



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 8, 2024  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Consideration, discussion, and possible action on a Final Plat for the Shadowglen Subdivision Phase 3, Section 2, one-hundred sixty four (164) lots on 45.32 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop, Manor, TX.**

*Applicant: Kimley-Horn and Associates*

*Owner: Meritage Homes of Texas, LLC*

**BACKGROUND/SUMMARY:**

This plat is consistent with the Shadowglen PUD and Preliminary Plat. It has 159 single family lots and 5 open space/drainage lots. The roads surrounding this Section of the development (Rector Loop, Fuchs Grove, Gregg Manor Road, and Gregg Lane) are all Travis County roads. Traffic mitigations for Phase 3 of Shadowglen are being coordinated by Travis County. The County provided in January 2022 the following TIA mitigations:

1. Provide funding in the amount of \$1,695,778 to Travis County to be used toward future Travis County projects along Gregg Manor Road, Fuchs Grove Road, or other projects in the vicinity (“Roadway Improvement Project”).
2. In addition, the Developer will bear all cost to design and construct the following:
  - a. Northbound right-turn lane and southbound left-turn lane into the site at the proposed Driveway 3 (Misty Grove Boulevard) on Fuchs Grove Road. The total cost for this construction is estimated to be \$138,000.
  - b. Traffic signal and driveway to accommodate two westbound lanes at the Fuchs Grove Road and Driveway 3 intersection. The total cost is estimated to be \$350,000.
  - c. Northbound right-turn lane at the Fuchs Grove Road and Gregg Manor Road intersection. The total cost is estimated to be \$102,000.

**LEGAL REVIEW:** *Not Applicable*  
**FISCAL IMPACT:** *No*  
**PRESENTATION:** *No*  
**ATTACHMENTS:** *Yes*

- Plat
- Aerial Location
- Engineer Comments
- Conformance Letter

**ACTIONS:**

<i>Discretion</i>	Non-discretionary
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<i>Subdivision Review Type</i>	Alternative
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<i>Actions</i>	Approve, Approve with Conditions, Postpone
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**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Final Plat for the Shadowglen Subdivision Phase 3, Section 2, one-hundred sixty four (164) lots on 45.32 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop, Manor, TX.

**PLANNING & ZONING COMMISSION:**                      **Recommend Approval**                      **Disapproval**                      **None**

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