



- Julie Leonard, Place 1
- Jacob Hammersmith, Place 2
- Raul Hernandez, Vice-Chair, Place 3
- Larry Wallace 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 12, 2018

6:30 p.m.

Manor City Hall – Council Chambers
105 E. Eggleston Street

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PRESENTATIONS

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning and Zoning Commission, please complete the white card and present it to the Planning Coordinator prior to the meeting. **No Action May be Taken by the Planning and Zoning Commission During Public Comments**

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Commission and will be enacted with 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 denying a Final Plat for Stonewater North, ninety-three (93) single family lots on 18 acres, more or less, located near N FM 973 and Johnson Road, Manor, Texas. **Applicant:** Kitchen Table Civil Solutions. **Owner:** Continental Homes of Texas, LP. Scott Dunlop
Planning
Coordinator

REGULAR AGENDA

- 2. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the August 08, 2018, Regular Meeting. Scott Dunlop
Planning
Coordinator

3. Consideration, discussion, and possible action on a Preliminary Planned Unit Development Amendment request for Lagos Master Planned Community being 173 acres, more or less, of land in the James Manor Survey No. 40, James Manor Survey No. 39, and Calvin Barker Survey No. 38 and being located at N FM 973 and Brenham Street, Manor, Texas. **Applicant:** Kimley-Horn Associates. **Owner:** Dwyer Realty Companies Scott Dunlop
Planning
Coordinator
4. Consideration, discussion, and possible action on a Final Planned Unit Development Amendment request for Lagos Master Planned Community being 173 acres, more or less, of land in the James Manor Survey No. 40, James Manor Survey No. 39, and Calvin Barker Survey No. 38 and being located at N FM 973 and Brenham Street, Manor, Texas. **Applicant:** Kimley-Horn Associates. **Owner:** Dwyer Realty Companies Scott Dunlop
Planning
Coordinator
5. Consideration, discussion, and possible action on a Final Planned Unit Development request for Manor Heights being 477 acres, more or less, of land including Lot 2, J.F. Nagle Estates, portions of the A.C. Caldwell Survey No. 52, Abstract 154, and Lemuel Kimbro Survey No. 64, Abstract No. 456, located near US Hwy 290 E and Old Kimbro Road and locally known as 13201, 13356, and 13400 Old Kimbro Road, Manor, Texas. **Applicant:** Kimley-Horn Associates. **Owner:** Sky Village Kimbro Estates LLC. Scott Dunlop
Planning
Coordinator
6. Consideration, discussion, and possible action on a rezoning request for Abstract 315, Survey 63 Gates G Acres 2.935, 0.50 and 3.0 and Lot 2 Block A KST/Voelker Tract Resub of Lot 2 Block A, locally known as 14401 N FM 973, 14233 Suncrest Road, 14225 Suncrest Road, and 14211 Suncrest Road, from Interim Agricultural (A) to Light Industrial (IN-1). **Applicant:** Stan Voelker. **Owner:** Stan Voelker Scott Dunlop
Planning
Coordinator
7. Consideration, discussion, and possible action on a joined lot affidavit for Lots 1, 2, 3 and West ½ of 4, Block 57, Town of Manor, locally known as 501 East Wheeler, in support of joining lots into one building site. **Applicant:** Martha Stockton. **Owner:** Martha Stockton Scott Dunlop
Planning
Coordinator
8. Consideration, discussion, and possible action on a setback waiver for Lots 9 and 10, Block 52, Town of Manor, locally known as 404 East Wheeler Street, to allow for a 20 foot front setback and a 10 foot rear setback. **Applicant:** Uriel Ocampo. **Owner:** Uriel Ocampo. Scott Dunlop
Planning
Coordinator

ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, September 7, 2018, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Scott Dunlop
Planning Coordinator for the City of Manor, Texas

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail ltijerina@cityofmanor.org



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 12, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on denying a Final Plat for Stonewater North, ninety-three (93) single family lots on 18 acres, more or less, located near N FM 973 and Johnson Road, Manor, Texas. Applicant: Kitchen Table Civil Solutions. Owner: Continental Homes of Texas, LP.

BACKGROUND/SUMMARY:

This item has not been approved by our engineers and should be denied as submitted.

PRESENTATION: YES NO

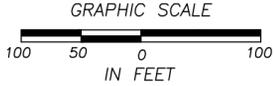
ATTACHMENTS: YES (IF YES, LIST IN ORDER TO BE PRESENTED) NO

Plat

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission deny as submitted a Final Plat for Stonewater North, ninety-three (93) single family lots on 18 acres, more or less, located near N FM 973 and Johnson Road, Manor, Texas.

PLANNING & ZONING COMMISSION: RECOMMENDED APPROVAL DISAPPROVAL NONE



SEE SHEET 3 FOR
LINE TABLE &
CURVE TABLE

50.36 ACRES
GERALDINE & EDWARD WOLF
DOC. NO. 2007059859
O.P.R.T.C.T.

OWNERS: CONTINENTAL HOMES OF TEXAS, L.P. (A TEXAS LIMITED PARTNERSHIP)
ACREAGE: 17.968 ACRES
SURVEY: GREENBURY GATES SURVEY NO. 63
DATE: AUGUST 15, 2018
SURVEYOR: BASELINE LAND SURVEYORS, INC.
ENGINEER: KITCHEN TABLE CIVIL SOLUTIONS
LINEAR FEET OF STREET: 3,426 LINEAR FEET
ACREAGE BY LOT TYPE: R.O.W.: 3.535 AC.; RESIDENTIAL: 12.919 AC.; OPEN SPACE: 1.514 AC.
BENCHMARK INFORMATION: BM#1: Magnetic nail set in asphalt at the intersection of Mason Stone Lane and Jamie Drive. Elevation: 571.90'
BM#2: Magnetic nail set in asphalt at the western terminus of Jamie Drive. Elevation: 573.48'
An onsite permanent benchmark will be established during the construction phase.

TOTAL ACREAGE: 17.968
SINGLE FAMILY LOTS: 93 LOTS
OPEN SPACE LOTS: 1 LOTS
TOTAL: 94 LOTS

LINEAR FEET OF NEW STREETS	R.O.W WIDTH
RIPRAP DRIVE:	488 L.F. 50' R.O.W.
RIPRAP DRIVE:	162 L.F. R.O.W. VARIES
RIPRAP DRIVE:	221 L.F. 64' R.O.W.
TUFF ROAD:	342 L.F. 64' R.O.W.
ROSINCA ROAD:	1,094 L.F. 50' R.O.W.
BRECCIA ROAD:	717 L.F. 50' R.O.W.
INSELBERG DRIVE:	175 L.F. 60' R.O.W.
BAJADA ROAD:	45 L.F. 50' R.O.W.
TALUS ROAD:	44 L.F. 50' R.O.W.
GYPSUM MILL ROAD:	44 L.F. 50' R.O.W.
SHALESTONE WAY:	44 L.F. 50' R.O.W.
SKARN ROAD:	50 L.F. 64' R.O.W.
TOTAL:	3,426 L.F.

REMAINDER OF 6.36 ACRES
PUBLIC UTILITY EASEMENT
RH-MANOR LTD.
TRAVIS COUNTY
DOC. NO. 2004035760
O.P.R.T.C.T.

69.21 ACRES
CONTINENTAL HOMES OF TEXAS, L.P.
DOC. NO. 2015058068
O.P.R.T.C.T.

8.60 ACRES
HUE LAM BUDDHIST CENTER, INC.
DOC. NO. 2006144423
O.P.R.T.C.T.

8.20 ACRES
ROBERT BURATTI
VOL. 12338, PG. 1382
R.P.R.T.C.T.

20.996 ACRES
WILSON MARY REVOCABLE TRUST
DOC. NO. 2015066621
O.P.R.T.C.T.

6.36 ACRES
PUBLIC UTILITY EASEMENT
RH-MANOR LTD.
TRAVIS COUNTY
DOC. NO. 2004035760
O.P.R.T.C.T.

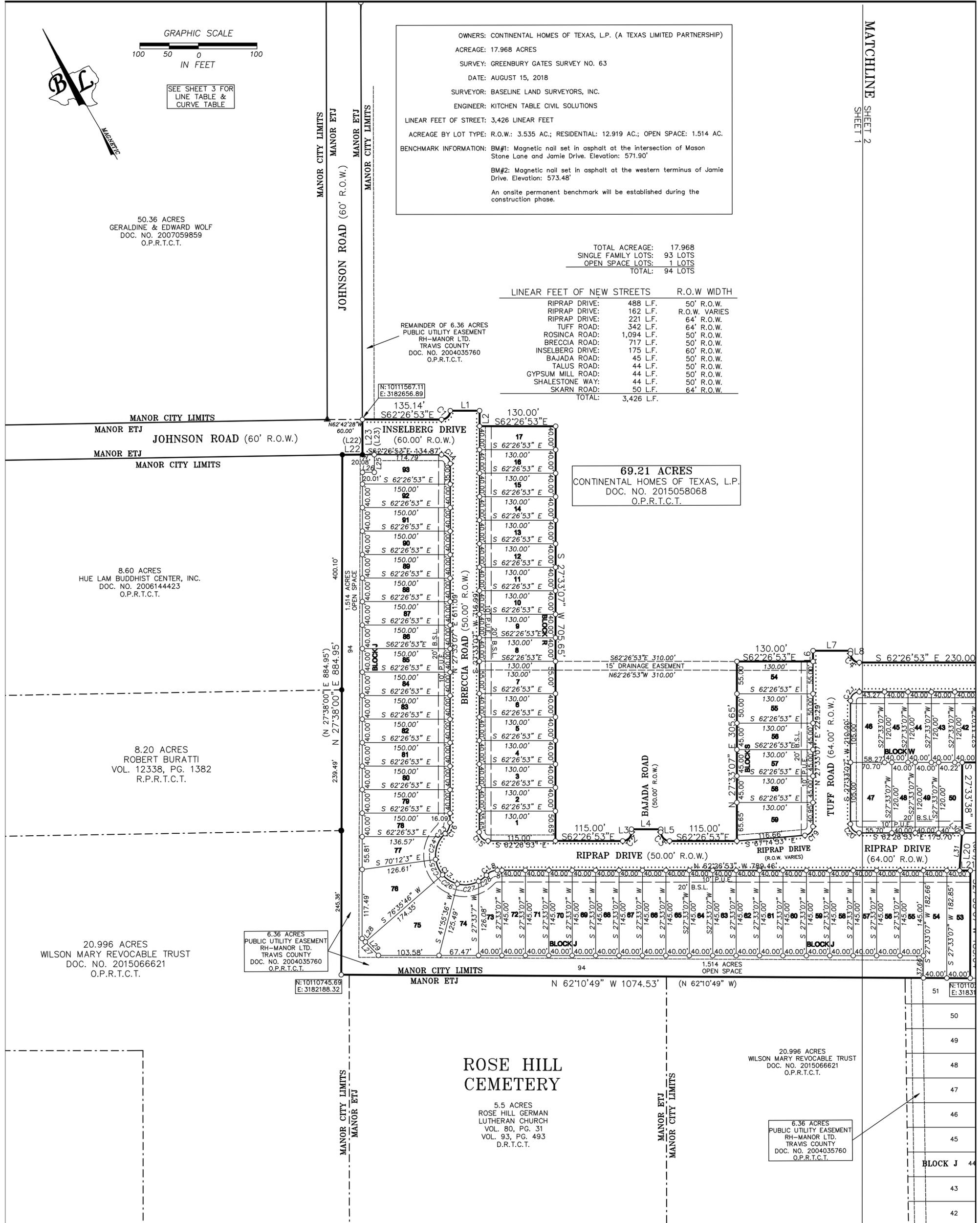
ROSE HILL
CEMETERY

5.5 ACRES
ROSE HILL GERMAN
LUTHERAN CHURCH
VOL. 80, PG. 31
VOL. 93, PG. 493
D.R.T.C.T.

20.996 ACRES
WILSON MARY REVOCABLE TRUST
DOC. NO. 2015066621
O.P.R.T.C.T.

6.36 ACRES
PUBLIC UTILITY EASEMENT
RH-MANOR LTD.
TRAVIS COUNTY
DOC. NO. 2004035760
O.P.R.T.C.T.

MATCHLINE
SHEET 2
SHEET 1



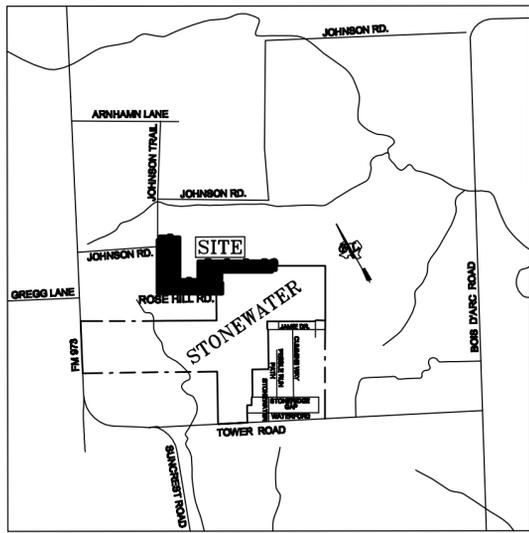
File: S:\proj\Stonewater North\Draw\Phase 1 Final Plat.dwg
Scale (Hor.): 1"=100'
Date: 08/15/18
Drawn By: JSL
Checked By: RLW
Revision 1:
Revision 2:
Revision 3:

FINAL PLAT STONEWATER NORTH PHASE 1

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE ROAD
SUITE 101
AUSTIN TEXAS 78757
OFFICE: 512.374.9722
scott@baselinelandsurveyors.net

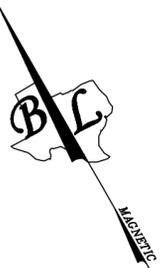
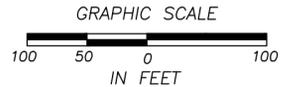
SHEET
01 of 03

MATCHLINE SHEET 2 SHEET 1



VICINITY MAP (1" = 2000')

SEE SHEET 3 FOR LINE TABLE & CURVE TABLE

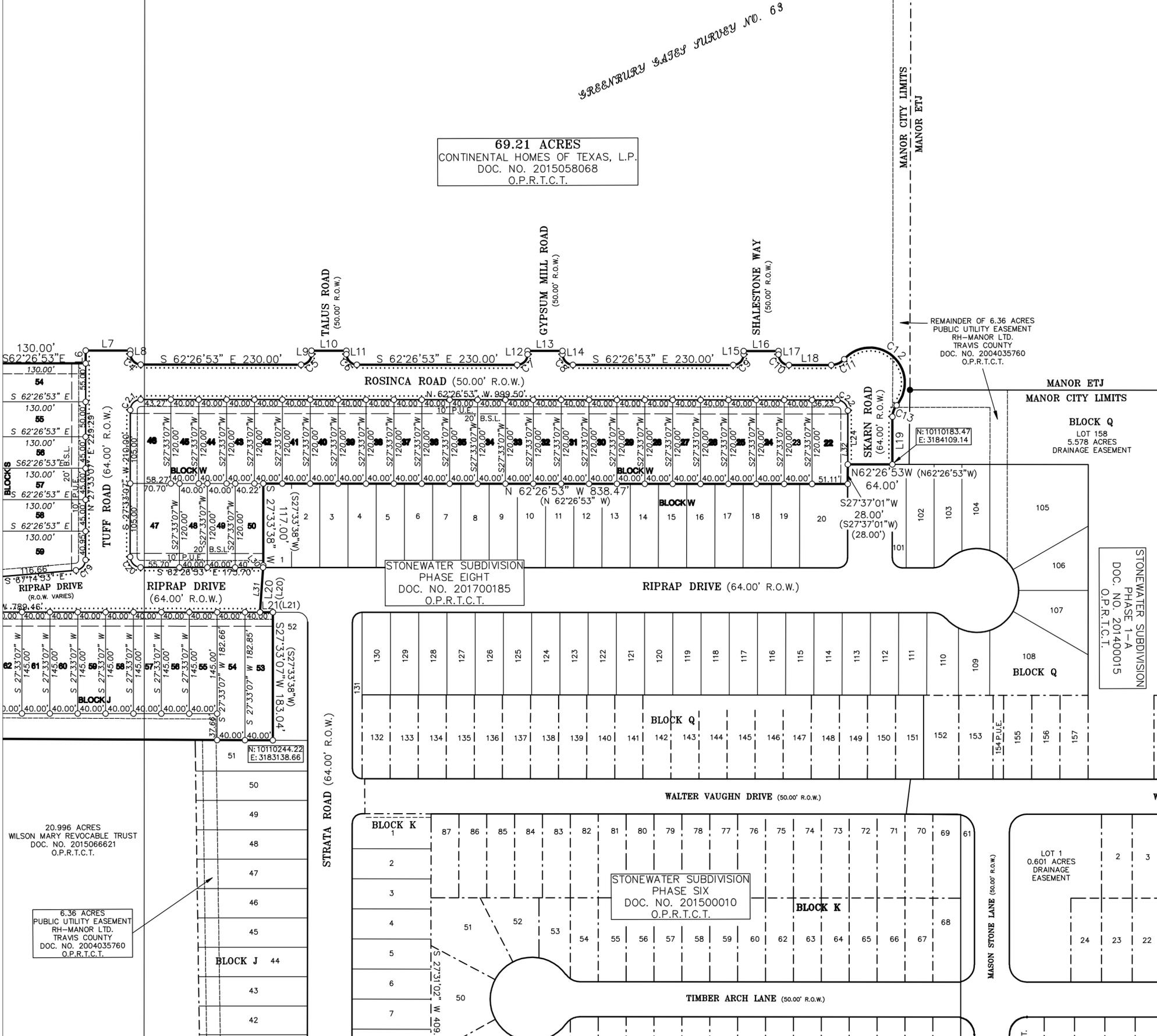


LEGEND

- 1/2" REBAR FOUND, UNLESS OTHERWISE NOTED
- 1/2" REBAR FOUND WITH TxDOT ALUMINUM CAP
- 1/2" REBAR FOUND WITH PLASTIC CAP WHICH READS "VARA LAND SURVEYING"
- ▲ NAIL FOUND
- 1/2" REBAR SET WITH PLASTIC CAP WHICH READS "BASELINE INC"
- R.O.W. RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- PROPOSED SIDEWALK
- () RECORD INFO. PER DOC. NO. 2012129440, O.P.R.T.C.T. (D.R.T.C.T.) DEED RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.) PLAT RECORDS OF TRAVIS COUNTY, TEXAS O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

11.487 ACRES
JOSH GONZALEZ BENITEZ
DOC. NO. 2005178512
O.P.R.T.C.T.

69.21 ACRES
CONTINENTAL HOMES OF TEXAS, L.P.
DOC. NO. 2015058068
O.P.R.T.C.T.



20.996 ACRES
WILSON MARY REVOCABLE TRUST
DOC. NO. 2015066621
O.P.R.T.C.T.

6.36 ACRES
PUBLIC UTILITY EASEMENT
RH-MANOR LTD.
TRAVIS COUNTY
DOC. NO. 2004035760
O.P.R.T.C.T.

REMAINDER OF 6.36 ACRES
PUBLIC UTILITY EASEMENT
RH-MANOR LTD.
TRAVIS COUNTY
DOC. NO. 2004035760
O.P.R.T.C.T.

STONEWATER SUBDIVISION
PHASE EIGHT
DOC. NO. 201700185
O.P.R.T.C.T.

RIPRAP DRIVE (64.00' R.O.W.)

STRATA ROAD (64.00' R.O.W.)

WALTER VAUGHN DRIVE (50.00' R.O.W.)

STONEWATER SUBDIVISION
PHASE SIX
DOC. NO. 201500010
O.P.R.T.C.T.

TIMBER ARCH LANE (50.00' R.O.W.)

MANOR ETJ
MANOR CITY LIMITS
BLOCK Q
LOT 158
5.578 ACRES
DRAINAGE EASEMENT

STONEWATER SUBDIVISION
PHASE 1-A
DOC. NO. 201400015
O.P.R.T.C.T.

File: S:\proj\Stonewater North\Draw\Phase 1 Final Plat.dwg
Scale (Hor.): 1"=100'
Date: 08/15/18
Drawn By: JSL
Checked By: RLW
Revision 1:
Revision 2:
Revision 3:

FINAL PLAT STONEWATER NORTH PHASE 1

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE ROAD
SUITE 101
AUSTIN TEXAS 78757
OFFICE: 512.374.9722
scott@baselinelandsurveyors.net

02 of 03
SHEET



Julie Leonard, Place 1
Jacob Hammersmith, Place 2
Raul Hernandez, Vice-Chair, Place 3
Larry Wallace 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 8, 2018

6:30 P.M.

Manor City Hall – Council Chambers
105 E. Eggleston Street

COMMISSIONERS

PRESENT:

Place 1: Julie Leonard
Place 2: Jacob Hammersmith
Place 4: Larry Wallace, Jr.
Place 5: Lian Stutsman
Place 6: Keith Miller
Place 7: Bill Myers, Chairperson

ABSENT:

Place 3: Raul Hernandez, Vice-Chair

CITY STAFF PRESENT:

Scott Dunlop – Planning Coordinator

REGULAR SESSION – 6:30 P.M.

With a quorum of the Planning and Zoning Commissioners present, the regular session of the Manor Planning and Zoning Commission was called to order by Chairperson Myers at 6:30 p.m. on Wednesday, August 8, 2018, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning and Zoning Commission, please complete the white card and present it to the Planning Coordinator prior to the meeting. **No Action May be Taken by the Planning and Zoning Commission During Public Comments**

REGULAR AGENDA

1. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of the August 8, 2018, Regular Meeting. Scott Dunlop
Planning
Coordinator

MOTION: Upon a motion made by P&Z Commissioner Leonard and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve. The motion carried unanimously.

2. Consideration, discussion, and possible action on a Preliminary Plan for Stonewater North, three hundred fifty seven (357) single family lots on 69.83 acres, more or less, located near FM 973 N and Johnson Road, Manor, Texas. Applicant: Kitchen Table Civil Solutions. Owner: Continental Homes of Texas Scott Dunlop
Planning
Coordinator

P&Z Commissioner Larry Wallace Jr. arrived at 6:34

MOTION: Upon a motion made by P&Z Commissioner Stutsman and seconded by P&Z Commissioner Wallace, the Planning and Zoning Commission voted six (6) For and none (0) Against to approve. The motion carried unanimously.

3. Consideration, discussion, and possible action on a rezoning request for Lot 1 Kimbro Business Park, locally known as 13903 E US Hwy 290, Manor, Texas from Interim Agricultural to Medium Commercial C-2. Applicant: Texas State Rentals. Owner: Ronald Wills Scott Dunlop
Planning
Coordinator

MOTION: Upon a motion made by P&Z Commissioner Wallace and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted five (5) For and one (1) Against to recommend approval. The motion carried.

4. Consideration, discussion, and possible action on a rezoning request for Abstract 315, Survey 63 Gates G, 14.64 acres, locally known as 13812 Bois D'Arc Lane, Manor, Texas from Interim Agricultural to Light Commercial C-1. Applicant: Kim Perry. Owner: Kim Perry. Scott Dunlop
Planning
Coordinator

MOTION: Upon a motion made by P&Z Commissioner Hammersmith to zone to Neighborhood Business and seconded by P&Z Commissioner Leonard, the Planning and Zoning Commission voted six (6) For and none (0) Against to recommend approval of Neighborhood Business. The motion carried unanimously.

ADJOURNMENT

MOTION: Upon a motion made by P&Z Commissioner Stutsman and seconded by P&Z Commissioner Wallace, the Planning and Zoning Commission voted six (6) For and none (0) Against to adjourn. The motion carried unanimously.

These minutes approved by the Planning and Zoning Commission on the 12th day of September 2018.

APPROVED:

Bill Myers,
Chairperson

ATTEST:

Scott Dunlop,
Planning Coordinator



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 12, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Planned Unit Development Amendment request for Lagos Master Planned Community being 173 acres, more or less, of land in the James Manor Survey No. 40, James Manor Survey No. 39, and Calvin Barker Survey No. 38 and being located at N FM 973 and Brenham Street, Manor, Texas. Applicant: Kimley-Horn Associates. Owner: Dwyer Realty Companies

BACKGROUND/SUMMARY:

This amendment add Phase 5 to the PUD. Phase 5 is 40 single family lots, 12.8 acres of open space and 5 acres of commercial. It also makes adjustments to be consistent with the already approved concept plan. Those adjustments are defining village clusters so they can be attached or detached (maintains 10 per acre limit), removes TxDOT ROW dedication because the realigned 973 will no longer go through the site, and adds a collector street connection in that had to be removed when the Wildhorse Connector was proposed to be the realigned 973 and the turning geometrics didn't work.

PRESENTATION: YES NO

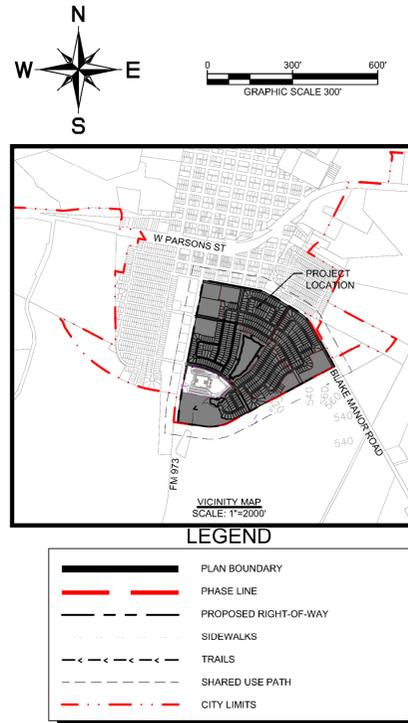
ATTACHMENTS: YES (IF YES, LIST IN ORDER TO BE PRESENTED) NO

Preliminary PUD plan
Letter of intent
Engineer Comments
Approval Letter

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission recommend approval on a Preliminary Planned Unit Development Amendment request for Lagos Master Planned Community being 173 acres, more or less, of land in the James Manor Survey No. 40, James Manor Survey No. 39, and Calvin Barker Survey No. 38 and being located at N FM 973 and Brenham Street, Manor, Texas.

PLANNING & ZONING COMMISSION: RECOMMENDED APPROVAL DISAPPROVAL NONE



- ### LEGEND
- PLAN BOUNDARY
 - PHASE LINE
 - PROPOSED RIGHT-OF-WAY
 - SIDEWALKS
 - TRAILS
 - SHARED USE PATH
 - CITY LIMITS
- ### PUd NOTES
- AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
 - AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER OR LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE PERMITTED WITH CONSTRUCTION PLANS.
 - THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
 - SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE. THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, LOT COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
 - LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
 - SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
 - THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED BY THE CITY THE PREVIOUS YEAR AND PROVIDE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.
 - LOT FRONTAGE WIDTHS OF SINGLE-FAMILY LOTS SHALL BE AS FOLLOWS:
 - NOT MORE THAN 45% OF SUCH LOTS, NOT INCLUDING CUL-DE-SAC LOTS, MAY HAVE A LOT FRONTAGE WIDTH OF MORE THAN 40 FEET.
 - 55% OR MORE OF SUCH LOTS, NOT INCLUDING CUL-DE-SAC LOTS, SHALL HAVE A LOT FRONTAGE WIDTH OF 50 FEET OR GREATER.
 - 20% OF ALL LOTS WITHIN THE PUD VARIANCES FOR LOTS WITHIN THE PUD SHALL HAVE A LOT FRONTAGE WIDTH OF NO LESS THAN 30 FEET.
 - THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,000 FEET.
 - FRONT SETBACKS FOR SINGLE-FAMILY RESIDENTIAL LOTS SHALL BE STAGGERED AS FOLLOWS:
 - 40% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SET BACK OF 20 FEET FROM THE FRONT PROPERTY LINE.
 - 20% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SET BACK OF 22.5 FEET FROM THE FRONT PROPERTY LINE.
 - 20% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SET BACK OF 25 FEET FROM THE FRONT PROPERTY LINE.
 - 20% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SET BACK OF 27.5 FEET FROM THE FRONT PROPERTY LINE.
 - SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.
 - SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SET BACK OF TEN (10) FEET FOR EACH LOT.
 - VILLAGE CLUSTERS ARE DEFINED AS 1 LOT DEVELOPMENTS COMPRISED OF UP TO 10 UNITS PER ACRE TO BE LEASED/SOLD BY THE CONDOMINIUM REGIME METHOD USING METES AND BOUNDS.
 - OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE COMMERCIAL TRACTS HAVE BEEN CONTEMPLATED AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL DESIGN REQUIREMENTS.
 - EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE SUITABLE FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS. LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BUFFERS TO SHIELD LIGHTS, NOISE, MOVEMENT OR ACTIVITIES FROM ADJACENT PROPERTIES.
 - DUPLEXES ARE ALLOWED IN THIS PUD.
 - THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
 - CONSTRUCTION OF THE SHARED USE PATH ALONG BLAKE MANOR ROAD IS CONTEMPLATED UPON THE CITY'S APPROVAL OF THE TRAVIS COUNTY SPONSORED AND FUNDED LAGOS PUBLIC IMPROVEMENT DISTRICT (PID). THE SHARED USE PATH WILL BE CONSTRUCTED WITH THE ADJACENT CONSTRUCTION PLAN OR SITE PLAN IN PHASES.
 - THE WILDLIFE PRESERVE WILL BE MANAGED BY A WILDLIFE MANAGEMENT TEAM THROUGH THE DEVELOPER/OWNER AND A 501(C)3 ENTITY AND SHALL BE MAINTAINED TO MEET THE REQUIREMENTS AS IDENTIFIED IN THE COMMERCIAL TRACTS AND WILDLIFE WILDLIFE MANAGEMENT ACTIVITIES AND PRACTICES, COMPREHENSIVE WILDLIFE MANAGEMENT PLANNING GUIDELINES FOR THE POST OAK SAVANNAH AND BLACKLAND PRAIRIE ECOLOGICAL REGIONS, REVISED APRIL 2010.
 - THE DEVELOPER SHALL CONSTRUCT THE FOLLOWING IN AREA A-11 (PARKLAND OPEN SPACE, WILDLIFE MANAGEMENT PRESERVE): 40 AC/FT (MIN.) FISHERY/LAKE DETENTION FOND, 3,000 LF (MIN.) OF TRAILS FOR BICYCLE AND PEDESTRIAN USE, ONE GAZEBO, FISHING POINTS, PICNIC POINTS, AND HABITAT FOR WATERFOWL.
 - MINIMUM ON-SITE PARKING REQUIREMENTS FOR VILLAGE CLUSTERS SHALL BE TWO SPACES FOR EACH LIVING UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 10% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEN SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.

PUd DATA TABLES

1. APPROVED LAND USES

THE LAND USES SHOWN ON THE PLAN SHALL BE PERMITTED. CHANGES TO THE LOCATION OF THE LAND USES SHOWN ON THE PLAN SHALL BE GRANTED BY THE PLANNING AND ZONING COMMISSION IF: (A) THE PROPOSED LAND USES ARE CONSISTENT WITH THE FOLLOWING TABLE; OR (B) THE CHANGE IN LOCATION OF LAND USES DOES NOT RESULT IN A HIGHER DENSITY USE THAN THE USE SHOWN ON THE PLAN. ANY APPLICATION FOR A CHANGE IN LOCATION OF LAND USES IS DEEMED APPROVED IF THE PLANNING AND ZONING COMMISSION DOES NOT DISAPPROVE IT WITHIN 30 DAYS AFTER THE DATE THE APPLICATION IS FILED WITH THE CITY SECRETARY. IF THE PLANNING AND ZONING COMMISSION DISAPPROVES AN APPLICATION FOR A CHANGE OF LAND USES, THEN THE APPLICANT MAY APPEAL THAT DISAPPROVAL TO THE CITY COUNCIL. THE CITY COUNCIL WILL ACT ON THE APPEAL WITHIN 30 DAYS OF THE DATE THE APPEAL IS FILED WITH THE CITY SECRETARY.

LAND USE	ORIGINAL PUD ACREAGE	AMENDMENT	TOTAL ACREAGE	PERCENTAGE OF TOTAL ACREAGE
SINGLE-FAMILY RESIDENTIAL (R-2)	95.4	8.6	104.0	60.11%
VILLAGE CLUSTER RESIDENTIAL (R-3)	13.0	-0.6	12.4	7.15%
COMMERCIAL (C-1 AND C-2)	13.8	5.0	18.8	10.85%
OPEN SPACE (OS)	14.2	12.8	27.0	15.58%
MAJOR ROADWAYS	9.8	1.1	10.9	6.31%
TOTAL	146.2	26.9	173.1	100.00%

2. MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
R-2	20	5	15	10	6,000	50	35
R-3	25	5	15	10	7,500	50	35
C-1 AND C-2	25	7	15	15	7,500	50	60
OS	25	10	15	25	7,500	60	35

NOTE: SINGLE-FAMILY DEVELOPMENT WILL FOLLOW SETBACK AND HEIGHT GUIDELINES FOR THE R-2 ZONING DISTRICT, BUT WILL ALLOW FOR A MINIMUM LOT SIZE OF 8,000 SQUARE FEET FOR A PORTION OF THE DEVELOPMENT.

3. LOT COVERAGE

LAND USE	MAIN BUILDINGS	MAIN AND ACCESSORY BUILDINGS
R-2	40%	50%
R-3	40%	50%
C-1 AND C-2	60%	70%
OS	50%	60%

4. PARKING

OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

5. LANDSCAPING

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

LAND USE	NET LOT AREA
R-2	SEE NOTE
R-3	20%
C-1 AND C-2	15%
OS	20%

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY DWELLING, OR A MANUFACTURED HOME, SHALL BE A MINIMUM OF TWO (2) TWO-GALLON SHRUBS AND LAWN GRASS FROM THE PROPERTY LINE TO THE FRONT TWO (2) CORNERS OF THE STRUCTURE. RESIDENTIAL STRUCTURES ON REVERSE FRONTAGE LOTS SHALL ALSO BE REQUIRED TO SCREEN THE REAR OF THE STRUCTURE FROM THE ADJUTING HIGHWAY, ACCESS ROAD, OR OTHER PUBLIC RIGHT-OF-WAYS. LANDSCAPING PLACED WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE CREDITED TO THE MINIMUM LANDSCAPE REQUIREMENTS BY THIS SECTION UNLESS THE DEVELOPER AND THE CITY NEGOTIATE A LICENSE AGREEMENT BY WHICH THE DEVELOPER ASSUMES THE RESPONSIBILITY FOR THE MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL LANDSCAPING LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.

6. MAXIMUM DENSITY

LAND USE	MINIMUM DENSITY	MAXIMUM DENSITY
R-2	1250 SF (LIVING AREA)	-
R-3	1 UNIT PER ACRE	10 UNITS PER ACRE
C-1 AND C-2	0.15 FAR	1.8 FAR

7. PARKLAND

LAND USE	ORIGINAL PUD AREA (AC)	AMENDMENT	TOTAL
TOTAL AREA OF DEVELOPMENT	146.2	27.1	173.3
REQUIRED PARKLAND (5% OF TOTAL AREA)	7.3	1.4	8.7
PROPOSED PARKLAND OUTSIDE FLOODPLAIN	14.2	12.8	27.0
PROPOSED PARKLAND WITHIN FLOODPLAIN	0	0	0
EXCESS OF REQUIRED PARKLAND	6.9	11.4	18.3

8. TRAFFIC

ESTIMATED LAND USE TABLE FOR PRELIMINARY TRAFFIC IMPACT

LAND USE TYPE	ORIGINAL PUD SQUARE FEET OR UNITS	AMENDMENT SQUARE FEET OR UNITS	% OF CATEGORY	FAR
Single Family	441	39	100%	-
Office (Commercial)	180,338	65,340	75%	0.4
Restaurant (Commercial)	6,011	21,078	5%	0.2
Retail (Commercial)	30,056	10,890	20%	0.25
Village Cluster (Townhouse)	130	-6	100%	-
Parkland	N/A	N/A	100%	-

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY TRIP GENERATION REPORTS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN AND TRAFFIC IMPACT ANALYSIS.

9. WET UTILITIES

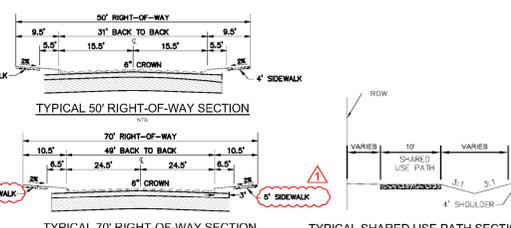
ESTIMATED CUL-DE-SAC FOR PRELIMINARY ANALYSIS

LAND USE	ORIGINAL PUD ACRES	AMENDMENT ACRES	TOTAL ACRES	NO. LOTS	AMENDMENT NO. LOTS	ORIGINAL PUD LOTS	AMENDMENT LOTS	TOTAL LOTS
SINGLE FAMILY (50' LOT WIDTH)	70.3	8.6	79.0	341	38	341	38	380
SINGLE FAMILY (60' LOT WIDTH)	25.1	-	25.1	100	-	100	-	100
VILLAGE CLUSTERS	13	-0.6	12.4	3	-6	130*	-6	124*
COMMERCIAL	13.8	5.0	18.8	4	1	118**	43**	161**
PARKLAND/OPEN SPACE	14.2	12.8	27.0	-	1	2**	2**	4**
MAJOR ROADWAYS	9.8	1.1	10.9	-	-	-	-	-
TOTALS	146.2	26.9	173.2	-	-	691	78	769

*VILLAGE CLUSTER (10 UNITS/ACRE)
 **COMMERCIAL 50% RESTAURANT, 20% RETAIL, 75% OFFICE
 *** OPEN SPACE (2 LOTS)

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY ANALYSIS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN.

- #### PERMITTED USES C-1
- AUTOMOBILE REPAIR (MINOR), NEIGHBORHOOD AUTOMOBILE SERVICE STATION, GASOLINE STATION (FULL AND LIMITED), FILING OR RETAIL SERVICE STATION AND GARAGE (COMMERCIAL).
 - AUTOMOBILE REPAIR (MAJOR) AND AUTO SALES (OUTDOOR).
 - BANKS, SAVINGS, AND LOANS, CREDIT UNIONS AND FINANCIAL SERVICES.
 - BAR, NIGHTCLUB, PRIVATE CLUB, DANCE HALL AND SOCIAL CLUB.
 - BAR, NIGHTCLUB, PRIVATE CLUB, DANCE HALL AND SOCIAL CLUB WITH ALCOHOLIC BEVERAGE SALES (WITH CONDITIONAL USE PERMIT).
 - BUSINESS AND COMMERCIAL SCHOOLS.
 - CEMETERY WITH CONDITIONAL USE PERMIT.
 - CONVENIENCE STORE, RETAIL FOOD STORE, GROCERY STORES AND SUPERMARKETS (NOT INCLUDING GASOLINE OR ALCOHOL SALES).
 - CONVENIENCE STORES, RETAIL FOOD STORE, GROCERY STORES AND SUPERMARKETS (INCLUDING THE SALE OF ALCOHOLIC BEVERAGES AND/OR GASOLINE WITH CONDITIONAL USE PERMIT).
 - HOTELS, TOURIST HOMES, AND MOTELS.
 - MANUFACTURED HOUSING SALES AND SERVICE.
 - PACKAGING OF HONEY, HERBS, SPICES AND PEPPERS PRODUCED IN THE REGION; LIMITED TO SMALL BUSINESS OPERATIONS HAVING LESS THAN FIVE THOUSAND (5,000) SQUARE FEET OF ENCLOSED BUILDING AREA AND NOT MORE THAN FIVE (5) EMPLOYEES ON SITE.
 - PERSONAL SERVICE USES INCLUDING BARBER SHOPS, BEAUTY PARLORS, PHOTOGRAPHIC OR ARTIST STUDIOS, MESSENGERS, NEWSPAPER OR TELEGRAPHIC AGENCIES, DRY CLEANING AND PRESSING SUBSTATIONS, DRESSMAKING, TAILORING, SHOE REPAIRING, REPAIR OF HOUSEHOLD APPLIANCES, ELECTRONICS AND BICYCLES, CATERING AND OTHER PERSONAL SERVICE USES OF SIMILAR CHARACTER.
 - PUBLIC UTILITIES SUBSTATIONS.
 - RESTAURANT, CAFE OR CAFETERIA, DRIVE-IN EATING ESTABLISHMENT (NO ALCOHOLIC BEVERAGE SALES).
 - RESTAURANT, CAFE OR CAFETERIA, DRIVE-IN EATING ESTABLISHMENT WITH ALCOHOLIC BEVERAGE SALES (WITH CONDITIONAL USE PERMIT).
 - TELEPHONIC EXCHANGE, POSTAL FACILITIES AND COMMUNICATION SERVICE.
 - VETERINARY SERVICES AND HOSPITAL.
 - USES AS DETERMINED BY THE COMMISSION AND COUNCIL WHICH ARE CLOSELY RELATED AND SIMILAR TO THOSE LISTED AND THAT ARE NOT LIKELY TO CREATE ANY MORE OFFENSIVE NOISE, VIBRATION, DUST, FUMES, ODOR, GLARE, OR OTHER OBJECTIONABLE INFLUENCES THAN THE MINIMUM AMOUNT NORMALLY RESULTING FROM LISTED USES PERMITTED, SUCH AS PERMITTED USES BEING GENERALLY RETAIL TRADE, SERVICE INDUSTRIES THAT STORE AND DISTRIBUTE GOODS AND MATERIALS, AND ARE IN GENERAL DEPENDENT ON RAW MATERIALS REFINED ELSEWHERE.
- #### PERMITTED USES C-2
- AIR CONDITION AND HEATING SALES AND SERVICES.
 - AMUSEMENT (INDOOR).
 - AMUSEMENT (OUTDOOR) AND SWIMMING POOL (COMMERCIAL).
 - APARTMENT HOTEL, ASSISTED RETIREMENT LIVING, BOARDING HOUSE, BED & BREAKFAST, CONVALESCENT HOME, FAMILY HOME, HOME FOR THE AGED AND GROUP DAY CARE.
 - AUTO SALES FACILITY.
 - BAKERSIES WITH GOODS AND PRIMARILY PREPARED FOR IN-STORE RETAIL SALES ON SITE.
 - BONDED WAREHOUSE AND LOCAL WHOLESALE DISTRIBUTORS.
 - CARPENTRY, PAINTED, PLUMBING OR TINSMITHS SHOP.
 - CHILD CARE CENTER (SMALL, INTERMEDIATE AND LARGE) AND CHILD DEVELOPMENT FACILITIES.
 - CLEANING OR LAUNDRY SERVICE SHOP AND CLEANING SHOP OR LAUNDRY (SMALL).
 - CLINIC AND SAFETY SERVICES.
 - CONVENIENCE STORES, GROCERY STORES AND SUPERMARKETS (INCLUDING THE SALE OF ALCOHOLIC BEVERAGES AND/OR GASOLINE).
 - CULTURAL SERVICES AND COMMUNITY CENTER (PUBLIC AND PRIVATE).
 - DAY CAMP.
 - DRIVE-IN THEATERS.
 - DANCING AND MUSIC ACADEMIES.
 - FARM IMPLEMENT DISPLAY AND SALES ROOM.
 - FARMS OR TRUCK GARDENS, LIMITED TO THE PROPAGATION AND CULTIVATION OF PLANTS, PROVIDED THAT NO POULTRY OR LIVESTOCK OTHER THAN HOUSEHOLD PETS SHALL BE HOUSED WITHIN FIFTY (50) FEET OF ANY PROPERTY LINE.
 - FLORIST SHOPS, GREENHOUSES AND NURSERIES WITH OUTDOOR SERVICE AND DISPLAY.
 - FROZEN FOOD LOCKERS AND ICE STORAGE PLANT.
 - GOLF COURSE (COMMERCIAL), PLAYFIELD OR STADIUM (PUBLIC).
 - HEAVY MACHINERY SALES, STORAGE AND SERVICE.
 - HOSPITAL SERVICES, HOSPITAL (ACUTE AND CHRONIC CARE) SANITARIUMS, NURSING HOMES, HOSPICE AND HOME FOR THE AGED.
 - LUMBER YARDS AND BUILDING MATERIALS STORAGE YARDS.
 - MILK AND BREAD DISTRIBUTING STATIONS.
 - MINI STORAGE WAREHOUSE AND STORAGE GARAGE.
 - APARTMENT HOTEL AND COMMERCIAL GARAGE.
 - ABC RADIO AND TELEVISION BROADCASTING STATIONS AND STUDIOS, EXCLUDING BROADCASTING TOWERS.
 - SALE OF NEW AUTOMOBILE PARTS.
 - SHOPPING CENTER.
 - HELIPORT.
 - TAXI CAB STATIONS.
 - TRAILER CAMP OR PARK.
 - AIH TRUCK STOP.
 - UPHOLSTERING SHOPS.
 - USES AS DETERMINED BY THE COMMISSION AND THE COUNCIL WHICH ARE CLOSELY RELATED AND SIMILAR TO THOSE LISTED AND THAT ARE NOT LIKELY TO CREATE ANY MORE OFFENSIVE NOISE, VIBRATION, DUST, HEAT, SMOKE, ODOR, GLARE, OR OTHER OBJECTIONABLE INFLUENCES THAN THE MINIMUM AMOUNT NORMALLY RESULTING FROM LISTED USES PERMITTED, SUCH AS PERMITTED USES BEING GENERALLY RETAIL TRADE, SERVICE INDUSTRIES THAT STORE AND DISTRIBUTE GOODS AND MATERIALS, AND ARE IN GENERAL DEPENDANT ON RAW MATERIALS REFINED ELSEWHERE.
 - WHOLESALE SALES ESTABLISHMENTS AND WAREHOUSES.
 - WHOLESALE BAKERIES.
 - WOOD YARD.



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

DATED THIS _____ DAY OF _____, 20__.

BY: HONORABLE MAYOR RITA G. JONSE
MAYOR OF THE CITY OF MANORS, TEXAS

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

DATED THIS _____ DAY OF _____, 20__.

BY: WILLIAM MYERS, CHAIRPERSON

DESCRIPTION	DATE	BY
UPDATED PLAN TO REFLECT NEW CITY OF MANOR CITY LIMITS LINE AND INCORPORATE PHASE V	4/11/2018	JDR
ADDED SIDEWALK ALONG FM 973 FRONTING LAGOS ELEMENTARY SCHOOL.	6/11/2018	DGB



LAGOS

PLANNED UNIT DEVELOPMENT PRELIMINARY SITE PLAN (AMENDED JUNE 11, 2018)



April 17, 2018

City of Manor
Attn: Scott Dunlop
505 Barton Springs Road
Austin, Texas 78704

**Re: *Lagos Master Planned Community
Amended Planned Unit Development – Letter of Intent
SE corner of FM 973 and Blake Manor Road
Manor, Texas 78653***

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. The proposed amended Lagos Master Planned Community is located at the southeast corner of FM 973 and Blake Manor Road in Manor, Texas and Travis County. The existing property is approximately 700 undeveloped acres. The site consists of approximately 173 acres within the City of Manor's jurisdiction. The amendment includes the following:

- Inclusion of Phase V based on pending annexation;
- Minor note revisions;
- Removal of TXDOT Right-of-Way located on Tract A-10 (Future FM 973 no longer bisects Lagos Development);
- Inclusion of Collector Street (70' ROW) between Tracts A-9 & A-10 (As discussed at meeting with City of Manor on 4/17/18).

Per discussions with the City, the Final Site Plan will be submitted as both the Preliminary and Final Site Plan and will go to Council and Planning & Zoning concurrently as one submittal.

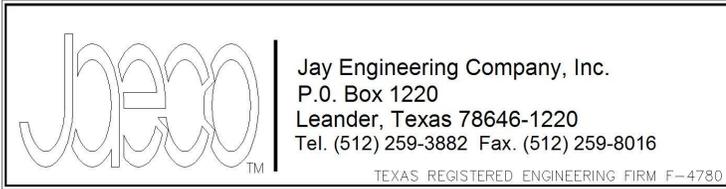
If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.
Senior Project Manager



Date: Friday, June 8, 2018

Rob Smith
Kimley-Horn
10814 Jollyville Rd
Austin TX 78759
rob.smith@kimley-horn.com

Permit Number 2018-P-1121-ZO
Job Address: Lagos PUD Amendment, Manor, TX. 78653

Dear Rob Smith,

The first submittal of the Lagos PUD Amendment - Phase 5 (*Zoning Request*) submitted by Kimley-Horn and received on May 17, 2018, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.

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.

1. Sidewalk should be shown along FM 973 in front of Lagos Elementary to connect Phase I sidewalk to Phase V sidewalk.

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

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

Thank you,

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

June 13, 2018

Jay Engineering Company, Inc.
Attn: Pauline Gray, P.E.
P.O Box 1220
Leander, TX 78646

**Re: Permit Number 2018-P-1121-ZO
Lagos PUD Amendment, Manor TX, 78653**

Dear Ms. Gray:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided on June 8, 2018. The original comments have been included below for reference.

1. Sidewalk should be shown along FM 973 in front of Lagos Elementary to connect Phase I sidewalk to Phase V sidewalk.

RESPONSE: Sidewalk has been added along FM 973 fronting Lagos Elementary School, connecting Phase I to Phase V.

Additionally, please note that Phase V has been reduced from 40 lots to 39 lots along with a minor revision in the roadway layout.

If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.
Senior Project Manager

JAY ENGINEERING COMPANY, INC.
P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016

June 13, 2018

Mr. Tom Bolt
Director of Development Services/City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Second Review for
Lagos PUD Amendment Preliminary Site Plan
City of Manor, Texas

Dear Mr. Bolt:

The second submittal of the Lagos PUD Amendment Preliminary Site Plan prepared by Kimley-Horn and Associates and delivered to our office on June 13, 2018, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. The Plan appears to be in general compliance with City Ordinance requirements and we therefore take no exception to its approval as presented.

Review of this submittal does not constitute a verification of 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.

Please call if you have any questions or need additional information.

Sincerely,



Pauline M. Gray, P.E.
PMG/s

Copy: Robert J. Smith, P.E., Kimley-Horn and Associates
Scott Dunlop, City of Manor



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 12, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Planned Unit Development Amendment request for Lagos Master Planned Community being 173 acres, more or less, of land in the James Manor Survey No. 40, James Manor Survey No. 39, and Calvin Barker Survey No. 38 and being located at N FM 973 and Brenham Street, Manor, Texas. Applicant: Kimley-Horn Associates. Owner: Dwyer Realty Companies

BACKGROUND/SUMMARY:

Our ordinance allows Preliminary and Final PUD site plans to run concurrent when detailed information is submitted. Since this was an amendment to an existing PUD and the majority of the changes were to add in phase 5 we reviewed the Preliminary and Final PUD site plans at the same time. The Final is identical to the Preliminary.

PRESENTATION: YES NO

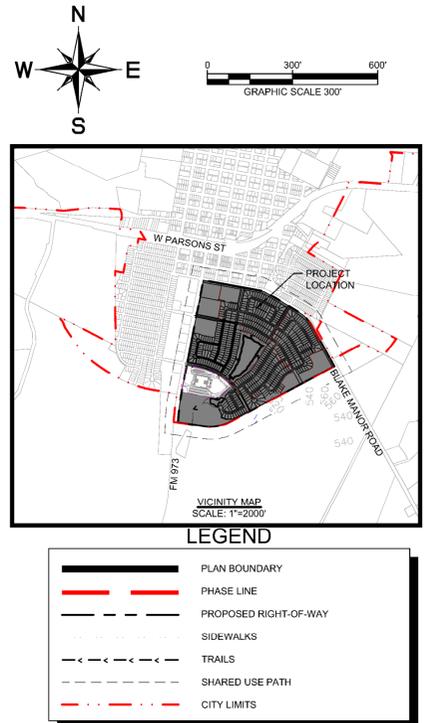
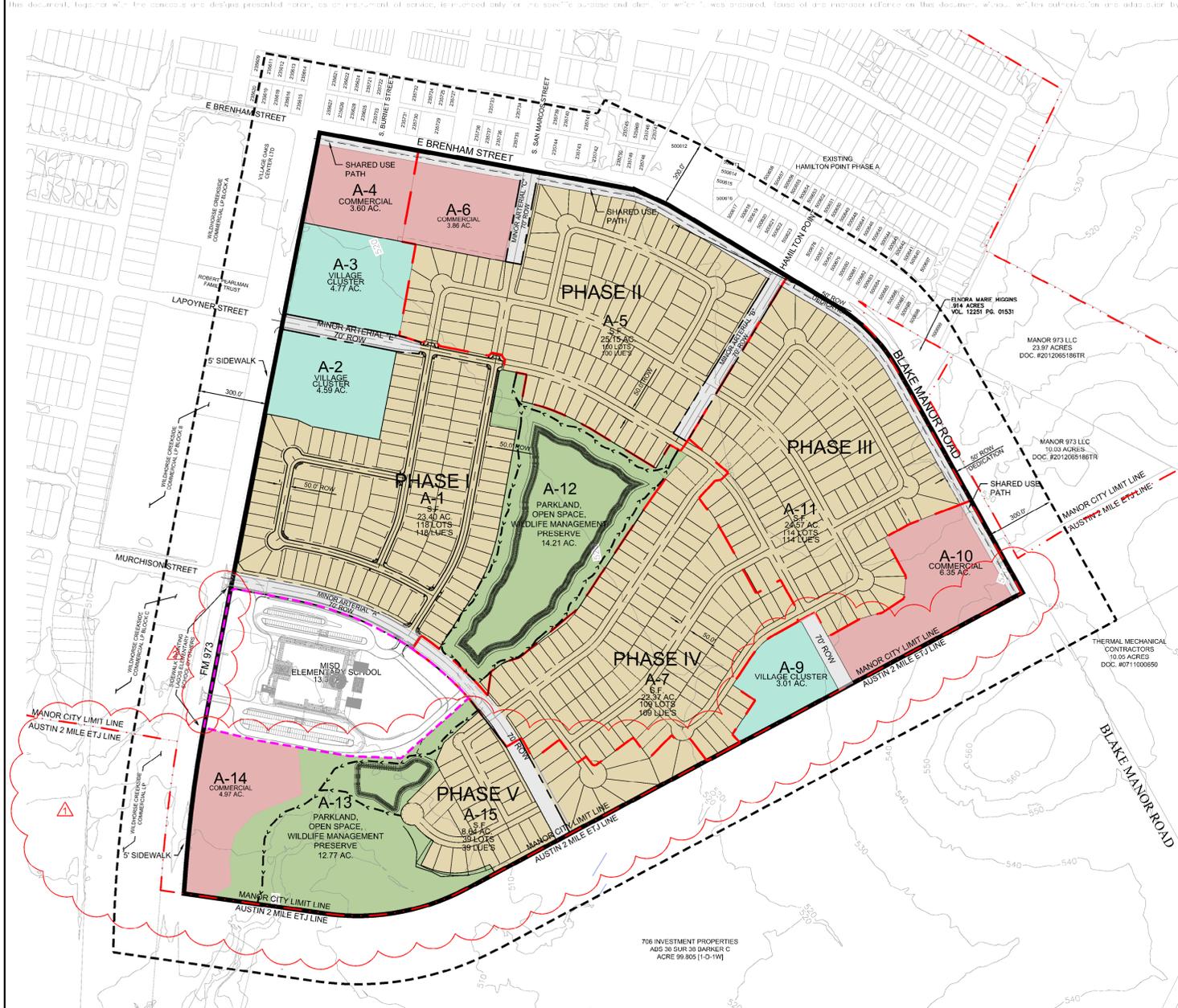
ATTACHMENTS: YES (IF YES, LIST IN ORDER TO BE PRESENTED) NO

- Final PUD site plan
- Letter of intent
- Engineer Comments
- Approval Letter

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission recommend approval on a Final Planned Unit Development Amendment request for Lagos Master Planned Community being 173 acres, more or less, of land in the James Manor Survey No. 40, James Manor Survey No. 39, and Calvin Barker Survey No. 38 and being located at N FM 973 and Brenham Street, Manor, Texas.

PLANNING & ZONING COMMISSION: RECOMMENDED APPROVAL DISAPPROVAL NONE



PUD NOTES

- AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
- AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER OR LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE PERMITTED WITH CONSTRUCTION PLANS.
- THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE. THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, LOT COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
- LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
- SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
- THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND PROVIDE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.
- LOT FRONTAGE WIDTHS OF SINGLE-FAMILY LOTS SHALL BE AS FOLLOWS:
 - NOT MORE THAN 45% OF SUCH LOTS, NOT INCLUDING CUL-DE-SAC LOTS, MAY HAVE A LOT FRONTAGE WIDTH OF MORE THAN 40 FEET.
 - 55% OR MORE OF SUCH LOTS, NOT INCLUDING CUL-DE-SAC LOTS, SHALL HAVE A LOT FRONTAGE WIDTH OF 50 FEET OR GREATER.
 - 20% OF ALL LOTS WITHIN THE PUD VARIANCES FOR LOTS WITHIN THE PUD SHALL HAVE A LOT FRONTAGE WIDTH OF NO LESS THAN 30 FEET.
- THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,000 FEET.
- FRONT SETBACKS FOR SINGLE-FAMILY RESIDENTIAL LOTS SHALL BE STAGGERED AS FOLLOWS:
 - 40% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SET BACK OF 20 FEET FROM THE FRONT PROPERTY LINE.
 - 20% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SET BACK OF 22.5 FEET FROM THE FRONT PROPERTY LINE.
 - 20% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SET BACK OF 25 FEET FROM THE FRONT PROPERTY LINE.
 - 20% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SET BACK OF 27.5 FEET FROM THE FRONT PROPERTY LINE.
- SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.
- SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SET BACK OF TEN (10) FEET FOR EACH LOT.
- VILLAGE CLUSTERS ARE DEFINED AS 1 LOT DEVELOPMENTS COMPRISED OF UP TO 10 UNITS PER ACRE TO BE LEASED/SOLD BY THE CONDOMINIUM REGIME METHOD USING METES AND BOUNDS.
- OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE COMMERCIAL TRACTS HAVE BEEN CONTEMPLATED AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL DESIGN REQUIREMENTS.
- EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE SUITABLE FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS. LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BUFFERS TO SHIELD LIGHTS, NOISE, MOVEMENT OR ACTIVITIES FROM ADJACENT PROPERTIES.
- DUPLEXES ARE ALLOWED IN THIS PUD.
- THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
- CONSTRUCTION OF THE SHARED USE PATH ALONG BLAKE MANOR ROAD IS CONTEMPLATED UPON THE CITY'S APPROVAL OF THE TRAVIS COUNTY SPONSORED AND FUNDED LAGOS PUBLIC IMPROVEMENT DISTRICT (PID). THE SHARED USE PATH WILL BE CONSTRUCTED WITH THE ADJACENT CONSTRUCTION PLAN OR SITE PLAN IN PHASES.
- THE WILDLIFE PRESERVE WILL BE MANAGED BY A WILDLIFE MANAGEMENT TEAM THROUGH THE DEVELOPER/OWNER AND A 501(C)3 ENTITY AND SHALL BE MAINTAINED TO MEET THE REQUIREMENTS AS IDENTIFIED IN THE COMMERCIAL TRACTS HAVE BEEN CONTEMPLATED AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL DESIGN REQUIREMENTS AND PRACTICES, COMPREHENSIVE WILDLIFE MANAGEMENT PLANNING GUIDELINES FOR THE POST OAK SAVANNAH AND BLACKLAND PRAIRIE ECOLOGICAL REGIONS, REVISED APRIL 2010.
- THE DEVELOPER SHALL CONSTRUCT THE FOLLOWING IN AREA A-11 (PARKLAND OPEN SPACE, WILDLIFE MANAGEMENT PRESERVE): 40 ACFT (MIN.) FISHERY/LAKE DETENTION FOND, 3,000 LF (MIN.) OF TRAILS FOR BICYCLE AND PEDESTRIAN USE, ONE GAZEBO, FISHING POINTS, PICNIC POINTS, AND HABITAT FOR WATERFOWL.
- MINIMUM ON-SITE PARKING REQUIREMENTS FOR VILLAGE CLUSTERS SHALL BE TWO SPACES FOR EACH LIVING UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 10% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEN SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.

PUD DATA TABLES

1. APPROVED LAND USES

THE LAND USES SHOWN ON THE PLAN SHALL BE PERMITTED. CHANGES TO THE LOCATION OF THE LAND USES SHOWN ON THE PLAN SHALL BE GRANTED BY THE PLANNING AND ZONING COMMISSION IF: (A) THE PROPOSED LAND USES ARE CONSISTENT WITH THE FOLLOWING TABLE; OR (B) THE CHANGE IN LOCATION OF LAND USES DOES NOT RESULT IN A HIGHER DENSITY USE THAN THE USE SHOWN ON THE PLAN. ANY APPLICATION FOR A CHANGE IN LOCATION OF LAND USES IS DEEMED APPROVED IF THE PLANNING AND ZONING COMMISSION DOES NOT DISAPPROVE IT WITHIN 30 DAYS AFTER THE DATE THE APPLICATION IS FILED WITH THE CITY SECRETARY. IF THE PLANNING AND ZONING COMMISSION DISAPPROVES AN APPLICATION FOR A CHANGE OF LAND USES, THEN THE APPLICANT MAY APPEAL THAT DISAPPROVAL TO THE CITY COUNCIL. THE CITY COUNCIL WILL ACT ON THE APPEAL WITHIN 30 DAYS OF THE DATE THE APPEAL IS FILED WITH THE CITY SECRETARY.

LAND USE	ORIGINAL PUD ACREAGE	AMENDMENT	TOTAL ACREAGE	PERCENTAGE OF TOTAL ACREAGE
SINGLE-FAMILY RESIDENTIAL (R-2)	95.4	8.6	104.0	60.11%
VILLAGE CLUSTER RESIDENTIAL (R-3)	13.0	-0.6	12.4	7.15%
COMMERCIAL (C-1 AND C-2)	13.8	5.0	18.8	10.85%
OPEN SPACE (OS)	14.2	12.8	27.0	15.58%
MAJOR ROADWAYS	9.8	1.1	10.9	6.31%
TOTAL	146.2	26.9	173.1	100.00%

2. MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
R-2	20	5	15	10	6,000	50	35
R-3	25	5	15	10	7,500	50	35
C-1 AND C-2	25	7	15	15	7,500	50	60
OS	25	10	15	25	7,500	60	35

NOTE: SINGLE-FAMILY DEVELOPMENT WILL FOLLOW SETBACK AND HEIGHT GUIDELINES FOR THE R-2 ZONING DISTRICT, BUT WILL ALLOW FOR A MINIMUM LOT SIZE OF 8,000 SQUARE FEET FOR A PORTION OF THE DEVELOPMENT.

3. LOT COVERAGE

LAND USE	MAIN BUILDINGS	MAIN AND ACCESSORY BUILDINGS
R-2	40%	50%
R-3	40%	50%
C-1 AND C-2	60%	70%
OS	50%	60%

4. PARKING

OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

5. LANDSCAPING

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

LAND USE	NET LOT AREA
R-2	SEE NOTE
R-3	20%
C-1 AND C-2	15%
OS	20%

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY DWELLING, OR A MANUFACTURED HOME, SHALL BE A MINIMUM OF TWO (2) TWO-GALLON SHRUBS AND LAWN GRASS FROM THE PROPERTY LINE TO THE FRONT TWO (2) CORNERS OF THE STRUCTURE. RESIDENTIAL STRUCTURES ON REVERSE FRONTAGE LOTS SHALL ALSO BE REQUIRED TO SCREEN THE REAR OF THE STRUCTURE FROM THE ADJUTING HIGHWAY, ACCESS ROAD, OR OTHER PUBLIC RIGHT-OF-WAYS. LANDSCAPING PLACED WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE CREDITED TO THE MINIMUM LANDSCAPE REQUIREMENTS BY THIS SECTION UNLESS THE DEVELOPER AND THE CITY NEGOTIATE A LICENSE AGREEMENT BY WHICH THE DEVELOPER ASSUMES THE RESPONSIBILITY FOR THE MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL LANDSCAPING LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.

6. MAXIMUM DENSITY

LAND USE	MINIMUM DENSITY	MAXIMUM DENSITY
R-2	1250 SF (LIVING AREA)	-
R-3	1 UNIT PER ACRE	10 UNITS PER ACRE
C-1 AND C-2	0.15 FAR	1.8 FAR

7. PARKLAND

LAND USE	ORIGINAL PUD AREA (AC)	AMENDMENT	TOTAL
TOTAL AREA OF DEVELOPMENT	146.2	27.1	173.3
REQUIRED PARKLAND (5% OF TOTAL AREA)	7.3	1.4	8.7
PROPOSED PARKLAND OUTSIDE FLOODPLAIN	14.2	12.8	27.0
PROPOSED PARKLAND WITHIN FLOODPLAIN	0	0	0
EXCESS OF REQUIRED PARKLAND	6.9	11.4	18.3

8. TRAFFIC

ESTIMATED LAND USE TABLE FOR PRELIMINARY TRAFFIC IMPACT

LAND USE TYPE	ORIGINAL PUD SQUARE FEET OR UNITS	AMENDMENT SQUARE FEET OR UNITS	% OF CATEGORY	FAR
Single Family	441	39	100%	-
Office (Commercial)	180,338	65,340	75%	0.4
Restaurant (Commercial)	6,011	21,078	5%	0.2
Retail (Commercial)	30,056	10,890	20%	0.25
Village Cluster (Townhouse)	130	-6	100%	-
Parkland	N/A	N/A	100%	-

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY TRIP GENERATION REPORTS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN AND TRAFFIC IMPACT ANALYSIS.

9. WET UTILITIES

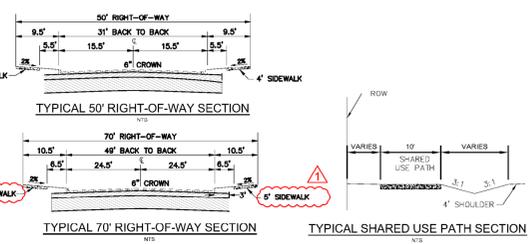
ESTIMATED LUE'S FOR PRELIMINARY ANALYSIS

LAND USE	ORIGINAL PUD ACRES	AMENDMENT ACRES	TOTAL ACRES	NO. LOTS	AMENDMENT NO. LOTS	ORIGINAL PUD LUE'S	AMENDMENT LUE'S	TOTAL LUE'S
SINGLE FAMILY (50' LOT WIDTH)	70.3	8.6	79.0	341	39	341	39	380
SINGLE FAMILY (60' LOT WIDTH)	25.1	-	25.1	100	-	100	-	100
VILLAGE CLUSTERS	13	-0.6	12.4	3	-6	130*	-6	124*
COMMERCIAL	13.8	5.0	18.8	4	1	118**	43**	161**
PARKLAND/OPEN SPACE	14.2	12.8	27.0	-	1	2**	2**	4**
MAJOR ROADWAYS	9.8	1.1	10.9	-	-	-	-	-
TOTALS	146.2	26.9	173.2	-	-	691	78	769

* VILLAGE CLUSTER (10 UNITS/ACRE)
 ** COMMERCIAL 5% RESTAURANT, 20% RETAIL, 75% OFFICE
 *** OPEN SPACE (2 LUE'S)

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY ANALYSIS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN.

- PERMITTED USES C-1
- AUTOMOBILE REPAIR (MINOR), NEIGHBORHOOD AUTOMOBILE SERVICE STATION, GASOLINE STATION (FULL AND LIMITED), FILING OR RETAIL SERVICE STATION AND GARAGE (COMMERCIAL).
 - AUTOMOBILE REPAIR (MAJOR) AND AUTO SALES (OUTDOOR).
 - BANKS, SAVINGS, AND LOANS, CREDIT UNIONS AND FINANCIAL SERVICES.
 - BAR, NIGHTCLUB, PRIVATE CLUB, DANCE HALL AND SOCIAL CLUB.
 - BAR, NIGHTCLUB, PRIVATE CLUB, DANCE HALL AND SOCIAL CLUB WITH ALCOHOLIC BEVERAGE SALES (WITH CONDITIONAL USE PERMIT).
 - BUSINESS AND COMMERCIAL SCHOOLS.
 - CEMETERY WITH CONDITIONAL USE PERMIT.
 - CONVENIENCE STORE, RETAIL FOOD STORE, GROCERY STORES AND SUPERMARKETS (NOT INCLUDING GASOLINE OR ALCOHOL SALES).
 - CONVENIENCE STORES, RETAIL FOOD STORE, GROCERY STORES AND SUPERMARKETS (INCLUDING THE SALE OF ALCOHOLIC BEVERAGES AND/OR GASOLINE WITH CONDITIONAL USE PERMIT).
 - HOTELS, TOURIST HOMES, AND MOTELS.
 - MANUFACTURED HOUSING SALES AND SERVICE.
 - PACKAGING OF HONEY, HERBS, SPICES AND PEPPERS PRODUCED IN THE REGION; LIMITED TO SMALL BUSINESS OPERATIONS HAVING LESS THAN FIVE THOUSAND (5,000) SQUARE FEET OF ENCLOSED BUILDING AREA AND NOT MORE THAN FIVE (5) EMPLOYEES ON SITE.
 - PERSONAL SERVICE USES INCLUDING BARBER SHOPS, BEAUTY PARLORS, PHOTOGRAPHIC OR ARTIST STUDIOS, MESSENGERS, NEWSPAPER OR TELEGRAPHIC AGENCIES, DRY CLEANING AND PRESSING SUBSTATIONS, DRESSMAKING, TAILORING, SHOE REPAIRING, REPAIR OF HOUSEHOLD APPLIANCES, ELECTRONICS AND BICYCLES, CATERING AND OTHER PERSONAL SERVICE USES OF SIMILAR CHARACTER.
 - PUBLIC UTILITIES SUBSTATIONS.
 - RESTAURANT, CAFE OR CAFETERIA, DRIVE-IN EATING ESTABLISHMENT (NO ALCOHOLIC BEVERAGE SALES).
 - RESTAURANT, CAFE OR CAFETERIA, DRIVE-IN EATING ESTABLISHMENT WITH ALCOHOLIC BEVERAGE SALES (WITH CONDITIONAL USE PERMIT).
 - TELEPHONIC EXCHANGE, POSTAL FACILITIES AND COMMUNICATION SERVICE.
 - VETERINARY SERVICES AND HOSPITAL.
 - USES AS DETERMINED BY THE COMMISSION AND COUNCIL WHICH ARE CLOSELY RELATED AND SIMILAR TO THOSE LISTED AND THAT ARE NOT LIKELY TO CREATE ANY MORE OFFENSIVE NOISE, VIBRATION, DUST, HEAT, OR OTHER OBJECTIONABLE INFLUENCES THAN THE MINIMUM AMOUNT NORMALLY RESULTING FROM LISTED USES PERMITTED, SUCH AS PERMITTED USES BEING GENERALLY RETAIL TRADE, SERVICE INDUSTRIES THAT STORE AND DISTRIBUTE GOODS AND MATERIALS, AND ARE IN GENERAL DEPENDANT ON RAW MATERIALS REFINED ELSEWHERE.
- PERMITTED USES C-2
- AIR CONDITION AND HEATING SALES AND SERVICES.
 - AMUSEMENT (INDOOR).
 - AMUSEMENT (OUTDOOR) AND SWIMMING POOL (COMMERCIAL).
 - APARTMENT HOTEL, ASSISTED RETIREMENT LIVING, BOARDING HOUSE, BED & BREAKFAST, CONVALESCENT HOME, FAMILY HOME, HOME FOR THE AGED AND GROUP DAY CARE.
 - AUTO SALES FACILITY.
 - BAKERSIES WITH GOODS AND PRIMARILY PREPARED FOR IN-STORE RETAIL SALES ON SITE.
 - BONDED WAREHOUSE AND LOCAL WHOLESALE DISTRIBUTORS.
 - CARPENTRY, PAINTED, PLUMBING OR TINSMITHS SHOP.
 - CHILD CARE CENTER (SMALL, INTERMEDIATE AND LARGE) AND CHILD DEVELOPMENT FACILITIES.
 - CLEANING OR LAUNDRY SERVICE SHOP AND CLEANING SHOP OR LAUNDRY (SMALL).
 - CLINIC AND SAFETY SERVICES.
 - CONVENIENCE STORES, GROCERY STORES AND SUPERMARKETS (INCLUDING THE SALE OF ALCOHOLIC BEVERAGES AND/OR GASOLINE).
 - CULTURAL SERVICES AND COMMUNITY CENTER (PUBLIC AND PRIVATE).
 - DAY CAMP.
 - DRIVE-IN THEATERS.
 - DANCING AND MUSIC ACADEMIES.
 - FARM IMPLEMENT DISPLAY AND SALES ROOM.
 - FARMS OR TRUCK GARDENS, LIMITED TO THE PROPAGATION AND CULTIVATION OF PLANTS, PROVIDED THAT NO POULTRY OR LIVESTOCK OTHER THAN HOUSEHOLD PETS SHALL BE HOUSED WITHIN FIFTY (50) FEET OF ANY PROPERTY LINE.
 - FLORIST SHOPS, GREENHOUSES AND NURSERIES WITH OUTDOOR SERVICE AND DISPLAY.
 - FROZEN FOOD LOCKERS AND ICE STORAGE PLANT.
 - GOLF COURSE (COMMERCIAL), PLAYFIELD OR STADIUM (PUBLIC).
 - HEAVY MACHINERY SALES, STORAGE AND SERVICE.
 - HOSPITAL SERVICES, HOSPITAL (ACUTE AND CHRONIC CARE) SANITARIUMS, NURSING HOMES, HOSPICE AND HOME FOR THE AGED.
 - LUMBER YARDS AND BUILDING MATERIALS STORAGE YARDS.
 - MILK AND BREAD DISTRIBUTING STATIONS.
 - MINI STORAGE WAREHOUSE AND STORAGE GARAGE.
 - APARTMENT HOTEL AND COMMERCIAL GARAGE.
 - AB, RADIO AND TELEVISION BROADCASTING STATIONS AND STUDIOS, EXCLUDING BROADCASTING TOWERS.
 - SALE OF NEW AUTOMOBILE PARTS.
 - SHOPPING CENTER.
 - HELIPORT.
 - TAXI CAB STATIONS.
 - TRAILER CAMP OR PARK.
 - AIH TRUCK STOP.
 - UPHOLSTERING SHOPS.
 - USES AS DETERMINED BY THE COMMISSION AND THE COUNCIL WHICH ARE CLOSELY RELATED AND SIMILAR TO THOSE LISTED AND THAT ARE NOT LIKELY TO CREATE ANY MORE OFFENSIVE NOISE, VIBRATION, DUST, HEAT, SMOKE, ODOR, GLARE, OR OTHER OBJECTIONABLE INFLUENCES THAN THE MINIMUM AMOUNT NORMALLY RESULTING FROM LISTED USES PERMITTED, SUCH AS PERMITTED USES BEING GENERALLY RETAIL TRADE, SERVICE INDUSTRIES THAT STORE AND DISTRIBUTE GOODS AND MATERIALS, AND ARE IN GENERAL DEPENDANT ON RAW MATERIALS REFINED ELSEWHERE.
 - WHOLESALE SALES ESTABLISHMENTS AND WAREHOUSES.
 - WHOLESALE BAKERIES.
 - AM WOOD YARD.



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

DATED THIS ___ DAY OF _____, 20__.

BY: HONORABLE MAYOR RITA G. JONSE
MAYOR OF THE CITY OF MANOR, TEXAS

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

DATED THIS ___ DAY OF _____, 20__.

BY: WILLIAM MYERS, CHAIRPERSON

DESCRIPTION	DATE	BY
UPDATED PLAN TO REFLECT NEW CITY OF MANOR CITY LIMITS LINE AND INCORPORATE PHASE V	4/11/2018	JDR
ADDED SIDEWALK ALONG FM 973 FRONTING LAGOS ELEMENTARY SCHOOL.	6/11/2018	DGB



LAGOS

PLANNED UNIT DEVELOPMENT
FINAL SITE PLAN (AMENDED JUNE 11, 2018)



April 17, 2018

City of Manor
Attn: Scott Dunlop
505 Barton Springs Road
Austin, Texas 78704

**Re: *Lagos Master Planned Community
Amended Planned Unit Development – Letter of Intent
SE corner of FM 973 and Blake Manor Road
Manor, Texas 78653***

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. The proposed amended Lagos Master Planned Community is located at the southeast corner of FM 973 and Blake Manor Road in Manor, Texas and Travis County. The existing property is approximately 700 undeveloped acres. The site consists of approximately 173 acres within the City of Manor's jurisdiction. The amendment includes the following:

- Inclusion of Phase V based on pending annexation;
- Minor note revisions;
- Removal of TXDOT Right-of-Way located on Tract A-10 (Future FM 973 no longer bisects Lagos Development);
- Inclusion of Collector Street (70' ROW) between Tracts A-9 & A-10 (As discussed at meeting with City of Manor on 4/17/18).

Per discussions with the City, the Final Site Plan will be submitted as both the Preliminary and Final Site Plan and will go to Council and Planning & Zoning concurrently as one submittal.

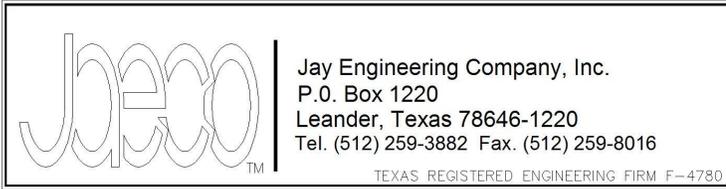
If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.
Senior Project Manager



Date: Friday, June 8, 2018

Rob Smith
Kimley-Horn
10814 Jollyville Rd
Austin TX 78759
rob.smith@kimley-horn.com

Permit Number 2018-P-1121-ZO
Job Address: Lagos PUD Amendment, Manor, TX. 78653

Dear Rob Smith,

The first submittal of the Lagos PUD Amendment - Phase 5 (*Zoning Request*) submitted by Kimley-Horn and received on May 17, 2018, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.

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.

1. Sidewalk should be shown along FM 973 in front of Lagos Elementary to connect Phase I sidewalk to Phase V sidewalk.

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

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

Thank you,

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

June 13, 2018

Jay Engineering Company, Inc.
Attn: Pauline Gray, P.E.
P.O Box 1220
Leander, TX 78646

**Re: Permit Number 2018-P-1121-ZO
Lagos PUD Amendment, Manor TX, 78653**

Dear Ms. Gray:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided on June 8, 2018. The original comments have been included below for reference.

1. Sidewalk should be shown along FM 973 in front of Lagos Elementary to connect Phase I sidewalk to Phase V sidewalk.

RESPONSE: Sidewalk has been added along FM 973 fronting Lagos Elementary School, connecting Phase I to Phase V.

Additionally, please note that Phase V has been reduced from 40 lots to 39 lots along with a minor revision in the roadway layout.

If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.
Senior Project Manager

JAY ENGINEERING COMPANY, INC.
P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016

June 13, 2018

Mr. Tom Bolt
Director of Development Services/City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Second Review for
Lagos PUD Amendment Final Site Plan
City of Manor, Texas

Dear Mr. Bolt:

The second submittal of the Lagos PUD Amendment Final Site Plan prepared by Kimley-Horn and Associates and delivered to our office on June 13, 2018, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. The Plan appears to be in general compliance with City Ordinance requirements and we therefore take no exception to its approval as presented.

Review of this submittal does not constitute a verification of 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.

Please call if you have any questions or need additional information.

Sincerely,



Pauline M. Gray, P.E.
PMG/s

Copy: Robert J. Smith, P.E., Kimley-Horn and Associates
Scott Dunlop, City of Manor



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 12, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Planned Unit Development request for Manor Heights being 477 acres, more or less, of land including Lot 2, J.F. Nagle Estates, portions of the A.C. Caldwell Survey No. 52, Abstract 154, and Lemuel Kimbro Survey No. 64, Abstract No. 456, located near US Hwy 290 E and Old Kimbro Road and locally known as 13201, 13356, and 13400 Old Kimbro Road, Manor, Texas. Applicant: Kimley-Horn Associates. Owner: Sky Village Kimbro Estates LLC.

BACKGROUND/SUMMARY:

The Preliminary PUD site plan was approved by Council on 8/1/18. The Final Site Plan made two changes in the Design Guidelines from the Preliminary. A reference to 3 acres of non-floodplain parkland being provided within the development and parking for common open spaces. Parkland acreage is more explicitly defined in the development agreement currently under discussion so removing a small provision in the design guidelines is fine. Parkland still must have convenient public access which will be shown on the Preliminary Plats so removing the provision partially defining access is fine.

PRESENTATION: YES NO

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

- Final PUD Plan
- Design Guideline changes
- Approval Letter

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a Final Planned Unit Development request for Manor Heights being 477 acres, more or less, of land including Lot 2, J.F. Nagle Estates, portions of the A.C. Caldwell Survey No. 52, Abstract 154, and Lemuel Kimbro Survey No. 64, Abstract No. 456, located near US Hwy 290 E and Old Kimbro Road and locally known as 13201, 13356, and 13400 Old Kimbro Road, Manor, Texas.

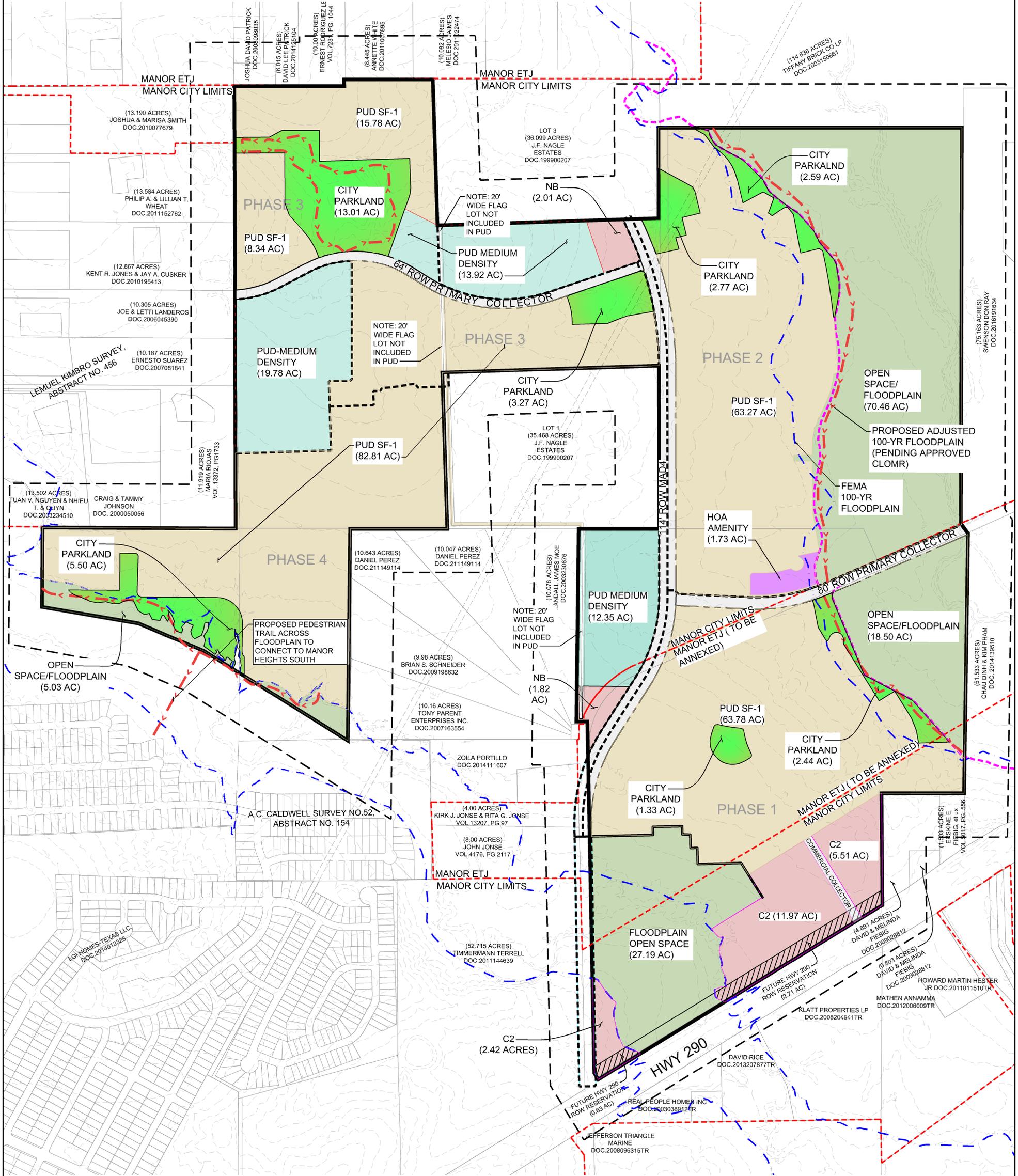
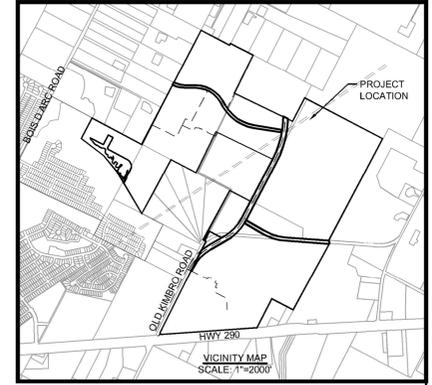
PLANNING & ZONING COMMISSION: RECOMMENDED APPROVAL DISAPPROVAL NONE

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGEND

	PUD BOUNDARY		PUD-MEDIUM DENSITY
	TRAIL		C2/NB
	PHASE LINE		HOA AMENITY
	FEMA 100-YR FLOODPLAIN		OPEN SPACE/FLOODPLAIN
	PROPOSED FLOODPLAIN (PENDING APPROVED CLOMR/LOMR)		PUD SF-1
	PUD SF-1		MAJOR ROADWAYS
	CITY PARKLAND		

1. NOTE: REFER TO ROADWAY CROSS SECTIONS SHOWN ON SHEET 2 FOR LOCATION OF SHARED USE PATH ALONG COLLECTOR AND MAD4 ROADWAYS



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PUD DATA TABLES

1. APPROVED LAND USES

THE LAND USES SHOWN ON THE PLAN SHALL BE PERMITTED. CHANGES TO THE LOCATION OF THE LAND USES SHOWN ON THE PLAN SHALL BE GRANTED BY THE PLANNING AND ZONING COMMISSION IF: (A) THE PROPOSED LAND USES ARE CONSISTENT WITH THE FOLLOWING TABLE, OR (B) THE CHANGE IN LOCATION OF LAND USES DOES NOT RESULT IN A HIGHER DENSITY USE THAN THE USE SHOWN ON THE PLAN. ANY APPLICATION FOR A CHANGE IN LOCATION OF LAND USES IS DEEMED APPROVED IF THE PLANNING AND ZONING COMMISSION DOES NOT DISAPPROVE IT WITHIN 30 DAYS AFTER THE DATE THE APPLICATION IS FILED WITH THE CITY SECRETARY. IF THE PLANNING AND ZONING COMMISSION DISAPPROVES AN APPLICATION FOR A CHANGE OF LAND USES, THEN THE APPLICANT MAY APPEAL THAT DISAPPROVAL TO THE CITY COUNCIL. THE CITY COUNCIL WILL ACT ON THE APPEAL WITHIN 30 DAYS OF THE DATE THE APPEAL IS FILED WITH THE CITY SECRETARY.

LAND USE	ACREAGE	PERCENTAGE OF TOTAL ACREAGE
SINGLE-FAMILY RESIDENTIAL (PUD SF-1)	234.0	48.98%
PUD MEDIUM DENSITY	46.6	9.74%
HIGHWAY COMMERCIAL (C-2)	19.8	4.14%
NEIGHBORHOOD BUSINESS (NB)	3.9	0.82%
HOA AMENITY	1.7	0.36%
CITY PARKLAND	30.9	6.47%
FLOODPLAIN OPEN SPACE	121.2	25.36%
MAJOR ROADWAYS	19.7	4.12%
TOTAL	477.8	100%

2. MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
PUD SF-1	20	5	15	10	6,250	50	35
PUD MEDIUM DENSITY	10	5	15	10	3,300	30	35
C-2 AND NB	25	7	15	15	7,500	50	60

3. LOT COVERAGE

LAND USE	MAIN BUILDINGS	MAIN AND ACCESSORY BUILDINGS
PUD SF-1	50%	60%
PUD MEDIUM DENSITY	55%	65%
C-2 AND NB	60%	70%
CITY PARKLAND	50%	60%

4. PARKING

OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

5. LANDSCAPING

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

LAND USE	NET LOT AREA
PUD SF-1	SEE NOTE
PUD MEDIUM DENSITY	20%
C-2 AND NB	15%
PARKLAND	20%

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY, OR DWELLING, SHALL BE A MINIMUM OF TWO (2) TWO-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM ALL SIDES OF THE STRUCTURE, TO THE FRONT, REAR, AND SIDE PROPERTY LINES. RESIDENTIAL STRUCTURES ON REVERSE FRONTAGE LOTS SHALL ALSO BE REQUIRED TO SCREEN THE REAR OF THE STRUCTURE FROM THE ADJUTING HIGHWAY, ACCESS ROAD, OR OTHER PUBLIC RIGHT-OF-WAYS.

LANDSCAPING PLACED WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE CREDITED TO THE MINIMUM LANDSCAPE REQUIREMENTS BY THIS SECTION UNLESS THE DEVELOPER AND THE CITY NEGOTIATE A LICENSE AGREEMENT BY WHICH THE DEVELOPER ASSUMES THE RESPONSIBILITY FOR THE MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL LANDSCAPING LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.

6. LOT MIX FOR SF-1 PUD AREAS

THE FOLLOWING PERCENTAGE OF THE MIX LOT SHALL BE MET WITHIN SF-1 PUD AREAS WITHIN +/- 5%.

LOT WIDTH	PERCENTAGE MIX
50' WIDE	70%
55' WIDE	15%
60' WIDE	15%

7. MAXIMUM DENSITY

LAND USE	MINIMUM DENSITY	MAXIMUM DENSITY
PUD SF-1	1500 SF (LIVING AREA)	-
PUD MEDIUM DENSITY	1 UNIT/ACRE	9 UNITS PER ACRE
C-2 AND NB	0.2 FAR	1.8 FAR

8. PARKLAND

PARKLAND	
LAND USE	AREA (AC)
TOTAL AREA OF DEVELOPMENT	477.75
REQUIRED PARKLAND (5% OF TOTAL AREA)	23.9
PROPOSED PARKLAND OUTSIDE FLOODPLAIN	30.9
*EXCESS OF REQUIRED PARKLAND	7.0

9. TRAFFIC

ESTIMATED LAND USE TABLE FOR PRELIMINARY TRAFFIC IMPACT

Land Uses	Square Feet or Units	% of Category	FAR
Land Use Type			
PUD SF-1	935-995	100%	-
Restaurant (Commercial)	20,735	10%	0.2
Retail (Commercial)	233,264	90%	0.25
PUD MEDIUM DENSITY	340-400	100%	-
CITY PARKLAND	N/A	100%	-

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY TRIP GENERATION REPORTS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN AND TRAFFIC IMPACT ANALYSIS.

10. WET UTILITIES

ESTIMATED LUE'S FOR PRELIMINARY ANALYSIS

SITE SUMMARY 477.8 ACRES			
LAND USE	ACRES	NO. LOTS	LUE'S
PUD SF-1	234.0	935-995	935-995
PUD MEDIUM DENSITY	46.6	340-400	238-280*
C-2 AND NB	23.7	N/A	244
HOA AMENITY	1.7	-	5
CITY PARKLAND	30.9	-	6
OPEN SPACE FLOODPLAIN	121.2	-	-
MAJOR ROADWAYS	19.7	-	-
TOTALS	477.8	-	1428-1530

* PUD MEDIUM DENSITY (9 UNITS/ACRE) (.7 LUE/UNIT)
 **COMMERCIAL: 10% RESTAURANT (200 SF/LUE), 90% RETAIL (1660 SF/LUE)
 *** CITY PARKLAND (6 LUE'S)

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY ANALYSIS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN.

PERMITTED NEIGHBORHOOD BUSINESS (NB)

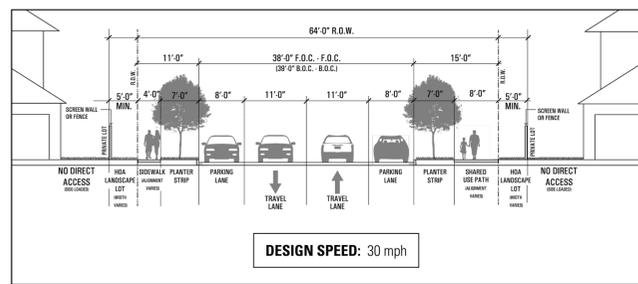
Administrative Offices P
 Administrative Services C
 Art Gallery P
 Art Workshop P
 Bed & Breakfast C
 Cocktail Lounge C
 Community Events C
 Community Recreation C
 Condominium Residential P*
 Consumer Convenience Services P
 Consumer Repair Services P
 Counseling Services P
 Day Care Services C
 Financial Services C
 Florist, no greenhouse P
 Food Preparation less than 5,000 sq. ft. GFA P
 Food Sales P
 General Retail Sales P
 Laundry Services P
 Liquor Sales C
 Medical Offices less than 5,000 sq. ft. GFA P
 Multifamily Residential P*
 Personal Improvement Services P
 Personal Services P
 Pet Services P
 Postal Facilities P
 Private Primary and Secondary Educational Facilities C
 Professional Office P
 Public Primary and Secondary Educational Facilities C
 Religious Assembly P
 Restaurant P
 Service Station C
 Transitional Housing C
 Veterinary Services C
 All Other Civic Uses P

PERMITTED MEDIUM COMMERCIAL (C2)

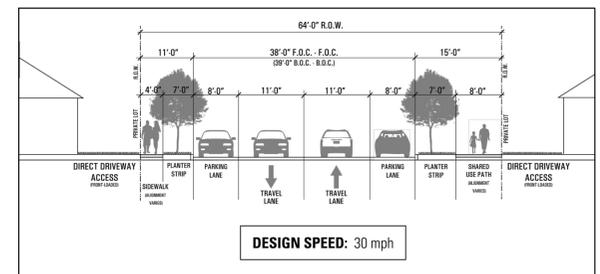
Art Gallery P
 Art Workshop P
 Automotive Rental P
 Automotive Repair Services P
 Automotive Sales P
 Automotive Washing P
 Aviation Services P
 Bail Bond Services P
 Building Maintenance Services P
 Business and Trade Schools P
 Camp P
 Campground P
 Carriage Stable P
 Cemetery P
 Club or Lodge P
 Cocktail Lounge P
 College or University Facilities P
 Commercial Blood Plasma Center C
 Commercial Off-Street Parking P
 Communication Service Facilities P
 Communication Services P
 Community Events P
 Community Recreation P
 Construction Sales and Services P
 Consumer Convenience Services P
 Consumer Repair Services P
 Convenience Storage P
 Counseling Services P
 Cultural Services P
 Day Care Services P
 Employee Recreation P
 Financial Services P
 Florist P
 Food Court Establishment C
 Food Preparation less than 5,000 sq. ft. GFA P
 Food Sales P
 Funeral Services P
 Game Rooms P
 General Retail Sales P
 Hotel & Motel P
 Indoor Entertainment P
 Indoor Sports and Recreation P
 Kennels P
 Laundry Services P
 Liquor Sales P
 Local Utility Services P
 Marina 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 C
 Personal Improvement Services P
 Personal Services P
 Pet Services P
 Plant Nursery P
 Postal Facilities P
 Printing and Publishing P
 Private Primary and Secondary Educational Facilities P
 Public Primary and Secondary Educational Facilities P
 Recreational Equipment Sales P
 Religious Assembly P
 Restaurant P Restaurant with Drive-Through P
 Safety Services P
 Service Station P
 Theater P
 Transportation Services P
 Veterinary Services P
 All Other Civic Uses P

PUD NOTES

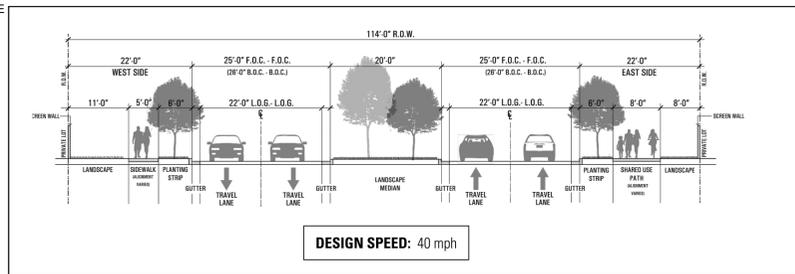
- AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
- AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER OR LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE PERMITTED WITH CONSTRUCTION PLANS.
- THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
- THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, LOT COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
- LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
- SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
- THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.
- THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,250 SQUARE FEET WITHIN PUD-SF-1, AND 3300 SQUARE FEET WITHIN PUD-MEDIUM DENSITY.
- LOT FRONTAGE WIDTHS OF PUD SF-1 SHALL BE AS FOLLOWS:
 - ALL LOTS EXCEPT THOSE IN CUL-DE-SACS OR ALONG A CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 50 FEET.
 - LOTS ALONG CUL-DE-SACS AND CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 30 FEET AT THE RIGHT OF WAY, AND 50' WIDE FRONTAGE MEASURED AT THE PROPERTY SETBACK LINE.
- SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.
- SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SET BACK OF TEN (10) FEET FOR EACH LOT.
- OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE COMMERCIAL TRACTS HAVE BEEN CONTEMPLATED AND WILL MEET CITY OF MANOR'S PARKING CALCULATION TABLES REQUIREMENTS.
- EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE SUITABLE FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS.
- LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BUFFERS TO SHIELD LIGHTS, NOISE, MOVEMENT OR ACTIVITIES FROM ADJACENT PROPERTIES.
- NO DUPLEXES ARE ALLOWED IN THIS PUD.
- THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
- MINIMUM ON-SITE PARKING REQUIREMENTS FOR PUD MEDIUM DENSITIES SHALL BE TWO SPACES FOR EACH LIVING UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 10% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEM SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
- ALL RESIDENTIAL HOMES WITHIN THIS PUD WILL FOLLOW THE DESIGN STANDARDS THAT ARE AGREED UPON BETWEEN THE DEVELOPER AND CITY OF MANOR.
- THERE WILL BE A (4) FOUR HOUR MAXIMUM TIME LIMIT FOR THE PARKING ON RESIDENTIAL STREETS.
- PUBLIC TRAILS SHOWN ALONG FLOODPLAIN, CITY PARKLAND, AND OPEN SPACE SHALL BE A MINIMUM OF 8' WIDE AND SHALL BE COMPOSED OF A COMBINATION OF DECOMPOSED GRANITE AND CONCRETE DEPENDING ON SITE CONDITIONS AT TRAIL LOCATIONS.
- THE MINIMUM FRONT FACADE MASONRY IS 30%, MASONRY MUST BE STONE, BRICK, OR STUCCO.
- HOUSE PLANS SUBMITTED TO THE CITY SHALL BE STAMPED OR INDICATED BY LETTER OF TRANSMITTAL (OR SIMILAR LANGUAGE) THAT THE ARCHITECTURAL REVIEW COMMITTEE (ARC) HAS REVIEWED AND APPROVED THE HOUSE PLANS AS COMPLYING WITH THE PUD ARCHITECTURAL DESIGN REQUIREMENTS FOR CITY REVIEW.



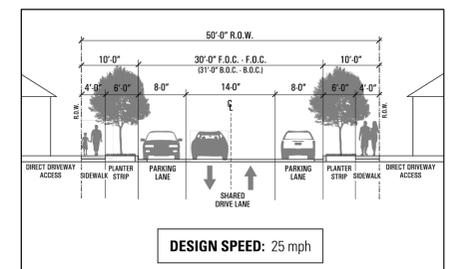
PRIMARY COLLECTOR (WITH NO SF-1 FRONTAGE)



PRIMARY COLLECTOR (WITH SF-1 FRONTAGE)



DESIGN SPEED: 40 mph



DESIGN SPEED: 25 mph

STANDARD RESIDENTIAL ROADWAY SECTION

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.
 DATED THIS ___ DAY OF ____, 20__
 BY: HONORABLE MAYOR RITA G. JONSE
 MAYOR OF THE CITY OF MANOR, TEXAS

THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.
 DATED THIS ___ DAY OF ____, 20__
 BY: WILLIAM MYERS, CHAIRPERSON

MAD 4 DESIGN



Front Facades are defined as residential elevations facing a street or park. Facades adjacent to a park with a wall or fence between the façade and park is not a front façade. Both street facing facades on corner lots are considered front facades and must be articulated; continue the siding material palette on both street-facing facades and incorporate architectural elements. The percentage of design elements, materials and detailing are not required to be consistent on both facades.

Streetscape Variety. The same elevation cannot be repeated no more than every fourth Lot. The same elevation cannot be placed on a Lot directly across the street or diagonal from any other plan with the same elevation. No elevations may be repeated on a cul-de-sac having less than six (6) Lots. No color palette may be repeated more than seven times on any block of more than 21 lots.

Variety of facade articulation. Front elevations shall have at least two different design features to break the wall plane. The following are examples of the types of design features that meet this requirement:

- Horizontal offsets, recesses or projections, breezeways, porte-cocheres, canopies, ornamental cornices, ornamental and bay windows, vertical "elevation" off-sets, peaked roof forms, arches, architectural details such as tile work or moldings integrated into the façade, integrated planters or wing walls, accent materials, varied roof heights, or similar design features

Front Facades should create visual interest through horizontal and vertical articulation of the building elevation. A variety of textured surfaces and natural materials may be used, particularly at the pedestrian eye-level, with windows and entrances that face the street. Blank walls should be minimized.



Front Facades

1 August 2018

Page 3



Garage doors flush with the street-facing façade require design features on the façade that de-emphasizes the visual impact of the garage. At least one of the following is required on a flush garage:

- Integrated trim or banding around the garage door that matches the residential building
- Garage door relief detailing; windows are a preferred element
- An overhead eave or porte-cochere extended above the face of the garage door in front of the garage door face
- Decorative hardware such as hinges, handles, etc.

Front-loaded Garage - Flush with Facade

1 August 2018

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On lots less than 55' in frontage, entries must be one-story scaled entries and either recessed or covered with a porch, canopy, or other shading device. A variety of front door types is required.

Articulated use of details and accent materials should be used at building entries to emphasize human-scale. Building entrances may be marked by porch elements, trellises, canopies, awnings or special roof treatments. Oversized and grandiose archways are discouraged.

Front Entries

1 August 2018

Page 4



Garages projecting in front of the street facing building façade may protrude in front of the building provided that design features are provided on all exposed garage facades to de-emphasize the visual impact of the garage. A projecting garage may be side loaded (garage doors perpendicular to the street). Some combination of the following is required on a projecting garage:

- Extend and integrate the building siding materials on the garage façades
- Integrated trim or banding around the garage door that matches the residential building
- Garage door windows
- Single garage doors
- An architectural roof above the garage, such as a gabled roof

Front-loaded Garage - Projecting

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Materials. Exterior surface area (all stories) may consist of ledge stone, fieldstone, cast stone, cementitious-fiber planking and board and batten (not panels), painted or tinted stucco and brick. Solid wood planking, decorative cementitious-fiber panels, galvanized metal and other durable materials may be used for accent features. The minimum front facade masonry is 30%, masonry must be stone, brick or stucco.

Detailing. Design elements and detailing, including the presence of windows and window treatments, trim detailing and exterior wall materials should be continued around the primary building; the percentage of design elements, materials and detailing may vary from façade to façade to encourage architectural variety and are not required to be consistent.

Residential buildings that back up to a collector street or higher street category shall be limited to one-story height to minimize the visual impact of rear facades being prominently viewed by the public.

Exteriors of Residential Buildings

1 August 2018

Page 5



Stain or paint colors for garage doors shall be compatible with the color palette of the building façade siding or trim of the home to de-emphasize the garage door and emphasize the architectural building façade. Detailing and articulation of the garage doors is required.

General. Individual or two-car garage doors are permitted. The use of three garage doors is permitted provided at least one of the doors is offset two feet from the other doors. The driveway width at the curb line may be no wider than 17' or the width of a 2-door garage.

Garage Door Articulation

1 August 2018

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A garage door recessed from the face of the front façade that emphasizes the living area of the home from the street is a permitted garage type.

Front-loaded Garage - Living Area Forward

1 August 2018

Page 6



Simple roof lines are encouraged and can be achieved by including hips, gables, projections (e.g. dormers) and roof form changes in keeping with a selected architectural style. On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements.

Pitched roofs shall be clad in 25-year minimum composition shingles or low reflectivity coated metal roofing materials. The materials and colors of canopies, awnings and trellises should be compatible with the roof materials and complement and harmonize with the exterior design of the building.

An overhead eave or porte-cochere may extend above the face of the garage door in front of the garage door face. The overhead eave or the porte-cochere may extend five feet into the building setback line.

Roofs and Overhead Structures

1 August 2018

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MEDIUM DENSITY RESIDENTIAL

All guidelines set forth in these Design Guidelines apply to this housing type. In addition, the following apply to Medium Density Residential buildings and site design:

Architectural style

A variety of quality and durable residential buildings within a condominium lot or small lot site must include a variety of architectural features and colors to establish an appealing streetscape character.

Form and mass

A single, large building mass should be avoided. Building designs should incorporate visually heavier and more massive elements, details or colors at the building base, and visually lighter elements, details or colors above the base. Groups of buildings must have variety of colors. Four-flat and Mansion Home buildings are permitted.

Long walls and facades

Up to six attached dwellings may be attached in a single row as a group.

Windows and transparency

All walls and elevations on all floors of attached residential buildings must include windows or doors with glass, except as appropriate to assure privacy for adjacent residents.



Medium Density Residential

1 August 2018

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The PUD shall provide for a collection of privately owned, common open space lots set within the PUD and made available for residential use. Common open space will be designed to (i) serve the recreational needs of the residents (ii) provide places and opportunities for interaction within the community and (iii) provide opportunities for interaction with the natural environment.

All private open space and structures thereon shall be conveyed to and permanently owned and maintained by a Home Owner Association (HOA) or other responsible entity. The HOA may adopt rules and regulations regarding access, permitted uses, security (policing) and maintenance responsibilities for the open spaces.

Any lot designated as common open space shall consist of at least six thousand (6,000) square feet. The area of the common open space lot shall be measured and calculated to the property line of the lot.

Parking for common open space uses within the PUD may be provided with adjacent on-street parking. Off-street parking may also be provided within a common open space lot, at the option of the Developer.

Common Open Space

1 August 2018

Page 13



Building roofs

On buildings with pitched roofs, the minimum roof pitch is 6:12 on the main structure. On buildings where flat roofs are the predominant roof type, parapet walls should be provided.

Mechanical equipment screening

Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited. Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping. Mechanical equipment must be located where their acoustics will minimize disruption to abutting residential dwelling units.

Solar panels and rain collection devices are exempt from mechanical equipment screening standards.



Medium Density Residential

1 August 2018

Page 12

A Master Homeowner Association shall be created and maintained for the community, empowered to govern and establish design guidelines, review architectural and landscape designs and enforce regulations and design guidelines. These regulations and guidelines will provide practical design direction which will create a special residential community environment that is consistent with these architectural design guidelines.

Each new residential unit in Manor Heights will be subject to design criteria that will be detailed in design guidelines as referenced in the Declaration of Covenants, Conditions, and Restrictions (CCRs) to be established by Owner and enforced by the Architectural Review Committee (ARC) which will be created pursuant to the CCRs.

House plans submitted to The City shall be stamped or indicated by letter of transmittal (or similar language) that architectural review committee (ARC) has reviewed and approved the house plans as complying with the PUD Design Requirements for City Review.

Design Review and Enforcement

1 August 2018

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Manor Heights PUD

Design Guidelines

29 June 2018



A variety of quality and durable residential buildings and architectural character will establish appealing streetscapes in Manor Heights by emphasizing human scale along the streets while meeting the lifecycle needs of a wide range of users – from millennials to families to seniors.

Achieving quality architectural design for buildings within Manor Heights is a principal goal of this project. Buildings will use materials that are durable, economically maintained, and quality that will retain their appearance and value over time.

These architectural guidelines will promote a neighborly streetscape character with a variety of appealing home types, on-street parking and slower design speed streets to promote a welcoming community environment. Manor Heights is committed to embrace these design guidelines to establish an enduring environment that will add to the community fabric of Manor.

These architectural design guidelines are intended to assist the Master Developer, homebuilders and design professionals in the design and implementation of residential buildings and associated site elements to establish and maintain a community character that reflects the guiding principles of Manor Heights.



Front Facades are defined as residential elevations facing a street or park. Facades adjacent to a park with a wall or fence between the façade and park is not a front façade. Both street facing facades on corner lots are considered front facades and must be articulated; continue the siding material palette on both street-facing facades and incorporate architectural elements. The percentage of design elements, materials and detailing are not required to be consistent on both facades.

Streetscape Variety. The same elevation can be repeated no more than every fourth Lot. The same elevation cannot be placed on a Lot directly across the street or diagonal from any other plan with the same elevation. No elevations may be repeated on a cul-de-sac having less than six (6) Lots. No color palette may be repeated more than seven times on any block of more than 21 lots.

Variety of facade articulation. Front elevations shall have at least two different design features to break the wall plane. The following are examples of the types of design features that meet this requirement:

- Horizontal offsets, recesses or projections, breezeways, porte-cocheres, canopies, ornamental cornices, ornamental and bay windows, vertical “elevation” off-sets, peaked roof forms, arches, architectural details such as tile work or moldings integrated into the façade, integrated planters or wing walls, accent materials, varied roof heights, or similar design features

Front Facades should create visual interest through horizontal and vertical articulation of the building elevation. A variety of textured surfaces and natural materials may be used, particularly at the pedestrian eye-level, with windows and entrances that face the street. Blank walls should be minimized.



On lots less than 55' in frontage, entries must be one-story scaled entries and either recessed or covered with a porch, canopy, or other shading device. A variety of front door types is required.

Articulated use of details and accent materials should be used at building entries to emphasize human-scale. Building entrances may be marked by porch elements, trellises, canopies, awnings or special roof treatments. Oversized and grandiose archways are discouraged.

Front Entries



Materials. Exterior surface area (all stories) may consist of ledge stone, fieldstone, cast stone, cementitious-fiber planking and board and batten (not panels), painted or tinted stucco and brick. Solid wood planking, decorative cementitious-fiber panels, galvanized metal and other durable materials may be used for accent features. The minimum front facade masonry is 30%, masonry must be stone, brick or stucco.

Detailing. Design elements and detailing, including the presence of windows and window treatments, trim detailing and exterior wall materials should be continued around the primary building; the percentage of design elements, materials and detailing may vary from façade to façade to encourage architectural variety and are not required to be consistent.

Residential buildings that back up to a collector street or higher street category shall be limited to one-story height to minimize the visual impact of rear facades being prominently viewed by the public.

Exteriors of Residential Buildings



A garage door recessed from the face of the front façade that emphasizes the living area of the home from the street is a permitted garage type.



Front-loaded Garage - Living Area Forward



Garage doors flush with the street-facing façade require design features on the façade that de-emphasizes the visual impact of the garage. At least one of the following is required on a flush garage:

- Integrated trim or banding around the garage door that matches the residential building
- Garage door relief detailing; windows are a preferred element
- An overhead eave or porte-cochere extended above the face of the garage door in front of the garage door face
- Decorative hardware such as hinges, handles, etc.

Front-loaded Garage - Flush with Facade



Garages projecting in front of the street facing building façade may protrude in front of the building provided that design features are provided on all exposed garage facades to de-emphasize the visual impact of the garage. A projecting garage may be side loaded (garage doors perpendicular to the street). Some combination of the following is required on a projecting garage:

- Extend and integrate the building siding materials on the garage façades
- Integrated trim or banding around the garage door that matches the residential building
- Garage door windows
- Single garage doors
- An architectural roof above the garage, such as a gabled roof

Front-loaded Garage - Projecting



Stain or paint colors for garage doors shall be compatible with the color palette of the building façade siding or trim of the home to deemphasize the garage door and emphasize the architectural building façade. Detailing and articulation of the garage doors is required.



General. Individual or two-car garage doors are permitted. The use of three garage doors is permitted provided at least one of the doors is offset two feet from the other doors. The driveway width at the curb line may be no wider than 17' or the width of a 2-door garage.

Garage Door Articulation



Simple roof lines are encouraged and can be achieved by including hips, gables, projections (e.g. dormers) and roof form changes in keeping with a selected architectural style. On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements.

Pitched roofs shall be clad in 25-year minimum composition shingles or low reflectivity coated metal roofing materials. The materials and colors of canopies, awnings and trellises should be compatible with the roof materials and complement and harmonize with the exterior design of the building.

An overhead eave or porte-cochere may extend above the face of the garage door in front of the garage door face. The overhead eave or the porte-cochere may extend five feet into the building setback line.



Roofs and Overhead Structures



MEDIUM DENSITY RESIDENTIAL

All guidelines set forth in these Design Guidelines apply to this housing type. In addition, the following apply to Medium Density Residential buildings and site design:

Architectural style

A variety of quality and durable residential buildings within a condominium lot or small lot site must include a variety of architectural features and colors to establish an appealing streetscape character.

Form and mass

A single, large building mass should be avoided. Building designs should incorporate visually heavier and more massive elements, details or colors at the building base, and visually lighter elements, details or colors above the base. Groups of buildings must have variety of colors. Four-flat and Mansion Home buildings are permitted.

Long walls and facades

Up to six attached dwellings may be attached in a single row as a group.

Windows and transparency

All walls and elevations on all floors of attached residential buildings must include windows or doors with glass, except as appropriate to assure privacy for adjacent residents.



Building roofs

On buildings with pitched roofs, the minimum roof pitch is 6:12 on the main structure. On buildings where flat roofs are the predominant roof type, parapet walls should be provided.

Mechanical equipment screening

Rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited. Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping. Mechanical equipment must be located where their acoustics will minimize disruption to abutting residential dwelling units.

Solar panels and rain collection devices are exempt from mechanical equipment screening standards.



Medium Density Residential

The PUD shall provide for a collection of privately owned, common open space lots set within the PUD and made available for residential use. Common open space will be designed to (i) serve the recreational needs of the residents (ii) provide places and opportunities for interaction within the community and (iii) provide opportunities for interaction with the natural environment.

Removed in final
submittal

A minimum of three acres of land located outside the 100-year floodplain shall be established and maintained as common open space at locations within or adjacent to residential areas.

All private open space and structures thereon shall be conveyed to and permanently owned and maintained by a Home Owner Association (HOA) or other responsible entity. The HOA may adopt rules and regulations regarding access, permitted uses, security (policing) and maintenance responsibilities for the open spaces.

Any lot designated as common open space shall consist of at least six thousand (6,000) square feet. The area of the common open space lot shall be measured and calculated to the property line of the lot.

Parking for common open space uses within the PUD may be provided with adjacent on-street parking. Off-street parking may also be provided within a common open space lot, at the option of the Developer.

A Master Homeowner Association shall be created and maintained for the community, empowered to govern and establish design guidelines, review architectural and landscape designs and enforce regulations and design guidelines. These regulations and guidelines will provide practical design direction which will create a special residential community environment that is consistent with these architectural design guidelines.

Each new residential unit in Manor Heights will be subject to design criteria that will be detailed in design guidelines as referenced in the Declaration of Covenants, Conditions, and Restrictions (CCRs) to be established by Owner and enforced by the Architectural Review Committee (ARC) which will be created pursuant to the CCRs.

House plans submitted to The City shall be stamped or indicated by letter of transmittal (or similar language) that architectural review committee (ARC) has reviewed and approved the house plans as complying with the PUD Design Requirements for City Review.

Parkland Dedication



Parkland requirements set forth in the Manor Heights PUD shall satisfy all parkland requirements of the City with respect to the PUD. A minimum of 24 acres of land located outside of the Cottonwood Creek 100-year floodplain, to the east, and the Little Willow Creek 100-year floodplain, to the west, as generally depicted on the PUD Master Plan, shall be dedicated to the City as parkland.

Except as provided herein, no additional parkland, dedication, cash payment in lieu of parkland dedication or improvements in lieu of parkland shall be required for the PUD.

Dedicated parkland may be comprised of multiple parcels varying in size. Convenient public access to public parkland delineated on a Preliminary Plat shall be ensured by provision of at least 100 feet of street frontage, street sidewalks and space for public parking, which may include on-street parking. A park fund is not required for the PUD.

Removed in final submittal.

Parkland Dedication



Public trails shown along floodplain, city parkland, and open space shall be a minimum of 8' wide and shall be composed of either decomposed granite or concrete depending on the site conditions and trail locations. The open space trail shall generally extend from the southern boundary of the PUD to the northern boundary of the PUD property within each 100-year floodplain. The alignment of each trail shall be approved by the Parks and Recreation Director prior to construction.

Periodic trail connections shall provide public access from adjacent street frontage within the PUD to each trail. In areas of open space not fronting a public street, access by pedestrians may be provided by public access easements that are a minimum 20ft wide. The trail must connect from an abutting street to the trail.

The developer shall construct a trail connection on the west side of the property to connect from the residential development of the PUD south to Sky Village.

The trail construction must be constructed and accepted at a date or dates mutually agreed upon by both the developer and Parks and Recreation Director. Maintenance of the trails located in park land shall be the responsibility of the City of Manor upon City acceptance of each trail, or trail segment.

The developer shall construct an informal recreational playing field, to be graded for positive drainage and located in the open space north of Old Kimbro Road near the HOA recreation center. The City shall accept the field after grass is established, and, upon acceptance, shall be responsible for maintenance of the field. Irrigation is not required.



Parkland and Open Space Improvements

Manor Heights

29 June 2018



JAY ENGINEERING COMPANY, INC.
P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016

August 8, 2018

Mr. Tom Bolt
Director of Development Services/City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: First Submittal of the
Manor Heights PUD Final Site Plan
City of Manor, Texas

Dear Mr. Bolt:

The first submittal of the Manor Heights PUD Final Site Plan prepared by Kimley-Horn and Associates and delivered to our office on August 3, 2018, has been reviewed for compliance with City of Manor Code of Ordinances Chapter 14 Section 14.02 Exhibit A Zoning Ordinance 185. The Plan appears to be in general compliance with City Ordinance requirements and we therefore take no exception to its approval as presented.

Review of this submittal does not constitute a verification of 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.

Please call if you have any questions or need additional information.

Sincerely,



Pauline M. Gray, P.E.
PMG/s

Copy: Alex Granados, P.E., Kimley-Horn and Associates
Scott Dunlop, City of Manor



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 12, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a rezoning request for Abstract 315, Survey 63 Gates G Acres 2.935, 0.50 and 3.0 and Lot 2 Block A KST/Voelker Tract Resub of Lot 2 Block A, locally known as 14401 N FM 973, 14233 Suncrest Road, 14225 Suncrest Road, and 14211 Suncrest Road, from Interim Agricultural (A) to Light Industrial (IN-1). Applicant: Stan Voelker. Owner: Stan Voelker

BACKGROUND/SUMMARY:

This property is at the corner of Suncrest and N FM 973. KST which is adjacent to these properties rezoned to IN-1 a couple months back. The Voelker company would like to rezone to IN-1 as well, which matches their current use of the property.

PRESENTATION: YES NO

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

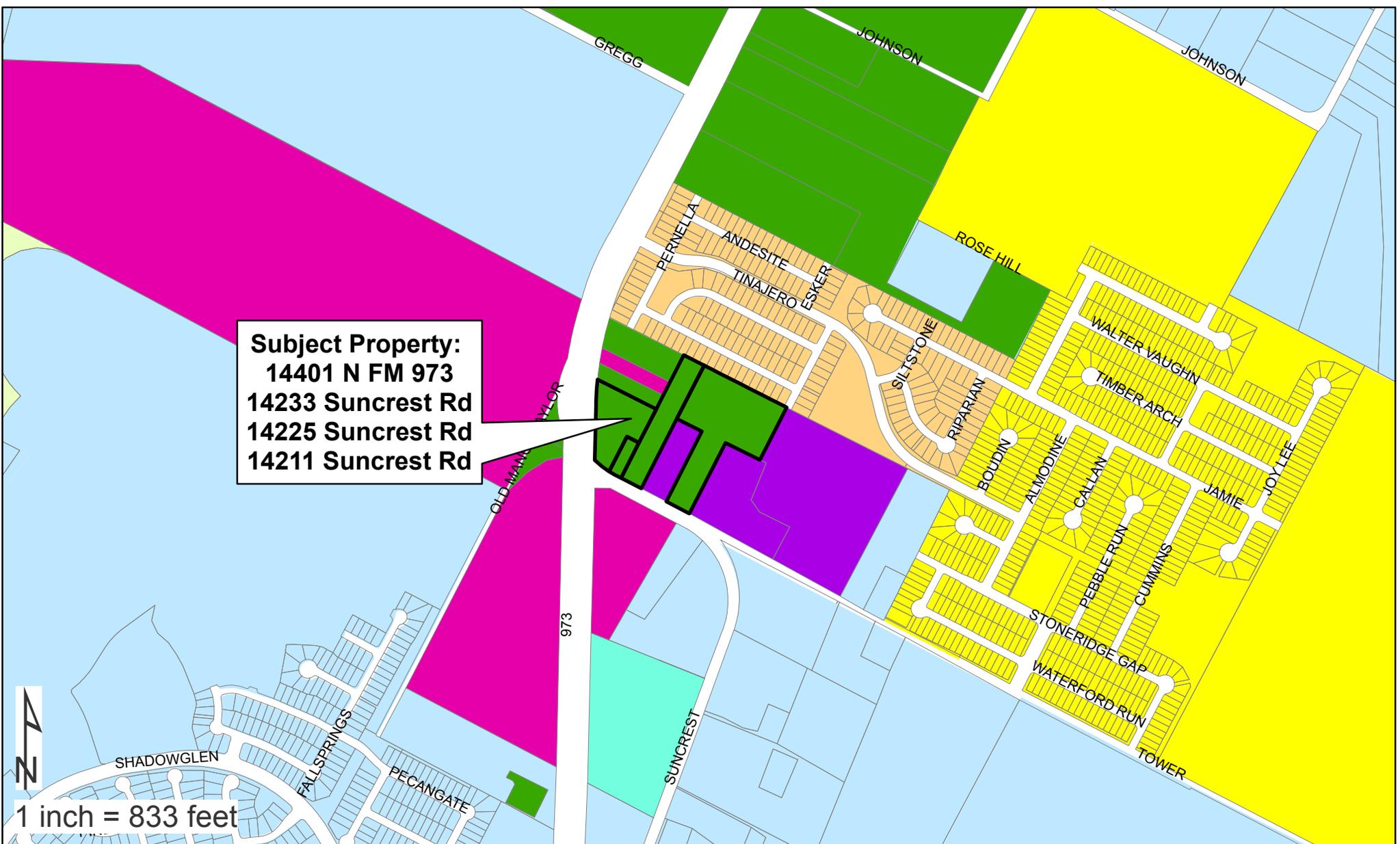
Rezoning Map
Area Map

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission recommend approval on a rezoning request for Abstract 315, Survey 63 Gates G Acres 2.935, 0.50 and 3.0 and Lot 2 Block A KST/Voelker Tract Resub of Lot 2 Block A, locally known as 14401 N FM 973, 14233 Suncrest Road, 14225 Suncrest Road, and 14211 Suncrest Road, from Interim Agricultural (A) to Light Industrial (IN-1).

PLANNING & ZONING COMMISSION: RECOMMENDED APPROVAL DISAPPROVAL NONE

Subject Property:
14401 N FM 973
14233 Suncrest Rd
14225 Suncrest Rd
14211 Suncrest Rd



Proposed Zoning: Light Industrial IN-1

*Current Zoning District:
Interim Agricultural (A)*

Zone	
	R-1 - Single Family
	R-2 - Single Family
	R-3 - Multi Family
	R-4 - Multi Family Special
	M-1 - Manufactured Housing
	M-2 - Manufactured Housing Park
	C-1 - Light Commercial
	C-2 - Medium Commercial
	DB - Downtown Business District
	NB - Neighborhood Business
	IN-1 - Light Industrial
	IN-2 - Heavy Industrial
	I - Institutional
	PUD - Planned Unit Development
	A - Agricultural
	Manor ETJ





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 12, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a joined lot affidavit for Lots 1, 2, 3 and West ½ of 4, Block 57, Town of Manor, locally known as 501 East Wheeler, in support of joining lots into one building site. Applicant: Martha Stockton. Owner: Martha Stockton

BACKGROUND/SUMMARY:

These 4 properties are currently separate lots under common ownership and the owner would like to combine them into one so they may develop across the property lines and more fully use their property.

PRESENTATION: YES NO

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

Joined Lot affidavit

Area Image

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a joined lot affidavit for Lots 1, 2, 3 and West ½ of 4, Block 57, Town of Manor, locally known as 501 East Wheeler, in support of joining lots into one building site.

PLANNING & ZONING COMMISSION: RECOMMENDED APPROVAL DISAPPROVAL NONE

STATE OF TEXAS

§

TRAVIS COUNTY

§

**Affidavit of Martha Stockton
In Support of Joining Lots into One Building Site**

BEFORE ME, the undersigned authority, on this day personally appeared Martha Stockton, who being duly sworn by me did on her oath, depose and say that:

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

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

Tract 1: Lot 1-2, Block 57, Town of Manor, Manor, Travis County, Texas

Tract 2: Lot 3-1/2, Block 57, Town of Manor, Manor, Travis County, Texas

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

The City of Manor Planning and Zoning Commission on the _____ day of _____, 201_, under the authority of the City Zoning Ordinance, Section 20, Chart 1, Note 2, approved the request to recognize the above referenced Lots, platted prior to 1980, as one unit to be utilized as one building site and to be treated as one lot without the necessity of re-platting said Lots. I have requested the right to build across the boundaries separating the Lots and to treat the Lots as one building site. Any structure crossing the lot lines or encroaching in the setback between the Lots described herein will not be in compliance with the City of Manor ordinances without this approval. The Lots being treated as the outer boundaries of one lot for purposes of setbacks.

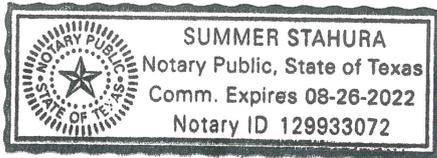
The permission to utilize the Lots as one building site is conditioned on the owner, being myself, and subsequent purchasers and homeowners conveying and utilizing the Lots as one building site until the Lots are re-platted in compliance with the City ordinances and the Texas Local Government Code. I hereby bind myself and all my

successors, assigns, executors and heirs to convey and occupy the Lots as one Lot and one building site until any structures crossing or encroaching in the setback are removed from the Lots are brought into compliance with City ordinances and/or re-platted in compliance therewith and the City approves such compliance by releasing this covenant.

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

Maethe Steedton
Title: Owner

SWORN TO SUBSCRIBED TO BEFORE ME, the undersigned, a notary public, on this 16th day of August, 2018.



Summer Stahura
Notary Public, State of Texas

APPROVED AND AGREED:

_____,
Chairperson
Planning and Zoning Commission, City of Manor

After Recording Return to:

City of Manor
City Secretary
P.O. Box 387
Manor, TX 78653-037



N Lockhart St

E Wheeler St



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 12, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a setback waiver for Lots 9 and 10, Block 52, Town of Manor, locally known as 404 East Wheeler Street, to allow for a 20 foot front setback and a 10 foot rear setback.
Applicant: Uriel Ocampo. Owner: Uriel Ocampo.

BACKGROUND/SUMMARY:

This owner previously joined the lots into one building site and would now like to reduce the front setback to 20 and the rear to 10 so they can construct their house.

PRESENTATION: YES NO

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

Setback waiver

Plot Plan

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a setback waiver for Lots 9 and 10, Block 52, Town of Manor, locally known as 404 East Wheeler Street, to allow for a 20 foot front setback and a 10 foot rear setback.

PLANNING & ZONING COMMISSION: RECOMMENDED APPROVAL DISAPPROVAL NONE



SETBACK WAIVER REQUEST

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.

Applicant Contact Information

Name: Uriel Ocampo
Address: 13021 Dessau Rd. #330, Austin, TX. 78754
Phone Number: 512.284.69.04 Email: urilopez19@gmail.com

Property Information

Address: 404 East Wheeler St., Manor, TX.
Lot: 9&10 Block: 52
Zoning District: Town of Manor
Requested Front Setback: 20'
Requested Rear Setback: 10'
Requested Side Setback: 5' and 15' side corner



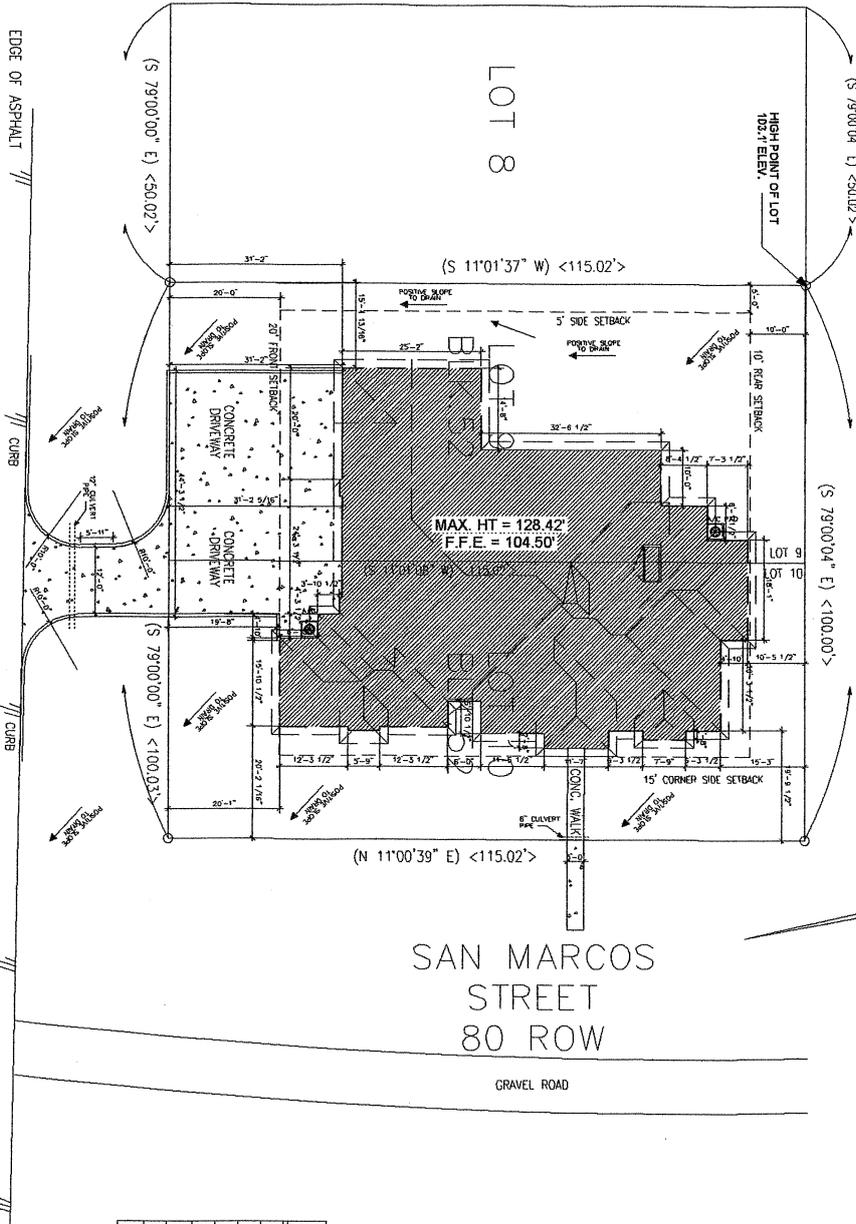
Signature

09/06/18

Date

SITE PLAN

EAST WHEELER STREET



ASSUMED BEARING BASIS
 CM-TQ-CM
 79°00'00" E 150.05' (150.00')

IMPERVIOUS COVERAGE	TOTAL SOFT AREA
LOT	11,504 S. F.
HOUSE	4,008 S. F.
DRIVEWAY	1,377 S. F.
SIDEWALK	49 S. F.
A/C PAD	11 S. F.
TOTAL COVERAGE	5,443 S. F.
IMPERVIOUS COVERAGE	47.31%

ROBERTO ESCAMILLA ARCHITECTS
 10000 W. HIGHTWAY 175
 SUITE 100
 PLANO, TEXAS 75075
 (972) 420-1111
 WWW.ROBERTOESCAMILLA.COM

DESIGNER:
 ROBERTO D. ESCAMILLA, AIA

DATE:
 10/20/17

DRAWN BY:
 ROBERTO D. ESCAMILLA, AIA

SCALE:
 AS SHOWN

PROJECT FOR:
URIEL OCAMPO

ADDRESS:
**404 EAST WHEELER ST
 MANOR, TX.**

ROBERTO ESCAMILLA
 ARCHITECTS
 9122 CHERYL WEST, ADDOTTA, TX 78732

TO:
CUSTOM PROJECT

"These plans are prepared in accordance with the 2005 IRC, the 2012 IRC, and the City of Manor Zoning and Building Ordinance."

The builder reserves the right to make changes and modifications to meet conditions and working needs. Working drawings shall not be used for construction without the builder's consent and shall remain the property of the builder. Builder reserves the right to change the plans without notice. Working drawings are not to be used for any other purpose without the builder's written consent.

SHEET
1
 OF 6

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