Jeffrey Stensland, Chair, Place 5
Gabriel Nila, Vice Chair, Place 3
Nathan Aubert, Place 1
Daniel Mendoza, Place 2
Felix Paiz, Place 4
Cecil Meyer, Place 6
Jim Terry, Place 7
Vacant, Alternate No. 1
Vacant, Alternate No. 2

Planning & Zoning Commission Regular Meeting

Wednesday, July 08, 2026 at 6:30 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

AGENDA

This meeting will be live-streamed on Manor's Webpage.
You can access the meeting at https://www.manortx.gov/171/Public-Meetings-Livestreams
or by scanning the QR Code

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

Non-Agenda Item Public Comments (white card): Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person.

Agenda Item Public Comments (yellow card): Comments will be taken from the audience on non-agenda and agenda items combined for a length of time, not to exceed five (5) minutes total per person on all items, except for Public Hearings. Comments on Public Hearing items must be made when the item comes before the Board/Commission/Committee and, not to exceed two (2) minutes per person. No Action or Discussion May be Taken by the Board/Commission/Committee during Public Comments on Non-Agenda Items.

To address the Board/Commission/Committee, please complete the white or yellow card and present it to the city staff designee prior to the meeting.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Chairperson or a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

1. **Consideration, discussion, and possible action to approve the minutes for June 10, 2026, Planning and Zoning Commission Regular Session.**

REGULAR AGENDA

2. **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

ADJOURNMENT

In addition to any executive session already listed above, the Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

CONFLICT OF INTEREST

In accordance with Section 12.04 (Conflict of Interest) of the City Charter, "No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest."

Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no Planning & Zoning Commission member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the Planning & Zoning Commission member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Wednesday, July 1, 2026, by 5:00 PM and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

/s/ Mandy Miller, Development Services Supervisor
City of Manor, Texas

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 10 days prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail citysecretary@manortx.gov

AGENDA ITEM NO. 1

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 to approve the minutes for June 10, 2026, Planning and Zoning Commission Regular Session.

BACKGROUND/SUMMARY:

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- June 10, 2026, Planning and Zoning Commission Regular Session

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the consent agenda.

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

PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
JUNE 10, 2026

This meeting was live-streamed on Manor's Webpage.
You can access the meeting at https://www.manortx.gov/171/Public-Meetings-Livestreams
or by scanning the QR Code

DRAFT

PRESENT:
COMMISSIONERS:
Jeffrey Stensland, Chair, Place 5
Gabriel Nila, Vice Chair, Place 3
Nathan Aubert, Place 1
Daniel Mendoza, Place 2
Felix Paiz, Place 4
Cecil Meyer, Place 6
James Terry, Place 7 (Absent)

CITY STAFF:
Michael Burrell, Development Services Director
Scott Dunlop, Development Services Assistant Director
Brad Barrett, Assistant City Attorney
Annemarie Felfe, City Planner
Pauline Gray, City Engineer

REGULAR SESSION: 6:30 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum present, the regular session of the Manor Planning and Zoning (P&Z) Commission was called to order by Chair Stensland at 6:30 p.m. on Wednesday, June 10, 2026, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak on non-agenda topics, Item #1, Item #2, Item #3, and Item #4. Mr. Battaile spoke about the Comprehensive Plan and his complaints towards City Staff, the Planning and Zoning agenda, and the Future Land Use Map.

CONSENT AGENDA

1. **Consideration, discussion, and possible action to approve the minutes for May 13, 2026, Planning and Zoning Commission Regular Session.**

City staff recommended that the Planning and Zoning Commission approve the consent agenda.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Paiz to approve the consent agenda.

There was no further discussion.

Motion to Approve carried 6-0.

REGULAR AGENDA

2. **Consideration, discussion, and possible action on a Subdivision Final Plat for Lot 6, Block A of the Manor Commons SE Commercial Subdivision, one (1) lot on 1.341 acres, more or less, and being generally located to the southeast of the intersection of US Hwy 290 and Greenbury Dr., Manor, TX.** *Applicant: Bowman Consulting Group, LTD. Owner: Timmermann Commercial Investments, LP.*

City Staff recommended that the Planning and Zoning Commission approve the Subdivision Final Plat for Lot 6, Block A of the Manor Commons SE Commercial Subdivision, one (1) lot on 1.341 acres, more or less, and being generally located to the southeast of the intersection of US Hwy 290 and Greenbury Dr., Manor, TX.

Assistant Director Dunlop gave background information for this item.

Discussion was held regarding the sidewalk at Timmermann Park. Assistant Director Dunlop clarified that the Timmermann Park sidewalks will not be modified and that Dairy Queen's sidewalk will be extended along the frontage of this property.

MOTION: Upon a motion made by Commissioner Paiz and seconded by Commissioner Mendoza to approve the Subdivision Final Plat for Lot 6, Block A of the Manor Commons SE Commercial Subdivision, one (1) lot on 1.341 acres, more or less, and being generally located to the southeast of the intersection of US Hwy 290 and Greenbury Dr., Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0.

3. **Consideration, discussion, and possible action on a Coordinated sign plan for the Kimbro Crossing Commercial Development.** *Applicant: Image National Signs. Owner: Identity Capitol.*

City Staff recommended that the Planning and Zoning Commission approve the Coordinated sign plan for the Kimbro Crossing Commercial Development.

Pat Sauer with Identity Capital, 4310 Hallmark Drive, Dallas, Texas, submitted a speaker card in support of this item. Mr. Sauer did not wish to speak; however, he was available for any questions.

Assistant Director Dunlop explained the sign types proposed for this item and compared the proposed Sign Plan to the Manor Crossing Coordinated Sign Plan.

MOTION: Upon a motion made by Commissioner Mendoza and seconded by Commissioner Aubert to approve the Coordinated sign plan for the Kimbro Crossing Commercial Development.

There was no further discussion.

Motion to Approve carried 6-0.

4. **Consideration, discussion, and possible action on a Subdivision Final Plat for Kimbro Crossing, being three (3) lots on 10.9834 acres, more or less, and being generally located to the northwest of the intersection of US Hwy 290 and Old Kimbro Rd., Manor, TX.** *Applicant: Barron Stark Engineers. Owner: Timmermann Commercial Investments.*

City Staff recommended that the Planning and Zoning Commission approve the Subdivision Final Plat for Kimbro Crossing, being three (3) lots on 10.9834 acres, more or less, and being generally located to the northwest of the intersection of US Hwy 290 and Old Kimbro Rd., Manor, TX.

Pat Sauer with Identity Capital, 4310 Hallmark Drive, Dallas, Texas, submitted a speaker card in support of this item. Mr. Sauer did not wish to speak; however, he was available for any questions.

Assistant Director Dunlop gave background information for this item.

Discussion was held regarding traffic access to the development.

Mr. Sauer answered questions regarding traffic improvements and tree preservation.

MOTION: Upon a motion made by Vice Chair Nila and seconded by Commissioner Paiz to approve the Subdivision Final Plat for Kimbro Crossing, being three (3) lots on 10.9834 acres, more or less, and being generally located to the northwest of the intersection of US Hwy 290 and Old Kimbro Rd., Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Paiz and seconded by Vice Chair Nila to Adjourn the Regular Session of the Manor Planning and Zoning Commission at 6:55 p.m. on Wednesday June 10, 2026.

There was no further discussion.

Motion to Adjourn carried 6-0.

The Planning and Zoning Commission approved these minutes on July 8, 2026.

APPROVED:

_____

Jeffrey Stensland
Chairperson

ATTEST:

_____

Annemarie Felfe
City Planner

DRAFT

AGENDA ITEM NO. 2

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:

Discretion	Discretionary
Subdivision Review Type	Not Applicable
Actions	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**

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1/ AERIAL VIEW

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St. Manor, TX
78653

PAGE	2 OF 24
ART VERSION	250380-7
DATE	06/09/26
SALES	Jaron
PM	PM
DESIGN	Jay

10/29/25 V1/ Artwork started
11/24/25 V2/ Package updated
12/17/25 V3/ Package updated
1/30/26 V4/ Package updated
2/2/26 V4/ Fixed specs
2/2/26 V4/ Updated specs
4/1/26 V5/ Updated package
5/20/26 V6/ Updated package
5/20/26 V6/ Details adjusted
6/4/26 V7/ Updated site map
6/9/26 V7/ Adjusted sign D1
6/9/26 V7/ Adjusted sign D1

CONCEPTUAL DESIGN ONLY FINAL DIMENSIONS DETERMINED AT PRODUCTION.

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Cnd SIGNS DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have: **1.** A minimum of two dedicated 120V 20A circuits **2.** Junction box installed within 6 feet of sign **3.** Three wires: Line, Ground, Neutral.
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2/ ZONING

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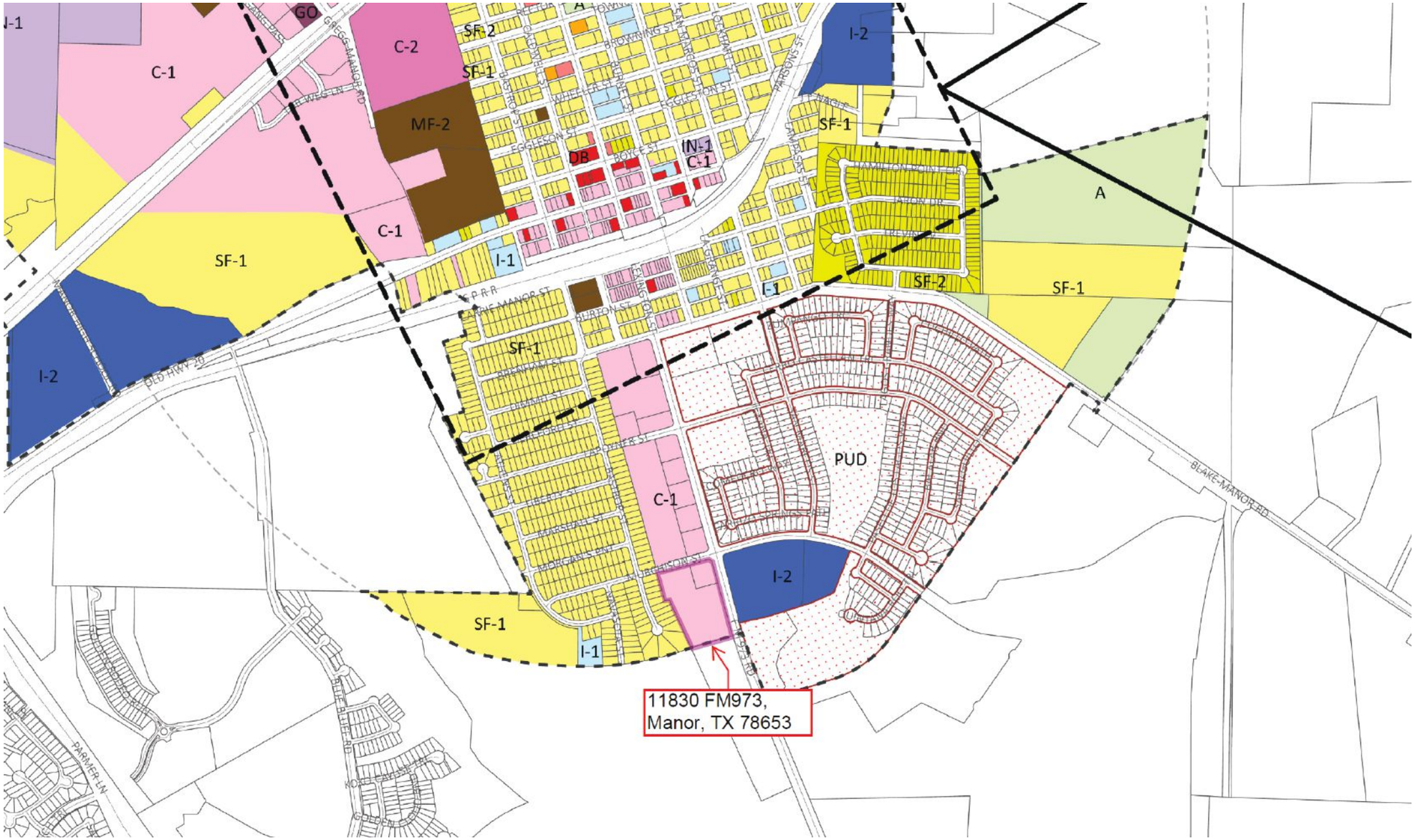
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3/ SITE MAP

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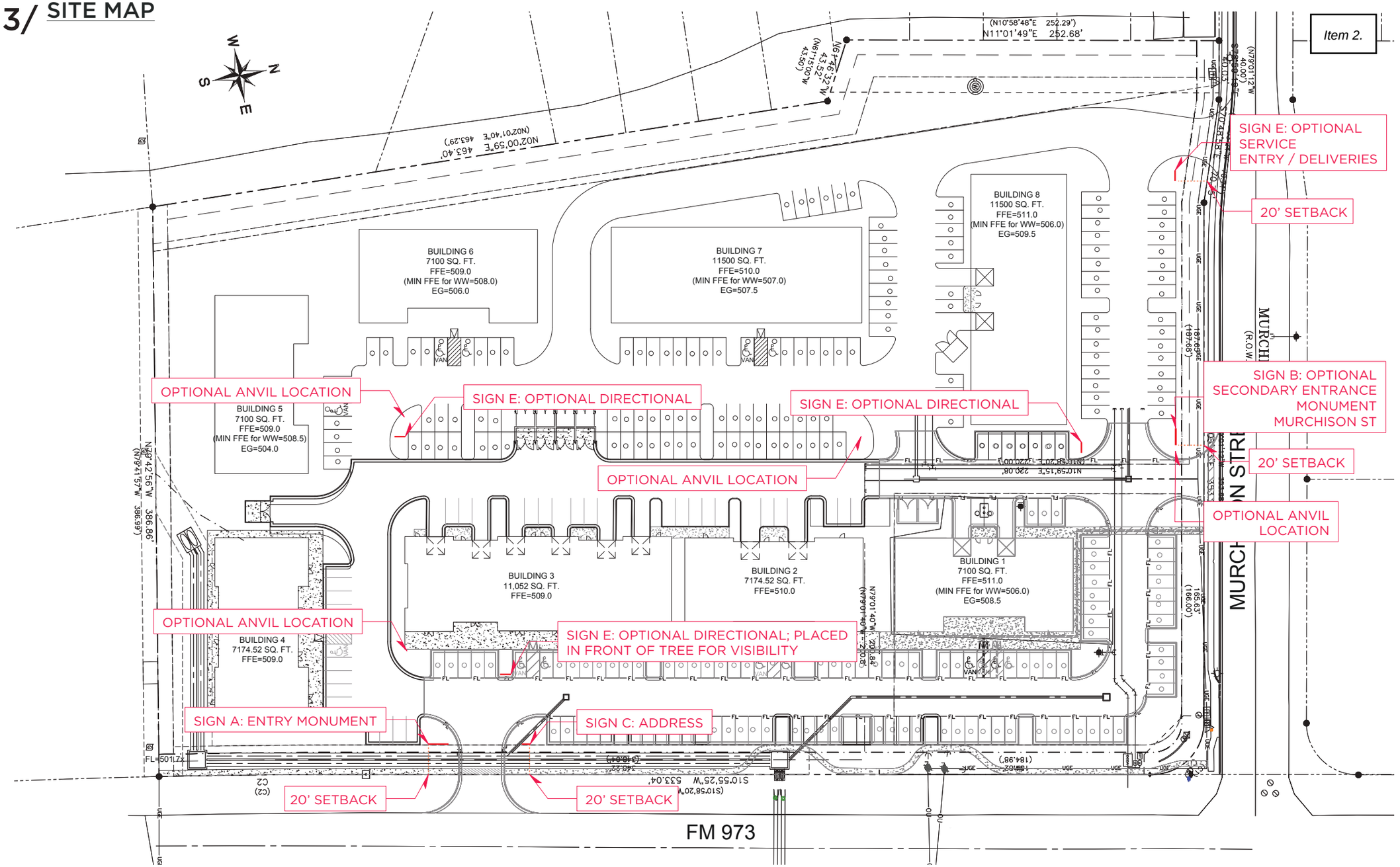
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4/ TOTAL SF ATTACHED SIGNAGE

BLDG	SIGN	MAX SF
1	FOH	262
1	BOH	136
1	SOH	45
2	FOH	262
2	BOH	136
2	SOH	45
3	FOH	393
3	BOH	204
3	SOH	45
4	FOH	262
4	BOH	136
4	SOH	45
5	FOH	262
5	BOH	136
5	SOH	45
6	FOH	262
6	BOH	136
6	SOH	45
7	FOH	393
7	BOH	204
7	SOH	45
8	FOH	393
8	BOH	204
8	SOH	45
Total Attached Signage SF:		**4,141.00**

Note: Building number signs not included in total SF

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5/ ANVIL SPECIFICATIONS

FONT: PER ART
SQ. FOOTAGE:
SCALE:

SCOPE OF WORK: INSTALL FOUR (4) TF 200LB BLACKSMITH ANVILS TO SPECIFICATIONS

- **FACE:** 4.75" X 18.25"
- **HORN:** 4.75" X 11.25"
- **HEIGHT:** 10.75"
- **BASE:** 8.25" X 11.75"
- **WEIGHT:** 200 LBS



PHOTO EXAMPLE 1



PHOTO EXAMPLE 2



PHOTO EXAMPLE 3

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A/ SINGLE-SIDED ILLUMINATED MONUMENT SIGN

FONT: GOTHAM BOLD
SQ. FOOTAGE: 152.62
SCALE: 1/4"=1'

SCOPE OF WORK: FABRICATE AND INSTALL ONE (1) SINGLE-SIDED ILLUMINATED MONUMENT SIGN TO CUSTOM SPECIFICATIONS

MONUMENT

- WELDED ALUMINUM STRUCTURE WITH .090 ALUMINUM PLATES FINISHED SW 7048 URBANE BRONZE & SW 0021 QUEEN ANNE LILAC
- AUSTIN 8" CHOP, COBRA STONE 'AUSTIN BROWN' OR SIMILAR; MORTAR TO MATCH BUILDING; BASE TO USE BOARD FORMED CONCRETE
- CABINET DEPTH MAY CHANGE DEPENDING ON ENGINEERING REQUIREMENTS
- POLE, AND FOUNDATION PER ENGINEERING

THE - PUSH THRU ACRYLIC

- 1/2" WHITE TRANSLUCENT PUSH THRU ACRYLIC
- INTERNALLY ILLUMINATED WITH WHITE LEDS

LEX - FREESTANDING CHANNEL LETTERS

- .080 ALUMINUM RETURNS PRE-FINISHED WHITE
- .063 ALUMINUM BACKS PRE-FINISHED WHITE
- 3/16" WHITE TRANSLUCENT ACRYLIC FACES
- ALUMINUM RETAINERS FINISHED MP WHITE
- INTERNALLY ILLUMINATED WITH WHITE LEDS
- INTERIORS FINISHED MP WHITE FOR LIGHT ENHANCEMENT

MINIMUM ELECTRICAL REQUIREMENTS:

ONE (1) 120V 20A DEDICATED CIRCUITS WITHIN 6' OF SIGN, INSTALLED BY OTHERS.
NOTE: CLIENT'S RESPONSIBILITY TO PROVIDE ELECTRICAL J-BOX PRIOR TO INSTALLATION TO AVOID EXTRA TRIP COSTS. CONFIRM NUMBER OF CIRCUITS PRIOR TO INSTALLATION.

SW 7048 URBANE BRONZE



NIGHT VIEW



PROPOSED

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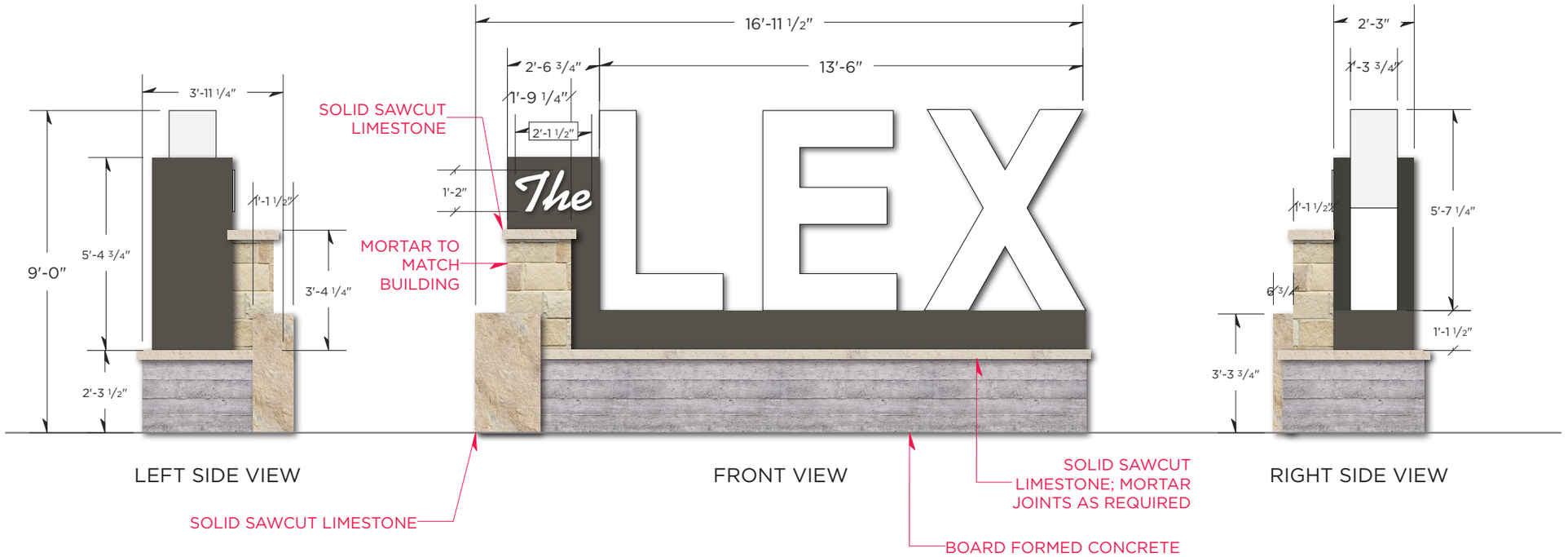
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ART VERSION	250380-7
DATE	06/09/26
SALES	Jaron
PM	PM
DESIGN	Jay

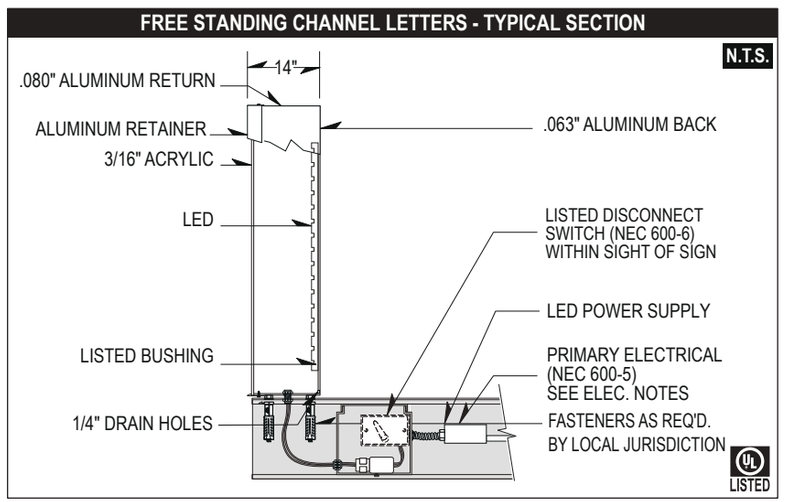
10/29/25 V1/ Artwork started
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6/9/26 V7/ Adjusted sign D1
6/9/26 V7/ Adjusted sign D1

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SCALE: 1/4"=1'





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B/ OPTIONAL SINGLE-SIDED ILLUMINATED SECONDARY MONUMENT SIGN

FONT: GOTHAM BOLD
SQ. FOOTAGE: 67.87
SCALE: 3/8"=1'

SCOPE OF WORK: FABRICATE AND INSTALL ONE (1) SINGLE-SIDED ILLUMINATED MONUMENT SIGN TO STANDARD SPECIFICATIONS

MONUMENT

- WELDED ALUMINUM STRUCTURE WITH .090 ALUMINUM PLATES FINISHED SW 7048 URBANE BRONZE & SW 0021 QUEEN ANNE LILAC
- AUSTIN 8" CHOP, COBRA STONE 'AUSTIN BROWN' OR SIMILAR; MORTAR TO MATCH BUILDING; BASE TO USE BOARD FORMED CONCRETE
- CABINET DEPTH MAY CHANGE DEPENDING ON ENGINEERING REQUIREMENTS
- POLE, AND FOUNDATION PER ENGINEERING

THE - PUSH THRU ACRYLIC

- 1/2" WHITE TRANSLUCENT PUSH THRU ACRYLIC
- INTERNALLY ILLUMINATED WITH WHITE LEDS

LEX - FREESTANDING CHANNEL LETTERS

- .080 ALUMINUM RETURNS PRE-FINISHED WHITE
- .063 ALUMINUM BACKS PRE-FINISHED WHITE
- 3/16" WHITE TRANSLUCENT ACRYLIC FACES
- ALUMINUM RETAINERS FINISHED MP WHITE
- INTERNALLY ILLUMINATED WITH WHITE LEDS
- INTERIORS FINISHED MP WHITE FOR LIGHT ENHANCEMENT

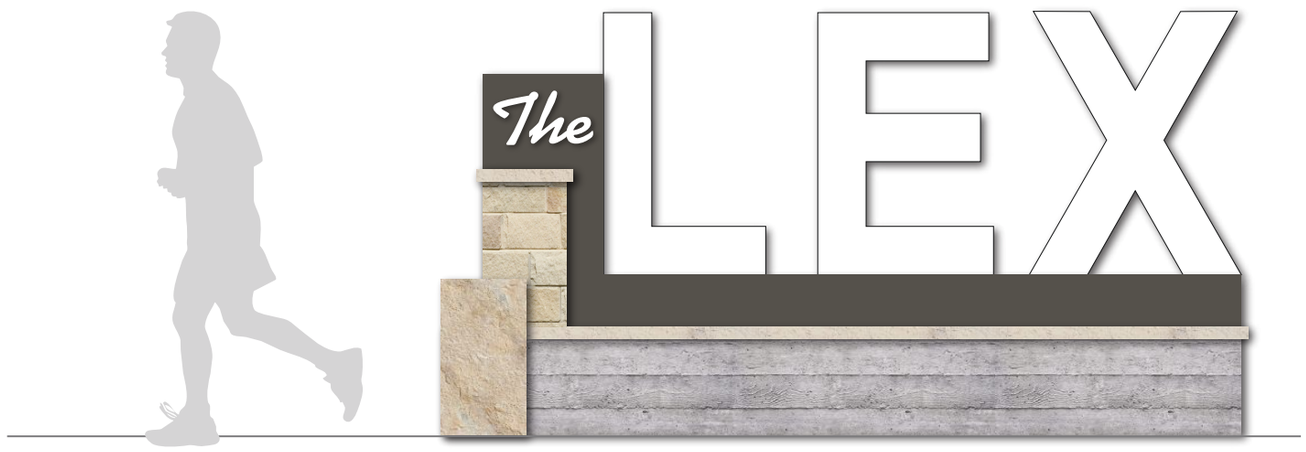
MINIMUM ELECTRICAL REQUIREMENTS:

ONE (1) 120V 20A DEDICATED CIRCUITS WITHIN 6' OF SIGN, INSTALLED BY OTHERS.
NOTE: CLIENT'S RESPONSIBILITY TO PROVIDE ELECTRICAL J-BOX PRIOR TO INSTALLATION TO AVOID EXTRA TRIP COSTS. CONFIRM NUMBER OF CIRCUITS PRIOR TO INSTALLATION.

SW 7048 URBANE BRONZE



NIGHT VIEW



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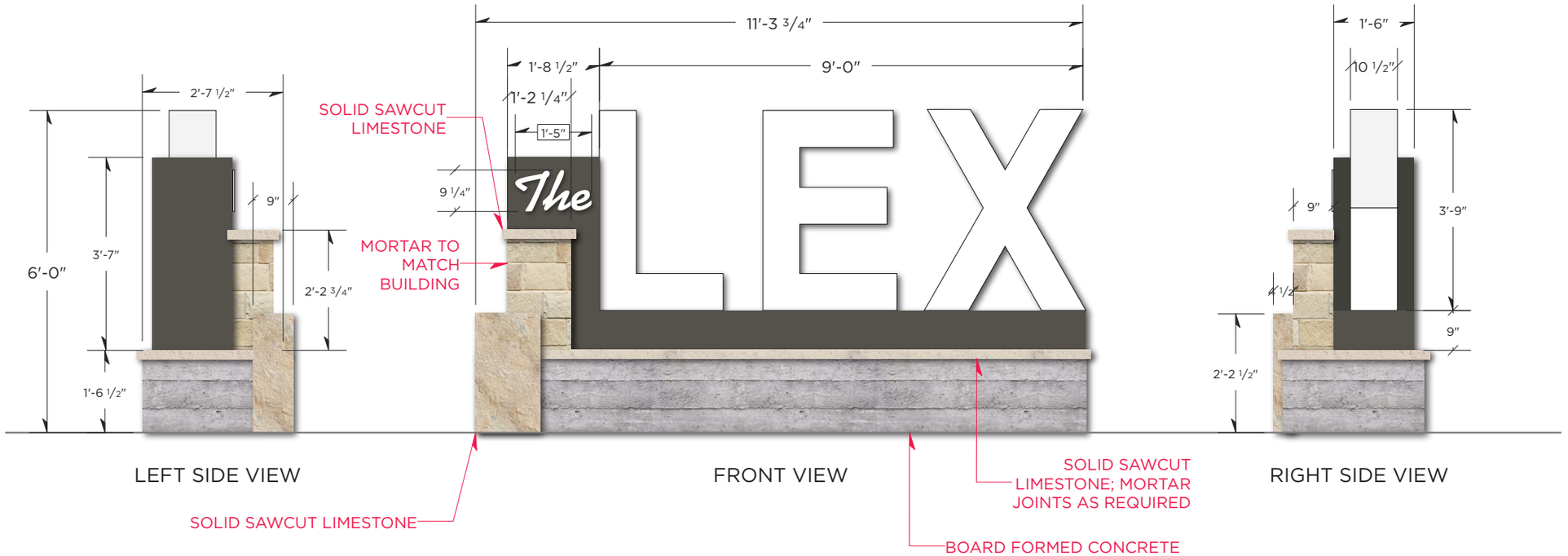
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PM	PM
DESIGN	Jay

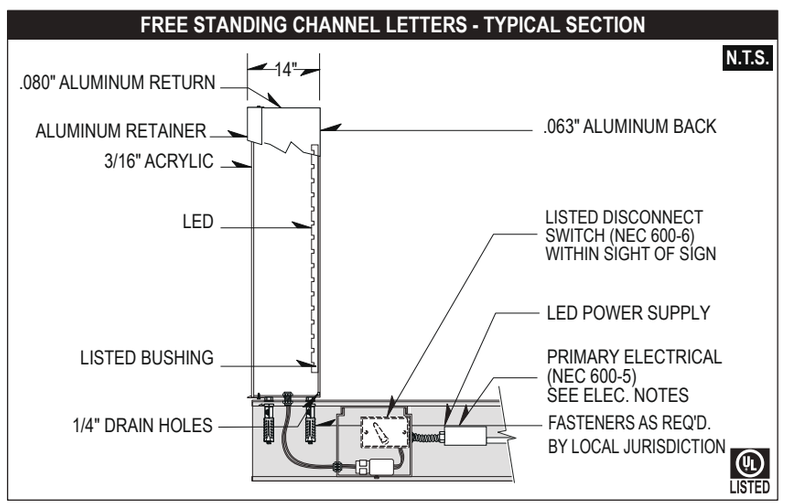
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SCALE: 3/8"=1'





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C/ SINGLE-SIDED ILLUMINATED MONUMENT SIGN

FONT: CENTURY GOTHIC PRO BOLD
SQ. FOOTAGE: 15.75
SCALE: 3/4"=1'

SCOPE OF WORK: FABRICATE AND INSTALL ONE (1) SINGLE-SIDED ILLUMINATED MONUMENT SIGN TO STANDARD SPECIFICATIONS

MONUMENT

- WELDED ALUMINUM STRUCTURE WITH .090 ALUMINUM PLATES FINISHED SW 6243 DISTANCE
- CABINET DEPTH MAY CHANGE DEPENDING ON ENGINEERING REQUIREMENTS
- BASE TO USE BOARD FORMED CONCRETE
- MASONRY, POLE, AND FOUNDATION PER ENGINEERING

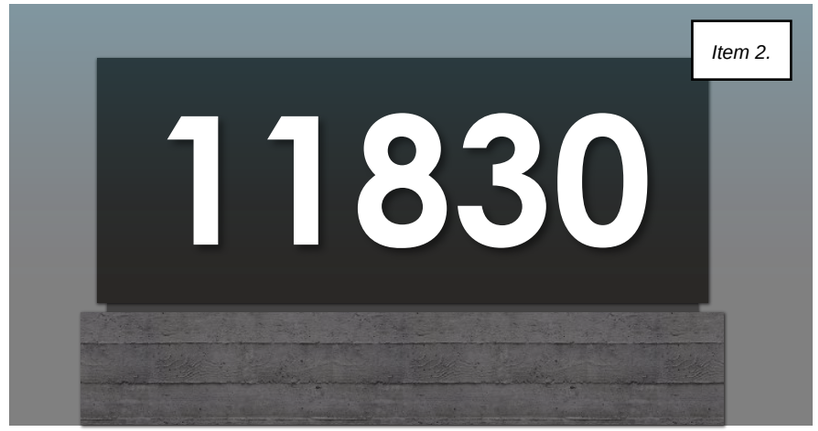
ADDRESS NUMBERS - CHANNEL LETTERS

- .040 ALUMINUM RETURNS PRE-FINISHED WHITE
- .063 ALUMINUM BACKS PRE-FINISHED WHITE
- 3/16" WHITE TRANSLUCENT ACRYLIC FACES
- 1" WHITE TRIM CAPS
- INTERNALLY ILLUMINATED WITH WHITE LEDS
- INTERIORS FINISHED MP WHITE FOR LIGHT ENHANCEMENT
- FLUSH MOUNTED TO ALUMINUM STRUCTURE

MINIMUM ELECTRICAL REQUIREMENTS:

ONE (1) 120V 20A DEDICATED CIRCUITS WITHIN 6' OF SIGN, INSTALLED BY OTHERS.
NOTE: CLIENT'S RESPONSIBILITY TO PROVIDE ELECTRICAL J-BOX PRIOR TO INSTALLATION TO AVOID EXTRA TRIP COSTS. CONFIRM NUMBER OF CIRCUITS PRIOR TO INSTALLATION.

SW 6243 DISTANCE



NIGHT VIEW



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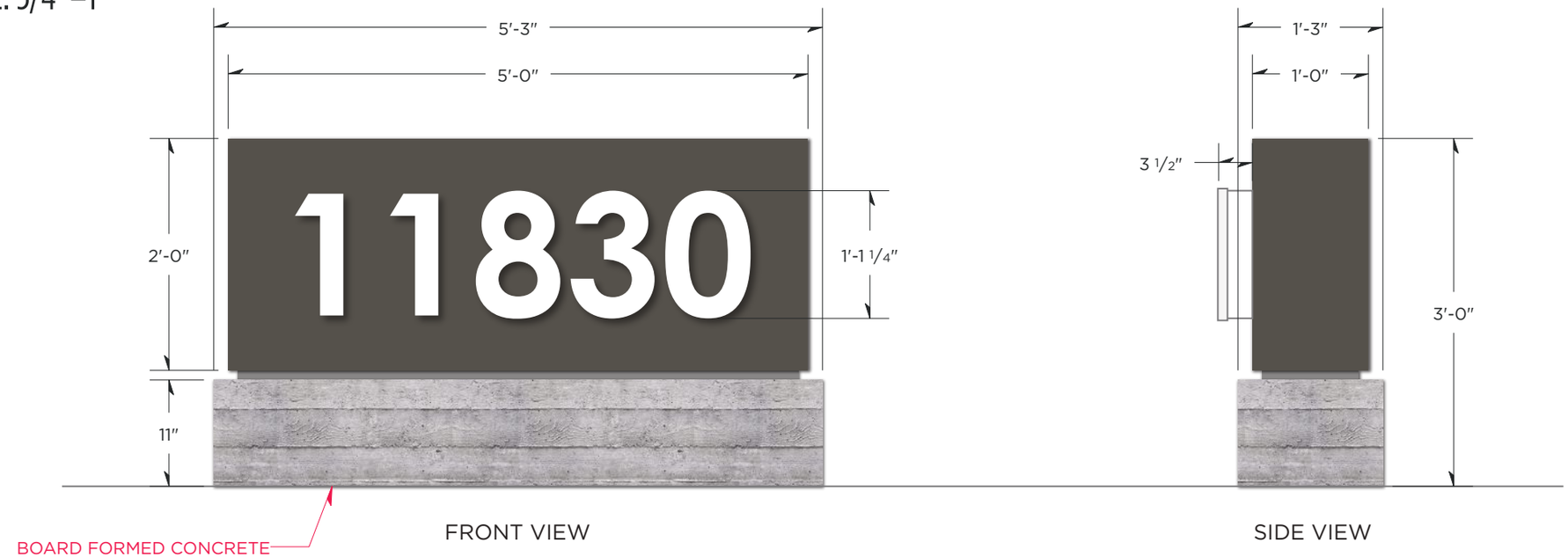
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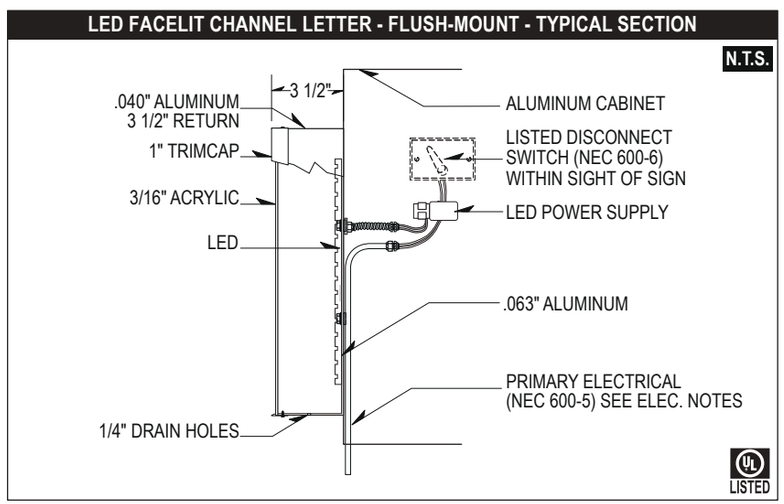
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SCALE: 3/4"=1'





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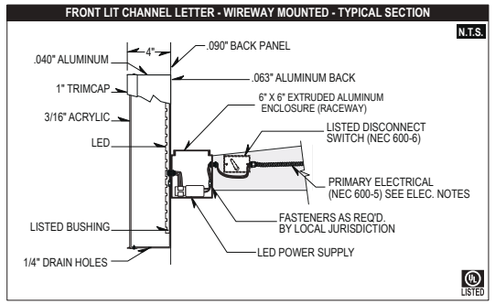
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D1/ FRONT LIT CHANNEL LETTERS - FOH LAYOUT - TYPICAL BLDGS 1-8

FONT: PER INDIVIDUAL TENANT SPECIFICATIONS
SQ. FOOTAGE: 60.5
SCALE: 3/8"=1'

- .063 ALUMINUM BACKS FINISHED PER INDIVIDUAL TENANT SPECIFICATIONS
- .040 ALUMINUM RETURNS FINISHED PER INDIVIDUAL TENANT SPECIFICATIONS
- 3/16" TRANSLUCENT ACRYLIC FACES PER INDIVIDUAL TENANT SPECIFICATIONS
- 1" TRIM CAP FINISHED PER INDIVIDUAL TENANT SPECIFICATIONS
- INTERNALLY ILLUMINATED WITH WHITE LEDS
- INTERIORS FINISHED MP WHITE FOR LIGHT ENHANCEMENT
- MOUNTED ON A .090 ALUMINUM BACKER PANEL PAINTED SW 7069, BACKER PANEL MOUNTED ON 6"x6" RACEWAY, MOUNTED TO AWNING FACIA UNDER GUTTER. RACEWAY POSITIONED ON LETTERS TO AVOID IMPEDING AWNING CLEARANCE



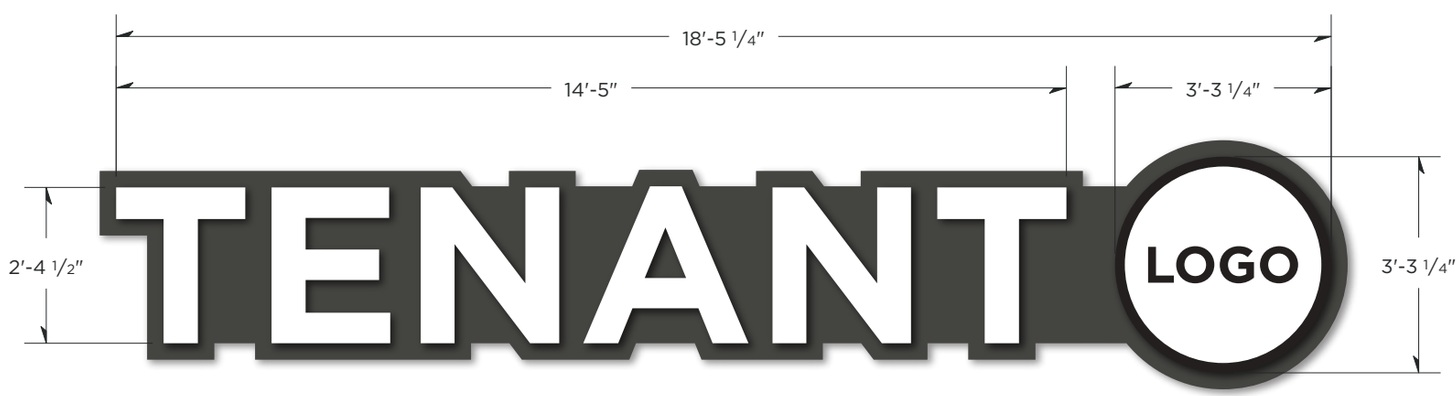


NIGHT VIEW

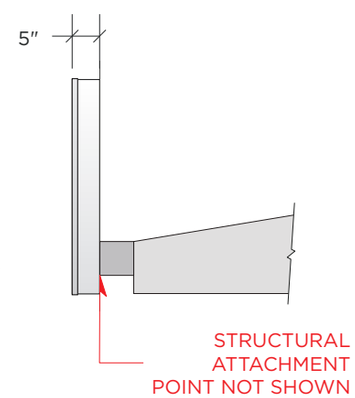
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SW 7069 IRON ORE



FRONT VIEW



SIDE VIEW

COPY, FONT, COLORS, AND LOGO PER INDIVIDUAL TENANT SPECIFICATIONS

MAX SIGN LENGTH IS 65% X TENANT SPACE (E.G. 30' X 0.65 = 19.5'). MAX LETTER AND LOGO HEIGHT IS 40". SIGNS SHALL NOT EXTEND LOWER THAN THE AWNING ON WHICH THEY ARE MOUNTED SO AS TO NOT IMPEDE CLEARANCE. SIGNS SHALL BE MOUNTED TO FRONT OF AWNING IN-LINE WITH ADJACENT SIGNS ON DESIGNATED STRUCTURAL ATTACHMENT POINTS.

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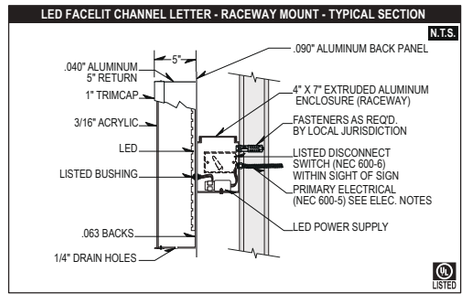
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D2/ FRONT LIT CHANNEL LETTERS - BOH LAYOUT - TYPICAL BLDGS 1-8

FONT: PER INDIVIDUAL TENANT SPECIFICATIONS
SQ. FOOTAGE: 27.37
SCALE: 3/8"=1'

- .063 ALUMINUM BACKS FINISHED PER INDIVIDUAL TENANT SPECIFICATIONS
- .040 ALUMINUM RETURNS FINISHED PER INDIVIDUAL TENANT SPECIFICATIONS
- 3/16" TRANSLUCENT ACRYLIC FACES PER INDIVIDUAL TENANT SPECIFICATIONS
- 1" TRIM CAP FINISHED PER INDIVIDUAL TENANT SPECIFICATIONS
- INTERNALLY ILLUMINATED WITH WHITE LEDS
- INTERIORS FINISHED MP WHITE FOR LIGHT ENHANCEMENT
- MOUNTED ON A .090 ALUMINUM BACKER PANEL PAINTED SW 7069, BACKER PANEL MOUNTED ON ALUMINUM RACEWAY PAINTED TO MATCH WALL



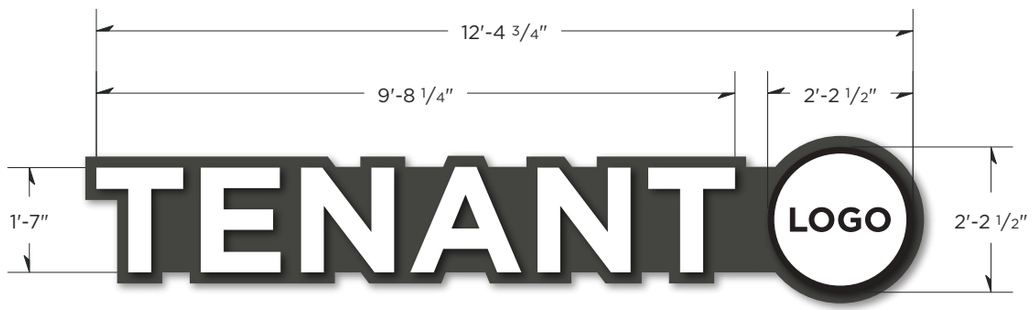
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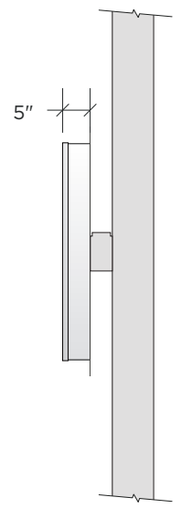
SW 7069 IRON ORE



NIGHT VIEW



FRONT VIEW



SIDE VIEW

COPY, FONT, COLORS, AND LOGO PER INDIVIDUAL TENANT SPECIFICATIONS

MAX SIGN LENGTH IS 45% X TENANT SPACE (E.G. 30' X 0.45 = 13.5'). MAX LETTER AND LOGO HEIGHT IS 30". INSTALLATION AREA (SIGN BAND) IS ACROSS BUILDING FACE; AREA BETWEEN UNDERSIDE OF AWNING AND TOP OF GARAGE DOORS. SIGNS MUST BE LINED UP HORIZONTALLY WITH ADJACENT SIGNS, CENTERED IN TENANT SPACE.

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5/20/26 V6/ Details adjusted
6/4/26 V7/ Updated site map
6/9/26 V7/ Adjusted sign D1
6/9/26 V7/ Adjusted sign D1

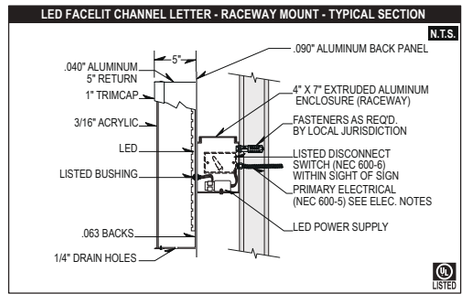
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D3/ FRONT LIT CHANNEL LETTERS - SOH LAYOUT - TYPICAL BLDGS 1-8

FONT: PER INDIVIDUAL TENANT SPECIFICATIONS
SQ. FOOTAGE: 24.30
SCALE: 3/8"=1'

- .063 ALUMINUM BACKS FINISHED PER INDIVIDUAL TENANT SPECIFICATIONS
- .040 ALUMINUM RETURNS FINISHED PER INDIVIDUAL TENANT SPECIFICATIONS
- 3/16" TRANSLUCENT ACRYLIC FACES PER INDIVIDUAL TENANT SPECIFICATIONS
- 1" TRIM CAP FINISHED PER INDIVIDUAL TENANT SPECIFICATIONS
- INTERNALLY ILLUMINATED WITH WHITE LEDS
- INTERIORS FINISHED MP WHITE FOR LIGHT ENHANCEMENT
- MOUNTED ON A .090 ALUMINUM BACKER PANEL PAINTED SW 7069, BACKER PANEL MOUNTED ON ALUMINUM RACEWAY PAINTED TO MATCH WALL; MOUNTING HARDWARE WILL VARY ON TYPE OF WALL
- STRUCTURAL FRAMES USED TO MOUNT BOH SIGNS VERTICALLY ON SLOPED AWNINGS WILL BE PAINTED TO MATCH AWNING



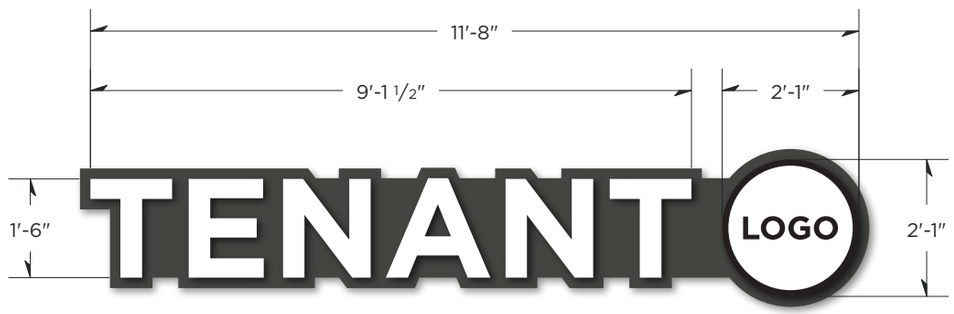


NIGHT VIEW

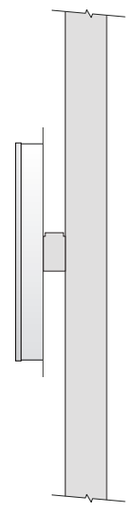
MINIMUM ELECTRICAL REQUIREMENTS:

ONE (1) 120V 20A DEDICATED CIRCUITS WITHIN 6' OF SIGN, INSTALLED BY OTHERS.
NOTE: CLIENT'S RESPONSIBILITY TO PROVIDE ELECTRICAL J-BOX PRIOR TO INSTALLATION TO AVOID EXTRA TRIP COSTS. CONFIRM NUMBER OF CIRCUITS PRIOR TO INSTALLATION.

SW 7069 IRON ORE



FRONT VIEW



SIDE VIEW

COPY, FONT, COLORS, AND LOGO PER INDIVIDUAL TENANT SPECIFICATIONS

LETTER/LOGO HEIGHT MAX ALLOWED IS 36". MAX SIGN LENGTH ALLOWED IS 15'. SIGNS WILL BE CENTERED ABOVE ENTRANCE DOORS IF APPLICABLE. BOTTOM OF SIGNS WILL BE 14' FROM GROUND.

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DESIGN	Jay

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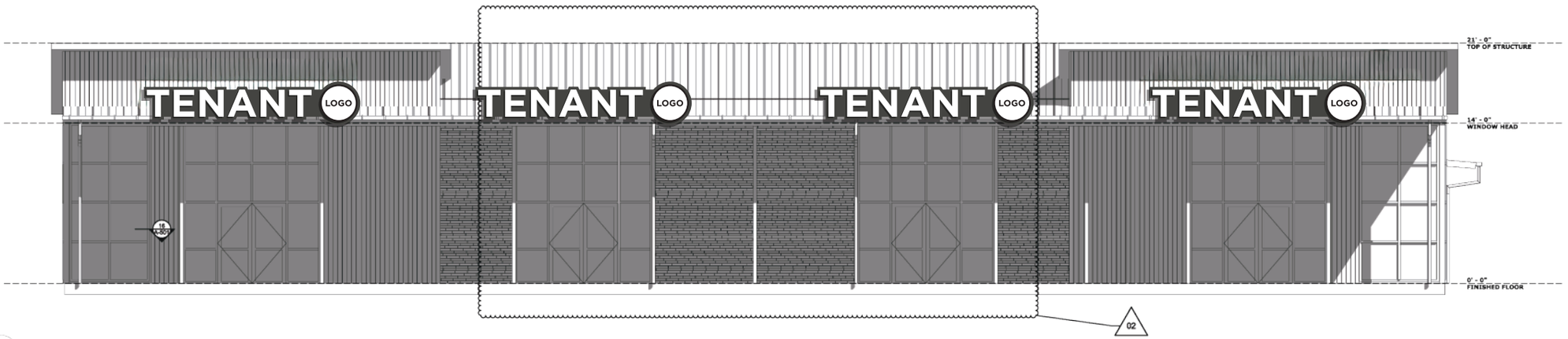
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SCALE: CUSTOM

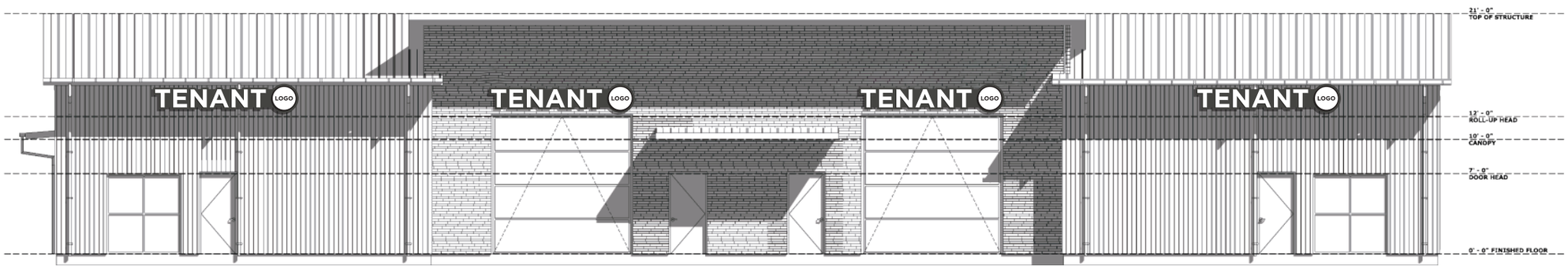
TYPICAL BUILDING FRONTAGE - SHOWN: BLDGS 1, 2, 4, 5, 6; FRONT ELEVATION (FOH)

SIGNS SHALL NOT EXTEND LOWER THAN THE AWNING ON WHICH THEY ARE MOUNTED, SO AS TO NOT IMPEDE CLEARANCE.
SIGNS SHALL BE MOUNTED TO FRONT OF AWNING IN-LINE WITH ADJACENT SIGNS ON DESIGNATED STRUCTURAL ATTACHMENT POINTS.



3 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

TYPICAL BUILDING FRONTAGE - SHOWN: BLDGS 1, 2, 4, 5, 6; BACK ELEVATION (BOH)



2 BACK ELEVATION
SCALE: 3/16" = 1'-0"

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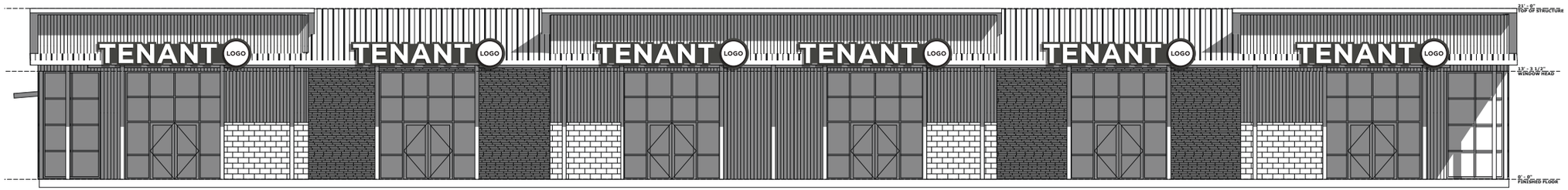
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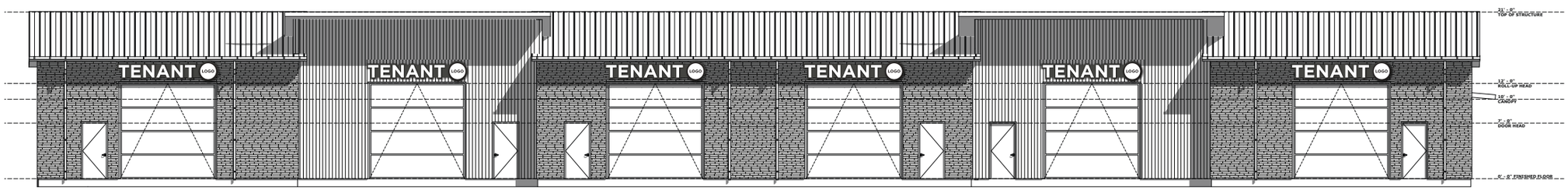
TYPICAL BUILDING FRONTAGE - SHOWN: BLDGS 3, 7, 8; FRONT ELEVATION (FOH)

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3 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

TYPICAL BUILDING FRONTAGE - SHOWN: BLDGS 3, 7, 8; BACK ELEVATION (BOH)



2 BACK ELEVATION
SCALE: 3/16" = 1'-0"

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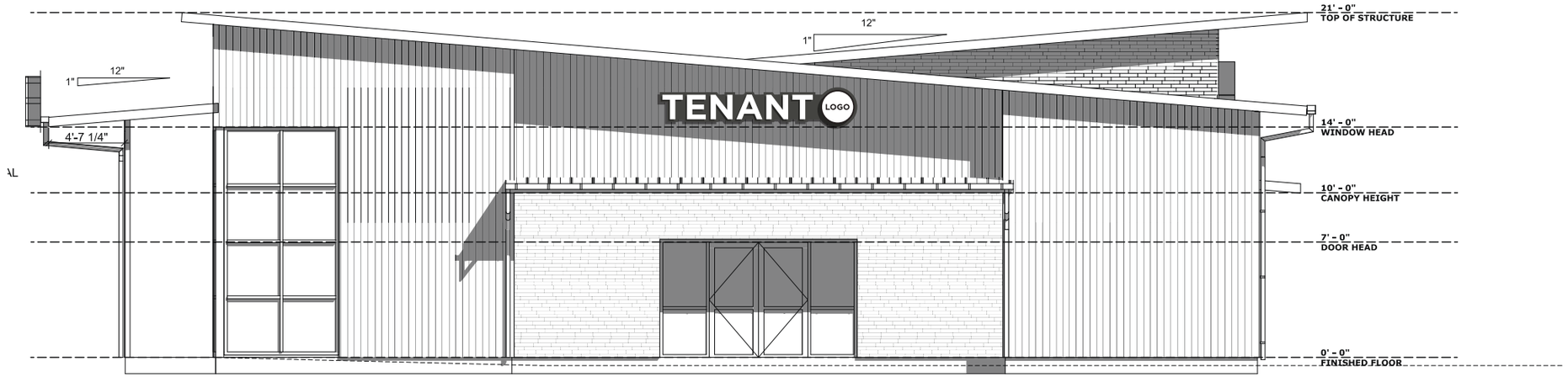
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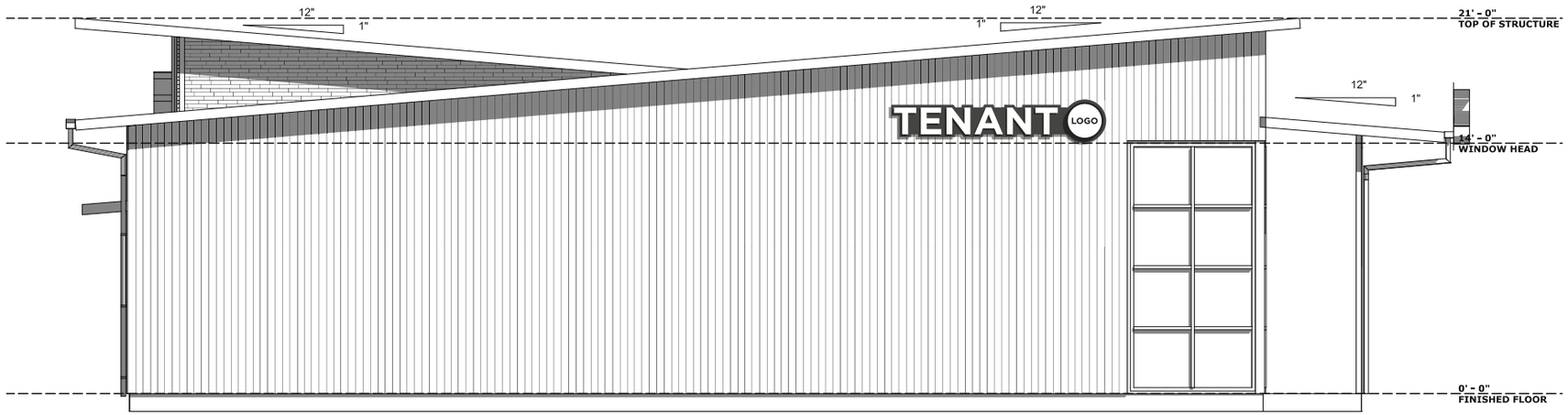
SCALE: CUSTOM

TYPICAL BUILDING FRONTAGE - SHOWN: BLDG 1-8; ENTRANCE SIDE ELEVATION (SOH)



11 **ENTRANCE SIDE ELEVATION**
SCALE: 3/16" = 1'-0"

TYPICAL BUILDING FRONTAGE - SHOWN: BLDG 1-8; NON-ENTRANCE SIDE ELEVATION (SOH)



1 **NON-ENTRANCE SIDE ELEVATION**
SCALE: 3/16" = 1'-0"

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E/ OPTIONAL NON-ILLUMINATED WAYFINDING MONUMENT

FONT: CENTURY GOTHIC PRO BOLD / GOTHAM BOLD
SQ. FOOTAGE: 13.46
SCALE: 3/4"=1'

SCOPE OF WORK: FABRICATE AND INSTALL ONE (1) NON-ILLUMINATED WAYFINDING MONUMENT TO STANDARD SPECIFICATIONS

MONUMENT

- WELDED ALUMINUM STRUCTURE WITH .090 ALUMINUM PLATES FINISHED SW 6243 DISTANCE
- AUSTIN 8" CHOP, COBRA STONE 'AUSTIN BROWN' OR SIMILAR; MORTAR TO MATCH BUILDING
- CABINET DEPTH MAY CHANGE DEPENDING ON ENGINEERING REQUIREMENTS
- POLE, AND FOUNDATION PER ENGINEERING

TENANTS - ACRYLIC FCO

- 1/2" WHITE OPAQUE FCO ACRYLIC LETTERS; FLUSH MOUNTED

SW 6243 DISTANCE



PROPOSED

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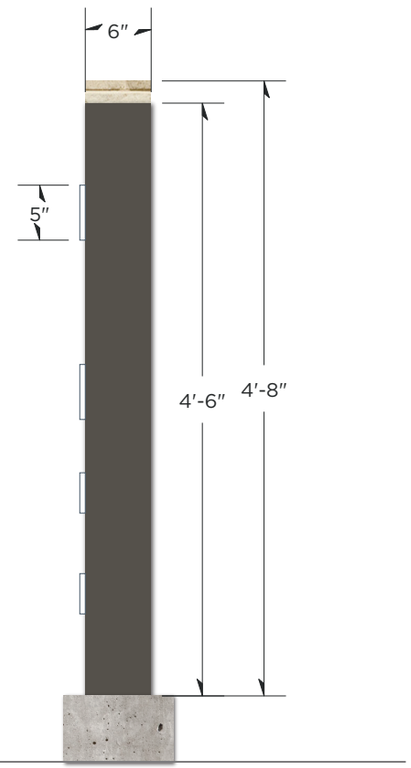
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SCALE: 3/4”=1’



FRONT VIEW



SIDE VIEW

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F/ NON-ILLUMINATED BUILDING NUMBERS - TYPICAL BUILDINGS 1-8

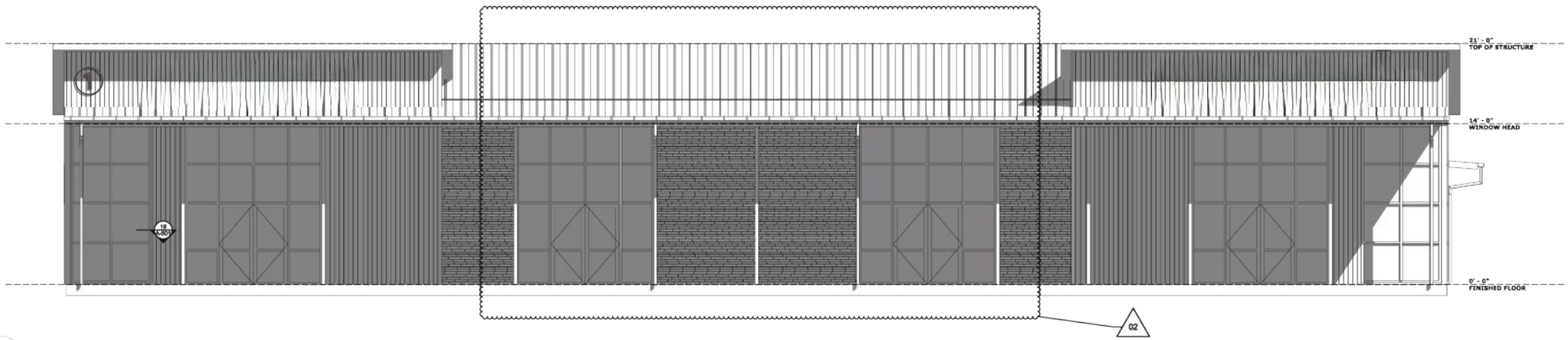
FONT: GOTHAM BOLD
SQ. FOOTAGE: 6.25
SCALE: 3/4"=1'

SCOPE OF WORK: FABRICATE AND INSTALL EIGHT (8) SETS OF NON-ILLUMINATED BLDG NUMBERS TO STANDARD SPECIFICATIONS

- .063 ALUMINUM BACKS FINISHED SW 7048 URBANE BRONZE
- .040 ALUMINUM RETURNS FINISHED SW 7048 URBANE BRONZE
- .090 ALUMINUM FACES FINISHED SW 7048 URBANE BRONZE
- MOUNTED TO WALL WITH STANDOFFS; MOUNTING HARDWARE WILL VARY ON TYPE OF WALL

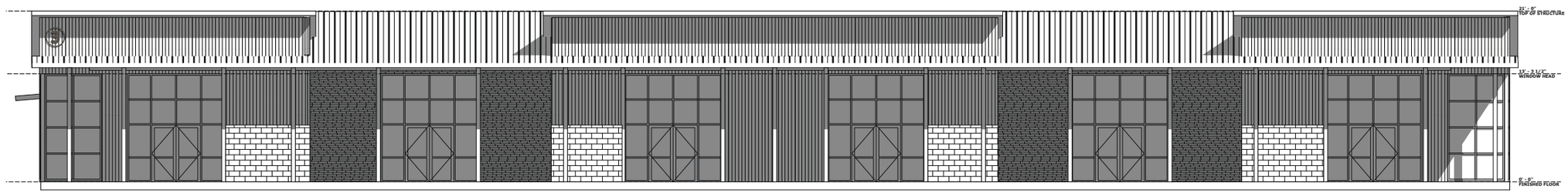
SW 7048 URBANE BRONZE

TYPICAL BUILDING FRONTAGE - SHOWN: BLDGS 1, 2, 4, 5, 6; FRONT ELEVATION (FOH)



3 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

TYPICAL BUILDING FRONTAGE - SHOWN: BLDGS 3, 7, 8; FRONT ELEVATION (FOH)



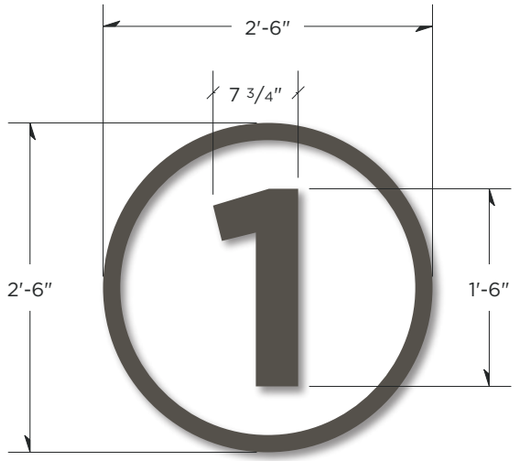
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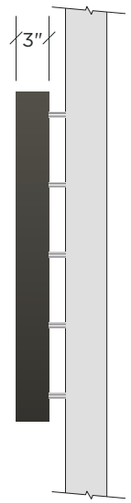
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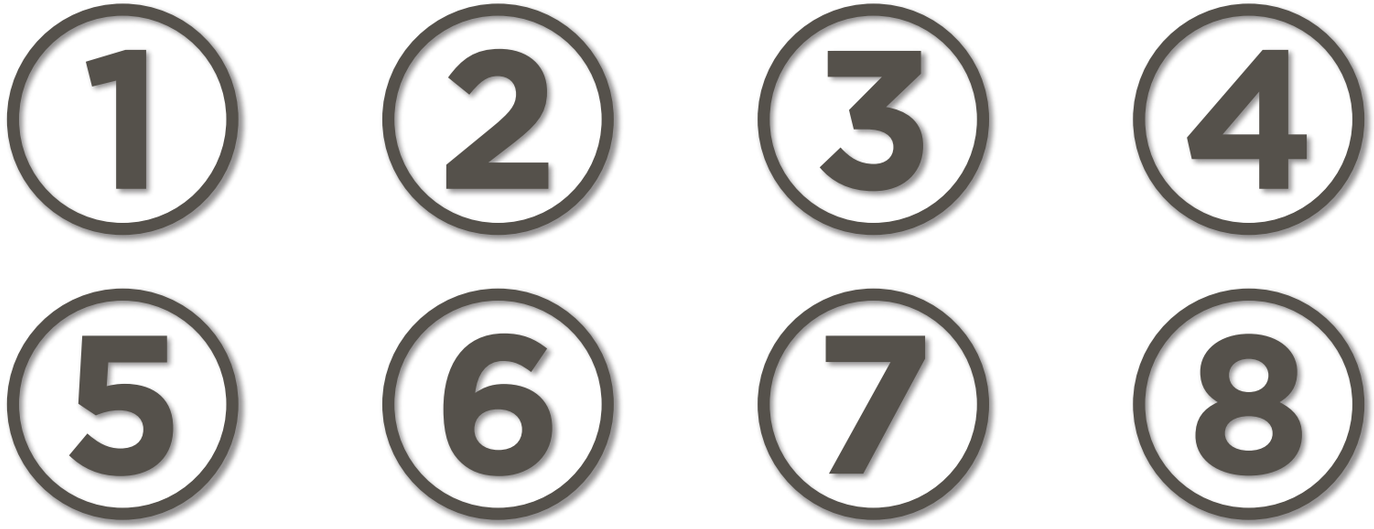


FRONT VIEW



SIDE VIEW

FULL LAYOUT - **ONE (1)** OF EACH



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ART VERSION	250380-7
DATE	06/09/26
SALES	Jaron
PM	PM
DESIGN	Jay

10/29/25 V1/ Artwork started
11/24/25 V2/ Package updated
12/17/25 V3/ Package updated
1/30/26 V4/ Package updated
2/2/26 V4/ Fixed specs
2/2/26 V4/ Updated specs
4/1/26 V5/ Updated package
5/20/26 V6/ Updated package
5/20/26 V6/ Details adjusted
6/4/26 V7/ Updated site map
6/9/26 V7/ Adjusted sign D1
6/9/26 V7/ Adjusted sign D1

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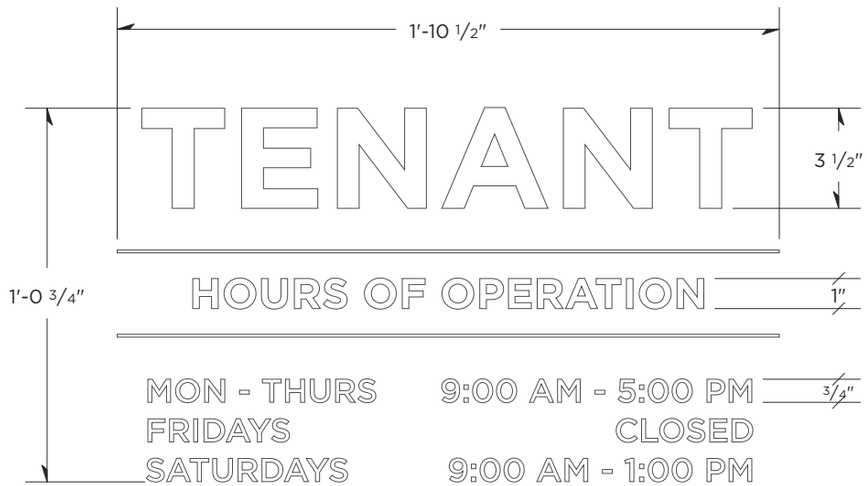
G/ HOURS DOOR VINYL - LAYOUT

FONT: GOTHAM BOLD, MEDIUM
SQ. FOOTAGE: 1.99
SCALE: 2"=1' / 3/4"=1'

SCOPE OF WORK: FABRICATE AND INSTALL TBD (X) SETS OF VINYL GRAPHICS TO STANDARD SPECIFICATIONS

- 3M OPAQUE WHITE VINYL GRAPHICS APPLIED TO FIRST SURFACE OF GLASS

3M OPAQUE WHITE



FRONT VIEW



PROPOSED

Cnd SIGNS DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have: **1.** A minimum of two dedicated 120V 20A circuits **2.** Junction box installed within 6 feet of sign **3.** Three wires: Line, Ground, Neutral.
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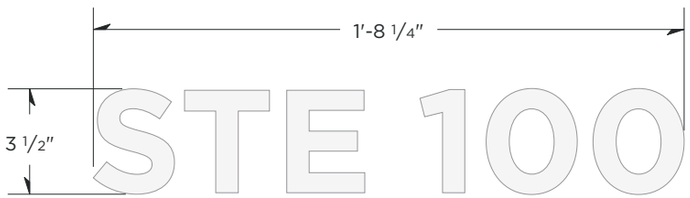
H/ STE NUMBER DOOR VINYL - LAYOUT

FONT: GOTHAM BOLD
SQ. FOOTAGE: 0.49
SCALE: 2"=1' / 3/4"=1'

SCOPE OF WORK: FABRICATE AND INSTALL TBD (X) SETS OF VINYL GRAPHICS TO STANDARD SPECIFICATIONS

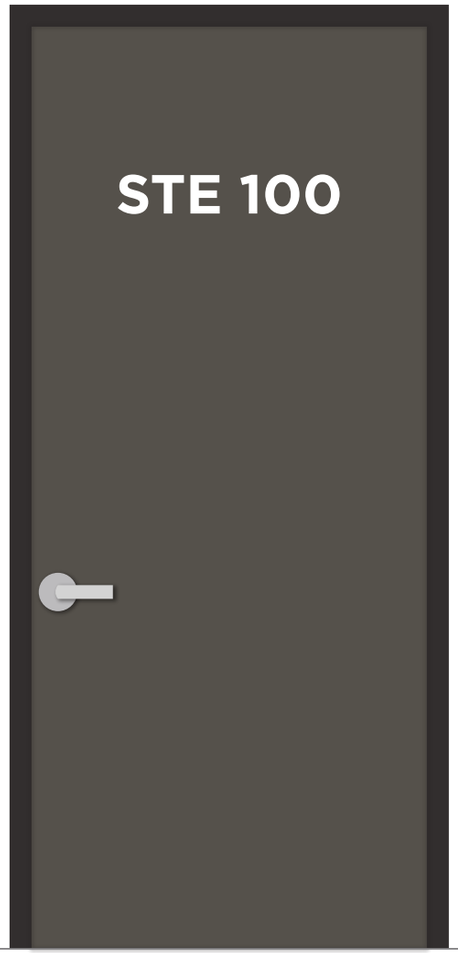
- 3M OPAQUE WHITE VINYL GRAPHICS APPLIED TO METAL DOOR

3M OPAQUE WHITE



FRONT VIEW

STE NOS. TBD



PROPOSED

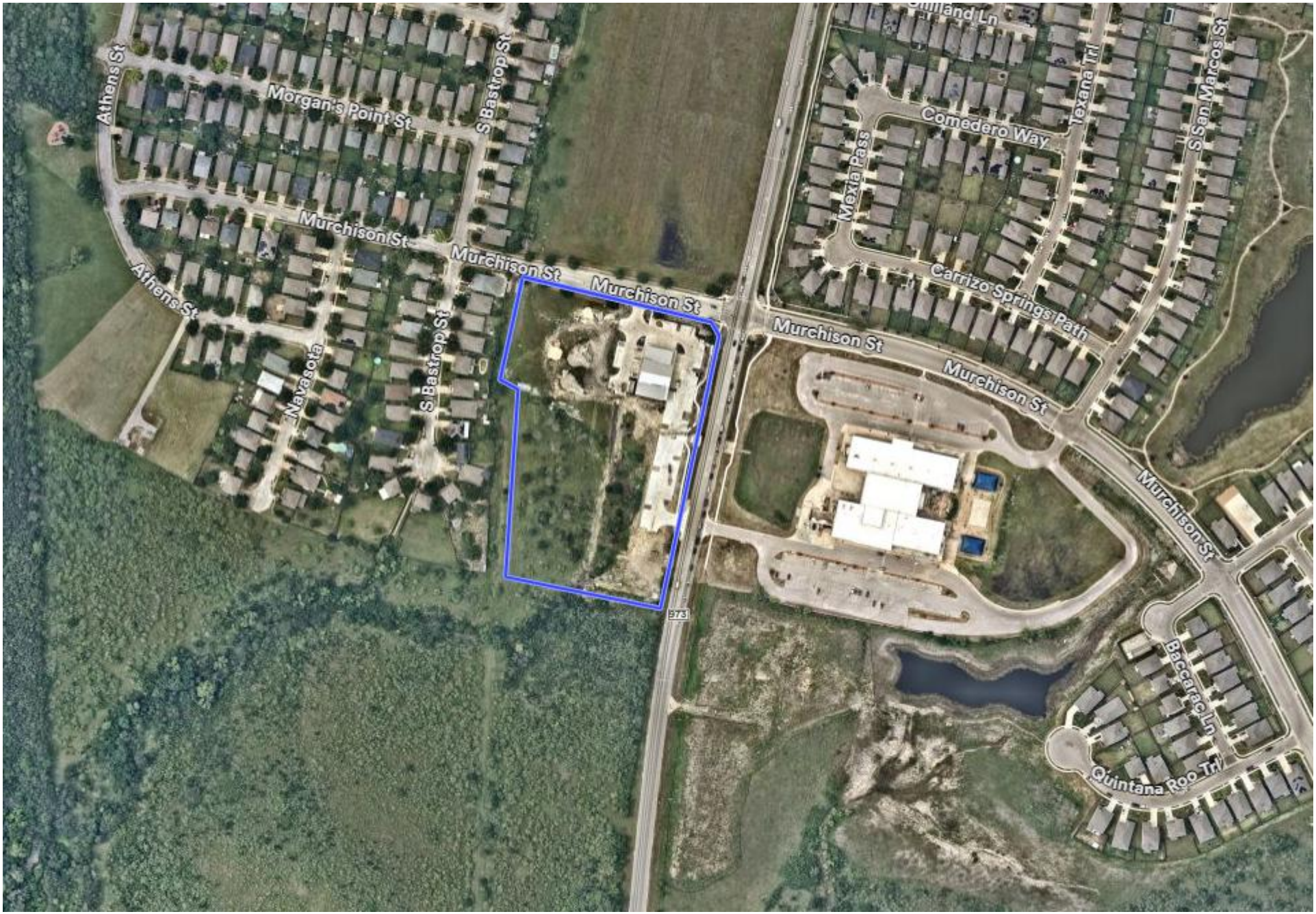
PAGE	24 OF 24
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Navasota
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Murchison St
Murchison St
Murchison St
Comedero Way
Texana Trl
S San Marcos St
Mexia Pass
Carrizo Springs Path
Baccarac Ln
Quintana Roo Trl
Shilland Ln