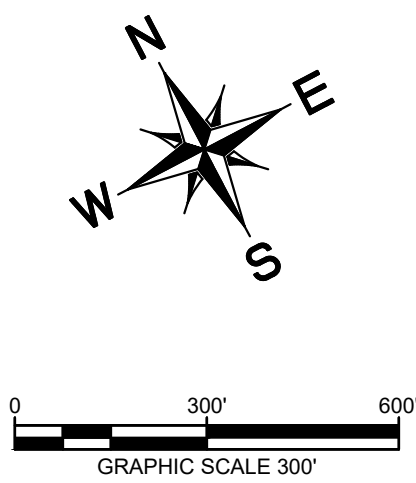











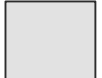
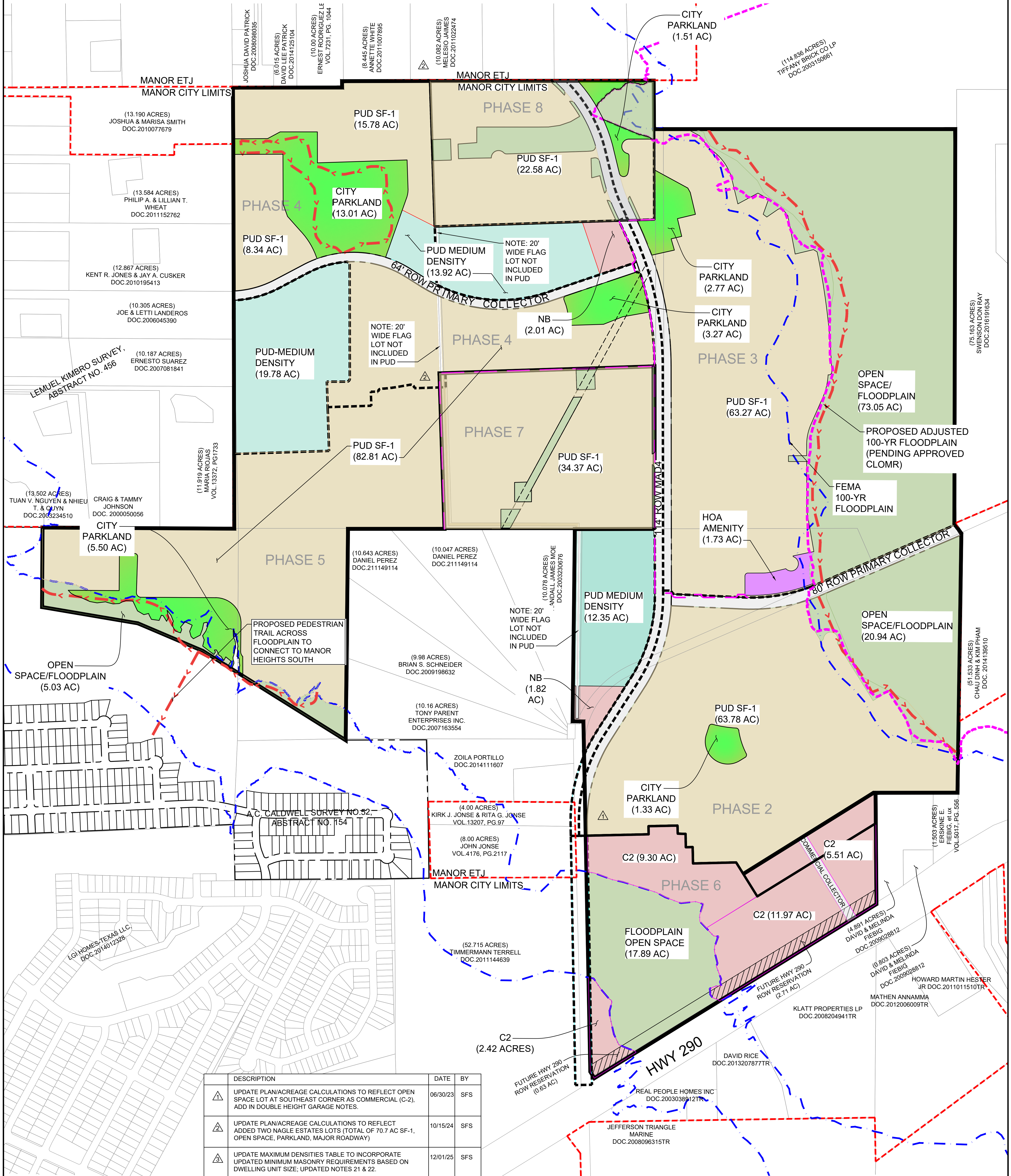
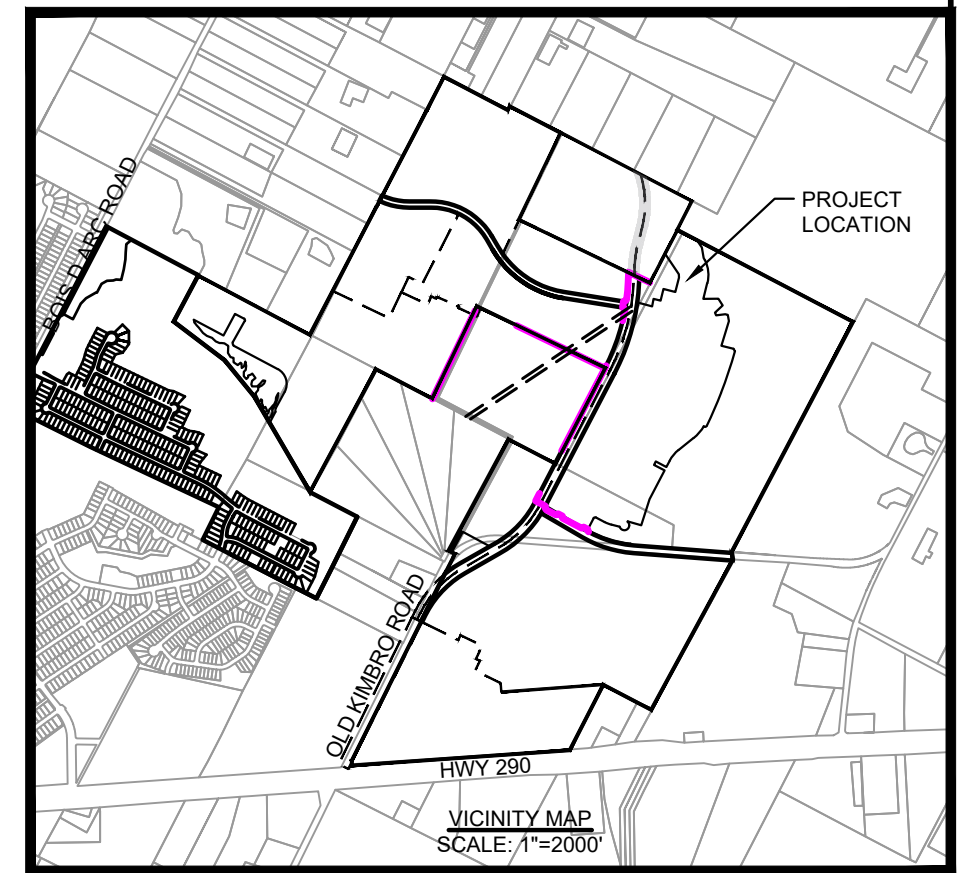





LEGEND



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

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



	DESCRIPTION	DATE	BY
	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
	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
	UPDATE MAXIMUM DENSITIES TABLE TO INCORPORATE UPDATED MINIMUM MASONRY REQUIREMENTS BASED ON DWELLING UNIT SIZE; UPDATED NOTES 21 & 22.	12/01/25	SFS

MANOR HEIGHTS

FINAL SITE PLAN

Kimley»»Horn

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TEXAS REGISTERED ENGINEERING FIRM F-928



1

PUD DATA TABLES

1. APPROVED LAND USES

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

LAND USE	ORIGINAL PUD ACREAGE	AMENDMENT 1	AMENDMENT 2	TOTAL 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%

2. MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
PUD SF-1	20	5	15	10	6,250	50	35
PUD MEDIUM DENSITY	*10 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

3. LOT COVERAGE

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

4. PARKING

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

5. LANDSCAPING

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

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

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

7. 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

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

Dwelling Unit Size (conditioned space)	Minimum Front Facade Masonry	Maximum Unit 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.	40%	20%
+1,500 sq. ft.	30%	Unlimited

8. PARKLAND

PARKLAND	
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

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%	-
Restaurant (Commercial)	20,735	10%	0.2
Retail (Commercial)	233,264	90%	0.25
PUD MEDIUM DENSITY	340-400	100%	-
CITY PARKLAND	N/A	100%	-

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

10. WET UTILITIES

ESTIMATED LUE'S FOR PRELIMINARY ANALYSIS

SITE SUMMARY 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	-	-
MAJOR ROADWAYS	22.5	-	-
TOTALS	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)

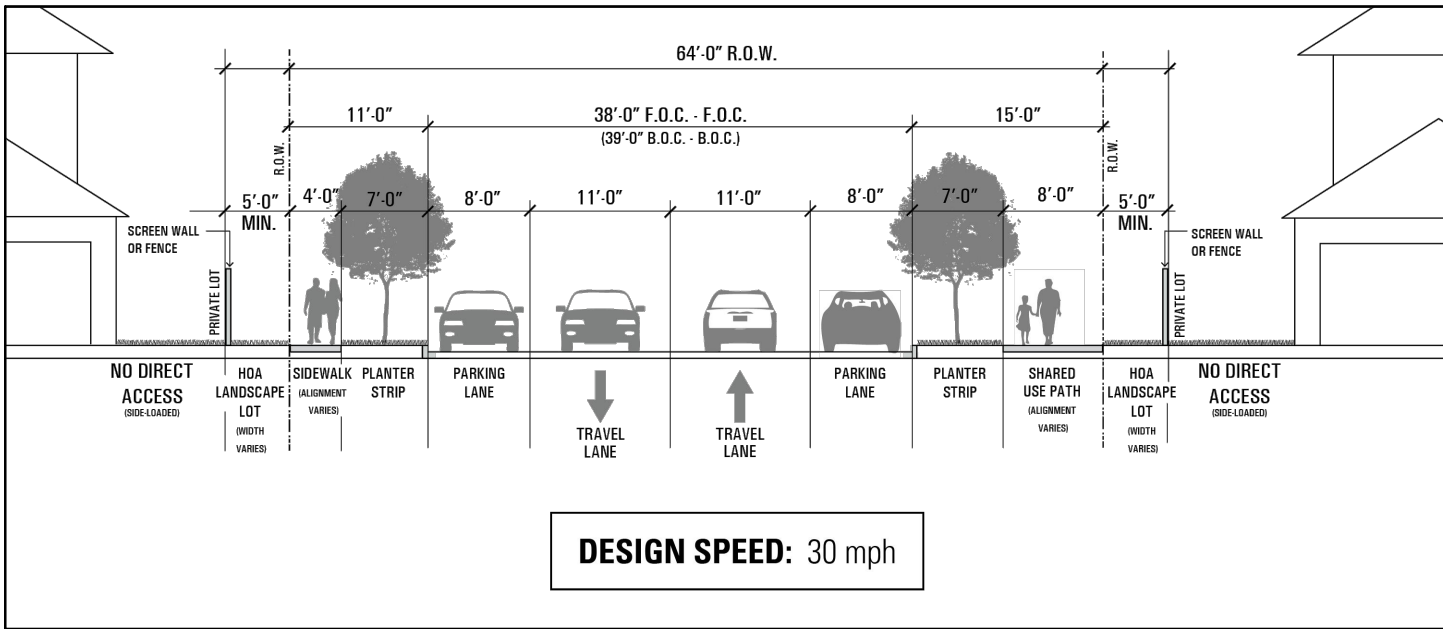
NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY ANALYSIS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN.

PERMITTED NEIGHBORHOOD BUSINESS (NB)

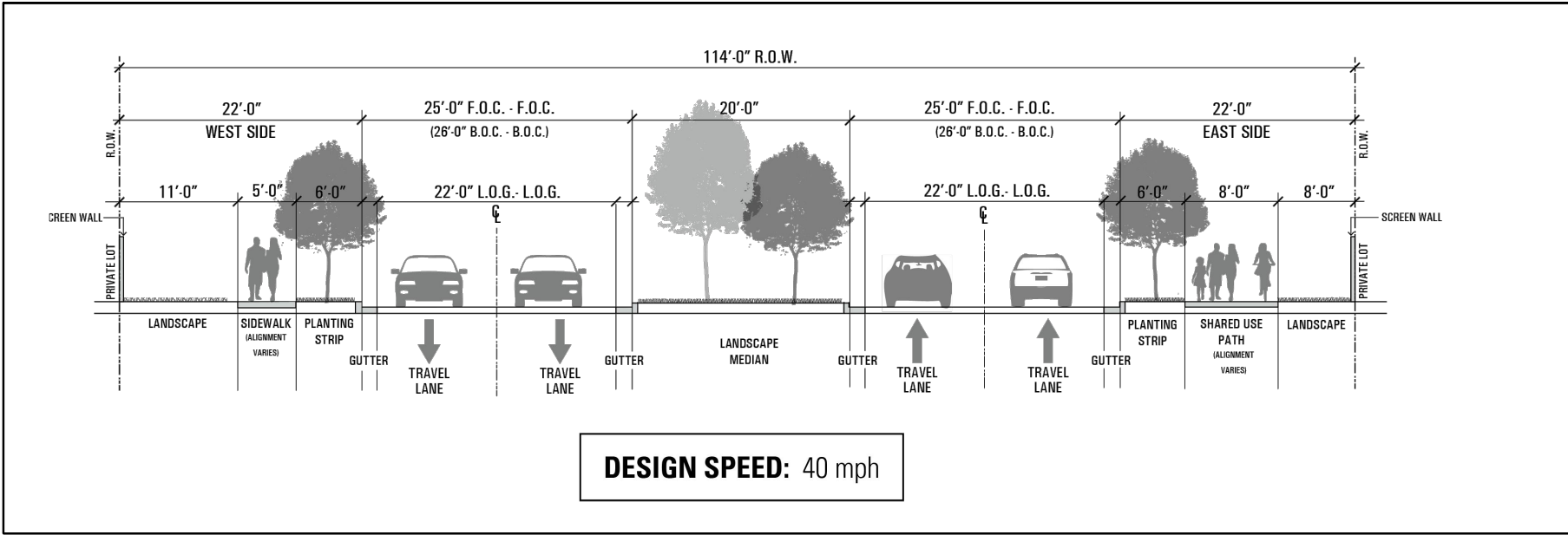
Amusement (indoor) C
Antique Shop P
Art Gallery P
Art Workshop P
Business Support Services P
Child Care Center P
Club or Lounge P
Community Garden C
Communication services or facilities P
Consumer Repair Services P
Event Center C
Financial Services C
Florist C
Food Preparation C
Food Sales C
Funeral Services C
General Retail (convenience) P
General Retail (General) P
Government Facilities P
Hospital Services P
Hotel C
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, business or trade 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)

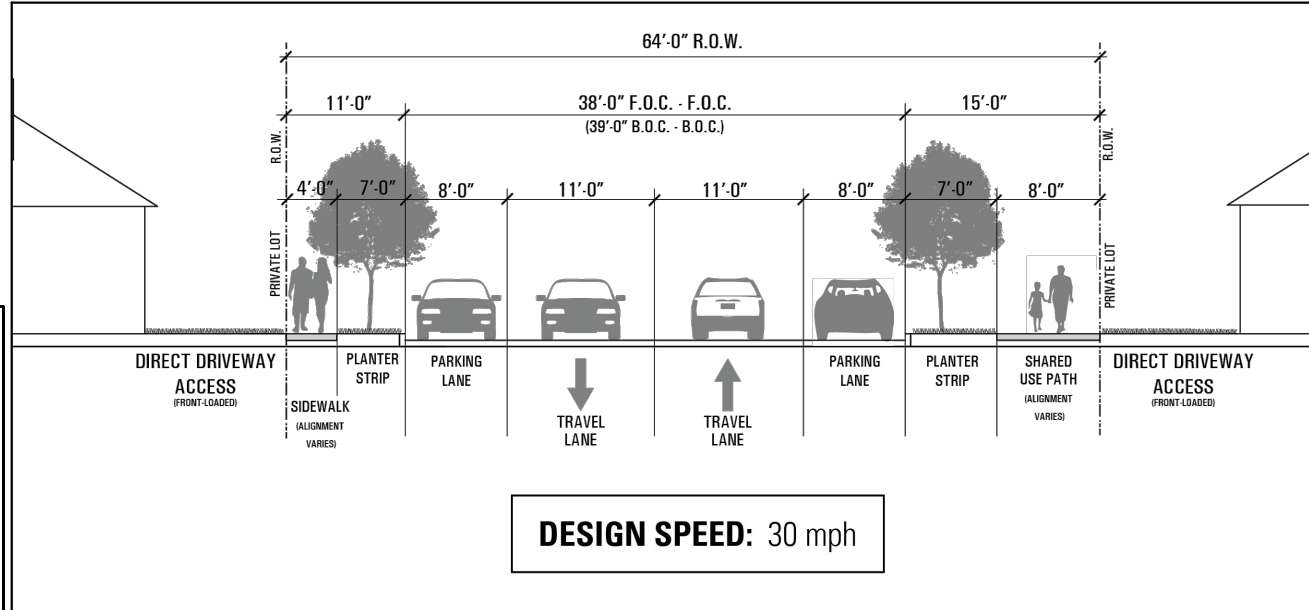
Adult Day Care P
Alcoholic Beverage Establishment P
Amusement (Indoor) C
Amusement (Outdoor) C
Antique Shop P
Art Studio or Gallery P
Automobile Repair (major) C
Automobile Repair (minor) C
Automobile Washing C
Brewery, micro P
Brewpub P
Business Support Services P
Child Care Center P
Club or Lodge P
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
Veterinary Services, small C
Wireless Transmission Facility, attached C
Wireless Transmission Facility, stealth C



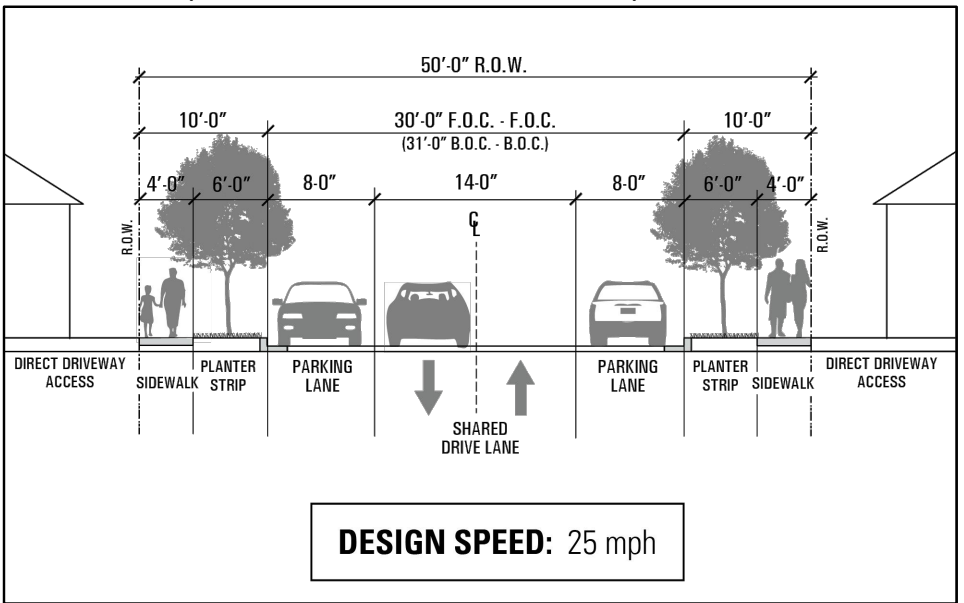
PRIMARY COLLECTOR (WITH NO SF-1 FRONTAGE)



MAD 4 DESIGN



PRIMARY COLLECTOR (WITH SF-1 FRONTAGE)



STANDARD RESIDENTIAL ROADWAY SECTION

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.
DATED THIS ____ DAY OF _____, 20__
BY:
HONORABLE MAYOR DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

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

	DESCRIPTION	DATE	BY
⚠	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
⚠	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
⚠	UPDATE MAXIMUM DENSITIES TABLE TO INCORPORATE UPDATED MINIMUM MASONRY REQUIREMENTS BASED ON DWELLING UNIT SIZE; UPDATED NOTES 21 & 22.	12/01/25	SFS

MANOR HEIGHTS

PUD GUIDELINES & NOTES

Kimley»Horn
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T B G