



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 8, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Coordinated Sign Plan for The Lex and being located at 11830 N. FM 973, Manor, TX.

Applicant: CND Signs

Owner: Dwyer Realty

BACKGROUND:

This Coordinated Sign Plan is for the under-construction commercial development at FM 973 and Murchison, across FM 973 from Lagos Elementary and part of Wildhorse Creek Commercial. One building is under construction, but the overall plan includes 8 buildings. This Coordinated Sign Plan includes tenant signage on the front, back, and sides of the buildings, as well as entry monuments, directional signage, and placemaking signage/objects.

Sign A main entry monument (1): 9' overall height and 16' 11.5" in length. The signage lettering is approximately 75 sf.

Sign B secondary entry monument (1): 6' overall height and 11' 3.75" in length. The signage letter is approximately 67 sf.

Sign C address sign (1): 3' overall height and 5' 3" in length.

Sign D1 Front façade signage (38): Maximum height is 3' 4" (40") and maximum length is 65% of tenant frontage

Sign D2 Back façade signage (38): Maximum height is 2' 6" (30") and maximum length is 45% of tenant frontage

Sign D3 Side façade signage (16): Maximum height is 3' (36") and maximum length is 15'

- Signs D1, D2, and D3 are all Front Lit Channel Letters, but copy, font, colors, and logo are tenant-specific. This is typical of a Coordinated Sign Plan, which regulates the construction type of the signs, the maximum sizes, and the placement, but all other aspects are tenant-specific.

Sign E directional signage (4): Maximum height is 5' and maximum length is 4'

Placemaking (4): Anvils on pedestals

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: Not Applicable

PRESENTATION: No

ATTACHMENTS: Yes

- Coordinated Sign Plan
- 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 a Coordinated Sign Plan for The Lex and being located at 11830 N. FM 973, Manor, TX.

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None