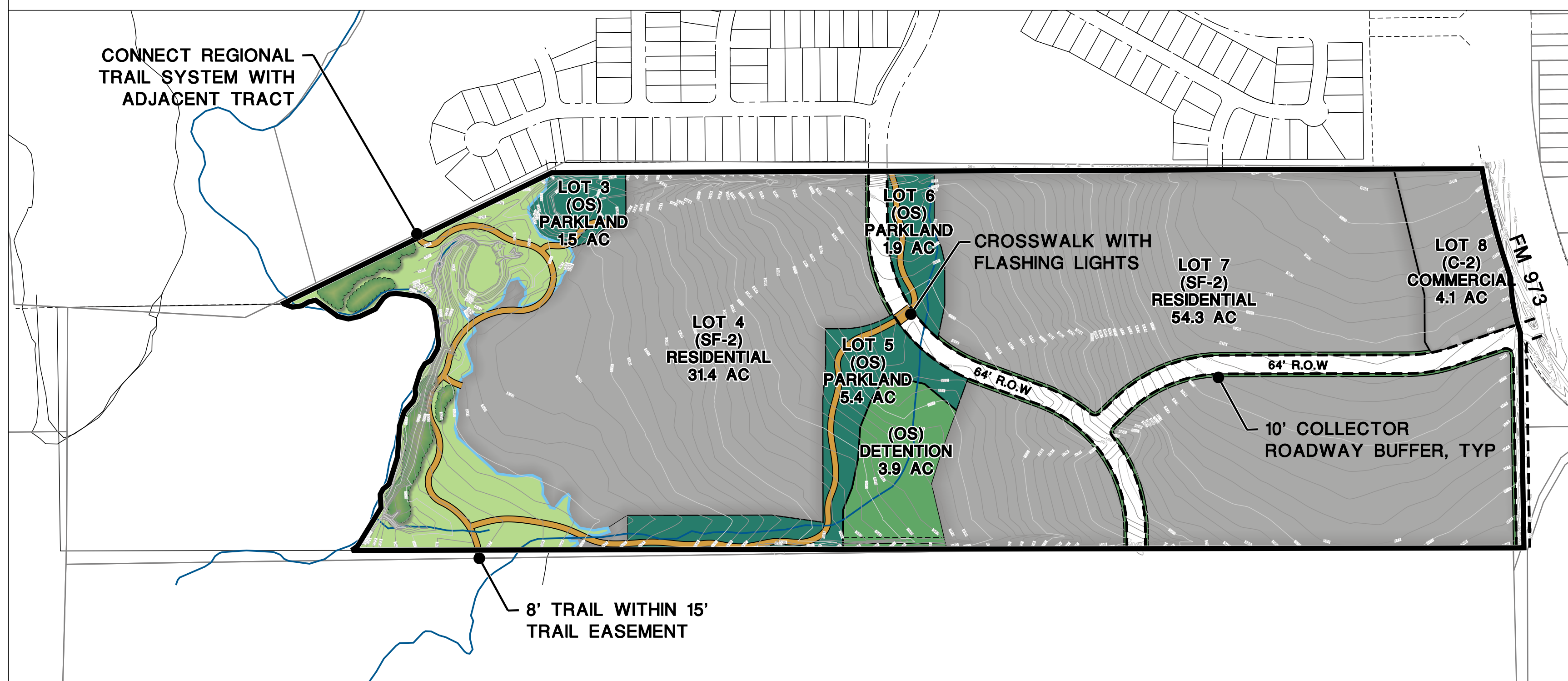
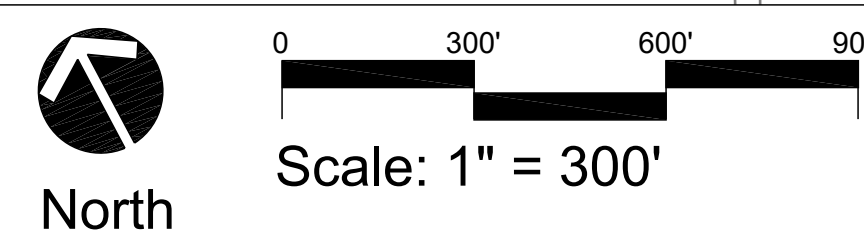


| LAND USE                            | ACREAGE            | LOTS     | DENSITY          |
|-------------------------------------|--------------------|----------|------------------|
| (SF-2) RESIDENTIAL                  | 86.0 ACRES         | 325 LOTS | 3.7 DU/AC        |
| (C-2) MEDIUM COMMERCIAL             | 4.1 ACRES          | 1 LOTS   |                  |
| (OS) FLOODPLAIN (RETAINED BY OWNER) | 10.9 ACRES         | 1 LOTS   |                  |
| (OS) PARKLAND                       | 8.8 ACRES          | 3 LOTS   |                  |
| (OS) DETENTION                      | 3.9 ACRES          | 1 LOTS   |                  |
| <b>TOTAL</b>                        | <b>113.4 ACRES</b> |          | <b>2.9 DU/AC</b> |

| LEGEND                |
|-----------------------|
| PLAN BOUNDARY         |
| PROPOSED RIGHT-OF-WAY |
| CITY LIMITS           |
| 8' TRAILS             |

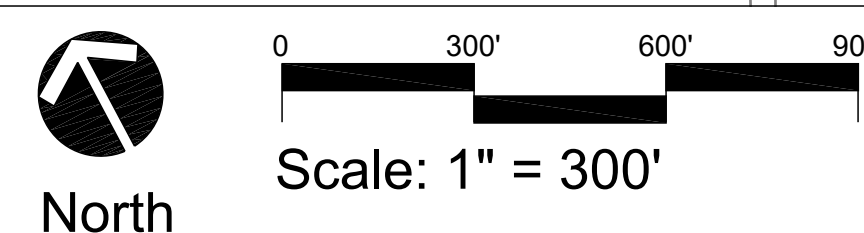


**PARK PLAN**  
**PARK LAND DEDICATION:**

|                            |                         |                         |
|----------------------------|-------------------------|-------------------------|
| <u>325</u>                 | <u>4.9</u>              | <u>8.8</u>              |
| (number of dwelling units) | (required park acreage) | (proposed park acreage) |

$\frac{325}{66 \times 1} = 4.9$

8' CONCRETE TRAILS 4,733 L.F.



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

**A. Purpose and Intent**

1. The Okra Tract Planned Unit Development (PUD) is comprised of approximately 136.3 acres. The development of this Property is a combination of light commercial along FM 973 at the Eastern edge of the Property and a single-family detached residential community on the remainder of the Property.

**B. Applicability and Base Zoning**

1. All aspects regarding the development of this PUD shall comply with the City of Manor Code of Ordinances, except as established in this exhibit, titled Final PUD Site Plan.

2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Manor Code of Ordinances:

SF-2 (Single-Family Standard)  
C-2 (Medium Commercial)

**C. Conceptual Site Layout and Land Use Plan**

1. The Land Use Plan has been attached to this PUD to illustrate the design intent for the Property. The Final PUD Site Plan is intended to serve as a guide to illustrate the general community vision and design concept and is not intended to serve as a final document.

**D. Allowable/Prohibited Uses**

- The allowable residential use shall be detached single-family dwellings on individually platted lots. The maximum residential lot count shall be three hundred and twenty five (325). Commercial uses shall be consistent with allowable C-2 (Medium Commercial) land uses as defined in Division 3, Section 14.02.017 of City of Manor Code of Ordinances except as modified herein.
- The following uses shall be prohibited within the C-2 area of the PUD:
  - Amusement (outdoor)
  - Automobile Repair (minor)
  - Automobile Repair (major)
  - Commercial Off-Street Parking
  - Contractor's Shop
  - Financial Services (alternative)
  - Funeral Services
  - Kennel
  - Laundry Services
  - Mini-Storage Warehouse
  - Off-Site Accessory Parking
  - Pawnshop
  - Recreational Vehicle Sales and Rental
  - Truck and Trailer Sales and Rental
  - Veterinary Service, Large

**E. Residential Development Standards**

- To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:
  - A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
  - A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.
- The Okra Tract residential development will comply with the Development Standards set forth below:

**RESIDENTIAL USES**

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)  
Lot Width: (minimum)50 ft.  
Front Setback: (minimum)25 ft.  
Side Setback: (minimum)5 ft.  
Street Side Setback: (minimum)15 ft.  
Rear Setback to residential:(minimum)10 ft.  
Rear Setback to commercial: 15 ft.  
Minimum dwelling unit size: 1,700 sq. ft.  
Maximum building coverage: 50%  
Maximum building coverage plus accessory structures: 60%
- Standards not listed follow code, as amended

**F. Commercial Development Standards**

1. The Okra Tract commercial development shall comply with the C-2 (Medium Commercial) development standards set forth in the City of Manor Code of Ordinances, as amended.

**G. Drainage Dedication and Facilities**

1. Residential drainage facilities shall utilize earthen berms and be designed with a curvilinear shape where possible. If concrete retaining walls are required in the design of detention facilities, such areas shall be limited to not more than forty percent (40%) of the perimeter of the pond.

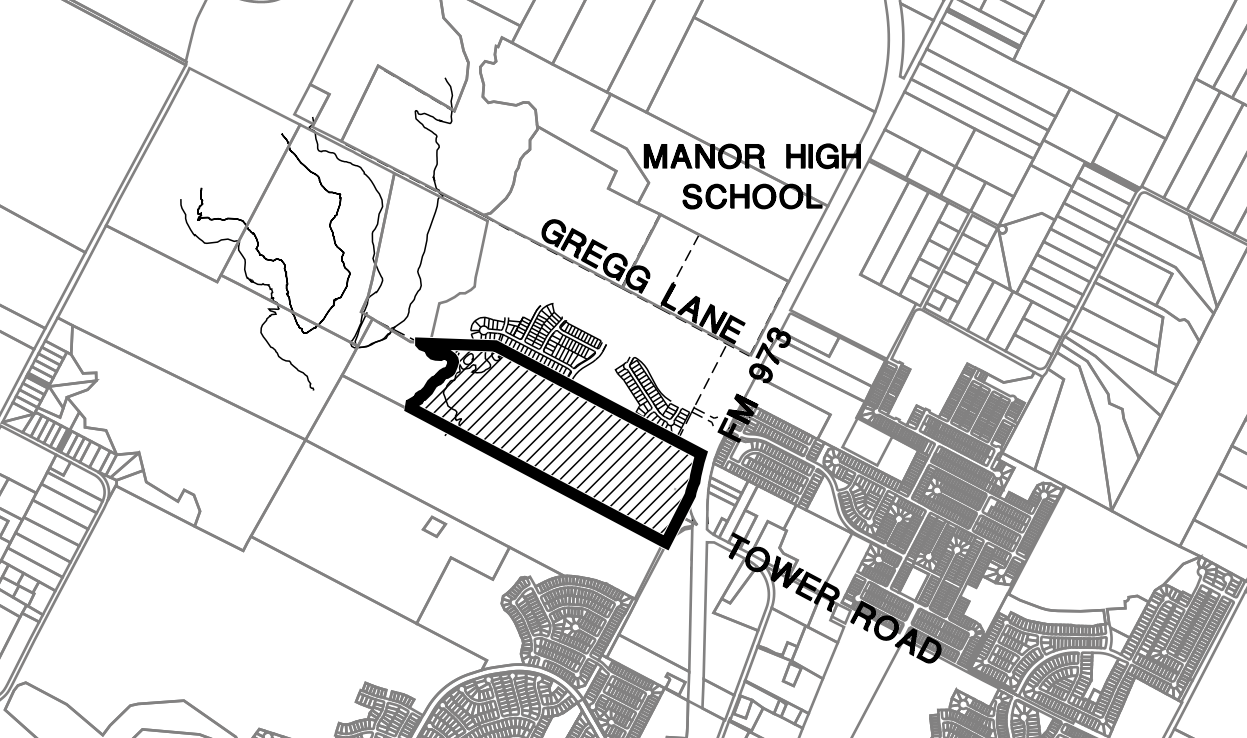
**H. Parkland and Open Space**

- This Final PUD Site Plan provides approximately 8.8 acres of park and open space with the dedication of three (3) tracts of land as illustrated on the Parks Plan on this sheet. The parks and open space will include detention facilities for the project, tree preservation areas, trail corridor easement and active programmed parkland.
- An eight-foot (8') concrete trail located within a fifteen-foot (15') public trail easement shall provide pedestrian/bike access along the owner retained floodplain connecting from the north property boundary to the south property boundary, as depicted on Park Plan. Trees shall be planted parallel to the concrete trail at a spacing of one (1) tree for every forty (40) linear feet. Trees shall be a minimum of three (3) inch caliper and selected from the Type A/B tree list of the City of Manor Code of Ordinances.
- Parkland amenities located within the Okra Tract PUD shall include a minimum of the following recreational elements: playground, parking area, dog park, picnic areas, picnic pavilion and open lawn/gaming area.
  - Age 5-12 playground
  - Age 2-5 playground
  - Parking area with a minimum of 20 parking spaces
  - Minimum 10,000 square foot dog park
  - Minimum 20 foot by 30 foot picnic pavilion
  - Basketball court
- The proposed parkland and public regional trail shall be dedicated to the City of Manor and privately maintained by the Okra Tract Homeowner's Association.

**I. Landscaping**

- Unloaded Collector Landscape Buffer.
  - 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 caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.
  - Subdivision wall fence standard for fence walls along the unloaded collector roadways, a minimum (6) foot masonry walls with masonry columns a minimum of (200) foot apart.
- Storm Water Detention
  - Storm water detention facilities, if required shall be screened according to the requirements outlined in the City of Manor Code of Ordinances, Section 15.03.021 (f).
- All landscape buffers and walls shall be privately maintained by the Okra Tract Homeowners Association.

VICINITY MAP  
Scale: 1" = 1/2 Mile



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**OKRA TRACT  
PRELIMINARY PUD SITE PLAN  
MANOR, TEXAS**

Issue Date: 2/10/2023

|                  |           |
|------------------|-----------|
| Issued:          | 2/10/2023 |
| 1. PUD Submittal |           |
| 2.               |           |
| 3.               |           |
| 4.               |           |
| 5.               |           |
| Revisions:       |           |
| 1. 3/29/2023     |           |
| 2.               |           |
| 3.               |           |
| 4.               |           |
| 5.               |           |

Drawn By: TW  
Reviewed By: MB

Project No.  
220013 - BBGR

SHEET 1 of 1

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