



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** September 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**  
Conduct a public hearing on amendments to Chapter 14 Zoning of the Manor code of ordinances to modify the provisions for the residential land use table relating to Single Family Attached (2 units) and Single Family Attached (3 or more units); industrialized housing standards; and office, commercial, institutional architectural standards.

**BACKGROUND/SUMMARY:**  
**Zoning Ordinance Amendments**

**Section 3:** Adds two-family unit type as permitted in Townhome zoning.  
• This was approved on first reading in the last Zoning Ordinance update, but the ordinance provided to the City Council for second reading was an earlier version that contained an error, so this corrects the previous ordinance.

**Section 4:** Related to section 3 in correcting an error from the last Ordinance.

**Section 5:** The City Council by Ordinance 713 approved on 8/2/23 moved the development standards for Industrialized (modular) housing from Chapter 14 Zoning to Chapter 3 Building Codes. This update to the zoning ordinance removes those standards and references to them in the Building Code chapter.

**Section 6:** This amendment adds that commercial, office, and institutional buildings less than 1,000 sf are exempt from the horizontal and vertical articulation standards.

**LEGAL REVIEW:** Yes, Veronica Rivera  
**FISCAL IMPACT:** NO  
**PRESENTATION:** NO  
**ATTACHMENTS:** YES

- Ordinance

**STAFF RECOMMENDATION:**  
It is the City Staff’s recommendation that the Planning and Zoning Commission conduct a public hearing on amendments to Chapter 14 Zoning of the Manor code of ordinances to modify the provisions for the residential land use table relating to Single Family Attached (2 units) and Single Family Attached (3 or more units); industrialized housing standards; and office, commercial, institutional architectural standards.

**PLANNING & ZONING COMMISSION:** Recommend Approval Disapproval None