUILAR, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE

_____ DAY OF _____ 201____,

APPROVED: _____ ATTEST: _____

RITA JONSE, MAYOR _____
FRANCES AGUILAR, CITY SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVIOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT

OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE_____ DAY

OF _____ 20I____ AT _____ O'CLOCK M., DULY RECORDED ON THE_____ DAY OF _____ 20____ AT

_____O'CLOCK

M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER_____ OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS_____ DAY OF

_____ 201____, A.O.

DANA DEBEAUVIOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE.

_____ DAY OF _____ 201____,

ENGINEER'S CERTIFICATION:

I, AMIR NAMAKFOROOSH, 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 COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0590H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

AMIR NAMAKFOROOSH, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 124963
FIRM #11201
2021 EAST 5TH STREET, SUITE 200
AUSTIN, TEXAS 78702

SURVEYOR'S CERTIFICATION:

I, STEVEN M. DUARTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 30 OF THE AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE

STEVEN DUARTE, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5940
P.O. BOX 90876
AUSTIN, TEXAS 78709

MANOR SE COMMERCIAL
City of Manor, Travis
County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	8/28/2017
Project:	00605
Scale:	1" = 100'
Reviewer:	SMD
Tech:	TR
Field Crew:	SR/TR
Survey Date:	JUNE 2017
Sheet:	2 OF 2



JULIE LEONARD, PLACE 1
DEJA HILL, PLACE 2
RAUL HERNANDEZ, VICE-CHAIR, PLACE 3
CHARLES RUSSELL JR., PLACE 4
LIAN STUTSMAN, PLACE 5
KEITH MILLER, PLACE 6
BILL MYERS, CHAIRPERSON, PLACE 7

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

WEDNESDAY, AUGUST 9, 2017

6:30 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

COMMISSIONERS

PRESENT:

Place 1: Julie Leonard
Place 2: Deja Hill
Place 3: Raul Hernandez, Vice-Chair
Place 5: Lian Stutsman
Place 7: Bill Myers, Chairperson

ABSENT:

Place 4: Charles Russell, Jr.
Place 6: Keith Miller

CITY STAFF PRESENT:

Scott Dunlop, Planning Coordinator

CALL REGULAR SESSION TO ORDER

Chairperson Myers announced a quorum and called the meeting to order at 6:31 PM

PRESENTATIONS

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning Commission please register on the speaker sign-in sheet at least five-minutes prior to the scheduled meeting time. NO ACTION MAY BE TAKEN BY THE PLANNING COMMISSION DURING PUBLIC COMMENTS.

CONSENT AGENDA

The following Items will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

1. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 9, fifty-five (55) single family lots on 13.30 acres more or less, located near Shadowglen

Scott Dunlop
Planning Coordinator

Bldv and Edwin Reinhardt, Manor, Texas. Owner: SG Land Holdings, LLC. Applicant: AECOM

- | | |
|---|--------------------------------------|
| 2. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 11, fifty-nine (59) single family lots on 15.43 acres more or less, located near Shadowglen Blvd and Edwin Reinhardt, Manor, Texas. Owner: SG Land Holdings, LLC. Applicant: AECOM | Scott Dunlop
Planning Coordinator |
| 3. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 24 A, seventy-one (71) single family lots on 15.76 acres more or less, located near Shadowglen Trace and Pecangate Way, Manor, Texas. Owner: SG Land Holdings, LLC. Applicant: Stantec | Scott Dunlop
Planning Coordinator |
| 4. Consideration, discussion, and possible action on Final Plat for Manor Commons SE Commercial Phase 1, two (2) park and drainage easement lots on 22.62 acres more or less, located near FM 973 and Old Hwy 20, Manor, Texas. Owner: Greenview Development 973, LP. Applicant: ALM Engineering | Scott Dunlop
Planning Coordinator |
| 5. Consideration, discussion, and possible action on a Final Plat for Lagos Phase 1, one hundred and twenty-three (123) single family, village cluster, and open space lots on 48.51 acres more or less located near FM 973 and Murchison Street, Manor, Texas. Owner: 706 Investment Partnership, LTD. Applicant: Kimley-Horn. | Scott Dunlop
Planning Coordinator |

Motion to approve the denial as submitted of consent agenda items 1 – 5 by Commissioner Hill, seconded by Commissioner Leonard. 5 – 0 to approve the denial as submitted.

REGULAR AGENDA

- | | |
|---|--------------------------------------|
| 6. Consideration, discussion, and possible action on the July 12, 2017 Planning and Zoning Commission meeting minutes. | Scott Dunlop
Planning Coordinator |
| Motion to approve the July 12 Planning and Zoning Commission minutes by Commissioner Leonard, seconded by Commissioner Hill. 5 – 0 to approve. | |
| 7. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 16, eight-six (86) single family lots on 33.71 acres more or less, located near Shadowglen Trace and Arbor Hill Cove, Manor, Texas. Owner: SG Land Holdings, LLC. Applicant: Kimley-Horn | Scott Dunlop
Planning Coordinator |
| Motion to approve by Chairperson Myers, seconded by Commissioner Stutsman. 5 – 0 to approve. | |
| 8. Consideration, discussion, and possible action on a Final Plat for Presidential Heights Phase 2, one hundred (100) single family lots on 26.72 acres more or less, located near Bois D'Arc Road and Tower Road. Owner: West Elgin Development Corp. Applicant: Kimley-Horn. | Scott Dunlop
Planning Coordinator |
| Motion to approve by Commissioner Stutsman, seconded by Vice-Chair Hernandez. 5 – 0 to approve. | |
| 9. Consideration, discussion, and possible action on a Preliminary Plat for the Village at Manor Commons, three hundred and seventy-five (375) single family lots on 75.98 | Scott Dunlop
Planning Coordinator |

acres more or less, located near FM 973 and Old Hwy 20, Manor, Texas. Owner: Greenview Development, LP. Applicant: ALM Engineering.

Motion to approve by Commissioner Leonard, seconded by Commissioner Stutsman. 5 – 0 to approve.

10. Consideration, discussion, and possible action on a setback waiver for Lot 1 and West ½ Lot 2 Block 61 Town of Manor, locally known as 101 E. Wheeler Street, to allow for a 10-foot rear setback. Owner: Germaine Swenson. Applicant: Germaine Swenson.

Scott Dunlop
Planning Coordinator

Motion to approve by Commissioner Stutsman, seconded Commissioner Leonard. 5 – 0 to approve.

ADJOURNMENT

Motion to adjourn at 6:43 PM by Commissioner Stutsman, seconded by Commissioner Hill. 5 – 0 to adjourn.

These minutes approved by the Manor Planning and Zoning Commission on the 13th day of September 2017.

APPROVE:

ATTEST:

Bill Myers
Chairperson

Scott Dunlop
Planning Coordinator



AGENDA ITEM NO. 3

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 13, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Las Entradas Gregg Manor South, one (1) right-of-way lot on 2.81 acres more or less, located near US Hwy 290 and Gregg Manor Road. Owner: Las Entradas Development. Applicant: Kimley-Horn.

BACKGROUND/SUMMARY:

This item is for the Gregg Manor Road extension from US Hwy 290 to West Parson Street (Riata Ford to the Lions Club). It has been approved by our engineers.

PRESENTATION: ☐ YES ☐ NO

ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Final Plat

Engineer Letters

Acceptance Letter

STAFF RECOMMENDATION:

It is City staff's recommendation, to approve the Final Plat for Las Entradas Gregg Manor South.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

LEGEND	
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/CAP
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
P.O.B.	POINT OF BEGINNING
T.B.M.	BENCH MARK
530	PROPOSED CONTOURS (BASED ON NAVD 88)
---	SIDEWALK

BENCHMARKS:

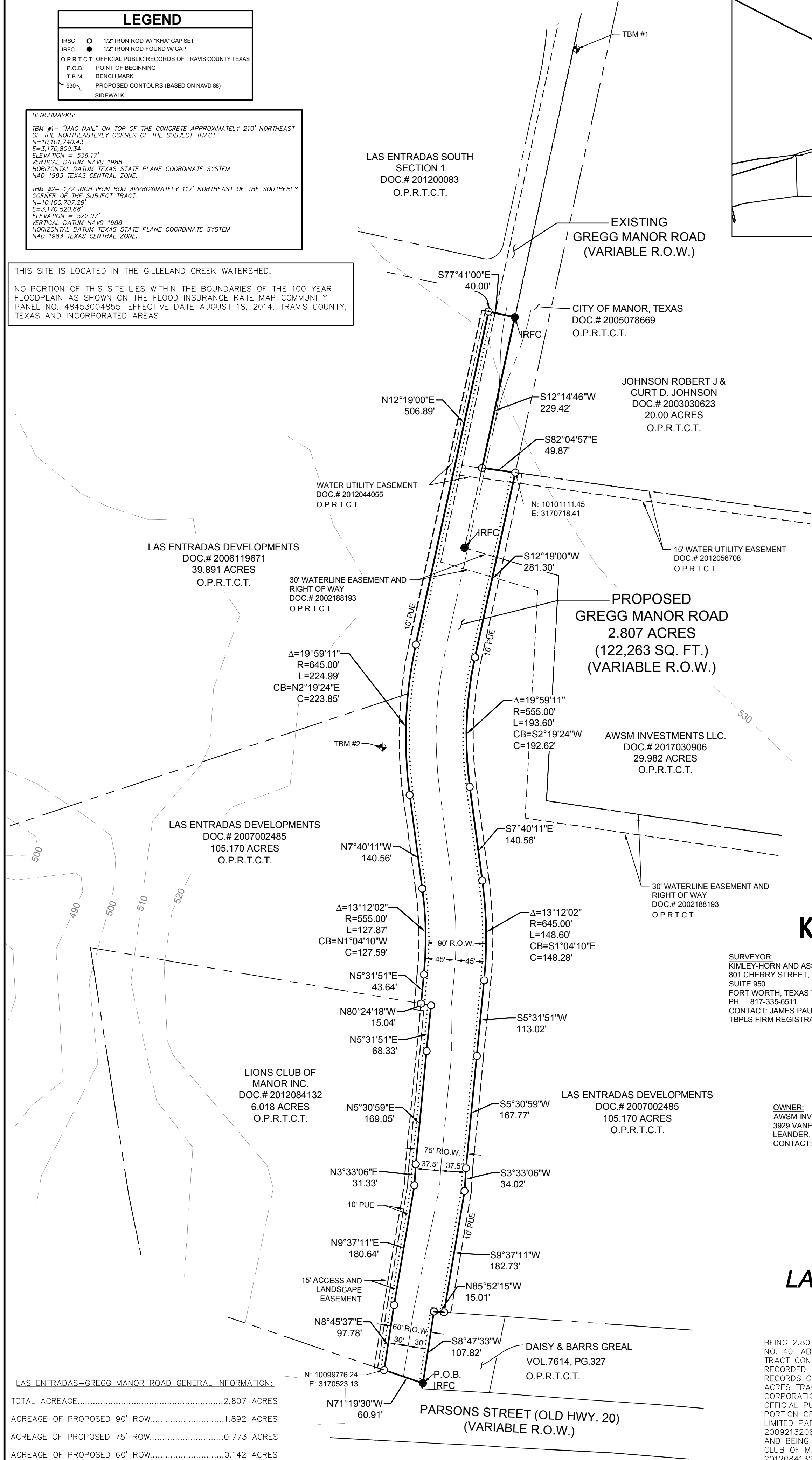
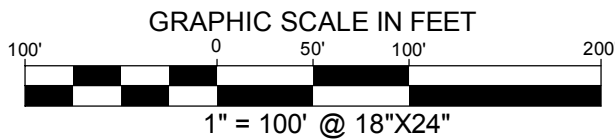
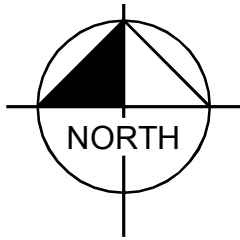
TBM #1- "MAG NAIL" ON TOP OF THE CONCRETE APPROXIMATELY 210' NORTHEAST OF THE NORTHEASTERLY CORNER OF THE SUBJECT TRACT.
N=10,101,740.43'
E=3,170,809.34'
ELEVATION = 536.17'
VERTICAL DATUM NAVD 1988
HORIZONTAL DATUM TEXAS STATE PLANE COORDINATE SYSTEM
NAD 1983 TEXAS CENTRAL ZONE.

TBM #2- 1/2 INCH IRON ROD APPROXIMATELY 117' NORTHEAST OF THE SOUTHERLY CORNER OF THE SUBJECT TRACT.
N=10,100,707.29'
E=3,170,520.68'
ELEVATION = 522.97'
VERTICAL DATUM NAVD 1988
HORIZONTAL DATUM TEXAS STATE PLANE COORDINATE SYSTEM
NAD 1983 TEXAS CENTRAL ZONE.

THIS SITE IS LOCATED IN THE GILLELAND CREEK WATERSHED.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C04855, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

VICINITY MAP



Kimley»Horn

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11
SUITE 950
FORT WORTH, TEXAS 76102
PH: 817-335-6511
CONTACT: JAMES PAUL WARD, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10194040

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: HARRISON M. HUDSON, P.E.
TBPE FIRM REGISTRATION NO. F-928

OWNER/DEVELOPER:
LAS ENTRADAS DEVELOPMENT CORPORATION
9900 U.S. HIGHWAY 290 E,
MANOR, TEXAS, 78653
PH: (512) 327-7415
CONTACT: DANNY BURNETT

OWNER:
AWSM INVESTMENTS, LLC
3929 VANEZIA VIEW
LEANDER, TEXAS, 78641
CONTACT: JIGNESH PATEL

OWNER:
LIONS CLUB OF MANOR INC.
8819 LONE TREE DR.
MANOR, TEXAS, 78653
CONTACT: _____

OWNER:
MANOR 214 MANAGEMENT LLC.,
CONTACT: BEN RUSSELL EPPRIGH, JR.

SUBDIVISION PLAT ESTABLISHING

LAS ENTRADAS-GREGG MANOR ROAD

BEING 2.807 ACRES OF LAND, LOCATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, BEING A PORTION OF 39.891 ACRES TRACT CONVEYED TO LAS ENTRADAS DEVELOPMENT CORPORATION AS RECORDED UNDER DOCUMENT NO. 2006119671, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING A PORTION OF 105.170 ACRES TRACT CONVEYED TO LAS ENTRADAS DEVELOPMENT CORPORATION AS RECORDED UNDER DOCUMENT NO. 2007002485, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING A PORTION OF 29.982 ACRES TRACT CONVEYED TO DEMPSEY BUCHANAN LIMITED PARTNERSHIP, AS RECORDED UNDER DOCUMENT NO. 2009213208, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF 6.018 ACRES TRACT CONVEYED TO LIONS CLUB OF MANOR INC., AS RECORDED UNDER DOCUMENT NO. 2012084132, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LAS ENTRADAS-GREGG MANOR ROAD GENERAL INFORMATION:

TOTAL ACREAGE.....2.807 ACRES
ACREAGE OF PROPOSED 90' ROW.....1.892 ACRES
ACREAGE OF PROPOSED 75' ROW.....0.773 ACRES
ACREAGE OF PROPOSED 60' ROW.....0.142 ACRES



Date: Wednesday, February 8, 2017

Harrison Hudson
Kimley-Horn
10814 Jollyville Road Campus IV, Suite 300
Austin TX 78759
harrison.hudson@kimley-horn.com

Permit Number 2017-P-1026
Job Address: , Manor, TX. 78653

Dear Harrison Hudson,

The first submittal of the Las Entradas Gregg Manor Final Plat (*Final Plat*) submitted by Kimley-Horn and received on August 11, 2017, 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@jaeco.net.

The owner of the lot located at the corner of Parsons Street and the proposed Gregg Manor Road is different than what was listed on the preliminary plan.

Contacts should be added for the Lions Club and Dempsey Buchanan Limited.

There are several areas where double dotted lines are shown along the roadway. Clarification should be made as to what is proposed in those areas.

The signature block for Planning and Zoning should be revised with the new chairperson's name, William Myers.

Section 24(c)(4)(i) of Subdivision Ordinance 263 B requires the widths of rights-of-way be shown on the plat. The rights-of-way should be clearly labeled. Also, it appears that a small section of proposed right-of-way is 76 feet wide.

The proposed landscape easements should be set up in order to accommodate the required pavement width. There are several areas where the landscape easements will not allow for the correct pavement width. Gregg Manor Road is classified as a Primary Collector Street per the City's Transportation plan.

A 10' PUE easement is shown on property owned by Leroy and Imogene Young.

There is no notary block for Ben Russell Epprighth, Jr. for Manor 214 Management. Also Manor 214 is not listed as an owner.

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,

A handwritten signature in blue ink, reading "Pauline M. Gray". The signature is written in a cursive, flowing style.

Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



March 21, 2017

City of Manor
Planning and Development Review Dept.
105 E. Eggleston Street
Manor, TX 78653

**RE: First Final Plat Review for Las Entradas - Gregg Manor Road
Permit Number 2017-P-1026
City of Manor, Texas**

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the Plan Review comments provided by Jay Engineering Company, Inc. on February 8, 2017. The original comments have also been included below for reference.

Comment 1: The owner of the lot located at the corner of Parsons Street and the proposed Gregg Manor Road is different than what was listed on the preliminary plan.

Response: The owner was updated from Leroy Imogene Young to Daisy & Barrs Greal (Vol. 7614, Pg. 327, O.P.R.T.C.T.) as shown on the Preliminary Plat.

Comment 2: Contacts should be added for the Lions Club and Dempsey Buchanan Limited.

Response: Contact blocks for Lions Club and Dempsey Buchanan have been added to Sheet 1, and the contact names and numbers will be added before the final submittal. We are coordinating with both property owners to get the correct information. The Dempsey Buchanan tract has just been sold so we will need to update their information to the buyers.

Comment 3: There are several areas where double dotted lines are shown along the roadway. Clarification should be made as to what is proposed in those areas.

Response: The dotted lines were shown more clearly to represent both sidewalk locations and easement locations.

Comment 4: The signature block for Planning and Zoning should be revised with the new chairperson's name, William Myers.

Response: The signature block was revised to show William Myers' name.

Comment 5: Section 24(c)(4)(i) of Subdivision Ordinance 263 B requires the widths of rights-of-way be shown on the plat. The rights-of-way should be clearly labeled. Also, it appears that a small section of proposed right-of-way is 76 feet wide.

Response: The widths of the rights-of-way are shown on the plat. The 76' ROW was corrected to be shown as 75' ROW.

Comment 6: The proposed landscape easements should be set up in order to accommodate the required pavement width. There are several areas where the landscape easements will not allow for the correct pavement width. Gregg Manor Road is classified as a Primary Collector Street per the City's Transportation plan.

Response: The 15' landscape and access easement has been added to the plat along the Lion's Club property in order to allow for the shared use path and correct pavement width as shown on the Las Entradas – Gregg Manor roadway construction plans.

Comment 7: A 10' PUE easement is shown on property owned by Leroy and Imogene Young.

Response: The 10' easement was removed from the plat since we do not control that property.

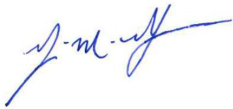
Comment 8: There is no notary block for Ben Russell Eppright, Jr. for Manor 214 Management. Also, Manor 214 is not listed as an owner.

Response: The notary block for Ben Russel Eppright, Jr. was added to the plat. Manor 214 Management was not listed as an owner since that entity does not own the property. Ben Eppright is a signatory for Las Entradas Development Corp. and therefore listed on the plat.

Please contact me at 512-418-4534 if additional information is required.

Yours very truly,

KIMLEY-HORN AND ASSOCIATES, INC.



Harrison M. Hudson, P.E.
Project Manager



Date: Wednesday, June 7, 2017

Harrison Hudson
Kimley-Horn
10814 Jollyville Road Campus IV, Suite 300
Austin TX 78759
harrison.hudson@kimley-horn.com

Permit Number 2017-P-1026
Job Address: , Manor 78653

Dear Harrison Hudson,

The subsequent submittal of the Las Entradas Gregg Manor Final Plat submitted by Kimley-Horn and received on August 11, 2017, 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@jaeco.net.

~~The owner of the lot located at the corner of Parsons Street and the proposed Gregg Manor Road is different than what was listed on the preliminary plan.~~

~~Contacts should be added for the Lions Club and Dempsey Buchanan Limited.~~

~~There are several areas where double dotted lines are shown along the roadway. Clarification should be made as to what is proposed in those areas.~~

~~The signature block for Planning and Zoning should be revised with the new chairperson's name, William Myers.~~

~~Section 24(c)(4)(i) of Subdivision Ordinance 263-B requires the widths of rights of way be shown on the plat. The rights of way should be clearly labeled. Also, it appears that a small section of proposed right of way is 76 feet wide.~~

~~The proposed landscape easements should be set up in order to accommodate the required pavement width. There are several areas where the landscape easements will not allow for the correct pavement width. Gregg Manor Road is classified as a Primary Collector Street per the City's Transportation plan.~~

~~A 10' PUE easement is shown on property owned by Leroy and Imogene Young.~~

~~There is no notary block for Ben Russell Eppgrith, Jr. for Manor 214 Management. Also Manor 214 is not listed as an owner.~~

Note that the contact information for the Lions Club and Dempsey Buchanan Limited will need to be added prior the final submittal. It is understood that there are new buyers for the Dempsey Buchanan tract.

The construction plans have not been approved for the project. Per Section 24(d)(1) of Subdivision Ordinance 263B the Final Plat cannot be approved until the Construction Plans have been approved.

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@jaeco.net.

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,

A handwritten signature in blue ink, reading "Pauline M. Gray". The signature is fluid and cursive, with the first name "Pauline" being more prominent than the last name "Gray".

Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



August 11, 2017

City of Manor
Planning and Development Review Dept.
105 E. Eggleston Street
Manor, TX 78653

**RE: *Second Final Plat Review for Las Entradas - Gregg Manor Road
Permit Number 2017-P-1026
City of Manor, Texas***

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the Plan Review comments provided by Jay Engineering Company, Inc. on May 17, 2017. The original comments have also been included below for reference.

Comment 1: Note that the contact information for the Lions Club and Dempsey Buchanan Limited will need to be added prior the final submittal. It is understood that there are new buyers for the Dempsey Buchanan tract.

Response: The contact information for the new owner of the Dempsey Buchanan Tract has been added to the plat. The contact information for the Lions Club will be added prior to submittal for recordation.

Comment 2: The construction plans have not been approved for the project. Per Section 24(d)(1) of Subdivision Ordinance 263B the Final Plat cannot be approved until the Construction Plans have been approved.

Response: At this time the Construction Plans have been approved.

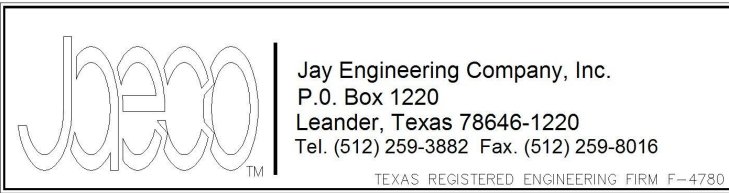
Please contact me at 512-418-4534 if additional information is required.

Yours very truly,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "H. M. Hudson".

Harrison M. Hudson, P.E.
Project Manager



Date: Friday, September 8, 2017

Harrison Hudson
Kimley-Horn
10814 Jollyville Road Campus IV, Suite 300
Austin TX 78759
harrison.hudson@kimley-horn.com

Permit Number 2017-P-1026
Job Address: , Manor 78653

Dear Harrison Hudson,

We have conducted a review of the final plat for the above-referenced project, submitted by Harrison Hudson and received by our office on August 11, 2017, for conformance with the City of Manor Subdivision Ordinance 263B. The Plat appears to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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.
Staff Engineer
Jay Engineering Company, Inc.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 13, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on tree removal request for Shadowview Section 3 to remove three (3) trees totaling 63 caliper inches and mitigating with 172 caliper inches.

BACKGROUND/SUMMARY:

As part of the Hill Lane extension from Gregg Manor to Lexington, Manor Downs is being realigned. The realignment requires the removal of 3 trees larger than 18 caliper inches. They are a 23" mesquite, 19" hackberry, and 21" hackberry (multiple trunk). There is a tree mitigation plan to plant 43 4-inch caliper trees along the new roads totaling 172 caliper inches. The total required mitigation, including trees less than 18" being removed, is 171 caliper inches so the proposed tree mitigation exceeds by 1 caliper inch the required mitigation.

PRESENTATION: ☐YES ☐NO

ATTACHMENTS: ☐YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐NO

Tree mitigation summary request

Location of removed trees

Proposed new tree locations

STAFF RECOMMENDATION:

It is City staff's recommendation, to approve the tree removal request for Shadowview Section 3 to remove three (3) trees totaling 63 caliper inches and mitigating with 172 caliper inches.

PLANNING & ZONING COMMISSION: ☐RECOMMENDED APPROVAL ☐DISAPPROVAL ☐NONE



August 29, 2017

City of Manor
Planning and Development Review Dept.
105 E. Eggleston Street
Manor, TX 78653

**RE: Summary Letter – Heritage Tree Mitigation
Shadowview Section 3 – Hill Lane (2016-P1013)
City of Manor, Texas**

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. This letter is in response to an email provided by Scott Dunlop on August 29, 2017, requesting explanation for heritage tree removal and mitigation.

The Shadowview Section 3 – Hill Lane Construction Plans (2016-P1013) propose and request the removal of and mitigation for three (3) heritage trees, as follows:

- 23" Mesquite
- 19" Hackberry
- 21" Hackberry (Multiple Trunk)

In order to construct the future Manor Downs Road to connect and provide direct access from Hill Lane to US 290, the trees must be removed and mitigated for. In the City of Manor code, the removal of Heritage Trees require mitigation at a 2:1 ratio. For the 63" proposed to be removed, 126" of replacement trees will be planted as an effort to mitigate. Landscape Plans L-1 through L-6 have been submitted with this letter, to show the proposed trees on site, and the Tree Mitigation Table (Sheet L-6).

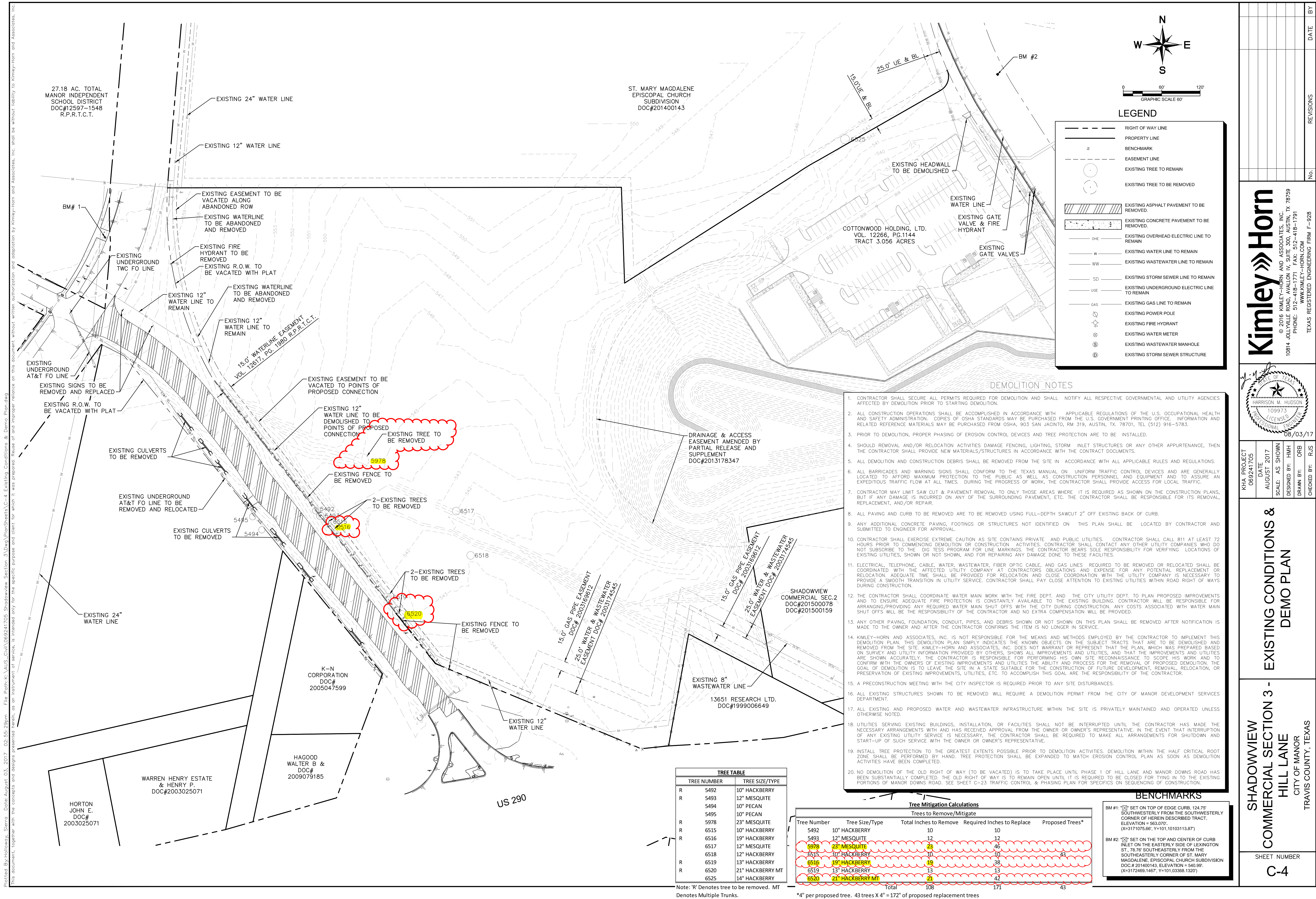
Please contact me at 512-418-4534 if additional information is required.

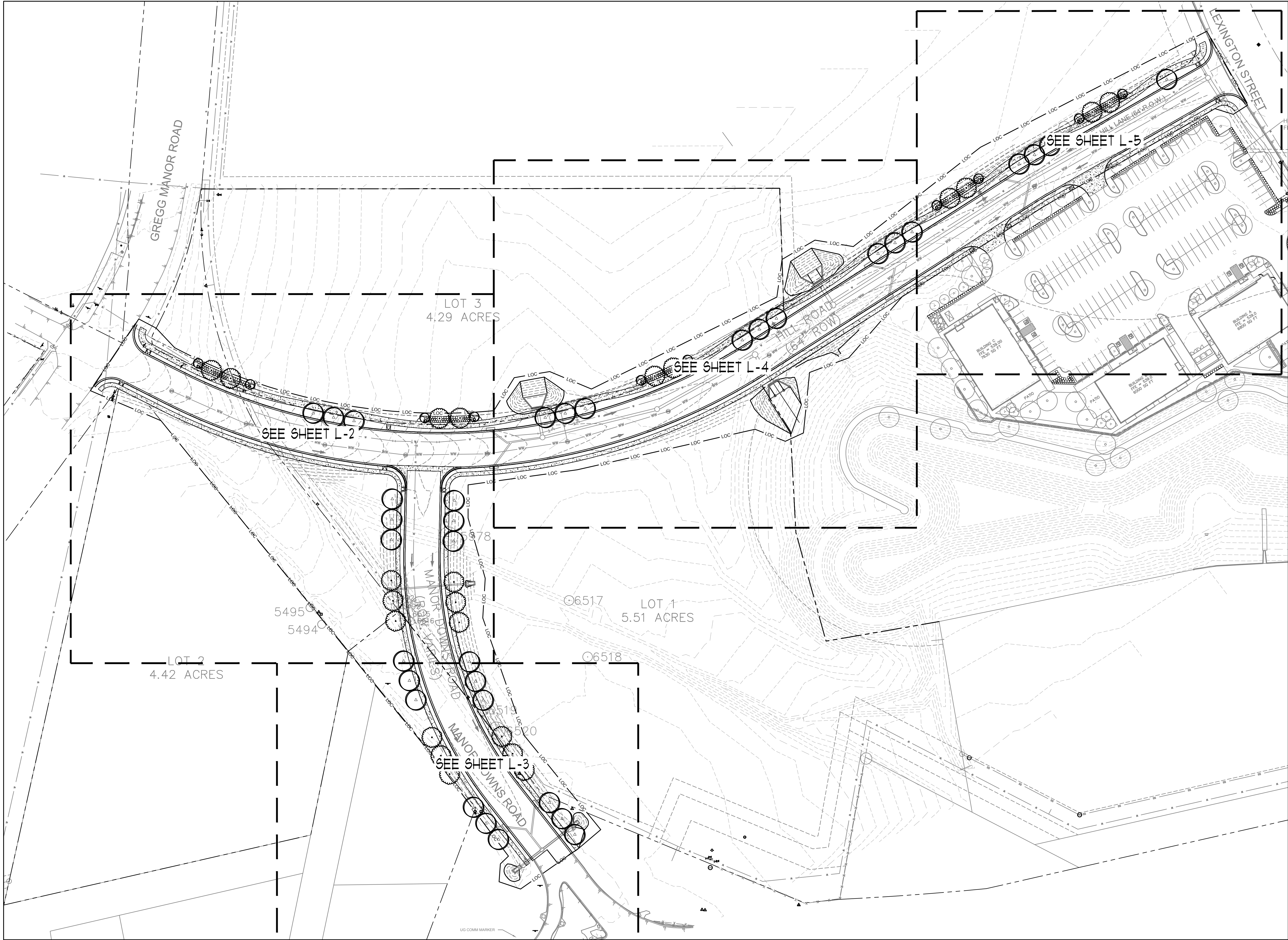
Yours very truly,

KIMLEY-HORN AND ASSOCIATES, INC.

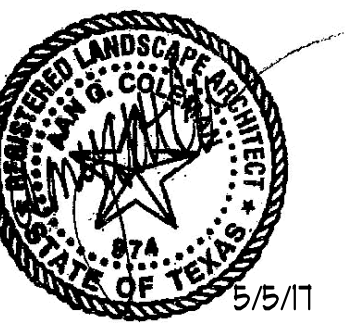
A handwritten signature in blue ink, appearing to read 'H. M. Hudson'.

Harrison M. Hudson, P.E.
Project Manager





Coleman & Associates
COLEMAN &
ASSOCIATES
Landscape Architecture
Environmental Design
9890 Silver Mountain Drive
Austin, Texas 78737
Ph: 512-476-2090
F: 512-476-2099
1926 Cambria
San Antonio, Texas 78258
Ph: 210-492-4550
F: 210-492-9930
9511 Modesto Ave. NE
Albuquerque, New Mexico 87122
Ph: 505-433-3426



OVERALL LANDSCAPE PLAN

SHADOWVIEW COMMERCIAL
SECTION 3 - HILL LANE
MANORS, TX

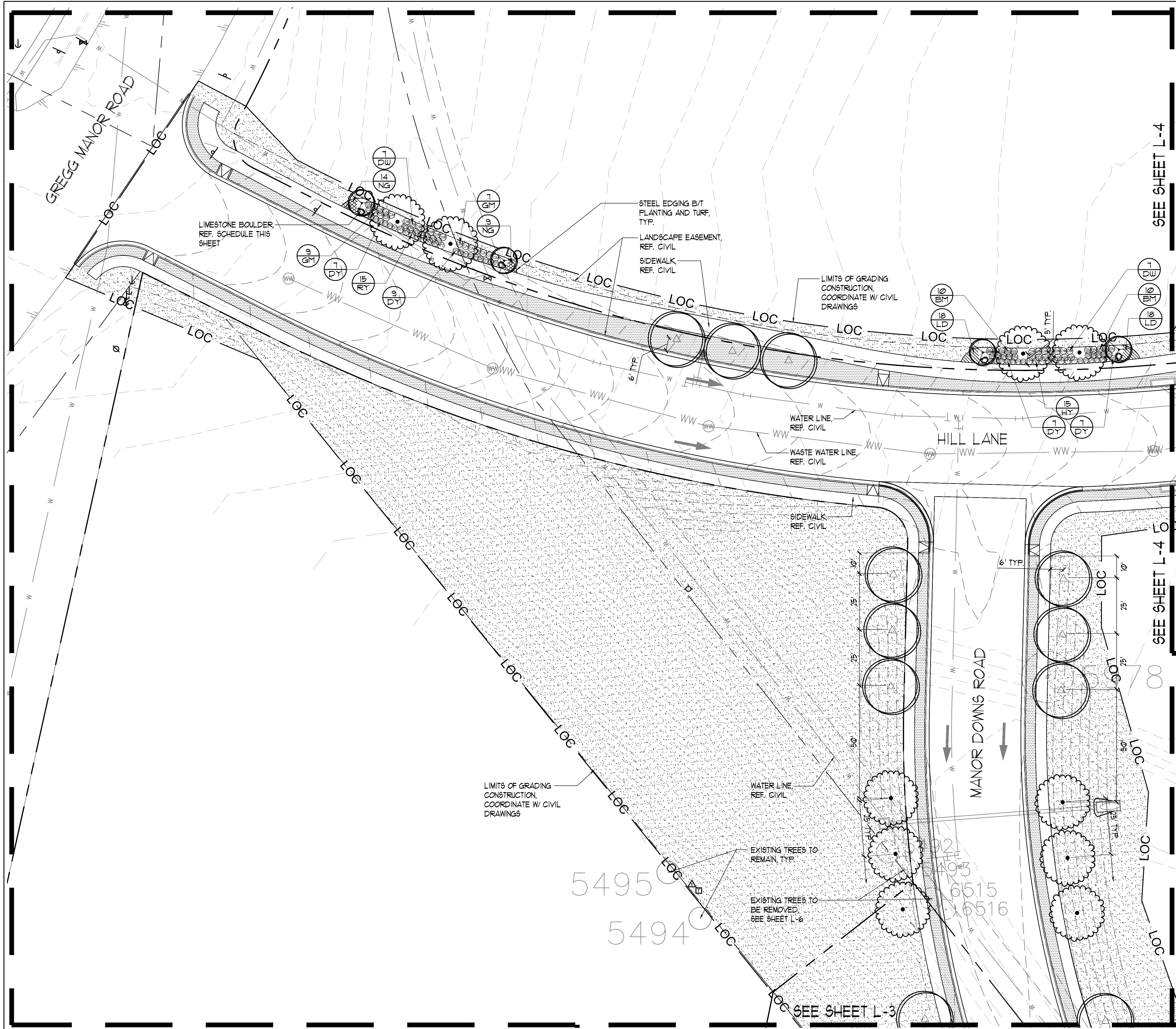
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DRAWN BY: JET
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APP. BY: AGC
PROJECT NO. 284-18-02A/JT
DATE: 05-05-2017



SHEET:
L-1

OF

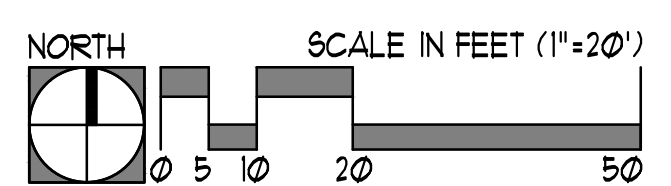


LANDSCAPE KEY:

- DESERT WILLOW
- CEDAR ELM
- LIVE OAK
- BERMUDA 'TIF 419' SOD
- BERMUDA 'SAHARA' HYDRO-MULCH

BOULDER SCHEDULE:

LIMESTONE BOULDERS (HONEYCOMB) BY WHITTLESEY (512-389-1625) OR APPROVED EQUAL
SIZE RANGE - 3'-4" L X 2'-3" W X 18"-24" H



Coleman & Associates
COLEMAN &
ASSOCIATES
Landscape Architecture
Environmental Design
9890 Silver Mountain Drive
Austin, Texas 78737
Ph: 512-476-2090
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1926 Cambria
San Antonio, Texas 78258
Ph: 210-492-4550
F: 210-492-9930
9511 Modesto Ave. NE
Albuquerque, New Mexico 87122
Ph: 505-433-3426



LANDSCAPE PLAN

SHADOWVIEW COMMERCIAL
SECTION 3 - HILL LANE
MANOR, TX

REVISIONS	

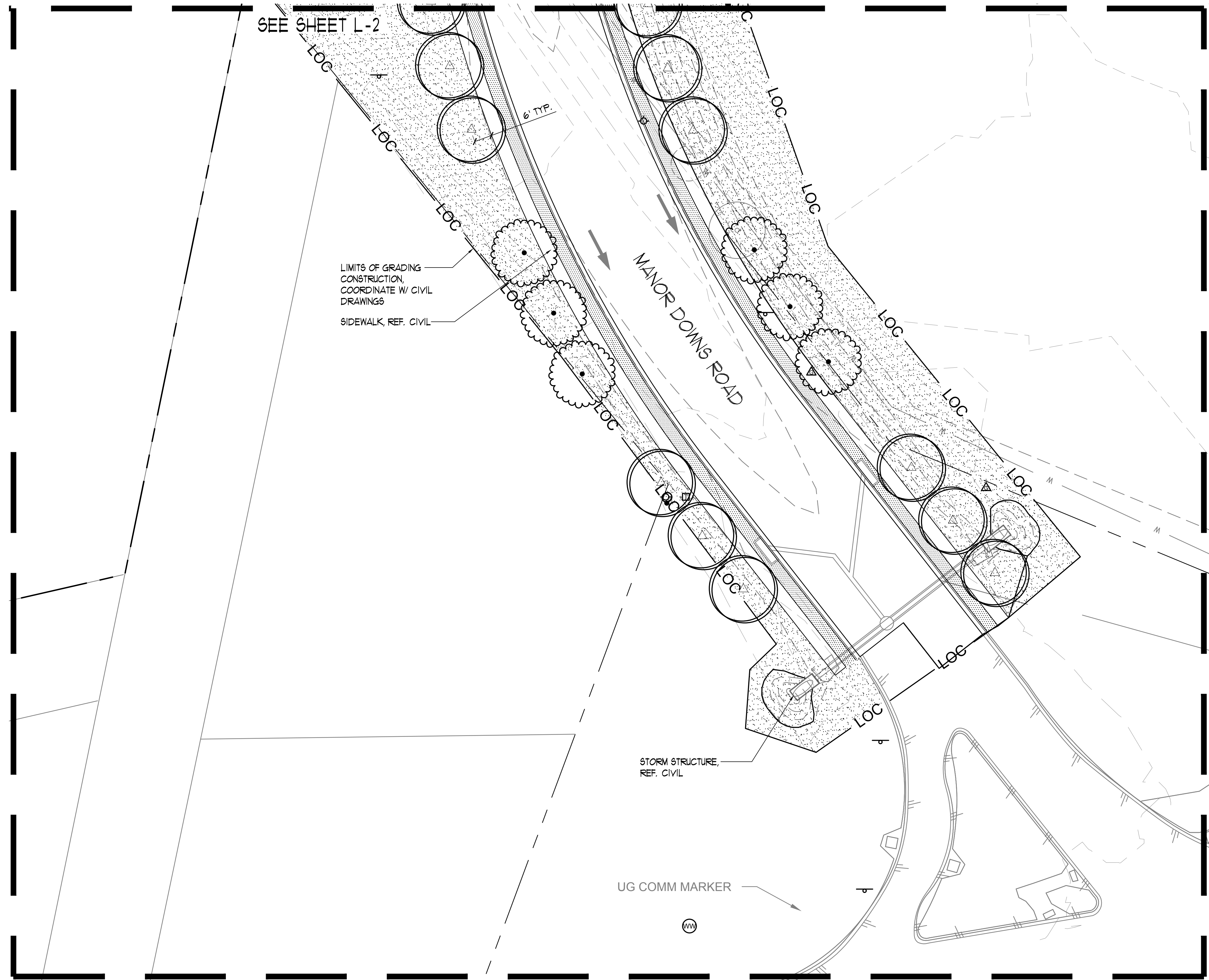
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PROJECT NO. 284-18-02A/JT
DATE: 05-05-2017



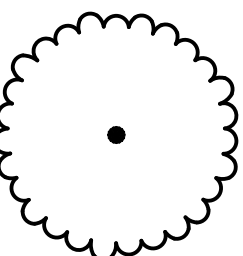
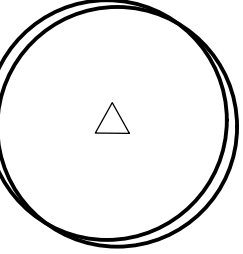
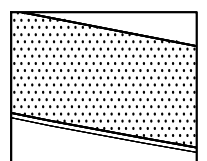
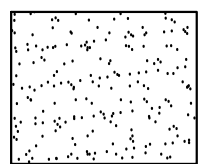
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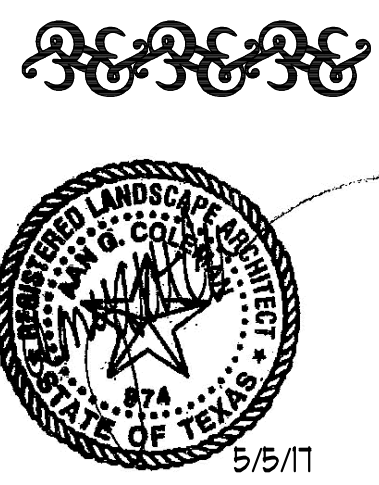
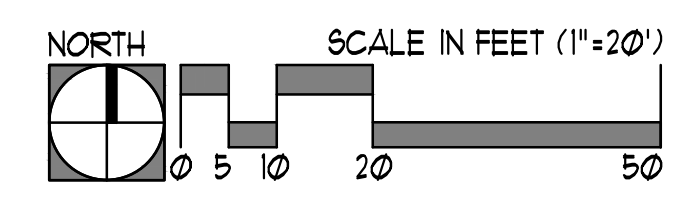
L-2

OF



LANDSCAPE KEY:

-  CEDAR ELM
-  LIVE OAK
-  BERMUDA 'TIF 419' SOD
-  BERMUDA 'SAHARA' HYDRO-MULCH



LANDSCAPE PLAN

SHADOWVIEW COMMERCIAL
SECTION 3 - HILL LANE
MANOR, TX

REVISIONS	

SCALE: T=20'-0"
DRAWN BY: JET
CHECKED BY: AGC
APP. BY: AGC
PROJECT NO. 284-16-02A/JT
DATE: 05-05-2017



SHEET:

L-3

OF



LANDSCAPE PLAN

SHADOWVIEW COMMERCIAL
SECTION 3 - HILL LANE
MANOR, TX

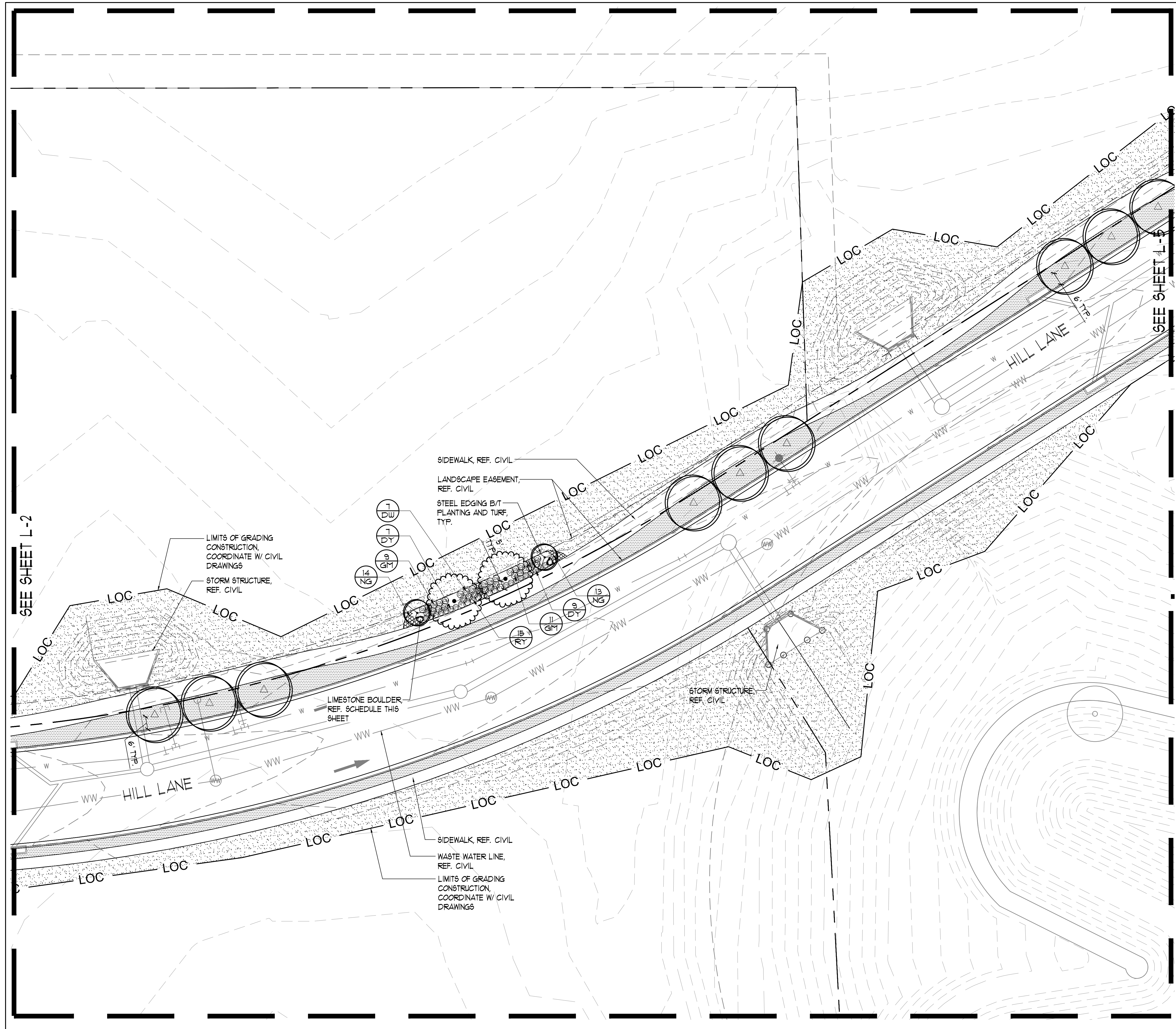
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PROJECT NO. 284-18-02A/JT
DATE: 05-05-2017

SHEET:

L-4

OF

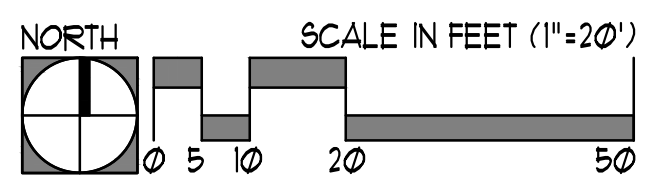


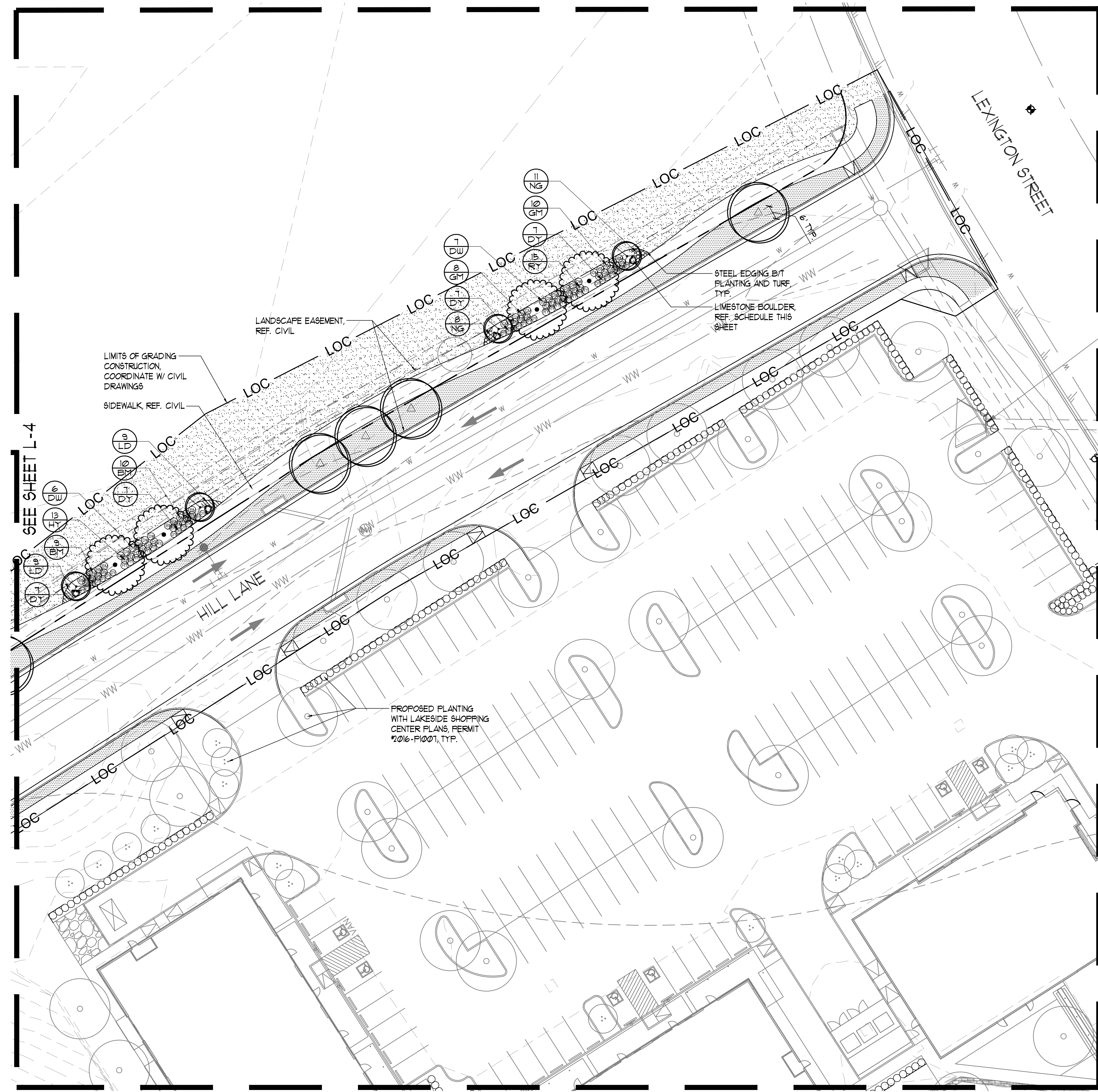
LANDSCAPE KEY:

- DESERT WILLOW
- CEDAR ELM
- LIVE OAK
- BERMUDA 'TIF 419' SOD
- BERMUDA 'SAHARA' HYDRO-MULCH

BOULDER SCHEDULE:

- LIMESTONE BOULDERS (HONEYCOMB) BY WHITTLESEY (512-988-1625) OR APPROVED EQUAL
SIZE RANGE - 3'-4'L X 2'-3'W X 18"-24"H





SEE SHEET L-4

LIMITS OF GRADING
CONSTRUCTION,
COORDINATE W/ CIVIL
DRAWINGS

SIDEWALK, REF. CIVIL

LANDSCAPE EASEMENT,
REF. CIVIL

STEEL EDGING B/T
PLANTING AND TURF
TYP.
LIMESTONE BOULDER
REF. SCHEDULE THIS
SHEET

PROPOSED PLANTING
WITH LAKESIDE SHOPPING
CENTER PLANS, PERMIT
2016-F10001, TYP.

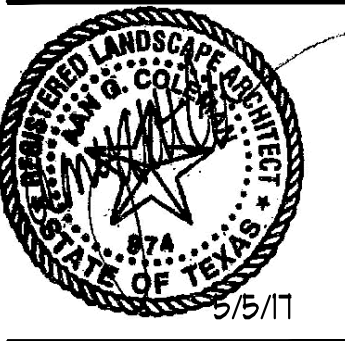
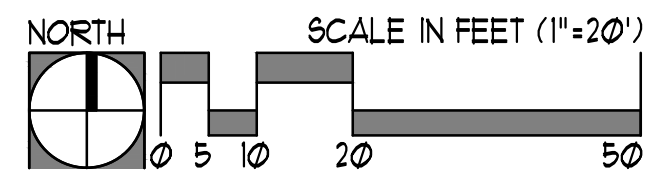
LANDSCAPE KEY:

- DESERT WILLOW
- CEDAR ELM
- LIVE OAK

- BERMUDA 'TIF 419' 50D
- BERMUDA 'SAHARA' HYDRO-MULCH

BOULDER SCHEDULE:

LIMESTONE BOULDERS (HONEYCOMB) BY
WHITTLESEY (512-988-1625) OR APPROVED EQUAL
SIZE RANGE - 3'-4'L X 2'-3'W X 18"-24"H



LANDSCAPE PLAN

SHADOWVIEW COMMERCIAL SECTION 3 - HILL LANE MANOR, TX

REVISIONS

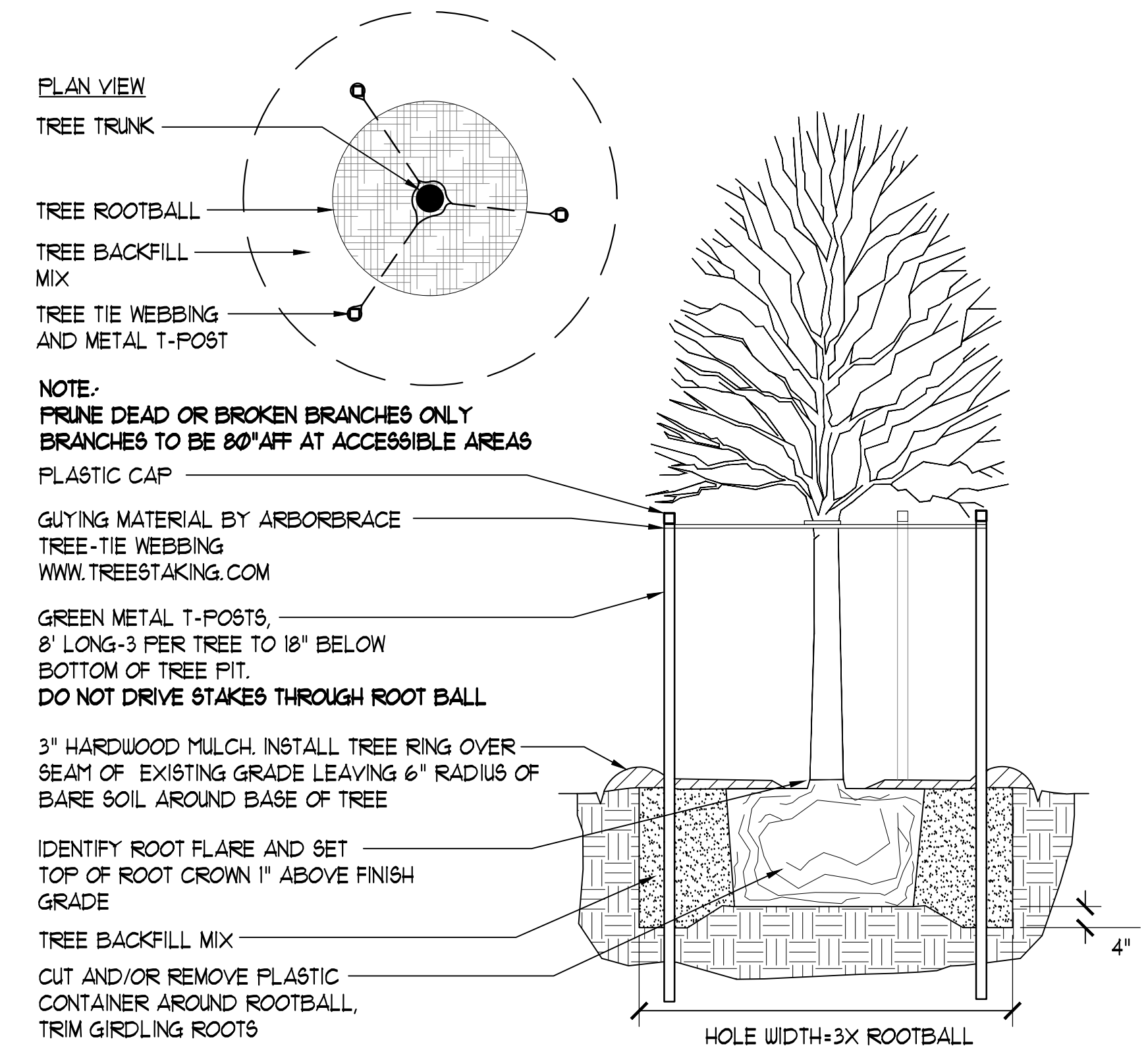
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PROJECT NO.	284-18-02A/JT
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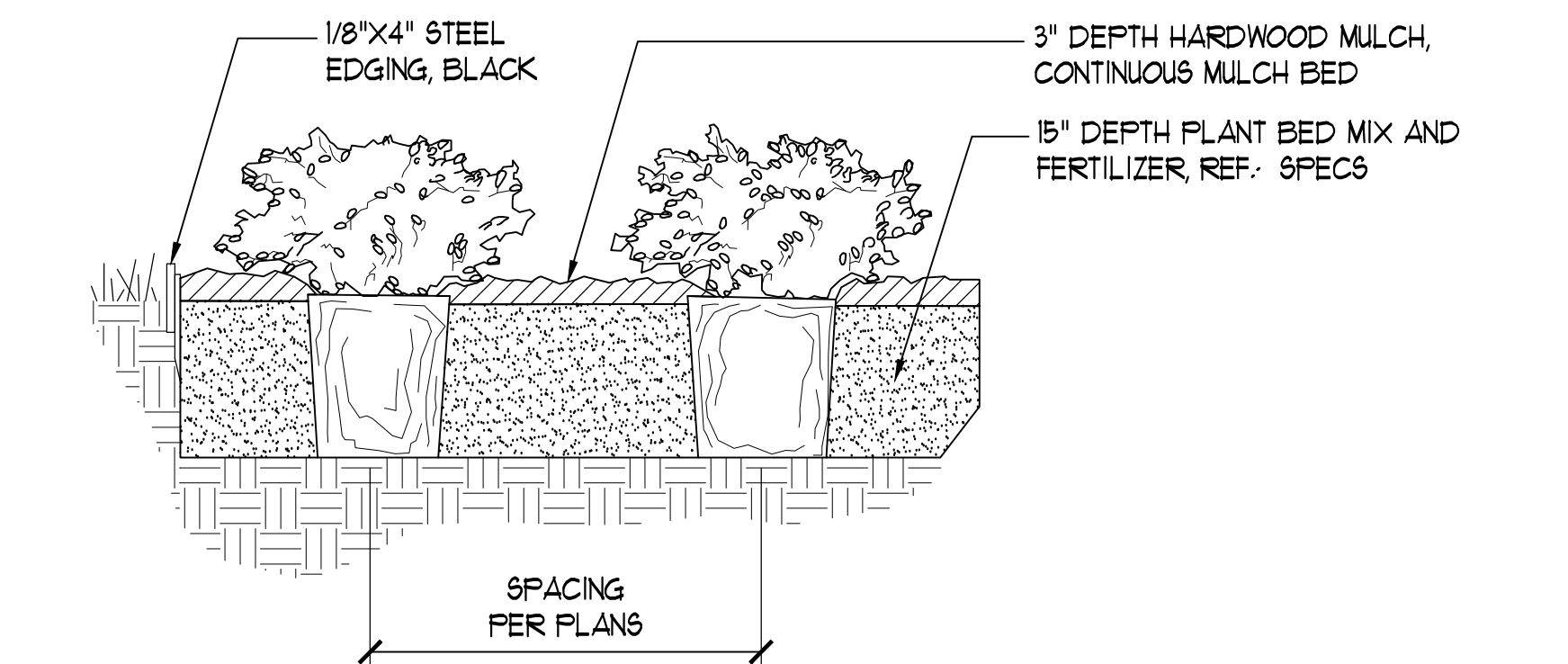
SHEET:

L-5

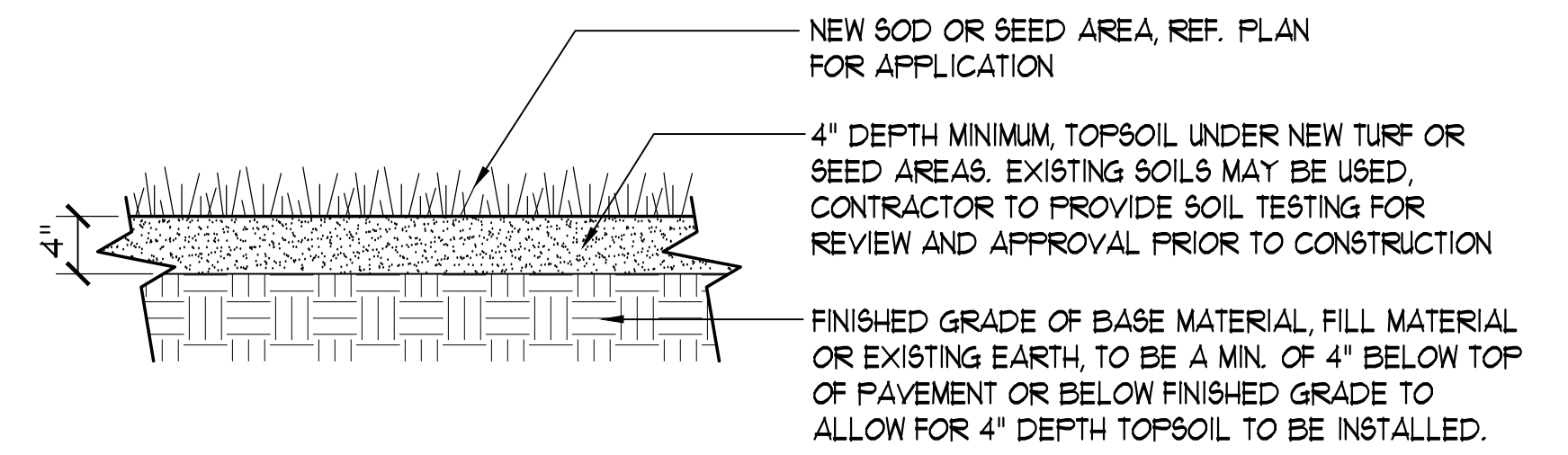
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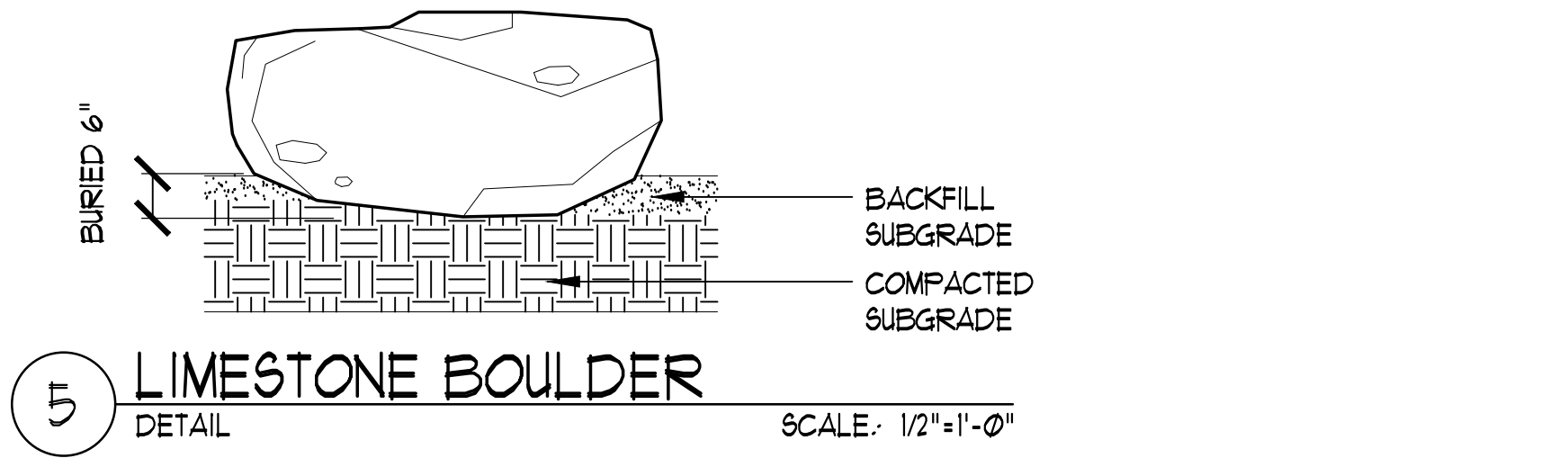
1 SHADE TREE PLANTING
DETAIL
SCALE: 1/2"=1'-0"



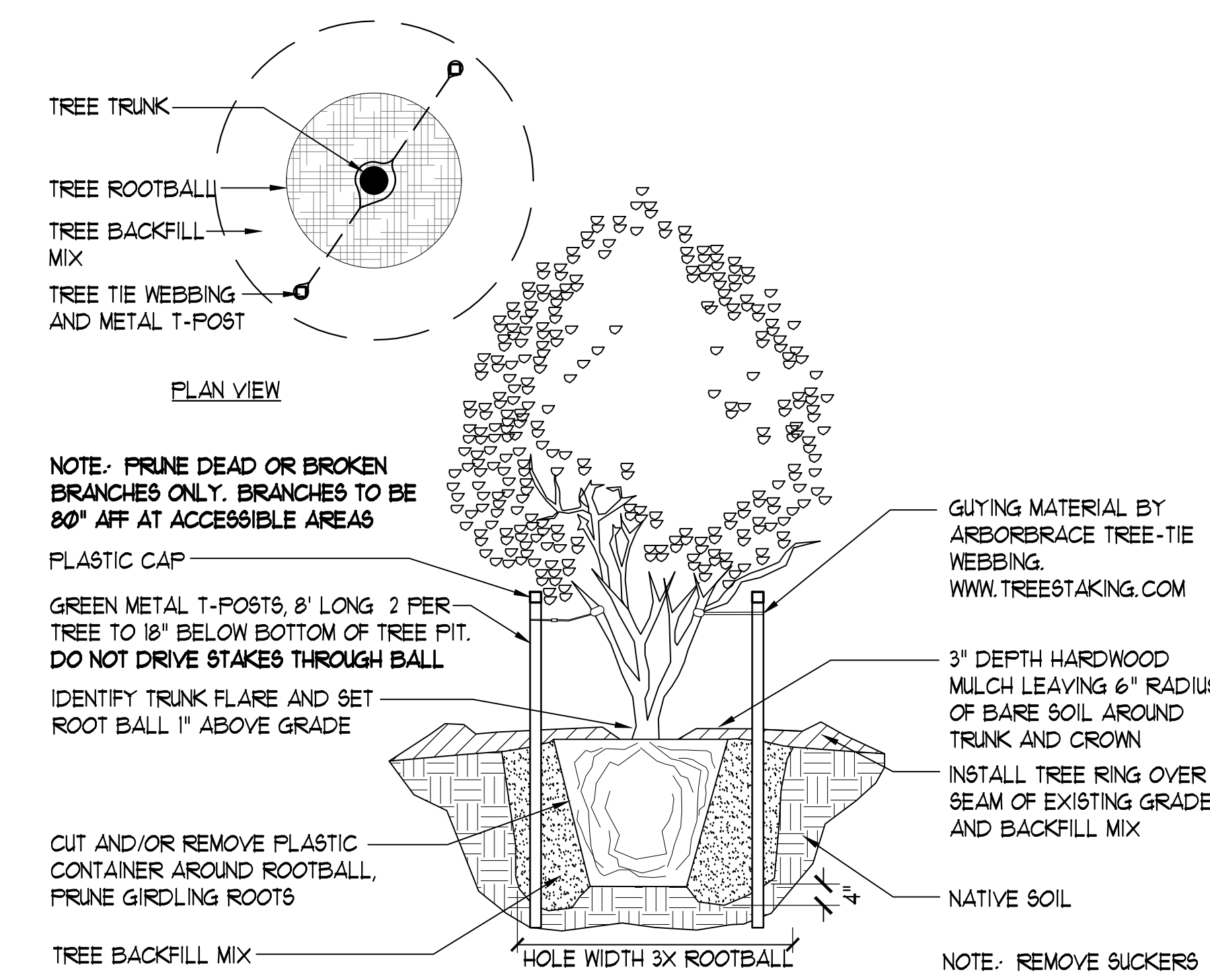
3 SHRUB PLANTING - STEEL EDGING
DETAIL
SCALE: 3/4"=1'-0"



4 NEW TURF AND TOPSOIL
DETAIL
SCALE: 1"=1'-0"



5 LIMESTONE BOULDER
DETAIL
SCALE: 1/2"=1'-0"



2 ORNAMENTAL TREE PLANTING
DETAIL
SCALE: 1/2"=1'-0"

PLANTING SCHEDULE:

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CALIFER	HEIGHT
	10	DESERT WILLOW / CHILOPSIS LINEARIS 'BUBBA'S DELIGHT'	30 GAL	2.5" CAL.	6'-11' HT.
	22	CEDAR ELM / ULMUS CRASSIFOLIA	100 GAL	4" CAL.	12'-14' HT.
	34	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	100 GAL	4" CAL.	12'-14' HT.
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING	
HY	28	YELLOW YUCCA / HESPERALOE PARVIFLORA 'YELLOW'	5 GAL	36" o.c.	
RY	45	RED YUCCA / HESPERALOE PARVIFLORA	5 GAL	36" o.c.	
DW	34	DON'S DWARF WAXMYRTLE / MYRTICA CERIFERA 'DON'S DWARF'	1 GAL	36" o.c.	
DY	14	SCHILLINGS DWARF YAUPOIN / ILEX VOMITORIA 'SCHILLINGS DWARF'	3 GAL	30" o.c.	
BM	39	BIG MUHLY / MUHLENBERGIA LINDHEIMERI	5 GAL	36" o.c.	
GM	54	GULF MUHLY / MUHLENBERGIA CAPILLARIS 'REGAL MIST'	3 GAL	36" o.c.	
DECIDUOUS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING
	LD	113 SF	LANTANA 'DALLAS RED' / LANTANA X 'DALLAS RED'	1 GAL	18" o.c.
	NG	69	LANTANA 'NEW GOLD' / LANTANA X 'NEW GOLD'	1 GAL	18" o.c.
TURF	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	
	SOD	20,851 SF	BERMUDA GRASS / CYNODON DACTYLON 'TIF 419'	SOD	
	SBG	101,682 SF	SAHARA BERMUDA GRASS / CYNODON DACTYLON 'SAHARA'	HYDRO-MULCH	

IRRIGATION NOTES:

- AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS. THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION.
 - IRRIGATION CONTRACTOR SHALL SUBMIT OFFICIAL IRRIGATION DRAWINGS TO BE USED FOR PERMITTING, AND MUST BE DESIGNED AND INSTALLED SO THAT:
 - THERE IS NOT DIRECT OVER-SPRAY ONTO NON-IRRIGATED AREAS.
 - IRRIGATION ON AREAS LESS THAN SIX (6) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS) SHALL BE DRIP.
 - THE IRRIGATION SYSTEM HAS A MASTER VALVE.
 - CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS.
 - SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE.
 - THE IRRIGATION SYSTEM HAS A WEATHER BASED CONTROLLER.
 - AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER NOT MORE THAN A ONE-HALF INCH (1/2") RAINFALL.
 - ZONE VALVES AND CIRCUITS ARE SEPARATED BASED ON PLANT WATER REQUIREMENTS.
 - AN IRRIGATION EMISSION DEVICE (SUCH AS SPRAY, ROTOR, OR DRIP EMITTER) DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED OPERATING PRESSURE.
 - NO COMPONENT OF THE IRRIGATION SYSTEM DEVIATES FROM THE MANUFACTURER'S RECOMMENDED USE OF THE PRODUCT.
 - THE MAXIMUM SPACING BETWEEN SPRAY OR ROTARY SPRINKLER HEADS MUST NOT EXCEED THE RADIUS OF THROW OF THE HEAD UNLESS MANUFACTURER OF THE SPRINKLER HEAD SPECIFICALLY RECOMMENDS A GREATER SPACING. THE RADIUS OF THROW IS DETERMINED BY REFERENCE TO THE MANUFACTURER'S SPECIFICATIONS FOR A SPECIFIC NOZZLE AT A SPECIFIC OPERATING PRESSURE.
 - THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN AND WATER BUDGET TO THE CITY AT THE TIME THE FINAL PLUMBING INSPECTION IS PERFORMED. THE WATER BUDGET SHALL INCLUDE:
 - A CHART CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE, AND
 - THE LOCATION OF THE EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE.
 - A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.
 - CONTROLLER LOCATION MUST BE COORDINATED WITH LANDSCAPE ARCHITECT, ARCHITECT, AND ELECTRICAL ENGINEER FOR 120 VOLT CONNECTION.

EXISTING TREE TABLE:

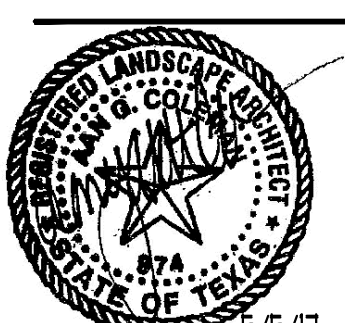
TREE NO.	CALIFER (INCHES)	TREE SPECIES
R 5492	10"	HACKBERRY
R 5493	12"	MESQUITE
R 5494	10"	PECAN
R 5495	10"	PECAN
R 5918	23"	MESQUITE
R 6515	10"	HACKBERRY
R 6516	19"	HACKBERRY
R 6517	12"	MESQUITE
R 6518	12"	HACKBERRY
R 6519	13"	HACKBERRY
R 6520	21"	HACKBERRY (MT)
R 6525	14"	HACKBERRY

PROPOSED TREE MITIGATION:

TREES REMOVED - 8"-11.9"	45.0"
REQUIRED FOR MITIGATION (1:1 RATIO)	45.0"
TREES REMOVED 12" & GREATER	63.0"
REQUIRED FOR MITIGATION (2:1 RATIO)	126.0"
TOTAL REQUIRED MITIGATION:	171.0"
TOTAL MITIGATION INCHES PROPOSED	172.0"
QTY - 43 - 4" CALIFER TREES	172.0"

LANDSCAPE NOTES:

- THE DEVELOPER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR THE MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR THE MAINTAINING ALL REQUIRED SHADE TREES THAT ARE PROPOSED TO MEET THE CITY'S MITIGATION REQUIREMENTS UNDER ORDINANCE 365, SECTION 6.8. TREES AND ASSOCIATED PLANT BEDS 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 TREES 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 ANY/ALL DEAD TREES, AS WELL REGULAR PRUNING TO MAINTAIN ROADWAY AND SIDEWALK CLEARANCES.
- ALL WEEDS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE REMOVED AND TAKEN OFF SITE BY THE CONTRACTOR. ROOT SYSTEMS SHOULD BE ERADICATED.
- FINISH GRADES OF PLANT BED AREAS (TOP OF MULCH), SOD (TOP OF SOD), HYDROMULCH (TOP OF TOPSOIL), SHALL BE FLUSH WITH ADJACENT PAVING. TRENCHING AND SITE WORK PERFORMED WITHIN THE PROMINENT ROOT ZONES OF EXISTING TREES SHALL BE DONE BY HAND OR AIR SPADE UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT. NO ROOTS OVER 1" DIA. SHALL BE CUT. VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES SHOWN ARE PROVIDED AS A COURTESY ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
- LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS BY PHOTOGRAPHS, OR AT THE SOURCE/NURSERY PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.
- PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
- PLANT NAMES USED ON THE PLANS COMPLY WITH STANDARD HORTICULTURAL NOMENCLATURE, AND NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE. THE LANDSCAPE ARCHITECT, OR OWNERS REPRESENTATIVE SHALL REVIEW ALL PLANTS AT THE TIME OF DELIVERY TO THE SITE. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT, OR OWNERS REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF THE DELIVERY TIME, AND/OR DOES NOT CALL FOR OBSERVATION OF THE MATERIAL, THE CONTRACTOR SHALL BE LIABLE FOR ALL REMOVAL AND REPLACEMENT COSTS OF THE PLANT MATERIAL. THE PLANT MATERIAL WILL BE JUDGED AND ACCEPTED OR REJECTED ON BASIS OF THE FOLLOWING CRITERIA:
 - PROVIDE PLANTS OF QUALITY, SIZE, GENUS, SPECIES, AND VARIETY AS INDICATED ON THE PLANS AND AS COORDINATED WITH THE LANDSCAPE ARCHITECT.
 - PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS, CONFORMING TO ANSI Z60.1
 - TREE CANOPIES SHALL HAVE AN INTACT AND UNDAMAGED CENTRAL LEADER.
 - TREES ARE REQUIRED TO STAND UPRIGHT WITH NO SUPPORT AND HAVE PROPER TRUNK CALIPER AND TAPER. TREES HAVING "BROOM STICK" TRUNKS WITH "POODLE" TOPS WILL NOT BE ACCEPTED.
 - BARK SHALL BE DAMAGE FREE WITH ALL MINOR CUTS AND ABRASIONS SHOWING HEALING TISSUE. FOLIAGE, ROOTS AND STEMS OF ALL PLANTS SHALL BE OF VIGOROUS HEALTH AND NORMAL HABIT OF GROWTH FOR ITS SPECIES. ALL PLANTS SHALL BE FREE OF INSECT INFESTATIONS AND DISEASES. TOP GROWTH SHALL BE PROPORTIONATE TO BOTTOM GROWTH.
 - SHRUBS TRANSPLANTED IN AN UP-SIZED CONTAINER LARGER THAN SPECIFIED SIZE, SHALL HAVE BEEN GROWN IN THAT CONTAINER FOR A SUFFICIENT LENGTH OF TIME TO DEVELOP NEW FIBROUS ROOTS, SO THAT ROOT MASS WILL FILL THE CONTAINER.
 - AREAS DISTURBED BY CONSTRUCTION AND ARE NOT SCHEDULED TO BE IMPROVED SHALL BE RE-VEGETATED WITH BERMUDA 'SAHARA' HYDRO-MULCH.
- ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS PLANTS SO DESIGNATED PER THESE NOTES AND DRAWINGS. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DIRECT THE ADJUSTMENT OF PLANTS TO EXACT LOCATION IN FIELD.
- PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
- PROVIDE SPECIFIED EDGING AS DIVIDER BETWEEN PLANTING BEDS AND LAWN AREAS.
- PLANT SPACING LISTED IN PLANT SCHEDULE IS A MAXIMUM TYPICAL SPACING. IF PLANTS ARE SHOWN CLOSER ON THE PLAN THEY SHOULD BE INSTALLED PER THE PLAN.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED. SEE IRRIGATION NOTES IN THESE DRAWINGS FOR REQUIREMENTS.





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 13, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to amend Manor Code of Ordinances, Chapter 14 Zoning, modifying definitions; general site and permitted and conditional uses in light commercial, heavy commercial, light industrial, neighborhood business, and downtown business; creating a general office district with permitted uses and site development requirements; modifying parking requirements; amending single-family and multifamily site development requirements; inclusion of a historic district and municipal parks; and adding exhibit D Austin Executive Joint Airport Zoning Board Hazard Regulations.

BACKGROUND/SUMMARY:

The City Council recently enacted an ordinance regulating network nodes which are small, distributed cell towers and part of that ordinance is the creation of districts or areas around that city which are defined in our zoning ordinance. This amendment defines the boundaries of a historic district and designates municipal parks so if a company wishes to place a node in our ROW in one of these areas there is a higher level of scrutiny. Design districts are also defined but not created because we didn't meet the requirements to set boundaries for a design district but defining the term allows us in the future to set boundaries. We're also creating a General Office district, revising our masonry requirement for homes, updating some permitted and conditional uses, updating parking, and adding an exhibit related to height restriction overlays from the Executive Airport north of the city.

PRESENTATION: ☐ YES ☐ NO

ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Zoning ordinance

STAFF RECOMMENDATION:

It is City staff's recommendation, to recommend approval of the amendments to the Manor Code of Ordinances, Chapter 14 Zoning at the September 20th City Council meeting.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

ORDINANCE NO. 185-Q

AN ORDINANCE OF THE CITY OF MANOR, TEXAS AMENDING MANOR CODE OF ORDINANCES CHAPTER 14 ZONING MODIFYING DEFINITIONS; GENERAL SITE REQUIREMENTS AND PERMITTED AND CONDITIONAL USES IN LIGHT COMMERCIAL C-1, HEAVY COMMERCIAL C-3, LIGHT INDUSTRIAL IN-1, NEIGHBORHOOD BUSINESS NB, AND DOWNTOWN BUSINESS DISTRICT DBD; CREATING A GENERAL OFFICE DISTRICT WITH PERMITTED USES AND SITE DEVELOPMENT REQUIREMENTS; MODIFYING PARKING REQUIREMENTS; AMENDING SINGLE-FAMILY AND MULTIFAMILY SITE DEVELOPMENT REQUIREMENTS; INCLUSION OF A HISTORIC DISTRICT AND MUNICIPAL PARKS; ADDING EXHIBIT D AUSTIN EXECUTIVE JOINT AIRPORT ZONING BOARD HAZARD REGULATIONS; AND PROVIDING FOR CONFLICTING ORDINANCES; SEVERABILITY; OPEN MEETINGS CLAUSES; AND EFFECTIVE DATE.

WHEREAS, it is appropriate for the City of Manor (“City”) to add and modify provisions in the zoning ordinance to better provide an attractive living environment and to protect the health, safety, morals, and welfare of the present and future residents of the City; and

WHEREAS, the City Council, after receiving a recommendation from the Planning and Zoning Commission and holding public meetings, has determined that it is appropriate for the City to adopt general site requirements for Single Family residential, Multi-Family residential, and General Office, permitted and conditional uses in General Office, Heavy Commercial, and Light Industrial districts, parking requirements, and Austin Executive Airport Joint Airport Zoning Board Hazard Regulations;

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

Section 1: Findings Incorporated. The above premises and findings of facts are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Section 2. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article I, Section 5 Definitions, modifying the definition for “Communication Services or Facilities” as follows:

Communication Services or Facilities means the use of a site for the provision of broadcasting or information relay services through electronic and telephonic mechanism, but excludes major utility facilities such as, but not limited to, a macro tower as defined in section 284.103 of Texas Local Gov’t Code. This use includes, but is not limited to, television, film, or sound recording studios, telecommunication service centers, and telegraph service offices.

Section 3. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article I, Section 5 Definitions, adding the definition for “Design District” immediately after “Day Camp” as follows:

Design District means an area that is zoned, or otherwise designated by municipal code, and for which the city maintains and enforces unique design and aesthetic standards on a uniform and nondiscretionary basis.

Section 4. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article I, Section 5 Definitions, adding the definition for “Historic District” immediately after “Helistop” as follows:

Historic District means an area, urban or rural, defined or designated as an historic district by city council, state, or federal authority and which may contain within definable geographic boundaries one or more buildings, objects, sites or structures designated as exceptional or significant historic landmarks or clusters, as defined herein, including their accessory buildings, fences and other appurtenances, and natural resources having historical, architectural, archaeological, and cultural significance, and which may have within its boundaries other buildings, objects, sites, or structures, that, while not of such historical, architectural, archaeological or cultural significance as to be designated landmarks, nevertheless contribute to the overall visual setting of or characteristics of the landmark or landmarks located within the district.

Section 5. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article I, Section 5 Definitions, adding the definition for “Municipal Park District” immediately after “Multiple Building Complex” as follows:

Municipal Park means an area that is zoned or otherwise designated by municipal code as a public park for the purpose of recreational activity.

Section 6. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article I, Section 5 Definitions, modifying the definition for “Structure” as follows:

Structure means any building or anything constructed or erected on the ground or which is attached to something located on the ground. Structures include buildings, telecommunication towers, sheds, and permanent signs. Sidewalks, paving, and parking areas shall not be considered structures unless located within a public utility easement.

Section 7. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article II, Section 20(j) Height and Placement Requirements, Chart 1 and Notes as follows:

Chart 1

Zoning District	Front Yard Setback	Side Yard to Res.	Rear Yard to Res.	Street Side Yard Setback	Side Yard to all C, I, and IN	Rear Yard to all C, I, and IN	Min. Lot Sq. Ft. Area	Min. Lot Width	Max Height Limit
R-1	25’	5’	25’ (3)	15’ (3)	10’ (3)	25’ (3)	7,500	60’ (1)	35’

R-2	20'	5'	10' (3)	15' (3)	10' (3)	10' (3)	7,200	50' (1)	35'
R-3	25'	5'	10'	15'	5'	10'	7,000	50'	40' (4)
R-4	25'	5'	10'	15'	5'	10'	See Sec. 36	50'	40' (4)
M-1	25'	5'	10'	15'	5'	10'	7,000	50' See Sec. 37(e)	35'
M-2	25'	5'	10'	15'	5'	10'	7,000	50' See Sec. 37(e)	35'
OS	25'	10'	25'	15'	10'	25'	7,500	60'	35'
A	25'	25'	25'	15'	25'	25'	1 Acre 43,560	150'	35'
I	25'	15'	15'	15'	15'	15'	7,500	60'	60'
NB	20'	20'	10'	10'	0' or 10'	10'	5,750	50'	35'
C-1	25'	25'	25'	15'	0' or 10'	10'	5,750	50'	60'
C-2	25'	25'	25'	15'	0' or 10'	10'	7,500	60'	60'
C-3	25'	25'	25'	15'	0' or 10'	10'	7,500	60'	60'
GO	25'	25'	25'	15'	0' or 10'	10'	15,000	100'	60'
DBD	0'	25'	25'	0'	0' or 10'	10'	5,000	50'	60'
IN-1	25'	50'	50'	25'	20'	20'	1 Acre 43,560	50'	60'
IN-2	25'	50'	50'	25'	20'	20'	1 Acre 43,560	50'	60'
PUD	Varies	Varies	Varies	15'	Varies	Varies	3 Acres 130,680	Varies	Varies

- (1) Cul-de-sac lot widths shall be measured at the building setback line and be equal to the minimum lot width.
- (2) On approval by the Commission, 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 adjoining lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than 5 foot side yard, 10 foot rear yard and 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.
- (3) Rear, side, and street side setbacks may be reduced to 5 feet for accessory structures.

- (4) Measured at mid-gable for pitched roofs.
- (5) Lots with nonconforming setbacks may erect structures at the nonconforming setback line but may not increase the nonconformity of the setback line. Any nonconforming structure built shall comply with current building regulations.
- (6) Residential accessory structures equal to or greater than 120 sf shall have exterior finishes compatible with the primary structure or masonry.

Section 8. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article II, Section 20(k) Lot Coverage, Chart 2 as follows:

Chart 2

District	Maximum Lot Coverage Main Buildings	Maximum Lot Coverage Main Building and All Accessory Buildings
R-1, R-2, R-3, R-4	40%	50%
M-1, M-2, A, OS	50%	60%
C-1, C-2, C-3, GO	60%	70%
IN-1, IN-2	50%	60%
PUD	40%	50%
DBD	95%	95%
NB	45%	55%

Open off-street parking and loading areas will not be considered as lot coverage under this subsection.

Section 9. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article II, Section 20(l) Floor Area Ratio, Chart 3 as follows:

Chart 3

Maximum Floor Area Ratio (FAR)	
District	Maximum FAR
C-1, C-2, C-3, GO	1.8
IN-1, IN-2	1.5
DBD	2.0
NB	0.5
I	1.0

Structures used for off-street parking of vehicles shall not be included in calculating building area to determine floor area ratio (FAR) standards.

Section 10. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article II, Section 20(m) Parking as follows:

(m) Parking. Automotive vehicles or trailers not bearing current license plates and state motor vehicle inspection stickers, excluding racing cars, antique cars, and cars belonging to members of armed forces who are on active duty, shall be parked or stored on any residential area only in completely enclosed buildings. No vehicle, trailer or major recreational equipment shall be

parked or stored on any lot except that it shall be enclosed in a building or parked on a driveway or a concrete, paved, stone pad or all-weather surface installed for such purpose and subject to the requirements herein.

(i) Parking Regulations. Where any structure is erected, reconstructed or converted for any of the business or commercial uses permitted in this Ordinance, designated on-street and off-street parking spaces shall be provided in a number not less than as provided in Chart 4 set forth hereinafter.

(ii) Handicap Parking. Nonresidential handicap parking requirements are a minimum of one space for under fifty parking spaces, then one additional space for over fifty parking spaces up to one hundred spaces, and then one space per one hundred spaces up to five hundred. Over five hundred, it is one percent of total parking spaces. Dimensional requirements are twelve-foot (12') width and eighteen-foot (18') depth per handicap space. The location and design of handicapped parking spaces shall be as required by ordinance and state and federal law.

(iii) Compact Parking. Compact parking spaces will not be allowed.

(iv) Maximum Parking. The maximum number of parking spaces for a commercial, industrial, or institutional use area shall not exceed 150% of the parking required pursuant to Chart 4.

(v) Reduction of Parking. The total number of required motor vehicle parking spaces for a nonresidential use may be reduced by 5% for each of the activities listed below provided by the owners or operators, up to a maximum 10% reduction in the total number of motor vehicle spaces:

(A) Participates in an area-wide carpool/vanpool ride matching program for employees; designating at least 10% of the employee motor vehicle parking spaces as carpool/vanpool parking and placing such spaces closer to the building than other employee parking.

(B) Providing showers and lockers for employees who commute by bicycle.

(C) Providing covered, secured bicycle parking racks or facilities.

(D) Providing a transit facility that is approved by the local transit authority, and related amenities. Related amenities include, but are not limited to, a public plaza, pedestrian sitting areas, and additional landscaping.

(vi) Development and Maintenance Standards for Parking Areas. Every parcel of land hereafter used as a public or private parking area, including commercial parking lots, shall be developed as follows:

(A) Off-street parking areas for more than five vehicles and loading areas shall be effectively screened by a privacy fence, hedge or planting, on each side which adjoins a residential use or property situated in a Residential Area.

(B) Except for parking to serve residential uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents.

(C) Access aisles shall be of sufficient width for vehicular turning and maneuvering.

(D) To reduce the thermal impact of unshaded parking lots, additional trees shall be planted, if necessary, so that no parking space is more than 50 feet away from the trunk of a tree, unless otherwise approved by the Commission.

(vii) Council Determination. Off-street and on-street parking for all uses not within the categories above shall be adequate to meet the anticipated needs and shall be determined by the City Council using standards outlined for special exception and with a view towards providing adequate parking and carrying out the general scheme of the parking requirements herein set out.

Special Exception. The City Council may grant a special exception to allow two or more uses to share parking spaces upon showing that the particular uses in question will require parking at different times and the grantor of the shared parking must provide a letter stating their total number of available spaces on the property and the number of spaces they are permitting to be shared and the times those spaces are available to the grantee. Only properties sharing a common property boundary will be allowed to share parking. Any spaces the Council allows to be shared count toward the number of spaces each use must provide. The grantor may only share a maximum of twenty-five percent (25%) of their total available parking to the grantee.

Chart 4

Use	Number of Parking Spaces
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Amenity Center	One space for each 300 square feet of GFA and one space for each 300 square feet of GFA over 1,800 square feet GFA including pools
Auto Sales Facilities	One space for every automobile for sale, one space for each two employees, and one space for each 250 square feet of GFA
Banks, Offices, Financial Lending Institutions, Gasoline Stations, Personal Service Shops, Retail Establishments, Shopping Centers, and similar uses catering to the general public	One space for each 250 square feet of GFA
Bars, Cafes, Restaurants, Restaurants with drive through, Taverns, Nightclubs, and similar uses	One space for each 100 square feet GFA or one space for each three seats provided, whichever is greater
Car Wash (Full Service)	One space for each 200 square feet GFA
Car Wash (Self Service)	One space for each facility bay
Convenience Storage, Self-Storage	One space for each 4,000 square feet GFA or one space for each two employees, whichever is greater
Day Care	Three and one-half spaces for each 1,000 square feet of GFA
Food Sales, Food and Beverage Sales, Convenience Stores, and similar uses	One space for each 200 square feet GFA
Funeral Home	One space for each 150 square feet GFA
Golf Courses (commercial)	One space for each two employees, four spaces for each hole, and one space for each 200 square feet of GFA
Health Club, Spa, Exercise Club	One space for each 200 square feet GFA
Heavy Equipment Sales	One space for each 500 square feet GFA
Hotels, Motels, and similar transient accommodations	One space for each bedroom and one space for each two employees
Kennel	One space for each 1,000 square feet GFA
Medical Office	One space for each 200 square feet of GFA
Places of Worship	One space for each three seats, if accessory uses provided, then parking for accessory spaces based on use
Residential dwellings, single, multi-family, and manufactured homes	Two spaces minimum for each living unit, and one-half space for each additional bedroom above two

Rest Homes, Hospitals, Nursing Homes, Convalescent Homes, Sanitariums, and similar uses	One space for each four patient beds, one space for each two employees
School, Elementary	One and one-half space for each employee, or one space for each four persons based upon maximum capacity for the largest place of assembly, whichever is greater.
School, High	One and one-half spaces for each employee, plus one space for each three students enrolled in 11 th and 12 th grades.
School, Middle	One and one-half space for each employee, or one space for each four persons based upon maximum capacity for the largest place of assembly, whichever is greater.
Theater (live or motion picture)	One space for each four seats
Truck Stop	One truck space for each 10,000 square feet of site area, one vehicle space for each 200 square feet GFA
Vehicle Repair, Auto Service	One space per 400 square feet GFA and one space for each repair bay area
Veterinarian Clinic	One space for each 300 square feet GFA
Warehouses, manufacturing plants, industrial uses	One space for each 1,000 square feet GFA and 1 space for each two employees

Section 11. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article II, Section 21(a) Establishment of Zoning Districts as follows:

(a) The City is hereby divided into seventeen (18) zoning districts. The use, height, and area regulations as set out herein shall be uniform in each district. The districts established shall be known as:

<u>Abbreviated Designation</u>	<u>Zoning District Name</u>
A	Agricultural
R-1	Single-Family Residential

R-2	Single-Family/Duplex Residential
R-3	Multifamily Residential
R-4	Multifamily Special Needs
OS	Open Space
M-1	Manufactured Housing
M-2	Manufactured Housing Park
NB	Neighborhood Business
DBD	Downtown Business District
I	Institutional
C-1	Light Commercial
C-2	Medium Commercial
C-3	Heavy Commercial
GO	General Office
IN-1	Light Industrial
IN-2	Heavy Industrial
PUD	Planned Unit Development

Section 12. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article II, Section 25(a) Single Family Residential 1 – District “R-1” as follows:

- (a) Purpose and permitted uses. Permits detached single-family dwellings with a minimum of 1,500 square feet of living area, and related accessory structures, on a minimum lot size of 7,500 square feet. All single-family dwellings in this district shall be constructed so that minimum of two sides shall be 100% of masonry construction, one side of which shall be the front of the structure. This requirement may be satisfied by constructing the front 100% masonry and constructing two additional sides with at least 50% masonry construction. Masonry construction shall mean stone, brick, and stucco. The masonry provision shall be effective immediately following publication for all properties zoned R-1.

Section 13. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article II, Section 26(a) Single Family Residential 2 – District “R-2” as follows:

- (a) Purpose and permitted uses. Allows detached single-family residences and duplexes with a minimum of 1,000 square feet of living area and permitted accessory structures on a minimum lot size of 7,200 square feet. All single-family dwellings in this district shall be constructed so that minimum of two sides shall be 100% of masonry construction, one side of which shall be the front of the structure. This requirement may be satisfied by constructing the front 100% masonry and constructing two additional sides with at least 50% masonry construction. Masonry construction shall mean stone, brick, and stucco. The

masonry provision shall be effective immediately following publication for all properties zoned R-2.

Section 14. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article II, Section 34(b)(iv) Multifamily Residential – District “R-3” Conditions and Limitations to add subsection (D) as follows:

(D) Compact parking spaces will not be allowed.

Section 15. Removal of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article II, Section 34(c). Section 34(c) Site Development Regulations is hereby removed in its entirety.

Section 16. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article II to add Section 41 “General Office – District ‘GO’” as follows:

- (a) Purpose. Established to provide for office buildings and businesses that support large office complexes. This district permits uses that serve the community as a whole and provides regional employment opportunities. This district should be located along arterial roadways; it can also provide for transitional uses between neighborhoods and more intensive commercial and regional activities.
- (b) Permitted and Conditional Uses. The following chart indicates permitted uses in the GO district with a “P” and conditional uses with a “C”.

GENERAL OFFICE – GO

Administrative Offices	P
Administrative Services	P
Business and Trade Schools	P
College or University Facilities	P
Communication Service Facilities	P
Communication Services	P
Counseling Services	P
Cultural Services	P
Day Care Services	P
Employee Recreation	P
Financial Services	P
Funeral Services	P
Hospital Services	P
Local Utility Services	P
Medical Offices	P
Personal Improvement Services	P
Personal Services	P

Postal Facilities	P
Printing and Publishing	P
Private Primary and Secondary Educational Facilities	P
Product Development Services (general)	P
Professional Office	P
Public Primary and Secondary Educational Facilities	P
Religious Assembly	P
Research Services (general)	P
Restaurant	P
Safety Services	P
All Other Civic Uses	P

(c) Conditions and Limitations.

- (1) All displays of merchandise be fully contained and displayed within the building.
- (2) Permitted uses shall be located and take primary access on a collector or arterial street as defined in the Manor Thoroughfare Plan.
- (3) That required yards and outdoor areas not be used for display, sale vehicles, equipment, containers or waste material, save and except for screened dumpster collection areas.
- (4) That the use not be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisance; and that, excluding that caused [by] customer and employee vehicles, such odors, smoke, dust, noise, or vibration be generally contained to the property.
- (5) Signs (advertising) must be on the same lot as the business establishment to which they refer and shall not be placed within any required yard nor within twenty-five (25) feet of any residential district. Signs may be illuminated but must be stationary and non-flashing. All signs shall comply with all applicable provisions of this Ordinance and any other applicable Ordinance of the City.
- (6) Paved sidewalks, driveways, and parking areas are required.
- (7) Screening of loading, storage facilities, and dumpster enclosures is required.

Section 17. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article II, Section 43(a) Light Commercial -District “C-1” as follows:

- (a) Purpose, Permitted Uses, Conditional Uses. This district allows a mix of commercial uses including retail, office, light commercial, and similar uses excluding residential and

multifamily. This district allows the retail sale of goods and products (in the following listed use areas) to which value has been added on-site, including the sale of goods and services outside the primary structure as customary with the uses specifically listed, and the following, with permitted uses in the C-1 district noted with a “P” and conditional uses with a “C”.

<i>LIGHT COMMERCIAL C-1</i>	
Art Gallery	P
Art Workshop	P
Bed & Breakfast	P
Business and Trade Schools	P
Club or Lodge	P
Cocktail Lounge	P
College or University Facilities	P
Commercial Off-Street Parking	P
Community Events	P
Community Recreation	P
Congregate Living	P
Consumer Convenience Services	P
Consumer Repair Services	P
Convalescent Services	P
Counseling Services	P
Financial Services	P
Florist - no greenhouse	P
Food Court Establishment	C
Food Preparation less than 2,500 sq. ft. GFA	P
Food Sales	P
Funeral Services not including crematory services	P
Game Rooms	C
General Retail Sales	P
Group Residential	P
Hotel & Motel	P
Indoor Entertainment	P
Indoor Sports and Recreation	P
Laundry Services	P
Liquor Sales	P
Monument Retail Sales	P
Off-Site Accessory Parking	P
Personal Improvement Services	P
Personal Services	P

Pet Services	P
Postal Facilities	P
Printing and Publishing	P
Private Primary and Secondary Educational Facilities	P
Public Primary and Secondary Educational Facilities	P
Religious Assembly	P
Residential Treatment	P
Restaurant	P
Restaurant with Drive Through	P
Retirement Housing	P
Safety Services	P
Service Station	P
Theater	P
Transitional Housing	P
Transportation Services	P
All Other Civic Uses	P

Section 18. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article II, Section 43(b) Light Commercial -District “C-1” adding subsections (viii) and (ix) immediately following subsection (vii) as follows:

(viii) Paved sidewalks, driveways, and parking areas are required.

(ix) Screening of loading, storage facilities, and dumpster enclosures is required.

Section 19. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article II, Section 45(b) Heavy Commercial -District “C-3” as follows:

(b) Permitted and Conditional Uses: Permitted uses in the C-3 district noted with a “P” and conditional uses with a “C”.

<i>HEAVY COMMERCIAL C-3</i>	
Agricultural Sales and Services	P
Art Workshop	P
Automotive Rental	P
Automotive Repair Services	P
Automotive Sales	P
Automotive Washing	P
Aviation Services	P
Building Maintenance Services	P
Business and Trade Schools	P

Camp	P
Campground	P
Carriage Stable	P
Cemetery	P
Club or Lodge	P
Cocktail Lounge	P
College or University Facilities	P
Commercial Blood Plasma Center	P
Commercial Off-Street Parking	P
Communication Service Facilities	P
Community Events	P
Community Recreation	P
Construction Sales and Services	P
Convalescent Services	P
Convenience Storage	P
Convention Center	P
Counseling Services	P
Cultural Services	P
Custom Manufacturing	P
Day Care Services	C
Detention Facilities	P
Drop-off Recycling Collection Facility	P
Electronic Prototype Assembly	P
Electronic Testing	P
Employee Recreation	P
Equipment Repair Services	P
Exterminating Services	P
Florist	P
Food Court Establishment	C
Food Preparation	P
Food Sales	P
Funeral Services	P
Game Rooms	P
General Retail Sales	P
General Warehousing and Distribution	P
Hospital Services	P
Indoor Entertainment	P
Indoor Sports and Recreation	P
Kennels	P

Laundry Services	P
Light Manufacturing	P
Liquor Sales	P
Limited Warehousing and Distribution	P
Local Utility Services	P
Maintenance and Service Facilities	P
Major Public Facilities	P
Major Utility Facilities	P
Marina	P
Military Installations	P
Monument Retail Sales	P
Off-Site Accessory Parking	P
Outdoor Entertainment	P
Outdoor Sports and Recreation	P
Park and Recreation Facilities	P
Pawnshop Services	P
Pet Services	P
Plant Nursery	P
Postal Facilities	P
Printing and Publishing	P
Railroad Facilities	P
Recreational Equipment Maintenance & Storage	P
Recreational Equipment Sales	P
Religious Assembly	P
Research Assembly Services (general)	P
Research Services (general)	P
Research Testing Services (general)	P
Research Warehousing Services (general)	P
Restaurant	P
Restaurant with Drive Through	P
Safety Services	P
Scrap and Salvage	P
Service Station	P
Sexually Oriented Business	C
Software Development	P
Stables	P
Telecommunication Tower	P
Theater	P
Transportation Services	P

Transportation Terminal	P
Vehicle Storage	P
Veterinary Services	P
All Other Civic Uses	C

Section 20. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article II, Section 45(c) Heavy Commercial – District “C-3” adding subsections (vi) and (vii) immediately following subsection (v) as follows:

- (vi) Paved sidewalks, driveways, and parking areas are required.
- (vii) Screening of loading, storage facilities, and dumpster enclosures is required.

Section 21. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article II, Section 46(b) Light Industrial – District “IN-1” as follows:

- (b) Permitted and Conditional Uses. The following chart indicates permitted uses in the IN-1 district with a “P” and conditional uses with a “C”.

<i>LIGHT INDUSTRIAL IN-1</i>	
Administrative Services	P
Agricultural Sales and Services	P
Art Workshop	P
Automotive Repair Services	P
Automotive Sales	P
Automotive Washing	P
Aviation Services	P
Building Maintenance Services	P
Business and Trade Schools	P
Camp	P
Campground	P
Carriage Stable	P
College or University Facilities	P
Commercial Blood Plasma Center	P
Commercial Off-Street Parking	P
Communication Service Facilities	P
Construction Sales and Services	P
Convenience Storage	P
Convention Center	P
Cultural Services	P
Custom Manufacturing	P
Detention Facilities	P

Drop-off Recycling Collection Facility	P
Electronic Prototype Assembly	P
Electronic Testing	P
Equipment Repair Services	P
Equipment Sales	P
Exterminating Services	P
Florist	P
Food Court Establishment	C
Food Preparation	P
Funeral Services	P
General Warehousing and Distribution	P
Hospital Services	P
Indoor Entertainment	P
Indoor Sports and Recreation	P
Kennels	P
Laundry Services	P
Light Manufacturing	P
Limited Warehousing and Distribution	P
Local Utility Services	P
Maintenance and Service Facilities	P
Major Public Facilities	P
Major Utility Facilities	P
Marina	P
Military Installations	P
Monument Retail Sales	P
Off-Site Accessory Parking	P
Outdoor Entertainment	P
Outdoor Sports and Recreation	P
Park and Recreation Facilities	P
Pawnshop Services	P
Pet Services	P
Plant Nursery	P
Postal Facilities	P
Printing and Publishing	P
Railroad Facilities	P
Recreational Equipment Maintenance & Storage	P
Recreational Equipment Sales	P
Recycling Center	P
Religious Assembly	P

Research Assembly Services (general)	P
Research Services (general)	P
Research Testing Services (general)	P
Research Warehousing Services (general)	P
Resource Extraction	P
Safety Services	P
Scrap and Salvage	P
Service Station	P
Sexually Oriented Business	C
Software Development	P
Stables	P
Telecommunication Tower	P
Transportation Services	P
Transportation Terminal	P
Urban Farm	P
Vehicle Storage	P
Veterinary Services	P

Section 22. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article II, Section 46(c) Light Industrial – District “IN-1” as follows:

(c) Site Development Regulations

- (i) Paved sidewalks, driveways, and parking areas are required.
- (ii) Screening of loading, storage facilities, and dumpster enclosures is required.

Section 23. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article II, Section 51 Neighborhood Business – District “NB” adding subsection (c) as follows:

(c) Conditions and Limitations

- (i) That NB activities be conducted wholly within an enclosed building, except for delivery, gasoline sales, nurseries, garden centers, dining and patio areas associated with a restaurant, food and beverage sale use, and mobile food vendors, and auto sales to be conducted within a building and/or outdoor area that is improved with concrete, asphalt pavement or other all-weather surface and that is suitably landscaped, screened, or fenced.
- (ii) That all merchandise be new, first-hand and be sold on the premises, save and except for delivery only included catering and antique shops.

- (iii) That required yards and outdoor areas not be used for display, sale vehicles, equipment, containers or waste material, save and except for screened dumpster collection areas.
- (iv) That the use not be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisance; and that, excluding that caused by customer and employee vehicles, such odors, smoke, dust, noise, or vibration be generally contained to the property.
- (v) Signs (advertising) must be on the same lot as the business establishment to which they refer and shall not be placed within any required yard nor within twenty-five (25) feet of any residential district. Signs may be illuminated but must be stationary and non-flashing. All signs shall comply with all applicable provisions of this Ordinance and any other applicable Ordinance of the City.
- (vi) Establishments located on property that is within three hundred (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 commercial uses located on the Highway 290 corridor.
- (vii) See charts in section 20 of this ordinance, as amended.
- (viii) Paved sidewalks, driveways, and parking areas are required.
- (ix) Screening of loading, storage facilities, and dumpster enclosures is required.

Section 24. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article II, Section 52 Downtown Business District – District “DBD” adding subsection (c) as follows:

(c) Conditions and Limitations

- (i) That DBD activities be conducted wholly within an enclosed building, except for delivery, gasoline sales, nurseries, garden centers, dining and patio areas associated with a restaurant, food and beverage sale use, and mobile food vendors, and auto sales to be conducted within a building and/or outdoor area that is improved with concrete, asphalt pavement or other all-weather surface and that is suitably landscaped, screened, or fenced.
- (ii) That all merchandise be new, first-hand and be sold on the premises, save and except for delivery only included catering and antique shops.
- (iii) That required yards and outdoor areas not be used for display, sale vehicles, equipment, containers or waste material, save and except for screened dumpster collection areas.

(iv) That the use not be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisance; and that, excluding that caused by customer and employee vehicles, such odors, smoke, dust, noise, or vibration be generally contained to the property.

(v) Signs (advertising) must be on the same lot as the business establishment to which they refer and shall not be placed within any required yard nor within twenty-five (25) feet of any residential district. Signs may be illuminated but must be stationary and non-flashing. All signs shall comply with all applicable provisions of this Ordinance and any other applicable Ordinance of the City.

(vi) See charts in section 20 of this ordinance, as amended.

(vii) Paved sidewalks, driveways, and parking areas are required.

(viii) Screening of loading, storage facilities, and dumpster enclosures is required.

Section 25. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article II adding “Section 58 Historic District” as follows:

Section 58. Historic District

- (a) The Historic District for the City of Manor is defined as all properties within the boundaries of Old Manor, more approximately described as: Beginning at Highway 290 at Gilleland Creek east along Hwy. 290 to Wilbarger Creek then south along Wilbarger Creek to Old Hwy. 20 (Loop 212) then south to the intersection of the City of Manor boundary then south to the boundaries of Hamilton Point Subdivision (excluding Hamilton Point Subdivision) west then south to Blake Manor Road then Brenham Street to Bastrop Street then north to the Cap Metro Rail Line then west to Gilleland Creek and then north along Gilleland Creek to Hwy. 290.

Section 26. Amendment of Chapter 14, Article 14.02, Exhibit A Zoning Ordinance, Article II adding “Section 59 Municipal Parks” as follows:

Section 59. Municipal Parks *

- (a) Municipal Parks shall be defined as any parkland or open space designated by the City of Manor for the purpose of recreational activity. The following parks are designated as Municipal Parks:

1. Jennie Lane Park
2. Bell Farms Park
3. Carriage Hills Park
4. Greenbury Village Park
5. Presidential Glen Park
6. Shadowglen Park
7. Wilbarger Creek Park

* For an up to date list of Municipal Parks, please contact the City Secretary.

Section 27. Amendment of Chapter 14 adding “EXHIBIT D – AUSTIN EXECUTIVE JOINT AIRPORT ZONING BOARD HAZARD REGULATIONS” as follows:

EXHIBIT D

Austin Executive Joint Airport Zoning Board Hazard Regulations

Regulating and restricting the height of structures and objects of natural growth and otherwise regulating the use of property in the vicinity of Austin Executive Airport, Travis County, Bastrop County, the Cities of Austin, Manor, Pflugerville, and Round Rock Texas, by creating the appropriate zones and establishing the boundaries thereof; providing for restrictions of such zones and the enforcement of such restrictions; defining certain terms used herein; referring to Austin Executive Airport Hazard Zoning Map prepared by KSA Engineers, dated April 2015, which is incorporated in and made a part of these regulations; providing for a Joint Airport Board of Adjustment; and imposing penalties.

Whereas, the Commissioners Courts of Travis and Bastrop Counties, and the Cities of Austin, Pflugerville, Manor, and Round Rock, Texas (collectively "Political Subdivisions") created a Joint Airport Zoning Board; and

Whereas, these regulations are adopted pursuant to the authority conferred by Chapter 241 of the Texas Local Government Code.

Whereas, the Legislature of the State of Texas finds that:

1. an airport hazard endangers the lives and property of users of the airport and of occupants of land in the vicinity of the airport;
2. an airport hazard that is an obstruction reduces the size of the area available for the landing, taking off, and maneuvering of aircraft, tending to destroy or impair the utility of the airport and the public investment in the airport;
3. the creation of an airport hazard is a public nuisance and an injury to the community served by the airport affected by the hazard;
4. it is necessary in the interest of the public health, public safety, and general welfare to prevent the creation of an airport hazard;
5. the creation of an airport hazard should be prevented, to the extent legally possible, by the exercise of the police power without compensation; and
6. the prevention of the creation of an airport hazard and the elimination, the removal, the

alteration, the mitigation, or the marking and lighting of an airport hazard are public purposes for which a political subdivision may raise and spend public funds and acquire land or interests in land.

Whereas, the Austin Executive Airport fulfills an essential community purpose and is used in the interest of the public.

Therefore, be it ordered by the Austin Executive Airport Joint Airport Zoning Board that:

Section 1. Short Title

These regulations shall be known and may be cited as the "Austin Executive Airport Joint Airport Hazard Zoning Regulations."

Section 2. Definitions

As used in these regulations, unless the context otherwise requires:

A. Administrative Agency -An agency so designated by each Political Subdivision under Section 241.031 of the Texas Local Government Code, as amended, to administer and enforce these regulations in each Political Subdivision's respective jurisdiction.

B. Airport -Austin Executive Airport located in Travis County, Texas, including the ultimate development of that facility.

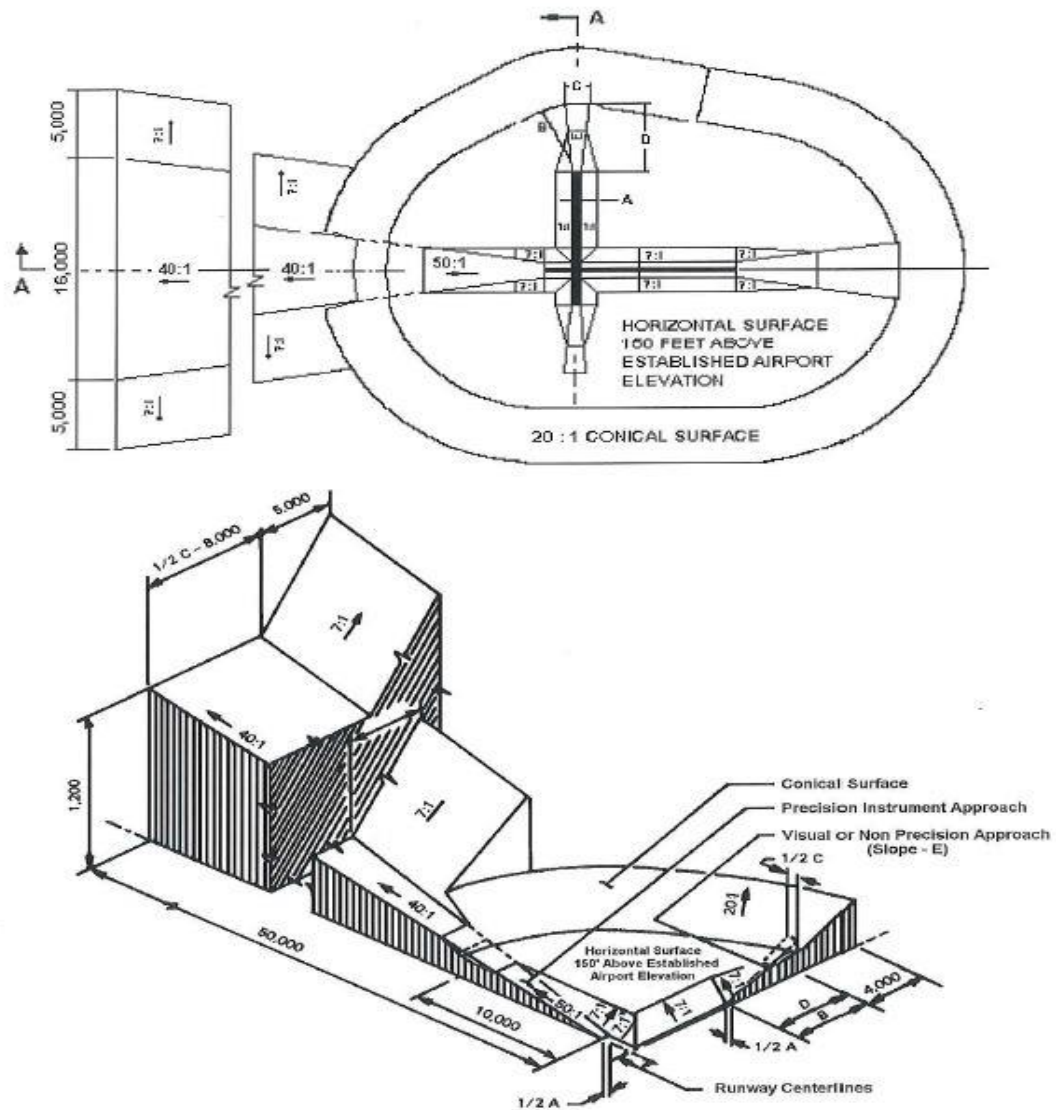
C. Airport Elevation - The established elevation of the highest point on the runway, either existing or planned, at the airport measured in feet above mean sea level (MSL). The airport elevation of Austin Executive Airport is 620 feet above mean sea level (MSL).

D. Airport Hazard - Any structure, tree, or use of land which obstructs the airspace required for the flight of aircraft or obstructs or interferes with the control, tracking, and/or data acquisition in the landing, takeoff, or flight at an airport or any installation or facility relating to flight, tracking, and/or data acquisition of the flight craft; is hazardous to, interferes with, or obstructs such landing, takeoff, or flight of aircraft; or is hazardous to or interferes with tracking and/or data acquisition pertaining to flight and flight vehicles.

E. Approach Surface - A surface longitudinally centered on the extended runway centerline, extending outward and upward from each end of the primary surface and at the same slope as the approach zone height limitation slope set forth in Section 5 of these regulations. In plan, the perimeter of the approach surface coincides with the perimeter of the approach zone.

F. Approach, Conical, Horizontal, and Transitional Zones -These zones are set forth in Section 4 of these regulations and are depicted in Figure 1, below:

Figure 1



Source FAA Part 77

G. Austin Executive Airport Board of Adjustment - The joint board of adjustment created by Section 9 of these regulations to administer and enforce these regulations in the areas where the Political Subdivisions' Board of Adjustments do not have jurisdiction.

H. Board of Adjustment - A board of adjustment so designated by each Political Subdivision under Section 241.032 of the Local Government Code, as amended, to administer and enforce these regulations in each respective Political Subdivision's jurisdiction.

I. Conical Surface - A surface extending outward and upward from the periphery of the horizontal surface at a slope of twenty (20) feet horizontally for each one (1) foot vertically for a horizontal distance of four-thousand (4,000) feet.

J. Hazard to Air Navigation - An obstruction or use of land determined to have a substantial adverse effect on the safe and efficient utilization of navigable airspace.

K. Height - For the purpose of determining the height limits in all zones set forth in these regulations and shown on the hazard zoning map, the datum shall be height above mean sea level (MSL) elevation as measured in feet.

L. Horizontal Surface - A horizontal plane one-hundred fifty (150) feet above the established airport elevation which in plan coincides with the perimeter of the horizontal zone.

M. Nonconforming Use, Structure, or Tree - Any structure, tree, or use of land which is inconsistent with the provisions of these regulations and which is existing as of the effective date of these regulations.

N. Nonprecision Instrument Runway - A runway having an existing instrument approach procedure utilizing air navigation facilities or other equipment that provides only horizontal guidance or area type navigation equipment. This also includes a runway for which a nonprecision instrument approach procedure has been approved or planned.

Planned Runway 13/34 is considered a nonprecision instrument runway.

O. Obstruction -Any structure, tree, or other object, including a mobile object, which exceeds a limiting height set forth in Section 5 of these regulations or is an airport hazard.

P. Other than Utility Runway -A runway designed for and intended to be used by propeller driven aircraft of more than twelve-thousand five-hundred (12,500) pounds maximum gross weight and jet powered aircraft. Runway 13/31 at Austin Executive Airport is considered an other than utility runway.

Q. Person - An individual, firm, partnership, corporation, company, association, joint stock association, or body politic and includes a trustee, receiver, assignee, administrator, executor, guardian, or an other representative.

R. Precision Instrument Runway - A runway having an existing instrument approach procedure utilizing air navigation facilities or other equipment which provide both horizontal and vertical guidance. This also includes a runway for which a precision instrument approach procedure has been approved or planned. Runway 13/31 at Austin Executive Airport is considered a precision instrument runway.

S. Primary Surface - A 7,400-foot-wide surface longitudinally centered on the runway extending the full length of the ultimate runway configuration plus two hundred (200) feet beyond each ultimate end of the runway. The elevation of any point on the primary surface is the same as the nearest point on the existing or ultimate runway centerline.

T. Runway - A defined area on the airport prepared for the landing and taking off of aircraft along its length. The current length of Runway 13/31 at Austin Executive Airport is 6,025 feet. The length of the ultimate runway configuration of Runway 13/31 at Austin Executive Airport is 7,500 feet. The length of the ultimate parallel 16/34 is 1,550 feet.

U. Structure - An object, including a mobile object, constructed or installed by man including, but not limited to, buildings, towers, cranes, smokestacks, poles, earth formations, overhead power lines, and traverse ways. Traverse ways are considered to be the heights set forth in 14 C.F.R. Part 77.23.

V. Transitional Surfaces -Surfaces extending perpendicular to the runway centerline and the extended runway centerline outward from the edges of the primary surface and the approach surfaces at a slope of seven (7) feet horizontally for each one (1) foot vertically to where they intersect the horizontal surface. Transitional surfaces for those portions of the precision approach surface which extend through and beyond the limits of the conical surface extend at a slope of seven (7) feet horizontally for each one (1) foot vertically for a distance of five-thousand (5,000) feet measured horizontally from either edge of the approach surface and perpendicular to the extended runway centerline.

W. Tree - Any type of flora and an object of natural growth.

Section 3. Administrative Agency

The Administrative Agency of each Political Subdivision shall be responsible for the administration and enforcement of the regulations prescribed herein.

Section 4. Zones

In order to carry out the provisions of these regulations, there are hereby created and established certain zones which include all of the land lying beneath the approach surfaces, conical surface, horizontal surface, and transitional surfaces as they apply to the airport. Such surfaces are shown on the Austin Executive Airport Hazard Zoning Map prepared by KSA Engineers, dated April 2015, which is incorporated in and made a part of these regulations. An area located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:

A. Approach Zones - Approach zones are hereby established beneath the approach surfaces at each end of Runway 13/31 at the airport for other than utility runway. The approach surface shall have an inner edge width of 550 feet, which coincides with the width of the primary surface, at a distance of two-hundred (200) feet beyond each runway end, widening thereafter uniformly to a width of 16,000 feet at a horizontal distance of 50,000 feet beyond the end of the primary surface. The centerline of the approach surface is the continuation of the centerline of the runway.

B. Conical Zone - A conical zone is hereby established beneath the conical surface at the airport which extends outward from the periphery of the horizontal surface for a horizontal distance of four-thousand (4,000) feet.

C. Horizontal Zone - A horizontal zone is hereby established beneath the horizontal surface at the airport which is a plane one-hundred fifty (150) feet above the established airport elevation, the perimeter of which is constructed by swinging arcs of ten-thousand (10,000) feet radii from the center of each end of the primary surface and connecting the adjacent arcs by lines tangent to those arcs.

D. Transitional Zones - Transitional zones are hereby established beneath the transitional surfaces at the airport. Transitional surfaces, symmetrically located on either side of the runway, have variable widths as shown on the Austin Executive Airport Height and Hazard Zoning Map prepared by KSA Engineers, dated April 2015, which is incorporated in and made a part of these regulations. Transitional surfaces extend outward perpendicular to the runway centerline and the extended runway centerline from the periphery of the primary surface and the approach surfaces to where they intersect the horizontal surface. Where the precision instrument runway approach surface projects through and beyond the conical surface, there are hereby established transitional zones beginning at the sides of and at the same elevation as the approach surface and extending for a horizontal distance of five-thousand (5,000) feet as measured perpendicular to the extended runway centerline.

Section 5. Height Limitations

Except as otherwise provided in Section 8 of these regulations, no structure shall be erected, altered, or replaced and no tree shall be allowed to grow in any zone created by these regulations to a height in excess of the applicable height limitations herein established for such zone except as provided in Paragraph E of this Section. The Airport Hazard Zones described in this section are depicted on an airport height and hazard zoning sheet on file with the Austin Executive Airport. Official notifications will be provided to each political subdivision if changes are made to the official Height and Hazard map. Such applicable height limitations are hereby established for each of the zones in question as follows:

A. Approach Zones - Slope one (1) foot in height for each 40 feet in horizontal distance beginning at the end of and at the same elevation as the primary surface and extending to a point 50,000 feet beyond the end of the primary surface.

B. Conical Zone - Slopes one (1) foot in height for each twenty (20) feet in horizontal distance beginning at the periphery of the horizontal zone and at one-hundred fifty (150) feet above the airport elevation and extending to a height of three-hundred fifty (350) feet above the airport elevation, or to a height of 970 feet above mean sea level.

C. Horizontal Zone - Established at one-hundred fifty (150) feet above the airport elevation, or at a height of 770 feet above mean sea level.

D. Transitional Zones - Slope one (1) foot in height for each seven (7) feet in horizontal distance beginning at the sides of and at the same elevations as the primary surface and the approach surfaces.

E. Excepted Height Limitation - None Section

6. Land Use Restrictions

Except as provided in Section 7 of these regulations, no use may be made of land or water within any zone established by these regulations in such a manner as to create electrical interference with navigational signals or radio communications between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create potential bird strike hazards such as, but not limited to, waste, construction, and demolition landfills, and new large bodies of water (localized wetland, ponds, and storm water retention ponds greater than or equal to 1 acre), or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the airport. Localized wetlands, ponds, and retention ponds greater than or equal to 1 acre will be subject to evaluation by Austin Executive Airport to review and if appropriate, issue a letter of no objection.

Section 7. Nonconforming Uses, Structures, and Trees

A. Nonconforming Uses - Nothing contained in these regulations shall be construed as requiring changes in or interference with the continuance of any nonconforming use of land. Existing nonconforming uses are Lake Pflugerville and 1849 Park water storage and irrigation.

B. Nonconforming Structures - Nothing contained in these regulations shall be construed as to require the removal, lowering, or other change to any existing nonconforming structure including all phases or elements of a multiphase structure the construction of which was begun prior to the effective date of these regulations and is diligently prosecuted.

C. Nonconforming Trees - Nothing in these regulations shall be construed as to require the removal, lowering, or other change to any nonconforming tree. However, any nonconforming tree which grows to a greater height than it was as of the effective date of these regulations is subject to the provisions of these regulations as described in Section 5 herein above.

Section 8. Permits and Variances

A. Permits - Any person who desires to replace, rebuild, substantially change, or repair a nonconforming structure or replace or replant a nonconforming tree is required to apply for a permit. No permit shall be granted which would allow the establishment of an airport hazard or allow a nonconforming structure or tree to exceed its original height or become a greater hazard to air navigation than it was at the time of the adoption of these regulations. Applications for a permit shall be submitted to the Administrative Agency which has jurisdiction over the permit application.

B. Variances -Any person who desires to erect, substantially change, or increase the height of any structure or establish or allow the growth of any tree which would exceed the height limitations set forth in Section 5 of these regulations or change the use of property in such a way as to create a hazardous condition as described in Section 6 of these regulations is required to apply for a variance with the Austin Executive Airport Board of Adjustment or Board of Adjustment, as the case may be. The application for variance must be accompanied by a determination from the Federal Aviation Administration under 14 C.F.R. Part 77 as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Variances shall be allowed where it is duly found that a literal application or enforcement of the regulations will result in practical difficulty or unnecessary hardship and the granting of relief would result in substantial justice, not be contrary to the public interest, and be in accordance with the spirit of these regulations.

C. Requirements and Reasonable Conditions

1. Any permit granted may, at the discretion of the Administrative Agency, impose a requirement to allow the installation and maintenance of any markers or lights to indicate to flyers the presence of an airport hazard.
2. Any variance granted may, at the discretion of the Austin Executive Airport Board of Adjustment or Board of Adjustment, impose any reasonable conditions as may be necessary to accomplish the purpose of these regulations.

Section 9. Austin Executive Airport Board of Adjustment

A. The Austin Executive Airport Board of Adjustment is hereby created to administer and enforce these regulations in the areas not within the jurisdiction of the Political Subdivisions' Boards of Adjustment.

B. The Austin Executive Airport Board of Adjustment shall:

1. Hear and decide appeals from any order, requirement, decision, or determination on made by the Administrative Agency in the administration or enforcement of these regulations;

2. Hear and decide special exceptions to the terms of these regulations when the board is required to do so; and
3. Hear and decide specific variances.

C. The Austin Executive Airport Board of Adjustment shall be comprised of five (5) members and one alternate member appointed by the Political Subdivisions. The terms for the members shall be two years. The members shall elect a chairman from one of the members. The Austin Executive Board of Adjustment shall adopt rules for its governance and procedure in harmony with the provisions of these regulations. Meetings of the Austin Executive Board of Adjustment shall be held at the call of the chairman and at such times as the Austin Executive Board of Adjustment may determine. The chairman, or in his/her absence the acting chairman, may administer oaths and compel the attendance of witnesses. All hearings of the Austin Executive Board of Adjustment shall be public. The Austin Executive Board of Adjustment shall keep minutes of its proceedings showing the vote of each member upon each question or if any member is absent or fails to vote, indicating such fact and shall keep records of its examinations and other official actions, all of which shall immediately be filed in the office of the Austin Executive Board of Adjustment or in the office of appropriate Administrative Agency. All such records shall be public records.

D. The Austin Executive Airport Board of Adjustment shall make written findings of fact and conclusions of law stating the facts upon which it relied when making its legal conclusions in determining special exceptions and variances.

E. The concurring vote of four (4) members of the Austin Executive Airport Board of Adjustment shall be necessary to decide in favor of the applicant on any matter upon which it is required to pass under these regulations, or to effect any variance to these regulations.

F. The Political Subdivision appointing a member to the Austin Executive Board of Adjustment may remove that member for cause on a written charge after a public hearing. A Political Subdivision shall fill any vacancy on the board for the unexpired term for a member assigned to that Political Subdivision.

G. Austin Executive Airport is the official record keeper of all the Austin Executive Airport Board of Adjustment files and minutes.

Section 10. Appeals

A person aggrieved or a taxpayer affected by a decision of an Administrative Agency or a Political Subdivision or the Austin Executive Joint Airport Zoning Board that believes the decision of an Administrative Agency is an improper application of these regulations may appeal the decision to a Board of Adjustment or the Austin Executive Airport Board of Adjustment, as the case may be. For the purpose of Sections 10 and 11 of these regulations, the Board of Adjustment and the Austin Executive Airport Board of Adjustment are collectively referred to as Board of Adjustment.

B. All appeals hereunder must be taken within a reasonable time as provided by the rules of the Board of Adjustment by filing a notice of appeal with the Board of Adjustment and the appropriate Administrative Agency specifying the grounds for the appeal. The Administrative Agency shall forthwith transmit to the Board of Adjustment all papers constituting the record upon which the action appealed was taken.

C. An appeal shall stay all proceedings in furtherance of the action appealed unless the Administrative Agency certifies in writing to the Board of Adjustment that by reason of the facts stated in the certificate, a stay would, in the opinion of the Administrative Agency, cause imminent peril to life or property. In such case, proceedings shall not be stayed except by order of the Board of Adjustment on notice to the administrative agency and on due cause shown.

D. The Board of Adjustment shall fix a reasonable time for hearing appeals, give public notice and due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear in person, by agent, and/or by attorney.

E. The Board of Adjustment may reverse or affirm, in whole or in part, or modify the Administrative Agency's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for this purpose the Board of Adjustment has the same authority as the Administrative Agency. The concurring vote of four (4) members of the Board of Adjustment shall be necessary to reverse any order, requirement, decision, or determination of the Administrative Agency.

F. The Board of Adjustment shall make written finding of fact and conclusions of law stating the facts upon which it relied when making its legal conclusions in reversing, affirming, or modifying any order, requirement, decision, or determination which comes before it under the provisions of these regulations.

Section 11. Judicial Review

A person aggrieved or a taxpayer affected by a decision of a Board of Adjustment of a Political Subdivision or the Austin Executive Airport Zoning Board that believes the decision of a Board of Adjustment is illegal may present to a court of record a petition stating that the decision of the Board of Adjustment is illegal and specifying the grounds of the illegality as provided by and in accordance with the provisions of Section 241.041 of the Texas Local Government Code, as amended. This same right of appeal is extended to each Administrative Agency.

Section 12. Enforcement and Remedies

Each Political Subdivision and the Austin Executive Airport Zoning Board may institute in a court of competent jurisdiction an action to prevent, restrain, correct, or abate any violation of Chapter 241 of the Local Government Code, these regulations, or any order or ruling made in connection with their administration or enforcement of these regulations.

Section 13. Conflicting Regulations

Where there exists a conflict between any of the regulations or limitations prescribed herein and any other regulation applicable to the same area, whether the conflict be with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or requirement shall control.

Section 14. Severability

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

Section 15. Adherence with State Laws

Any actions brought forth by any person or taxpayer as a result of the administration, enforcement, or the contesting these regulations will be in accordance with the provisions of Chapter 241 of the Texas Local Government Code, as amended, and other applicable State laws.

Section 16. Immunity Clause

No elected or non-elected, person, employee, officer, member or agent of political subdivision, Austin Executive Joint Airport Zoning Board and Austin Executive Airport Board of Adjustment shall have (a) any personal liability with respect to any of the provisions of this Ordinance, Regulation, or (b) any liability for any consequential damages resulting from the exercise by political subdivision or Austin Executive Joint Airport Zoning Board of any its duties herein.

Section 17. Effective Date

Whereas, the immediate operation of the provisions of these regulations is necessary for the preservation of the public health, safety, and general welfare, an emergency is hereby declared to exist and these regulations shall be in full force and effect from and after their adoption by the Austin Executive Airport Zoning Board.

Adopted by the Austin Executive Joint Airport Zoning Board this 12th day of May 2017.

Section 28. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with this ordinance are hereby amended to the extent of such conflict and shall hereinafter read as provided herein. To the extent only, if any, necessary to accomplish the purposes of this ordinance, any such term, condition or provision of any ordinance of the city that is in conflict herewith is hereby repealed to the extent of such conflict.

Section 29. Severability. If any provision of this ordinance or the application of any provision to any person or circumstance held invalid, the invalidity shall not affect other provisions or applications hereof 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 30. Open Meetings. That 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, Chapt. 551, Loc. Gov't Code*.

Section 31. Effective Date. This ordinance shall take effect immediately from and after its passage and publication.

PASSED AND ADOPTED this the 20th day of September 2017.

ATTEST:

CITY OF MANOR, TEXAS

Lluvia Tijerina, City Secretary

Rita Jonse, Mayor