CITY COUNCIL
CALLED SPECIAL SESSION MINUTES
SEPTEMBER 23, 2026

PRESENT:

Dr. Christopher Harvey, Mayor

MAYOR & COUNCIL MEMBERS:

Emily Hill, Mayor Pro Tem, Place 1 (Arrived at 6:50 p.m.)
Anne Weir, Place 2
Maria Amezcua, Place 3
Sonia Wallace, Place 4
Aaron Moreno, Place 5
Deja Hill, Place 6

CITY STAFF:

Scott Moore, City Manager
Lluvia T. Almaraz, City Secretary
Michael Burrell, Development Services Director
Scott Jones, Economic Development Director
Tonya Burgess, HR Director
Tammy Becton, HR Generalist
Matt Woodard, Public Works Director
Belen Peña, Finance Director
Bradley Barrett, Associate Attorney

SPECIAL SESSION – 6:30 P.M.

With a quorum of the Council Members present, the special session of the Manor City Council was called to order by Mayor Harvey at 6:31 p.m. on Wednesday, September 23, 2026, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

INVOCATION

Councilwoman Wallace delivered the invocation.

PLEDGE OF ALLEGIANCE

Mayor Harvey led the Pledge of Allegiance.

PUBLIC COMMENTS

Robert Battaile, a Manor resident, submitted a speaker card to voice his concerns and opposition to Agenda Items No. 1-5.

Ira Freilioh, a Manor resident, submitted a speaker card to voice his concerns regarding the ICE shootings in the surrounding areas.

No one else appeared at this time.

At Mayor Harvey's direction, the presentation was postponed and will be presented at a future council meeting.

~~PRESENTATIONS~~

~~A. Oath-of-Office for Presiding Judge Carly Power~~

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.

City staff recommended that the City Council approve Ordinance No. 835 as presented.

Finance Director Peña discussed the proposed ordinance.

Ordinance No. 835: 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.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve Ordinance No. 835 as follows: "I move that the property tax rate be set at $0.847548 per $100.00 valuation, representing a 0.72% decrease from the previous year."

There was no further discussion.

Motion to approve carried 6-0

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.

Development Services Director Burrell requested that this item be tabled until after Item No. 3 has been considered.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to table Item No. 2 until after Item No. 3 had been considered.

There was no further discussion.

Motion to table carried – 6-0

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.

City staff recommended postponing the item to the October 7th council meeting, as the agreements were still under negotiation.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Weir to postpone the item to the October 7th regular council meeting.

There was no further discussion.

Motion to postpone carried 6-0

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.

City staff recommended postponing the item to the October 7th council meeting, as the agreements were still under negotiation.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno to postpone the item to the October 7th regular council meeting.

There was no further discussion.

Motion to postpone carried – 6-0

Mayor Pro Tem Hill arrived during this item and took her seat at the dais.

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.

City staff recommended that the City Council approve 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.

Development Services Director Burrell discussed the proposed zoning request.

AC Steadman with Kimley-Horn discussed the Planned Unit Development for Manor Town Center and presented the attached PowerPoint presentation.

The topic of discussion was:

- Purpose & Background
- How the District Took Shape
- Precedent PUDs
- Zoning and Design Standards: What Each Controls
- Manor's Character & Phasing
- Illustrative Plan & Street Types
- Path to Adoption

MOTION: Upon a motion made by Council Member Hill and seconded by Council Member Amezcua to approve 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.

There was no further discussion.

Motion to approve carried 7-0

5. <u>Second and Final Reading</u>: 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.

City staff recommended 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.

Development Services Director Burrell discussed the proposed ordinance.

<u>Ordinance No. 836</u>: An Ordinance Of The City Council Of The City Of Manor, Texas, Amending Part Of The Official Zoning Map To Rezone 84.30 Acres In The A.C. Caldwell Survey, Abstract 154, And Generally Located Along The South Right-Of-Way Line Of United States Highway 290 East, From Townhome (Th), Multifamily 25 (Mf-2) And Medium Density Commercial (C-2) To Planned Unit Development (Pud), Making Findings Of Fact; And Providing For Related Matters.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir to 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.

There was no further discussion.

Motion to approve carried 7-0

ADJOURNMENT

The Manor City Council Special Session Adjourned at 7:27 p.m. on Wednesday, September 23, 2026.

The Manor City Council approved these minutes on the 7th day of October 2026.

APPROVED:

_____
/s/ Dr. Christopher Harvey
Mayor

ATTEST:

_____
/s/ Lluvia T. Almaraz, TRMC
City Secretary

Manor Town Center

Planned Unit Development

City of Manor City Council — Second Reading

September 23, 2026

Approved on first reading by the City Council on September 16, 2026

SHENANDOAH
DEVELOPMENT GROUP

Prepared by Shenandoah Development Group, Master Developer
PUD framework and design guidelines with Lake Flato, Kimley-Horn, dwg. and Hunt



Agenda

01 Purpose & Background

02 How the District Took Shape

03 Precedent PUDs

04 Zoning and Design Standards: What Each Controls

05 Zoning, Height & Character Districts

06 Manor's Character & Phasing

07 Illustrative Plan & Street Types

08 Path to Adoption

Purpose & Background

DISTRICT TIMELINE

November 2023

City Hall and Library bond approved by Manor voters

2023 – 2025

Community input at City events shaped what residents wanted in these spaces

February 2024

Council workshop on the Downtown Strategic Plan

December 2025

Strategic Roadmap retreat set the direction for the District

May 2026

Strategic Roadmap adopted by City Council

Today

City Council — second reading



The Manor Library and City Hall — the civic anchors the district is built around, and the design standard every later phase extends.

How the District Took Shape

Council's direction, the community's input, and where each one lands in the ordinance before you.

Council Direction & Community Engagement

The direction that shaped the district, from the bond forward

NOVEMBER 2023 · BOND APPROVED

Manor voters approved the bond for the new City Hall and Library, the civic anchor the district is built around.

2023 – 2025 · COMMUNITY INPUT

Residents gave notes and feedback at City events through the planning phase. Those notes informed decisions about the Library and City Hall.

FEBRUARY 2024 · COUNCIL WORKSHOP

The Council workshop on the Downtown Strategic Plan led to the conversations that set where City Hall and the Library sit today.

DECEMBER 2025 · STRATEGIC ROADMAP RETREAT

The retreat gave direction for the document that became the Strategic Roadmap adopted in May 2026, and the PUD before you.

The district carries forward the direction Council set and what the City heard from residents.

Zoning and Design Standards: What Each Controls

Zoning — the PUD ordinance	Design criteria — the Design Standards
Maximum height: 65 ft in the 290 Frontage, Civic and Middle Mixed-Use zones; 55 ft in the Neighborhood Edge; 40 ft on its single-family lots.	Building materials and masonry.
Two stories within 250 ft of Carriage Hills; Neighborhood Edge multifamily limited to house-scale attached housing.	Façade composition and roof treatment.
Permitted uses, densities and district maximums; setbacks, build-to zones, street sections and parking.	Streetscape and the public realm.
Administered by the City; the PUD governs on any conflict.	Reviewed by the Design Review Committee, then by the City at permit.

What Council adopts: the zoning in the ordinance. The Design Standards are recorded against the District, bind future owners, and are checked by the City at permit.

Precedent PUDs



Pflugerville, TX



SOUTHWESTERN UNIVERSITY 560

Georgetown, TX



The PUD & Design Standards:

Two documents that guide development, together

PUD

- Administered by the City
- Establishes zoning districts, permitted uses, densities, maximum height, street cross-sections and site development standards
- Sets the base zoning: Downtown Business (DB) governs anything the PUD does not address

Design Standards

- Establishes the form, character and treatment of buildings and the public realm
- Incorporated by reference into the Development Agreement and recorded against the District, so the standards bind future parcel owners
- Gate 1 — reviewed by the Master Developer's Design Review Committee (DRC) against the Design Standards
- Gate 2 — reviewed by the City of Manor at permit. Both gates are required; the DRC cannot grant relief
- Where the Design Standards and the PUD conflict, the PUD governs

Both reviews are required. Neither replaces the other.

How the Two Reviews Work

Gate 1 — Design Review Committee (DRC). Gate 2 — City of Manor. Both are required; neither replaces the other.

Applicant

The designer or vertical developer submits the design to the Design Review Committee for review against the Design Standards.

Gate 1 · Design Review Committee (DRC)

Four stages for future buildings — Schematic Design, Design Development, Construction Documents and a materials mockup — each measured against the Design Standards.

Gate 2 · City of Manor

The City reviews the application under the PUD ordinance and the City Code. Where the Design Standards and the PUD conflict, the PUD governs.

Permit

Both reviews are required, and each is independent of the other. The permit decision is the City's.

WHO SITS ON THE DRC

Three to five members appointed by the Master Developer, including at least one licensed architect and one licensed landscape architect. The Committee meets on a published schedule, and each stage closes with a written letter recording its comments and direction.

IF A PROJECT CANNOT MEET A STANDARD

By right — most parcels meet the standards and proceed to City permitting in the ordinary way. Any exception to the Design Standards is approved by the City. The DRC cannot grant relief: it may require more than the PUD, never less.

The DRC reviews future buildings only. It does not revisit the zoning Council adopts, and the Civic Core — City Hall, the Library and the Civic Park — is delivered by the City and is not subject to DRC review.

What Each Document Contains

PUD

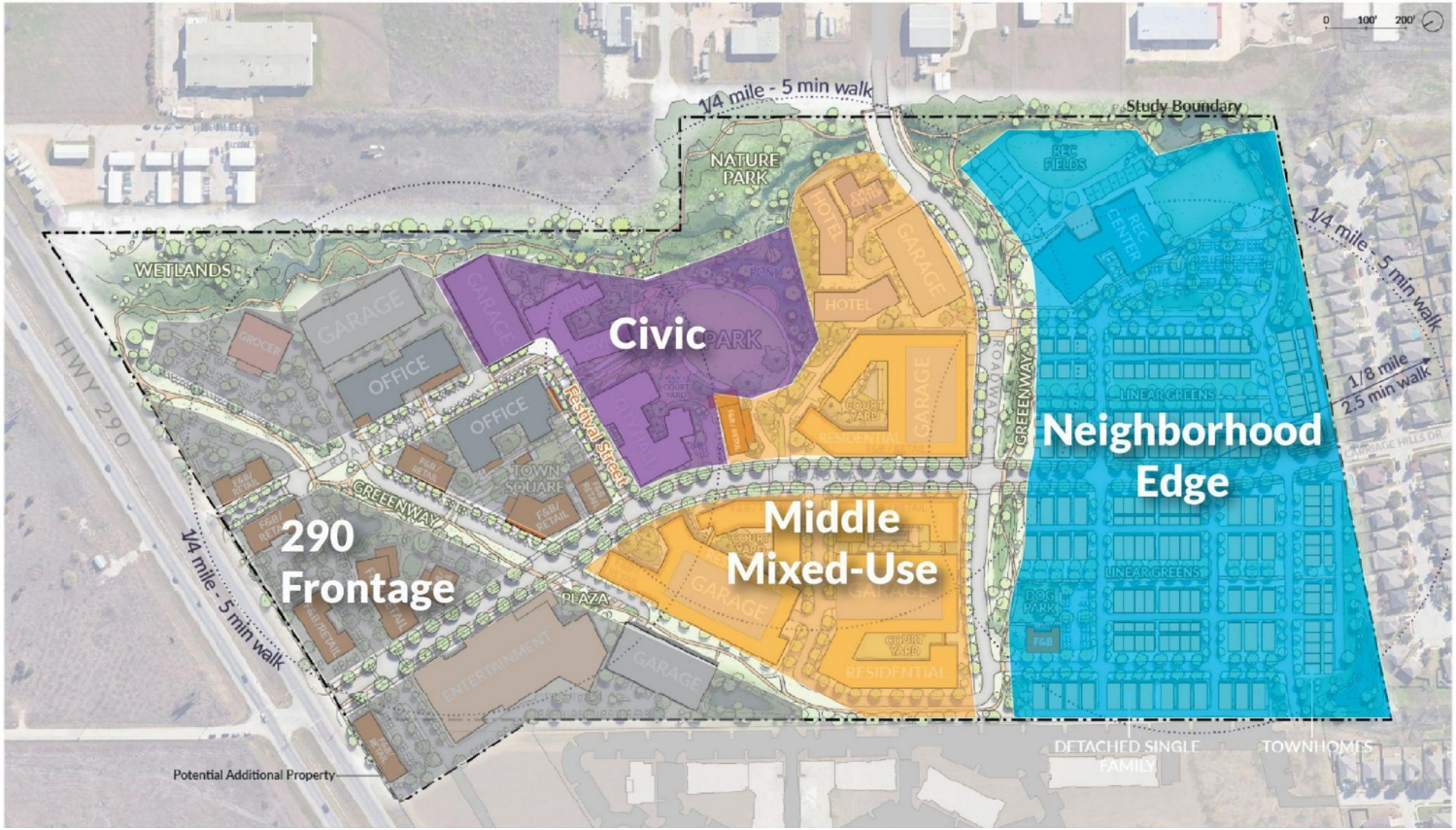
- PUD Development Plan
- Concept Plan with Zoning Districts
- Permitted Uses
- District Densities & Development Standards
- Maximum Height, Setbacks & Build-To Zones
- Street Cross-Sections
- Parking Regulations
  - District Parking Plan approved by the City
- Code Modifications
  - Targeted adjustments to allow development as shown in the Strategic Roadmap

Design Standards

- Civic District Building Design
  - Materials, massing and form, roof treatment
- Publicly Accessible Open Space
- Parking & Service
- Streetscape Design
- Design Review Process

The Design Standards begin with the Civic Zone — City Hall, the Library and the Civic Park — setting the architectural character and public realm standard for the District, and expand as each area comes forward.

Zoning / Character Districts



Zoning / Character Districts

Base Zone: Downtown Business (DB) — governs anything the PUD and Design Standards do not address

290 Frontage

±22.80 acres · 27%

- Primarily retail and office uses
- **Up to 65 ft**
- 406,000 gsf commercial and civic; no dwelling units
- Highway frontage with pedestrian-oriented character

Civic

±8.00 acres · 10%

- City Hall, the Library and the Civic Park
- **Up to 65 ft**
- 125,000 gsf civic and commercial
- A new Town Square for Manor

Middle Mixed-Use

±18.10 acres · 21%

- Mixed-use and multifamily
- **Up to 65 ft**
- 950 dwelling units; 275,000 gsf
- Walkable urban center

Neighborhood Edge

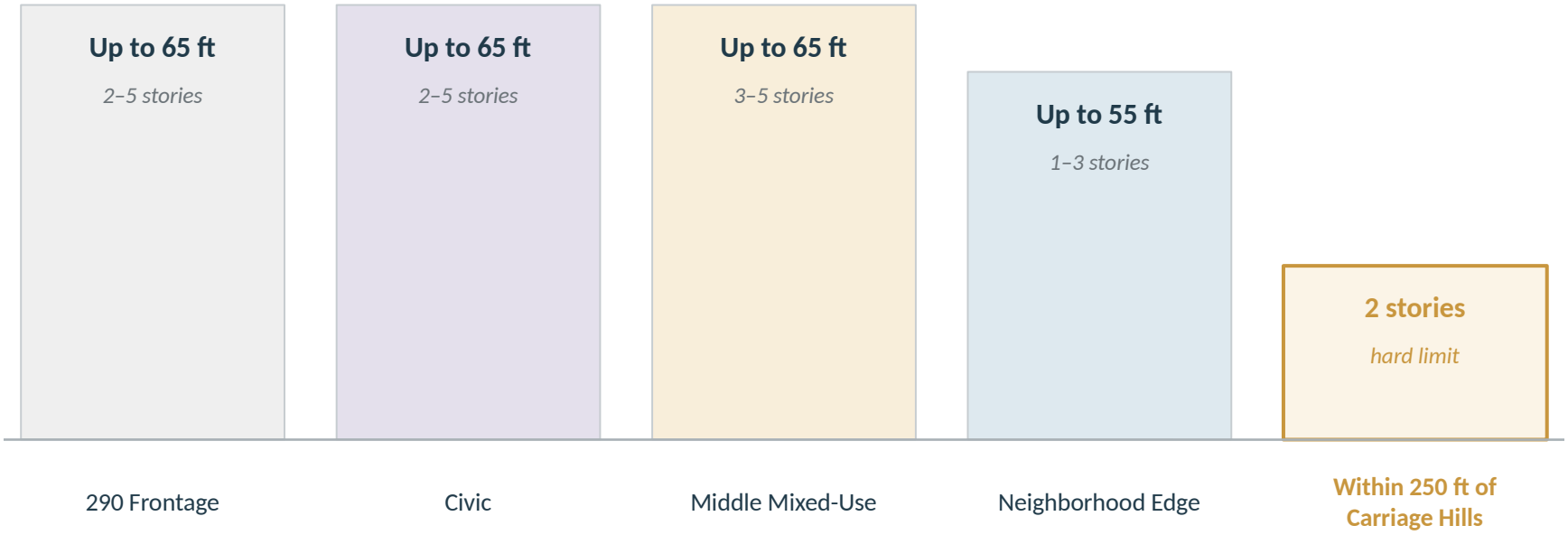
±26.20 acres · 31%

- Residential with limited food & beverage uses
- **Up to 55 ft / 3 stories; 40 ft on single-family lots**
- 500 dwelling units; 80,000 gsf
- Two stories within 250 ft of Carriage Hills

District maximums: 1,450 dwelling units and 886,000 sf of commercial and civic space across ±84 acres, with ±22.2 acres of open space — about 26% of the District, open to the public: the ±4.6-acre Civic Park, ±13.7 acres of publicly accessible open space, and ±3.9 acres within the parcels. Density may transfer between areas, but the district maximums cannot be exceeded.

Height & Transition

Maximums permitted by the PUD — not a commitment to build to them; italics show the illustrative plan



The PUD sets the step-down at the district edge: no building may exceed two stories within 250 feet of the Carriage Hills boundary, and Neighborhood Edge multifamily is limited to house-scale attached housing.

Manor's Character

Council set the direction: a new Town Center for Manor.

Strategic Roadmap adopted by City Council, May 2026

Council's direction	A new Town Center for a growing Manor, not a replica of the old town. The district is designed to that direction.
Built on the City's engagement	Residents gave input at City events from 2023 to 2025, the February 2024 Council workshop shaped where City Hall and the Library sit, and the December 2025 retreat set the direction.
Where character shows up	Street and place names, entry monuments at the gateways, markers along the trails and in the Civic Park, and public art.
Written into the standards	Materials, masonry, façade and roof are recorded against the District and bind future owners. The City checks them at permit.

The Civic Core — City Hall, the Library and the Civic Park — sets the standard every later phase is measured against.

Phase 1 and the 290 Frontage

The 290 frontage moves with Phase 1, block by block as users commit.

Delivery sequence only — the concept plan and the ordinance are unchanged

What Phase 1 builds

City Hall, the Library and the Civic Park, with Manor Heritage Drive, the district utilities and the Highway 290 turn lanes — the infrastructure the frontage depends on.

The frontage is readied with it

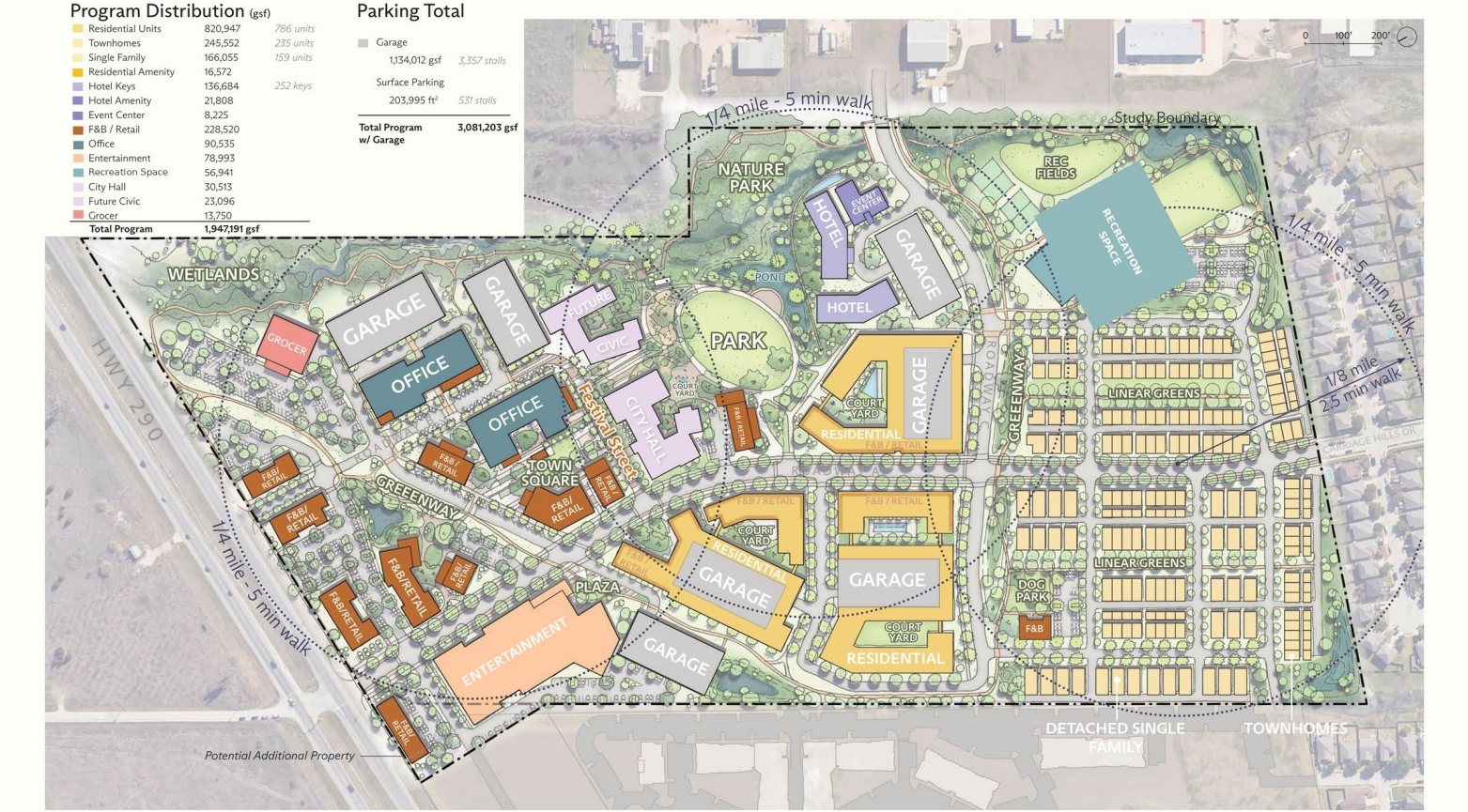
Platting and infrastructure for the 290 frontage are carried alongside the civic work, so frontage lots are ready as City Hall and the Library come online.

Buildings follow users

Marketing and capital partners follow the infrastructure. Each block is built as its users commit, which is a market timeline rather than an ordinance one.

The concept plan keeps these blocks in Phase 2. What is shown here is the overlap in delivery, not a change to the plan.

Illustrative Plan: Full Build-Out

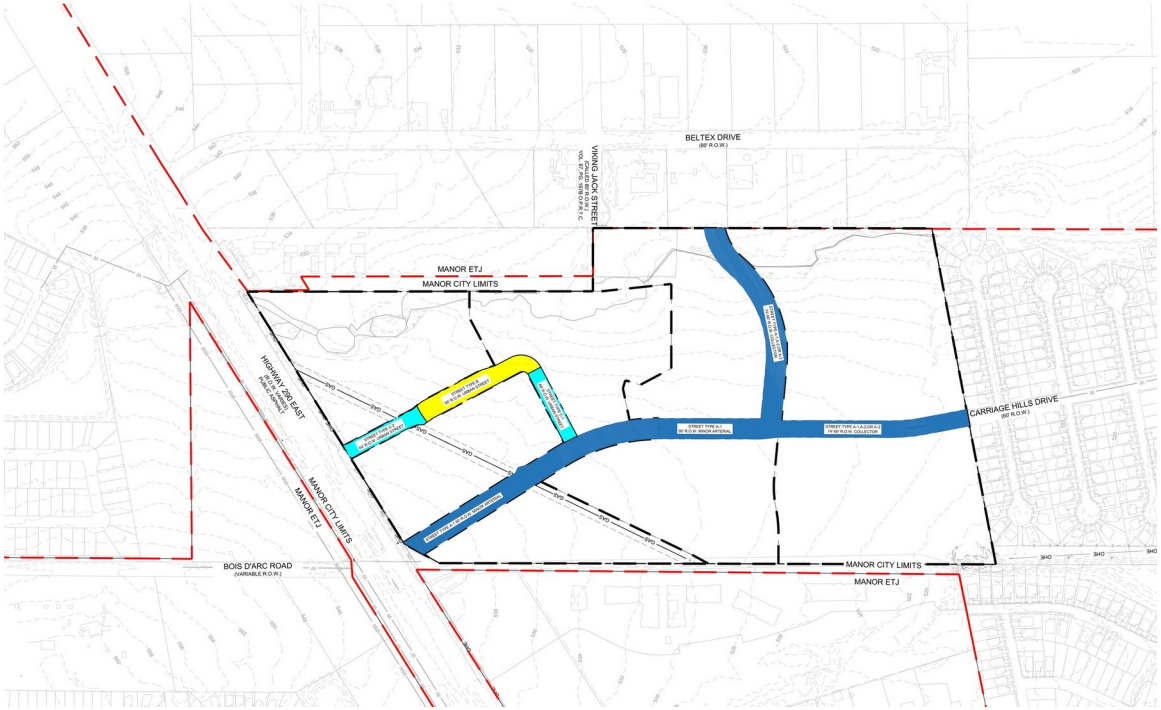


Illustrative Plan: Aerial View



Street Types

Street type locations across the District



STREET TYPES

Manor city limits / ETJ

Type A-1, A-2, A-3

74′–90′ minor arterial and collector

Type B

86′ urban street, angled parking

Type C-1, C-2

64′–68′ urban street, parallel parking

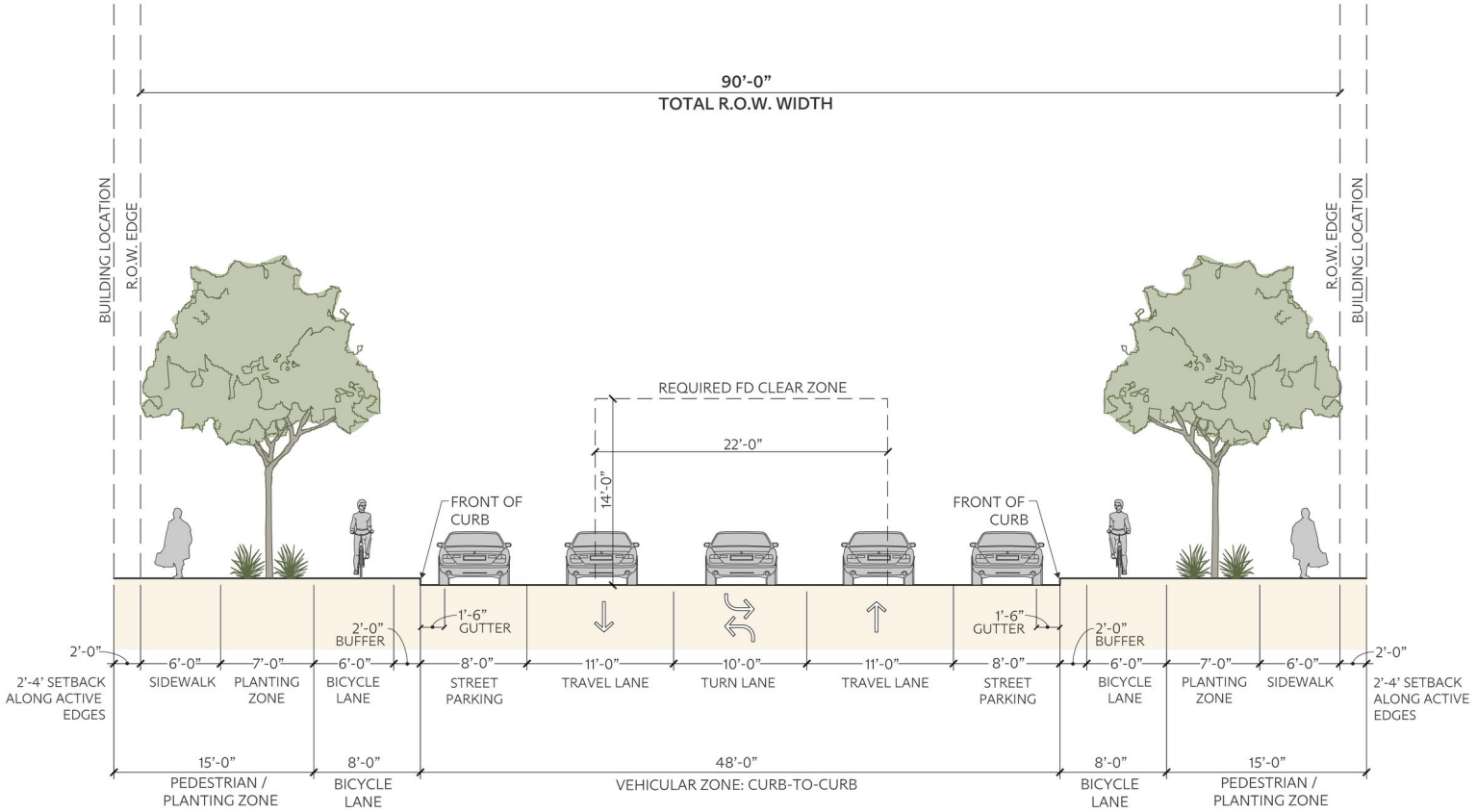
Cross-sections for each type are set in Exhibit G of the PUD. Street type and right-of-way width are confirmed at preliminary plat, subject to the Development Services Director.

Source: Kimley-Horn Street Exhibit, 19 August 2026

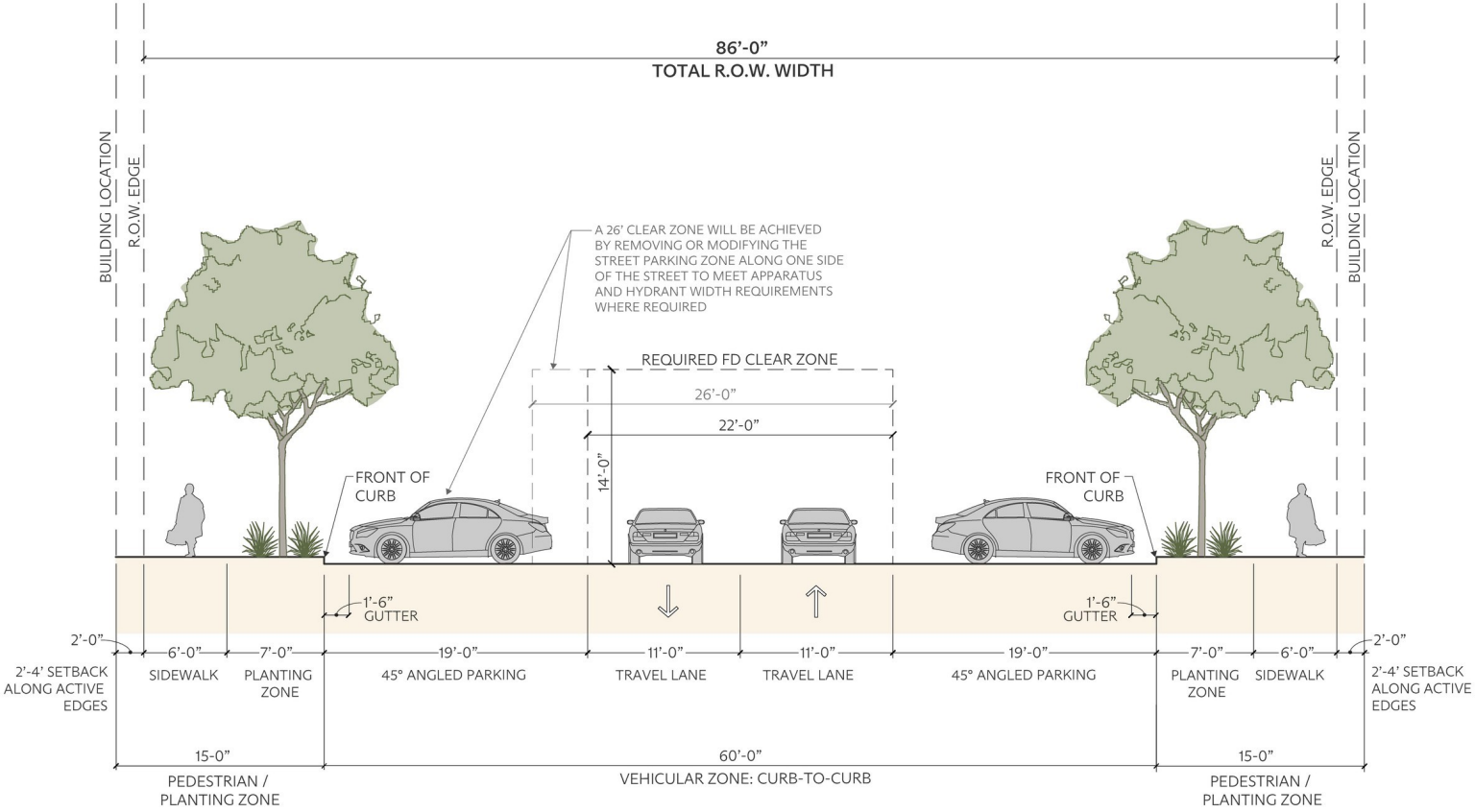
Highway 290 Access & Phase 1 Primary Roadways



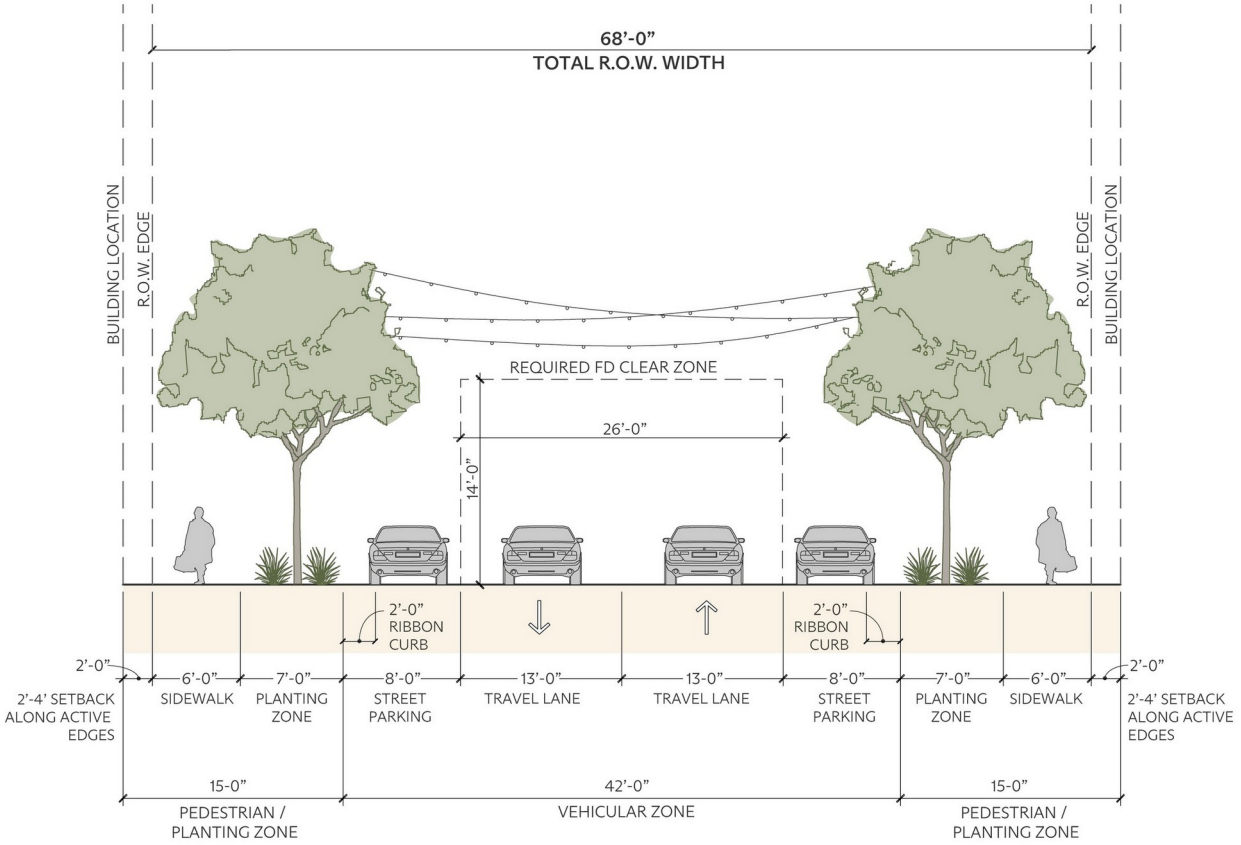
Street Type A-1 — 90′ R.O.W. Minor Arterial / Collector



Street Type B — 86′ R.O.W. Urban Street, Angled Parking



Street Type C-1 — 68′ R.O.W. Urban Street (Festival Street)



Path to Adoption

November 2023	City Hall and Library bond approved by Manor voters	
2023 – 2025	Community input at City events through the planning phase	
February 2024	Council workshop on the Downtown Strategic Plan	
December 2025	Strategic Roadmap retreat	
May 2026	Strategic Roadmap adopted by City Council	
September 9, 2026	Planning & Zoning recommendation, 6–0	
September 16, 2026	City Council — first reading, approved	
September 23, 2026	**City Council — second reading (special called session)**	***We are here***

Following second reading, the ordinance is signed and recorded.

Questions

Thank You

THE MANOR TOWN CENTER TEAM

Shenandoah Development Group	Hunt	Lake Flato Architects	Kimley-Horn	dwg.
Master Developer	Civic Infrastructure Development Partner	Master Planner & Design Architect	Civil Engineering	Landscape & Public Realm

SHENANDOAH DEVELOPMENT GROUP