

ORDINANCE NO. 737

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING ORDINANCE 698 TO MODIFY THE PLANNED UNIT DEVELOPMENT SITE PLAN FOR THE NEW HAVEN FINAL PLANNED UNIT DEVELOPMENT; REZONING FROM PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

Whereas, Ordinance 698 was adopted by the City of Manor City Council (the "City Council") on April 19, 2023;

Whereas, the owner of the Property is requesting to amend Ordinance 698 in order to modify the Planned Unit Development Site Plan for the New Haven Final Planned Unit Development;

Whereas, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council; and

Whereas, after publishing notice of the public hearing at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

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

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

Section 2. Amendment of Ordinance. Ordinance No. 698 is hereby modified and amended by deleting Exhibit "B" in its entirety and replacing it with a new Exhibit "B" to include the modified planned unit development site plan for the New Haven Final PUD, attached hereto and incorporated herein as if fully set forth.

Section 3. Severability. Any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 4. Amendment of Conflicting Ordinances. Exhibit "B" of the City's Ordinance 698 is hereby amended as provided in this Ordinance. All ordinances and parts of ordinances in conflict with this Ordinance are amended only to the extent of such conflict otherwise remaining in full force and effect. In the event of a conflict or inconsistency between this Ordinance and any code or ordinance of the city, the terms and provisions of this Ordinance shall govern.

Section 5. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Texas Government Code.

PASSED AND APPROVED FIRST READING on this the 20th day of March 2024.

PASSED AND APPROVED SECOND AND FINAL READING on this the 3rd day of April 2024.

THE CITY OF MANOR, TEXAS

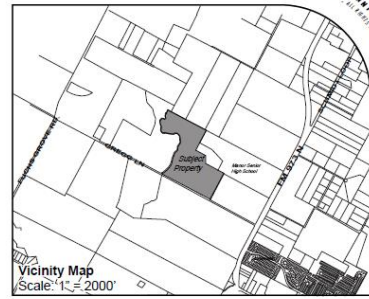
Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

EXHIBIT "B"

Planned Unit Development Site Plan for the New Haven Final Planned Unit Development
[attached]



GENERAL NOTES:

- 1) A MINIMUM FOUR(4) FOOT WIDE, CONCRETE SIDEWALK SHALL BE PROVIDED WITHIN THE GREGG LANE LANDSCAPE BUFFER OR THE EXPANDED RIGHT OF WAY FOR GREGG LANE. LOCATION AND ALIGNMENT OF THE SIDEWALK SHALL BE COORDINATED DURING THE PRELIMINARY PLAN STAGE OF DEVELOPMENT.
- 2) 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 BY THE DEVELOPER OR BY THE CITY WITHIN 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.
- 3) MIN SETBACK ON COMMERCIAL IS 25'. PROPOSED LANDPLAN PROVIDES 300 DEPTH WITH 275' USABLE OUTSIDE BUILDING LINE.

*Masonry Columns shall be installed approximately 200' apart.

PUD DATA TABLES:

1) APPROVED LAND USES -

LAND USES	LOTS	ACRES	TOTAL %
RESIDENTIAL - TRIP 60'x120'	176 LOTS	36.4 AC.	40%
RESIDENTIAL - TRIP 60'x120'	87 LOTS	19.2 AC.	21%
COMMERCIAL		2.6 AC.	3%
UTILITY		2.0 AC.	2%
DEFINITION NATURE PRESERVE		12.8 AC.	14%
PARK/OPEN SPACE		10.8 AC.	12%
TRAILS		3.0 AC.	3%
COLLECTOR THROUGHWAY		1.4 AC.	1%
TOTALS	262 LOTS	90.3 AC.	100%

2) MINIMUM LOT SIZE HEIGHT AND PLACEMENT REQUIREMENTS

Lot Use	Setbacks				Minimum Lot Size (sq. ft.)	Minimum Height	Maximum Height	Maximum Density
	Front	Side	Corner side	Rear				
SP 60'	25' / 20' on lot side	5'	5'	5'	7,500	10'	35'	5 units
Commercial	5'	5'	5'	5'	4,000	10'	35'	5 units

* Corner lots will be required to have an additional 5' of width when adjacent to right of way along the side yard.

3) LOT COVERAGE

Lot Use	Main Building	Main and Accessory Building
SP 60'	50%	60%
TRIP 60'	50%	60%
Commercial	70%	70%

4) SCREENING LOT SCREENING
IN COMMERCIAL AREAS, 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 ADJOINING 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.

Lot Use	Net Lot Area
SP 60'	20%
TRIP 60'	20%
Commercial	15%
Other Land Use	20%

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY DWELLING SHALL BE A MINIMUM OF TWO (2) THREE-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM THE PROPERTY LINE TO THE FRONT TWO (2) CORNERS OF THE STRUCTURE OR LOTS 30' IN WIDTH OR GREATER.

NOTE: MINIMUM FIFTEEN (15) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE GREGG LANE RIGHT OF WAY SHALL BE PROVIDED. FOUR (4) MINIMUM THREE (3) INCH CALLIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREES (AS DEFINED BY THE MANOR CODE OF ORDINANCES) AND FIFTEEN (15) MINIMUM THREE (3) GALLON SHRUBS SHALL BE PLANTED PER 50 LINEAR FEET OF LANDSCAPE BUFFER.

NOTE: FOR INTERNAL UNLOADED COLLECTOR ROADWAYS, A MINIMUM TEN (10) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE COLLECTOR RIGHT OF WAY, SHALL BE PROVIDED. ONE (1) MINIMUM THREE (3) INCH CALLIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREES (AS DEFINED BY MANOR CODE OF ORDINANCES) AND FIVE (5) MINIMUM THREE (3) GALLON SHRUBS SHALL BE PLANTED PER 50 LINEAR FEET OF LANDSCAPE BUFFER.

6) PARKLAND:

PARKLAND WILL BE PROVIDED BY FEE-IN-LIEU (\$850.00 PER LOT) OF DEDICATION PER APPLICABLE CITY ORDINANCES.

7) AMENITIES

- NATURE PRESERVE**
1. Concrete Primary Trail (Site Connectivity)
 2. Concrete Secondary Trail (Site Connectivity)
 3. Concrete (300' Approximate Spacing)
- PARK A**
1. (1) Shade Structure
 2. (2) Intersected Play Equipment
 3. (1) Concrete (300' Approximate Spacing)
 4. (1) 1.5-2' High Playground Structure
 5. (2) Thru Handicap
 6. (2) Wheel Station
 7. (1) Play Vehicle Station
 8. (1) Play Vehicle Station
- PARK B**
1. Concrete Primary Trail (Site Connectivity)
 2. Concrete Secondary Trail (Site Connectivity)
 3. Concrete (300' Approximate Spacing)
 4. (1) Shade Structure
 5. (2) Intersected Play Equipment
 6. (1) Concrete (300' Approximate Spacing)
 7. (1) 1.5-2' High Playground Structure
 8. (2) Thru Handicap
 9. (2) Wheel Station
 10. (1) Play Vehicle Station
 11. (1) Play Vehicle Station
- TRAIL**
1. Concrete Primary Trail (Site Connectivity)
 2. Concrete (300' Approximate Spacing)

8) TRAFFIC

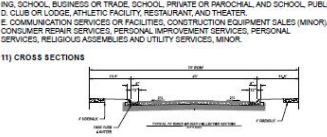
The Traffic Volume will be 6,602 Trips generated to and from this site

9) UTILITIES

1. Sewer
2. Water
3. Gas
4. Storm Drainage
5. Electric
6. Fiber Optic
7. Fire Hydrant
8. Telephone
9. Cable TV
10. Other

10) PERMITTED USES - COMMERCIAL C-1
ALCOHOL BEVERAGE (BREWERY, RESTAURANT, BOTTLE SHOPS, LIQUOR SALES, SMOKE SHOP OR TOBACCO STORE, ALCOHOL SALES SHALL BE COMPLIANT WITH ARTICLE 4.02 ALCOHOLIC BEVERAGES.
ANTIQUE SHOP, ART STUDIO OR GALLERY, BUSINESS SUPPORT SERVICES, GENERAL RETAIL SALES (CONVENIENCE), GENERAL RETAIL SALES (GENERAL), LAUNDRY SERVICES (SELF) AND OFFICE ACCESSORY PARKING.
CHILD CARE CENTER, GOVERNMENT FACILITIES, OFFICES, GOVERNMENT, SCHOOL, BOARDING SCHOOL, BUSINESS OR TRADE, PRIVATE OR PUBLISHED, AND SCHOOL, PUBLIC CLUB OR LODGE, ATHLETIC FACILITY, RESTAURANT, AND THEATER.
CONSUMER SERVICE OR FACILITIES, CONSTRUCTION EQUIPMENT SALES (MINOR), CONSUMER REPAIR SERVICES, PERSONAL IMPROVEMENT SERVICES, PERSONAL SERVICES, RELIGIOUS ASSEMBLYS AND UTILITY SERVICES, MINOR.

11) CROSS SECTIONS



12) LIST OF ALL REQUESTED VARIANCES

Item	Standard Code	Variance Requested
Setback (Front)	25 feet	20' on lot side
Setback (Side)	5 feet	5 feet
Setback (Rear)	5 feet	5 feet
Setback (Corner)	5 feet	5 feet
Lot Coverage	50%	60%
Lot Coverage - Main Building	50%	60%
Lot Coverage - Main and Accessory Building	50%	60%
Lot Coverage - Other	70%	70%
Setback (Front)	25 feet	20' on lot side
Setback (Side)	5 feet	5 feet
Setback (Rear)	5 feet	5 feet
Setback (Corner)	5 feet	5 feet
Lot Coverage	50%	60%
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Setback (Rear)	5 feet	5 feet
Setback (Corner)	5 feet	5 feet
Lot Coverage	50%	60%
Lot Coverage - Main Building	50%	60%
Lot Coverage - Main and Accessory Building	50%	60%
Lot Coverage - Other	70%	70%

a planned unit development
final site plan for
NEWHAVEN PUD
± 90.3 ACRES OF LAND
prepared for
ASHTON GRAY DEVELOPMENT

LAND PLANNER:
META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

ENGINEER:
QUIDDITY
3100 Alvin Devona Blvd, Suite 150
Austin, Texas 78747
Tel: 512-441-8492
www.quiddity.com

APPLICANT:
DRENER GROUP, PC
200 Lee Barton Drive, SUITE 100
Austin, Texas 78704

SCALE: 1" = 200'
META-78007
FEBRUARY 16, 2024

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

DATE: _____ DAY OF _____, 20____

BY: _____

FELIX MAZ, CHAIRPERSON

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

DATE: _____ DAY OF _____, 20____

BY: _____

DR. CHRISTOPHER HARNEY
MAYOR OF THE CITY OF MANOR, TEXAS

META PLANNING + DESIGN