



MANOR PLANNING & ZONING
COMMISSION MEETING

AGENDA

105 E. EGGLESTON STREET
MANOR, TEXAS 78653
May 11, 2016 · 6:30 P.M.

MARY ANN PARKER – CHAIR
CHARLES RUSSELL JR – COMMISSIONER
ADRIANA ROJAS – COMMISSIONER
WILLIAM MYERS – COMMISSIONER

ZINDIA PIERSON – VICE CHAIR
LIAN STUTSMAN – COMMISSIONER
RAUL HERNANDEZ – COMMISSIONER

CALL TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT

CONSENT AGENDA

1. APPROVE MINUTES:

APRIL 13, 2015

2.

- A. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 20, SEVENTY TWO (72) SINGLE FAMILY LOTS ON 11 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP
- B. DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR STONEWATER NORTH REVISED PHASES 1 – 5, TWO HUNDRED THIRTY ONE (231) SINGLE FAMILY LOTS ON 69 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER RD. MANOR, TX. AGENT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP
- C. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR STONEWATER PHASE 8, SEVENTY SEVEN (77) SINGLE FAMILY LOTS ON 13 ACRES MORE OR LESS, LOCATED AT FM 973 AND TOWER ROAD, MANOR, TX. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP
- D. DISCUSSION AND POSSIBLE ACTION ON A FINAL PLAT FOR PRESIDENTIAL GLEN PHASE 5, ONE HUNDRED AND FIFTY TWO (152) SINGLE FAMILY LOTS ON 30 ACRES MORE OR LESS, LOCATED AT BOIS D'ARC ROAD AND PASEO DE PRESIDENTE. AGENT: PAPE DAWSON. OWNER: LGI HOMES. STAFF: SCOTT DUNLOP
- E. DISCUSSION AND POSSIBLE ACTION ON A FINAL PLAT FOR PRESIDENTIAL GLEN PHASE 6, FIFTY (50) SINGLE FAMILY LOTS ON 12 ACRES MORE OR LESS, LOCATED AT BOIS D'ARC ROAD AND PASEO DE PRESIDENTE. AGENT: PAPE DAWSON. OWNER: LGI HOMES. STAFF: SCOTT DUNLOP.

- F.** DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY PLAT FOR SHADOWGLEN PHASES 17, 18, 21A, 21B, 24A, AND 24B, FOUR HUNDRED AND THIRTY TWO (432) SINGLE FAMILY LOTS ON 123 ACRES MORE OR LESS, LOCATED AT SHADOWGLEN BLVD AND SHADOWGLEN TRACE. AGENT: BURY, INC. OWNER: SG LAND HOLDINGS. STAFF: SCOTT DUNLOP.
- G.** DISCUSSION AND POSSIBLE ACTION ON FINAL PLAT FOR SHADOWGLEN PHASE 2 MISTY GROVE BLVD AND SILENT FALLS WAY, TWO (2) LOTS ON 4 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE. AGENT: BURY, INC. OWNER: SG LAND HOLDINGS. STAFF: SCOTT DUNLOP.
- H.** DISCUSSION AND POSSIBLE RECOMMENDATION UPON A FINAL PUD SITE PLAN REZONING FOR 146 ACRES AT THE SE CORNER OF FM 973 AND BRENHAM STREET, PORTIONS OF THE CALVIN BAKER SURVEY NO. 38, JAMES MANOR SURVEY NO. 39 AND 40, JAMES H. MANNING SURVEY NO. 37; FROM SINGLE FAMILY RESIDENTIAL (R-1) DISTRICT ZONING TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT ZONING. APPLICANT: KIMLEY-HORN ASSOCIATES. OWNER: 706 DEVELOPMENT CORP. STAFF: SCOTT DUNLOP.
- I.** DISCUSSION AND POSSIBLE RECOMMENDATION UPON A CONCEPT PLAN FOR LAGOS MASTER PLANNED COMMUNITY; 146 ACRES AT THE SE CORNER OF FM 973 AND BRENHAM STREET, PORTIONS OF THE CALVIN BAKER SURVEY NO. 38, JAMES MANOR SURVEY NO. 39 AND 40, JAMES H. MANNING SURVEY NO. 37. APPLICANT: KIMLEY-HORN ASSOCIATES. OWNER: 706 DEVELOPMENT CORP. STAFF: SCOTT DUNLOP.

REGULAR AGENDA

- 3.** DISCUSSION AND POSSIBLE RECOMMENDATION ON A CONDITIONAL USE PERMIT TO PERMIT A DAYCARE USE AT 800 NORTH LEXINGTON STREET, MANOR. OWNER: BOBBY & SHELDON GOSEY. APPLICANT: DAYNA SWAIN. STAFF: SCOTT DUNLOP.
- 4.** DISCUSSION AND POSSIBLE RECOMMENDATION ON AMENDING ORDINANCE 185, ORDINANCE 185 H, ORDINANCE 185 L, AND ORDINANCE 366, ZONING REGULATIONS TO AMEND PARKING REQUIREMENTS AND REGULATIONS, PERMITTED AND CONDITIONAL USES WITHIN ZONING DISTRICTS, SIGN REGULATIONS FOR COMMERCIAL, INDUSTRIAL, AND RESIDENTIAL PROPERTIES, HEIGHT AND SETBACK REQUIREMENTS FOR RESIDENTIAL AND INSTITUTIONAL USES, AND DELETING REFERENCES TO THE SUMMARY USE TABLE. STAFF: SCOTT DUNLOP.
- 5.** DISCUSSION AND POSSIBLE RECOMMENDATION ON AMENDING ORDINANCE 263B, SUBDIVISION REGULATIONS TO AMEND THE SHORT FORM FINAL PLAT REQUIREMENTS AND LANDSCAPING REQUIREMENTS. STAFF: SCOTT DUNLOP.
- 6.** DISCUSSION AND POSSIBLE RECOMMENDATION ON AMENDING ORDINANCE 365, LANDSCAPING AND SCREENING REGULATIONS TO AMEND REQUIRED LANDSCAPING FOR INSTITUTIONAL ZONED AREAS AND PROVIDING FOR A REPLACEMENT TREE RATIO.

ADJOURNMENT

POSTING CERTIFICATION

I, hereby, certify that this notice of the Manor City Council Meeting was posted on this ____ day of May, 2016, at 5:00 P.M., as required by law in accordance with Section 551.043 of the Texas Government Code.

Frances M. Aguilar, City Secretary

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the council chambers is wheelchair accessible and special marked parking is available. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact Frances Agullar, City Secretary at 512-272-5555. Provide a forty-eight hour notice when feasible.

This public notice was removed from the bulletin board at the Manor City Hall on:

_____, 2016 at _____ am/pm

by _____.

City Secretary's Office
City of Manor, Texas

1



MANOR PLANNING & ZONING
COMMISSION MEETING

MINUTES

105 E. EGGLESTON STREET
MANOR, TEXAS 78653
APRIL 13, 2016 · 6:30 P.M.

MARY ANN PARKER – CHAIR (P)
CHARLES RUSSELL JR – COMMISSIONER (P)
ADRIANA ROJAS – COMMISSIONER (P)
WILLIAM MYERS – COMMISSIONER (P)

ZINDIA PIERSON – VICE CHAIR (P)
LIAN STUTSMAN – COMMISSIONER (P)
RAUL HERNANDEZ – COMMISSIONER (A)

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

CHAIRPERSON PARKER ANNOUNCED A QUORUM AND CALLED THE MEETING TO ORDER AT 6:35 PM

CONSENT AGENDA:

1. APPROVE MINUTES:

MARCH 9, 2015

MOTION TO APPROVE THE MARCH 9TH MINUTES BY COMMISSIONER MYERS, SECONDED BY COMMISSIONER PIERSON. 5 – 0 TO APPROVE.

2.

- A.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 20, SEVENTY TWO (72) SINGLE FAMILY LOTS ON 11 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP
- B.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR STONEWATER NORTH REVISED PHASES 1 – 5, TWO HUNDRED THIRTY ONE (231) SINGLE FAMILY LOTS ON 69 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER RD. MANOR, TX. AGENT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP
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- D.** DISCUSSION AND POSSIBLE RECOMMENDATION UPON A REZONING FOR 146 ACRES AT THE SE CORNER OF FM 973 AND BRENHAM STREET, PORTIONS OF THE CALVIN BAKER SURVEY NO. 38, JAMES MANOR SURVEY NO. 39 AND 40, JAMES H. MANNING SURVEY NO. 37; FROM SINGLE FAMILY RESIDENTIAL (R-1) DISTRICT ZONING TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT ZONING. APPLICANT: KIMLEY-HORN ASSOCIATES. OWNER: 706 DEVELOPMENT CORP. STAFF: SCOTT DUNLOP

MOTION TO MOVE AGENDA ITEM 2D TO REGULAR AGENDA BY COMMISSIONER PIERSON, SECONDED BY COMMISSIONER STUTSMAN. 5 – 0 TO MOVE.

MOTION TO APPROVE THE PRELIMINARY PUD SITE PLAN WITH CONDITIONS THAT MINOR ARTERIAL CONNECTION IS REMOVED AND USES IN LOT A8 ARE SWITCHED WITH USES IN LOT A9 ON THE FINAL PUD SITE PLAN BY COMMISSIONER PIERSON, SECONDED BY COMMISSIONER MYERS. 6-0 TO APPROVE WITH CONDITIONS.

- E. DISCUSSION AND POSSIBLE RECOMMENDATION UPON A CONCEPT PLAN FOR LAGOS MASTER PLANNED COMMUNITY; 146 ACRES AT THE SE CORNER OF FM 973 AND BRENHAM STREET, PORTIONS OF THE CALVIN BAKER SURVEY No. 38, JAMES MANOR SURVEY No. 39 AND 40, JAMES H. MANNING SURVEY No. 37. APPLICANT: KIMLEY-HORN ASSOCIATES. OWNER: 706 DEVELOPMENT CORP. STAFF: SCOTT DUNLOP

MOTION TO POSTPONE CONSENT AGENDA ITEMS 2A, 2B, 2C, AND 2E TO THE MAY 11TH MEETING BY COMMISSIONER PIERSON, SECONDED BY COMMISSIONER ROJAS. 6 – 0 TO POSTPONE.

REGULAR AGENDA:

3. DISCUSSION OF PLANNING AND ZONING COMMISSIONER PLACE NUMBERS, TERM LIMITS, AND OPEN MEETINGS REQUIREMENTS

NO ACTION TAKEN

4. DISCUSSION AND POSSIBLE ACTION TO APPROVE A SHORT FORM FINAL PLAT, 1 COMMERCIAL LOT ON 1.023 ACRES MORE OR LESS, LOCATED ON US HWY 290 AND FM 973 MANOR, TX. AGENT: ANTHONY ENNIS – JACOBS ENGINEERING. OWNER: GERALDINE TIMMERMAN. STAFF: SCOTT DUNLOP

MOTION TO APPROVE BY COMMISSIONER STUTSMAN, SECONDED BY COMMISSIONER ROJAS. 6 – 0 TO APPROVE.

5. ADJOURN

MOTION TO ADJOURN BY COMMISSIONER PIERSON, SECONDED BY COMMISSIONER MYERS. 6 – 0 TO ADJOURN.

MARY ANN PARKER
CHAIRPERSON

2

A

JAY ENGINEERING COMPANY, INC.
P.O. Box 1220 (512) 259-3882
Leander, TX 78640 Fax 259-8010
Texas Registered Engineering Firm F-4780

February 11, 2015

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

Re: First Construction Plan and Final Plat Review for
Shadowglen Phase 2, Section 20 Subdivision
City of Manor, Texas

Dear Mr. Bolt:

The first submittal of the Shadowglen Phase 2, Section 20 Subdivision Construction Plans and Final Plat prepared by AECOM Technical Services, Inc. and received by our office on January 12, 2015 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263. Based upon the review our office can offer the following comments:

CONSTRUCTION PLANS

1. Provide Geotechnical Engineering Report and Pavement Design for all proposed streets and include a table or detail of proposed pavement section for each street.
2. FYI - the AARV detail should be updated to utilize the City of Manor modification or City of Austin Standard that utilizes PE pipe rather than copper tubing.
3. Include the final plat in the plans.
4. Provide benchmarks on plat and/or plans.
5. The submitted tax certificates show taxes paid for 2013 and Delinquent taxes from prior years. Tax certificates must be submitted showing all taxes paid as required in Section 24(d)(2)(v) of Subdivision Ordinance 159.

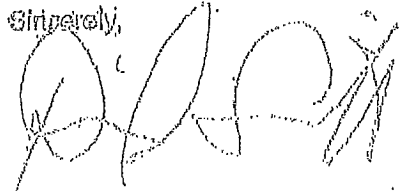
The applicant should provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

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.

Mr. Tom Bell
February 11, 2016
Page 2 of 2

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. Smith', with a large, stylized initial 'D' and a long horizontal stroke extending to the right.

David T. Smith, P.E.

DTS/s

Copy: Jamie Burke, AECOM

PN: 100-970-10

AECOM

March 31, 2016

Mr. Tom Bolt
Director of Development Services
City of Manor
PO Box 387
Manor, TX 78653

**RE: First Construction Plan Review for Shadowglen Phase 2, Section 20
City of Manor, Texas**

Dear Mr. Bolt:

On behalf of our client, SG Land Holdings, LLC, AECOM is submitting the response to comments issued by the City of Manor on February 11, 2015.

General Comments

1. Provide Geotechnical Engineering Report and Pavement Design for all proposed streets and include a table or detail of proposed pavement section for each street.

Response: Geotechnical Engineering Report prepared by Terracon and dated November 2012 is attached for your reference. Additionally, a table showing the proposed pavement section has been included on Sheet C523.

2. FYI – AARV detail should be updated to utilize the City of Manor modification or City of Austin Standard that utilizes PE pipe rather than copper tubing.

Response: The AARV detail in sheet C531 has been updated to show the City of Manor modification.

3. Include Final Plat in the plans.

Response: Final Plat has been included in the construction plans, per the plan sheets provided with this submittal.

4. Provide benchmarks on plat and/or plans.

Response: A concrete monument has been added to the plat.

5. The submitted tax certificates show taxes paid for 2013 and Delinquent taxes from prior years. Tax certificates must be submitted showing all taxes paid as required in Section 24(d)(2)(v) of Subdivision Ordinance 159.

Response: Current tax certificate is provided with this submittal.



Mr. Tom Bolt
March 31, 2016
Sheet 2 of 2

We look forward to continuing our work with the City to successfully complete this project. If you have any questions about our response above, please contact me at 512-479-1638 or allison.kennaugh@aecom.com.

Sincerely,

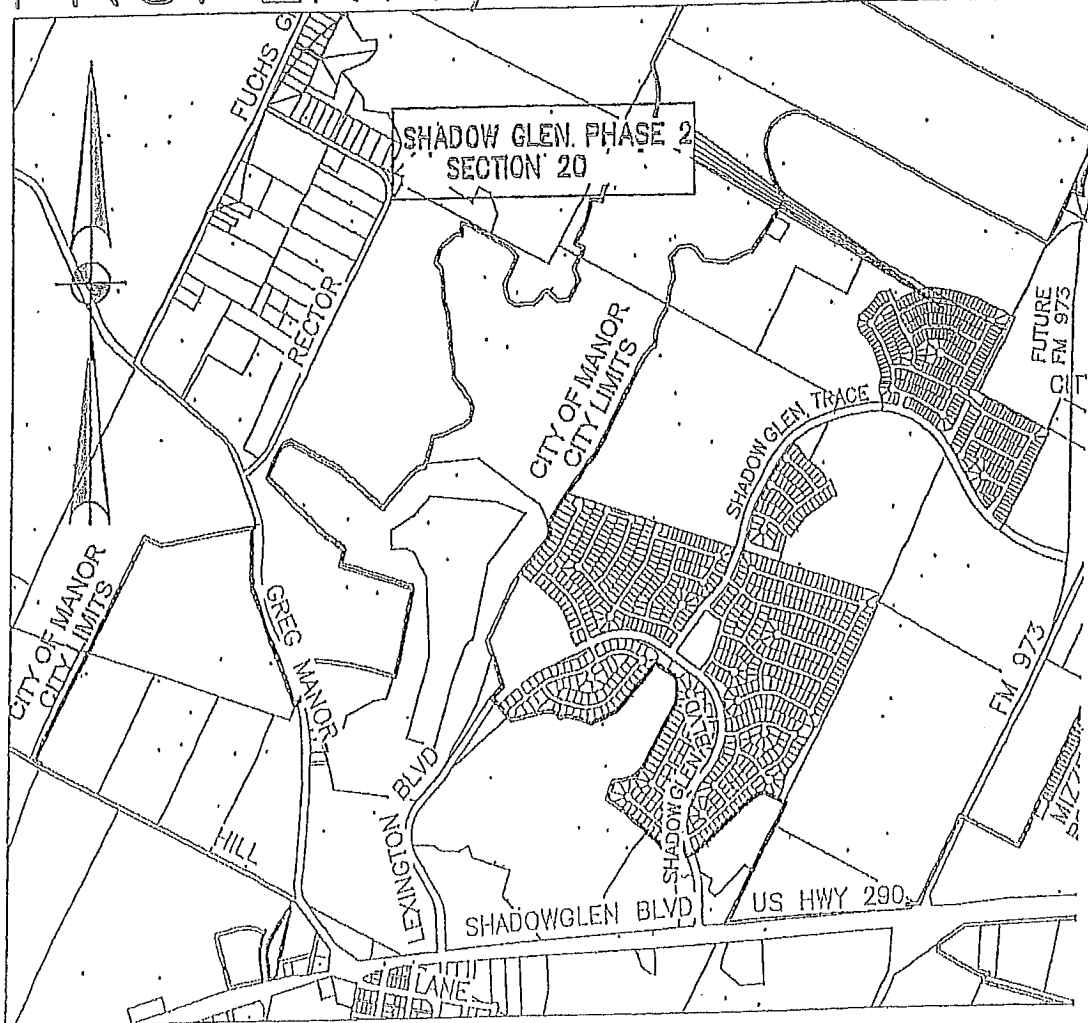
A handwritten signature in black ink that reads "Allison Kennaugh". The signature is written in a cursive, flowing style.

Allison Kennaugh, P.E.
AECOM Project Engineer

cc: Russell Allison, SG Land Holdings
Roger Durden, AECOM

OR EXTENT OF DEVELOPMENT
EARBY LAND USES THAT ARE
NEIGH

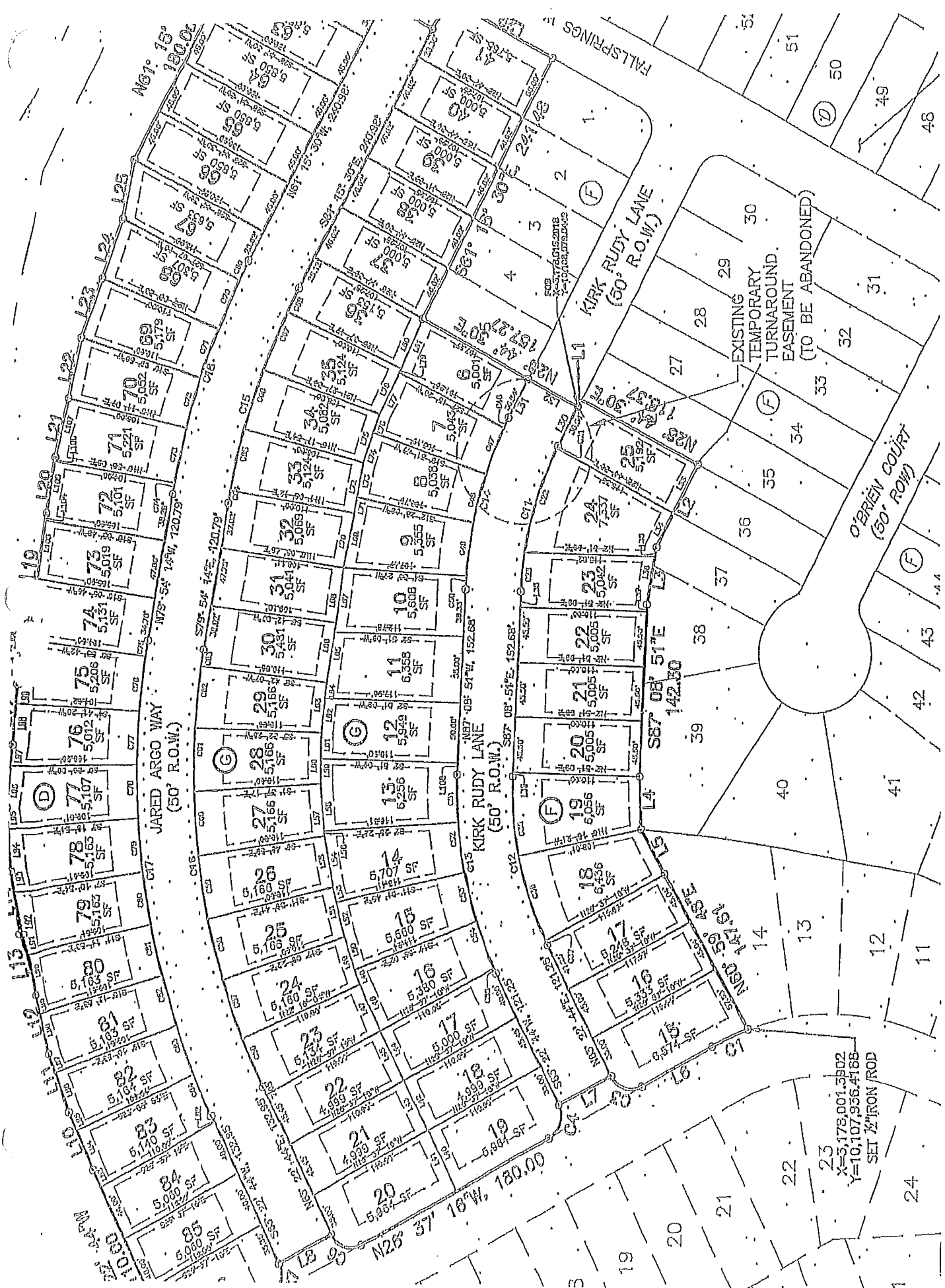
THIS CAN AFFECT THE
COUNTY REQUIRES THIS NOTIC
IT IS NOT A STATEMENT OR R
THE PROPERTY, THE SUBDIV



COM

ERVICES, INC.
REET, SUITE 600
XAS 78701
COM.COM
NO.. F-3580

VICINITY MAP
SCALE: 1" = 2000'



X=3,178.001,3902
Y=10,107,936.4188
SET 1/2" IRON ROD

B



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

DoucetandAssociates.com

June 25, 2014

City of Manor
Development Services Department
105 E. Eggleston St.
Manor, Texas 78653
512-272-5555

Attn: Tom Bolt, Director of Development Services

RE: Revised Stonewater North Subdivision: Preliminary Plan

Dear Mr. Bolt:

The Preliminary Plan Submittal Form and the associated documents enclosed are intended for a Preliminary Plan review of Stonewater North Subdivision. The revised Stonewater North Preliminary Plan differs from the previously approved preliminary plan in that the residential lot sizes have been increased from 40-feet to 50-feet. No significant changes have been made to the approved roadway or utility layouts.

A fee waiver of \$14,000 was approved by the City of Manor's City Council on June 3, 2015. The application fee check enclosed in this submittal package accounts for the difference between the preliminary plan submittal fee and the fee waiver.

Please find the following documents enclosed for your review:

- Preliminary Plan Application (1)
- Application Fee Check (1)
- Fee Waiver Approval E-mail (1)
- Engineering Report (1)
- Hydrologic Report (1)
- Service Availability Letters (1 set)
- Mailing List of residents within 300' (1)
- Mailing Labels of residents within 300' (1)
- Preliminary Plan – Stonewater North (1 set)

An additional copy of the submittal materials have been submitted directly to Frank Phelan at the office of the Jay Engineering Company in Leander, Texas. Should you have any questions please do not hesitate to contact me.

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

September 11, 2015

Mr. Tom Bolt
City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Stonewater North Subdivision
Fourth Preliminary Plan Application Submittal
City of Manor

Dear Mr. Bolt:

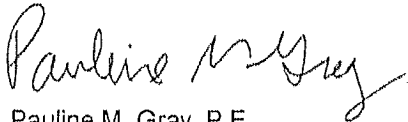
The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office September 10, 2015, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. Our previous comments dated July 7, 2015, have not been addressed with the latest submittal. The previous comments were:

1. Provide verification of no significant trees within the Limits of Construction as required by Section 22(c)(2)(iii) of Subdivision Ordinance 263 B. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.
2. An easement will be required for the fully developed 100 year flood plain, based upon the submitted memorandum. Show easement on the plan as required by Section 22(c)(4)(i) of Subdivision Ordinance 263 B. A drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies.

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.

We trust that you will find this information helpful when considering approval of this Preliminary Plan. If you should have any questions, or need additional information, please let us know.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop, City of Manor
Vince Musat, Doucet Engineering
Hanna Lupico, Doucet Engineering

PN 100-721-10



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

April 06, 2016

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

Re: Comment Response to Frank T. Phelan, P.E. [Jay Engineering] Third Preliminary Plan Review for Stonewater North Preliminary Plan dated ~~July 7, 2015~~.

Sep 11, 2015

Dear Mr. Bolt:

The following is Doucet & Associates, Inc. response to Jay Engineering's comment letter dated 07/07/2015 regarding the project listed above:

1. Provide verification of no significant trees within the Limits of Construction as required by Section 22(c)(2)(iii) of Subdivision Ordinance 263 B. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.

Response: There are no significant trees within the Limits of Construction based upon our most current survey of the site. Sheet 7, the Existing Drainage Plan, shows the current survey overlaid on to this plan sheet. No trees have been indicated within the extents of Stonewater North.

2. An easement will be required for the fully developed 100 year flood plain, based upon the submitted memorandum. Show easement on the plan as required by Section 22(c)(4)(i) of Subdivision Ordinance 263 B. A drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies.

Response: Please see the updated preliminary plat containing the 100 year fully developed floodplain. This floodplain was determined by using the drainage study performed by RPS. This study is included in this update. An updated proposed drainage study demonstrating adequate

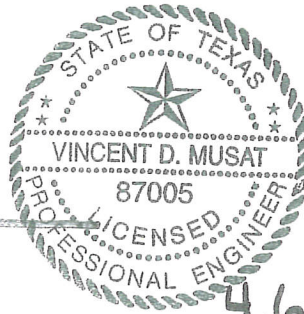


conveyance of the fully developed 100 yr. storm will be provided with construction drawings for Stonewater North Phase 1.

END OF COMMENTS

Sincerely,

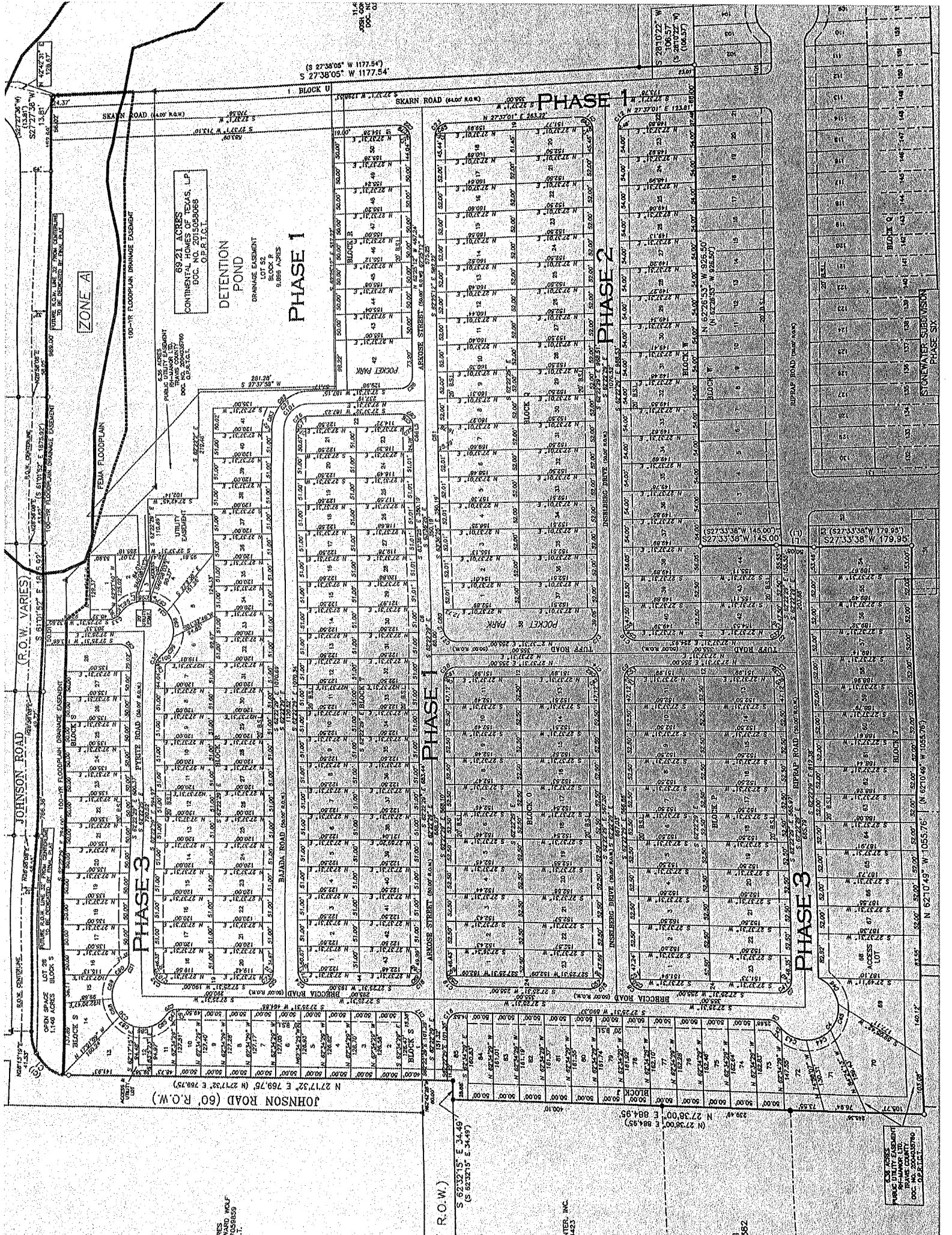
A handwritten signature in black ink, appearing to read 'Vincent D. Musat', written over a horizontal line.



4.6.16

Vincent D. Musat, P.E., LEED AP BD+C
Senior Project Engineer
Doucet & Associates, Inc.
TBPE Firm # 3937

Cc: Frank T. Phelan, P.E./Jay Engineering with enclosures



69.21 ACRES
CONTINENTAL HOMES OF TEXAS, LP
DOC. NO. 201503068
O.P.A.T.C.T.

DETECTION
POND

DRAINAGE EASEMENT
LOT 82
BLOCK F
9.886 ACRES

PHASE 1

PHASE 1

PHASE 2

PHASE 3

PHASE 1

PHASE 3

STONEWATER SUBDIVISION
PHASE SIX

ENTER INC.
44423

C

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

March 16, 2016

Vincent D. Musat
Senior Project Engineer
Doucet & Associates
7401B Highway 71 West, Suite 160
Austin, TX 78735

Re: First Final Plat Review for
Stonewater Subdivision, Phase 8
City of Manor, Texas

Dear Mr. Musat:

The first submittal of the Stonewater Subdivision, Phase 8 Final Plat prepared by Doucet & Associates and received by our office on March 8, 2016, has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Based upon the review our office can offer the following comments:

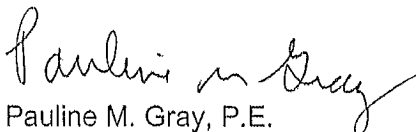
1. The year on signature blocks should be revised to 2016.
2. The City of Manor city secretary and mayor names are incorrect on the plat.
3. Proposed landscaped lots should be identified on the plat.
4. The proposed location of sidewalks for each street should be shown on the plat.

Please provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

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.

Yours truly,



Pauline M. Gray, P.E.

PMG/s

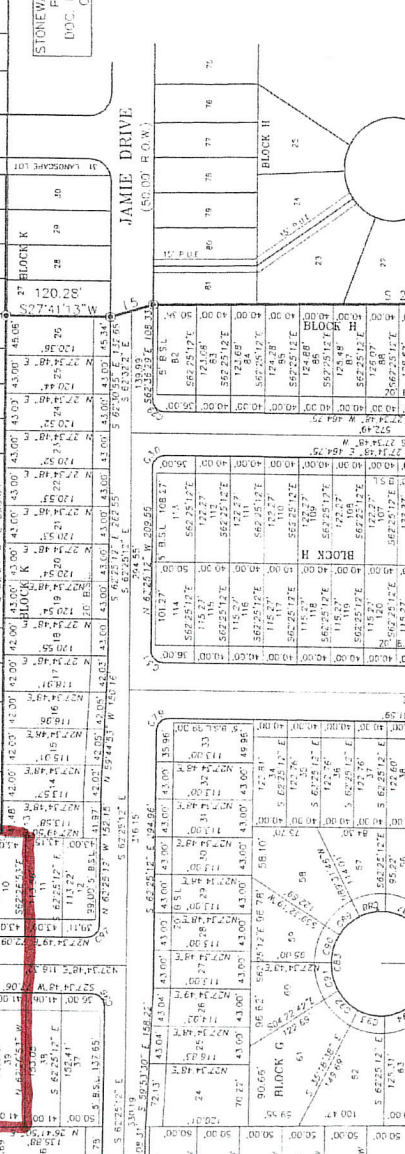
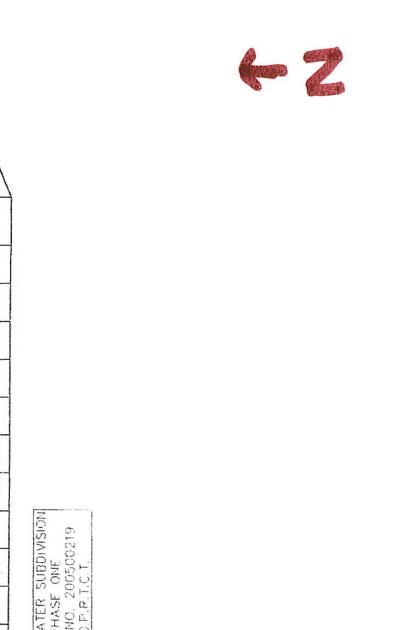
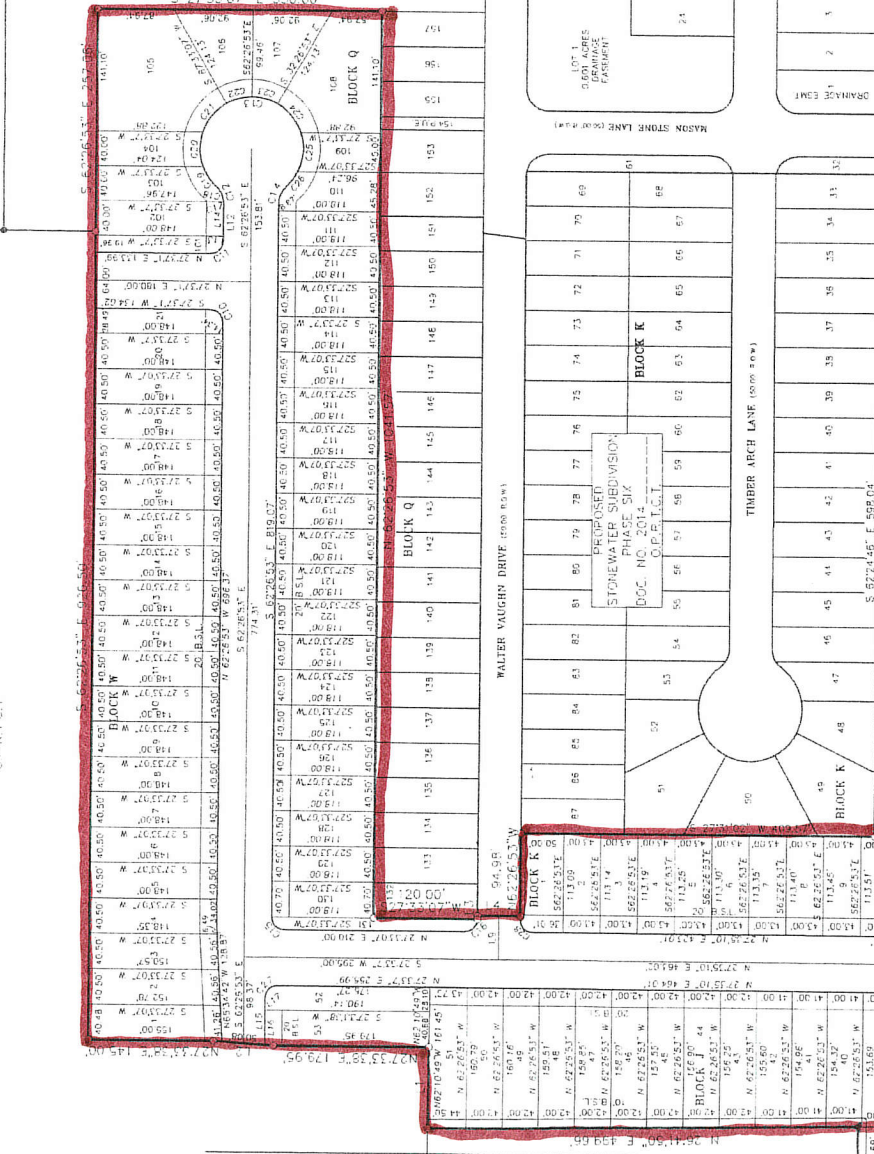
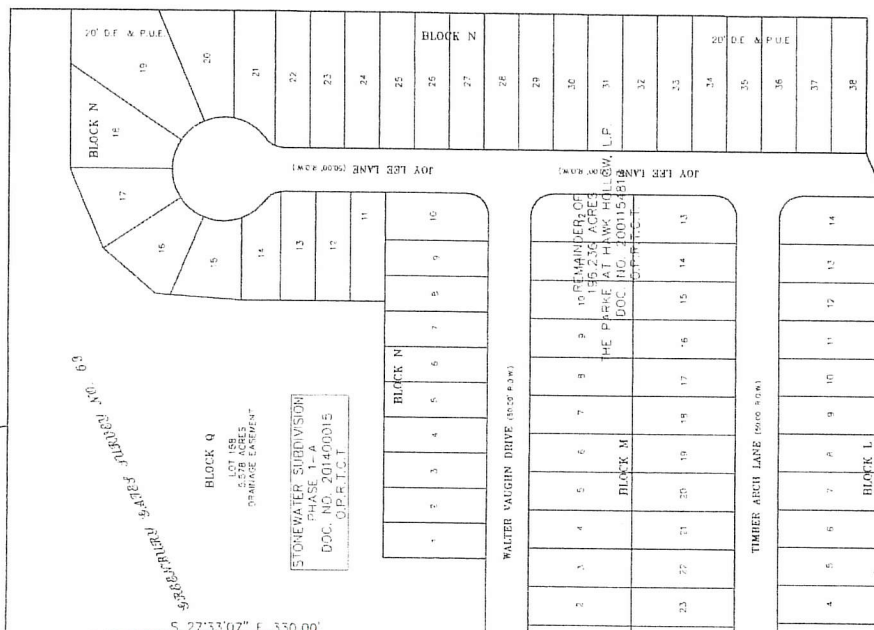
Copy: Tom Bolt, City of Manor
Scott Dunlop, City of Manor

PN: 100-728-10

12.011 ACRES
JUAN ANTONIO DE LA ROSA
DOC. NO. 2004231008
O.P.R.C.T.

11.487 ACRES
JOSE GONZALEZ BENITEZ
DOC. NO. 200572512
O.P.R.C.T.

REMAINDER OF
196.236 ACRES
THE PARKE AT HAWK HOLLOW, L.P.
DOC. NO. 200154813
O.P.R.C.T.



← 2

D

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

April 15, 2016

Mr. Tom Bolt
City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Presidential Glen Phase 5
First Final Plat Application Submittal Review
City of Manor

Dear Mr. Bolt:

The Presidential Glen, Phase 5 Final Plat submitted by Pape Dawson Engineers and received by our office on March 24, 2016, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions:

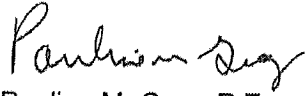
1. Section 24(c)(3)(i) of Subdivision Ordinance 263B requires X and Y coordinates be identified for four (4) property corners on the plat.
2. Sidewalks need to be shown along Martin Van Buren Lane.
3. The R.O.W. for Woodrow Wilson lane seems to taper from a 64' R.O.W. (in proposed Phase 6) to a 50' R.O.W. in Phase 5.
4. The deeds included with the submittal are not deed restrictions and covenants. According to the plat, the deed restrictions and covenants are recorded under Document 2007161897.
5. The acreage for the parkland lot total under the lot summary on sheet 1 of 4 is different than the acreage of parkland listed on the table on sheet 2 of 4.
6. Subdivision construction plans must be approved prior to final plat approval.

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.

Mr. Tom Bolt
April 15, 2016
Page 2 of 2

We trust that you will find this information helpful when considering approval of this Final Plat. If you should have any questions, or need additional information, please let us know.

Sincerely,


Pauline M. Gray, P.E.

PMG/s

Copy: Juan Brizuela, P.E. - Pape-Dawson Engineers
Jon Adame, P.E. - Pape-Dawson Engineers
Scott Dunlop - City of Manor

PN 100-731-10



E

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

April 15, 2016

Mr. Tom Bolt
City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Presidential Glen Phase 6
First Final Plat Application Submittal Review
City of Manor

Dear Mr. Bolt:

The Presidential Glen, Phase 6 Final Plat submitted by Pape Dawson Engineers and received by our office on March 24, 2016, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions:

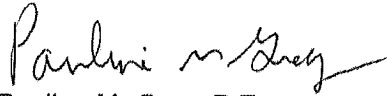
1. Section 24(c)(3)(i) of Subdivision Ordinance 263B requires X and Y coordinates be identified for four (4) property corners on the plat.
2. Provide approval from TCESD 12 for the proposed temporary turn around on Millard Fillmore.
3. The deeds included with the submittal are not deed restrictions and covenants. According to the plat, the deed restrictions and covenants are recorded under Document 2007161897.
4. Subdivision construction plans must be approved prior to final plat approval.

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.

Mr. Tom Bolt
April 15, 2016
Page 2 of 2

We trust that you will find this information helpful when considering approval of this Final Plat. If you should have any questions, or need additional information, please let us know.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Juan Brizuela, P.E. - Pape-Dawson Engineers
Jon Adame, P.E. - Pape-Dawson Engineers
Scott Dunlop - City of Manor

PN 100-731-10



OF
PRESIDENTIAL GLEN, PHASE 6

1873

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THE UNIVERSITY OF CHICAGO

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2.1.2.2. *Phylogenetic analysis*

44-38861-10715

RESEARCH DESIGN

THE UNIVERSITY OF CHICAGO PRESS

375-382

Abstract

2000年 12月 22日

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2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2815-2816-2817-2818

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Abstract

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05	THOMAS	2011-11-11	2000000005	THOMAS	22.40
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20	THOMAS	2011-11-11	2000000020	THOMAS	22.40

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1	ABHIRAM K	1001	100	A++
2	ADARSH K	1002	100	A++
3	ADITHYAN K	1003	100	A++
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PAPER-DAYTON ENGINEERS

1. The first step is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

2007年12月10日，在“2007年中国年度人物”颁奖典礼上，中国首位“感动中国”的农民工——李春燕，被推选为2007年度中国十大年度人物之一。

Civil Job No. 50005-04; Survey Job No. 50005-04

F

BURY

now



Stantec

Stantec Consulting Services Inc.

221 West Sixth Street Suite 600, Austin TX 78701-3411

April 13, 2016
File: 112221-10003

Attention: Mr. Tom Bolt
City of Manor
Development Services
105 East Eggleston Street
Manor, Texas 78653

Dear Mr. Bolt,

Reference: Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B Preliminary Plan

INTRODUCTION

The proposed "Shadowglen Phase 2 – Sections 17, 18, 21A, 21B, 24A and 24B" (Project) will be developed on ±120 acres of undeveloped land consisting of 432 single-family lots in the City of Manor Extra Territorial Jurisdictional (ETJ), Travis County, Texas. The proposed development is located on Shadowglen Trace, with Sections 17, 18, 21A and 21B being to the northwest and Sections 24A and 24B on the south side.

FEMA FLOODPLAIN

The Project is located within the Wilbarger Creek Watershed. According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM) for Travis County, Texas Community Panel Number 48453C0485 effective date August 18, 2014, no portion of the Project lies within the 100-year floodplain.

WATER

The water system will be part of the Master Travis County Municipal Utility District No. 2 Water System. The design and construction of the water distribution system will meet the requirements set forth by the City of Manor.

Water service for Sections 24A and 24B will be provided by the extension of existing 12 and 8-inch stubs branching from Shadowglen Trace and will also connect to an existing 24-inch water line south of the project. Water service for Sections 21A and 21B will be provided by an existing 12-inch stub on Misty Grove Blvd and an existing 8-inch stub branching from Shadowglen Trace. Sections 17 and 18 will tie to existing 8-inch stubs branch from Shadowglen Trace.

The water distribution system will comprise of 3,200 linear feet of 12-inch water line and 15,900 linear feet of 8-inch water line.

Design with community in mind



April 13, 2016
Mr. Tom Bolt
Page 2 of 2

Reference: Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B Preliminary Plan

WASTEWATER

The wastewater network will be served by City of Manor wastewater system. The design and construction of the wastewater system will be in accordance with the TCEQ and the City of Manor's requirements and specifications.

For the Project, the system will comprise of 11,800 linear feet of 8-inch wastewater line and 2,300 linear feet of 15-inch wastewater line.

ROADWAY

The roadway system for the Project will consist of 1,900 linear feet of collector road and 17,000 linear feet of local road. The right of way widths for the collector roads vary between 80 and 90 feet, but the local roads have a right of way width of 50 feet.

DRAINAGE, DETENTION AND WATER QUALITY

The design and construction of the proposed storm sewer system will meet the requirements of the City of Austin Drainage Criteria Manual and the Development Agreement between SG Land Holdings and the City of Manor. The design and sizing of the system is based on the rational method of estimating runoff and will convey internal and upstream developed flow.

Increase storm water flow for the Project will be detained by the Southwest Pond, currently proposed by others. The drainage report appendix will verify that there will be no adverse impact to the proposed pond due to the Project.

Water Quality for the roadways will also be provided by the Southwest and Southeast Ponds.

Please do not hesitate to contact me with any questions regarding this report or submittal.

Regards,

STANTEC CONSULTING SERVICES INC.



Keith Young, P.E.
Senior Vice President
Phone: 512.328.0011
Fax: 512.328.0325
Keith.Young@stantec.com

Design with community in mind

JAY ENGINEERING COMPANY, INC.
P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016
Texas Registered Engineering Firm F-4780

April 27, 2016

Mr. Tom Bolt
City of Manor
P.O. Box 387
Manor, TX 78653

Re: First Preliminary Plat Review for
Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B
Within the ETJ of the City of Manor, Texas

Dear Mr. Bolt:

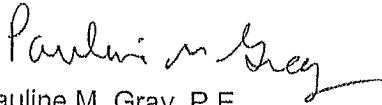
The first submittal of the Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B prepared by Bury, Inc. and received by our office on April 15, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Our office can offer the following comments:

1. The current City of Manor adequacy of plans note should be used. The revised note will be sent via separate email.
2. The submittal date on the cover reads January 2016.
3. The existing ponds should be labeled on all sheets. Also, portions of Section 18 seem to be located within the floodplain. The floodplain should be clearly shown on the plan sheets. It is hard to distinguish where the floodplain is located.
4. The note on Sheet 2 regarding who will provide water and wastewater service to the proposed sections differs from the information provided in the summary letter.
5. Elevations should be labeled on all topography shown on the plan sheets.
6. The boundary of Section 21A is unclear on Sheet 4.
7. On Sheet 6 there are two Lot #2s listed for Block E under Section 21A & 21B, one of which seems to be fairly large.
8. On Sheet Exhibit C it is unclear where drainage areas O4, O5 and O6 drain to.
9. The STM easements should be clearly shown on Exhibit C.
10. On Exhibit E the existing storm sewer outlet to the pond should be shown.
11. It is unclear where drainage areas O1, O2 and O3 are proposed to drain.
12. The C values for drainage Area A11 on Exhibit E should be verified.

13. No calculations were provided for drainage areas O1 – O7. (The drainage areas are shown on Exhibit E).
14. The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections.

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

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Cc: Brett Burke, P.E. - Stantec Consulting Services, Inc.
Scott Dunlop – City of Manor

PN: 100-734-10



G

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

April 28, 2016

Mr. Tom Bolt
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Shadowglen Phase 2 – Misty Grove Blvd and Silent Falls Way
First Final Plat Review
Within the ETJ of the City of Manor, Texas

Dear Mr. Bolt:

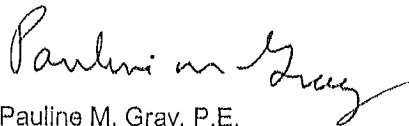
The Shadowglen Phase 2, Misty Grove Blvd and Silent Falls Way Final Plat submitted by Bury-Aus, Inc. and received by our office on April 15, 2016, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions:

1. Subdivision construction plans must be approved prior to final plat approval.
2. The proposed sidewalk on Silent Falls Way is not shown within the R.O.W.
3. Under the City certifications, the required note for subdivision location reads on this the ____ day of _____ 2005.
4. The required public utility easement note was not included on the plat.

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.

We trust that you will find this information helpful when considering approval of this Final Plat. If you should have any questions, or need additional information, please let us know.

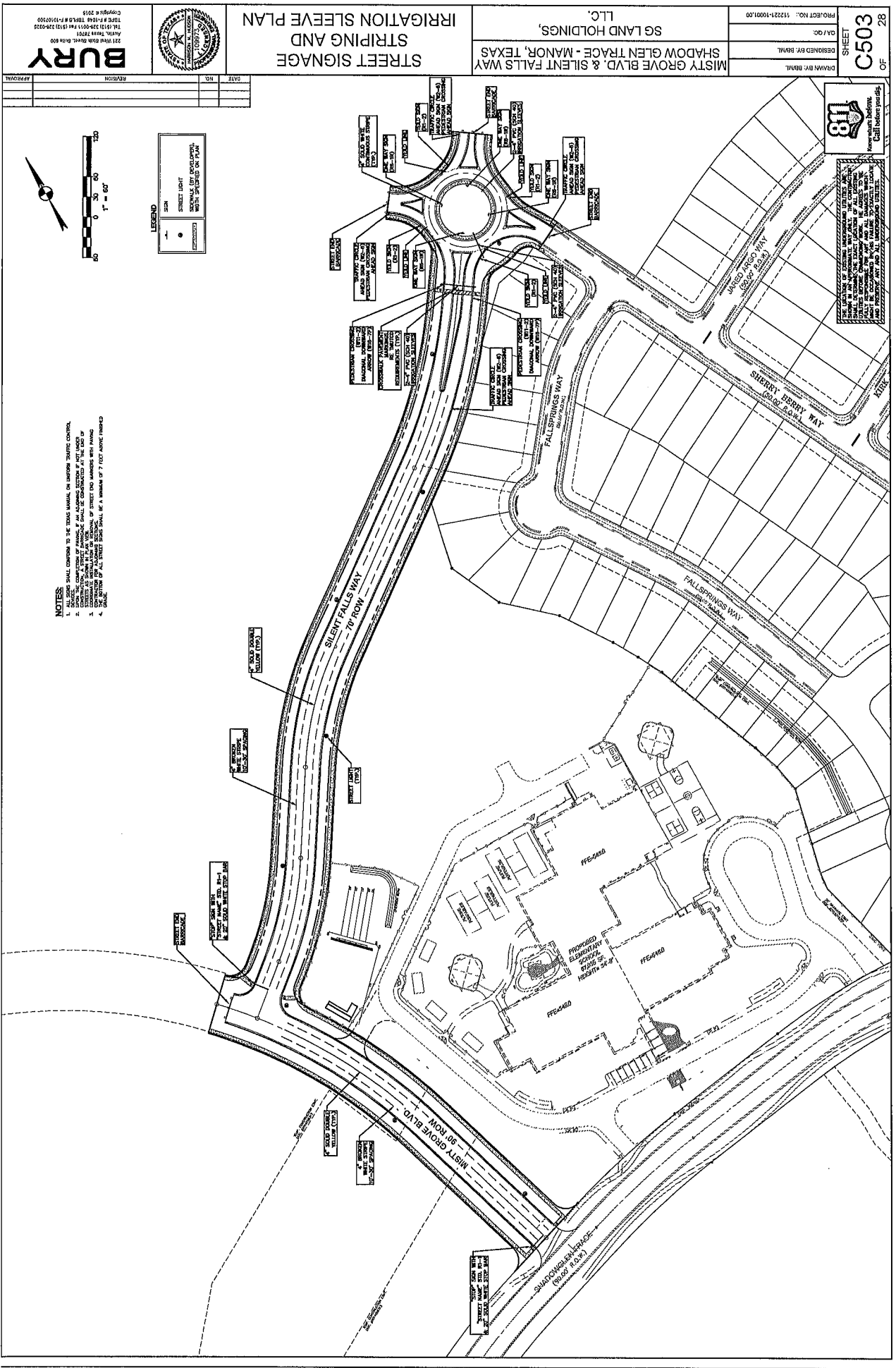
Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Brett Burke, P.E. – Bury Inc.
Scott Dunlop – City of Manor



H

November 9, 2015

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

*Re: Lagos Master Planned Community
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 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 146 acres within the City of Manor's jurisdiction, with the remainder residing in the City of Austin.

The proposed development intends to provide single family housing in the style of a lakefront community. The majority of the proposed single family residences will be located next to ponds and lakes to offer a better living experience than a typical subdivision. In addition to the single family lots, multi-family apartment units, retail lots, restaurants, public parks, and other amenities are included in the scope of the development. Manor ISD has been coordinating to construct a new elementary school in the Lagos property as well.

A typical zoning classification is not conducive to providing this variety of uses in an efficient or aesthetically pleasing manner. In order to adequately and responsibly meet the needs of the citizens of Manor, the Lagos property is undergoing the rezoning process, in order to be classified as a Planned Unit Development (PUD). PUD zoning allows for a more flexible and fluid community as well as a better dispersion of uses throughout the proposed development.

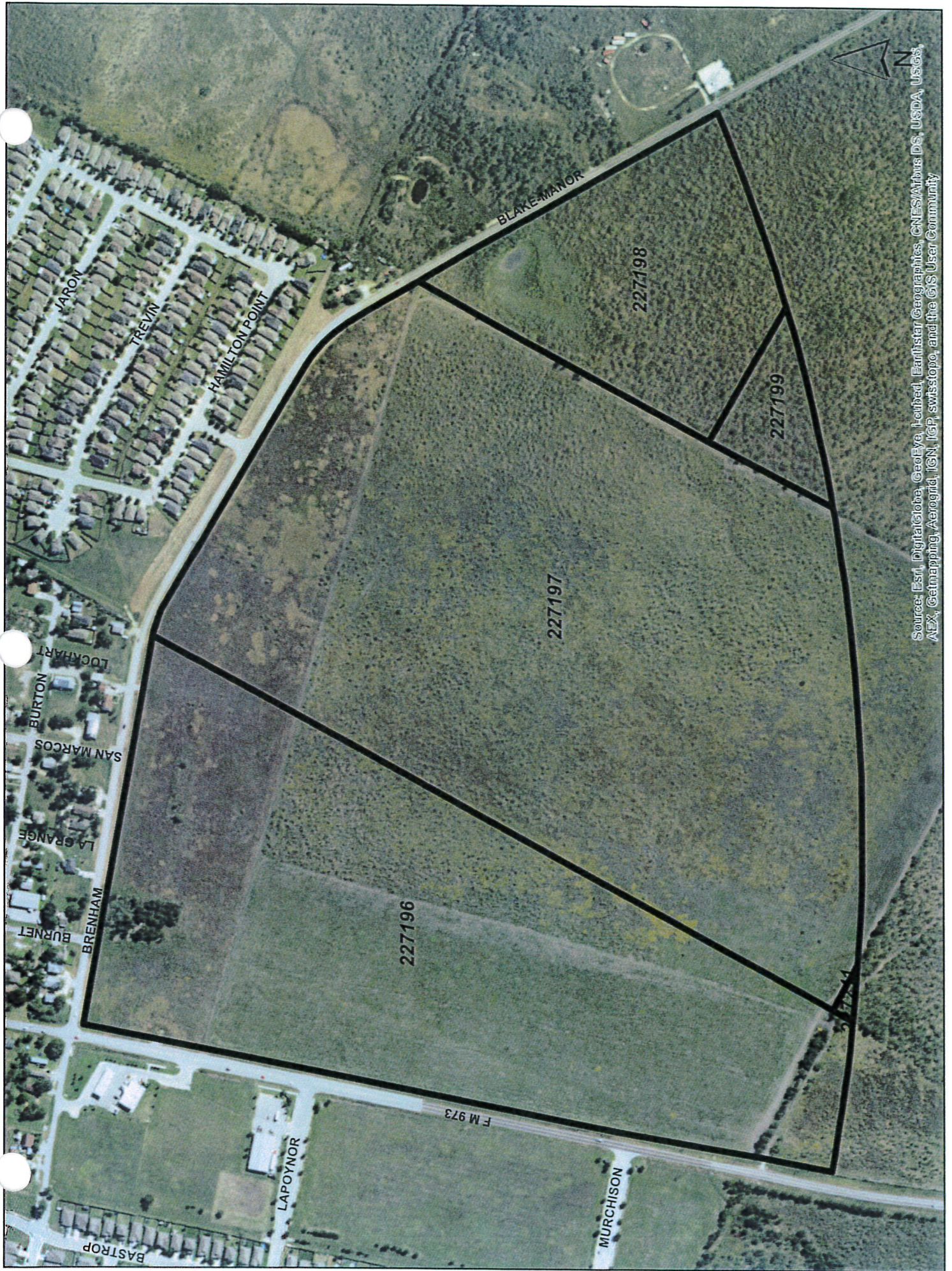
If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

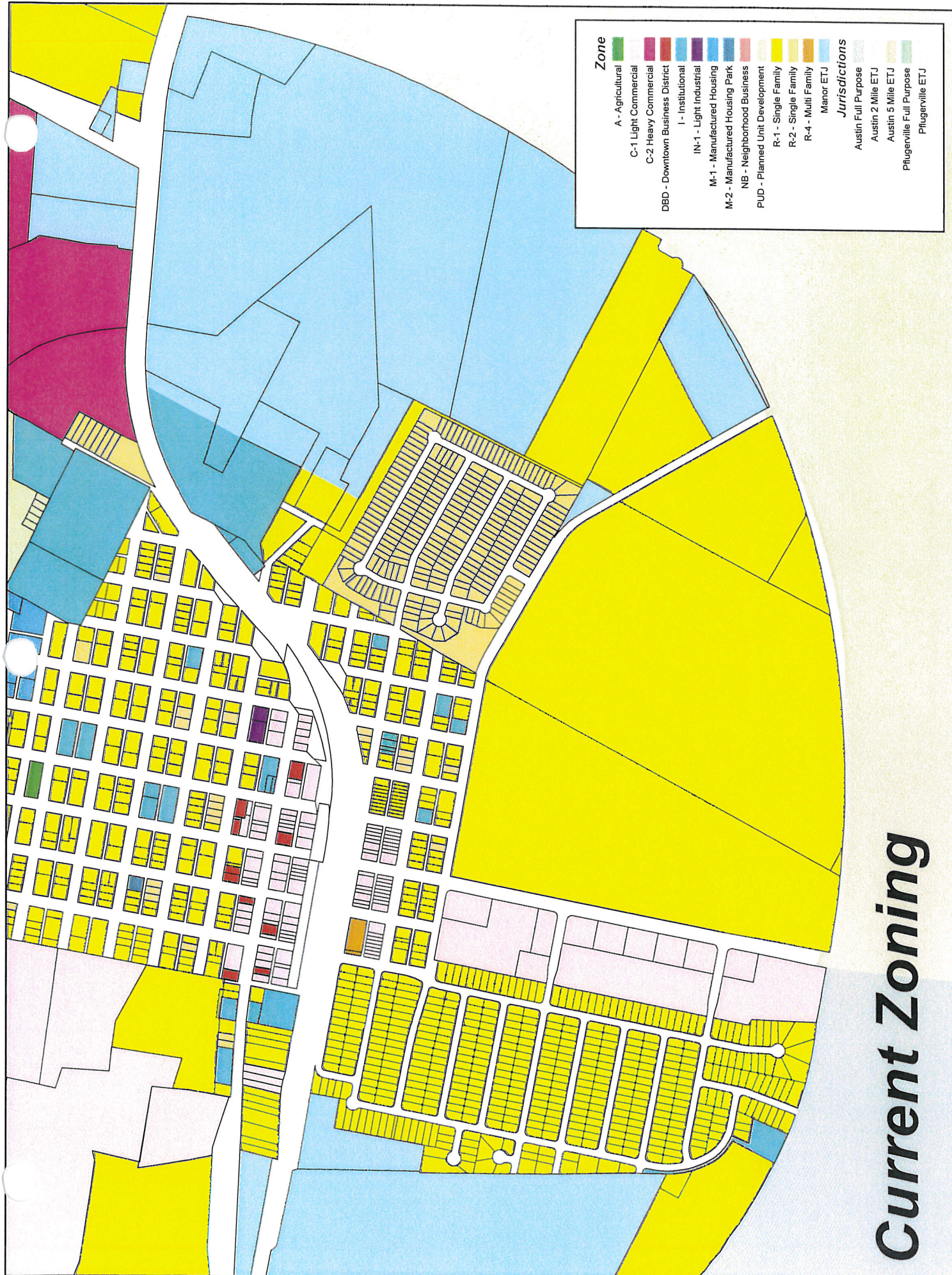
KIMLEY-HORN AND ASSOCIATES, INC.



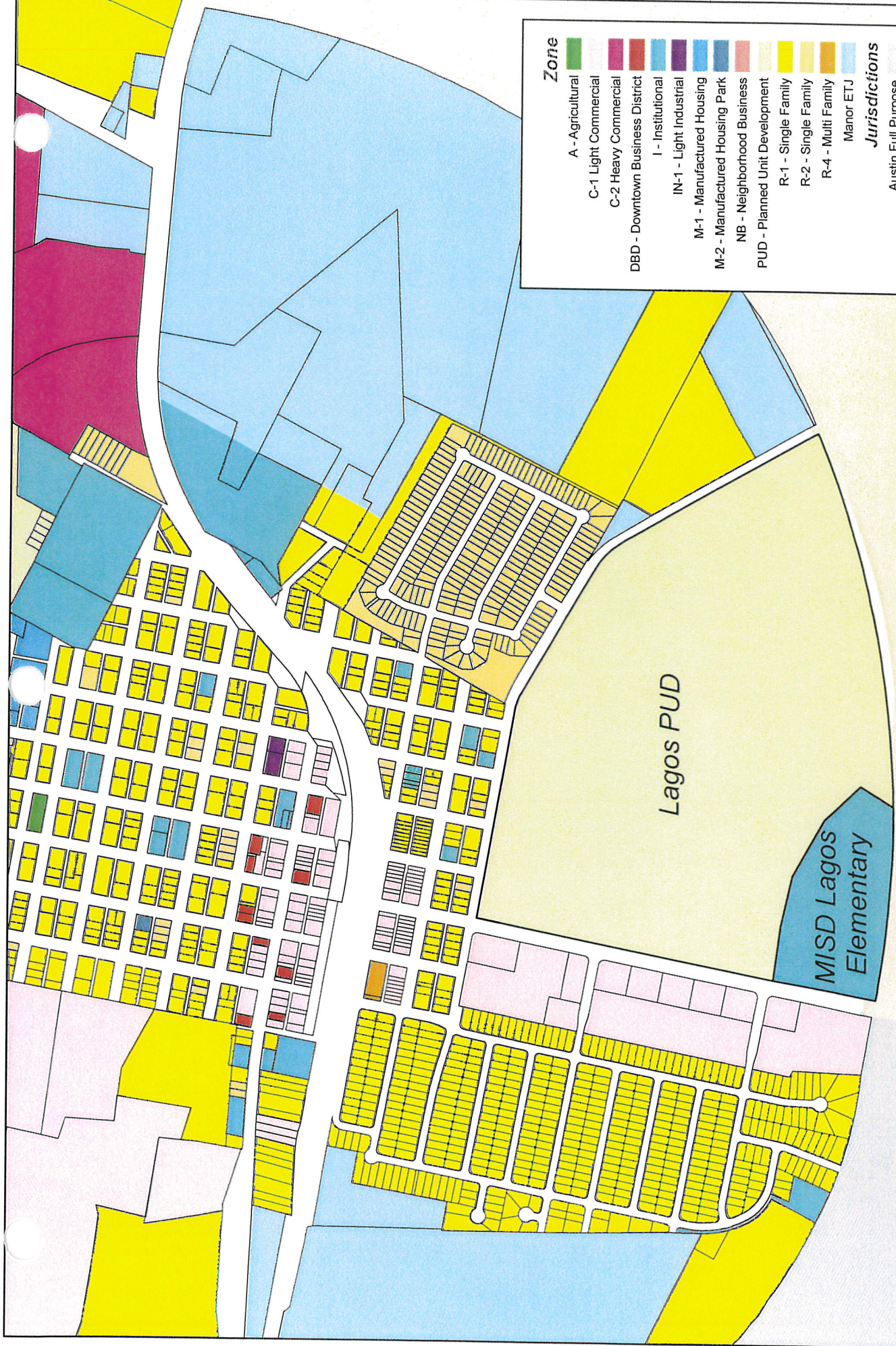
Robert J. Smith, P.E.
Senior Project Manager



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



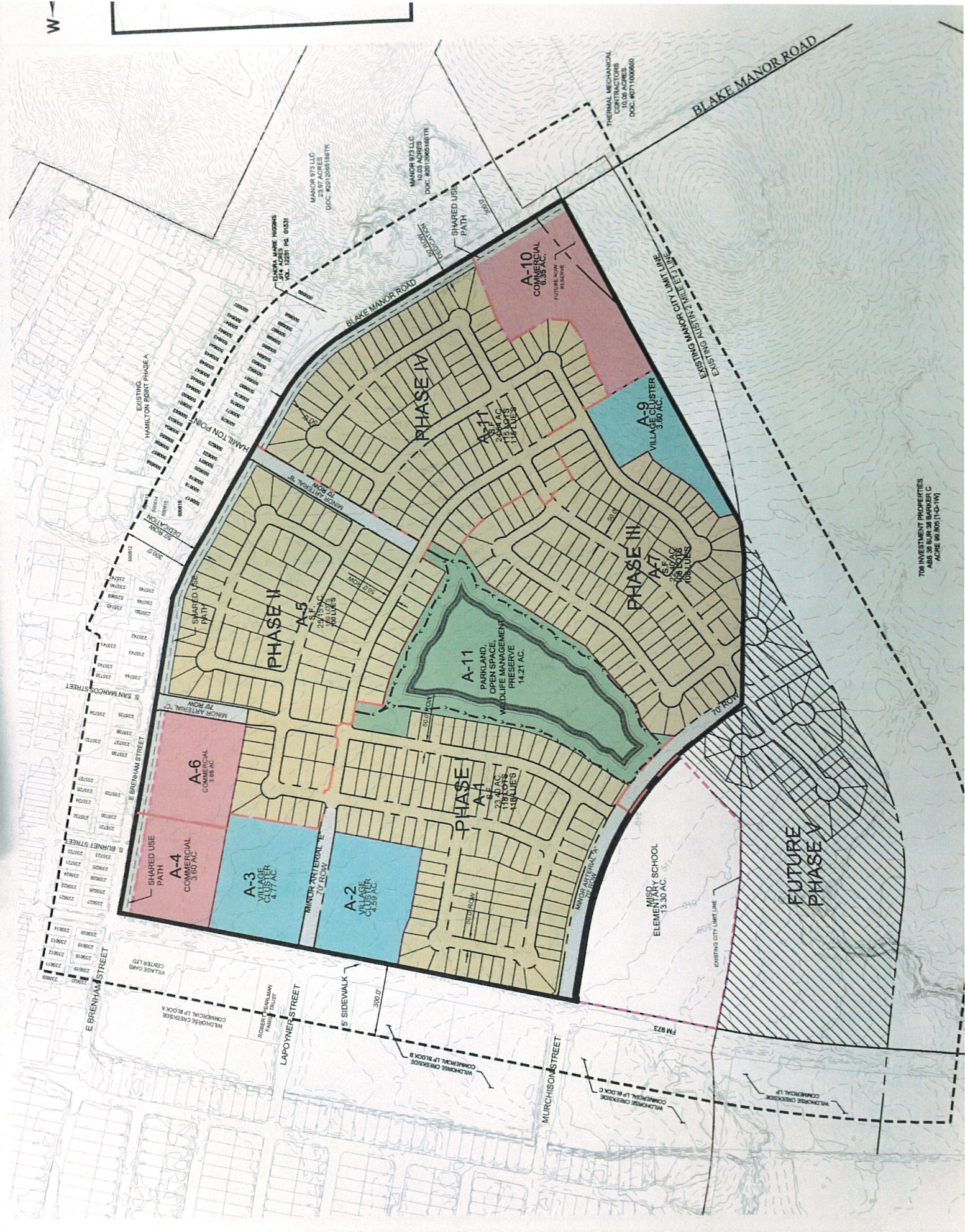
Current Zoning



- Zone**
- A - Agricultural
 - C-1 Light Commercial
 - C-2 Heavy Commercial
 - DBD - Downtown Business District
 - I - Institutional
 - IN-1 - Light Industrial
 - M-1 - Manufactured Housing
 - M-2 - Manufactured Housing Park
 - NB - Neighborhood Business
 - PUD - Planned Unit Development
 - R-1 - Single Family
 - R-2 - Single Family
 - R-4 - Multi Family
 - Manor ETJ
- Jurisdictions**
- Austin Full Purpose
 - Austin 2 Mile ETJ
 - Austin 5 Mile ETJ
 - Pflugerville Full Purpose
 - Pflugerville ETJ

Proposed Zoning

W



TOW INVESTMENT PROPERTIES
ANS 38 BURCH BARNER C
ACRE 99.800 (1-0-10)

Kimley»Horn

December 16, 2015
City of Manor
Attn: Tom Bolt
105 E Eggleston St.
Manor, TX 78653

RE: Lagos Master Planned Community PUD

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. The proposed 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 146 acres within the City of Manor's jurisdiction, with the remainder residing in the City of Austin.

The proposed development is seeking to be classified under the Planned Unit Development (PUD) zoning district in order to allow for a better community than conventional zoning would permit. The City of Manor Zoning Ordinance claims that "the purpose and intent of the Planned Unit Development District is to provide a flexible, alternative procedure to encourage innovative and imaginative designs for the unified development of the property." The City of Manor specifies seven main goals of PUD zoning that potential developments must accomplish. These have been presented and clarified below.

(i) To allow development which is harmonious with nearby areas

The Community is strategically located at the intersection of Blake Manor Road and FM 973. In 2011, Travis County voters approved nearly \$30,000,000 of roadway construction bonds to construct, in full or in part, a major roadway connector network including Wildhorse Connector Phases 1 and 2 which will bridge Gilleland Creek thereby tying the heart of Lagos to Parmer Lane, SH 130 and the Highway 290 Manor Expressway as well as the City of Manor's major north south arterial, FM 973, and to Blake Manor Road, the gateway road to southeast Travis County.

Because of the fact that the property resides in both Manor and Austin jurisdiction, the PUD zoning district would allow the Lagos development to more easily bridge gaps between municipalities and maintain a consistent and fluid community. The flexibility that PUD zoning allows will be invaluable as the previously mentioned roadway connector network comes into fruition and the City of Manor continues to grow.

(ii) To enhance and preserve areas which are unique or have outstanding significance

The rich cultural history of the area around Manor and eastern Travis County, will be researched, and preserved as areas develop. Components of cultural historic assets acquired will be catalogued and set in educational kiosks and displays throughout the Community to help educate the public on the many cultures that have existed on the fertile land that is Lagos.

The Gilleland Creek Greenway is a keystone in the City of Austin and Travis County's Parks and Open Space plan. Lagos shares nearly a mile of border with the future Gilleland Greenway. Numerous improvements including trail heads, parking, trails, play fields, lakes, wildlife habitat, nature educational exhibits, habitat enhancement or playscapes could be developed.

In addition to these preservation areas, Lagos will incorporate food and nature garden sites, to develop all age awareness of nature at work and how food grows and benefits the community.

(iii) To provide an alternative for more efficient use of land and infrastructure

Wildlife water fowl habitat and natural areas will be integrated into each of the strategically placed habitat lakes that will be maintained at constant levels such that they will act as wildlife and waterfowl attractants and will also be part of a complex, state-of-the-art water quality system. Providing wet pond storm water bio-filtration during rain events, these ponds will serve many uses, including water quality, wildlife management, and public use and enjoyment for young and old alike. These ponds are systematically organized to reduce storm sewer infrastructure cost and provide aesthetic improvements to the community that typical stormwater management facilities cannot provide.

The City of Manor requires 5% of a site area be dedicated as parkland in a typical subdivision. This would equate to roughly 7.3 acres of the Lagos development within the City of Manor. At this time, approximately 14 acres are being dedicated as parkland, open space, and a wildlife management preserve. None of the parkland lies in a floodplain, and the area resides in the heart of the development – allowing for a greater, more convenient greenspace for the entire community.

The Lagos development intends to dedicate 50 feet of right of way for future expansions to Blake Manor Road, and has established a future right of way reserve as wide as 120 feet for a potential expansion to FM 973 at the southeast corner of the property. Safety is paramount in any development, and Lagos is dedicating this land to help ensure that the roadways surrounding it can provide adequate capacity for Manor's growing needs. Internal streets will be designed per the City of Austin Transportation Criteria Manual, and several minor arterial roadways with 70 feet of right of way will be used to provide access to the development.

(iv) To encourage harmonious and coordinated development

Substantial 6, 8 and 10 foot wide bicycle and pedestrian trails will be able to be developed connecting the Highway 290 "Manor Expressway" trail to the Austin to Manor Rail Trail; the Parmer Lane trails, the WildHorse Connector and the future Gilleland Creek Greenway Trails, as well as numerous neighborhood trails within Lagos connecting neighborhoods, schools, businesses and community assets.

Numerous lakes, parks; some with improved Playgrounds and Playscapes, will be developed along public roadways and trails. Playground facilities will be all-age and all-ability accessible. A number of multi-use play fields would be developed for neighborhood sports activities, including soccer, softball, little league, basketball, football, lacrosse, and other activities.

(v) To facilitate the analysis of the effect of the development upon the economy and area

The most evident way that the Lagos Master Planned Community will provide improvements to the surrounding area and the City as a whole is in the additional residents that the development will serve. These residents will bring additional commerce and connection throughout the City.

The development will add to the tax base of the City, both through residents of Lagos and through businesses using the proposed commercial space. As the Lagos development is abutting several major roadways within the City, it makes logistical sense to offer a diverse set of uses in the area. The future roadway connector network will only increase the opportunity for the Lagos development to make a positive impact on both the City economy and the residents themselves.

(vi) To provide and result in an enhanced residential and/or work environment

Lagos' development will center around a series of man made lakes, embedded within the Community. These lakes will provide visual and recreational amenities for the public, in general, and the residents specifically. Lake front home sites will be very desirable.

Many of the lakes in Lagos will contain fishery habitats, with hydrophilic vegetation strategically designed to promote game fish development suitable for catch and release enjoyment. The lakes will be designed and built with many public amenities, including educational pavilions, fishing points, picnic points and knolls and water front park spaces. The lakes' interpretive center and surrounding wildlife habitat will be maintained by the Lagos Gilliland Wildlife Habitat Conservation Foundation.

(vii) To achieve overall coordinated mixed-use developments

The draught of the last three years has taken its toll on the riparian woodlands along Gilleland Creek within the planned Greenway. Nearly 50% of the mature trees in some areas have perished. The Lagos development would facilitate a professional reforestation program in conjunction with the planned park and greenway improvements listed above.

The Lagos development also proposes space dedicated to village clusters – a detached low density multi-family area. Tentative densities from these areas is approximately 10 units per acre. Somewhat akin to town homes, these clusters will allow for more options for potential residents of the Lagos development. Rather than construct apartment complexes side by side with single family residences, the Lagos development aims to use village clusters to diversify the property. Typical zoning regulations would not easily allow for this solution.

Subdivision Variances Requested

The Subdivision Variances requested for the Lagos PUD are as follows:

1. An aerial photograph may be submitted at the preliminary plat stage rather than a tree survey.
2. 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.
3. 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.
4. 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.
5. The minimum lot area and lot width requirements (including the percentage of total lots within the master 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 master 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.
6. Lots shall not be required to face a similar lot across the street.
7. 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.
8. 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.
9. Lot frontage widths of single-family lots shall be as follows:
 - a. Not more than 45% of such lots, not including cul-de-sac lots, may have a lot frontage width of not less than 40 feet.

- b. 55% or more of such lots, not including cul-de-sac lots, shall have a lot frontage width of 50 feet or greater.
 - c. Any cul-de-sac lot shall have a lot frontage width of no less than 30 feet.
10. The minimum single-family residential lot shall be 6,000 feet.
11. Front setbacks for single-family residential lots shall be staggered as follows:
- a. 40% of all lots within the property shall have a set back of 20 feet from the front property line.
 - b. 20 % of all lots within the property shall have a set back of 22.5 feet from the front property line.
 - c. 20% of all lots within the property shall have a set back of 25 feet from the front property line
 - d. 20% of all lots within the property shall have a set back of 27.5 feet from the front property line.
12. Single-family residential lots have a minimum side set back of five (5) feet for each lot.
13. Single-family residential lots have a minimum rear set back of ten (10) feet for each lot.

Zoning Variances Requested

The Zoning Variances requested for the Lagos PUD are as follows:

1. Apprvoed Land Uses

The land uses shown on the master plan shall be permitted. Changes to the location of the land uses shown on the master 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 master 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.

TABLE 1: SITE DATA AND ACREAGES

LAND USE	ACREAGE	PERCENTAGE OF TOTAL ACREAGE
SINGLE-FAMILY RESIDENTIAL (R-2*)	96.4	65.92%
VILLAGE CLUSTER RESIDENTIAL (R-3)	11.4	7.76%
COMMERCIAL (C-1 AND C-2)	14.1	9.63%
OPEN SPACE (OS)	14.2	9.72%
MAJOR ROADWAYS	10.2	6.97%
TOTAL	146.2	100%

2. Minimum Lot Size, Height and Placement Requirements

TABLE 2: SETBACK, HEIGHT, AND LOT WIDTH INFORMATION

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-1*	25	10	15	25	6,000	50-60	35
R-2	20	5	15	10	7,200	50	35
C-1	25	7	15	15	5,750	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 6,000 square feet for a portion of the development.

3. Lot Coverage

TABLE 3: ALLOWABLE 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.

TABLE 4: LANDSCAPING REQUIREMENTS

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-inch trees, six (6) 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 abutting 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

TABLE 5: ALLOWABLE MAXIMUM DENSITIES

LAND USE	MAXIMUM DENSITY
R-3	10 UNITS PER ACRE
C-1 AND C-2	1.8 TO 1 FAR

Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



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

Trip Generation Planner (TGP 9th Edition) - Summary Report

*Weekday Trip Generation
Trips Based on Average Rates/Equations*

Project Name
Project Number

ITE Code	Internal Capture Land Use	Land Use Description	Independent Variable	No. of Units	Avg Rate or Eq.	Rates			Total Trips								Net Trips after Internal Capture								Net Trips after Internal Capture & Pass-By							
						Daily Rate	AM Rate	PM Rate	Daily Trips	AM Trips	PM Trips	AM Trips In	AM Trips Out	PM Trips In	PM Trips Out	Daily Trips	AM Trips	PM Trips	AM Trips In	AM Trips Out	PM Trips In	PM Trips Out	Daily Trips	AM Trips	PM Trips	AM Trips In	AM Trips Out	PM Trips In	PM Trips Out			
931	General Office Building (7)	Dwelling Unit(s)	1,000 Sq Ft	6.5	Avg	89.95	7.49	566	5	49	4	33	15	36	5	49	3	35	16	586	5	27	4	1	18	9						
931	Shopping Center	Dwelling Unit(s)	1,000 Sq Ft	6.5	Avg	89.95	7.49	566	5	49	4	33	15	36	5	49	3	35	16	586	5	27	4	1	18	9						
931	Quality Restaurant	Dwelling Unit(s)	1,000 Sq Ft	6.5	Avg	89.95	7.49	566	5	49	4	33	15	36	5	49	3	35	16	586	5	27	4	1	18	9						
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is

- AM and/or PM rates correspond to peak hour of generator

LAGOS PLANNED UNIT DEVELOPMENT - MANOR

WATER CAPACITY CALCULATIONS

Population:

	LUE's	People per LUE	Total Pop.
	678.00	3.5	2,373.00
Total	678.00		2,373.00

Data from City of Austin Utility Criteria Manual

Peak hour demand	900 Gal/Person/Day	=	0.00139 cfs
Peak Daily Demand	530 Gal/Person/Day	=	0.00082 cfs

Calculations

Total Peak Hour Demand	2,135,700 Gal/Day	or	1,483.13 gpm	=	3.30 cfs
Total Peak Daily Demand	1,257,690 Gal/Day	or	873.40 gpm	=	1.95 cfs

Fire Flow

Sprinkler Reduction Used

Anticipated Fire Flow Demand	1,500.00 gpm	=	3.34 cfs
Duration of Fire Flow	2 hours		

LAGOS PLANNED UNIT DEVELOPMENT - MANOR

WASTEWATER CAPACITY CALCULATIONS

Design Criteria

Project Data

Development Size =

146.2 Acres

Population:

	LUE's	People per LUE	Total Pop.
	678.00	3.5	2,373.00
Total	678.00		2,373.00

Data from City of Austin Utility Criteria Manual

Wastewater Generation =

70 gal/person/day

Inflow and Infiltration =

750 Gal/ Acre*Day

Calculations

Total Avg Dry Weather Flow (F) -

166,110 Gal/day or 115.35 gpm

Peaking Factor (Mp =)

3.53 Unitless

$$Mp = \frac{18 + (0.0206 * F)^{0.5}}{4 + (0.0206 * F)^{0.5}}$$

Min. Flow Factor (Mm =)

0.22 Unitless

$$Mm = 0.2 * (0.0144 * F)^{0.198}$$

Minimum Dry Weather Flow -

36,733.65 Gal/day or 25.51 gpm = 0.06 cfs

Peak Dry Weather Flow -

585,767 Gal/day or 406.78 gpm = 0.91 cfs

&I Contribution -

109,635 Gals/Day or 76.14 gpm = 0.17 cfs

Total Peak Wet Weather Flow -

695,402 Gal/ Day or 482.92 gpm = 1.08 cfs

Lagos
706 Investment Partnership, Ltd.
Wildlife Management Plan for 2015-2019
Site Visit Conducted on April 19, 2015
Summary

Property Description:

± 681.192 acres in eastern Travis County off of FM 973 and Blake Manor Road, approximately 1 mile south of US Highway 290 in Manor, Texas. See attachment for specific Travis CAD account numbers.

Ownership:

706 Investment Partnership, Ltd.
9900 Hwy 290 E
Manor, TX 78653

Current Use:

Valued under 1-d-1 open spaces agricultural use appraisal.

Planned Use:

Wildlife management for active recreational use and passive aesthetic enjoyment; to be valued under 1-d-1w wildlife management use appraisal.

Target Indigenous Species:

Songbirds
Mourning Dove
White-tailed Deer
Wild Turkey

Planned Management Practices: (7 out of 7)

Habitat Control

1. Brush Management 2015-2019

Erosion Control

1. Pond Construction and Major Repair 2015-2024

Predator Control

1. Imported Red Fire Ant Control 2015-2019

Supplemental Water

1. Marsh/Wetland Restoration or Development 2015-2024
2. Well/Troughs/Windmill Overflow/Other Wildlife Waterers 2015-2024

Supplemental Food

1. Feeders and Mineral Supplementation 2015-2019

Providing Shelters

1. Nest Boxes, Bat Boxes 2015-2019
2. Brush Piles and Slash Retention 2015-2019

Making Census Counts to Determine Population

1. Songbird Transects and Counts 2015-2019

Lagos
706 Investment Partnership, Ltd.
Wildlife Management Plan for 2015-2019
Prepared by PLATEAU Land & Wildlife Management, Inc.
Site Visit Conducted on April 19, 2015

Property Description

Size	+/- 681.192 acres
Location	eastern Travis County
Nearest Town/Major Intersection	1 mile south of US Highway 290 in Manor, Texas off of FM 973 and Blake Manor Road
Shape	Irregular
Boundary Features	The western boundary occurs along FM 973 while the northern boundary occurs along Blake Manor Road. All remaining boundaries occur along fence lines with neighboring tracts.
Significant Water Features	One large pond and two smaller tanks occur on the property. Numerous drainages bisect the property, typically draining from east to west.
Terrain	Gently sloping from east to west.
Elevation	Maximum - 560 ft MSL Minimum - 475 ft MSL
Fencing	Perimeter
Wildlife Use Appraisal Region	Eastern Edwards Plateau
Ecological Region	Blackland Prairie
River Sub-Basin	Lower Colorado-Cummins
Major River Basin	Colorado River
Coastal Bay	Matagorda Bay
Average Rainfall for Area	32-34 inches/yr

Current Habitat Description

The Lagos property consists of two major habitat types including:

1. Old Pasture
2. Mixed Woodlands

Old Pasture

Where It Occurs:

The overwhelming dominating habitat throughout the entire property is old pasture.

Canopy Layer:

Canopy cover within this habitat is extremely variable, dependant on the amount of regrowth, invasive mesquite. Scattered portions of the old pasture are nearly void of canopy species, and in some cases void of any wooded species. Mesquite has severely invaded the majority of the property, and is representative of the various age classes of growth. In some cases, hackberry, cedar elm, or bois d'arc can be found scattered amongst the dense mesquite layer.

Shrub Layer:

Mesquite can be found in large sections of similar structure, indicating previous efforts to control. Diversity is extremely low throughout with only a scattering of other species occurring. Prickly pear cactus, condalia spp., twist-leaf yucca, bumelia, and lime prickly-ash were seen scattered throughout, in extremely limited numbers.

Herbaceous Layer:

The herbaceous community is comprised of a mixture of weedy forbs and dense cool season grasses. Some patches are comprised almost entirely of weedy forbs such as croton, giant ragweed, silver-leaf nightshade, cocklebur, evening primrose, and Indian paintbrush. When grass is present, cool season grasses such as rescuegrass, Texas wintergrass, Japanese brome, and ryegrass are common with a scattering of warm season remnants such as silver bluestem and limited little bluestem.

Plants Observed/Expected:

Trees	Shrubs/Vines/Succulents	Grasses/Forbs
Mesquite Cedar elm Hackberry Bois d'arc Bumelia	Young mesquite Prickly pear cactus Bumelia Twist-leaf yucca Lime prickly-ash Flame-leaf sumac Condalia spp. Willow baccharis	Rescuegrass Texas wintergrass Ryegrass Japanese brome Coastal bermudagrass Silver bluestem Little bluestem Cocklebur Silver-leaf nightshade Evening primrose Indian paintbrush Erect gayfeather Western ragweed Croton Giant ragweed

Mixed Woodlands

Where It Occurs:

The mixed woodlands are found along the drainages, scattered fence lines, and a small woodland patch located along the northern boundary.

Canopy Layer:

Canopy within these woodlands is typically comprised of hackberry, mesquite, bois d'arc, bumelia, Texas ash, and occasional non-natives such as Chinese tallow and chinaberry.

Shrub Layer:

The understory shrub layer is often limited with low diversity. Young mesquite dominates the layer with scattered flame-leaf sumac, possumhaw, bumelia, condalia, and prickly pear cactus.

Herbaceous Layer:

The herbaceous community is limited within the denser habitats with only a scattering of grasses and forbs occurring. A few pockets of giant reed are present. Giant ragweed occurs along the edges of the woodlands and the old pasture habitats.

Plants Observed/Expected:

Trees	Shrubs/Vines/Succulents	Grasses/Forbs
Hackberry	Young mesquite	Little bluestem
Cedar elm	Bumelia	Giant reed
Bois d'arc	Prickly pear cactus	Giant ragweed
Texas ash	Possumhaw	Croton
Bumelia	Condalia	Various paspalums
Chinaberry	Flame-leaf sumac	Virginia wildrye
Chinese tallow	Willow baccharis	Texas wintergrass
	Greenbriar	Frostweed

Management Priorities:

Numerous activities can benefit the wildlife on the property and can be broken to immediate action items. Those that will be more long-term will likely take a few years to initiate. Activities that will immediately benefit wildlife include the treatment of imported red fire ants, control of invasive mesquite, installation of nesting boxes for cavity nesting species such as wrens and titmouse, and providing permanent food and water sources a wide variety of wildlife. Eventually, the creation of scattered ponds and seasonal wetlands, which may be maintained by pumped water will provide valuable habitat for wildlife. The benefits of long-term mesquite control can be compounded by the planting a mixture of native trees and shrubs.

White-tailed Deer:

Based on discussions with the landowner, deer numbers are currently low. While deer are not a target species of this wildlife management plan and hunting is not a formal component of this plan, reducing deer numbers is encouraged as it will increase the abundance and diversity of seed-producing forbs (an important food source for a variety of seed eaters), encourage recruitment of important shrubs and trees (important cover and food sources for a variety of birds and mammals), and increase amounts of available forage for all wildlife. The use of corn or other supplemental feeders on properties where no hunting will occur is discouraged.

Soil Types (from NRCS Soil Descriptions)

There are six main soil types located on the Lagos property in Travis County.

Map unit: FhF3 - Ferris-Heiden complex, 8 to 20 percent slopes, severely eroded

The Ferris, severely eroded component makes up 60 percent of the map unit. Slopes are 8 to 20 percent. This component is on linear gilgai on ridges on plains. The component is in the Eroded Blackland Pe 44-64 ecological site. This series consists of clay soils. Climax vegetation includes big and little bluestem, indiangrass switchgrass, wildrye, meadow dropseed, Texas wintergrass, silver bluestem Engelmann daisy Maximilian sunflower gayfeather black samson, bundleflower sensitivebrier neptunia prairie clovers, scurfpea, button snakeroot, and groundplum.

Map unit: HeD2 - Heiden clay, 5 to 8 percent slopes, moderately eroded

The Heiden, eroded component makes up 95 percent of the map unit. Slopes are 5 to 8 percent. This component is on linear gilgai on ridges on plains. This component is in the Blackland Pe 44-64 ecological site. This series consists of clay soils. Climax vegetation is little bluestem, big bluestem, indiangrass, and switchgrass; with Maximilian sunflower, Engelmann daisy, button snakeroot, bundle flowers, prairie clover, prairie parsley, Indian plantain, and gayfeather.

Map unit: HnB - Houston Black clay, 1 to 3 percent slopes

The Houston Black component makes up 95 percent of the map unit. Slopes are 1 to 3 percent. This component is on circular gilgai on ridges on plains. This component is in the Blackland Pe 44-64

ecological site. This series consists of clay soils. Climax vegetation is little bluestem, big bluestem, indiagrass, and switchgrass; with Maximilian sunflower, Engelmann daisy, button snakeroot, bundle flowers, prairie clover, prairie parsley, Indian plantain, and gayfeather.

Map unit: HnC2 - Houston Black clay, 3 to 5 percent slopes, moderately eroded

The Houston Black, eroded component makes up 95 percent of the map unit. Slopes are 3 to 5 percent. This component is on linear gilgai on ridges on plains. This component is in the Blackland Pe 44-64 ecological site. This series consists of clay soils. Climax vegetation is little bluestem, big bluestem, indiagrass, and switchgrass; with Maximilian sunflower, Engelmann daisy, button snakeroot, bundle flowers, prairie clover, prairie parsley, Indian plantain, and gayfeather.

Map unit: HoD2 - Houston Black gravelly clay, 2 to 8 percent slopes, moderately eroded

The Houston Black, eroded component makes up 95 percent of the map unit. Slopes are 2 to 8 percent. This component is on linear gilgai on ridges on plains. This component is in the Blackland Pe 44-64 ecological site. This series consists of clay soils. Climax vegetation is little bluestem, big bluestem, indiagrass, and switchgrass; with Maximilian sunflower, Engelmann daisy, button snakeroot, bundleflowers, prairie clover, prairie parsley, Indian plantain, and gayfeather.

Map unit: Tw - Tinn clay, 0 to 1 percent slopes, frequently flooded

The Tinn component makes up 95 percent of the map unit. Slopes are 0 to 1 percent. This component is on circular gilgai on flood plains on plains. The component is in the Clayey Bottomland Pe 44-64 ecological site. Climax vegetation supports oak, elm, hackberry, and ash with understory of grape, greenbrier, honeysuckle, and hawthorn. Virginia wildrye, switchgrass, eastern gamagrass, and beaked panicum occur with blood ragweed, ironweed, white crownbeard, and spiny aster.

Past History of Land Use and Wildlife

The Lagos property has historically been used for agriculture and is valued under 1-d-1 open space valuation. The abundance of wildlife currently on the property provides both passive and aesthetic enjoyment for the landowner's family and friends.

Landowners' Goals

The landowner intends to manage this land to the benefit of native wildlife and sustaining habitat including restoration to healthy community associations of Blackland Prairie woody and grassland species. It is their intention to restore and manage this land for increased biodiversity for the passive and aesthetic enjoyment afforded by the property. This healthy habitat will be managed primarily for the benefit of songbirds, white-tailed deer, Mourning Dove and ground-nesting birds such as Wild Turkey. While the target species of this plan are restricted to the above species, activities performed will benefit a wide variety of wildlife in addition to improving overall land health and ecological function. Because different portions of the property are suitable for different types of wildlife, actively managing for multiple species concurrently is consistent with wildlife management principles and will maximize overall benefit to wildlife.

Wildlife Management Plan

Preparation and implementation of this wildlife management plan involves enumerating the target species, planned practices, and monitoring methods. This plan was prepared by Mark Gray, wildlife biologist, of Plateau Land and Wildlife Management, Inc. The site visit to gather information used for this plan was conducted on April 19, 2015.

Planned Wildlife Management Practices

Habitat Control

1. Brush Management. (2015-2019) Overgrowth of mesquite will be controlled to reduce density/prevent invasion and improve habitat for wildlife. Mesquite is a root-sprouter and requires chemical treatment or complete bud zone removal to achieve control. Chemical treatment method is dictated by the size and structure of the trees. Mechanical control involves uprooting the plant with a power-grubber or other grubbing attachment.

Large trees with rough bark should be treated with the cut-stump method that involves cutting the plant off at ground-level and immediately spraying the stump with a 15% mix of Remedy™ in diesel or Remedy RTU. This method may be used in conjunction with hydraulic shears to remove the above-ground portion of the plant. Shears with built-in herbicide application capabilities streamline the process. This treatment can be applied at any time of the year.

Trees with few basal stems (trunks emerging from the ground) and smooth bark can be treated using the low-volume basal spray method, which eliminates the need to cut the tree down prior to treatment. This involves spraying the lower 12-18 inches of each basal stem with a 15%-25% mix of Remedy™ in diesel or Remedy RTU. This method may be applied throughout the year, but best results are achieved during the growing season.

Young, regrowth plants (particularly those <8ft tall with many basal stems) can be quickly controlled by a foliar application of ½% Remedy and ½% Reclaim in water or a ¼%-¾% mix of Sendero herbicide in water. A surfactant such as methylated seed oil (MSO) and dye should be added to the mixture. This method should only be applied in the late spring/early summer once the leaves turn dark green and no new, light-green leaves are present on the plant.

All of these methods are detailed in the Brush Busters program for mesquite control (<http://texnat.tamu.edu/about/brush-busters/>). Brush management will annually affect a minimum of 10 acres. Receipts for chemicals, and a map indicating areas controlled each year will be available on request.

In addition, in order to provide cover and shelter for songbirds and other wildlife, young hardwoods will be planted and/or protected from deer browsing. Protecting young saplings with either fencing or slash material will allow these trees to grow and contribute to the tree layer. Excessive browsing by deer on important hardwoods is having a detrimental impact on woody plant diversity, including the Lagos property. Trees to protect include Spanish oak, Eve's necklace, hackberry, and escarpment black cherry. Maps of locations of plantings and protected areas along with photographs of protected plants will be available on request.

Erosion Control

1. Pond Construction and Major Repair. (2015-2024) A series of small and larger ponds will be constructed for the purpose of controlling and preventing erosion while providing habitat diversity and wildlife benefits. These ponds will be supplemented year round by well water pumped directly on-site. Creation of shallow water areas as primary production wetlands will be undertaken where feasible. This activity will count for 10 years of credit upon completion as long as annual maintenance is performed. The pond construction areas is indicated on the attached map. Photos and associated records will be available on request.

Predator Control

1. Imported Red Fire Ant (IRFA) Control. (2015-2019) The landowner is aware of the potential negative effect of Imported Red Fire Ants on wildlife populations due to food decrease and direct predation of bird nestlings and other wildlife. Imported Red Fire Ants will be monitored annually (fall or spring), and appropriate control measures will be taken in infested areas with non-toxic products (i.e. growth inhibiting, metabolic modifying, or hormone interrupting baits) as much as possible. Extinguish Plus is an effective and cost-efficient fire ant control bait for use on areas not intended for grazing beef cattle or other livestock used for feed. If treated areas are to be grazed by livestock to be used for human consumption, then regular Extinguish or a similarly approved product for grazing should be used. The bait should be applied at the rate of 2-5 tbsp/mound or according to label directions. Spring and fall mound applications produce the greatest effect. A minimum of 25 acres will be monitored and treated as needed annually. The treatment area is represented on the attached map. Records of areas treated and receipts for fire ant bait will be available upon request.

Supplemental Water

1. Marsh / Wetland Restoration or Development. (2015-2024) Supplemental water will be provided in the form of shallow wetlands for songbirds, turkey, dove, deer, amphibians, and migratory waterfowl. This newly developed small seasonal wetland will not only provide supplemental water but will also help control erosion of the down slope area. The shallow areas will capture or slow a significant volume of water that washes down the uplands in large rainfall events. Efforts should be made to create a diversity of aquatic habitats (ex: deep pools, shallow mud flats, etc.) and to maximize the amount of edge by creating irregularly-shaped wetland sides. This activity will count for 10 years of credit upon completion. Maps and photos will be available on request.
2. Well/Trough/Windmill Overflow/Other Wildlife Watering Devices. (2015-2024) Supplemental water will be provided for songbirds, Wild Turkey, dove, and white-tailed deer through 3-4 wildlife water sources. The watering facilities will be enhanced for wildlife use by installing rock ramps or perch wire from the ground, over the trough lip, and to the bottom of the trough. The modifications will provide better access for small mammals, reptiles, and songbirds and a way to avoid drowning if water levels drop. Rainwater catchment will provide the water source for these devices designed specifically for wildlife. Water catchment supplied water sources may need to be supplemented during especially dry periods. Ideal distribution for most wildlife is ¼-½ mile between sources. This activity will count for 10 years of credit upon completion as long as annual maintenance is performed. Maps of the water source locations will be available on request.

Providing Supplemental Supplies of Food

1. Feeders and Mineral Supplementation. (2015-2019) The optimum feeding regime for songbirds, dove, and turkey during the breeding season would include at least three platform-style birdseed feeders. The birdseed feeders should be filled with a mixture of 75% scratch grains and 25% black-oil sunflower seeds. The feeders should be filled regularly, kept clean, and may be relocated as needed. During the winter, the birdseed feeders should contain at least 25% sunflowers due to the increased need for fat reserves. Receipts for birdfeed should be kept and available upon request, along with a photo of each feeder.

Providing Shelters

1. Nest Boxes, Bat Boxes. (2015-2019) The landowner will place nest boxes in appropriate habitat throughout the property. After these boxes have been placed, the nest box program will consist of annual monitoring, repair, upkeep, and replacement. Approximately 40 boxes will be erected.

Titmouse boxes (20 boxes recommended) should be placed on woodland edges, oak parklands, or anywhere grassy areas and trees meet. Wren boxes (20 boxes recommended) should be located in wooded shrubby habitats.

All boxes located in open or semi-open habitats should face the northeast to minimize the amount of heat entering the box. The nest boxes will be monitored annually for predators, occupancy and successful breeding. All songbird boxes should be cleaned in later winter before the breeding season begins. Copies of monitoring information and a map of nest box locations will be provided upon request.

2. Brush Piles and Slash Retention. (2015-2019) This practice involves placement and retention of brush piles to provide additional wildlife cover and protection for saplings of desirable plant species. Teepees of limbs or posts will provide cover for small mammals and ground nesting birds. In addition to providing wildlife habitat, brush piles placed at the base of desirable shrubs/trees such as white shin oak, Spanish oak, and cedar elm will promote their regeneration. Brush piles should be mound- or tepee-shaped and located in areas without significant amounts of cover-providing shrubs. Ideally, they should be 6-8 feet high and 10-15 feet in diameter. The largest material should form the base and layers of smaller limbs and branches should be added as filler. Care should be taken to create an open cavity at the base of the pile to promote animal use. A minimum of 10 properly constructed brush piles will be created each year the practice is performed. Existing brush piles may be reshaped and maintained annually, as an alternative to new construction. Maps indicating location of shelters and representative photos will be available on request.

Making Census Counts to Determine Population

1. Songbird Transects and Counts. (2015-2019) An annual breeding and wintering songbird survey as per accepted protocol will be conducted on the property. These surveys will provide information helpful in monitoring trends in the health and sustainability of songbird populations. Copies of survey design and data will be available on request.

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

April 29, 2016

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

Re: First Review for
Lago's PUD Final Site Plan
City of Manor, Texas

Dear Mr. Bolt:

The first submittal of the Lago's PUD Final Site Plan prepared by Kimley-Horn and Associates and delivered to our office on April 18, 2016, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. Based upon our review, we can offer the following **new comments**:

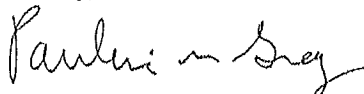
1. Phase 3 only has one point of ingress and egress. At least two points of ingress and egress should be provided for each phase.
2. Note #23 states that proposed visitor parking for the village cluster tracts can be met by offsite parking located on Tract A-11 and by on street parking within the proposed single family ROW. The description of Tract A-11 does not describe any village cluster parking or any parking as being proposed for the site. The proposed parking at Tract A-11 and within the single family ROW is blocks away from the cluster sites. There is a concern about having enough space to provide offsite parking within the proposed single family ROW. Streets will already be filled with cars from homes around them which would limit how much offsite condo parking there would be. With the current proposal there will be nowhere for visitors to legally park onsite at the condos. A more feasible plan should be considered in order to provide more adequate parking for cluster site condo visitors.

A written response narrative that identifies how each of the comments was addressed should be provided. Additional comments may be rendered based upon reviews of updated submittal information.

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.

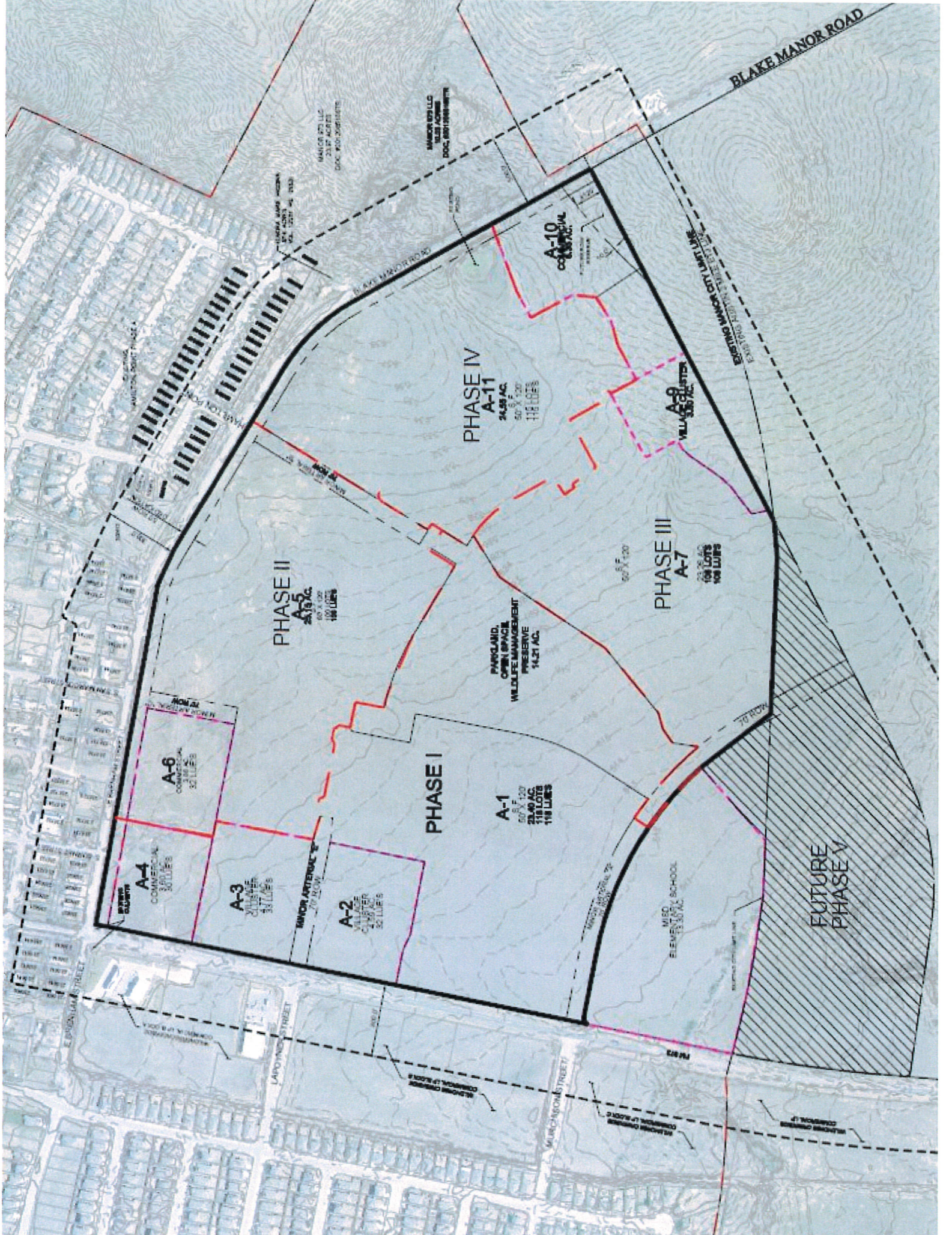
Sincerely,



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

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





BLAKE MANOR ROAD

BLAKE MANOR LANE

PHASE IV
A-11
24.58 AC
50' X 120'
118 LOTS

PHASE III
A-7
100 LOTS
100 LOTS

PHASE I

A-1
50' X 120'
23.40 AC
118 LOTS

PARKLAND
OPEN SPACE
WILDLIFE MANAGEMENT
PRESERVE
14.21 AC

PHASE II
A-5
50' X 120'
100 LOTS

A-6
COMMERCIAL
2.11 AC
2 LOTS

A-4
COMMERCIAL
3 LOTS

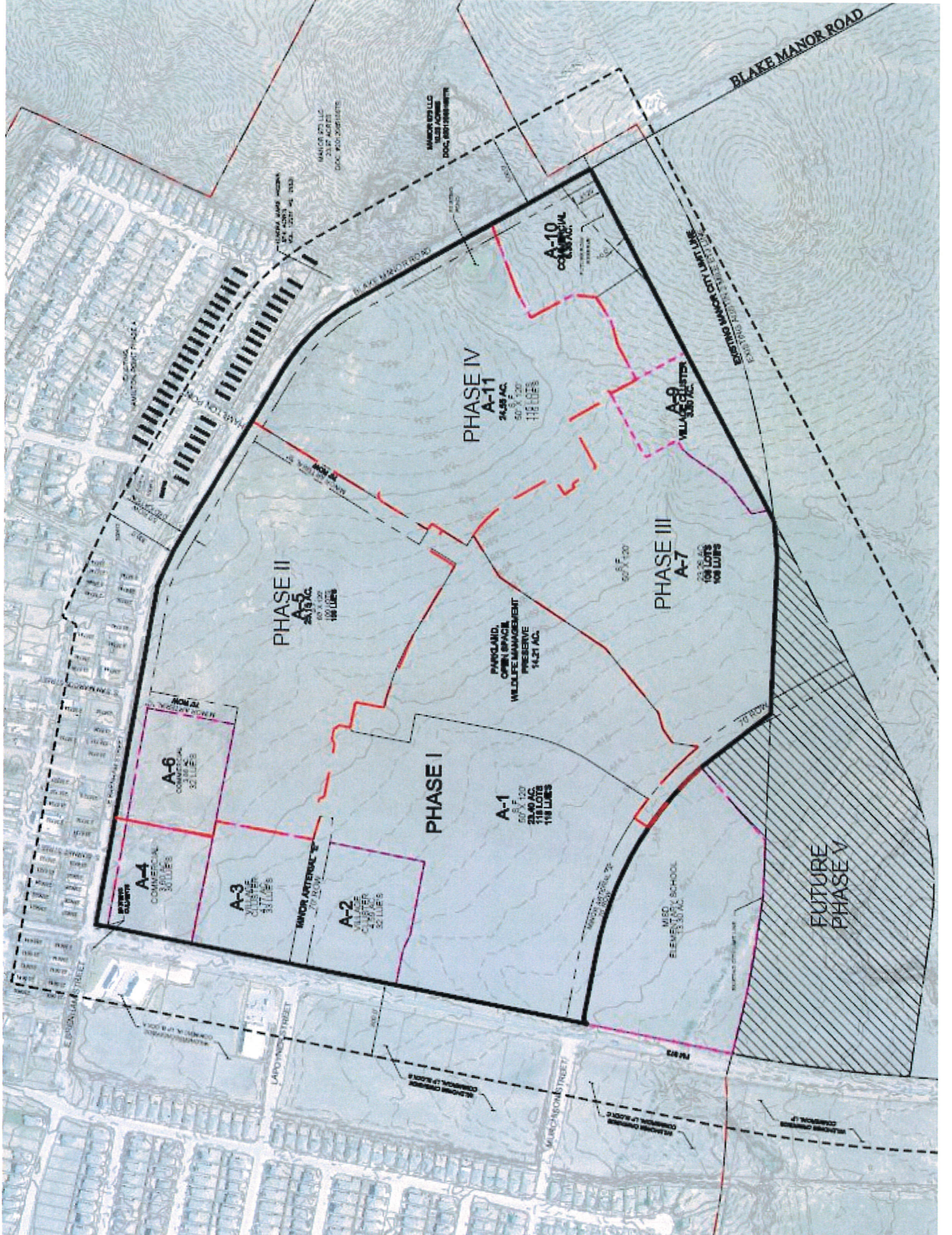
A-3
VILLAGE
3 LOTS

A-2
VILLAGE
3 LOTS

FUTURE
PHASE V

MISD
ELEMENTARY SCHOOL
15.30 AC

MINOR INTERSECTION
20' X 20'



JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

Texas Registered Engineering Firm F-4780

November 30, 2015

Robert J. Smith, P.E.
Kimely-Horn and Associates, Inc.
10814 Jollyville Road, Avallon IV, Suite 300
Austin, Texas 78759

Re: First Concept Plan Review for
Lagos Master Planned Community
City of Manor, Texas

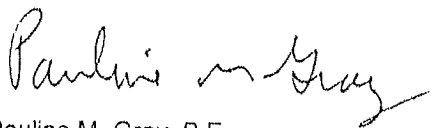
Dear Mr. Smith:

The Lagos Master Planned Community Concept Plan, submitted by Kimley-Horn and Associates, Inc. and received by our office on November 9, 2015, has been reviewed for completeness and compliance with the City of Manor Subdivision Ordinance. We can offer the following comments based upon our review:

1. The location map on the concept plan is not to the correct scale as required in Section 21(c)(3) of Subdivision Ordinance 263B. A location map drawn at a scale of two thousand (2,000) feet per inch showing the area within a one (1) mile radius of the proposed subdivision must be shown on the plan. Use of the latest USGS 7.5 minute quadrangle map is recommended.
2. The future FM 973 50' R.O.W. dedication to TXDOT should be shown on the concept plan.
3. The R.O.W. dedication width for Blake Manor Road should be shown on the concept plan.
4. Section 21(c)(1) requires that the surveyor name, address and phone number be shown on the concept plan.
5. The date the concept plan was revised and/or prepared is required to be shown on the concept plan per Section 21(c)(2).
6. Section 21(c)(8)(ii) requires that the estimated traffic volume to be generated by all proposed development other than single family residential be shown on the concept plan.

The Concept Plan does not meet the minimum informational requirements of Subdivision Ordinance 263 and is therefore administratively incomplete. Additional comments may be generated as requested information is provided. A comment response letter, indicating how each comment has been addressed, must be included with a resubmitted plan. 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.

Sincerely,



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

Cc: Tom Bolt, City of Manor
Scott Dunlop, City of Manor

Kimley»Horn

December 16, 2015
City of Manor
Attn: Tom Bolt
105 E Eggleston St.
Manor, TX 78653

RE: *Lagos Master Planned Community Concept Plan*
Comments received November 30, 2015

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by Jay Engineering Company, Inc. on November 30, 2015. The original comments have also been included below for reference.

Jay Engineering Company, Inc. - Pauline M. Gray, P.E. -
512-259-3882

1. The location map on the concept plan is not to the correct scale as required in Section 21(c)(3) of Subdivision Ordinance 263B. A location map drawn at a scale of two thousand (2,000) feet per inch showing the area within a one (1) mile radius of the proposed subdivision must be shown on the plan. Use of the latest USGS 7.5 minute quadrangle map is recommended.

Response: The location map is now at the proper scale.

2. The future Fm 973 50' R.O.W. dedication to TXDOT should be shown on the concept plan.

Response: The dedication is now shown and labeled on the concept plan.

3. The R.O.W. dedication width of Blake Manor Road should be shown on the concept plan.

Response: The dedication is now shown and labeled on the concept plan.

4. Section 21(c)(1) requires that the surveyor name, address and phone number be shown on the concept plan.

Response: The surveyor information is now provided on the concept plan.

5. The date the concept plan was revised and/or prepared is required to be shown on the concept plan per Section 21(c)(2).

Response: Noted. The date is now displayed on the concept plan.

6. Section 21(c)(8)(ii) requires that the estimated traffic volume to be generated by all proposed development other than single family residential be shown on the concept plan.

Response: Please see the attached letter describing the estimated traffic volume to be generated by the development.

Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "R. J. Smith", with a long horizontal flourish extending to the right.

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

Kimley»Horn

December 17, 2015

City of Manor
Attn: Tom Bolt
105 E Eggleston St
Manor, Texas 78653

**Re: Lagos Master Planned Community – Trip Generation
SE corner of FM 973 and Blake Manor Road
Manor, Texas 78653**

Dear Mr. Bolt,

The purpose of this letter is to comply with Section 21(c)(8)(ii) of City code, which requires the development to show traffic volumes generated by all non-single family development as part of the concept plan.

The proposed concept plan contains approximately 146 acres of land located at the southeast corner of FM 973 and Blake Manor Road in Manor, Texas and Travis County. The proposed development intends to provide single family lots, retail lots, restaurant, residential condominium/townhomes, and public parks.

Traffic generated by proposed land-uses was estimated through 'Trip Generation Rates'. The acknowledged source of trip generation rates is the 9th edition of *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land-uses. The trips indicated are actually one-way trips or trip ends, where one vehicle entering and exiting the site is counted as two trips (one inbound trip and one outbound trip). The table below summarizes the resulting weekday daily, AM and PM peak hour trip generation.

Table 1: Proposed Land-Use – Trip Generation

Land-Use	ITE Code	Density	AM PEAK-PERIOD			PM PEAK-PERIOD			DAILY TRIPS
			Total	In	Out	Total	In	Out	
Retail	820	16,715 SF**	16	10	6	62	30	32	714
Fast Food Restaurant (NO Drive Thru)	933a	1,848 SF**	81	49	32	48	24	24	1324
Residential Condominium/Townhouse	230	141 Units	62	11	51	73	49	24	820
Total			159	70	89	183	103	80	2858

** - Assuming Floor to area ratio of 0.25

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brian D. Van De Walle, P.E., PTOE
Senior Project Manager

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

Texas Registered Engineering Firm F-4780

December 24, 2015

Robert J. Smith, P.E.
Kimley-Horn and Associates, Inc.
10814 Jollyville Road, Avallon IV, Suite 300
Austin, Texas 78759

Re: Second Concept Plan Review for
Lagos Master Planned Community
City of Manor, Texas

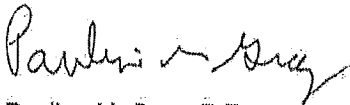
Dear Mr. Smith:

The Lagos Master Planned Community Concept Plan, submitted by Kimley-Horn and Associates, Inc. and received by our office on December 18, 2015, has been reviewed for completeness and compliance with the City of Manor Subdivision Ordinance. We can offer the following comments based upon our review:

1. The Concept Plan **CANNOT** be approved until an approved zoning plan (PUD) is in place.
2. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, **buildings**, utilities and drainage structures should be shown on the Concept Plan.
3. Proposed arterial and **collector streets** should be shown on the Concept Plan.

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.

Sincerely,



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

Cc: Tom Bolt, City of Manor
Scott Dunlop, City of Manor

Kimley»Horn

February 16, 2016
Jay Engineering Company, Inc.
Attention: Pauline M. Gray, P.E.
P.O.Box 1220
Leander, Texas 78646

RE: Second Concept Plan Review for Lagos Master Planned Community City of Manor, Texas

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by Pauline M. Gray, P.E., letter dated on December 24, 2015. The original comments have also been included below for reference.

1. The Concept Plan CANNOT be approved until an approved zoning plan (PUD) is in place.

Response: Noted. The PUD Preliminary Site Plan has been submitted concurrently and is under review.

2. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities and drainage structures should be shown on the Concept Plan.

Response: Aerial imagery is now displayed on the concept plan to highlight all significant existing buildings, roadways, etc. on the concept plan. The approximate location of significant drainage structures have been labeled on the plan as well.

3. Proposed arterial and collector streets should be shown on the Concept Plan.

Response: The proposed street layout is now displayed on the concept plan.

Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



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

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

Texas Registered Engineering Firm F-4780

March 2, 2016

Robert J. Smith, P.E.
Kimely-Horn and Associates, Inc.
10814 Jollyville Road, Avallon IV, Suite 300
Austin, Texas 78759

Re: Third Concept Plan Review for
Lagos Master Planned Community
City of Manor, Texas

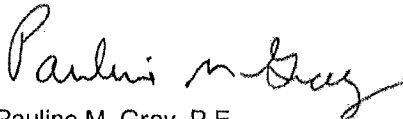
Dear Mr. Smith:

The Lagos Master Planned Community Concept Plan, submitted by Kimley-Horn and Associates, Inc. and received by our office on February 17, 2016, has been reviewed for completeness and compliance with the City of Manor Subdivision Ordinance. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

1. The Concept Plan **CANNOT** be approved until an approved zoning plan (PUD) is in place.
- ~~2. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities and drainage structures should be shown on the Concept Plan.~~
- ~~3. Proposed collector streets should be shown on the Concept Plan per Section 24(c)(9) of Subdivision Ordinance 263B.~~
4. A note should be added stating duplexes **WILL NOT BE** allowed in the Lagos Planned Unit Development.
5. Village Clusters should be classified as R-3 not commercial.
6. The future ROW reserve shown on Lot A-10 looks as if it is located at the edge of pavement. A shoulder that is at least 10' wide needs to be added and the future ROW should be adjusted accordingly.

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.

Sincerely,



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

Cc: Tom Bolt, City of Manor
Scott Dunlop, City of Manor

March 8, 2016

Robert J. Smith, P.E.
Kimley-Horn and Associates, Inc.
10814 Jollyville Road, Avallon IV, Suite 300
Austin, Texas 78759

Re: Fourth Concept Plan Review for
Lagos Master Planned Community
City of Manor, Texas

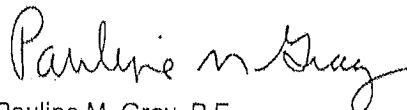
Dear Mr. Smith:

The Lagos Master Planned Community Concept Plan, submitted by Kimley-Horn and Associates, Inc. and received electronically by our office on March 2, 2016, has been reviewed for completeness and compliance with the City of Manor Subdivision Ordinance. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

1. The Concept Plan **CANNOT** be approved until an approved zoning plan (PUD) is in place.
- ~~2. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities and drainage structures should be shown on the Concept Plan.~~
- ~~3. Proposed collector streets should be shown on the Concept Plan per Section 21(c)(9) of Subdivision Ordinance 263B.~~
4. A note should be added stating duplexes **WILL NOT BE** allowed in any portion of the Lagos Planned Unit Development.
- ~~5. Village Clusters should be classified as R-3 not commercial.~~
6. The future ROW reserve shown on Lot A-10 looks as if it is located at the edge of pavement. A shoulder that is at least 10' wide needs to be added and the future ROW should be adjusted accordingly.
7. The proposed alignment of the Wildhorse Connector/Future FM 973 roadway is not consistent with Manor's Master Roadway plan.
8. The Concept Plan will need to include any variances and requirements listed on the PUD plan.

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.

Sincerely,



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

Cc: Tom Bolt, City of Manor
Scott Dunlop, City of Manor

Kimley»Horn

April 7, 2016
Jay Engineering Company, Inc.
Attention: Pauline M. Gray, P.E.
P.O.Box 1220
Leander, Texas 78646

RE: Fourth Concept Plan Review for Lagos Master Planned Community City of Manor, Texas

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by Pauline M. Gray, P.E., letter dated on March 8, 2016. The original comments have also been included below for reference.

1. The Concept Plan CANNOT be approved until an approved zoning plan (PUD) is in place.

Response: Understood.

- ~~2. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities and drainage structures should be shown on the Concept Plan.~~

Response: Comment Cleared.

- ~~3. Proposed collector streets should be shown on the Concept Plan per Section 21(c)(9) of Subdivision Ordinance 263B.~~

Response: Comment Cleared.

4. A note should be added stating duplexes WILL NOT BE allowed in any portion of the Lagos Planned Unit Development.

Response: Note #18 has been added to the plan stating no duplexes are allowed in this PUD.

- ~~5. Village Clusters should be classified as R-3 not commercial.~~

Response: Comment Cleared.

6. The future ROW reserve shown on Lot A-10 looks as if it is located at the edge of pavement. A shoulder that is at least 10' wide needs to be added and the future ROW should be adjusted accordingly.

Response: The future ROW reserve has been expanded by 10' as requested and has been dimensioned accordingly.

7. The proposed alignment of the Wildhorse Connector/Future FM 973 roadway is not consistent with Manor's Master Roadway plan.

Response: Per discussions with Tom Bolt and the attached letter, we understand that we have City support of the alignment. In addition, please find the potential connection to the Future TxDOT preferred alignment. We have reviewed TxDOT's requirements to determine the connections. Please note that the roadway section as shown for Wildhorse Connector/Future FM 973 is schematic and for illustrative purposes only.

8. The Concept Plan will need to include any variances and requirements listed on the PUD plan.

Response: The notes from the PUD plan have been added to the concept plan to include any variances and requirements.

Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.
Associate

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

Texas Registered Engineering Firm F-4780

April 29, 2016

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

Re: Sixth Concept Plan Review for
Lagos Master Planned Community
City of Manor, Texas

Dear Mr. Bolt:

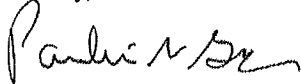
The Lagos Master Planned Community Concept Plan; submitted by Kimley-Horn and Associates, Inc. and received by our office on April 18, 2016, has been reviewed for completeness and compliance with the City of Manor Subdivision Ordinance. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

1. As mentioned in previous reviews, the Concept Plan cannot be approved until an approved zoning plan for the PUD is in place.
2. Note #23 states that proposed visitor parking for the village cluster tracts can be met by offsite parking located on Tract A-11 and by on street parking within the proposed single family ROW. The description of Tract A-11 does not describe any village cluster parking or any parking as being proposed for the site. The proposed parking at Tract A-11 and within the single family ROW is blocks away from the cluster sites. There is a concern about having enough space to provide offsite parking within the proposed single family ROW. Streets will already be filled with cars from homes around them which would limit how much offsite condo parking there would be. With the current proposal there will be nowhere for visitors to legally park onsite at the condos. A more feasible plan should be considered in order to provide more adequate parking for cluster site condo visitors.

A written response narrative that identifies how each of the comments was addressed should be provided. Additional comments may be rendered based upon reviews of updated submittal information.

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.

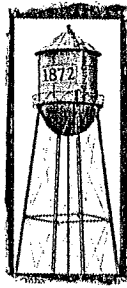
Sincerely,



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

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

3



CITY OF
MANOR

EST.  1872
TEXAS

REZONING

- **CONDITIONAL USE**
- SPECIAL USE PERMIT**
- VARIANCE/WAIVER**
- APPEAL OF ADMINISTRATIVE DECISION**
- PLANNED UNIT DEVELOPMENT**
- DEVELOPMENT AGREEMENT**
- COMPREHENSIVE PLAN AMENDMENT**

(CHECK APPROPRIATE BOX):

A variance/waiver/conditional use/special use request should be submitted at least four weeks prior to a meeting of the Planning and Zoning Commission or Board of Adjustment to provide for adequate time for staff review and analysis and posting and advertising as required for each application. The form must be completely filled out and all fees paid.

☐ **Zoning: FROM** _____ **District Zoning**

TO: _____ **District Zoning**
Zoning district categories listed on page 6. Please complete justification sections

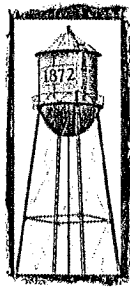
Fee:	Zoning Request	\$300.00 + \$30.00 per acre
	Technology Fee	\$15.00
	Public Hearing Notice (paper)	\$150.00
	Property Owner notification	\$5.00 per property owner

☒ **Conditional Use Permit:** for use as a daycare

Fee:	Conditional Use Permit	\$250.00
	Technology Fee	\$10.00
	Public Hearing Notice (paper)	\$150.00
	Property Owner notification	\$5.00 per property owner

☐ **Special Use Permit:** _____

Fee:	Special Use Request	\$250.00 + 30.00 per acre
	Technology Fee	\$10.00
	Public Hearing Notice (paper)	\$150.00
	Property Owner notification	\$5.00 per property owner



CITY OF
MANOR
EST. 1872
TEXAS

Property Information: 800 Lexington Manor, TX 78653

Lane A E Add	1-5	12	3/4
Subdivision Name	Lot(s) #	Block(s) #	Acreage

Current Zoning Neighborhood Business

Lot 1-5 BLK 12 LANE A E ADDN

Legal Description
(may be provided separately)

Applicant Information:

Please Note: The signature of owner authorizes City of Manor staff to visit and inspect the property for which this application and checklist is being submitted. The signature also indicates that the applicant or his agent has reviewed the requirements of this checklist and all items on this checklist have been addressed and complied with. **Note: The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.**

(Check One):

☐ I, the owner, will represent this application with the City of Manor.
(Business owner)

owner of the business
Shooting Stars Child
Development Center

☐ I, the owner, hereby authorize the person named below to act as my agent in representing this application with the City of Manor.

Business Owner's Name (printed) Dayna Anthony Swain Phone 5127405946 Fax _____

Owner's Address P.O. Box 448 City Manor State TX Zip 78653

Owner's Signature [Signature] Date 4/18/16 Email Address shootingstarscdc@yahoo.com

By signing this application Owner affirms that the statements made in the complete application are true and correct to best of his/her knowledge and belief.

Agent's Name: _____

Company: _____

Mailing Address: _____
Street City State Zip

Phone Fax Email Address

4

185 Major Amendments

- Reduced setbacks to 5' for R-1
- Increased institutional zoning height to 60'
- Expanding categories/uses for parking requirements, increase allowable amount of parking
- Made C-2 "Medium Commercial" and C-3 "Heavy Commercial" and made C-3 a combination large-format commercial uses and light industrial. Moved many of the commercial uses out of Light Industrial IN-1 to make that use more industrial/manufacturing focused
- Changed how allowable signage is calculated for businesses and location of signs

365 Major Amendments

- Added 10% landscape requirement for institutional uses
- Created tiered landscaping requirement for institutional zoning where over 20,000 of landscaped area has a lower tree and shrub planting requirement

236B Major Amendment

- Increased threshold limit for Short Form Final Plats to 4 lots from 2

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING ORDINANCE 185H, SECTION 9 BY MODIFYING DEFINITIONS; AMENDING ORDINANCE 185; ARTICLE 1, SECTION 5 BY MODIFYING DEFINITIONS; AMENDING ORDINANCE 185H, SECTION 25 BY MODIFYING CHART 1; AMENDING ORDINANCE 366, SECTION 3 BY MODIFYING CUL-DE-SAC LOT WIDTHS; AMENDING ORDINANCE 185 ARTICLE 2, SECTION 20(J) FOOTNOTE (3) BY MODIFYING REAR SETBACKS FOR ACCESSORY STRUCTURES; AMENDING ORDINANCE 185, ARTICLE 2, SECTION 20(I) BY MODIFYING CHART 3; AMENDING ORDINANCE 185 ARTICLE 2, SECTION 20(M)(V) ADDING A TREE REQUIREMENT FOR PARKING AREAS; AMENDING ORDINANCE 185, ARTICLE 2, SECTION 20(M) SPECIAL EXCEPTION; AMENDING ORDINANCE 185 ARTICLE 2, SECTION 20(M) BY MODIFYING CHART 4; AMENDING ORDINANCE 185 ARTICLE 2, SECTION 20(M)(III) TO REDUCE MAXIMUM PARKING ALLOWED; AMENDING ORDINANCE 185 ARTICLE 2, SECTION 20(M) ADDING SECTION (VII) VEHICLE STACKING AREAS; AMENDING ORDINANCE 185 ARTICLE 2, SECTION 20(M) ADDING SECTION (VIII) OFF STREET LOADING AREAS; AMENDING ORDINANCE 185, ARTICLE 2, SECTION 23 TO PERMIT KENNELS IN AGRICULTURAL ZONED AREAS; AMENDING ORDINANCE 185 ARTICLE 2, SECTION 25 TO PERMIT SCHOOLS IN R-1 ZONED AREAS BY CONDITIONAL USE PERMIT; AMENDING ORDINANCE 185 ARTICLE 2, SECTION 26 TO PERMIT SCHOOLS IN R-2 ZONED AREAS BY CONDITIONAL USE PERMIT; AMENDING ORDINANCE 185 ARTICLE 2, SECTION 34(A) TO PERMIT 23 UNITS PER ACRE IN R-3 ZONED AREAS; AMENDING ORDINANCE 185H SECTION 28 ESTABLISHMENT OF ZONING DISTRICTS; AMENDING ORDINANCE 185H, SECTION 29 I PERMITTED AND CONDITIONAL USES; AMENDING ORDINANCE 185H, SECTION 30 C-1 PERMITTED AND CONDITIONAL USES; AMENDING ORDINANCE 185H, SECTION 31 C-2 PERMITTED AND CONDITIONAL USES; AMENDING ORDINANCE 185H, SECTION 32 C-3 PERMITTED AND CONDITIONAL USES; AMENDING ORDINANCE 185H, SECTION 33(A)(B) IN-1 PERMITTED AND CONDITIONAL USES; AMENDING ORDINANCE 185H, SECTION 35 NB PERMITTED AND CONDITIONAL USES; AMENDING ORDINANCE 185H, SECTION 36 DBD PERMITTED AND CONDITIONAL USES; AMENDING ORDINANCE 185, ARTICLE 3 SECTION 60(C)(I)(G)(4) TO ADD REPLACEMENT TREE RATIO; AMENDING ORDINANCE 185, ARTICLE 3 SECTION 60(C)(I)(M)(3) TO REMOVE MENTION OF SECTION 61; AMENDING ORDINANCE 185L, SECTION 6 BY MODIFYING DEFINITIONS; AMENDING ORDINANCE 185L, SECTION 7 BY MODIFYING SIGN FACE CALCULATIONS; AMENDING ORDINANCE 185L SECTION 8(B), ESTABLISHING FEES; AMENDING ORDINANCE 185L SECTION 13.102, CHANGING INSPECTION OF SIGNS; AMENDING ORDINANCE 185 ARTICLE 3, SECTION 63(B), ADDING SECTION (XV); AMENDING ORDINANCE 185 ARTICLE 3,

SECTION 65(D)(I) MAKING SEXUALLY ORIENTED BUSINESSES PERMITTED BY CONDITIONAL USE IN C-3 AND IN-1 ZONING DISTRICTS; AMENDING ORDINANCE 185H REMOVING APPENDIX A THE CITY OF MANOR ZONING SUMMARY USE TABLE; AND PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, OPEN MEETINGS CLAUSES, AND EFFECTIVE DATE.

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

Whereas, the City Council, after receiving a recommendation from the Planning and Zoning Commission and holding public hearings, has determined that it is appropriate for the City to adopt additional parking and landscape requirements, height and placement requirements, permitted uses in residential, commercial, and industrial zoned areas, and regulating signs;

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

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

Section 2. Amendment of Section 9, Ordinance No. 185 H, Zoning Regulations.

Section 9 is hereby amended to change the definition of "Food Preparation" to read as follows:

Food Preparation means the use of a site for production of prepared food for wholesale distribution. The use includes, but is not limited to, wholesale bakeries, commercial kitchens, and specialty food processing or packaging shops, the products may be sold onsite, but excludes the onsite slaughter of animals and commercial production of ice.

Commented [SD1]: Removed 2,500 sq ft requirement, moved size limitations to permitted lists in zoning categories

Section 3. Amendment of Section 14, Ordinance No. 185 H, Zoning Regulations.

Section 14 is hereby amended to change the definition of "Off-Site Accessory Parking" to read as follows:

Off-Site Accessory Parking means the use of a site for the provision of parking spaces, together with driveways, aisles, turning and maneuvering areas, clearances, and similar features, located on a different site from the principle use. [The principle use shall be located no further than an adjacent property or across one public or private right-of-way.]

Commented [SD2]: Indicated where parking can be in relation to principle use

Section 4. Amendment of Article I, Section 5, Ordinance No. 185, Zoning Regulations.

Article I, Section 5 is hereby amended to add the definition of "Amusement Redemption Machine" immediately after "Amusement (Outdoor)" and before "Animal(s)" to read as follows:

Amusement Redemption Machine means any electronic, electromechanical, or mechanical contrivance designed, made, and adopted for bona fide amusement purposes that rewards the player exclusively with noncash merchandise, prizes, toys, or novelties, or a representation of value redeemable for those items, that have a wholesale value available from a single play of the game or device of not more than ten times the amount charged to play the game or device once, or \$5.00, whichever amount is less.

Commented [SD3]: Will add or remove depending on if the Game Machine ordinance is passed

Section 5. Amendment of Article I, Section 5, Ordinance No. 185, Zoning Regulations.
Article I, Section 5 is hereby amended to add the definition of “Civic Uses” immediately after “City Standard Details and Specifications” and before “Cleaning or Laundry Self-Service Shop” to read as follows:

Civic Uses means the performance of utility, educational, recreational, cultural, medical, protective, and governmental functions, and other uses that are strongly vested with public or social importance.

Commented [SD4]: Was undefined permitted use

Section 6. Amendment of Article I, Section 5, Ordinance No. 185, Zoning Regulations.
Article I, Section 5 is hereby amended to add the definition of “Game Room” immediately after “Frontage Block” and before “Garage – Commercial” to read as follows:

Game Room means a building, facility, or other place that is open to the public and whose primary purpose is entertainment and contains one or more operational amusement redemption machines.

Commented [SD5]: Will add or remove depending on it the Game Machine ordinance is passed

Section 7. Amendment of Article I, Section 5, Ordinance No. 185, Zoning Regulations. Article I, Section 5 is hereby amended to change the definition of “Setback Line or Building Setback Line” to read as follows:

Setback Line or Building Setback Line means a line that marks the setback distance from the building property line, and establishes the minimum required front, side or rear yard space of a building plot. No structure, as defined in this section, can be constructed or placed within the setback line or building setback line.

Commented [SD6]: Specified structures are not allowed in setbacks

Section 8. Amendment of Article I, Section 5, Ordinance No. 185, Zoning Regulations. Article I, Section 5 is hereby amended to change the definition of “Structure” to read as follows:

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

Commented [SD7]: Specified fences and parking areas are not structures

Section 9. Amendment of Section 25 Chart 1, Ordinance No. 185H, Zoning Regulations. Section 25 is hereby amended in its entirety to read as follows:

(j) **Height and Placement Requirements.** Except as otherwise specifically provided in this Ordinance, no building shall be erected or maintained within the required building setbacks set forth herein, or which exceeds the height limits specified in the following Chart 1.

Chart 1

Zoning District	Front Yard Setback	Side Yard to Res.	Rear Yard to Res.	Street Side Yard Setback	Side Yard to all	Rear Yard to all	Min. Lot Sq. Ft. Area	Min. Lot Width	Max. Height Limit
-----------------	--------------------	-------------------	-------------------	--------------------------	------------------	------------------	-----------------------	----------------	-------------------

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

Commented [SD8]: Changed from 10' to 5'

Commented [SD9]: Increased height from 35' to 60'

Section 10. Amendment of Section 3, Ordinance No. 366, Zoning Regulations.

Section 3 is hereby amended in its entirety to read as follows:

- (1) Cul-de-sac lot widths shall be measured at the building setback line and be equal to the minimum lot width

Commented [SD10]: Was 60' now 60' for R-1, 50' for R-2

Section 11. Amendment of Article II, Section 20(i), Footnote (3), Ordinance No. 185, Zoning Regulations. Article II, Section 20(j) Footnote (3) are hereby amended in their entirety to read as follows:

- (3) On approval by the Building Official, rear setbacks may be reduced to 5 feet for accessory structures.

Commented [SD11]: Old note 3 was vague about if C-2 uses are provided then C-2 specifications must be followed

Section 12. Amendment of Article II, Section 20(i), Chart 3 Ordinance No. 185, Zoning Regulations. Article II, Section 20(i), Chart is hereby amended in its entirety to read as follows:

District

Maximum FAR

C-1, C-2, C-3	1.8
IN-1, IN-2	1.5
DBD	2.0
NB	0.5
I	1.0

Commented [SD13]: Establish Institutional FAR

Section 13. Amendment of Article II, Section 20(m)(v), Ordinance No. 185, Zoning Regulations. Article II, Section 20(m)(v) is hereby amended to add the following section:

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

Commented [SD14]: Added from landscape requirements to parking requirements

Section 14. Amendment of Article II, Section 20 Special Exception, Ordinance No. 185, Zoning Regulations. Article II, Section 20 Special Exception is hereby amended in its entirety to read as follows:

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

Commented [SD15]: Clarified location and number of shared parking spaces

Section 15. Amendment of Article II, Section 20(m) Chart 4, Ordinance No. 185 Zoning Regulations. Article II, Section 20(m) Chart 4 is hereby amended in its entirety to read as follows:

Use	Number of Parking Spaces
Amenity Center	One space for each 300 square feet of GFA and one space for each 300 square feet of GFA over 1,800 square feet GFA including pools
Auto Sales Facilities	One space for every automobile for sale, one space for each two employees, and one space for each 250 square feet of GFA
Banks, Offices, Financial Lending Institutions, Gasoline Stations, Personal Service Shops, Retail Establishments, Shopping Centers, and similar uses catering to the general public	One space for each 250 square feet of GFA

Commented [SD16]: Expanded types of uses

Bars, Cafes, Restaurants, Restaurants with drive through, Taverns, Nightclubs, and similar uses	One space for each 100 square feet GFA or one space for each three seats provided, whichever is greater
Car Wash (Full Service)	One space for each 200 square feet GFA
Car Wash (Self Service)	One space for each facility bay
Convenience Storage, Self-Storage	One space for each 4,000 square feet GFA or one space for each two employees, whichever is greater
Day Care	Three and one-half spaces for each 1,000 square feet of GFA
Food Sales, Food and Beverage Sales, Convenience Stores, and similar uses	One space for each 200 square feet GFA
Funeral Home	One space for each 150 square feet GFA
Golf Courses (commercial)	One space for each two employees, four spaces for each hole, and one space for each 200 square feet of GFA
Health Club, Spa, Exercise Club	One space for each 200 square feet GFA
Heavy Equipment Sales	One space for each 500 square feet GFA
Hotels, Motels, and similar transient accommodations	One space for each bedroom and one space for each two employees
Kennel	One space for each 1,000 square feet GFA
Medical Office	One space for each 250 square feet of GFA
Places of Worship	One space for each three seats, if accessory uses provided, then parking for accessory spaces based on use
Residential dwellings, single, multi-family, and manufactured homes	Two spaces minimum for each living unit, and one-half space for each additional bedroom above two
Rest Homes, Hospitals, Nursing Homes, Convalescent Homes, Sanitariums, and similar uses	One space for each four patient beds, one space for each two employees
School, Elementary	One and one-half space for each employee, or one space for each four persons based upon maximum capacity for the largest place of assembly, whichever is greater.

Commented [SD17]: Reduced from 1:250

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

Section 16. Amendment of Article II, Section 20(m)(iii), Ordinance No. 185, Zoning Regulations. Article II, Section 20(m)(iii) is hereby amended in its entirety to read as follows:

- (iii) Maximum Parking. The maximum number of parking spaces for a commercial, industrial, or institutional use area shall not exceed 110% of the parking required pursuant to Chart 4.

Commented [SD18]: Reduced from 150% because the amount of allowable parking was increased

Section 17. Amendment of Article II, Section 20(m), Ordinance No. 185, Zoning Regulations. Article II, Section 20(m) is hereby amended to add section (vii) as follows:

- (vii) Vehicle Stacking Areas. Stacking spaces shall be a minimum of eight by twenty feet in size. Stacking spaces may not impede on- or off-site movements or movements into, or out of off-street parking spaces. Off-street stacking spaces shall be provided as indicated in the following table:

Commented [SD19]: Added standards for vehicle stacking areas

Minimum Off-Street Stacking Spaces		
Activity Type	Minimum Spaces	Measured From
Bank Teller Lane	4	Teller or Window
Automated Teller Machine	3	Teller
Restaurant Drive Through	6	Order box

Restaurant Drive Through	2	Order box to pick up window
Auto service facility stalls, vehicle repair, and body shop stalls	2	Entrance to stall
Car Wash Stall, automatic	4	Entrance to wash bay
Car Wash Stall, self-service	3	Entrance to wash bay
Gasoline Pump Island	2	Pump island

Section 18. Amendment of Article II, Section 20(m), Ordinance No. 185, Zoning Regulations. Article II, Section 20(m) is hereby amended to add section (viii) as follows:

- (viii) Off-Street Loading Requirements. All retail, commercial, industrial and service structures shall provide and maintain off-street facilities for receiving and loading merchandise, supplies, and materials within a building or on the lot or tract. All drives and approaches shall provide adequate space and clearances to allow for maneuvering of trucks off-street. Each site shall provide a designated on-site maneuvering area for trucks. Such off-street loading space may be adjacent to a public alley or private service drive or may consist of a truck berth within the structure. Such off-street loading space or truck berth shall consist of a minimum area of ten by forty-five (10' x 45'), and such spaces or berths shall be provided in accordance with the following table:

Commented [SD20]: Added off-street loading requirements

Minimum Off-Street Loading Requirements	
Total Square Feet of Gross Floor Area in Structure	Minimum Required Spaces or Berths
0 to 10,000 square feet	None
10,001 to 50,000 square feet	1
50,001 to 100,000 square feet	2
100,001 to 200,000 square feet	3
Each additional 100,000 square feet	1 additional

Section 19. Amendment of Article II, Section 23(d), Ordinance No. 185, Zoning Regulations. Article II, Section 23(d) is hereby amended in its entirety to read as follows:

- (d) Ranches, dairy farms, stables, riding academies and roping arenas, kennels, including the feeding, raising and breeding of agricultural livestock; however, with exception of commercial feed lots; provided that no poultry, livestock, or kenneled animals other than household pets shall be housed within fifty (50) feet of any property line.

Commented [SD21]: Added kennels as permitted agricultural use

Section 20. Amendment of Article II, Section 25, Ordinance No. 185, Zoning Regulations. Article II, Section 25 is hereby amended to add section (d) as follows:

- (d) Conditional Uses.
- (i) Private Primary and Secondary Educational Facilities

Commented [SD22]: Made schools conditional-use permitted in R-1

- (ii) Public Primary and Secondary Educational Facilities

Section 21. Amendment of Article II, Section 26, Ordinance No. 185, Zoning Regulations. Article II, Section 26 is hereby amended to add section (d) as follows:

- (d) Conditional Uses:
- (i) Private Primary and Secondary Educational Facilities
 - (ii) Public Primary and Secondary Educational Facilities

Commented [SD23]: Made schools conditional-use permitted in R-2

Section 22. Amendment of Article II, Section 34(a), Ordinance No. 185, Zoning Regulations. Article II, Section 34(a) is hereby amended in its entirety to read as follows:

- (a) Permitted Uses. Attached single-family structures with a minimum of 500 square feet of living area and permitted accessory structures generally known as apartments, with buildings not exceeding 3 stories, not more than 23 units per acre.

Commented [SD24]: Increased from 21/acre to 23/acre

Section 23. Amendment of Section 28, Ordinance No. 185H, Zoning Regulations. Section 28 is hereby amended in its entirety to read as follows:

Section 21. Establishment of Zoning Districts.

- (a) The City is hereby divided into seventeen (17) zoning districts. The use, height, and area regulations as set out herein shall be uniform in each district. The districts established shall be known as:

<u>Abbreviated Designation</u>	<u>Zoning District Name</u>
A	Agricultural
R-1	Single Family Residential
R-2	Single Family/ Duplex Residential
R-3	Multi-Family Residential
R-4	Multi-Family Special Needs
OS	Open Space
M-1	Manufactured Housing
M-2	Manufactured Housing Park
NB	Neighborhood Business
DBD	Downtown Business District
I	Institutional
C-1	Light Commercial
C-2	Medium Commercial
C-3	Heavy Commercial
IN-1	Light Industrial
IN-2	Heavy Industrial

Commented [SD25]: Made C-2 "Medium" and C-3 "Heavy"

PUD Planned Unit Development

Section 24. Amendment of Section 29, Ordinance No. 185H, Zoning Regulations.

Section 29 is hereby amended in its entirety to read as follows:

Section 42. Institutional – District “I”

- (a) Purpose. This district is intended to provide appropriate areas for uses that provide important community services often requiring large amounts of land. Uses permitted in the I District generate a large amount of traffic. Only land abutting a major street that can be used for access shall be considered appropriate for I classification. An appropriate site should also contain adequate space for required off-street parking and buffering.
- (b) Permitted and Conditional Uses. The following chart indicates permitted uses in the I district with a “P” and conditional uses with a “C”.

<i>INSTITUTIONAL - I</i>	
Administrative Offices	P
Administrative Services	P
Business and Trade Schools	P
Camp	P
Campground	C
College or University Facilities	P
Communication Service Facilities	P
Community Events	P
Community Recreation	P
Congregate Living	P
Convalescent Services	P
Counseling Services	P
Detention Facilities	P
Employee Recreation	P
Family Home	P
Group Home	P
Group Residential	P
Hospital Services	P
Military Installations	P
Park and Recreation Services	P
Postal Facilities	P
Private Primary and Secondary Education Facilities	P
Professional Office	P
Public Primary and Secondary Education Facilities	P
Religious Assembly & Associated Accessory Uses including off-site parking	P
Residential Treatment	P

Retirement Housing	P
Safety Services	P
Transitional Housing	P
Transportation Terminal	P
All Other Civic Uses	P

Commented [SD26]: Added use

Section 25. Amendment of Section 30, Ordinance No. 185H, Zoning Regulations.

Section 30 is hereby amended in its entirety to read as follows:

Section 43. Light Commercial – District “C-1”

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

<i>LIGHT COMMERCIAL C-1</i>	
Administrative Offices	P
Administrative Services	P
Art Gallery	P
Art Workshop	P
Bed & Breakfast	P
Business and Trade Schools	P
Club or Lodge	P
Cocktail Lounge	P
College or University Facilities	P
Commercial Off-Street Parking	P
Communication Service Facilities	P
Communication Services	P
Community Events	P
Community Recreation	P
Congregate Living	P
Consumer Convenience Services	P
Consumer Repair Services	P
Convalescent Services	P
Counseling Services	P
Cultural Services	P
Day Care Services	P
Financial Services	P
Florist - no greenhouse	P

Commented [SD27]: Added Florist

Food Court Establishment	C
Food Preparation less than 2,500 sq. ft. GFA	P
Food Sales	P
Funeral Services not including crematory services	P
Game Rooms	C
General Retail Sales	P
Group Residential	P
Hotel & Motel	P
Indoor Entertainment	P
Indoor Sports and Recreation	P
Laundry Services	P
Liquor Sales	P
Medical Offices	P
Monument Retail Sales	P
Off-Site Accessory Parking	P
Personal Improvement Services	P
Personal Services	P
Pet Services	P
Postal Facilities	P
Printing and Publishing	P
Private Primary and Secondary Educational Facilities	P
Professional Office	P
Public Primary and Secondary Educational Facilities	P
Religious Assembly	P
Residential Treatment	P
Restaurant	P
Restaurant with Drive Through	P
Retirement Housing	P
Safety Services	P
Service Station	P
Theater	P
Transitional Housing	P
Transportation Services	P
All Other Civic Uses	P

Commented [SD28]: Added Food Court

Commented [SD29]: Specified GFA

Commented [SD30]: Added Game rooms

Commented [SD31]: Removed Kennels

(b) Conditions and Limitations

- (i) That C-1 activities be conducted wholly within an enclosed building, except for delivery, gasoline sales, nurseries, garden centers, dining and patio areas associated with a restaurant, food and beverage sale use, and mobile food vendors, and auto sales to be conducted within a building and/or outdoor area that is improved with concrete, asphalt pavement or other all-weather surface and that is suitably landscaped, screened, or fenced.

Commented [SD32]: Permitted outdoor dining

- (ii) That all merchandise be new, first-hand and be sold on the premises, save and except for delivery only included catering and antique shops.
- (iii) That required yards and outdoor areas not be used for display, sale vehicles, equipment, containers or waste material, save and except for screened dumpster collection areas.
- (iv) That the use not be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisance; and that, excluding that caused customer and employee vehicles, such odors, smoke, dust, noise, or vibration be generally contained to the property.
- (v) Signs (advertising) must be on the same lot as the business establishment to which they refer and shall not be placed within any required yard nor within twenty-five (25) feet of any residential district. Signs may be illuminated but must be stationary and non-flashing. All signs shall comply with all applicable provisions of this Ordinance and any other applicable Ordinance of the City.
- (vi) Establishments located on property that is within three hundred (300) feet of any property zoned for residential use when the commercial use is first established may not be open to the general public before 5:00 a.m. and must be closed to the general public by 12:00 a.m. except commercial uses located on the Highway 290 corridor.
- (vii) See charts in Section 20 of Ordinance 185, as amended.

Commented [SD33]: Permitted antique shops

Section 26. Amendment of Section 31, Ordinance No. 185H, Zoning Regulations.
Section 31 is hereby amended in its entirety to read as follows:

Section 44. Medium Commercial – District “C-2”

- (a) Permitted and Conditional Uses. The following chart indicates permitted uses in the C-2 districts with a “P” and conditional uses with a “C”.

<u>MEDIUM COMMERCIAL C-2</u>	
Administrative Offices	P
Administrative Services	P
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

Commented [SD34]: Renamed “medium”

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
Convalescent 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
Hospital Services	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
Medical Offices	P
Monument Retail Sales	P
Off-Site Accessory Parking	P

Commented [SD35]: Added florist

Commented [SD36]: Added Food Court

Commented [SD37]: Specified GFA

Commented [SD38]: Added Game Rooms

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
Professional Office	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

Commented [SD39]: Removed Residential Treatment

Commented [SD40]: Added safety services

Commented [SD41]: Added Service Station

Commented [SD42]: Removed Transportation Terminal, added Transportation Services

(b) Conditions and Limitations.

- (i) That it be conducted primarily within an enclosed building or screened area, except for customary outdoor activities for the specific uses listed.
- (ii) That the use not be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisance; and that such odors, smoke, dust, noise or vibrations at the property line does not exceed the permitted levels established by ordinance.
- (iii) Signs (advertising) must be on the same lot as the business establishment to which they refer and shall not be placed within any required yard nor within twenty-five (25) feet of any residential district. Signs may be illuminated but must be stationary and non-flashing. All signs shall comply with all applicable provisions of this Ordinance and any other applicable Ordinance of the City.
- (iv) See charts in Section 20 of Ordinance 185, as amended.

(c) Site Development Regulations

- (i) Development of any use permitted in the "C-2" District shall conform to the site development regulations established for that District.
- (ii) Paved sidewalks, driveways, and parking areas are required.
- (iii) Screening of loading, storage facilities, and dumpster enclosures is required.

Commented [SD43]: Required dumpster screening

Section 27. Amendment of Section 32, Ordinance No. 185H, Zoning Regulations.

Section 32 is hereby amended in its entirety to read as follows:

Section 45. Heavy Commercial – District "C-3"

- (a) Purpose. This district is intended to provide for a mix of commercial and light industrial uses and excluding residential and multi-family. This district allows the retail sale of goods and products (in the following listed use areas) to which value has been added on-site, including the sale of goods and services outside the primary structure as customary and which comply with section (c)(i). This district allows limited assembly, packaging, and manufacture of non-hazardous, non-volatile products.
- (b) Permitted and Conditional Uses. Permitted uses in the C-3 district noted with a "P" and conditional uses with a "C".

<u>HEAVY COMMERCIAL C-3</u>	
Agricultural Sales and Services	P
Art Workshop	P
Automotive Rental	P
Automotive Repair Services	P
Automotive Sales	P
Automotive Washing	P
Aviation Services	P
Building Maintenance Services	P
Business and Trade Schools	P
Camp	P
Campground	P
Carriage Stable	P
Cemetery	P
Club or Lodge	P
Cocktail Lounge	P
College or University Facilities	P
Commercial Blood Plasma Center	P
Commercial Off-Street Parking	P
Communication Service Facilities	P
Community Events	P

Commented [SD44]: Named "Heavy Commercial"

Commented [SD45]: Added art workshop

Commented [SD46]: Added automotive rental

Commented [SD47]: Added automotive repair

Commented [SD48]: Added automotive sales

Commented [SD49]: Added automotive washing

Commented [SD50]: Added business and trade schools

Commented [SD51]: Added commercial off street parking

Community Recreation	P	
Construction Sales and Services	P	Commented [SD52]: Added construction sales and services
Convalescent Services	P	
Convenience Storage	P	Commented [SD53]: Added convenience storage
Convention Center	P	
Counseling Services	P	
Cultural Services	P	
Custom Manufacturing	P	
Day Care Services	C	
Detention Facilities	P	
Drop-off Recycling Collection Facility	P	
Electronic Prototype Assembly	P	
Electronic Testing	P	
Employee Recreation	P	
Equipment Repair Services	P	
Exterminating Services	P	
Florist	P	Commented [SD54]: Added florist
Food Court Establishment	C	Commented [SD55]: Added food court
Food Preparation	P	Commented [SD56]: Removed 5000 sf GFA requirement
Food Sales	P	Commented [SD57]: Added food sales
Funeral Services	P	
Game Rooms	P	Commented [SD58]: Added game rooms
General Retail Sales	P	Commented [SD59]: Added general retail sales
General Warehousing and Distribution	P	
Hospital Services	P	
Indoor Entertainment	P	Commented [SD60]: Added indoor entertainment
Indoor Sports and Recreation	P	Commented [SD61]: Added indoor sports and rec
Kennels	P	
Laundry Services	P	
Light Manufacturing	P	
Liquor Sales	P	Commented [SD62]: Added liquor sales
Limited Warehousing and Distribution	P	
Local Utility Services	P	
Maintenance and Service Facilities	P	
Major Public Facilities	P	
Major Utility Facilities	P	
Marina	P	
Military Installations	P	
Monument Retail Sales	P	
Off-Site Accessory Parking	P	Commented [SD63]: Added off-site parking
Outdoor Entertainment	P	

Outdoor Sports and Recreation	P
Park and Recreation Facilities	P
Pawnshop Services	P
Pet Services	P
Plant Nursery	P
Postal Facilities	P
Printing and Publishing	P
Railroad Facilities	P
Recreational Equipment Maintenance & Storage	P
Recreational Equipment Sales	P
Religious Assembly	P
Research Assembly Services	P
Research Services	P
Research Testing Services	P
Research Warehousing Services	P
Restaurant	P
Restaurant with Drive Through	P
Safety Services	P
Scrap and Salvage	P
Service Station	P
Sexually Oriented Business	C
Software Development	P
Stables	P
Telecommunication Tower	P
Theater	P
Transportation Services	P
Transportation Terminal	P
Vehicle Storage	P
Veterinary Services	P
All Other Civic Uses	C

Commented [SD64]: Added pet services

Commented [SD65]: Added restaurant

Commented [SD66]: Added restaurant with drive thru

Commented [SD67]: Moved sexually oriented business from C-2 to C-3

Commented [SD68]: Added transportation services

(c) Conditions and Limitations.

- (i) That it be conducted within a building and/or outdoor area that is improved with concrete, asphalt pavement or other all-weather surface and that is suitably landscaped, screened, or fenced.
- (ii) That the use not be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisance.
- (iii) Adequate enclosures, space, shelters and proper drainage and waste disposal to eliminate odor.

- (iv) Signs (advertising) must be on the same lot as the business establishment to which they refer and shall not be placed within any required yard nor within twenty-five (25) feet of any residential district. Signs may be illuminated but must be stationary and non-flashing. All signs shall comply with all applicable provisions of this Ordinance and any other applicable Ordinance of the City.
- (v) See charts in Section 20 of Ordinance 185, as amended.

Section 28. Amendment of Section 33(a)(b), Ordinance No. 185H, Zoning Regulations. Section 33(a)(b) is hereby amended to read as follows:

Section 46. Light Industrial – District “IN-1”

(a) Purpose. This district is designed to provide locations for outlets offering goods and services to a targeted segment of the general public as well as industrial users. Allows assembly, packaging and manufacturing of non-hazardous, non-volatile products and the uses in Section 46(b).

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

<i>LIGHT INDUSTRIAL IN-1</i>		
Administrative Services	P	Commented [SD69]: Removed Administrative Offices
Agricultural Sales and Services	P	
Art Workshop	P	
Automotive Repair Services	P	Commented [SD70]: Removed art gallery
Automotive Sales	P	
Automotive Washing	P	Commented [SD71]: Removed automotive rental
Aviation Services	P	
Building Maintenance Services	P	Commented [SD72]: Removed Ball bond services
Business and Trade Schools	P	
Camp	P	Commented [SD73]: Removed Cocktail lounge
Campground	P	
Carriage Stable	P	Commented [SD74]: Removed Cemetery, Removed Club or Lodge
College or University Facilities	P	
Commercial Blood Plasma Center	P	Commented [SD75]: Removed Community Events, Removed Community Recreation
Commercial Off-Street Parking	P	
Communication Service Facilities	P	Commented [SD76]: Removed consumer convenience services, consumer repair services
Construction Sales and Services	P	
Convenience Storage	P	Commented [SD77]: Removed Convalescent Services, Removed Counseling Services
Convention Center	P	
Cultural Services	P	Commented [SD78]: Added Custom Manufacturing, Removed Day Care
Custom Manufacturing	P	

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

Commented [SD79]: Removed Employee Recreation

Commented [SD80]: Removed Financial Services

Commented [SD81]: Added Florist

Commented [SD82]: Added Food Court

Commented [SD83]: Removed 5000 sf GFA requirement

Commented [SD84]: Removed Food Sales

Commented [SD85]: Removed General Retail Sales

Commented [SD86]: Removed Hotel & Motel

Commented [SD87]: Removed Liquor Sales

Commented [SD88]: Removed Medical Offices

Commented [SD89]: Removed Personal Improvement Services, removed Personal Services

Commented [SD90]: Removed Professional Office

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

Commented [SD91]: Removed Restaurant, Removed Restaurant Drive-thru

Commented [SD92]: Moved Sexually Oriented Businesses from C-2 to IN-1

Commented [SD93]: Removed Special Use Historic

Commented [SD94]: Removed Theater.

Commented [SD95]: Added Transportation Services

Section 29. Amendment of Section 35, Ordinance No. 185H, Zoning Regulations.

Section 35 is hereby amended in its entirety to read as follows:

Section 51. Neighborhood Business – District “NB”

(a) **Purpose.** The NB district allows a mix of commercial and residential uses excluding single family residential and manufactured home residential. The district allows the retail sale of goods and products to which value has been added on-site in addition to other neighborhood support services (in the following listed use areas) located at or near single family and multi-family residential development. No outside sales or services are allowed other than tables or seating as accessory to a food sales use, and gas sales when a conditional use permit is approved. Multi-family is allowed only in a mixed use building where retail and/or services located on the ground floor.

(b) **Permitted and Conditional Uses.** The following chart indicates permitted with “P”, conditional uses with a “C” and permitted uses as part of a mixed-use building with a “P*”

<i>NEIGHBORHOOD BUSINESS NB</i>	
Administrative Offices	P
Administrative Services	C
Art Gallery	P
Art Workshop	P
Bed & Breakfast	C
Cocktail Lounge	C
Community Events	C

Commented [SD96]: Added Cocktail Lounge

Community Recreation	C
Condominium Residential	P*
Consumer Convenience Services	P
Consumer Repair Services	P
Counseling Services	P
Day Care Services	C
Financial Services	P
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

Commented [SD97]: Added General Retail Sales

Commented [SD98]: Added All Other Civic Uses

Section 30. Amendment of Section 36, Ordinance No. 185H, Zoning Regulations.

Section 36 is hereby amended in its entirety to read as follows:

Section 52. Downtown Business District – District “DBD”

(a) Purpose. This district allows a mix of residential and commercial uses including multi-family, condominium and townhouse residential and retail, office, light commercial and similar uses excluding single family and manufactured home residential. This district allows the retail sale of goods and products, services (in the following listed use areas) to which value may have been added on-site, including sales of goods and services outside of the primary structure as customary with the uses specifically listed. This district encourages dense development in an area that may be served by public transportation and serve as a destination area.

(b) Permitted and Conditional Uses. The following chart indicates permitted uses with a “P”, conditional uses with a “C” and permitted uses as part of a mixed-use building with a “P*”

<i>DOWNTOWN BUSINESS DISTRICT DBD</i>	
Administrative Offices	P
Administrative Services	P
Art Gallery	P
Art Workshop	P
Bed & Breakfast	P
Business and Trade Schools	P
Cocktail Lounge	P
Commercial Off-Street Parking	P
Communication Services	P
Communication Services Facilities	P
Community Events	P
Condominium Residential	P*
Consumer Convenience Services	P
Consumer Repair Services	P
Counseling Services	P
Cultural Services	P
Financial Services	P
Florist, no greenhouse	P
Food Preparation less than 5,000 sq. ft. GFA	P
Food Sales	P
General Retail Sales	P
Hotel & Motel	P
Indoor Entertainment	P
Laundry Services	P
Liquor Sales	P
Medical Offices	P
Multifamily Residential	P*
Off-Site Accessory Parking	P
Personal Improvement Services	P
Personal Services	P
Pet Services	P
Postal Facilities	P
Printing and Publishing	P
Private Primary and Secondary Educational Facilities	C
Professional Office	P
Public Primary and Secondary Educational Facilities	C
Religious Assembly	P

Commented [SD99]: Added Art Gallery

Commented [SD100]: Added Florist

Commented [SD101]: Added 5000 sf GFA requirement

Commented [SD102]: Added General Retail Sales

Restaurant	P
Retirement Housing	P
Theater	P
Townhouse Residential	P
Transportation Terminal	P
All Other Civic Uses	P

Commented [SD103]: Added All Other Civic Uses

Section 31. Amendment of Article III, Section 60(c)(i)(G)(4), Ordinance 185, Zoning Regulations. Article III, Section 60(c)(i)(G)(4) is hereby amended to read as follows:

- (4) The accurate location, Caliper and Critical Root Zone of Significant Trees 8-inch Caliper or larger, in relation to the property boundary and, if applicable, within the limits of the proposed off-site improvements. Any Significant Trees within the property boundary and off-site improvements areas must be replaced pursuant to the Replacement Tree Ratio of the Landscaping and Screening Ordinance.

Commented [SD104]: Specified that Significant Trees must follow Replacement Tree Ratio

Section 32. Amendment of Article III, Section 60(c)(i)(M)(viii), Ordinance 185, Zoning Regulations. Article III, Section 60(c)(i)(M)(viii) is hereby amended to read as follows:

- (viii) Compliance with the requirements of the City's Landscaping and Screening Ordinance.

Commented [SD105]: Removed mention of Sec. 61 as it's superseded by Ordinance 365 and Sec. 61 is to be removed from the Codified 185 Ordinance

Section 33. Amendment of Section 6, Ordinance No. 185L, Zoning Regulations. Section 6 is hereby amended to modify the definition of "Sign, Face Area" to read as follows:

Sign, Face Area: The lesser of the entire area within the single, smallest rectangle enclosing the extreme limits of writing representation, emblem or any figure or similar character, together with any material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed or the smallest area of not more than three contiguous rectangles enclosing different sections of the extreme limits or writing representation, emblem or any figure or similar character, together with any material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed. Where the sign has two (2) or more faces, the sum of all sign faces shall be the face area of the sign.

Commented [SD106]: Changed how sign face area is calculated. Previous: perimeter of writing, Now: entire area within the smallest rectangle(s)

Section 34. Amendment of Section 6, Ordinance No. 185L, Zoning Regulations. Section 6 is hereby amended to modify the definition of "Sign, Residential Subdivision" to read as follows:

Sign, Residential Subdivision: An identification sign, not exceeding thirty two (32) square feet in area (per side) and twelve (12) feet in structural height indicating the name of the subdivision or residential development, may be permitted for each entrance to the subdivision or residential development. Signs identifying neighborhoods within a subdivision shall not exceed sixteen (16) square feet in area (per side) and four (4) feet in structural height.

Commented [SD107]: Increases height from 8 to 12. Added neighborhood sign designation, square footage, and height

Section 35. Amendment of Section 6, Ordinance No. 185L, Zoning Regulations.

Section 6 is hereby amended to add the definition of "Street" immediately before the definition of "Temporary Sign" to read as follows:

Street means any public or private right-of-way that affords the primary means of vehicular access to abutting property

Commented [SD108]: Not previously in this section's definitions but used in calculating signage area

Section 36. Amendment of Section 7, Ordinance 185L, Zoning Regulations.

Section 7 is hereby amended in its entirety to read as follows:

Section 7. On-Site Signs: Freestanding high, freestanding low, wall/attached, and canopy/awning sign(s) may be erected and maintained upon any commercial and industrial zoned property, unless otherwise prohibited or restricted herein, provided that not more than one (1) freestanding high or low sign shall be erected or maintained upon any premises not a part of a multi-tenant development. Such signs shall pertain only to the identification of a building, business, product(s), or service(s) manufactured, sold, or offered on the premises where the sign is located.

Commented [SD109]: There is no more "total allowable" square footage for an entire property. Rather, high or low profile sign allowances are determined independent from attached sign allowances. High or low profile signs are still determined by longest street frontage, and attached signs are determined by the length of the wall with the principle entrance times the X-factor for that zone. Since high or low profile sign square footage isn't subtracted from wall signage, the X-factor is different depending on if a high or low profile sign is permitted. More wall signage is allowed for buildings without high or low profile signs.

- (a) **Freestanding High Profile Sign – Single Tenant** – One freestanding high profile sign for each platted lot not part of a multiple development as hereinafter defined and regulated shall only be permitted along the North and South sides of Hwy. 290 in C-1, C-2, and C-3 zoned districts. For purposes of this definition, single tenants are 3 or less tenant spaces.

Commented [SD110]: Removed high-profile signs from 973 south, only permits high-profile on commercial property on 290

The maximum luminance of the sign shall not be greater than 200 foot lamberts.

It shall be supported wholly by a pole or poles.

No sign with a moving display such as video or changing graphics displaying the name, service, or product to be sold at the location shall be allowed.

It shall not exceed thirty (30) feet in height, nor shall the lowest member of the sign, excluding the poles, be less than eight (8) feet from the finished grade at the location of the sign.

It shall not be located within fifty (50) feet of a residentially zoned property.

It shall not project over any public right-of-way or encroach upon the property of another.

The total face area for a high profile sign shall be determined by the street frontage of the lot. Where the lot fronts on more than one (1) street, the frontage (length to be used) shall be the length of the longest side. The size of any single face shall not exceed fifty percent (50%) of the total area permitted.

Commented [SD111]: Removed that signage area is deducted from total allowable square footage

Street Frontage	Total Face Area Allowed
Under 349'	96 square feet
From 350' to 499'	128 square feet
From 500' to 750'	160 square feet
Over 750'	192 square feet

Commented [SD112]: Removed 64 sf signs for under 200' properties

- (b) **Freestanding Low Profile Sign – Single Tenant** – One low profile (monument) sign for each platted lot not part of a multiple development as hereinafter defined and regulated shall be permitted in all commercial and industrial zoned districts.

Commented [SD113]: Added section and requirements

The maximum luminance of the sign shall not be greater than 200 foot lamberts.

No sign with a moving display such as video or changing graphics displaying the name, service, or product to be sold at the location shall be allowed.

It shall not exceed eight (8) feet in height nor be located in manner that will obstruct clear view for entering or exiting a property by a motor vehicle.

The maximum total face area shall be determined by the street frontage of the lot. Where the lot fronts on more than one (1) street, the frontage (length to be used) shall be the length of the longest side. The size of any single face shall not exceed fifty percent (50%) of the total area permitted.

Street Frontage	Total Face Area Allowed
Under 349'	96 square feet
From 350' to 499'	128 square feet
From 500' to 750'	160 square feet
Over 750'	192 square feet

- (i) **Residential Subdivision Entry Signs** – One low profile subdivision entry signage may be permitted at each entrance to a residential development, R-1, R-2, R-3, R-4, M-2 zoned districts.

The maximum luminance of the sign shall not be greater than 200 foot lamberts.

It shall not exceed thirty two (32) square feet in face area (per side) and twelve (12) feet in structural height nor be located in manner that will obstruct clear view for entering or exiting a property by a motor vehicle.

Commented [SD114]: Increased height from 8 ft to 12 ft

- (ii) **Residential Subdivision Neighborhood Signs** – Low profile signage may be permitted within a subdivision for the purposes of identifying individual neighborhoods located within the subdivision, R-1 and R-2 zoned districts

Commented [SD115]: Specifications hadn't been defined before

The maximum luminance of the sign shall not be greater than 200 foot lamberts.

It shall not exceed sixteen (16) square feet in face area (per side) and four (4) feet in structural height nor be located in a manner that will obstruct clear view for entering or exiting a property by a motor vehicle.

- (c) **Attached Signs** – Attached signs shall be permitted for each separate establishment or enterprise occupying a building or unit thereof. The total maximum face area of all attached signs permitted for establishments or enterprises occupying a building shall be related to the length of the wall of the building's principle entrance. Except as hereinafter provided, the total maximum face area for all attached signs shall not exceed X square feet per linear foot of building frontage where X equals:

Commented [SD115]: Attached signage area is determined by main entrance side of building, not side closest to street. Total allowable attached signage X-Factor dependent on high or low profile signs permitted

Zoning District	X = Factor
Residential Districts (R-1)(R-2) Subdivision Entry Sign	One (1) square foot per lot. See Sec. 7(b)(i)
Multi-family Residential (R-3)(R-4)	See Sec. 7(b)(i)
Manufactured Housing (M-2)	See Sec. 7(b)(i)
Neighborhood Business (NB)	.75 X Building Frontage .50 X Building Frontage if low profile sign is permitted
Commercial Light (C-1)	2.0 X Building Frontage 1.75 X Building Frontage if high or low profile sign is permitted
Commercial Medium (C-2)	1.5 X Building Frontage 1.25 X Building Frontage if high or low profile sign is permitted
Commercial Heavy (C-3)	1.0 X Building Frontage .75 X Building Frontage if high or low profile sign is permitted
Downtown Business District (DBD)	2.0 X Building Frontage 1.75 X Building Frontage if low profile sign is permitted
Institutional District (I)	0.5 X Building Frontage .25 X Building Frontage if low profile sign is permitted
Industrial District (IN-1)(IN-2)	1.0 X Building Frontage .75 X Building Frontage if low profile sign is permitted

If a freestanding high or low profile sign is permitted after attached signage has been permitted, then attached signage must be reduced to comply with the calculation for the designated zone from the above table prior to issuance of the freestanding high or low sign permit.

Commented [SD116]: Added requirement that wall signage allowances meet specifications if permitted at different times than high or low profile signs

Where a building has frontal of tenant spaces on more than one side of a building, the frontage used in the calculation of total maximum attached sign face area shall be the cumulative total of building frontage of individual tenant spaces as determined by the Development Services Department.

No sign with a moving display such as video or changing graphics displaying the name, service, or product to be sold at the location shall be allowed.

The area of pictorial design, illustration, and forms of humans, animals, products and trademarks shall be charged against the maximum attached sign face area.

It shall not project above or beyond the ends of the building or its parapet or the highest point of the roof or roofline, whichever is higher.

The maximum size of any one attached sign shall not exceed two hundred and twenty five (225) square feet.

Commented [SD117]: Increased from 150 sf

Architectural elements to which signage may be attached shall be limited to the building wall surfaces, canopy, fascia, or sign bands.

It shall not project over forty eight (48) inches from the face of any building to which the sign is affixed, nor project over any rights-of-way. Where an attached sign is placed in such a manner as to project a distance greater than two (2) inches into a private driveway or other private area likely to be used by vehicular traffic or where such sign is placed in such a manner as to allow passage of vehicular traffic beneath it, the sign shall have a minimum clearance of fourteen (14) feet. Where an attached sign is placed in such a manner as to allow passage of pedestrian traffic beneath it, the sign shall have a minimum clearance of eight (8) feet.

Commented [SD118]: Increase from 18 inches

The maximum luminance of the sign shall not be greater than 200 foot lamberts

- (d) **Under Canopy/Awning Signs** – An under canopy sign must be installed perpendicular to the store front. Such signs:

- (i) Be charged against the total allowable attached wall signage;
- (ii) Shall identify only the name and/or type of establishment and/or address;
- (iii) Shall not have vertical dimension exceeding eighteen (18) inches
- (iv) Shall not exceed eighteen (18) square feet in total face area or nine (9) square feet in face area for a single face;
- (v) Shall maintain eight (8) foot clearance to any walking surface located directly below the sign

Commented [SD119]: Added

- (e) **Multiple Developments** – For the purposes of this section, multiple development shall be defined as four or more office, commercial, or industrial establishments or enterprises or combinations thereof, which are located in single building or one (1) or more such offices, establishments, or enterprises or combinations thereof in two (2) or more buildings developed or to be developed as part of an integrated development.

A coordinated sign plan for the entire development shall be submitted to the Development Services Department prior to application for a permit for the erection of any sign within the development. Freestanding high profile, low profile, attached/wall, canopy/awning, and permanent changeable letter signs shall be permitted. The Planning and Zoning Commission or their assigns shall approve the coordinated sign plan and the location in writing, as well as the number and size of permitted signs.

No owner, tenant or other user of the multiple developments or part thereof, shall erect, permit to be erected, or use any sign deviating from or not included within the approved coordinated sign plan. The certificate of occupancy shall be deemed revoked as to the entire multiple developments if the sign that relates to it is not in conformance to these requirements.

- (f) **Freestanding High Profile Sign – Multi-Tenant** – The coordinated sign plan shall be reviewed and approved in writing by the Planning and Zoning Commission or their assigns. There may be one (1) freestanding high profile sign located at each entrance to the development. Freestanding signs approved by the Planning and Zoning Commission or their assigns shall not exceed thirty-five (35) feet in height from finished grade and the lowest portion of the structure or sign, excluding poles, may not be below eight (8) feet from finished grade. It may be located above a sign foundation with landscaping, or architectural facet incorporating some design elements found in the overall development.

- (g) **Freestanding Low Profile Sign – Multi-Tenant** – There may be one (1) freestanding low profile sign located at each entrance to the development. Low profile signs approved by the Planning and Zoning Commission or their assigns shall not exceed twenty-five (25) feet in height from finished grade nor be located in manner that will obstruct clear view for entering or exiting a property by a motor vehicle.

Commented [SD120]: Added section. Allows for 25 ft monument sign for multi-tenant coordinated plans

- (h) **Construction Standards** – All on-site signs shall be designed and constructed to withstand a wind pressure of not less than thirty (30) pounds per square foot of area and shall be constructed to receive dead loads as required in the Building Code of the City.

- (i) **Portable Signs/Special Event/Balloons/Floating Devices/Streamers or Searchlights** – Any portable sign lawfully in existence upon the effective date of this ordinance shall be considered a non-conforming sign and will be allowed to continue for thirty (30) days, at the expiration of which time it must be removed. Any unauthorized portable sign in existence prior to the effective date of this ordinance shall be removed immediately. Where existing portable signs are electric signs, no electric extension cords shall run across any sidewalk, street, or public right-of-way. No portable sign shall be placed or maintained on any sidewalk, street, or other public right-of-way. No portable sign shall have a luminance greater than 200 foot lamberts.

All lawfully existing portable signs shall be anchored to withstand a minimum of thirty (30) mph winds.

Portable Signs, Temporary Special Event Signs, Floating Devices, Balloons, Streamers, Banners and/or Searchlights, are limited to a maximum time period of no more than seven (7) consecutive days, with a limit of two (2) events each calendar year, or a maximum time period of no more than thirty (30) consecutive days with a limit of one (1) event each calendar year. All such signs must be removed immediately after and upon the expiration of the maximum time period allowed. Portable and Temporary Special Event signs shall not exceed sixteen (16) square feet in area on each side of the sign. The location of these signs and devices must be approved in writing by the Building Official for safety and setback purposes and, if the adjacent property owners have and make objections to the sign, the adjacent property owners may appeal any such application to the Board of Adjustments.

Section 37. Amendment of Section 8(b), Ordinance No. 185L, Zoning Regulations.

Section 8(b) is hereby amended in its entirety to read as follows:

- (a) Permit Fees. Established under separate Ordinance

Commented [SD121]: Had old fee structure, refers to separate fee ordinance now

Section 38. Amendment of Section 13.102, Ordinance No. 185L, Zoning Regulations.

Section 13.102 is hereby amended in its entirety to read as follows:

13.102 Inspection of Signs. The Building Official shall be notified by permittee prior to the erection of the sign to verify dimensions and when erection of the sign is complete, and the Official shall make an inspection to determine if the sign conforms to the permit. The Building Official shall inspect as necessary each sign regulated by the ordinance for the purpose of ascertaining whether the sign is secure or insecure, whether it serves a useful purpose and whether it is in need of removal or repair.

Commented [SD122]: Sign size verification before install

Commented [SD123]: Was annually, now on as needed basis

Section 39. Amendment of Article III, Section 63(b), Ordinance No. 185, Zoning Regulations. Article III, Section 63(b) is hereby amended to add the following section immediately after section (xiv):

- (xv) Game Rooms

Commented [SD124]: If separate Game Ordinance is passed

Section 40. Amendment of Article III, Section 65(d)(i), Ordinance No. 185, Zoning Regulations. Article III, Section 65(d)(i) is hereby amended to read as follows:

(d) Location. This Ordinance allows the opportunity for consideration of condition use permits to be issued for sexually oriented businesses in the Heavy Commercial (herein "C-3") and Light Industrial (herein "IN-1") zoning districts only.

Commented [SD125]: Moved use from C-2 to C-3 and IN-1, still conditional in both

(i) The following uses may be permitted within the City by conditional use permit only in the C-3 and IN-1 zoning districts.

- (A) Adult arcades;

- (B) Adult bookstores or adult video stores;
- (C) Adult cabarets;
- (D) Adult motels;
- (E) Adult motion picture theaters;
- (F) Adult theaters;
- (G) Escort agencies;
- (H) Nude model studios; and
- (I) Sexual encounter centers

Section 41. Removal of Appendix A, Ordinance No. 185H, Zoning Regulations.

Ordinance 185H is hereby amended to remove Appendix A, the City of Manor Summary Use Table.

Commented [SD126]: Was never created?

Section 42. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with this ordinance are hereby amended to the extent of such conflict and shall hereinafter read as provided herein. To the extent only, if any, necessary to accomplish the purposes of this ordinance, any such term, condition or provision of any ordinance of the city that is in conflict herewith is hereby repealed to the extent of such conflict.

Section 43. Severability. If any provision of this ordinance or the application of any provision to any person or circumstance held invalid, the invalidity shall not affect other provisions or applications hereof which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

Section 44. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the *Open Meetings Act, Chapt. 551, Loc. Gov't Code*.

Section 45. Effective Date. This ordinance shall take effect immediately from and after its passage and publication.

PASSED AND ADOPTED this the ____ day of _____ 2016

ATTEST:

CITY OF MANOR, TEXAS

Frances Aguilar, City Secretary

Rita Jonse, Mayor

5

185 Major Amendments

- Reduced setbacks to 5' for R-1
- Increased institutional zoning height to 60'
- Expanding categories/uses for parking requirements, increase allowable amount of parking
- Made C-2 "Medium Commercial" and C-3 "Heavy Commercial" and made C-3 a combination large-format commercial uses and light industrial. Moved many of the commercial uses out of Light Industrial IN-1 to make that use more industrial/manufacturing focused
- Changed how allowable signage is calculated for businesses and location of signs

365 Major Amendments

- Added 10% landscape requirement for institutional uses
- Created tiered landscaping requirement for institutional zoning where over 20,000 of landscaped area has a lower tree and shrub planting requirement

236B Major Amendment

- Increased threshold limit for Short Form Final Plats to 4 lots from 2

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS AMENDING ORDINANCE 263B, ARTICLE 1, SECTION 1 BY MODIFYING DEFINITIONS; AMENDING ARTICLE 2, SECTION 22(C)(3)(VIII) REPLACEMENT TREE RATIO; AMENDING ARTICLE 2, SECTION 28(A)(1) TO INCREASE THE REQUIRED NUMBER OF LOTS; AMENDING ARTICLE 2, SECTION 28(C) ADDING EXCEMPTION FOR SIDEWALKS; AMENDING ARTICLE 3, SECTION 48(C)(1) MODIFYING PARKLAND FEE IN LIEU LANGUAGE; AND PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, OPEN MEETINGS CLAUSES, AND EFFECTIVE DATE.

Whereas, the ordinances of the City regulating development and subdivision of land within the City and its extraterritorial jurisdiction should be amended to better provide an attractive living environment and protect the health, safety and welfare of the present and future residents of the City;

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

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

Section 2. Amendment of Article 1, Section 1, Ordinance 263B, Subdivision Regulations. Article 1, Section 1 is hereby amended to modify the definition of "Building or Setback Line" to read as follows:

Building or Setback Line means a line that marks the setback distance from the building property line, and establishes the minimum required front, side or rear yard space of a building plot. No structure, as defined in this section, can be constructed or placed within the setback line or building setback line.

Commented [SD1]: Made definition same as in Zoning Ordinance 185

Section 3. Amendment of Article 1, Section 1, Ordinance 263B, Subdivision Regulations. Article 1, Section 1 is hereby amended to modify the definition of "Structure" to read as follows:

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

Commented [SD2]: Specified fences and parking areas are not structures

Section 4. Amendment of Article 2, Section 22(c)(3)(viii), Ordinance 263B, Subdivision Regulations. Article 2, Section 22(c)(3)(viii) is hereby amended to add Section (d) as follows:

- (d) A fee-in-lieu, determined at time of request, for this Section may be granted by City Council

Commented [SD3]: Specified to be determined fee-in-lieu by Council

Section 5. Amendment of Article 2, Section 28(a)(1), Ordinance 263B, Subdivision Regulations. Article 2, Section 28(a)(1) is hereby amended to read as follows:

- (1) Applicants for subdivisions or resubdivisions creating no more than four (4) new lots may follow the procedure set for below provided that the subdivision meets all of the following criteria:

Commented [SD4]: Increased from 2 lots so more smaller subdivision projects without public improvements can qualify for short form final plats rather than entire subdivision process

Section 6. Amendment of Article 2, Section 28(c), Ordinance 263B, Subdivision Regulations. Article 2, Section 28(c) is hereby amended to add section (4) as follows:

- (4) Sidewalks may not be required

Commented [SD5]: Allowed for sidewalks to be excluded from short form final plats

Section 7. Amendment of Article 3, Section 48(c)(1), Ordinance 263B, Subdivision Regulations. Article 3, Section 48(c)(1) is hereby amended to read as follows:

- (1) Where the payment of a fee-in-lieu of City Parkland dedication is required or acceptable to the Council as provided for in this Ordinance, such fee shall be in the amount equal to five hundred fifty dollars (\$550) per new dwelling unit projected to occupy the fully developed subdivision. When a combination of parkland dedication, three (3) acres minimum, plus fee-in-lieu of dedication is acceptable to the Council, the Council shall choose the higher of one hundred and fifty dollars (\$150) per each new dwelling unit projected to occupy the subdivision when fully developed, OR multiplying the provided parkland acreage by 66, subtracting the total from the total dwelling units at projected full development, then paying five hundred and fifty dollars (\$550) for the remaining dwelling units.

Example: 300 dwelling unit subdivision, 4.55 parkland acres required

No parkland: 300 units x \$550 = \$165,000 fee-in-lieu

The higher of:

3 acres parkland: 300 units x \$150 = \$45,000 fee-in-lieu

3 acres x 66 = 198; 300 - 198 = 102 units x \$550 = \$56,100 fee-in-lieu

Commented [SD6]: Simplified language and added example

Section 8. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with this ordinance are hereby amended to the extent of such conflict and shall hereinafter read as provided herein. To the extent only, if any, necessary to accomplish the purposes of this ordinance, any such term, condition or provision of any ordinance of the city that is in conflict herewith is hereby repealed to the extent of such conflict.

Section 9. Severability. If any provision of this ordinance or the application of any provision to any person or circumstance held invalid, the invalidity shall not affect other provisions or applications hereof which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

Section 10. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the *Open Meetings Act, Chapt. 551, Loc. Gov't Code.*

Section 11. Effective Date. This ordinance shall take effect immediately from and after its passage and publication.

PASSED AND ADOPTED this the ____ day of _____ 2016

ATTEST:

CITY OF MANOR, TEXAS

Frances Aguilar, City Secretary

Rita Jonse, Mayor

6

185 Major Amendments

- Reduced setbacks to 5' for R-1
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365 Major Amendments

- Added 10% landscape requirement for institutional uses
- Created tiered landscaping requirement for institutional zoning where over 20,000 of landscaped area has a lower tree and shrub planting requirement

236B Major Amendment

- Increased threshold limit for Short Form Final Plats to 4 lots from 2

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS AMENDING ORDINANCE 365, SECTION 2(B)(1) TO REQUIRE LANDSCAPING PLANS FOR AREAS ZONED R-3; AMENDING SECTION 2(C)(1) TO PROVIDE FOR LANDSCAPE REQUIREMENTS FOR INSTITUTIONAL ZONED AREAS; AMENDING SECTION 2(C)(4) TO MODIFY LANDSCAPING PLACEMENT; AMENDING SECTION 2(C)(6) REDUCING ADDITIONAL REQUIRED PLANTINGS FOR INSTITUTIONAL ZONED AREAS; AMENDING SECTION 2(C) PROVIDING FOR A REPLACEMENT TREE RATIO; AMENDING SECTION 2(D)(1) TO REQUIRE SCREENING FOR DUMPSTER ENCLOSURES; AND PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, OPEN MEETINGS CLAUSES, AND EFFECTIVE DATE.

Whereas, the City Council of the City of Manor finds that the establishment of landscaping and screening requirements and regulations within the City of Manor will promote the general health, safety, and welfare of the City; and

Whereas, the City Council of the City of Manor finds that the general health, safety, and welfare of the City will be protected and promoted by the adoption and enforcement of minimum landscaping and screening regulations to enhance and protect the environmental, ecological, and aesthetic appeal of the City of Manor;

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

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

Section 2. Amendment of Section 2(b)(1), Ordinance 365, Landscaping and Screening Regulations. Section 2(b)(1) is hereby amended in its entirety to read as follows:

- (1) Installation and Plan. All landscape materials shall be installed according to American Association of Nurserymen (AAN) standards. An approved landscape plan shall be required for all new development in any zoning district, save and except A, OS, R-1, and R-2 districts.

Commented [SD1]: Removed R-3 exemption, so R-3 multifamily projects have to submit a landscaping plan to show they meet the required area percentage (20%)

Section 3. Amendment of Section 2(c)(1), Ordinance 365, Landscaping and Screening Regulations. Section 2(c)(1) is hereby amended in its entirety to read as follows:

- (1) A minimum percentage of the total lot area of property on which development

occurs after the effective date of this Ordinance, shall be devoted to landscape development in accordance with the following schedule:

<u>Zoning or Use</u>	<u>Percentage</u>
(i) Multi-family Structures	20%
(ii) Open Space	20%
(iii) Office and Professional Uses	15%
(iv) Commercial or Retail Uses	15%
(v) Industrial or Manufacturing Uses	10%
(vi) Institutional Uses	10%
(vii) Agricultural	None
(viii) Single Family Residential	See (2) of this Section

Commented [SD2]: Copied over from 185 Sec 61 to add to 365

Commented [SD3]: Added Institutional

Commented [SD4]: Copied over from 185 Sec 61 to add to 365

Section 4. Amendment of Section 2(c)(4), Ordinance 365, Landscaping and Screening

Regulations. Section 2(c)(4) is hereby amended in its entirety to read as follows:

- (4) Placement. Landscaping shall be placed upon that portion of a tract that is being developed. Fifty percent (50%) of the required landscaping area and required plantings shall be installed between the front property lines and the building being constructed. Undeveloped portions of a tract or lot shall not be considered landscaped, except as specifically approved by the Commission. Landscaping placed within public rights-of-way shall not be credited to the minimum landscape requirements by this Section. Auto sales facilities, golf courses, and similar facilities may place up to ninety percent (90%) of required landscaping along the side or back property lines of the tract with approval of the Commission.

Commented [SD5]: Copied over from 185 Sec 61 to add to 365

Section 5. Amendment of Section 2(c)(6), Ordinance 365, Landscaping and Screening

Regulations. Section 2(c)(6) is hereby amended in its entirety to read as follows:

- (6) Required plantings.
- (a) Institutional (I) zoned districts: For every six hundred (600) square feet of landscape area, two (2) trees and four (4) shrubs shall be planted for the first twenty thousand (20,000) square feet of landscape area. For every six hundred (600) square feet of landscaped area in excess of twenty thousand (20,000) square feet shall plant one-eighth (1/8) tree and three (3) shrubs.
 - (b) All other zoning districts save and except Agricultural (A) and Single Family (R-1)(R-2): For every six hundred (600) square feet of landscaped area, two (2) trees and four (4) shrubs shall be planted.

Commented [SD6]: Created tiered landscaping requirement for Institutional zoning to accommodate larger areas that must be kept open

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

Section 6. Amendment of Section 2(c), Ordinance 365, Landscaping and Screening Regulations. Section 2(c) is hereby amended to add Section 2(c)(8) as follows:

- (8) Replacement tree ratio.
 - (a) 1:2 for Significant Trees eighteen (18) caliper inches and larger, and;
 - (b) 1:1 for Significant Trees between eight (8) and eighteen (18) caliper inches, and;
 - (c) Replacement trees shall not be required for the removal of trees smaller than eight (8) caliper inches. The removal of Significant Trees eighteen (18) caliper inches or larger requires Commission approval.
 - (d) A fee-in-lieu, determined at time of request, for this Section may be granted by City Council

Commented [SD7]: Added from Sub. Ord 263B to 365

Commented [SD8]: Specified a to be determined fee-in-lieu by Council

Section 7. Amendment of Section 2(d)(1), Ordinance 365, Landscaping and Screening Regulations. Section 2(d)(1) is hereby amended to read as follows:

- (1) In addition to the landscaping requirements of this Section, the screening of off-street parking, loading spaces and docks, refuse, dumpster and outside storage areas, satellite dishes larger than 18 inches in diameter, antennas, mechanical equipment, and the rear of structures on reverse frontage lots must be screened from view from the street or public rights-of-way. This Section does not apply to areas of Auto Sales Facilities where automobiles are displayed for sale. Automobiles displayed for sale in an Auto Sales Facility must be kept clean and neatly parked on a paved area, with all wheels on the paved area.

Commented [SD9]: Specified dumpster enclosures must be screened

Section 8. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with this ordinance are hereby amended to the extent of such conflict and shall hereinafter read as provided herein. To the extent only, if any, necessary to accomplish the purposes of this ordinance, any such term, condition or provision of any ordinance of the city that is in conflict herewith is hereby repealed to the extent of such conflict.

Section 9. Severability. If any provision of this ordinance or the application of any provision to any person or circumstance held invalid, the invalidity shall not affect other provisions or applications hereof which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

Section 10. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the *Open Meetings Act, Chapt. 551, Loc. Gov't Code.*

Section 11. Effective Date. This ordinance shall take effect immediately from and after its passage and publication.

PASSED AND ADOPTED this the _____ day of _____ 2016

ATTEST:

CITY OF MANOR, TEXAS

Frances Aguilar, City Secretary

Rita Jonse, Mayor