



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** December 11, 2024  
**PREPARED BY:** Michael Burrell, Interim Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Consideration, discussion, and possible action on a Coordinated Sign Plan for the Mini-Max Gas Station located at 13320 E US HWY 290 Manor, TX.**

*Applicant: Inayat Marediya*

*Owner: Inayat Marediya*

**BACKGROUND/SUMMARY:**

This property is applying for a coordinated sign plan to account for all the signage on site. A coordinated sign plan allows for more signage than is typically allowed on a property if one of a set of requirements is met. Mini-Max meets one of the requirements by operating out of multiple buildings. The request is for multiple attached signs and two pylon signs, one for each entrance off US HWY 290. The two pylon signs are digital signs and have already been approved via development agreement heard by our City Council on the 20<sup>th</sup> of November.

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

- Coordinated sign plan
- Development agreement

**ACTIONS:**

<i>Discretion</i>	Discretionary
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<i>Subdivision Review Type</i>	NA
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<i>Actions</i>	Approve, Approve with Conditions, Deny
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**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve the Coordinated Sign Plan for the Mini-Max Gas Station located at 13320 E US HWY 290 Manor, TX.

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