



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 10, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Coordinated Sign Plan Amendment for the Shadowglen Medical Tower located at 14008 Shadowglen Blvd., Manor, TX.

Applicant: Executive Signs

Owner: Perardi Development

BACKGROUND/SUMMARY:

The original sign plan for this building permitting 285 sf of signage area. The 1st amendment increased that to 345.5 sf. The 2nd amendment decreased it to 336 sf. This proposal would increase it to 432 sf. A building this size not subject to a sign plan would be allowed 305.2 sf of signage (building frontage of 152.6' x commercial multiplier of 2). The original sign plan and 1st amendment were just packages of existing and proposed signs, but the sign sizes were not coordinated. In the 2nd amendment the size, location, and type of signs were provided which made it a true coordinated sign plan. The maximum size of any sign within a permitted sign area is 3'x16' (48 sf). The current sign plan has 7 sign areas. This proposal would add two more sign areas, increasing the total building signage by 96 sf to 432 sf. The current sign plan only has sign areas along the top of the building. This proposal adds two sign areas to the second floor on the south elevation.

The intent of the 2nd amendment to the sign plan was to create a true coordinated sign plan that had consistent placement of signs around the building because the current situation had signs placed at varying floors. This proposal, by adding sign areas to the second floor, would return the building to a more un-coordinated plan so city staff recommends denial.

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Coordinated Sign Plan

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission deny a Coordinated Sign Plan Amendment for the Shadowglen Medical Tower located at 14008 Shadowglen Blvd., Manor, TX.

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

