



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 14, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

Applicant: Executive Signs
Owner: Perardi Development

BACKGROUND/SUMMARY:

The previous sign plan for the building was just an amalgamation of various tenant signs so there was no uniformity/coordination in design between them. A new tenant is locating in the building and applied for an attached wall sign permit. Since the current Coordinated Sign Plan did not allow for a sign in location they specified they needed to amend the Plan. Since the Plan was to be amended it was proposed that it be completed redone to be non-tenant specific, have each sign be uniform in height and style, allow for more flexibility in sign locations.

Approval of this Plan will not cause the current signs to have to be replaced immediately. Some may become nonconforming since they would not meet the uniformity of the new plan, but those tenants would only need to comply with this Plan as the sign are removed at their discretion, such as if they choose to rebrand or a new tenant takes over their space and removes the sign. A nonconforming sign can remain in perpetuity until it is altered by actions taken by the tenant.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Coordinated Sign Plan
- Previous Coordinated Sign Plan

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Coordinate Sign Plan for the Shadowglen Medical Tower and being located at 14008 Shadowglen Blvd., Manor, TX.

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