



**EXHIBIT "G-3"**  
**AMENDED AND REVISED MASTER PLAN**  
**PUD VARIANCES**

THE FOLLOWING ZONING VARIANCES SHALL APPLY TO PROPERTY LOCATED WITHIN THE PUD AND WITHIN THE CORPORATE LIMITS OF THE CITY.

1. **APPROVED LAND USES**

THE LAND USES SHOWN ON THE AMENDED AND REVISED MASTER PLAN SHALL BE PERMITTED. CHANGES TO THE LOCATION OF THE LAND USES SHOWN ON THE AMENDED AND REVISED MASTER 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 AMENDED AND REVISED MASTER PLAN BEING LOCATED ADJACENT TO PROPERTY OUTSIDE THE AMENDED AND REVISED MASTER 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 IN LOCATION 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	Acreage	Percentage of Total Acreage
COMMERCIAL (C-1809 & C-2)	69.5	11.67
MULTIFAMILY RESIDENTIAL (R-3)	15.7	2.64
MIXED USE (NB)	10.4	1.75
OPEN SPACE (OS)	481.4	80.81
RESIDENTIAL (W)	6.8	1.14
MAJOR ROADWAYS	11.9	1.99
TOTAL	595.7	100.0

2. **MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS**

LAND USE	FRONT YARD SETBACK	SIDE YARD SETBACK	STREET SIDE YARD SETBACK	REAR YARD SETBACK	MIN. LOT SIZE SF AREA	MIN. LOT WIDTH	MAX. HEIGHT LIMIT
C-1 & C-2	25 FT.	7 FT.	15 FT.	15 FT.	7,500	60 FT.	60 FT.*
NB	25 FT.	7 FT.	15 FT.	15 FT.	7,500	60 FT.	60 FT.*
OS ***	5 FT.	5 FT.	10 FT.	10 FT.	7,000	50 FT.	50 FT.
I	25 FT.	10 FT.	15 FT.	25 FT.	7,000	60 FT.	50 FT.
I	25 FT.	15 FT.	15 FT.	15 FT.	7,500	60 FT.	35 FT.**

- \* THIS HEIGHT LIMIT DOES NOT APPLY TO HOTELS. HOTELS MAY BE ERECTED TO A HEIGHT NOT TO EXCEED 10 STORIES OR 150 FEET.
- \*\* THIS HEIGHT LIMIT DOES NOT APPLY TO WATER TOWERS.
- \*\*\* THE REQUIREMENTS FOR THE OS DISTRICT ARE SUBJECT TO THE FOLLOWING EXCEPTIONS:
  - (A) THE MINIMUM FRONT YARD, REAR YARD AND SIDE YARD SETBACKS FOR THE CLUBHOUSE FACILITY AND THE COMFORT STATION SHALL BE 0 FEET.
  - (B) THE MINIMUM FRONT YARD SETBACK FOR ANY STRUCTURE LOCATED WITHIN THAT PORTION OF THE OPEN SPACE BEING DEVELOPED AS A GOLF COURSE SHALL BE 5 FEET, UNLESS THE FRONT YARD ADJOINS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, IN WHICH CASE THE FRONT YARD SETBACK WILL BE 25 FEET FROM THE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.
  - (C) THE MINIMUM SIDE YARD SETBACK FOR ANY STRUCTURE LOCATED WITHIN THAT PORTION OF THE OPEN SPACE BEING DEVELOPED AS A GOLF COURSE SHALL BE 5 FEET, UNLESS THE SIDE YARD ADJOINS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, IN WHICH CASE THE SIDE YARD SETBACK WILL BE 25 FEET FROM THE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.
  - (D) THE MINIMUM STREET SIDE YARD SETBACK FOR ANY STRUCTURE LOCATED WITHIN THAT PORTION OF THE OPEN SPACE BEING DEVELOPED AS A GOLF COURSE SHALL BE 5 FEET.
  - (E) THE MINIMUM REAR YARD SETBACK FOR ANY STRUCTURE LOCATED WITHIN THAT PORTION OF THE OPEN SPACE BEING DEVELOPED AS A GOLF COURSE SHALL BE 5 FEET, UNLESS THE REAR YARD ADJOINS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, IN WHICH CASE THE REAR YARD SETBACK WILL BE 25 FEET FROM THE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

3. **LOT COVERAGE**

LAND USE	MAIN BUILDINGS	MAIN & ACCESSORY BUILDINGS
C-1 & C-2	60%	70%
NB	45%	55%
R-3	40%	50%
OS	50%	60%
I	50%	60%

4. **PARKING**

- (A) OFF-STREET PARKING AREAS FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVACY FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.
- (B) THE SITE DEVELOPMENT PLAN FOR THE CLUBHOUSE FACILITY, INCLUDING CART BARN, MAY INCLUDE UP TO 205 PARKING SPACES.

5. **LANDSCAPING**

- (A) EXCEPT AS EXPRESSLY PROVIDED IN SUBSECTION (B), 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 MAKE IMPROVEMENTS IMPRACTICAL.

LAND USE	NET LOT AREA
C-1 & C-2	15%
NB	15%
R-3	20%
OS	20%
I	N/A

- (B) THE SITE DEVELOPMENT PLAN FOR THE CLUBHOUSE FACILITY, INCLUDING THE CART BARN AND PARKING, SHALL INCLUDE 65 TREES AND 133 SHRUBS.

- (C) LANDSCAPING PLACED WITHIN PUBLIC RIGHT-OF-WAYS 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. **MAXIMUM DENSITY**

LAND USE	MAXIMUM DENSITY
C-1 & C-2	1.8 TO 1 FAR
NB	1.0 TO 1 FAR
R-3	21 UNITS/ACRE
R-3 VILLAGE CLUSTER	10 UNITS/ACRE

Land Use	Acreage	Percentage of Total Acreage	Original Acreage	Original Percentage of Total Acreage
COMMERCIAL (C-1809 & C-2)	69.5	11.67	80.9	13.58
MULTIFAMILY RESIDENTIAL	0	0	15.7	2.64
NEIGHBORHOOD BUSINESS	26.1	4.39	0	0
OPEN SPACE (OS)	481.4	80.81	484.2	80.28
RESIDENTIAL (W)	6.8	1.14	5.3	0.89
MAJOR ROADWAYS	11.9	1.99	9.6	1.61
TOTAL	595.7	100.0	595.7	100.0

# PLANNED UNIT DEVELOPMENT AMENDED & REVISED MASTER PLAN PUBLIC IMPROVMENT DISTRICT (PID) OVERLAP MAP

MANOR, TEXAS  
NOVEMBER, 2018

**LEGEND**

ENTRADA GLEN PUBLIC IMPROVEMENT DISTRICT (PID) LIMITS

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

BY: \_\_\_\_\_

HONORABLE MAYOR RITA G. JENSEN  
MAYOR OF THE CITY OF MANOR, TEXAS

ATTEST: \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

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 COUNCIL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

BY: \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_

SCALE: 1" = 300'

**Kimley Horn**

10814 Jollyville Road  
Suite 300  
Austin, Texas 78759  
512-415-1771  
State of Texas Registration No. F-928