

EXHIBIT "G-1"
AMENDED AND REVISED MASTER PLAN
PUD VARIANCES

THE FOLLOWING ZONING VARIANCES SHALL APPLY TO PROPERTY LOCATED WITHIN THE PUD AND WITHIN THE CORPORATE LIMITS OF THE CITY.

1. APPROVED LAND USES

THE LAND USES SHOWN ON THE AMENDED AND REVISED MASTER PLAN SHALL BE PERMITTED. CHANGES TO THE LOCATION OF THE LAND USES SHOWN ON THE AMENDED AND REVISED 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 AMENDED AND REVISED MASTER PLAN BEING LOCATED ADJACENT TO PROPERTY OUTSIDE THE AMENDED AND REVISED 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 IN LOCATION OF LAND USES, THEN THE APPLICANT MAY APPEAL THAT DISAPPROVAL TO THE CITY COUNCIL. THE CITY COUNCIL WILL ACT ON THE APPEAL WITHIN 30 DAYS OF THE DATE THE APPEAL IS FILED WITH THE CITY SECRETARY.

Land Use	Acreage	Percentage of Total Acreage
COMMERCIAL (C-180.9 & C-2)	69.5	11.67
MULTI-FAMILY RESIDENTIAL (R-3)	15.7	2.64
MIXED USE (M)	10.4	1.75
OPEN SPACE (OS)	481.4	80.81
INSTITUTIONAL (I)	6.8	1.14
MAJOR ROADWAYS	11.9	1.99
TOTAL	595.7	100.0

2. MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS

LAND USE	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	MIN. LOT SIZE	MIN. LOT WIDTH	MAX. HEIGHT LIMIT
C-1 & C-2	25 FT.	7 FT.	15 FT.	7,500	60 FT.	65 FT.**
NB	25 FT.	7 FT.	15 FT.	7,500	60 FT.	60 FT.
R-3	25 FT.	5 FT.	15 FT.	7,000	50 FT.	50 FT.
OS***	25 FT.	10 FT.	15 FT.	25 FT.	60 FT.	30 FT.
I	25 FT.	15 FT.	15 FT.	7,500	60 FT.	35 FT.**

- * THIS HEIGHT LIMIT DOES NOT APPLY TO HOTELS. HOTELS MAY BE ERRECTED TO A HEIGHT NOT TO EXCEED 10 STORIES OR 150 FEET.
- ** THIS HEIGHT LIMIT DOES NOT APPLY TO WATER TOWERS.
- *** THE REQUIREMENTS FOR THE OS DISTRICT ARE SUBJECT TO THE FOLLOWING EXCEPTIONS:
 - (A) THE MINIMUM FRONT YARD, REAR YARD AND SIDE YARD SETBACKS FOR THE CLUBHOUSE FACILITY AND THE COMFORT STATION SHALL BE 0 FEET.
 - (B) THE MINIMUM FRONT YARD SETBACK FOR ANY STRUCTURE LOCATED WITHIN THAT PORTION OF THE OPEN SPACE BEING DEVELOPED AS A GOLF COURSE SHALL BE 5 FEET, UNLESS THE FRONT YARD ADJOINS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, IN WHICH CASE THE FRONT YARD SETBACK WILL BE 25 FEET FROM THE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.
 - (C) THE MINIMUM SIDE YARD SETBACK FOR ANY STRUCTURE LOCATED WITHIN THAT PORTION OF THE OPEN SPACE BEING DEVELOPED AS A GOLF COURSE SHALL BE 5 FEET, UNLESS THE SIDE YARD ADJOINS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, IN WHICH CASE THE SIDE YARD SETBACK WILL BE 25 FEET FROM THE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.
 - (D) THE MINIMUM STREET SIDE YARD SETBACK FOR ANY STRUCTURE LOCATED WITHIN THAT PORTION OF THE OPEN SPACE BEING DEVELOPED AS A GOLF COURSE SHALL BE 5 FEET.
 - (E) THE MINIMUM REAR YARD SETBACK FOR ANY STRUCTURE LOCATED WITHIN THAT PORTION OF THE OPEN SPACE BEING DEVELOPED AS A GOLF COURSE SHALL BE 5 FEET, UNLESS THE REAR YARD ADJOINS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, IN WHICH CASE THE REAR YARD SETBACK WILL BE 25 FEET FROM THE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

3. LOT COVERAGE

LAND USE	MAIN BUILDINGS	MAIN & ACCESSORY BUILDINGS
C-1 & C-2	15%	70%
NB	45%	55%
R-3	20%	50%
OS	50%	60%
I	50%	60%

4. PARKING
- (A) OFF-STREET PARKING AREAS FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVACY FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.
 - (B) THE SITE DEVELOPMENT PLAN FOR THE CLUBHOUSE FACILITY, INCLUDING CART BARN, MAY INCLUDE UP TO 205 PARKING SPACES.

5. LANDSCAPING
- (A) EXCEPT AS EXPRESSLY PROVIDED IN SUBSECTION (B), 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 MAKE IMPROVEMENTS IMPRACTICAL.

LAND USE	NET LOT AREA
C-1 & C-2	15%
NB	15%
R-3	20%
OS	20%
I	N/A

- (B) THE SITE DEVELOPMENT PLAN FOR THE CLUBHOUSE FACILITY, INCLUDING THE CART BARN AND PARKING, SHALL INCLUDE 65 TREES AND 135 SHRUBS.
- (C) LANDSCAPING PLACED WITHIN PUBLIC RIGHT-OF-WAYS SHALL NOT BE CREDITED TO THE MINIMUM LANDSCAPE REQUIREMENTS BY THIS SECTION UNLESS THE DEVELOPER AND THE CITY NEGOTIATE A LICENSE AGREEMENT BY WHICH THE DEVELOPER ASSUMES THE RESPONSIBILITY FOR THE MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL LANDSCAPING LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.

6. MAXIMUM DENSITY

LAND USE	MAXIMUM DENSITY
C-1 & C-2	1.8 TO 1 FAR
NB	1.0 TO 1 FAR
R-3	23 UNITS/ACRE
R-3 VILLAGE CLUSTER	10 UNITS/ACRE

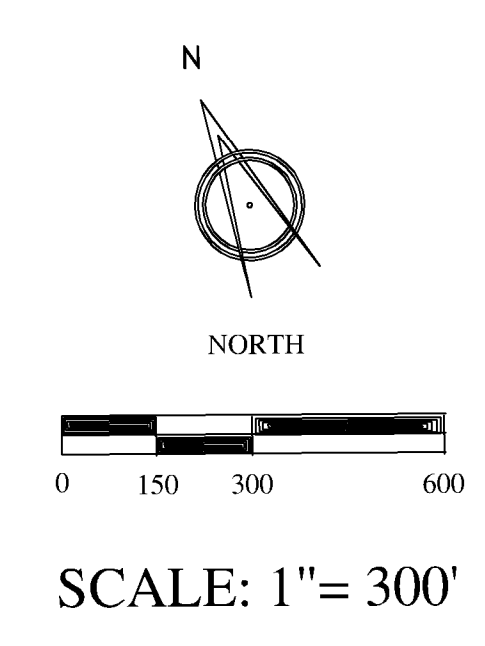
PHASE I (APPROVED)
 EAST OF WILBARGER CREEK
 AND SOUTH OF POWER EASEMENT

PHASE II
 EAST OF WILBARGER CREEK
 AND NORTH OF POWER EASEMENT

PHASE III
 WEST OF WILBARGER CREEK

Land Use	Acreage	Percentage of Total Acreage
COMMERCIAL (C-180.9 & C-2)	69.5	11.67
MULTI-FAMILY RESIDENTIAL	18.2	3.06
NEIGHBORHOOD BUSINESS	7.9	1.33
OPEN SPACE (OS)	481.4	80.81
INSTITUTIONAL	6.8	1.14
MAJOR ROADWAYS	11.9	1.99
TOTAL	595.7	100.0

PLANNED UNIT DEVELOPMENT A MENDED & REVISED MASTER PLAN



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

DATED THIS _____ DAY OF _____, 2023.

BY: _____

HONORABLE MAYOR DR. CHRISTOPHER HARVEY
 MAYOR OF THE CITY OF MANOR, TEXAS

ATTEST: _____

CITY SECRETARY

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

DATED THIS _____ DAY OF _____, 2023.

BY: _____

CHAIRPERSON