

## PUD DATA TABLES

#### APPROVED LAND USES

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



	ORIGINAL PUD			TOTAL	
LAND USE	ACREAGE	AMENDMENT 1	AMENDMENT 2	ACREAGE	PERCENTAGE OF TOTAL ACREAGE
SINGLE-FAMILY RESIDENTIAL (PUD SF-1)	234.0	0.0	57.0	291.0	53.05%
PUD MEDIUM DENSITY	46.6	0.0	0.0	46.6	8.49%
HIGHWAY COMMERCIAL (C-2)	19.8	9.4	0.0	29.2	5.32%
NEIGHBORHOOD BUSINESS (NB)	3.9	0.0	0.0	3.9	0.72%
HOA AMENITY	1.7	0.0	0.0	1.7	0.32%
CITY PARKLAND	25.9	0.0	1.5	27.4	5.00%
FLOODPLAIN OPEN SPACE	126.2	-9.4	9.4	126.2	23.01%
MAJOR ROADWAYS	19.7	0.0	2.8	22.5	4.09%
TOTAL	477.8	0.0	70.7	548.5	100%

#### MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS

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

\* FOR LOTS WITH PROPOSED 10-FOOT FRONT YARD SETBACKS, ALLEYS ARE TO BE PROVIDED ALONG WITH REQUIRED 20' REAR YARD SETBACK TO ACCOMMODATE FOR PARKING REQUIREMENTS. FOR LOTS WITH 10-FOOT REAR YARD SETBACKS, A 20' FRONT YARD SETBACK MUST BE PROVIDED TO ACCOMMODATE FOR PARKING REQUIREMENTS

#### LOT COVERAGE

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

#### 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.

#### LANDSCAPING

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

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

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY, OR DWELLING, SHALL BE A MINIMUM OF TWO (2) TWO-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM ALL SIDES OF THE STRUCTURE, TO THE FRONT, REAR, AND SIDE PROPERTY LINES. RESIDENTIAL STRUCTURES ON REVERSE FRONTAGE LOTS SHALL ALSO BE REQUIRED TO SCREEN THE REAR OF THE STRUCTURE FROM THE 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. LOT MIX FOR SF-1 PUD AREAS

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

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

## MAXIMUM DENSITY

LAND USE	MINIMUM DENSITY	MAXIMUM DENSITY
PUD SF-1	1200 SF (LIVING AREA)*	-
PUD MEDIUM DENSITY	1 UNIT/ACRE	9 UNITS PER ACRE
C-2 AND NB	0.2 FAR	1.8 FAR

40%

20%

Unlimited

Dwelling Unit Size	Minimum Front	
(conditioned	Façade	Maximum Unit
space)	Masonry	Percentage
1,000-1,199 sq. ft.	70%	20%
1,200-1,299 sq. ft.	60%	20%
1,300-1,399 sq. ft.	50%	20%

1,400-1,499 sq. ft.

|+1,500 sq. ft.

\*SEE MINIMUM MASONRY PERCENTAGE TABLE BELOW BASED ON DWELLING UNIT SIZE

## PARKLAND

<u>PARKLAND</u>	
LAND USE	AREA (AC)
TOTAL AREA OF DEVELOPMENT	548.5
REQUIRED PARKLAND (5% OF TOTAL AREA)	27.4
PROPOSED PARKLAND OUTSIDE FLOODPLAIN	27.4
*EXCESS OF REQUIRED PARKLAND	0.0

## 9. TRAFFIC

CITY OF MANOR, TEXAS.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_

MAYOR OF THE CITY OF MANOR, TEXAS

HONORABLE MAYOR DR. CHRISTOPHER HARVEY

1\2

ESTIMATED LAND USE TABLE FOR PRELIMINARY TRAFFIC IMPACT

Land Use Type	Square Feet or Units	% of Category	FAR
PUD SF-1	995-1,255	100%	ï
Restaurant (Commercial)	20,735	10%	0.2
Retail (Commercial)	233,264	90%	0.25
PUD MEDIUM DENSITY	340-400	100%	-
CITY DA DILI AND	NI /A	1000/	

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

#### 10. WET UTILITIES

ESTIMATED LUE'S FOR PRELIMINARY ANALYSIS

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SITE SUMMARY 548.5 ACRES							
LAND USE ACRES NO. LOTS LUE'S							
PUD SF-1	291.0	995-1,255	995-1,255				
PUD MEDIUM DENSITY	46.6	340-400	238-280*				
C-2 AND NB	33.1	N/A	250 **				
HOA AMENITY	1.7		5				
CITY PARKLAND	27.4	•	6 ***				
OPEN SPACE FLOODPLAIN	126.2	-	1				
MAJOR ROADWAYS	22.5	-	-				
DTALS 548.5 1494-1796							

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

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

### PERMITTED NEIGHBORHOOD BUSINESS (NB)

Amusement (indoor) C Antique Shop P Art Gallery P Art Workshop P Business Support Services P Child Care Center P Club or Lounge P Community Garden C Communication services or facilities P Consumer Repair Services P Event Center C Financial Services C Florist C Food Preparation C Food Sales C Funeral Services C General Retail (convenience) P General Retail (General) P Government Facilities P Hospital Services P Laundry Services (self) P Liquor Sales C Medical Clinic P Offices, government P Offices, medical P Offices, professional P Personal Improvement Services P Personal Services P Pet Store P Printing and Publishing C Product development services (general) P Religious Assembly P Restaurant P Research services (general) P School, boarding P School, college or university P School, private or parochial P School, public P Veterinary Services, small C Wireless transmission facilities, attached C

Wireless transmission facilities, stealth C

PERMITTED MEDIUM COMMERCIAL (C2) Adult Day Care P Alcoholic Beverage Establishment P Amusement (Indoor) C Amusement (Outdoor) C Antique Shop P Art Studio or Gallery P Automobile Repair (major) C Automobile Repair (minor) C Automobile Washing C Brewery, micro P Brewpub P Business Support Services P Child Care Center P Club or Lodge P Commercial Off-Street Parking C Communication Services or Facilities P Construction and Equipment Sales (minor) P Consumer Repair Services P Distillery, micro P Event Center P Financial Services C Florist C Food Court Establishment C/S Food Preparation C Food Sales C **Funeral Services C** Garden Center C Gasoline Station (full service) C/S Gasoline Station (limited) C/S

General Retail Sales (convenience) P General Retail Sales (general) P Governmental Facilities P Hotel C Kennel C Liquor Sales P Mini-storage Warehouse C \*See note 25 Offices, Government P

Offices, Showroom P Off-site Accessory Parking P Personal Improvement Services P Personal Services P Pet Store C Printing and Publishing C Religious Assembly P Restaurant P Restaurant--Drive-in or Drive-through C

School, boarding P School, business or trade P School, college or university P School, private or parochial P School, public P Smoke shop or tobacco store P Theatre P Utility Services, minor P Veterinary Services, large C

Wireless Transmission Facility, attached C Wireless Transmission Facility, stealth C

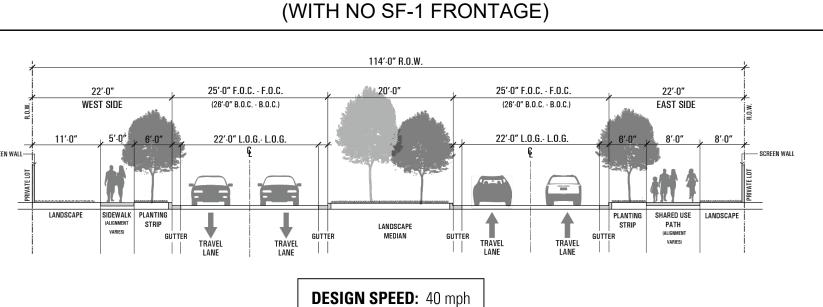
Veterinary Services, small C

64'-0" R.O.W.

38'-0" F.O.C. - F.O.C. 15'-0" (39'-0" B.O.C. - B.O.C.) 5'.0" 4'.0" 7'.0" 8'.0" 8′-0″ 7′-0″ 8'-0" 11'-0" 11'-0" SCREEN WALL SHARED USE PATH (ALIGNMENT VARIES)

## PRIMARY COLLECTOR

**DESIGN SPEED:** 30 mph



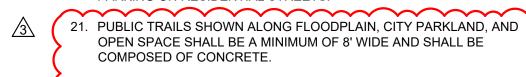
## MAD 4

1 DI	ESIGN	N		
		DESCRIPTION	DATE	BY
	$\triangle$	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/30/23	SFS
	2	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT ADDED TWO NAGLE ESTATES LOTS (TOTAL OF 70.7 AC SF-1, OPEN SPACE, PARKLAND, MAJOR ROADWAY)	10/15/24	SFS
	<u> </u>	UPDATE MAXIMUM DENSITIES TABLE TO INCORPORATE UPDATED MINIMUM MASONRY REQUIREMENTS BASED ON DWELLING UNIT SIZE; UPDATED NOTES 21 & 22.	12/01/25	SFS

### **PUD NOTES**

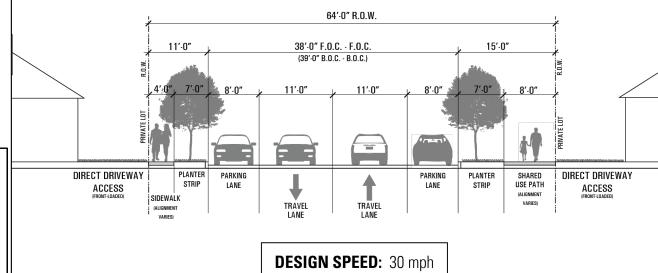
STREET.

- 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 SUBMITTED 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, WILL BE SUBMITTED WITH FOR REVIEW WITH THE CONSTRUCTION PLANS, ON A PER PHASE BASIS.
- 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 LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, LOT COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
- 6. LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE
- 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. THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,250 SQUARE FEET WITHIN PUD-SF-1, AND 3300 SQUARE FEET WITHIN PUD-MEDIUM DENSITY
- 10. LOT FRONTAGE WIDTHS OF PUD SF-1 SHALL BE AS FOLLOWS: 10.1. ALL LOTS EXCEPT THOSE IN CUL-DE-SACS OR ALONG A CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 50
- LOTS ALONG CUL-DE-SACS AND CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 30 FEET AT THE RIGHT OF WAY, AND 50' WIDE FRONTAGE MEASURED AT THE PROPERTY SETBACK LINE.
- 11. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.
- 12. SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SET BACK OF TEN (10) FEET FOR EACH LOT.
- 13. OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE COMMERCIAL TRACTS HAVE BEEN CONTEMPLATED AND WILL MEET CITY OF MANOR'S PARKING CALCULATION TABLES REQUIREMENTS.
- 14. EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE SUITABLE FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS.
- 15. LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BUFFERS TO SHIELD LIGHTS, NOISE, MOVEMENT OR ACTIVITIES FROM ADJACENT PROPERTIES.
- 16. NO DUPLEXES ARE ALLOWED IN THIS PUD.
- 17. THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
- 18. MINIMUM ON-SITE PARKING REQUIREMENTS FOR PUD MEDIUM DENSITIES SHALL BE TWO SPACES FOR EACH LIVING UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 10% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEM SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
- 19. ALL RESIDENTIAL HOMES WITHIN THIS PUD WILL FOLLOW THE DESIGN STANDARDS THAT ARE AGREED UPON BETWEEN THE DEVELOPER AND CITY OF MANOR.
- 20. THERE WILL BE A (4) FOUR HOUR MAXIMUM TIME LIMIT FOR THE PARKING ON RESIDENTIAL STREETS.

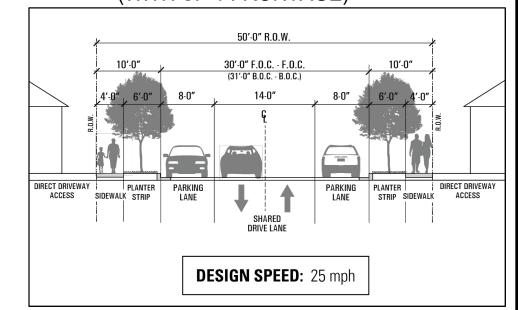


- 22. THE MINIMUM FRONT FACADE MASONRY IS 30%, MASONRY MUST BE STONE, BRICK, OR STUCCO. SEE TABLE ON MASONRY MINIMUM REQUIREMENTS.
- 23. HOUSE PLANS SUBMITTED TO THE CITY SHALL BE STAMPED OR INDICATED BY LETTER OF TRANSMITTAL (OR SIMILAR LANGUAGE) THAT THE ARCHITECTURAL REVIEW COMMITTEE (ARC) HAS REVIEWED AND APPROVED THE HOUSE PLANS AS COMPLYING WITH THE PUD ARCHITECTURAL DESIGN REQUIREMENTS FOR CITY REVIEW.
- 24. LOTS UNDER THE PUD MEDIUM DENSITY CATEGORY SHALL BE ALLEY LOADED WHEN THE PROPOSED FRONT YARD SETBACK IS 10 FEET.
- 25. THE MINI-STORAGE WAREHOUSE IS PERMITTED WITH ALL CONDITIONS ESTABLISHED IN UDC 14.02.018 FOR THE USE. ADDITIONALLY, NO PORTION OF THE MINI-STORAGE WAREHOUSE USE SHALL BE LOCATED WITHIN 500-FEET OF U.S. HIGHWAY 290.
  - 26. 20% OF THE HOMES LOCATED IN SECTIONS 2-1A AND 2-1B OF PHASE 2 OF THE PROJECT MAY INCLUDE THE "DOUBLE HEIGHT GARAGE PLAN", AS SUCH PLAN IS GENERALLY ILLUSTRATED ON SHEET 4 OF THIS PUD. SECTIONS 4, 5, 7 & 8. LOT COUNT TOTALS FOR DETERMINING THE BE DETERMINED FROM THE TOTAL NUMBER OF SINGLE-FAMILY

27. MASONRY AND DWELLING UNIT SIZE TABLE IS ONLY APPLICABLE TO MAXIMUM NUMBER OF EACH DWELLING UNIT SIZE CATEGORY SHALL RESIDENTIAL LOTS IN EACH SECTION



#### PRIMARY COLLECTOR (WITH SF-1 FRONTAGE)



STANDARD RESIDENTIAL

# **ROADWAY SECTION**

# MANOR HEIGHTS

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE

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 OF COUNCIL

SCREEN WALL — Or fence

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