



City of Manor
105 E. Eggleston St.
Manor, TX 78653
(512) 272-5555

Date: Friday, March 5, 2021

Juan Escobar
Austin Sign Builders
16022 Meurer Ln. Bldg 1
Del Valle TX 78617
info@thesignsguy.com

Permit Number 2021-6228
Job Address: 11211 hwy 290, manor 78653

Dear Juan Escobar,

Staff has completed its review of plans for the Lexington Center Coordinated Sign Plan - 11211 US Hwy 290 E that is to be located at 11211 hwy 290, manor 78653. Comments from this review follow.

City Planner Review

The following comments have been provided by Scott Dunlop. Should you have any questions or require additional information regarding any of these comments, please contact Scott Dunlop by telephone at (512) 272-5555 or by email at sdunlop@cityofmanor.org.

- **Add a note that signs will follow Section 15.04.020 Illuminated Signs. A copy of the Ordinance with that section of code has been uploaded to the plan files.**
 - **Of note in Section 15.04.020 are subsections (e), (i), and (j). Specifically subsection (e) prohibits white or light-colored backgrounds that are internally illuminated. The backgrounds on the pylon sign can be white, but those portions of the sign cannot be illuminated, only the lettering would be illuminated. - Page 2, Note 2 of the Plan indicates the backgrounds will be white but the white portion will need to be opaque.**
- **Freestanding signs are required to have 120 sf of landscaped area at their base (Section 15.04.018(1)(I)). Section 15.03.007(5) provides that Type C trees, shrubs, and ground cover from Section 15.03.006 are acceptable to satisfy this requirement. Either a landscape plan should be included or a note that the landscaping will be installed when the pylon sign is constructed. Installed landscaping would be required for the pylon to receive a Certificate of Completion and for any subsequent attached wall signs to be permitted.**

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Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 272-5555, or by e-mail at sdunlop@cityofmanor.org.

Thank you,

Scott Dunlop
Development Services