Dr. Christopher Harvey, Mayor
Emily Hill, Mayor Pro Tem, Place 1
Anne Weir, Place 2
Maria Amezcua, Place 3
Sonia Wallace, Place 4
Aaron Moreno, Place 5
Deja Hill, Place 6

City Council Called Special Session

Wednesday, September 23, 2026 at 6:30 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Non-Agenda Item Public Comments (white card): Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person.

Agenda Item Public Comments (yellow card): Comments will be taken from the audience on non-agenda and agenda items combined for a length of time, not to exceed five (5) minutes total per person on all items, except for Public Hearings. Comments on Public Hearing items must be made when the item comes before the Council and, not to exceed two (2) minutes per person. No Action or Discussion May be Taken by the City Council during Public Comments on Non-Agenda Items.

To address the City Council, please complete the white or yellow card and present it to the designated area prior to the meeting.

PRESENTATIONS

A. Oath-of-Office for Presiding Judge Carly Power
Administered by: Outgoing Honorable Judge Ciara Parks

REGULAR AGENDA

1. Consideration, discussion, and possible action on an Ordinance levying Ad Valorem taxes for the use and support of the municipal government of the City of Manor for the fiscal year beginning October 1, 2026, and ending September 30, 2027.
Submitted by: Belen Peña, Finance Director

2. **Consideration, discussion, and possible action on a Development Agreement for the Manor Town Center City Hall and Library Development with Hunt Manor Town Center Development Partners, LLC.**
Submitted by: Michael Burrell, Development Services Director

3. **Consideration, discussion, and possible action on the Manor Town Center Master Development Agreement with Shenandoah Development Group, LLC, and Manor 290 OZ Real Estate, LP.**
Submitted by: Michael Burrell, Development Services Director

4. **Consideration, discussion, and possible action on a Preliminary Planned Unit Development Rezoning Application for the Manor Town Center Development on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US Hwy 290, Manor, TX from (C-2) Medium Commercial, (MF-2) Multi-Family 25, and (TH) Townhome to (PUD) Planned Unit Development.**
Submitted by: Michael Burrell, Development Services Director

5. **Second and Final Reading: Consideration, discussion, and possible action on a Final Planned Unit Development ordinance for the Manor Town Center Development on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US Hwy 290, Manor, TX from (C-2) Medium Commercial, (MF-2) Multi-Family 25, and (TH) Townhome to (PUD) Planned Unit Development.**
Submitted by: Michael Burrell, Development Services Director

ADJOURNMENT

In addition to any executive session already listed above, the City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

CONFLICT OF INTEREST

In accordance with Section 12.04 (Conflict of Interest) of the City Charter, "No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest."

Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no City Council member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the City Council member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Thursday, September 17, 2026, by 5:00 PM and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

/s/ Lluvia T. Almaraz, TRMC
City Secretary for the City of Manor, Texas

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 10 days prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail citysecretary@manortx.gov

AGENDA ITEM NO. 1

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 23, 2026
PREPARED BY: Belen Peña, Director of Finance
DEPARTMENT: Finance

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an Ordinance Levying Ad Valorem Taxes for the use and support of the municipal government of the City of Manor for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

BACKGROUND/SUMMARY:

Public Hearings were held for FY 2026–2027 Proposed Property Tax Rate

- First Hearing: September 8, 2026, at 7:30 p.m.
- Second Hearing: September 16, 2026, at 7:00 p.m.

Manor City Hall, Council Chambers, 105 E. Eggleston St., Manor, TX 78653

The Proposed Tax Rate for FY 2026-2027

Operation & Maintenance	0.542519
Debt Rate	0.305029
Total	**0.847548**

ATTACHMENTS: Yes

- FY 2026-2027 Proposed Annual Property Tax Rate
- Draft Ordinance FY 2026-2027 Annual Property Tax Rate

Proposed Annual Budget

Fiscal Year 2026 - 2027

The budget will raise $1,742,475 (7.81% approx) more property tax revenues than last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is $2,263,070.

Operation and Maintenance Rate	0.542519
Debt Rate	0.305029
Total	0.847548
The Property Tax Rate	0.847548
The No-New-Revenue Tax Rate	0.869266
The NNR M&O Tax Rate	0.514787
The Voter-Approval Tax Rate	0.847548
The Debt Rate	0.305029
The De minimus Rate	0.837706

Total Amount of Municipal Debt Obligation $ 77,175,000

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, LEVYING AD VALOREM TAXES FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; PROVIDING FOR APPORTIONING EACH LEVY FOR SPECIFIC PURPOSES; AND ESTABLISHING WHEN TAXES SHALL BECOME DUE AND SAME SHALL BECOME DELINQUENT, IF NOT PAID.

WHEREAS, the City Council of the City of Manor, Texas approved the annual budget for the municipality's fiscal year beginning October 1, 2026, and ending September 30, 2027; and

WHEREAS, it is necessary that an Ordinance be passed levying an ad valorem tax on all property, real and personal, within the corporate limits of the City of Manor, Texas in accordance with such annual budget and the Texas Tax Code; and

WHEREAS, the City Council conducted public hearings to discuss a proposal to increase total tax revenues on September 8, 2026, and September 16, 2026, as provided by law;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

Section 1. There is hereby levied and there shall be collected for the use and support of the municipal government of the City of Manor, Texas (herein the "City") and to provide an Interest and Sinking Fund for the fiscal year 2026-2027, upon all property, real, and personal, and mixed, within the corporate limits of said City on January 1, 2027 subject to taxation, a tax of **$0.847548** on each $100.00 valuation of property, said tax being so levied and apportioned to the specific purposes here set forth:

A. For the maintenance and operations of the municipal government (General Fund), **$0.542519** on each $100.00 valuation of property; and

B. For the debt service of the municipality (Interest and Sinking Fund), **$0.305029** on each $100.00 valuation of property.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE LOWER THAN THE PREVIOUS YEAR AND WILL LOWER TAXES FOR MAINTENANCE AND OPERATIONS ON A $281,669 HOME BY APPROXIMATELY $150.89.

Section 2. Taxes levied under this Ordinance shall be due October 1, 2026 and, if not paid on or before February 1, 2027, shall immediately become delinquent.

Draft

Section 3. All taxes shall become a lien upon the property against which assessed, and the Travis County Tax Assessor-Collector, as the assessor and collector for the City, is hereby authorized and empowered to enforce the collection of such taxes according to the Constitution and Laws of the State of Texas and Ordinances of the City, and shall by virtue of the tax rolls, fix and establish a lien by levying upon such property, whether real or personal, for the payment of said taxes, penalty and interest, and the penalty and interest collected from such delinquent taxes shall be apportioned to the General Fund of the City. All delinquent taxes shall bear interest at the rate prescribed by State law.

Section 4. This Ordinance shall take effect and be in full force from and after its passage.

PASSED, ADOPTED, AND APPROVED on this ____day of _____2026.

The motion to adopt was made by Councilmember _____, with the following language: "I move that the property tax rate be set by the adoption of a tax rate of $0.847548 on each $100.00 valuation of property, which is a decrease of 0.72% from the previous year."

The motion was seconded by Councilmember _____, and the result of the vote by the Council was _____ FOR, _____ AGAINST, and _____ ABSTAINING.

THE CITY OF MANOR, TEXAS

_____
Dr. Christopher Harvey,
Mayor

ATTEST:

_____
Lluvia T. Almaraz,
City Secretary

Draft

AGENDA ITEM NO. 2

AGENDA ITEM SUMMARY FORM

MEETING DATE: September 23, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Development Agreement for the Manor Town Center City Hall and Library Development with Hunt Manor Town Center Development Partners, LLC.

BACKGROUND/SUMMARY:

This agreement sets the terms for the development of the City Hall and Library within the Manor Town Center Development.

ATTACHMENTS: No

AGENDA ITEM NO. 3

AGENDA ITEM SUMMARY FORM

MEETING DATE: September 23, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the Manor Town Center Master Development Agreement with Shenandoah Development Group, LLC, and Manor 290 OZ Real Estate, LP.

BACKGROUND/SUMMARY:

This agreement sets the terms for the development of the non-public portion of the Manor Town Center district.

ATTACHMENTS: No

AGENDA ITEM NO. 4

AGENDA ITEM SUMMARY FORM

MEETING DATE: September 23, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Planned Unit Development Rezoning Application for the Manor Town Center Development on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US Hwy 290, Manor, TX from (C-2) Medium Commercial, (MF-2) Multi-Family 25, and (TH) Townhome to (PUD) Planned Unit Development.

BACKGROUND/SUMMARY:

The subject property, under the current ownership, was zoned C-2, MF-2, and TH by Ordinance 654 in June 2022. At the November 2023 election, Manor residents approved authorizing up to 90 million dollars for a city hall and library. Through discussions with the property owner/developer, Manor OZ 290 Real Estate and Shenandoah Development Group (SDG), the city entered into a Public-Private Partnership with SDG to purchase land within the development in January 2025 for the construction of the new city hall, library, and related public spaces and infrastructure. Throughout 2025, the City Council, city staff, consultants, and the developer discussed their shared vision for the property, which culminated in the Manor Town Center Strategic Roadmap, which was approved by the City Council in May 2026. With the completion of the Strategic Roadmap, the team moved into the regulatory approval process, which includes this PUD application, multiple subdivision applications, site development plans, building permits, and other related agreements and approvals. This Preliminary PUD before the City Council is consistent with the vision and goals set out by the Strategic Roadmap.

The Preliminary PUD is being considered simultaneously with the Final PUD.

Land Use:

The Manor Town Center PUD has four main zones: Civic Zone, US Hwy 290 Frontage Zone, Middle Mixed-Use Zone, and Neighborhood Edge Zone.

1. **Civic Zone** — the district's civic and symbolic center, anchored by the City Hall and Library building and Civic Park arranged around a traditional town square with prominent sight lines from U.S. Highway 290.
    a. +/- 8 acres, 125,000 gsf commercial and civic uses, 0 dwelling units
2. **U.S. Highway 290 Frontage Zone** — a two-to-three-story retail and civic zone that presents the district's public face, anchors commercial activation, and frames the entry experience from Manor's primary gateway corridor.
    a. +/- 22.8 acres, 406,000 gsf commercial and civic uses, 0 dwelling units planned but residential mixed-use is permitted

3. **Middle Mixed-Use Zone** — a denser residential, hospitality, and office zone that provides the population and daytime activity needed to support ground-floor retail and the public realm.
    a. +/- 18.10 acres, 275,000 gsf commercial/civic uses, 950 multi-family dwelling units, including live-work units
4. **Neighborhood Edge Zone** — a lower-intensity residential zone, separated from the Middle Mixed-Use Zone by the east-west minor arterial, where compatibility and transition to the adjacent Carriage Hills neighborhood governs intensity and building form.
    a. +/- 26.20 acres, 80,000 gsf commercial/civic uses, 500 dwelling units – mix of single family detached, single family attached (townhome), duplex, triplex, quadplex, live-work, and small apartment
5. **Total Densities –** 1,450 dwelling units and 886,000 sf commercial/civic

The PUD allows for live-work units in the Middle Mixed-Use zone and Neighborhood Edge zone, as well as Accessory Dwelling Units in the Neighborhood Edge zone. Live-work units in the Neighborhood Edge zone are only permitted along Manor Heritage Drive and are defined as an integrated housing unit and workspace occupied and used by a single household or households in a structure that has been designed or structurally modified to jointly accommodate residential occupancy and work activity. Accessory Dwelling Units are secondary, occupied residential structures, subordinate to the primary structure on the property, and typically constructed above the garage of a single-family home.

The PUD also allows up to 20% of the commercial area to be permitted for Medical Office and Medical Clinic before a Specific Use Permit is required. Hospitals are not a permitted land use type.

Land uses expressly prohibited in the District are:

1. Adult or sexually oriented businesses
2. Automobile, Truck, Trailer and Recreational Vehicle sales, rental, repair (major & minor), and automobile washing
3. Brewery, regional and Distillery, regional
4. Cemetery
5. Commercial off-street parking
6. Construction and equipment sales (Major)
7. Data Center
8. Drive-through facilities (Except as accessory use to financial services, government facilities, and postal facilities. Must be approved by the DRC.)
9. Financial services (alternative)
10. Fuel sales and gasoline stations (limited and full service), and Truck Stop or travel center
11. Game Room
12. Kennel
13. Laundry Services
14. Manufactured and mobile homes
15. Offices, warehouse
16. Outdoor storage as a principal use, including Vehicle Storage Facility
17. Pawnshop
18. Portable Building Sales
19. Product development services (hazard)
20. Recycling operations (indoor & outdoor)
21. Recreational Vehicle Park
22. Research services (hazard)
23. Restaurant—Drive-in or drive-through
24. Self-storage and mini-storage warehouse
25. Shooting range, indoor

26. Smoke shop or tobacco store
27. Warehouse, industrial, and distribution uses
28. Wireless Transmission Facility (monopole)
29. Zoo, private

Parks:

The Manor Town Center PUD includes a minimum total of 22.2 acres of parkland and open space, which is 26.33% of the entire development. There is a 4.6-acre Civic Park adjacent to and connected to the City Hall and Library, 13.7 acres of privately owned/publicly accessible open space, and an additional 3.9 acres are defined per parcel, ranging from 0.2 acres to 0.9 acres. The additional 3.9 acres are not shown in the PUD, but are shown and developed as each parcel submits development plans. The 3.9 acres are the plazas and linear parks within the development, whose locations and shapes are defined as those parcels develop. The plan also includes an approximately 1.5-mile-long 8' trail that loops through the development. Detention areas are counted towards the open space. The District Design Standards include a requirement that stormwater basins be heavily amenitized with tree and shrub plantings that exceed the city's landscaping code, that their design appear naturalistic rather than engineered, that they be accessible to the public, and trails, benches, and other recreational amenities are strongly encouraged.

Traffic and Roads:

Manor Town Center includes three arterial roadways connecting to areas outside the District, as well as internal minor residential streets and alleys. The three arterial roadways are shown in the PUD, and the minor streets and alleys are developed as those phases come online. The minor streets and alleys will be mostly within the lower-density Neighborhood Edge zone.

The main road is the north-south extension of Carriage Hills Drive, proposed to be named Manor Heritage Drive in the District, and connecting to the signalized intersection of US 290 and Bois D'Arc. Through the denser and higher traffic 290 Frontage, Civic, and Middle Mixed Use zones this arterial has a 90' right-of-way. Within the 90' right-of-way are 6' sidewalks, 7' planting zone, 6' bicycle lanes, 8' street parking, two 11' travel lanes, and a 10' center turn lane. The sidewalks, planting zone, bicycle lanes, and street parking are on both sides of the road. As the arterial moves into the Neighborhood Edge zone, the area within the curbs narrows, either by removing the 10' center turn lane, or removing the center turn lane and the on-street parking, resulting in either an 80' right-of-way, or 74' right-of-way. In all configurations, the sidewalks, planting zone, and bicycle lanes remain unchanged. The existing Carriage Hills Drive is a 60' right-of-way, so all proposed right-of-way widths and configurations within the Manor Town Center are wider than the existing Carriage Hills Drive.

The main east-west arterial that is proposed to extend to Beltex in the Manor Commercial Park can range from the 90' right-of-way configuration to the 74' right-of-way configuration as the north-south arterial has, and the width of the road is determined by the intensity of the land uses adjacent to it, particularly in the Middle Mixed-Use Zone, as some uses may necessitate the inclusion of the 10' center turn lane or the provision of 8' wide parking stalls on either side of the road.

The third of the main arterials included in the PUD is the Festival Street, proposed to be called Town Hall Drive, and its connection up to US 290 to create two points of access into the District from US 290. The active "festival" portion of the street is directly between the City Hall and Library and the proposed plaza, and is a 68' wide right-of-way with 6' sidewalks, 7' planting zone, 8' street parking, and two 13' travel lanes. A primary feature of the portion of the Festival Street in front of the City Hall and Library is that it will have no raised curbs. This allows for a seamless transition between the pedestrian/event spaces on either side and the easier movement of pedestrians across the road during events. When the street is open to traffic, the pedestrian areas are protected from the traffic by bollards, parked vehicles, and landscaping. Different paving types and markings further delineate the driving lanes from the pedestrian areas. This street, as it turns and heads north towards US 290, becomes a more typical cross-section with raised curbs and an 86' wide right of way. The 86' wide right-of-way includes 6' sidewalks, 7' planting zones, 19' angled street parking, and two 11' travel lanes.

Improvements on US 290 for Phase 1 of the development, which includes the City Hall, Library, Civic Park, and the above-mentioned streets, are to provide dedicated right-hand turn lanes at both street entrances. As development of the District progresses beyond Phase 1, and the private developer adds commercial and residential spaces, and the estimated daily trip count exceeds 16,914, Phase 2 of the traffic improvements is triggered. Phase 2 traffic mitigations are at the intersection of US 290 and Bois D'arc/Manor Heritage Drive, and include: Installation of a 250' southbound dedicated left turn lane with corresponding signal head (on Bois D'arc), widening of the eastbound approach of US 290 from Driveway C (Landmark MF driveway) to Driveway A (Town Hall Drive) to provide three through lanes, and widening the westbound approach on US 290 from Driveway A to Driveway C to provide three through lanes.

Parking:

A District Parking Plan will be established and approved administratively. If a land use is not included in the Parking Plan, the parking ratios provided for in the PUD apply. These ratios are less than the city's base requirements, but the intent of the Park Plan is to provide sufficient parking throughout the District for residents and visitors, without over-parking the area.

Regulatory Process Modifications

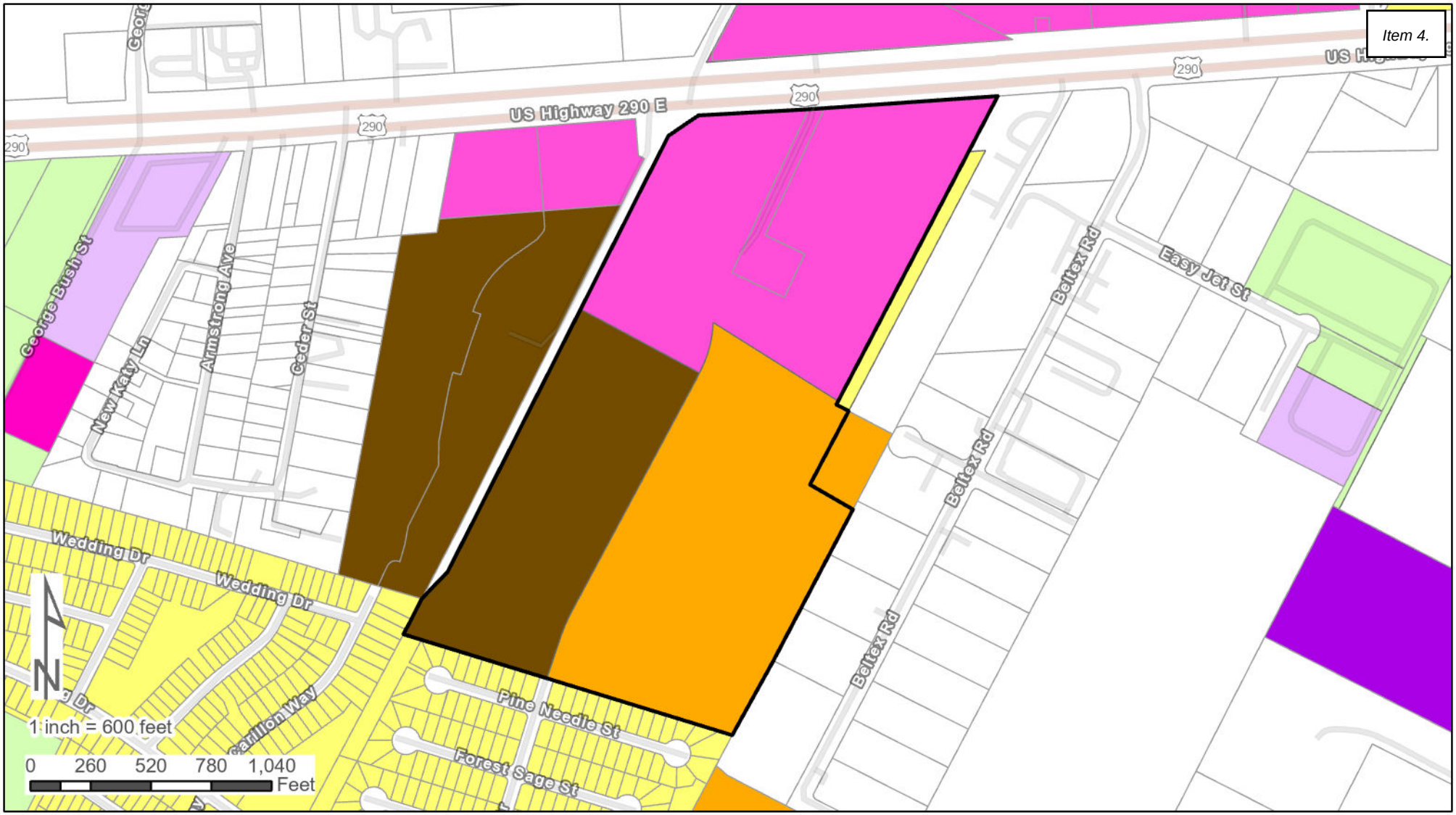
The Manor Town Center PUD includes processes for Administrative Adjustments and City Council variances. If a standard within the PUD is interpreted differently between city staff and the applicant, staff and the master developer may discuss an alternative with the applicant that meets the goals of the Strategic Roadmap and the District Standards. If no consensus can be reached, the applicant can request a variance from the City Council. Prior to any administrative or Council relief being requested, City Legal will determine whether the request can be adjusted through this process, or if it requires a formal PUD amendment, which includes public notices and hearings before the Planning and Zoning Commission and City Council.

Planning and Zoning Commission

The Commission met on September 9th to consider and make a recommendation on this PUD. They voted 6-0 to approve it with considerations. After discussing various aspects of the PUD, including streets, traffic, connections to adjacent parcels, land uses, scale compatibility with the Carriage Hills neighborhood, and the District's architectural character, they forwarded an approval recommendation with considerations. The Commission would like the City Council to consider a broader historical context for the architectural character, not just the period of time from Manor's railroad past, but from that time to the present, and to engage with additional stakeholders on that character. They also wanted to ensure that the neighboring property owners are considered, specifically when requiring and designing cross-access connections.

ATTACHMENTS: Yes

- Notice Exhibit
- Mail Public Notice



Preliminary PUD Rezoning Application: Manor Town Center

Current Zoning: Medium Commercial C-2, Multi-Family 25 MF-2, Townhome TH

Zoning Legend

- Agricultural
- Light Commercial
- Medium Commercial
- Heavy Commercial
- Downtown Business
- General Office
- Institutional-Small
- Institutional-Large
- Light Industrial
- Heavy Industrial
- Multi-Family 15
- Multi-Family 25
- Manufactured Home
- Manufactured Home Park
- Neighborhood Business
- Open Space
- Planned Unit Development
- Single Family Suburban
- Single Family Standard
- Single Family Estate
- Two-Family Residential
- Townhome
- Parcels
- Subject Property

8/26/2026

City of Manor Development Services
Notification for a Rezoning Application

Project Name: Manor Town Center Preliminary Planned Unit Development
Case Manager: Annemarie Felfe
Contact: afelfe@manortx.gov – 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Rezoning Application for Manor Town Center Development on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US HWY 290, Manor, TX from (C-2) Medium Commercial, (MF-2) Multi-Family 25, and (TH) Townhome to (PUD) Planned Unit Development. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Preliminary Planned Unit Development Rezoning Application for the Manor Town Center Development on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US HWY 290, Manor, TX from (C-2) Medium Commercial, (MF-2) Multi-Family 25, and (TH) Townhome to (PUD) Planned Unit Development.

Applicant: Kimley-Horn and Associates, Inc.
Owner: Manor 290 OZ Real Estate

The Planning and Zoning Commission will meet at 6:30PM on September 9, 2026 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on September 16, 2026 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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AGENDA ITEM NO. _____

AGENDA ITEM SUMMARY FORM

MEETING DATE: September 23, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Second and Final Reading: Consideration, discussion, and possible action on a Final Planned Unit Development Ordinance for the Manor Town Center Development on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US Hwy 290, Manor, TX from (C-2) Medium Commercial, (MF-2) Multi-Family 25, and (TH) Townhome to (PUD) Planned Unit Development.

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    a. +/- 22.8 acres, 406,000 gsf commercial and civic uses, 0 dwelling units planned but residential mixed-use is permitted

3. **Middle Mixed-Use Zone** — a denser residential, hospitality, and office zone that provides the population and daytime activity needed to support ground-floor retail and the public realm.

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9. Financial services (alternative)
10. Fuel sales and gasoline stations (limited and full service), and Truck Stop or travel center
11. Game Room
12. Kennel
13. Laundry Services
14. Manufactured and mobile homes
15. Offices, warehouse
16. Outdoor storage as a principal use, including Vehicle Storage Facility
17. Pawnshop
18. Portable Building Sales
19. Product development services (hazard)
20. Recycling operations (indoor & outdoor)
21. Recreational Vehicle Park
22. Research services (hazard)
23. Restaurant—Drive-in or drive-through
24. Self-storage and mini-storage warehouse
25. Shooting range, indoor
26. Smoke shop or tobacco store
27. Warehouse, industrial, and distribution uses
28. Wireless Transmission Facility (monopole)
29. Zoo, private

Parks:

The Manor Town Center PUD includes a minimum total of 22.2 acres of parkland and open space, which is 26.33% of the entire development. There is a 4.6-acre Civic Park adjacent to and connected to the City Hall and Library, 13.7 acres of privately owned/publicly accessible open space, and an additional 3.9 acres are defined per parcel, ranging from 0.2 acres to 0.9 acres. The additional 3.9 acres are not shown in the PUD, but are shown and developed as each parcel submits development plans. The 3.9 acres are the plazas and linear parks within the development, whose locations and shapes are defined as those parcels develop. The plan also includes an approximately 1.5-mile-long 8' trail that loops through the development. Detention areas are counted towards the open space. The District Design Standards include a requirement that stormwater basins be heavily amenitized with tree and shrub plantings that exceed the city's landscaping code, that their design appear naturalistic rather than engineered, that they be accessible to the public, and trails, benches, and other recreational amenities are strongly encouraged.

Traffic and Roads:

Manor Town Center includes three arterial roadways connecting to areas outside the District, as well as internal minor residential streets and alleys. The three arterial roadways are shown in the PUD, and the minor streets and alleys are developed as those phases come online. The minor streets and alleys will be mostly within the lower-density Neighborhood Edge zone.

The main road is the north-south extension of Carriage Hills Drive, proposed to be named Manor Heritage Drive in the District, and connecting to the signalized intersection of US 290 and Bois D'Arc. Through the denser and higher traffic 290 Frontage, Civic, and Middle Mixed Use zones this arterial has a 90' right-of-way. Within the 90' right-of-way are 6' sidewalks, 7' planting zone, 6' bicycle lanes, 8' street parking, two 11' travel lanes, and a 10' center turn lane. The sidewalks, planting zone, bicycle lanes, and street parking are on both sides of the road. As the arterial moves into the Neighborhood Edge zone, the area within the curbs narrows, either by removing the 10' center turn lane, or removing the center turn lane and the on-street parking, resulting in either an 80' right-of-way, or 74' right-of-way. In all configurations, the sidewalks, planting zone, and bicycle lanes remain unchanged. The existing Carriage Hills Drive is a 60' right-of-way, so all proposed right-of-way widths and configurations within the Manor Town Center are wider than the existing Carriage Hills Drive.

The main east-west arterial that is proposed to extend to Beltex in the Manor Commercial Park can range from the 90' right-of-way configuration to the 74' right-of-way configuration as the north-south arterial has, and the width of the road is determined by the intensity of the land uses adjacent to it, particularly in the Middle Mixed-Use Zone, as some uses may necessitate the inclusion of the 10' center turn lane or the provision of 8' wide parking stalls on either side of the road.

The third of the main arterials included in the PUD is the Festival Street, proposed to be called Town Hall Drive, and its connection up to US 290 to create two points of access into the District from US 290. The active "festival" portion of the street is directly between the City Hall and Library and the proposed plaza, and is a 68' wide right-of-way with 6' sidewalks, 7' planting zone, 8' street parking, and two 13' travel lanes. A primary feature of the portion of the Festival Street in front of the City Hall and Library is that it will have no raised curbs. This allows for a seamless transition between the pedestrian/event spaces on either side and the easier movement of pedestrians across the road during events. When the street is open to traffic, the pedestrian areas are protected from the traffic by bollards, parked vehicles, and landscaping. Different paving types and markings further delineate the driving lanes from the pedestrian areas. This street, as it turns and heads north towards US 290, becomes a more typical cross-section with raised curbs and an 86' wide right of way. The 86' wide right-of-way includes 6' sidewalks, 7' planting zones, 19' angled street parking, and two 11' travel lanes.

Improvements on US 290 for Phase 1 of the development, which includes the City Hall, Library, Civic Park, and the above-mentioned streets, are to provide dedicated right-hand turn lanes at both street entrances. As development of the District progresses beyond Phase 1, and the private developer adds commercial and residential spaces, and the estimated daily trip count exceeds 16,914, Phase 2 of the traffic improvements is triggered. Phase 2 traffic mitigations are at the intersection of US 290 and Bois D'arc/Manor Heritage Drive, and include: Installation of a 250' southbound dedicated left turn lane with corresponding signal head (on Bois D'arc),

widening of the eastbound approach of US 290 from Driveway C (Landmark MF driveway) to Driveway A (Town Hall Drive) to provide three through lanes, and widening the westbound approach on US 290 from Driveway A to Driveway C to provide three through lanes.

Parking:

A District Parking Plan will be established and approved administratively. If a land use is not included in the Parking Plan, the parking ratios provided for in the PUD apply. These ratios are less than the city's base requirements, but the intent of the Park Plan is to provide sufficient parking throughout the District for residents and visitors, without over-parking the area.

Regulatory Process Modifications

The Manor Town Center PUD includes processes for Administrative Adjustments and City Council variances. If a standard within the PUD is interpreted differently between city staff and the applicant, staff and the master developer may discuss an alternative with the applicant that meets the goals of the Strategic Roadmap and the District Standards. If no consensus can be reached, the applicant can request a variance from the City Council. Prior to any administrative or Council relief being requested, City Legal will determine whether the request can be adjusted through this process, or if it requires a formal PUD amendment, which includes public notices and hearings before the Planning and Zoning Commission and City Council.

Planning and Zoning Commission

The Commission met on September 9th to consider and make a recommendation on this PUD. They voted 6-0 to approve it with considerations. After discussing various aspects of the PUD, including streets, traffic, connections to adjacent parcels, land uses, scale compatibility with the Carriage Hills neighborhood, and the District's architectural character, they forwarded an approval recommendation with considerations. The Commission would like the City Council to consider a broader historical context for the architectural character, not just the period of time from Manor's railroad past, but from that time to the present, and to engage with additional stakeholders on that character. They also wanted to ensure that the neighboring property owners are considered, specifically when requiring and designing cross-access connections.

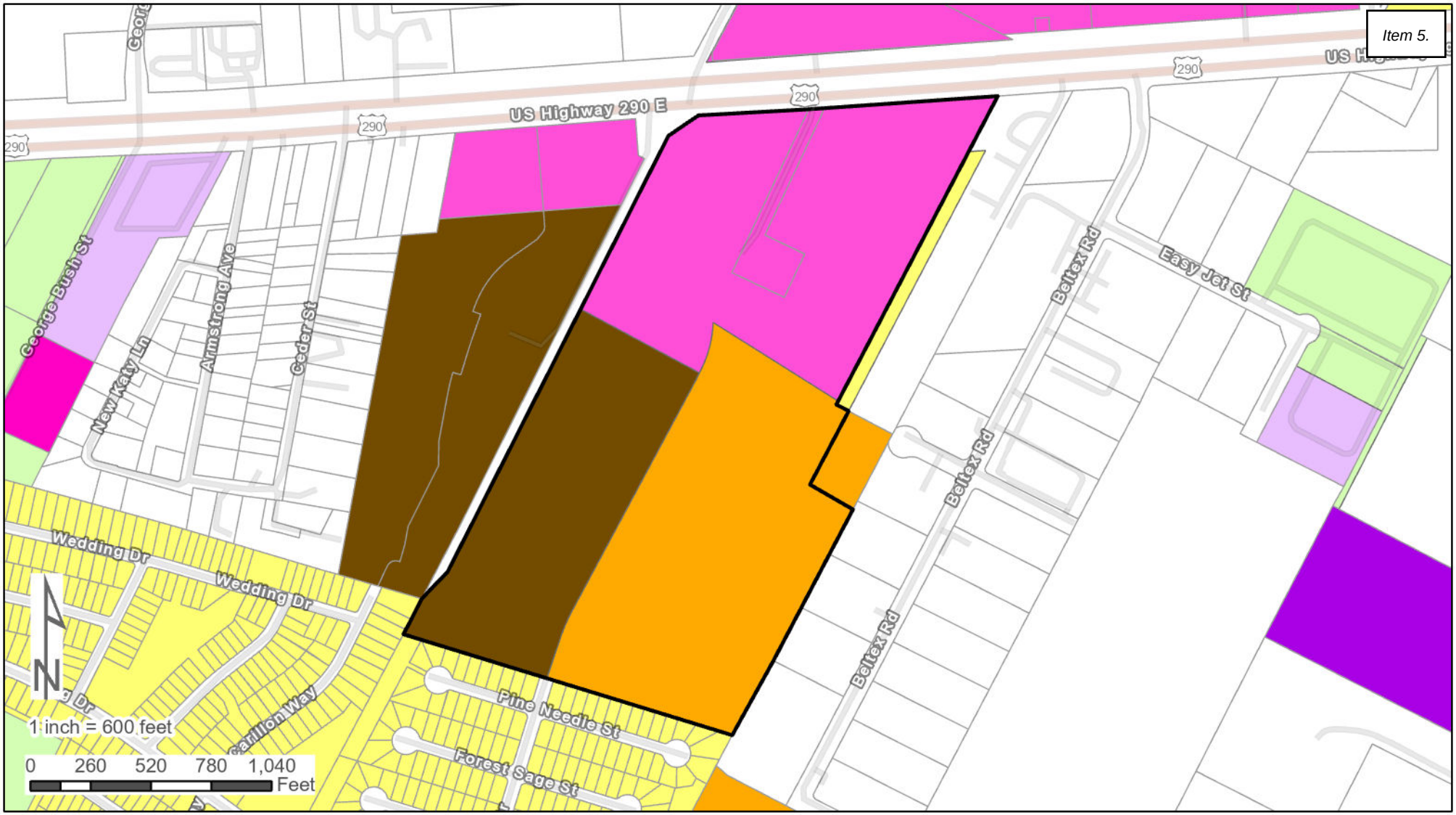
ATTACHMENTS: Yes

- Notice Exhibit
- Mail Public Notice

STAFF RECOMMENDATION:

The city staff recommends that the City Council approve the second and final reading of Ordinance No. 836 rezoning the Manor Town Center Development on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US Hwy 290, Manor, TX from (C-2) Medium Commercial, (MF-2) Multi-Family 25, and (TH) Townhome to (PUD) Planned Unit Development.

PLANNING & ZONING COMMISSION:	**Recommend Approval**	**Disapproval**	**None**
	X – with considerations		



Final PUD Rezoning Application: Manor Town Center

Current Zoning: Medium Commercial C-2, Multi-Family 25 MF-2, Townhome TH

Zoning Legend

- Agricultural
- Light Commercial
- Medium Commercial
- Heavy Commercial
- Downtown Business
- General Office
- Institutional-Small
- Institutional-Large
- Light Industrial
- Heavy Industrial
- Multi-Family 15
- Multi-Family 25
- Manufactured Home
- Manufactured Home Park
- Neighborhood Business
- Open Space
- Planned Unit Development
- Single Family Suburban
- Single Family Standard
- Single Family Estate
- Two-Family Residential
- Townhome
- Parcels
- Subject Property

8/26/2026

City of Manor Development Services
Notification for a Rezoning Application

Project Name: Manor Town Center Final Planned Unit Development
Case Manager: Annemarie Felfe
Contact: afelfe@manortx.gov – 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Rezoning Application for Manor Town Center Development on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US HWY 290, Manor, TX from (C-2) Medium Commercial, (MF-2) Multi-Family 25, and (TH) Townhome to (PUD) Planned Unit Development.

Public Hearing: Conduct a public hearing on a Final Planned Unit Development Rezoning Application for the Manor Town Center Development on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US HWY 290, Manor, TX from (C-2) Medium Commercial, (MF-2) Multi-Family 25, and (TH) Townhome to (PUD) Planned Unit Development.

Applicant: Kimley-Horn and Associates, Inc.
Owner: Manor 290 OZ Real Estate

The Planning and Zoning Commission will meet at 6:30PM on September 9, 2026 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on September 16, 2026 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to complying with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible, and accessible parking spaces are available. Requests for accommodations or interpretive services must be made at least 10 business days prior to the meeting. Please contact the City Secretary at 512.272.5555 or e-mail citysecretary@manortx.gov.