

November 21, 2023

**Scott Moore**  
**City Manager, City of Manor**

**SHADOWGLEN DEVELOPMENT AGREEMENT**  
**MASTER LAND PLAN PERMITTED COMMERCIAL USES**  
**FOOD COURT ESTABLISHMENT SPECIFIC FOR THE SHADOWGLEN TRACE COMMERCIAL**  
**SECTION B FINAL PLAT, LOT 1 BLK B,**

Mr Moore,


Please accept this transmittal as written request on behalf of the Owner/Developer under the terms and conditions of the Development Agreement for the ShadowGlen Subdivision (Development Agreement).

Our office owns and is in control of Lot 1, Blk B, ShadowGlen Trace Commercial Section B. (see below)



The current Development Agreement Minimum Development Standards for Commercial use, which impact this Lot, did not specifically anticipate a Food Court Establishment as a Permitted Use (it was not a defined Permitted Use in the City of Manor at the time the Development Agreement was established). However, the intent and application of a Food Court Establishment does comport with the Commercial Permitted Uses listed in the Development Agreement, and more specifically complies with Exhibit C; Approved Land Uses; 1. (kk), thus allowing the Planning and Zoning Commission and/or Council to approve this Commercial use.

Our office has been in communication with the City of Manor Economic Development Director, Mr Scott Jones, and we have discussed the positive aspects of this site to support a Food Court Establishment as an interim commercial use. The site can help in providing another layer of quality of life amenities to support the residents of the Greater Manor community. It is our vision to take advantage of the existing paved drive isles and parking, water, wastewater, electric and telecommunications that are stubbed to the site originally supporting the former Compass Rose temporary school. We envision 5 to 6 food trailers that could service the community, with shade covered benches on a cleared level caliche pad top dressed with gravel. Portable restroom facilities (portapotty) would immediately avail the site and if successful we are entertaining the purchase of a plumbed and air conditioned Comfort Station (rest facilities) located at this site.

  
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Peter A. Dwyer, *President*  
*Dwyer Realty Companies*

*11/21/2023*  
\_\_\_\_\_  
Date

Exhibit "A"

Site Plan

