



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 20, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion, and possible action on an ordinance amending 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.

P&Z voted 4-2 to recommend approval

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Ordinance

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the City Council approve the first reading of an ordinance Amending Chapter 14, Zoning, of the Code of Ordinances of the City of Manor, Texas, by Providing for Amendments to the Residential Land Use Table; Moving Regulations for Industrialized Housing From Chapter 14, Zoning to a Stand-Alone Section of the Code of Ordinances; Modifying Office, Commercial, and Institutional Architectural Standards; Providing an Effective Date, Savings, Severability, and Open Meetings Clauses; and Providing for Related Matters.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		