



Jeffrey Stensland, Chair, Place 5
Gabriel Nila, Vice Chair, Place 3
Nathan Aubert, Place 1
Daniel Mendoza, Place 2
Felix Paiz, Place 4
Cecil Meyer, Place 6
Jim Terry, Place 7
Vacant, Alternate No. 1
Vacant, Alternate No. 2

Planning & Zoning Commission Regular Meeting

Wednesday, September 09, 2026 at 6:30 PM

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

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

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 Board/Commission/Committee and, not to exceed two (2) minutes per person. No Action or Discussion May be Taken by the Board/Commission/Committee during Public Comments on Non-Agenda Items.

To address the Board/Commission/Committee, please complete the white or yellow card and present it to the city staff designee prior to the meeting.

PUBLIC HEARING

1. **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 & Associates

Owner: Manor 290 OZ Real Estate LP

2. **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.**

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- 3. Conduct a public hearing on a Subdivision Concept Plan for the Manor Town Center Development being eight (8) lots on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866, also known as 13301 E US Hwy 290, Manor, TX.**
Applicant: Kimley-Horn & Associates
Owner: Manor 290 OZ Real Estate LP
- 4. Conduct a public hearing on a Subdivision Preliminary Plat for the Manor Town Center Development being eight (8) lots on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US HWY 290, Manor, TX.**
Applicant: Kimley-Horn & Associates
Owner: Manor 290 OZ Real Estate LP
- 5. Conduct a public hearing on a Short Form Final Plat for a Replat of Presidential Glen Phase 1A Lot 3B, Block KK, one (1) lot on 0.852 acres, more or less, and being TCAD parcel 756084 also known as 13420 E US HWY 290, Manor, TX.**
Applicant: Landworks
Owner: 13400 HIGHWAY 290 AGV LLC

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Chairperson or a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

- 6. Consideration, discussion, and possible action to approve the minutes for August 12, 2026, Planning and Zoning Commission Regular Session.**

REGULAR AGENDA

- 7. 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.**
Applicant: Kimley-Horn & Associates
Owner: Manor 290 OZ Real Estate LP
- 8. Consideration, discussion, and possible action 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 & Associates
Owner: Manor 290 OZ Real Estate LP
- 9. Consideration, discussion, and possible action on a Subdivision Concept Plan for the Manor Town Center being eight (8) lots on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866, also known as 13301 E US Hwy 290, Manor, TX.**
Applicant: Kimley-Horn & Associates
Owner: Manor 290 OZ Real Estate LP

10. Consideration, discussion, and possible action on a Subdivision Preliminary Plat for the Manor Town Center Development being eight (8) lots on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US HWY 290, Manor, TX.

*Applicant: Kimley-Horn & Associates
Owner: Manor 290 OZ Real Estate LP*

11. Consideration, discussion, and possible action on a Subdivision Final Plat for the Manor Town Center Development Phase 1 being one (1) lot on 8.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US HWY 290, Manor, TX.

*Applicant: Kimley-Horn & Associates
Owner: Manor 290 OZ Real Estate LP*

12. Consideration, discussion, and possible action on a Short Form Final Plat for a Replat of Presidential Glen Phase 1A Lot 3B, Block KK, one (1) lot on 0.852 acres, more or less, and being TCAD parcel 756084 also known as 13420 E US HWY 290, Manor, TX.

*Applicant: Landworks
Owner: 13400 HIGHWAY 290 AGV LLC*

ADJOURNMENT

In addition to any executive session already listed above, the Planning & Zoning Commission 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 Planning & Zoning Commission member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the Planning & Zoning Commission 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: Wednesday, September 2, 2026, by 5:00 PM and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

/s/ Annemarie Felfe, Planner
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 SUMMARY FORM

PROPOSED MEETING DATE: September 9, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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 & Associates

Owner: Manor 290 OZ Real Estate LP

BACKGROUND:

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 Commission 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 23.43% 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 below the city's base requirements, but the intent of the Parking Plan is to provide sufficient parking throughout the District for residents, workers, and visitors without overparking 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.

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



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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**105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
(T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG**



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 9, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

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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.

ATTACHMENTS:

Yes

- Notice Exhibit
- Mail Public Notice



Final PUD Rezoning Application: Manor Town Center

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

Zoning Legend

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



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:

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**105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
(T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG**



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 9, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Concept Plan for the Manor Town Center Development being eight (8) lots on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866, also known as 13301 E US Hwy 290, Manor, TX.

Applicant: Kimley-Horn & Associates

Owner: Manor 290 OZ Real Estate LP

BACKGROUND/SUMMARY:

This property has a preliminary and final PUD under concurrent review with the concept plan. The concept plan for the subdivision shows 8 lots within 5 phases. 3 lots are commercial mixed-use along 290, 1 lot is for the City Hall/Library and Civic Space, 2 lots for dense mixed-use development, and 2 lots for lower-density residential development.

The total proposed density for the project is 1,450 residential dwelling units and 886,000 sq ft of commercial/civic.

Throughout the development, there are parks and open spaces for public use. The Civic Park is 4.6 acres, and the privately owned, publicly accessible open space shown on the Plans is 13.7 acres. There are an additional 3.9 acres of privately owned, publicly accessible open space not shown on the Plans, bringing the total parkland and open space to 22.2 acres, or 26.33%. The 3.9 acres not shown are divided by parcel, and as each parcel develops, the minimum amount of parkland will be required. These areas are the plazas and linear parks whose shape and location are determined when development permits are filed. They range from 0.2 acres to 0.9 acres. There is also an approximately 1.5-mile long 8' trail that will encircle the development.

There is a TIA in contemplation that requires a phased approach to project improvements. Currently, there are two anticipated phases. Phase one would require reconstruction of the existing signal to add the northbound approach (additional fourth leg), a dedicated eastbound 600' right turn lane at proposed driveway B, and a dedicated eastbound right turn lane at proposed driveway A. Once the total unadjusted daily trips reach 16,914, phase 2 improvements would be triggered. Phase two improvement would require the installation of a 250-foot southbound dedicated left turn lane with corresponding signal head, widening the eastbound approach of US 290 from Driveway C to Driveway B to provide three through lanes (~600'), add a receiving lane that terminates in the eastbound right-turn lane to Driveway A, and widen the westbound approach along 290 from Driveway A to Driveway C to provide three through lanes (~1,000).

ATTACHMENTS: No



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 9, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Preliminary Plat for the Manor Town Center Development being eight (8) lots on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US HWY 290, Manor, TX.

Applicant: Kimley-Horn & Associates

Owner: Manor 290 OZ Real Estate LP

BACKGROUND/SUMMARY:

This property has a Preliminary and Final Planned Unit Development and a Concept Plan under concurrent review with the Preliminary Plat. The Preliminary Plat for the subdivision shows 8 lots within 5 phases. 3 lots are commercial mixed-use along 290, 1 lot is for the City Hall/Library and Civic Space, 2 lots for dense mixed-use development, and 2 lots for lower-density residential development.

The total proposed density for the project is 1,450 residential dwelling units and 886,000 sq ft of commercial/civic.

Throughout the development, there are parks and open spaces for public use. The Civic Park is 4.6 acres, and the privately owned, publicly accessible open space shown on the Plans is 13.7 acres. There are an additional 3.9 acres of privately owned, publicly accessible open space not shown on the Plans, bringing the total parkland and open space to 22.2 acres, or 26.33%. The 3.9 acres not shown are divided by parcel, and as each parcel develops, the minimum amount of parkland will be required. These areas are the plazas and linear parks whose shape and location are determined when development permits are filed. They range from 0.2 acres to 0.9 acres. There is also an approximately 1.5-mile long 8' trail that will encircle the development.

There is a TIA in contemplation that requires a phased approach to project improvements. Currently, there are two anticipated phases. Phase one would require reconstruction of the existing signal to add the northbound approach (additional fourth leg), a dedicated eastbound 600' right turn lane at proposed driveway B, and a dedicated eastbound right turn lane at proposed driveway A. Once the total unadjusted daily trips reach 16,914, phase 2 improvements would be triggered. Phase two improvement would require the installation of a 250-foot southbound dedicated left turn lane with corresponding signal head, widening the eastbound approach of US 290 from Driveway C to Driveway B to provide three through lanes (~600'), add a receiving lane that terminates in the eastbound right-turn lane to Driveway A, and widen the westbound approach along 290 from Driveway A to Driveway C to provide three through lanes (~1,000).

ATTACHMENTS: No

**AGENDA ITEM SUMMARY FORM**

PROPOSED MEETING DATE: September 9, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Short Form Final Plat for a Replat of Presidential Glen Phase 1A Lot 3B, Block KK, one (1) lot on 0.852 acres, more or less, and being TCAD parcel 756084 also known as 13420 E US HWY 290, Manor, TX.

Applicant: Landworks

Owner: 13400 HIGHWAY 290 AGV LLC

BACKGROUND/SUMMARY:

This plat creates a 0.852-acre lot for a proposed future medical office with shared access to the neighboring property and the city property. There is an existing medical office SUP permit issued on November 19, 2025.

ATTACHMENTS: No

AGENDA ITEM NO. 6

**AGENDA ITEM SUMMARY FORM**

PROPOSED MEETING DATE: September 9, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes for August 12, 2026, Planning and Zoning Commission Regular Session.

ATTACHMENTS: No

Minutes will be available online after approval



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 9, 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.

Applicant: Kimley-Horn & Associates

Owner: Manor 290 OZ Real Estate LP

BACKGROUND:

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 Commission 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 expressed 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 23.43% 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.

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	Institutional-Large	Neighborhood Business	Two-Family Residential
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Heavy Commercial	Multi-Family 15	Single Family Suburban	Subject Property
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General Office	Manufactured Home	Single Family Estate	
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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

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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 SUMMARY FORM

PROPOSED MEETING DATE: September 9, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action 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 & Associates

Owner: Manor 290 OZ Real Estate LP

BACKGROUND:

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 Final PUD before the Commission 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.

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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 23.43% 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.

ATTACHMENTS: Yes

- Notice Exhibit
- Mail Public Notice



Final PUD Rezoning Application: Manor Town Center

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

Zoning Legend

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



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.

**105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
(T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG**



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 9, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Concept Plan for the Manor Town Center being eight (8) lots on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866, also known as 13301 E US Hwy 290, Manor, TX.

Applicant: Kimley-Horn & Associates

Owner: Manor 290 OZ Real Estate LP

BACKGROUND/SUMMARY:

This property has a preliminary and final PUD under concurrent review with the concept plan. The concept plan for the subdivision shows 8 lots within 5 phases. 3 lots are commercial mixed-use along 290, 1 lot is for the City Hall/Library and Civic Space, 2 lots for dense mixed-use development, and 2 lots for lower-density residential development.

The total proposed density for the project is 1,450 residential dwelling units and 886,000 sq ft of commercial/civic.

Throughout the development, there are parks and open spaces for public use. The Civic Park is 4.6 acres, and the privately owned, publicly accessible open space shown on the Plans is 13.7 acres. There are an additional 3.9 acres of privately owned, publicly accessible open space not shown on the Plans, bringing the total parkland and open space to 22.2 acres, or 26.33%. The 3.9 acres not shown are divided by parcel, and as each parcel develops, the minimum amount of parkland will be required. These areas are the plazas and linear parks whose shape and location are determined when development permits are filed. They range from 0.2 acres to 0.9 acres. There is also an approximately 1.5-mile long 8' trail that will encircle the development.

There is a TIA in contemplation that requires a phased approach to project improvements. Currently, there are two anticipated phases. Phase one would require reconstruction of the existing signal to add the northbound approach (additional fourth leg), a dedicated eastbound 600' right turn lane at proposed driveway B, and a dedicated eastbound right turn lane at proposed driveway A. Once the total unadjusted daily trips reach 16,914, phase 2 improvements would be triggered. Phase two improvement would require the installation of a 250-foot southbound dedicated left turn lane with corresponding signal head, widening the eastbound approach of US 290 from Driveway C to Driveway B to provide three through lanes (~600'), add a receiving lane that terminates in the eastbound right-turn lane to Driveway A, and widen the westbound approach along 290 from Driveway A to Driveway C to provide three through lanes (~1,000).

This item has been reviewed for conformance by our engineer and is required to be approved. As this Concept Plan is concurrently reviewed with the Preliminary and Final Planned Unit Development, it should be conditionally approved pending the City Council's approval of the Final PUD Ordinance.

ATTACHMENTS: No



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 9, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Preliminary Plat for the Manor Town Center Development being eight (8) lots on 84.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US HWY 290, Manor, TX.

Applicant: Kimley-Horn and Associates

Owner: Manor 290 OZ Real Estate LP

BACKGROUND/SUMMARY:

This property has a Preliminary and Final Planned Unit Development and a Concept Plan under concurrent review with the Preliminary Plat. The Preliminary Plat for the subdivision shows 8 lots within 5 phases. 3 lots are commercial mixed-use along 290, 1 lot is for the City Hall/Library and Civic Space, 2 lots for dense mixed-use development, and 2 lots for lower-density residential development.

The total proposed density for the project is 1,450 residential dwelling units and 886,000 sq ft of commercial/civic.

Throughout the development, there are parks and open spaces for public use. The Civic Park is 4.6 acres, and the privately owned, publicly accessible open space shown on the Plans is 13.7 acres. There are an additional 3.9 acres of privately owned, publicly accessible open space not shown on the Plans, bringing the total parkland and open space to 22.2 acres, or 26.33%. The 3.9 acres not shown are divided by parcel, and as each parcel develops, the minimum amount of parkland will be required. These areas are the plazas and linear parks whose shape and location are determined when development permits are filed. They range from 0.2 acres to 0.9 acres. There is also an approximately 1.5-mile long 8' trail that will encircle the development.

There is a TIA in contemplation that requires a phased approach to project improvements. Currently, there are two anticipated phases. Phase one would require reconstruction of the existing signal to add the northbound approach (additional fourth leg), a dedicated eastbound 600' right turn lane at proposed driveway B, and a dedicated eastbound right turn lane at proposed driveway A. Once the total unadjusted daily trips reach 16,914, phase 2 improvements would be triggered. Phase two improvement would require the installation of a 250-foot southbound dedicated left turn lane with corresponding signal head, widening the eastbound approach of US 290 from Driveway C to Driveway B to provide three through lanes (~600'), add a receiving lane that terminates in the eastbound right-turn lane to Driveway A, and widen the westbound approach along 290 from Driveway A to Driveway C to provide three through lanes (~1,000).

This item has been reviewed for conformance by our engineer and is required to be approved. As the Preliminary Plat is being considered concurrently with the Preliminary and Final PUDs and Concept Plan, the Preliminary Plat can be conditionally approved pending the City Council's approval of the Final PUD Ordinance and the Concept Plan.

ATTACHMENTS: No



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 9, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Final Plat for the Manor Town Center Development Phase 1 being one (1) lot on 8.30 acres, more or less, and being TCAD parcels 743335 and 236866 also known as 13301 E US HWY 290, Manor, TX.

Applicant: Kimley-Horn and Associates

Owner: Manor 290 OZ Real Estate LP

BACKGROUND/SUMMARY:

This property has a Preliminary and Final Planned Unit Development, Concept Plan, and Preliminary Plat under concurrent review with the Phase 1 Final Plat. The Final Plat for the subdivision shows 1 lot, along with a portion of the Manor Heritage Drive right-of-way and all of the right-of-way for Town Hall Drive (Festival street). Within the 8.30 acres of Lot 1 will be the City Hall, Library, Civic Park, surface parking area, and detention pond for those improvements.

This item has been reviewed for conformance by our engineer and is required to be approved. As the Final Plat is being considered concurrently with the Preliminary and Final PUDs, Concept Plan, and Preliminary Plat, this Final Plat can be conditionally approved pending the City Council's approval of the Final PUD Ordinance and the Concept Plan, as well approval of the Preliminary Plat. Additionally, certain plat notes may depend on the Development Agreements before the City Council, so this Phase 1 plat should also be conditionally approved pending City Legal's review of the plat notes after the City Council considers the Development Agreement. The City Council is scheduled to review the Preliminary and Final PUDs and Concept Plan at their September 16th meeting, with second and final reading on the Final PUD Ordinance and Development Agreements at a Special Called Session on September 23rd.

ATTACHMENTS: No

**AGENDA ITEM SUMMARY FORM**

PROPOSED MEETING DATE: September 9, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for a Replat of Presidential Glen Phase 1A Lot 3B, Block KK, one (1) lot on 0.852 acres, more or less, and being TCAD parcel 756084 also known as 13420 E US HWY 290, Manor, TX.

Applicant: Landworks

Owner: 13400 HIGHWAY 290 AGV LLC

BACKGROUND/SUMMARY:

This plat creates a 0.852-acre lot for a proposed future medical office with shared access to the neighboring property and the city property. There is an existing medical office SUP permit issued on November 19, 2025.

This plat has been reviewed for conformance by the city engineer and is required to be approved.

ATTACHMENTS: No