



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 12, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action an Amended Coordinated Sign Plan for Manor Commons Phase 1 and 2.

Applicant: Facility Solutions Group
Owner: Greenview Manor Commons SW LP

BACKGROUND/SUMMARY:

The Coordinated Sign Plan (CSP) for Manor Commons Phase 1 (Multi-tenant building, Panda Express, Advance Auto, Whataburger, BOA, etc.) was approved in 2014. The CSP was amended in 2020 to include Manor Commons Phase 2 (Dairy Queen, Sherwin Williams, Mercado, Animal Hospital, etc.)

As originally approved in 2014 for Phase 1, it did not include the three pad sites along FM 973 between US 290 and Ring Drive. These three properties are where Valvoline is currently located, a proposed Popeyes is on another lot, and the third lot has no proposed use at this time. Our Sign Code prohibits high-profile signs on all roads except US Hwy 290, so these pad sites could only install a maximum 8’ monument sign.

The development owner would like to amend the CSP to include the three lots in the CSP so they may have high-profile signs that match the others with Manor Commons Phase 1 and Phase 2. No other changes to the CSP are proposed

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

- Amended Coordinated Sign Plan

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	NA
<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 an Amended Coordinated Sign Plan for Manor Commons Phase 1 and 2.

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