

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING
ORDINANCE NOS 534, 721, AND 790 TO MODIFY THE PLANNED UNIT
DEVELOPMENT PUD GUIDELINES AND NOTES FOR THE MANOR
HEIGHTS 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 in Exhibit “A” attached hereto and incorporated herein as if fully set forth (the “Property”) has requested that the Property be rezoned from zoning district Planned Unit Development (PUD) to zoning district Planned Unit Development (PUD);

Whereas, Ordinance No. 534 was adopted by the City of Manor, Texas City Council (the “City Council”) on November 14, 2018;

Whereas, Ordinance No. 721, being the first amendment to the Manor Heights Planned Unit Development was adopted by the City Council on October 2nd, 2023;

Whereas, Ordinance No. 790, being the second amendment to the Manor Heights Planned Unit Development was adopted by the City Council on June 18th, 2025;

Whereas, the owner of the Property is requesting to amend Ordinance Nos. 534, 721, and 790 in order to modify the Planned Unit Development PUD Guidelines and Notes for the Manor Heights Subdivision 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 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 Ordinances. Ordinance Nos. 534, 721, and 790 are hereby modified and amended by deleting the PUD Guidelines and Notes from Exhibit “B” only, and replacing with a new PUD Guidelines and Notes, which is attached hereto and incorporated herein as if fully set forth. All other modifications previously made to Exhibit “B” remain in full force and effect.

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 severable.

Section 4. Amendment of Conflicting Ordinances. Exhibit “B” of the City’s Ordinance Nos. 534, 721, and 790 are hereby amended as provided in this Ordinance. All ordinances and parts of ordinances in conflict with this ordinance are amended to the extent of such conflict. 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 ____ day of December 2025.

PASSED AND APPROVED SECOND AND FINAL READING on this the ____ day of January 2026.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

EXHIBIT “A”

Property Legal Description:

90.089 acres out of the A.C. Caldwell Survey, Abstract Number 154, Travis County, Texas and being the tracts of land conveyed to RHOF, LLC, a Texas Limited Liability Company, per deed recorded as document No .2017194263 of the official public records of Travis County, Texas.

44.0347 acres of land located in the A.C. Caldwell Survey, Abstract Number 154, Travis County, Texas and being a portion of that certain called 180.83 acres of land conveyed to Alma Juanita Meier, as described in Volume 11376, Page 676, Official Public Records of Travis County, Texas.

267.972 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456 AND THEA.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING THE SAME 267.972ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

(35.626 AC) LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO . 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY • EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME 35.626 ACRES CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Westernmost 20 feet of LOT 3, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

Lots 1 and 3, J.F. NAGLE ESTATES, an Addition in Travis County, Texas, according to the Map or Plat recorded in Clerk's File No. 199900207, Official Public Records of Travis County, Texas.

3.469 acres of land located in the Lemuel Kimbro Survey, Abstract Number 456, Travis County, Texas and being a portion of that certain tract of land conveyed to Sky Village Kimbro Estates, LLC, as recorded in 2017157471 of the official Records of Travis County, Texas.

157 .9603 acres out of the A.C. Caldwell survey No.52, Abstract 154 and the Lemuel Kimbro Survey No.64, Abstract 456, and being the tracts of land conveyed to Kimbro Road Estates, LP per deed recorded as document No.201780865 of the official public records of Travis County, Texas.

EXHIBIT “B”

Planned Unit Development PUD Guidelines and Notes
[attached]

PUD DATA TABLES

1. LAND USE SHOWN ON THE PLAN SHALL BE PERMITTED: CHANGES TO THE LOCATION OF THE LAND USE SHOWN ON THE PLAN SHALL BE CHARGED TO THE PLANNING AND ZONING COMMISSION (P&Z).

2. THE PROPOSED LAND USES ARE CONSIDERED TO BE THE FOLLOWING TABLE OR AS THE CHANGE IN LOCATION OF LAND USES DOES NOT RESULT IN A HIGHER DENSITY 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 OF APPLICATION IS FILED WITH THE CITY SECRETARY. IF THE PLANNING AND ZONING COMMISSION DISAPPROVES AN APPLICATION FOR A CHANGE OF LAND USE, 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	MINIMUM PUD DENSITY	MINIMUM PUD DENSITY	MINIMUM PUD DENSITY	MINIMUM PUD DENSITY	MINIMUM PUD DENSITY	MINIMUM PUD DENSITY
RESIDENTIAL SINGLE-FAMILY	10.0	10.0	10.0	10.0	10.0	10.0
RESIDENTIAL TWO-FAMILY	15.0	15.0	15.0	15.0	15.0	15.0
RESIDENTIAL THREE-FAMILY	20.0	20.0	20.0	20.0	20.0	20.0
RESIDENTIAL FOUR-FAMILY	25.0	25.0	25.0	25.0	25.0	25.0
RESIDENTIAL FIVE-FAMILY	30.0	30.0	30.0	30.0	30.0	30.0
RESIDENTIAL SIX-FAMILY	35.0	35.0	35.0	35.0	35.0	35.0
RESIDENTIAL SEVEN-FAMILY	40.0	40.0	40.0	40.0	40.0	40.0
RESIDENTIAL EIGHT-FAMILY	45.0	45.0	45.0	45.0	45.0	45.0
RESIDENTIAL NINE-FAMILY	50.0	50.0	50.0	50.0	50.0	50.0
RESIDENTIAL TEN-FAMILY	55.0	55.0	55.0	55.0	55.0	55.0
RESIDENTIAL ELEVEN-FAMILY	60.0	60.0	60.0	60.0	60.0	60.0
RESIDENTIAL TWELVE-FAMILY	65.0	65.0	65.0	65.0	65.0	65.0
RESIDENTIAL THIRTEEN-FAMILY	70.0	70.0	70.0	70.0	70.0	70.0
RESIDENTIAL FOURTEEN-FAMILY	75.0	75.0	75.0	75.0	75.0	75.0
RESIDENTIAL FIFTEEN-FAMILY	80.0	80.0	80.0	80.0	80.0	80.0
RESIDENTIAL SIXTEEN-FAMILY	85.0	85.0	85.0	85.0	85.0	85.0
RESIDENTIAL SEVENTEEN-FAMILY	90.0	90.0	90.0	90.0	90.0	90.0
RESIDENTIAL EIGHTEEN-FAMILY	95.0	95.0	95.0	95.0	95.0	95.0
RESIDENTIAL NINETEEN-FAMILY	100.0	100.0	100.0	100.0	100.0	100.0
RESIDENTIAL TWENTY-FAMILY	105.0	105.0	105.0	105.0	105.0	105.0
RESIDENTIAL TWENTY-ONE-FAMILY	110.0	110.0	110.0	110.0	110.0	110.0
RESIDENTIAL TWENTY-TWO-FAMILY	115.0	115.0	115.0	115.0	115.0	115.0
RESIDENTIAL TWENTY-THREE-FAMILY	120.0	120.0	120.0	120.0	120.0	120.0
RESIDENTIAL TWENTY-FOUR-FAMILY	125.0	125.0	125.0	125.0	125.0	125.0
RESIDENTIAL TWENTY-FIVE-FAMILY	130.0	130.0	130.0	130.0	130.0	130.0
RESIDENTIAL TWENTY-SIX-FAMILY	135.0	135.0	135.0	135.0	135.0	135.0
RESIDENTIAL TWENTY-SEVEN-FAMILY	140.0	140.0	140.0	140.0	140.0	140.0
RESIDENTIAL TWENTY-EIGHT-FAMILY	145.0	145.0	145.0	145.0	145.0	145.0
RESIDENTIAL TWENTY-NINE-FAMILY	150.0	150.0	150.0	150.0	150.0	150.0
RESIDENTIAL THIRTY-FAMILY	155.0	155.0	155.0	155.0	155.0	155.0
RESIDENTIAL THIRTY-ONE-FAMILY	160.0	160.0	160.0	160.0	160.0	160.0
RESIDENTIAL THIRTY-TWO-FAMILY	165.0	165.0	165.0	165.0	165.0	165.0
RESIDENTIAL THIRTY-THREE-FAMILY	170.0	170.0	170.0	170.0	170.0	170.0
RESIDENTIAL THIRTY-FOUR-FAMILY	175.0	175.0	175.0	175.0	175.0	175.0
RESIDENTIAL THIRTY-FIVE-FAMILY	180.0	180.0	180.0	180.0	180.0	180.0
RESIDENTIAL THIRTY-SIX-FAMILY	185.0	185.0	185.0	185.0	185.0	185.0
RESIDENTIAL THIRTY-SEVEN-FAMILY	190.0	190.0	190.0	190.0	190.0	190.0
RESIDENTIAL THIRTY-EIGHT-FAMILY	195.0	195.0	195.0	195.0	195.0	195.0
RESIDENTIAL THIRTY-NINE-FAMILY	200.0	200.0	200.0	200.0	200.0	200.0
RESIDENTIAL FORTY-FAMILY	205.0	205.0	205.0	205.0	205.0	205.0
RESIDENTIAL FORTY-ONE-FAMILY	210.0	210.0	210.0	210.0	210.0	210.0
RESIDENTIAL FORTY-TWO-FAMILY	215.0	215.0	215.0	215.0	215.0	215.0
RESIDENTIAL FORTY-THREE-FAMILY	220.0	220.0	220.0	220.0	220.0	220.0