



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 13, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an amendment to a Coordinated Sign Plan for the Shops at Las Entradas, and being located at 12420 Tillgang Pass.

Applicant: Artek Signs

Owner: LVE Las Entradas Reg LP

BACKGROUND:

This Coordinated Sign Plan was originally approved in November 2024. At the time, the only portion of the project under construction was Frost Bank. Since its approval, the buildings have been completed and tenants are beginning to file for permits or beginning their tenant finish outs. As the tenants have been coming in, modifications to the CSP have been requested.

The amendment addresses the signage on the Shops 1 and Shops 2 buildings, which are the multi-tenant buildings. Signage for Brakes Plus and Frost Bank are unchanged.

Amendments to Shops 1:

1. Addition of 3 signs (SH5, SH6, SH7). SH5 was added to the west elevation, SH6 to the east elevation, and SH7 on the north elevation. SH1-4 in the original plan were all on the south elevation.
 - a. SH4: Reduced square footage from 89 SF to 50 SF
 - b. SH5: 54 SF maximum
 - c. SH6: 25.5 SF maximum
 - d. SH7: 55.5 SF maximum
 - e. Total additional signage – 95 SF

Amendments to Shops 2:

1. Addition of 3 signs (SH2.7, SH2.8, SH2.9). All three signs are added to the east elevation.
 - a. SH2.7: 49.5 SF maximum
 - b. SH2.8: 98.38 SF maximum
 - c. SH2.9: 51 SF maximum
 - d. Total additional signage – 198.88

The primary purpose for the amendment for both Shops 1 and Shop 2 is to add signage to sides of the building that did not allow for any signage. Shops 1 as currently approved only allows signage on the US 290 facing side

of the building. The corner tenants are requesting signage on the sides of their tenant suites (SH5 and SH6), and in the case of SH7, which is on the rear of Shops 1, that will be the tenant’s primary entrance.

Shops 2 included most of its signage on its US 290 facing side, with 1 sign on the west façade, but there are tenant suites that access from the east façade, and they were not allowed any signage under the current plan. Signs SH2.7, SH2.8, and SH2.9 address signage for the tenant spaces with access on the east façade of the building.

This CSP amendment also allows for non-standard signage on Shops 1 for signs SH6 and SH7. It’s considered “non-standard” because the CSP requires all signs to be channel letters, and SH6 and SH7 are proposed to be signs with exposed neon tubing, as well as allowing for a blade-type sign that projects out from the façade. Sign SH4 is associated with the same tenant space as SH6 and SH7, and as SH4 faces US 290 and the other signs along that façade would be channel letters, SH4 would remain “standard” with channel letters, and SH6 and SH7 that are on the side and rear of the building would be “non-standard”. SH6 and SH7 would be the only signs on the side and rear façade, so there would not be “non-standard” signage next to “standard” signage. The signage facing US 290 would all be consistent channel letter type signs.

Sign SH6 is a blade sign specifically branded to a proposed tenant. As this is tenant-specific sign on a multi-tenant building, and it is considered “non-standard” from signs SH1-5, staff recommends that SH6 only be allowed for the proposed tenant, and if a new tenant occupies the space, that tenant could not install a sign similar to SH6, and would either have to have no sign in that location, or amend the CSP.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Amended Coordinated Sign Plan
- Current approved CSP
- Aerial Image

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, Approve with Conditions, Deny, Postpone

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission **approve with conditions** an amendment to a Coordinated Sign Plan for the Shops at Las Entradas, and being located at 12420 Tillgang Pass **with the condition that sign labeled as SH6 only apply to the currently proposed tenant, and any future tenants of Shops 1 would not be permitted a sign in that location.**

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None

