

Project Letter – Alternate Sign Plan Permit Walnut Business Park City of New Braunfels, Texas

Date: April 24, 2026

To:
City of New Braunfels
Planning and Development Services Department
550 Landa Street
New Braunfels, Texas 78130

Subject: Request for Approval of Alternate Sign Plan – Walnut Business Park

Dear Planning and Development Services Staff,

On behalf of the property owner and tenants of Walnut Business Park, we respectfully submit this request for approval of an Alternate Sign Plan pursuant to the City of New Braunfels Land Development Ordinance (LDO) provisions governing signage.

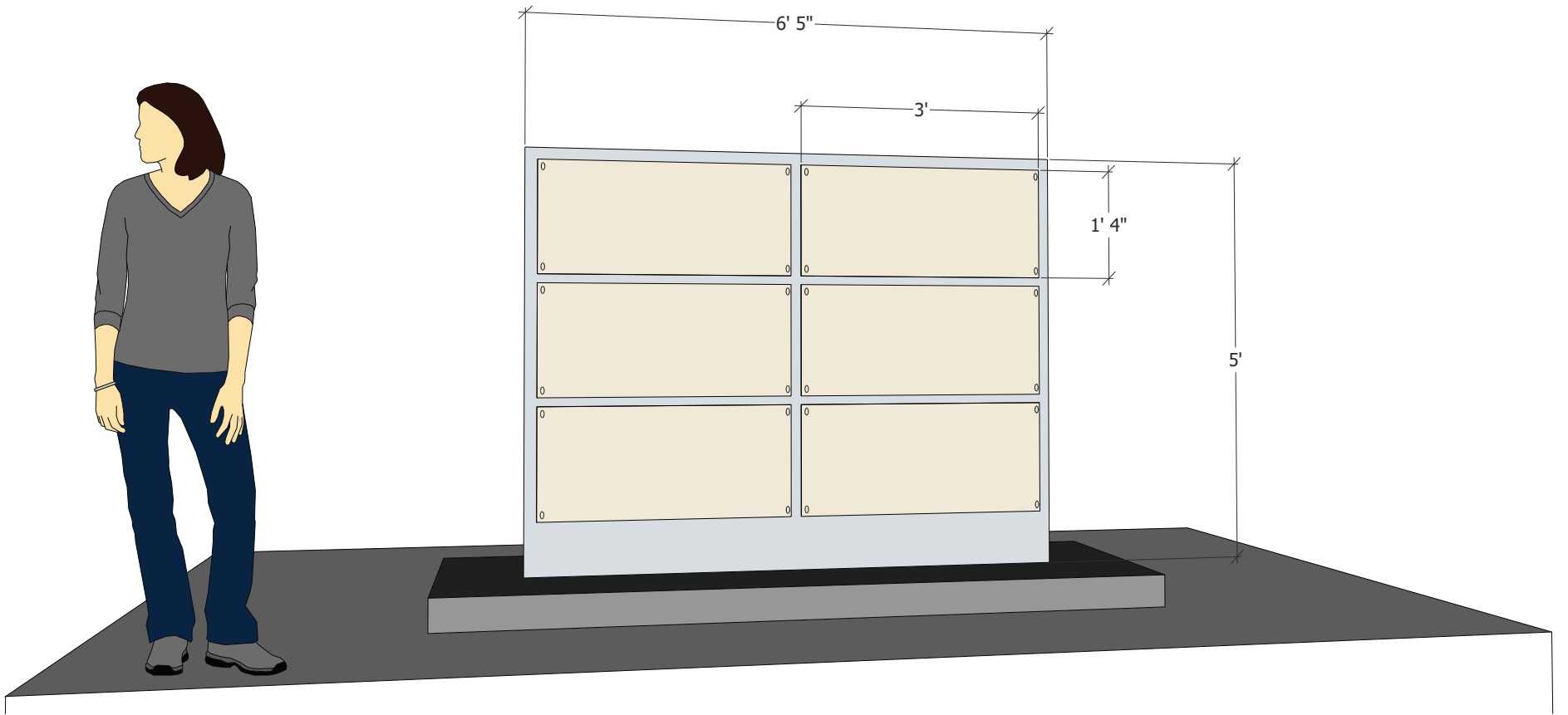
This request seeks approval to consolidate existing tenant signage into a coordinated system of uniform, branded monument signs strategically located throughout the property. The intent of this proposal is to improve site aesthetics, enhance wayfinding and safety, reduce visual clutter, and support the economic viability of the businesses operating within the development while maintaining consistency with the intent of the City's sign regulations.

The proposed Alternate Sign Plan for Walnut Business Park represents a thoughtful and responsible improvement to the property's signage system. By consolidating tenant signage into uniform monument signs and requesting one additional monument to maintain consistency across all buildings, the plan will improve safety and navigation, reduce visual clutter, enhance the appearance of the property, support business visibility, and strengthen long-term economic vitality.

We respectfully request approval of this Alternate Sign Plan and appreciate the City's consideration of this proposal.

Sincerely,

Sandeigh Kennedy
Owner, NB Signs & Design
OBO: Walnut Business Park
830.627.9120
sandeigh@nbsignsanddesign.com



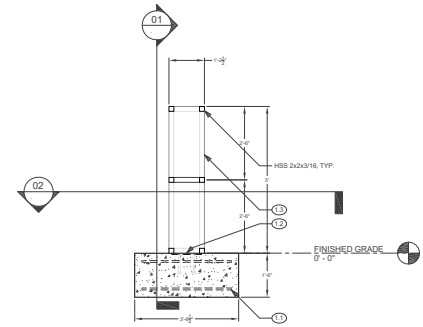
FNAME

REV/DATE

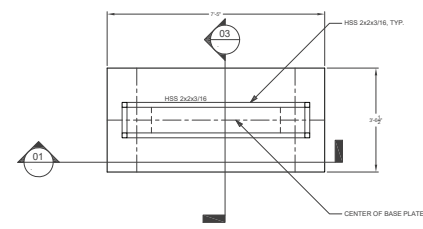
USER

Keynotes:

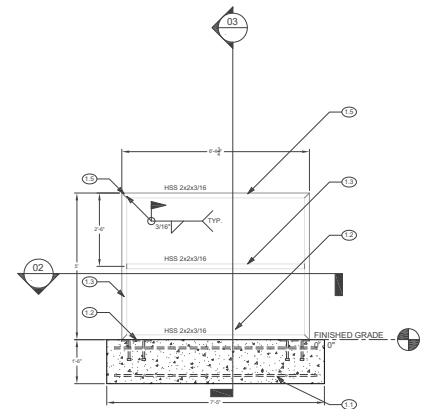
- 1.1 Footing reinforcing shall be #6 bars at 12" on center both ways 3" clear from top and bottom of footing.
- 1.2 Column base plates shall be 12" x 12" x 3/4" with 4- 3/4" diameter HCA x 8" long.
- 1.3 Steel column - see plan for size.
- 1.4 Steel beam - see detail for size.
- 1.5 - 45-Degree Miter



03 MONUMENT SIGN - SECTION
SCALE: 1/2" = 1'



02 MONUMENT SIGN - PLAN
SCALE: 1/2" = 1'



01 MONUMENT SIGN - FOOTING & STEEL FRAME
SCALE: 1/2" = 1'

THE STRUCTURAL DOCUMENTS REPRESENT THE FINISHED STRUCTURE. TOTAL PROJECT DEFINITION (AND THEREFORE DEFINITION OF ALL REQUIREMENTS) WILL BE PROVIDED BY COMBINING ALL DOCUMENTS WITH THE STRUCTURAL DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THE FABRICATION OF COMPONENTS FOR NEW CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION, UNLESS OTHERWISE INDICATED. THE DOCUMENTS DO NOT INCLUDE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE BUT NOT BE LIMITED TO BRACING AND SHORING OF DEAD LOADS, CONSTRUCTION LOADS, AND WIND LOADS. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE, OR OTHER OBJECTIONAL CONDITIONS CAUSED BY HIS OPERATIONS.

ISSUE	#

CONTRACTOR:
NBS SIGNS & DESIGN
 1229 INDUSTRIAL ST
 SUITE 107
 NEW BRAUNFELS, TX 78130
 PHONE: (830) 627-9120
 EMAIL: helio@nbsignsanddesign.com
 WWW.NBSIGNSANDDESIGN.COM

PROJECT NAME:
**WALNUT
 BUSINESS
 CENTER,
 SIGNAGE
 MONUMENT 839**

PROJECT ADDRESS:
 839 I 35 Frontage Rd
 New Braunfels, TX
 78130

DRAWINGS TITLE:
**ENGINEERING
 PLAN**

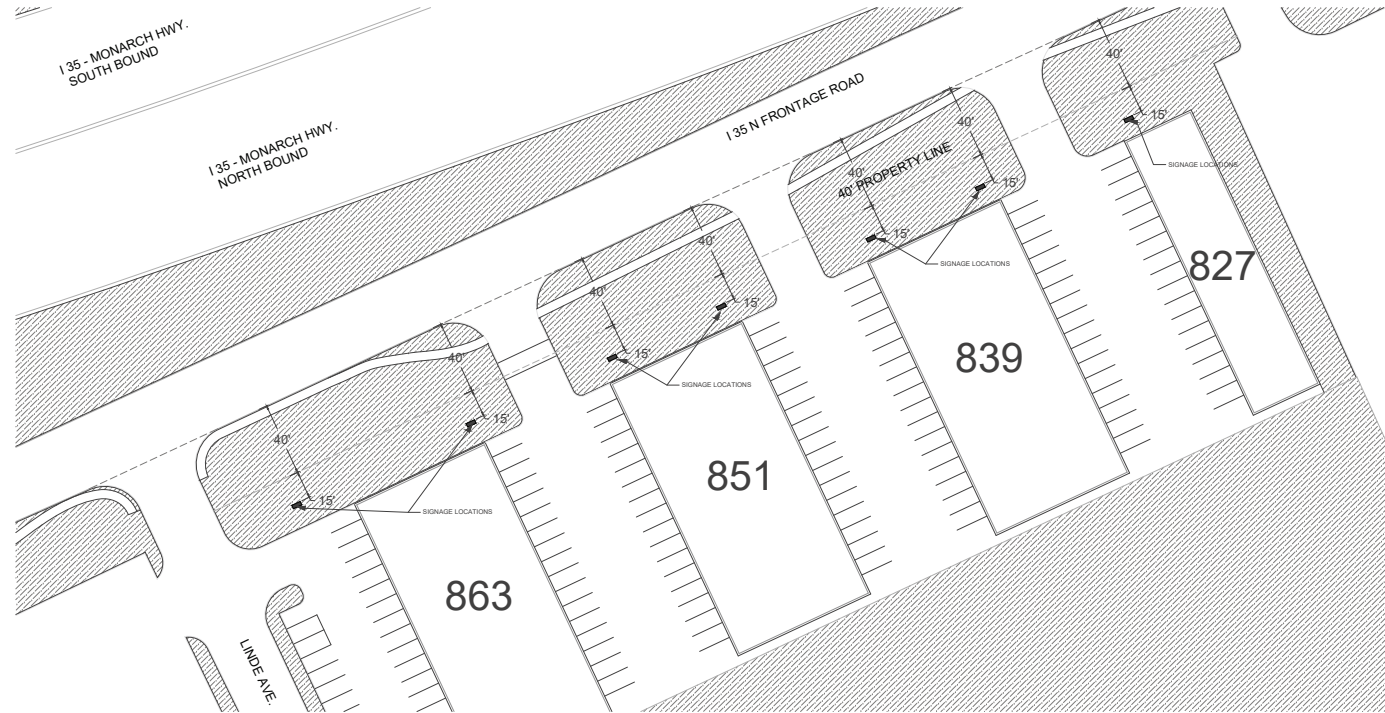
SCALE: AS INDICATED

PROJECT NO: 2410.01

DATE: xx/xx/xxxx

SHEET NO:

USER
REV/DATE
FNAME



07 SITE PLAN
SCALE: 1/32" = 1'

PROFESSIONAL SERVICES:

ISSUE	#

CONTRACTOR:
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PROJECT NAME:
**WALNUT
BUSINESS
CENTER,
SIGNAGE
MONUMENT**

PROJECT ADDRESS:
827, 839, 851, & 863
I 35 Frontage Rd
New Braunfels, TX
78130

DRAWING TITLE:
SITE PLAN

SCALE: AS INDICATED

PROJECT NO:

DATE:

SHEET NO:

A0.00



PRECISION
FABRICATION



SUMMIT
ELECTRIC



NORTHFIELD
DISTRIBUTION



APEX
INDUSTRIAL SOLUTIONS



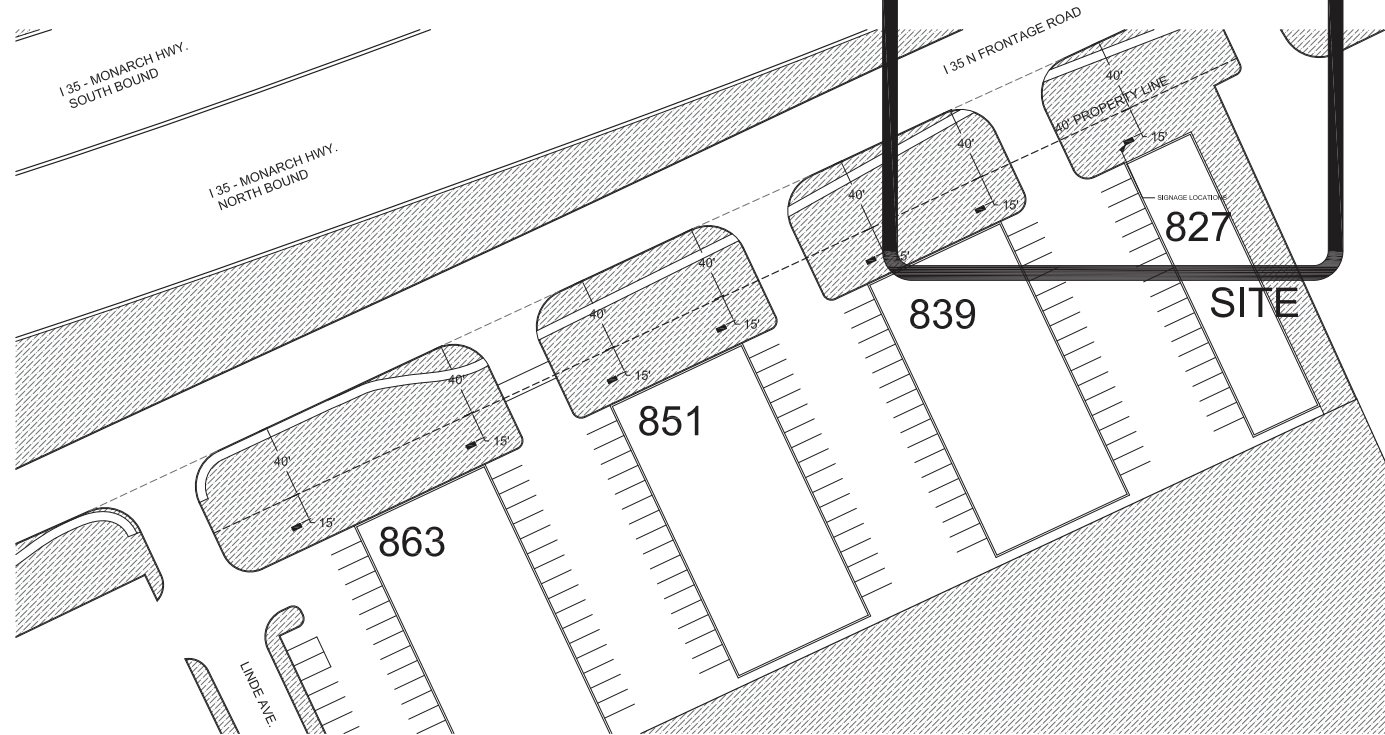
CLEARVIEW
MAINTENANCE



LEGACY
LOGISTICS

WALNUT BUSINESS PARK

USER REVDATE FNAME



07 SITE PLAN
SCALE: 1/32" = 1'



PROFESSIONAL SERVICES:
TOTAL ART DESIGN & ARCHITECTURE, PLLC
1659 W STATE HWY 46
STE 115 - PMB 408
NEW BRAUNFELS, TX 78132
PHONE: (214) 307-6833
EMAIL: PATRICK@WEARETADA.COM
WWW.WEARETADA.COM



ISSUE	#
PERMIT - 10.31.2024	01

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PROJECT NAME:
WALNUT
BUSINESS
CENTER,
SIGNAGE
MONUMENT 827

PROJECT ADDRESS:
827 135 Frontage Rd
New Braunfels, TX
78130

DRAWING TITLE:
SITE PLAN

SCALE: AS INDICATED

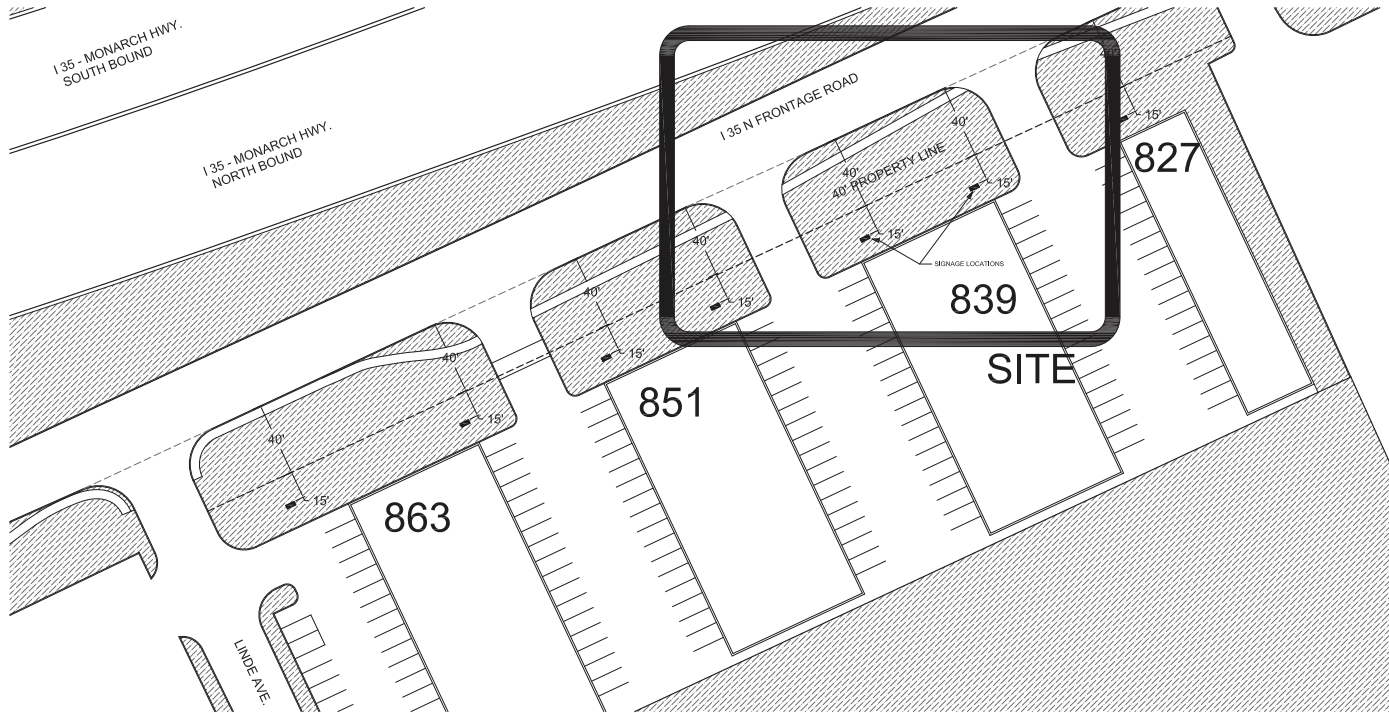
PROJECT NO: 2410.01

DATE: 11/4/2024

SHEET NO:

A0.00

USER
REVDATE
FNAME



07 SITE PLAN
SCALE: 1/32" = 1'



PROFESSIONAL SERVICES:
TOTAL ART DESIGN & ARCHITECTURE, PLLC
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PROJECT NAME:
WALNUT
BUSINESS
CENTER,
SIGNAGE
MONUMENT 839

PROJECT ADDRESS:
839 I 35 Frontage Rd
New Braunfels, TX
78130

DRAWING TITLE:
SITE PLAN

SCALE: AS INDICATED

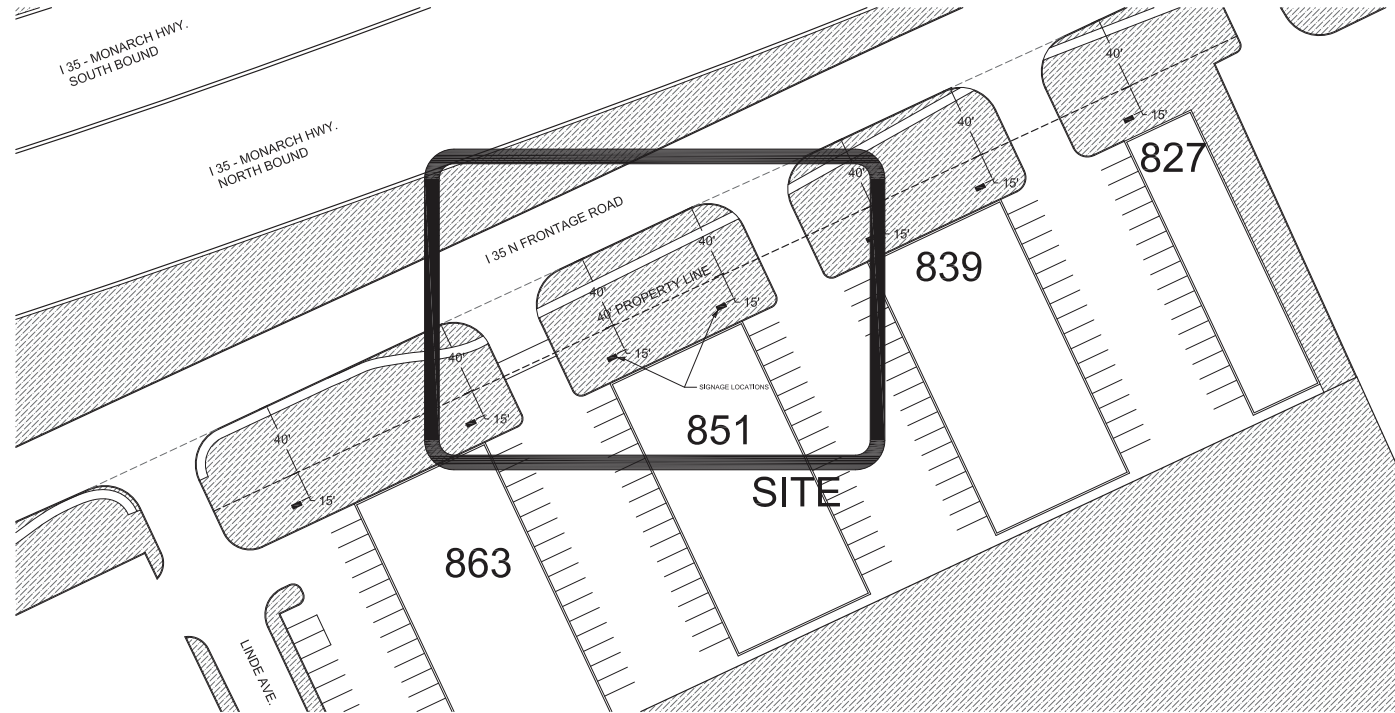
PROJECT NO: 2410.01

DATE: 11/4/2024

SHEET NO:

A0.00

USER REVDATE FNAME



07 SITE PLAN
SCALE: 1/32" = 1'

TADA

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PROJECT NAME:
WALNUT
BUSINESS
CENTER,
SIGNAGE
MONUMENT 851

PROJECT ADDRESS:
851 I 35 Frontage Rd
New Braunfels, TX
78130

DRAWING TITLE:
SITE PLAN

SCALE: AS INDICATED

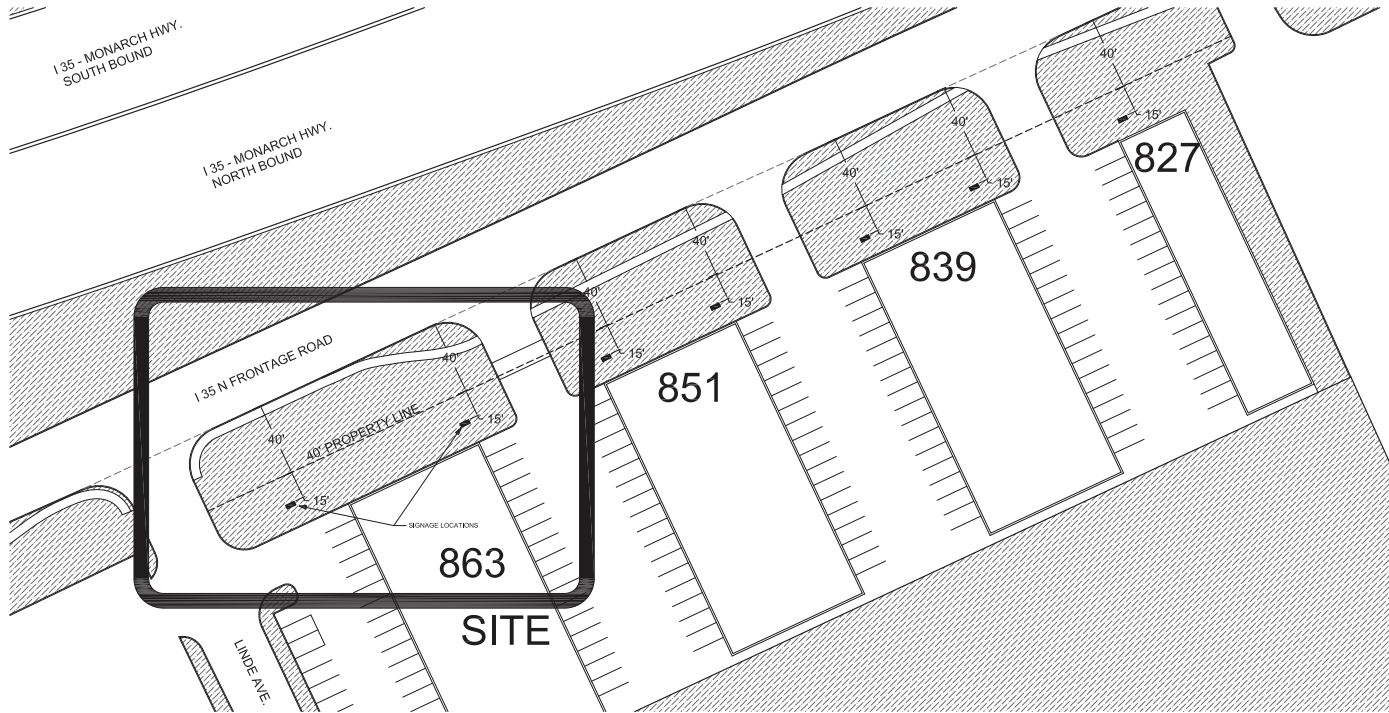
PROJECT NO: 2410.01

DATE: 11/4/2024

SHEET NO:

A0.00

USER REVDATE FNAME



07 SITE PLAN
SCALE: 1/32" = 1'

TADA

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PROJECT NAME:
WALNUT
BUSINESS
CENTER,
SIGNAGE
MONUMENT 863

PROJECT ADDRESS:
863 I 35 Frontage Rd
New Braunfels, TX
78130

DRAWING TITLE:
SITE PLAN

SCALE: AS INDICATED

PROJECT NO: 2410.01

DATE: 11/4/2024

SHEET NO:

A0.00



6'5"

Kubota's
Purcell
One Stop
Tractor & Equipment

EXIT 101
EXIT 102

