

Manor Town Center Planned Unit Development

DRAFT - August 12, 2026

City of Manor Planning & Zoning Commission Meeting
Prepared by dwg. on behalf of Shenandoah Development Group

Agenda

- Purpose & Background
- Precedent PUDs
- Structure of PUD & Design Standards
- Overview of What the PUD Does
- Questions

Purpose & Background

- November 2023:
City Hall & Library Bond Approved
- May 2026:
Manor Town Center Strategic Roadmap Adopted
- July 2026:
City Hall & Library Building Design Development Completed
- Now:
Create PUD Zoning to Permit the Vision for Manor Town Center



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, density limits, street cross-sections and site development standards for City's permitting review
- Sets the base zoning:
Downtown Business (DB) for all districts

Design Standards

- Administered by the Master Developer
- Establishes the look, feel and character of the district
- Provides standards for Master Developer's Design Review of project proposals, **but does not replace City's permitting review**
- Referenced by the PUD ordinance, so the standards run with the land and bind future parcel owners.

Both reviews are required. Neither replaces the other.

The Structure of PUD & Design Standards

PUD

- PUD Development Plan
- Concept Plan with Zoning Districts
- Permitted Uses
- District Density Limits
- Site Development Standards
- Street Cross-Sections
- Parking Regulations
 - Shared District Parking Plan
- Code Modifications
 - Targeted adjustments to allow for development as shown in the Strategic Roadmap

Design Standards

- Architectural Standards
 - Materials, Massing/Form, Treatments
- Landscape Standards
- Open Space Design Standards
- Streetscape Design Standards

Zoning / Character Districts

Base Zone: Downtown Business (DB)

290 Frontage

- Primarily retail and office uses
- 2-5 stories
- Easy access from Hwy 290 with pedestrian-oriented character

Civic

- Home to City Hall, Library and Gathering Lawn
- 2-5 stories
- A new Town Square for Manor

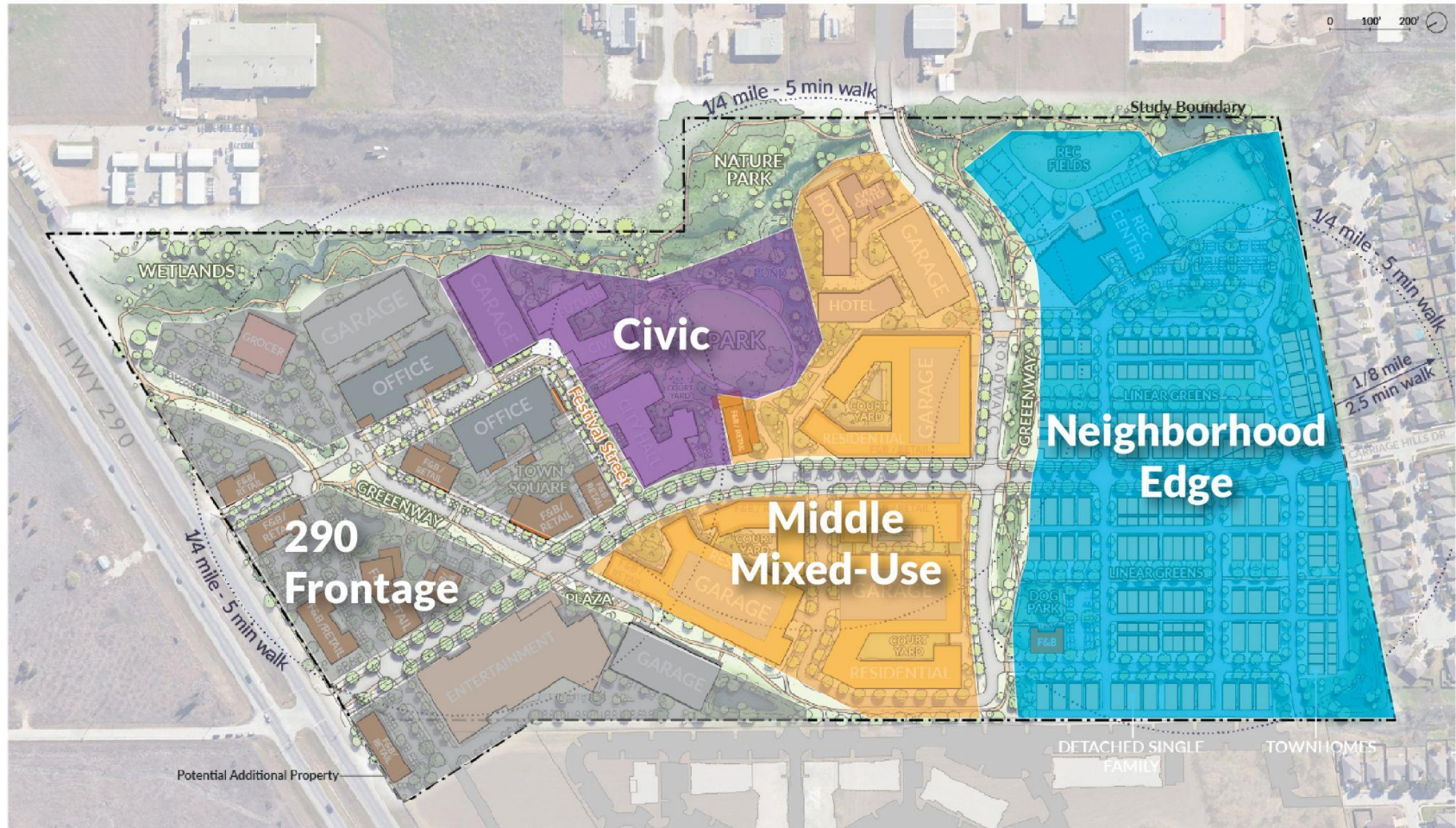
Middle Mixed-Use

- Primarily mixed-use and multifamily
- 3-5 stories
- Walkable, urban center

Neighborhood Edge

- Residential with limited food & beverage uses
- 1-3 stories
- Housing for families and spaces for children
- Site for future recreation center

Zoning / Character Districts



Illustrative Plan: Full-Build Vision

Program Distribution (gsf)			
Residential Units	898,752	860 units	
Townhomes	245,552	235 units	
Single Family	166,055	159 units	
Residential Amenity	16,572		
Hotel Keys	136,684	252 keys	
Hotel Amenity	21,808		
Event Center	8,225		
F&B / Retail	185,751		
Office	90,535		
Entertainment	39,366		
Recreation Center	56,941		
Total Program			
1,866,241 gsf			

Parking Total			
Garage	1,134,012 gsf	3,357 stalls	
Surface Parking	203,995 ft ²	531 stalls	
Total Program w/ Garage			
3,000,253 gsf			

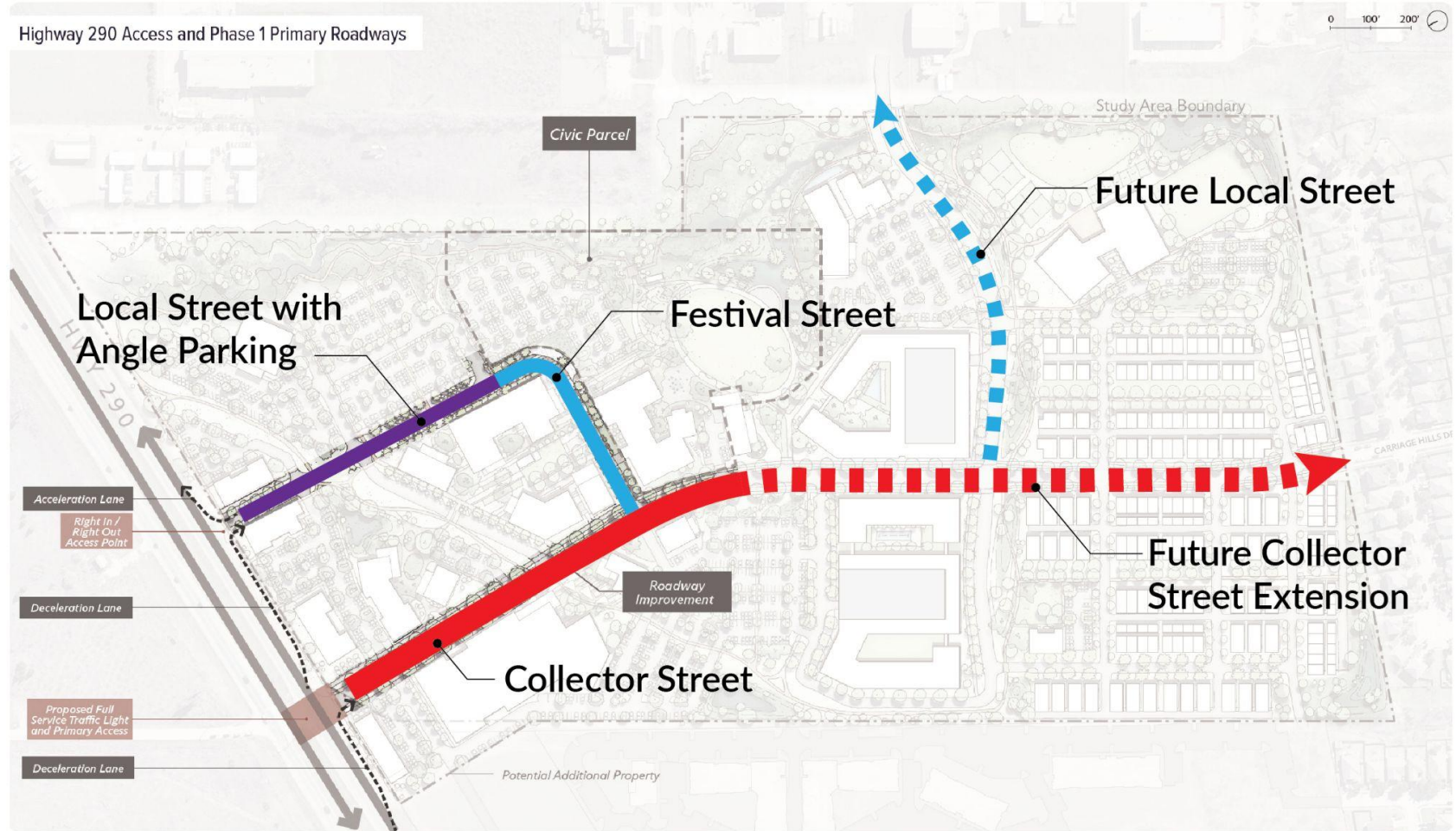


Illustrative Plan: Full-Build Vision

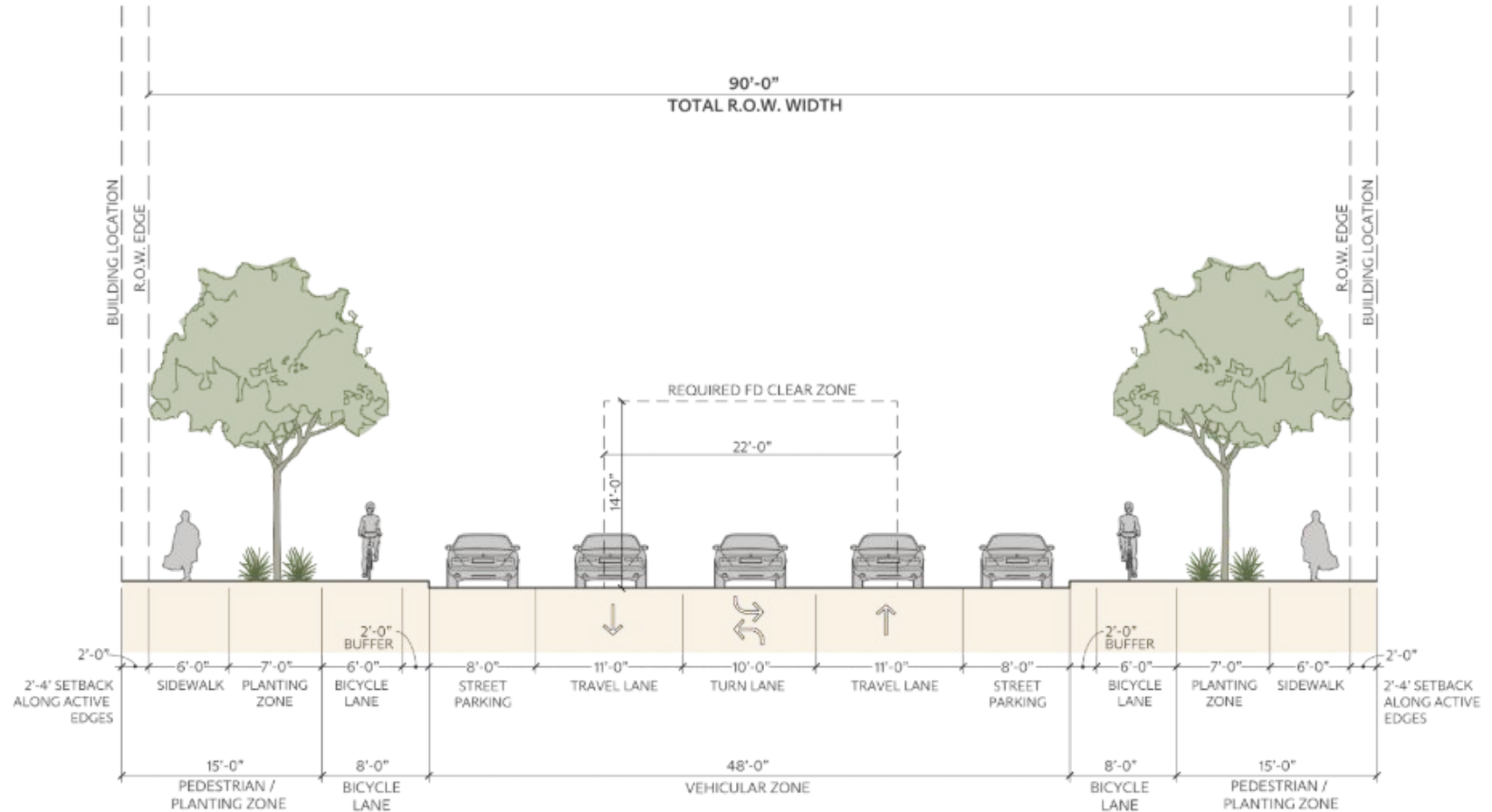


Street Types

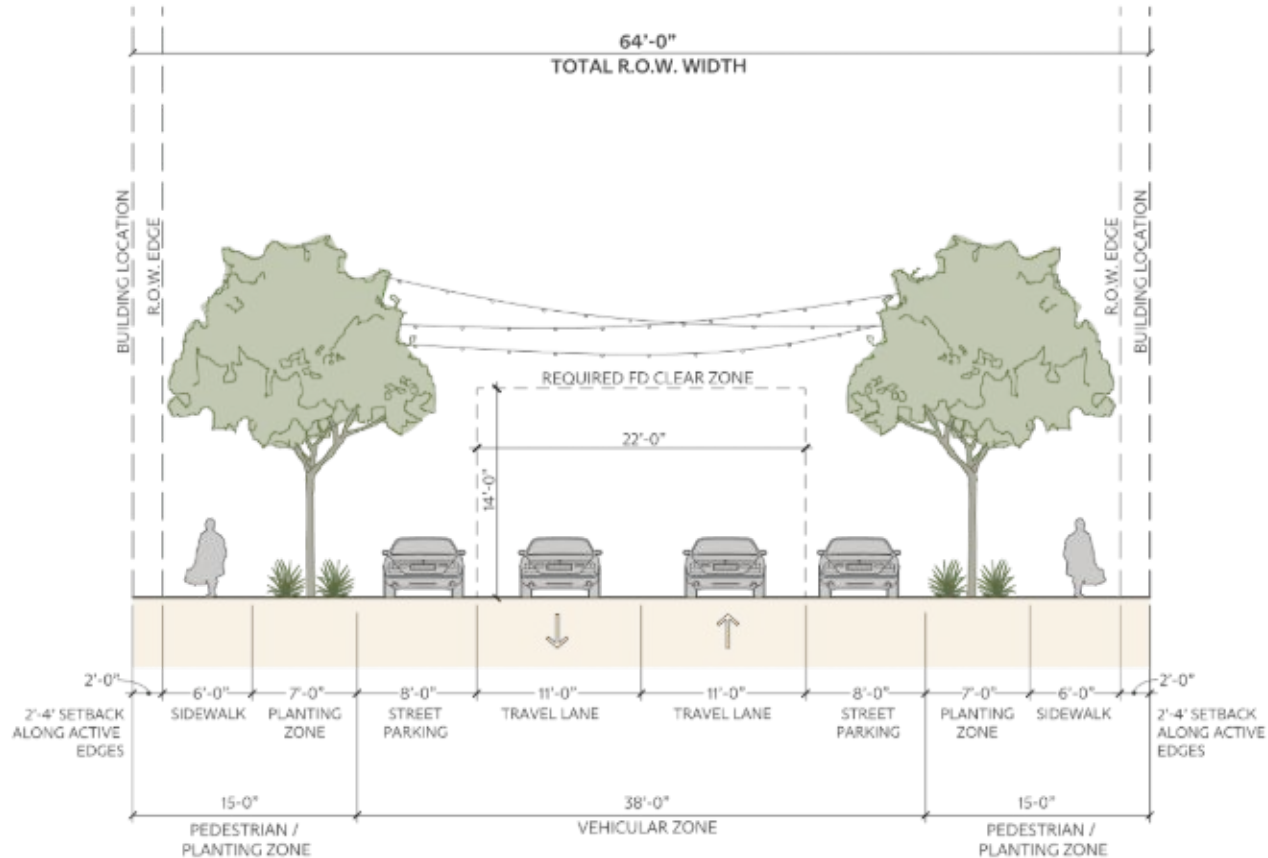
Highway 290 Access and Phase 1 Primary Roadways



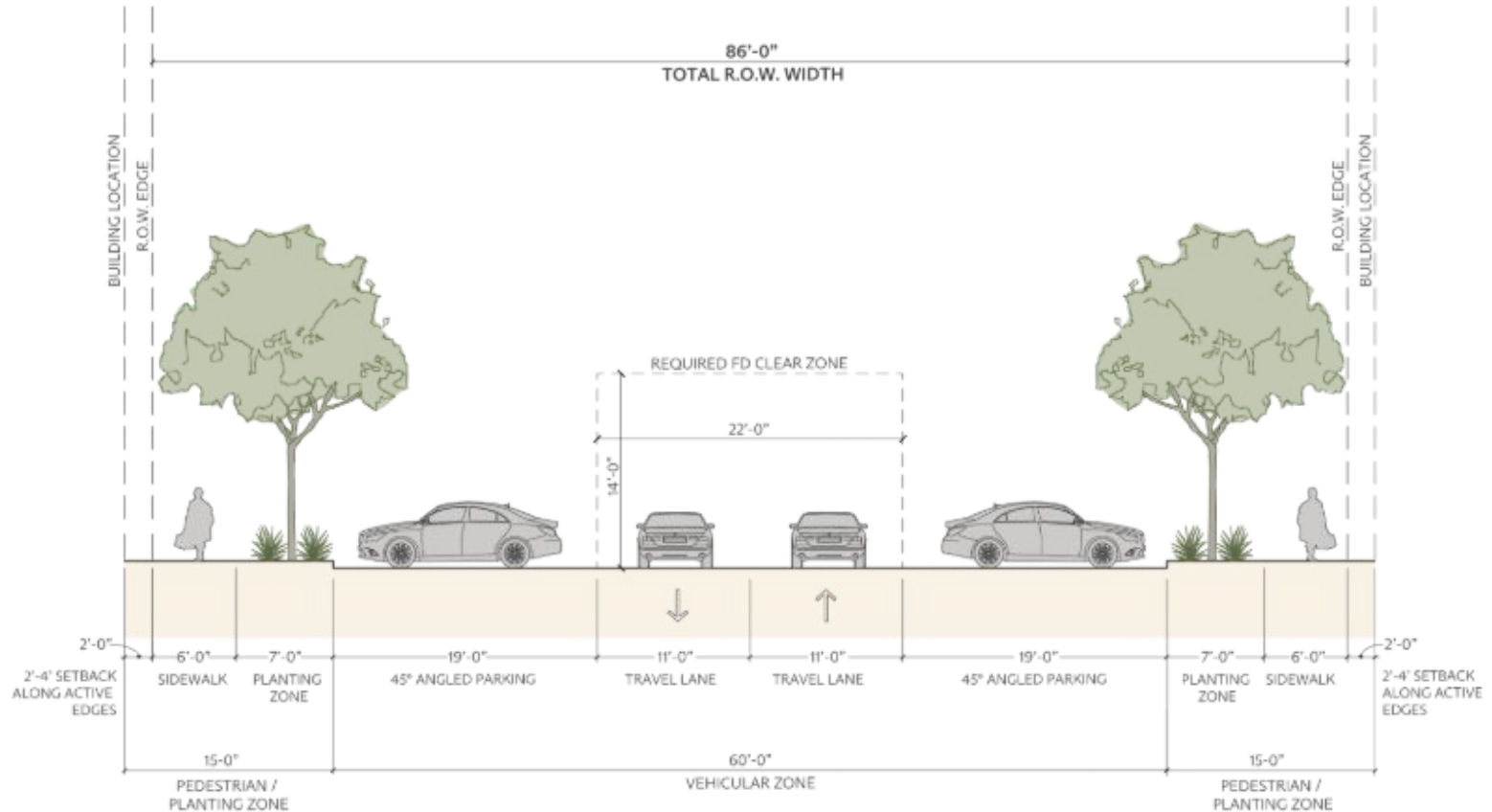
Street Types: Collector Street



Street Types: Festival Street / Local Street



Street Types: Local Street with Angle Parking



Questions

Thank You!