



**CITY OF NEW BRAUNFELS, TEXAS  
BOARD OF ADJUSTMENT MEETING**



**CITY HALL - COUNCIL CHAMBERS  
550 LANDA STREET**

**THURSDAY, JUNE 25, 2026 at 6:00 PM**

Andrea Ranft - Member  
Steve Quidley. - Member  
Brandon Mund - Member  
Jenny Jaeckle - Member  
Seth Reichenau - Member

Adam Schneider - Alternate  
Brad Porter - Alternate  
Maurice Lewis II - Alternate  
Timothy Bray - Alternate

**AGENDA**

**1. CALL TO ORDER**

**REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT  
EMERGENCY ON-CALL PERSONNEL**

In the interest of protecting the City's network and data, the City is not accepting flash drives or electronic files for use during the meeting. Please use hard copies, the overhead projector, or send your digital file to the case manager at least two (2) hours prior to the meeting.

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

- A) Approval of May 28, 2026 Regular Meeting Minutes [26-690](#)  
[5-28-2026 BOA Minutes](#)

**4. ELECTION OF OFFICERS**

- A) Election of Chair.
- B) Election of Vice Chair.

**5. CITIZENS' COMMUNICATION**

*This time is for citizens to address the Board of Adjustment on any issues or items on the agenda. It is a violation of the Texas Open Meetings Act for the Commission to respond to, ask questions about, or discuss any items that are not on the agenda.*

**6. INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Public hearing and consideration of a request for two [26-729](#) variances: 1. A variance from Section 144-3.3-2(b)(1)(iii) to allow an accessory structure to encroach 25 feet into the required 25-foot corner side setback; and 2. A

variance from Section 144-3.3-2(b)(1)(iv) to allow a garage to encroach 20 feet into the 20-foot required garage setback from the right-of-way, within the R-2 (Single-Family and Two-Family District), currently addressed at 307 North Guenther Avenue.

Owner Agent/Applicant: Jeff Hillyer

Owner: Gregory Williams

[Aerial](#)

[Proposed Site Plan](#)

[Subject Property Photos](#)

[Notification Map, List & Responses](#)

- B) CS26-0176 Public hearing and consideration of a [26-691](#) request by NB Signs & Design, on behalf of owner WBC Industrial, LLC, for an Alternative Sign Plan to allow seven freestanding multi-tenant monument signs to deviate from the established sign standards for property within the C-3 (Commercial District) currently addressed 827, 839, 851, & 863 IH-35.

Applicant: NB Signs & Design

Owner: WBC Industrial, LLC

[City Maps](#)

[Applicant Attachments](#)

[CS26-0176 Comparison Tables](#)

[Property Photos](#)

[LDO Draft - Article 7.3.9 - Monument Signs](#)

## 7. **EXECUTIVE SESSION**

In accordance with the Open Meetings Act, Government Code, Ch. 551.071, the Commission may convene in a closed session to discuss with its attorney any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

## 8. **ADJOURNMENT**

### CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

---

Board Liaison

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.



# Board of Adjustment Agenda Item Report

550 Landa Street  
New Braunfels, TX

**6/25/2026**

Agenda Item No. A)

---

---

**DRAFT - MINUTES  
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT  
REGULAR MEETING OF THURSDAY, MAY 28, 2026**

**1. CALL TO ORDER**

**Member Avary called the meeting to order at 6:00 pm.**

**2. ROLL CALL**

**The following Board Members were present:**

**Member Reichenau**

**Member Avary**

**Member Ranft**

**Alternate Schneider**

**Alternate Lewis**

**Present** 5 - Andrea Ranft, Bobby Avary Jr., Seth Reichenau, Adam Schneider, and Maurice Lewis II

**Absent** 4 - Brandon Mund, Jenny Jaeckle, Steve Quidley, and Timothy Bray

**APPOINTMENT OF ACTING-CHAIR PERSON**

**Motion by Member Ranft, seconded by Member Schneider, to nominate Member Avary to serve as Temporary Chair-Person for the May 28, 2026 Regular Meeting. Motion carried unanimously (5-0-0).**

**Absent:** 4 - Mund, Jaeckle, Quidley, and Bray

**Absent:**

Mund, Jaeckle, Quidley, and Bray

**3. APPROVAL OF MINUTES**

A) Approval of April 23rd, 2026 Regular Meeting Minutes

**Motion by Member Ranft, seconded by Member Reichenau, to approve the April 23, 2026 regular meeting minutes. Motion carried unanimously (5-0-0).**

**Absent:**

Mund, Jaeckle, Quidley, and Bray

**4. CITIZENS' COMMUNICATION**

*This time is for citizens to address the Board of Adjustment on any issues or items on the agenda. It is a violation of the Texas Open Meetings Act for the Commission to respond to, ask questions about, or discuss any items that are not on the agenda.*

**No individuals spoke.**

## **5. INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) CS26-0073 Public hearing and consideration of a request by New Braunfels Independent School District (NBISD) for an Alternative Sign Plan to allow one freestanding electronic-message pole sign to deviate from the established sign standards for property within the C-1B (General Business District), currently addressed at 4150 Klein Meadows.

**Colton Barker introduced the aforementioned item.**

**Acting-Chair Avary asked if there were any questions for staff.**

**Discussion followed on the future sign regulation in the Land Development Ordinance, hours of sign operation, and the responses received from neighboring properties.**

**Acting-Chair Avary invited the applicant to speak on the item.**

**Applicant Joe Alexandre elaborated on the request discussing the proposed hours and days of sign operation of this sign and other similar sign practices.**

**Applicant David Cini discussed the design of the sign, lighting controls, display functionality, and operational flexibility.**

**Acting-Chair Avary opened the public hearing and asked if anyone present wished to speak on the item.**

**0 individuals spoke in favor of the item.**

**0 individuals spoke in opposition of the item.**

**Acting-Chair Avary closed the public hearing.**

**Acting-Chair Avary asked if there were any further discussion or motion to be made.**

**Discussion followed on sign operation, proposed conditions, development standards, and future code requirements.**

**Motion by Schneider, seconded by Ranft, to approve the item with the following conditions: 1) No additional freestanding signage on the property; 2) The proposed electronic-message pole sign must conform with the updated sign display standards introduced in Article 7.3.6 A, B, C, and D of the Draft Land Development Ordinance (LDO); 3) The proposed sign shall be oriented perpendicular to Klein Meadows. Motion carried unanimously (5-0-0).**

**Absent:**

Mund, Jaeckle, Quidley, and Bray

**6. EXECUTIVE SESSION**

In accordance with the Open Meetings Act, Government Code, Ch. 551.071, the Commission may convene in a closed session to discuss with its attorney any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

**Did not convene and no action was taken.**

**7. ADJOURNMENT**

By: \_\_\_\_\_  
*ACTING BOARD CHAIR*

**Attest:**

\_\_\_\_\_  
*BOARD LIAISON*

**There being no further business Acting-Chair Avary adjourned the meeting at 6:26 pm.**

**6/25/2026**

Agenda Item No. A)

---

**PRESENTER:**

Owner Agent/Applicant: Jeff Hillyer

Owner: Gregory Williams

**SUBJECT:**

Public hearing and consideration of a request for two variances: 1. A variance from Section 144-3.3-2(b)(1)(iii) to allow an accessory structure to encroach 25 feet into the required 25-foot corner side setback; and 2. A variance from Section 144-3.3-2(b)(1)(iv) to allow a garage to encroach 20 feet into the 20-foot required garage setback from the right-of-way, within the R-2 (Single-Family and Two-Family District), currently addressed at 307 North Guenther Avenue.

**BACKGROUND RATIONALE:**

Case #: ZB26-0009

**Owner Agent/  
Applicant:** Jeff Hillyer  
(281) 387-8116

**Owner:** Gregory Williams  
(830) 481-4266

**Staff Contact:** Mary Lovell, Senior Planner  
(830) 221-4051 | [mlovell@newbraunfels.gov](mailto:mlovell@newbraunfels.gov)

The subject property is developed with a two-story, approximately 1,900 square-foot house, first constructed in 1920. The property is zoned R-2 (Single-Family and Two-Family District), and is surrounded on all sides by similarly zoned properties developed with residential uses. The applicant is proposing to construct an approximately 350 square-foot detached garage for the home.

In order to accommodate the proposed structure, the applicant is requesting two variances:

1. A variance from the rule in the Zoning Ordinance that requires buildings on corner lots to maintain a 25-foot corner side setback when the rear lot line abuts the side lot line of the house behind it. This rule is intended to protect adjacent homes to the rear that front on the side street and that have to maintain corresponding 25-foot front setbacks. However, in this particular case, the home to the rear (and others in the immediate area) is built closer to the street than 25 feet, likely due to having been built before such setback rules were adopted. The request is a full 25-foot variance from the 25-foot setback that would allow the proposed structure to be on the side property line; and
2. A variance from the rule in the Zoning Ordinance that requires a garage to be set back a minimum of 20 feet from the right-of-way. This rule is intended to allow space in front of the garage to accommodate automobiles entirely on the property so that they do not overhang into the right-of-way (r-o-w). The applicant is requesting this second variance to allow the same proposed garage to encroach 20 feet into

---

that required garage setback, resulting in a zero-foot setback from the r-o-w.

Section 2.2-2(a) of the Zoning Ordinance states the Board of Adjustment may authorize a variance from the zoning regulations only upon finding the following facts:

- 1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Chapter would deprive the applicant of the reasonable use of land;** (The applicant states the lot was developed prior to current setback requirements and the home was built approximately 8 feet from the corner side property line and approximately 16 feet from the front property line. The corner side setback creates a smaller buildable envelope that is narrower than a mid-block lot, decreasing the allowable buildable area. The requested variances, if approved, would allow construction of a standard two-car garage, which the applicant feels is a reasonable use for a single-family residential lot), **and**
- 2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;** (The applicant states the construction of the detached garage on the property would allow the owner to park on the property rather than on the street. Parking on the street could obstruct sight lines, reduce available travel width, and create potential safety concerns for motorists, cyclists, and pedestrians. The requested variance would facilitate safe and efficient on-site parking while maintaining the overall character of the neighborhood), **and**
- 3) That the granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property within the area;** (The applicant states that granting of the variances will not harm the surrounding properties or the general public. The applicant's intent is to provide adequate off-street parking which will in turn create a safer environment in the neighborhood), **and**
- 4) Granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this Chapter;** (The applicant states that granting of the variances will not prevent neighboring properties from being used in accordance with district regulations. The proposed variance will not impede the orderly use of surrounding properties), **and**
- 5) That an undue hardship exists;** (The applicant states that the lot configuration consisting of two street frontages and the location of the existing structure which was constructed prior to the current setback regulations creates an undue hardship), **and**
- 6) That the granting of a variance will be in harmony with the spirit and purpose of these regulations.** (The applicant states that the granting of the variances is in harmony with the spirit and purpose of the city's regulations. Granting of the variances will allow a reasonable property right of parking on the property while also reducing on-street parking which may present safety hazards in the neighborhood.)

**GENERAL INFORMATION:**

**Size:**

Lot area: 8,056 square feet

Lot depth: 106 feet

Lot width: 76 feet

**ROW Widths:**

West Bridge Street: 30 feet

North Guenther Avenue: 60 feet

---

---

**Nearby Variances Approved:**

Z-96-001: Variance to construct a detached garage in the rear and side setback, 351 North Guenther Avenue.

Z-09-033: Variances to construct a detached garage in the side setback and to allow height to exceed the main building, 10 Herry Court.

Z-13-02: Variance to allow a home addition in the corner side setback, 254 North Santa Clara Avenue.

**Variance Request Due to Notice of Violation:**

No

**Surrounding Zoning and Land Use:**


North, South East & West - R-2, Single-family residences

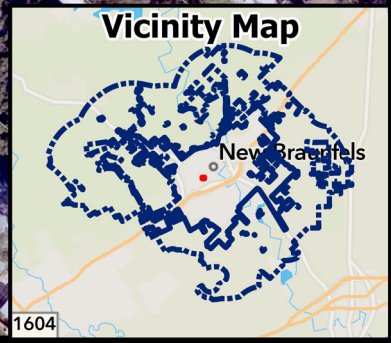
**Notification**

Public hearing notices were sent to owners of 20 properties within 200 feet of the subject property. To date, staff has received no responses in opposition.

Aerial Exhibit



 Subject Property



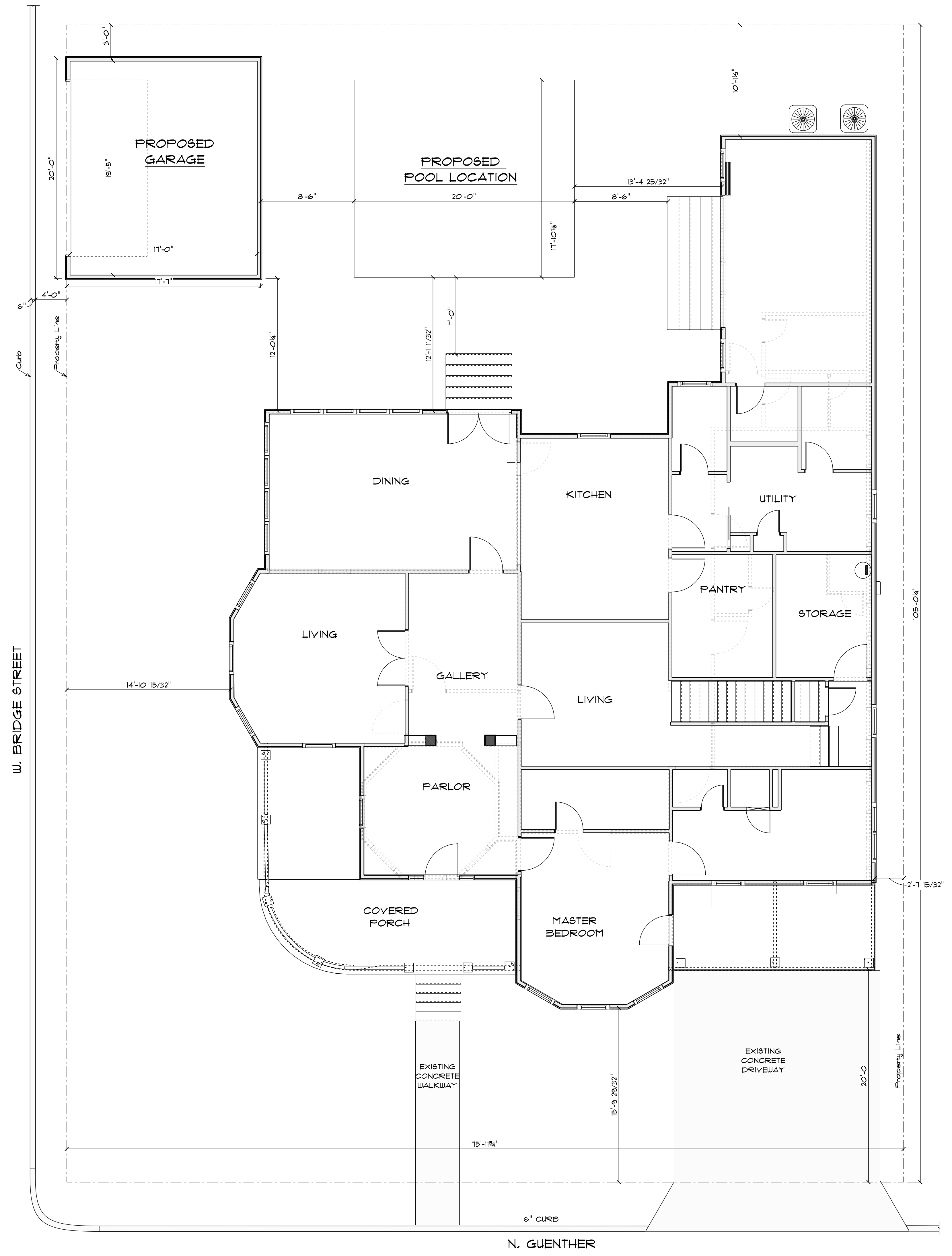
### ZB26-0009 Setback Variances



Path: \\...ards and Commissions\BOA\2026 Cases\ZB26-0009 - 307 N Guenther

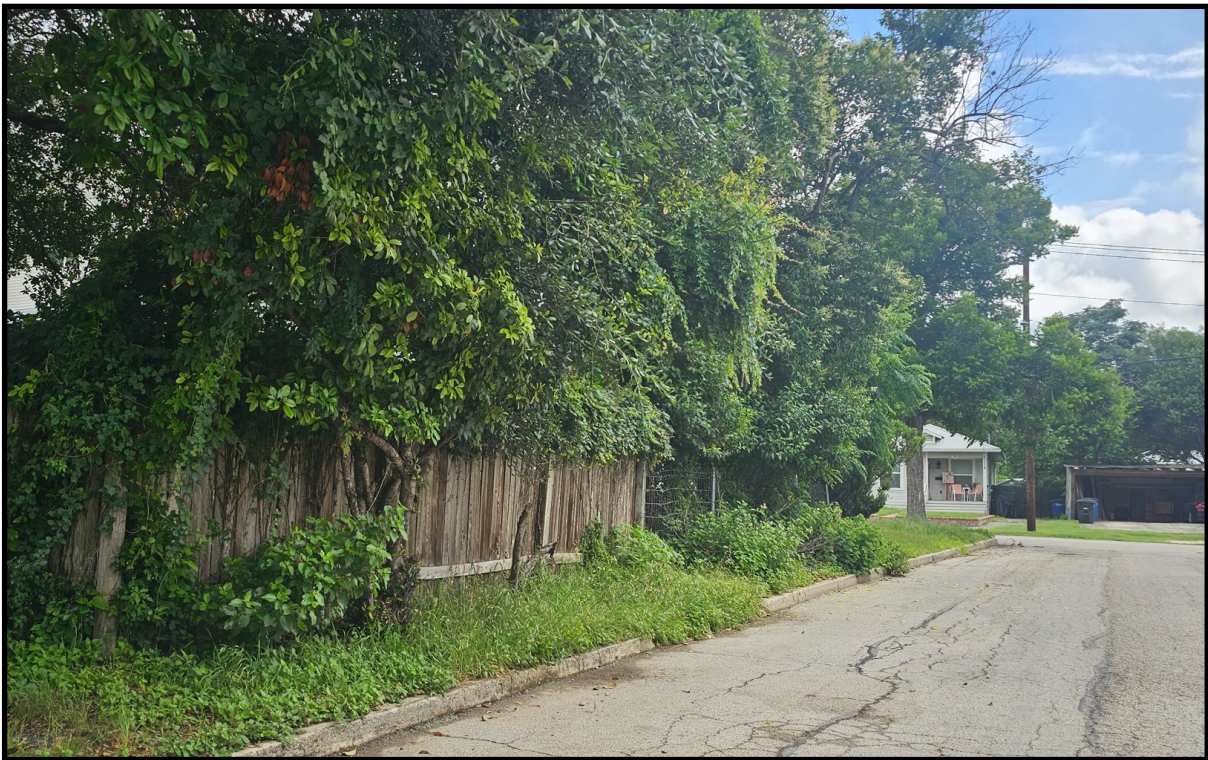
Source: City of New Braunfels Planning  
Date: 6/17/2026

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.





**307 N. Guenther Ave.**



**Location of Proposed Garage**

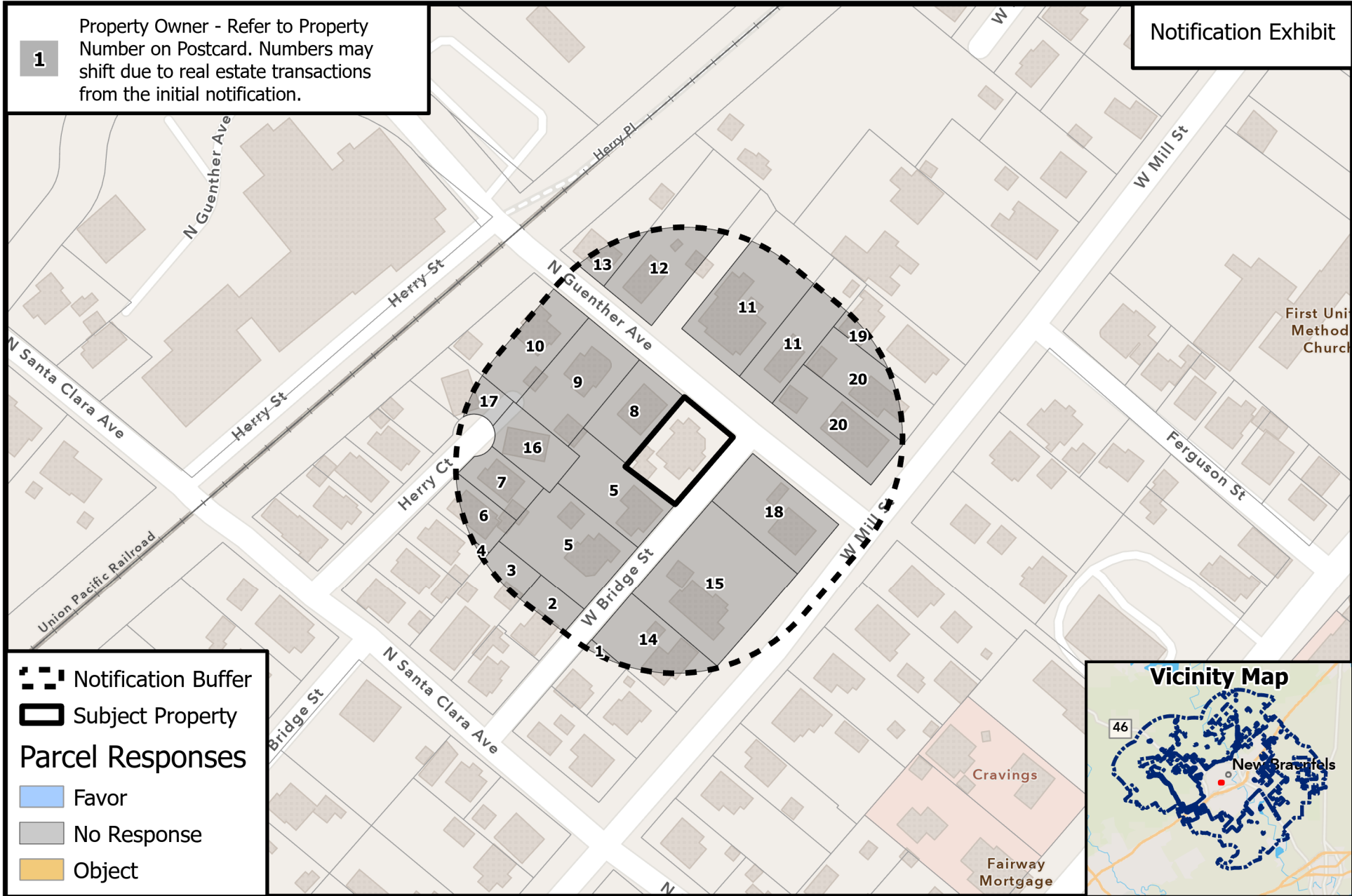


**Looking towards N. Guenther**

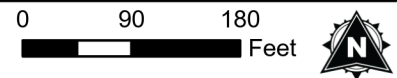


**Looking towards N. Guenther from a greater distance**

1 Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



### ZB26-0009 Setback Variances



**BOARD OF ADJUSTMENT – JUNE 25, 2026 – 6:00PM**

City Hall Council Chambers

**Applicant:** Jeff Hillyer  
**Owner:** Gregory Williams

**Address/Location:** 307 N Guenther Ave

**Case # ZB26-0009**

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as "Subject Property".

- |                                     |                                      |
|-------------------------------------|--------------------------------------|
| 1. ADAMSON SHARIE & LOREN SPENDLOVE | 12. WHITE TIMOTHY                    |
| 2. MEREDITH GLORIA H                | 13. DE LA HOYA LETICIA               |
| 3. BRYCE DAVID E ET AL              | 14. PEREZ FRANK                      |
| 4. GOODWIN BRENT G & CYNTHIA K R    | 15. CARNAHAN ANA G                   |
| 5. MARTINEZ ROY & ELIZABETH         | 16. DALTON KEITH & DONNA             |
| 6. LAWSON CLAY & MEREDITH M         | 17. NORMAN SHAWN & CHARLES WIMBERLEY |
| 7. NORMAN SHAWN S                   | 18. HERNANDEZ FRANSISCO              |
| 8. MARTINEZ ROY & ELIZABETH         | 19. FISHER KEVIN & DOREEN            |
| 9. STARR JACOB A & HAILEY K         | 20. SMITH JOEL T                     |
| 10. SPEARS DAMON B & KELLY J        | 21. HOOD EVERETT J                   |
| 11. GALBREATH KEVIN M               |                                      |

**SEE MAP**

**6/25/2026**

Agenda Item No. B)

---

**PRESENTER:**

Applicant: NB Signs & Design  
Owner: WBC Industrial, LLC

**SUBJECT:**

**CS26-0176** Public hearing and consideration of a request by NB Signs & Design, on behalf of owner WBC Industrial, LLC, for an Alternative Sign Plan to allow seven freestanding multi-tenant monument signs to deviate from the established sign standards for property within the C-3 (Commercial District) currently addressed 827, 839, 851, & 863 IH-35.

**BACKGROUND INFORMATION:**

**Case #:** CS26-0176

**Applicant:** NB Signs & Design  
1229 Industrial Drive, Suite D  
New Braunfels, TX 78130  
Sandeigh Kennedy  
(830) 627-9120

**Owner:** WBC Industrial, LLC

**Staff Contact:** Colton Barker  
(830) 221-4274  
CBarker@newbraunfels.gov

The subject property is an approximately 2.8-acre commercial development located along IH-35, just east of the intersection of Walnut Avenue and IH-35. The property fronts the IH-35 frontage road and Linde Avenue and is zoned “C-3” Commercial District.

The applicant, NB Signs & Design, is seeking approval of a proposed Alternative Sign Plan to allow seven freestanding multi-tenant monument signs to deviate from the sign standards for properties within the C-3 Commercial District. There is currently one freestanding monument sign located on the property along IH-35 advertising the overall development.

New Braunfels’ Sign Ordinance allows sign types and sizes based upon zoning district and specific street frontage. The property’s C-3 zoning and street frontage along IH-35 establish the applicable dimensional standards for freestanding signage and allows for alternatives to the proposed freestanding electronic-message pole sign - listed in the attached comparison chart.

The alternative sign plan process is intended to:

1. allow flexibility in creating alternative signage designs to complement a development’s unique

- 
- 
- characteristics;
  - 2. increase sign area and/or height in lieu of multiple signs that would otherwise be allowed; and/or
  - 3. allow additional signage due to unusual constraints associated with the property.

The Board of Adjustment can consider such requests within the context of a specific location and approval may be granted without the identification of a physical hardship.

**PROPOSAL:**

The requested alternative sign plan proposes the following:

Seven (7) freestanding multi-tenant monument signs with the following characteristics:

- Maximum sign area of **32.08 square feet** per sign;
  - Six (6) static tenant panels per sign, each at 4 square feet in sign area;
- Overall sign height of approximately **5 feet**;
- Minimum setback of **15 feet** from all property lines;
- Externally illuminated;
- Single-sided design; and
- Oriented perpendicular to IH-35, with a slight angle toward oncoming traffic to enhance visibility.

The proposed signs are intended to function primarily as wayfinding elements for individual rows of businesses within the development, rather than serving as identification signage for the development as a whole. The proposed alternative plan is designed to improve tenant visibility, assist motorists in locating businesses within the site, and provide a coordinated alternative to individual tenant signs that have contributed to nonconformities, clutter, and a haphazard presence of signage along the access roadway.

Staff notes that the city codes require a minimum 5-foot setback from the property line, and that no signage may block any required clear vision area or be located within any platted easements without authorization from the easement owner.

**GENERAL INFORMATION:**

The subject property is a single lot with the following street frontages:

**IH-35:** ~599-feet

**Linde Ave:** ~202-feet

**Total Street Frontage:** ~801 feet

**Surrounding Zoning and Land Use:**

**East:** C-3 - Commercial

**West:** C-3 - Commercial

**South:** C-3 - Residential Manufactured Home Park

**COMPREHENSIVE PLAN REFERENCE:**

The request aligns with the following goals and policies of Envision New Braunfels:

- **Action 1.2:** Create plans for neighborhoods and transitional areas to maintain quality of life.
- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 3.6:** Pro actively provide a regulatory framework that remains business and resident friendly.

**STRATEGIC PLAN REFERENCE:**

---

Economic Mobility Enhanced Connectivity Community Identity  
Organizational Excellence Community Well-Being N/A

- Economic Mobility: Incentivize mixed-use developments and redevelopments in targeted locations.
- Enhanced Connectivity: Support and maintain a well-connected transportation network.
- Community Well-Being: Look for opportunities to reconnect the community by mitigating barriers to community connectivity.

#### ANALYSIS:

Staff notes the following regarding the proposal:

- **Maximum Number of Signs** - Section 106-14(a) permits one (1) monument sign per 300 feet of street frontage in the C-3 District. With approximately 801 feet of cumulative frontage, the property is permitted a maximum of two (2) monument signs, each not exceeding ten (10) feet in height and forty-eight (48) square feet in area. One (1) monument sign currently exists on the site.
- **Additional Directional Signage** - Section 106-14(b)(7)(g) allows qualifying multi-tenant developments to install one (1) directional monument sign at each intersection of public and/or private roadways within the development. These signs are limited to five (5) feet in height and thirty-two (32) square feet in area. The development contains five (5) access points, including three (3) from IH-35 and two (2) from Linde Avenue, which qualify for additional directional signage.
- **Permitted Signage by Right** - Because the property has frontage along IH-35, it is eligible for an IH-35 multi-tenant pole sign up to forty (40) feet in height and four hundred (400) square feet in area.
- **Proposed Alternative Sign Plan** - The applicant proposes seven (7) new freestanding monument signs in addition to the existing monument sign, resulting in a total of eight (8) monument signs on the property.
- **Existing Signage Conditions** - The site has experienced recurring code compliance issues related to nonconforming tenant signage. Due to the property's layout, IH-35 access roadway frontage, limited internal circulation and turnaround opportunities, establishing a coordinated and effective signage program has been challenging.

#### RECOMMENDATION:

Staff recommends approval of the Alternative Sign Plan with conditions. While the proposal exceeds the number of monument signs allowed by the Code, the proposed signs are intended primarily for wayfinding and tenant identification rather than large-scale advertising. Staff finds the proposal addresses unique site constraints, improves visibility and navigation within the development, reduces the likelihood of future nonconforming signage, and serves as a reasonable alternative to larger pole signage otherwise permitted along the IH-35 corridor.

Should the BOA approve the proposed alternative sign plan, staff recommends the following condition:

1. No additional freestanding signage on the property is allowed.
2. The following temporary sign types will not be allowed on the property:
  - a. Inflatable signs and tethered balloons;
  - b. Pennants; streamers; flags; fluttering, undulating, or moving signs not part of a permanent sign and not a banner;
  - c. Beacons; and
  - d. Banners attached to walls.

#### RESOURCE LINKS:

- Chapter 106 Sign Ordinance;

---

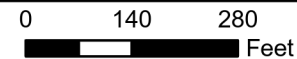
[https://library.municode.com/tx/new\\_braunfels/codes/code\\_of\\_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)

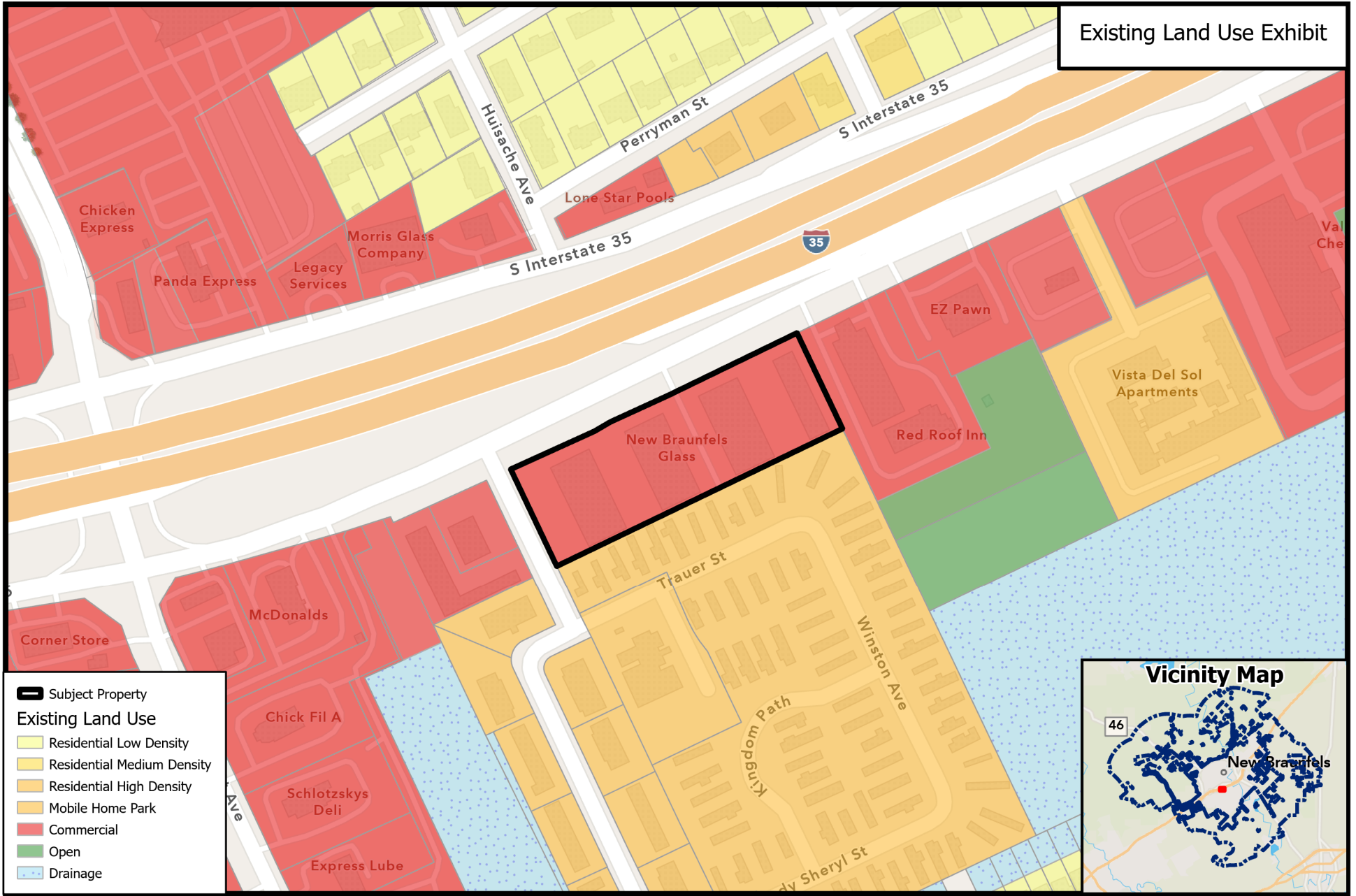
Aerial Exhibit



CS26-0176

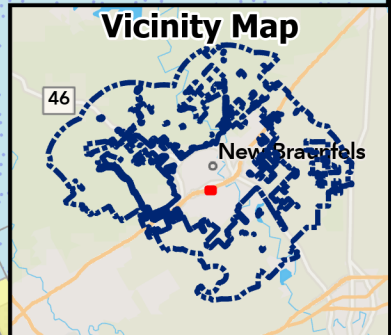
Alternative Sign Plan - Walnut Business Park



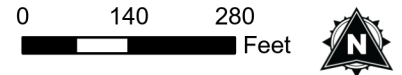


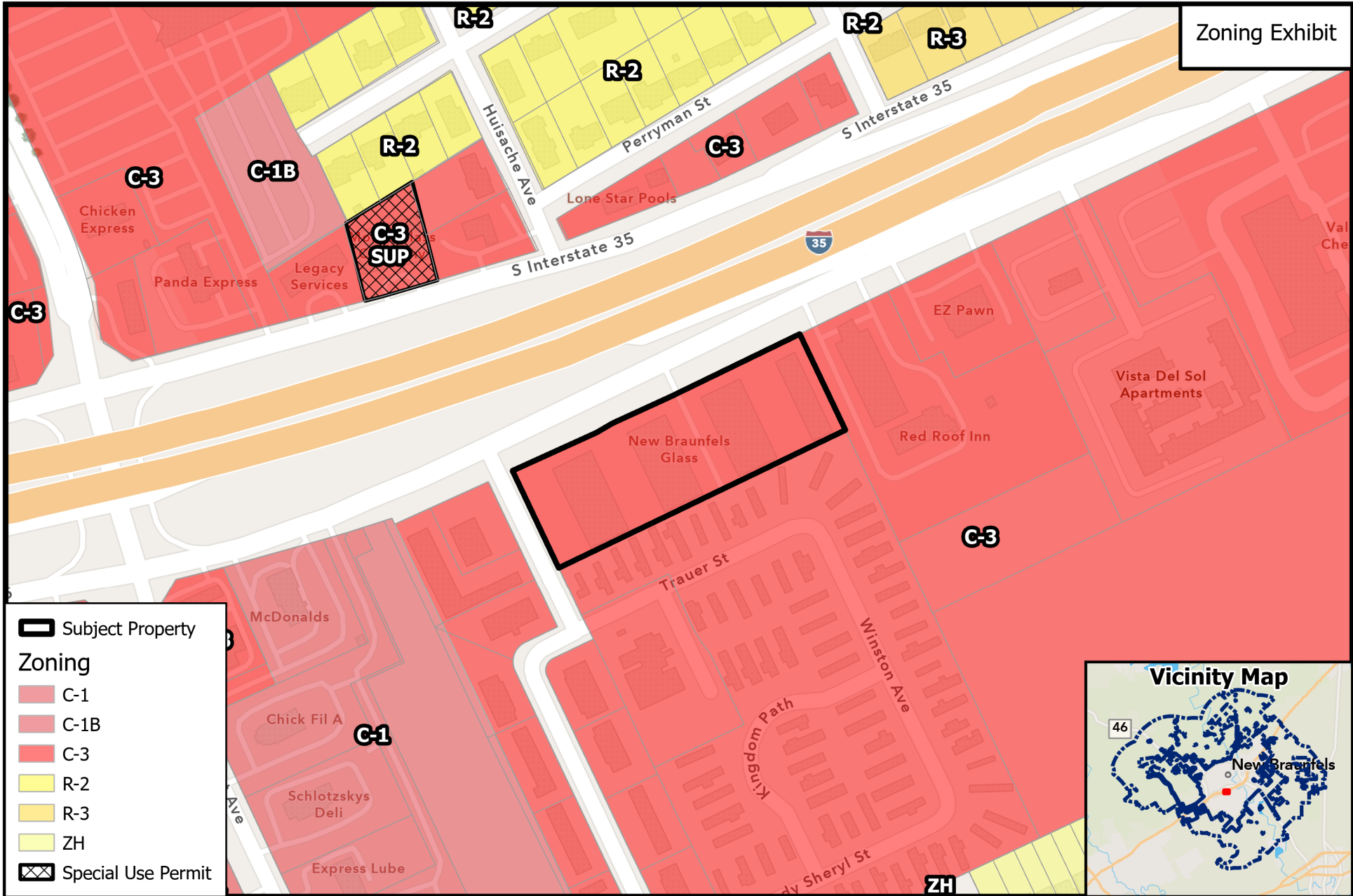
Existing Land Use Exhibit

-  Subject Property
- Existing Land Use**
-  Residential Low Density
-  Residential Medium Density
-  Residential High Density
-  Mobile Home Park
-  Commercial
-  Open
-  Drainage



**CS26-0176**  
**Alternative Sign Plan - Walnut Business Park**





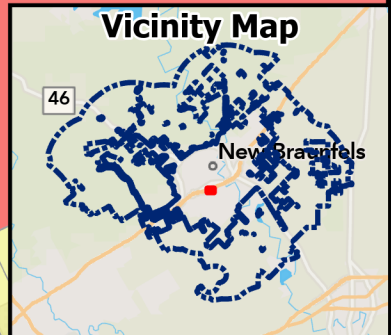
**Subject Property**

**Zoning**

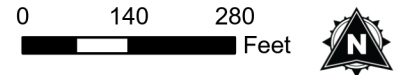
- C-1
- C-1B
- C-3
- R-2
- R-3
- ZH

**Special Use Permit**

- Special Use Permit



**CS26-0176**  
**Alternative Sign Plan - Walnut Business Park**



# **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.

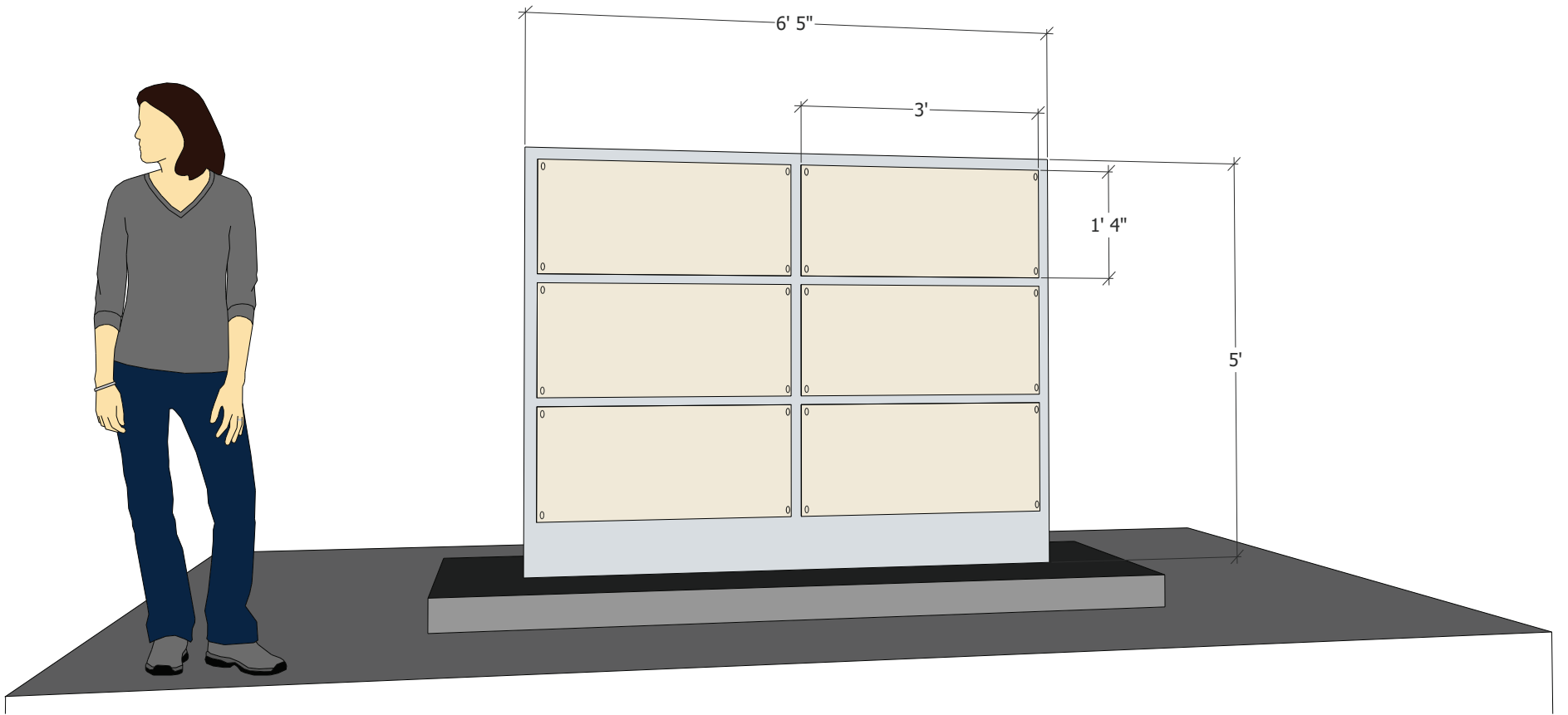
This request seeks approval to consolidate existing tenant signage into a coordinated system of uniform, branded monument signs strategically located throughout the property. The intent of this proposal is to improve site aesthetics, enhance wayfinding and safety, reduce visual clutter, and support the 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.

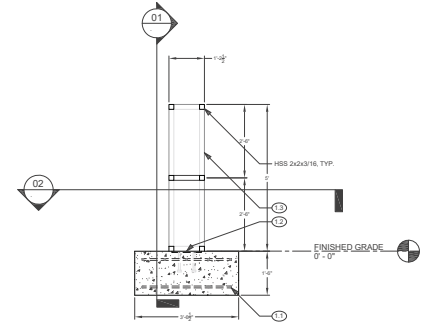
Sincerely,

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

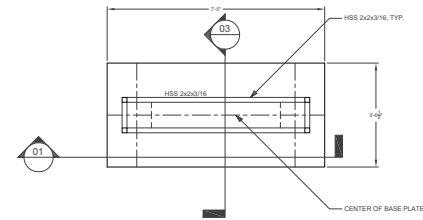


Keynotes:

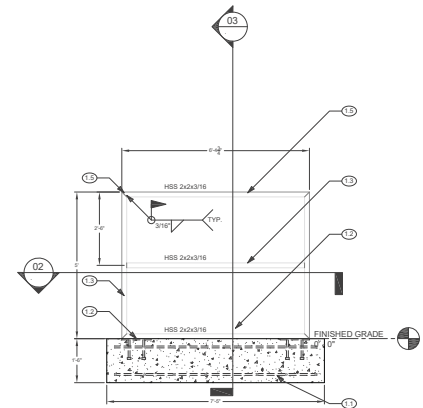
- 1.1 Footing reinforcing shall be #6 bars at 12" on center both ways 3" clear from top and bottom of footing.
- 1.2 Column base plates shall be 12" x 12" x 3/4" with 4- 3/4" diameter HCA x 8" long.
- 1.3 Steel column - see plan for size.
- 1.4 Steel beam - see detail for size.
- 1.5 - 45-Degree Miter



**03 MONUMENT SIGN - SECTION**  
SCALE: 1/2" = 1'  
0 6" 1" 2" 3" 4" 5"



**02 MONUMENT SIGN - PLAN**  
SCALE: 1/2" = 1'  
0 6" 1" 2" 3" 4" 5"



**01 MONUMENT SIGN - FOOTING & STEEL FRAME**  
SCALE: 1/2" = 1'  
0 6" 1" 2" 3" 4" 5"

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:**  
NB SIGNS & DESIGN  
1229 INDUSTRIAL ST  
SUITE 107  
NEW BRAUNFELS, TX 78130  
PHONE: (830) 622-9120  
EMAIL: nb@nbsignsanddesign.com  
WWW.NBSIGNSANDESIGN.COM

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

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

**DRAWINGS TITLE:**  
ENGINEERING  
PLAN

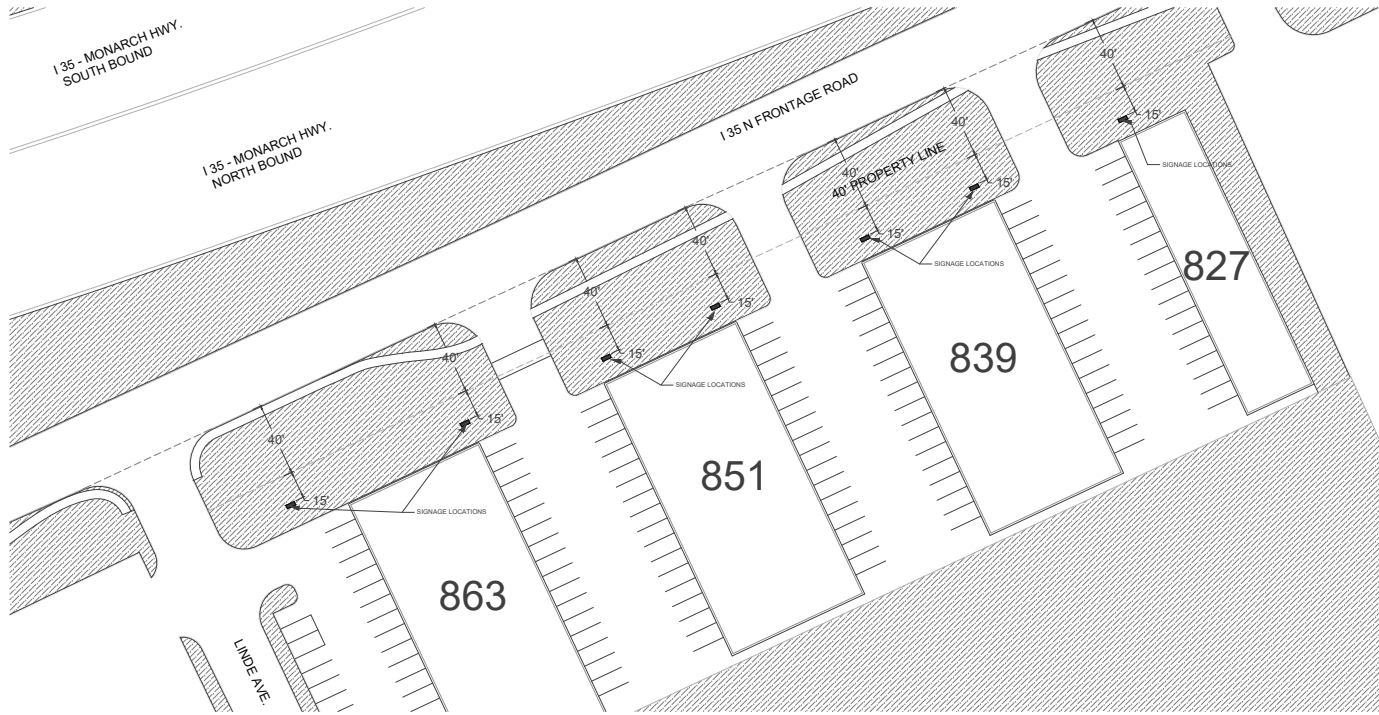
SCALE: AS INDICATED

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

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



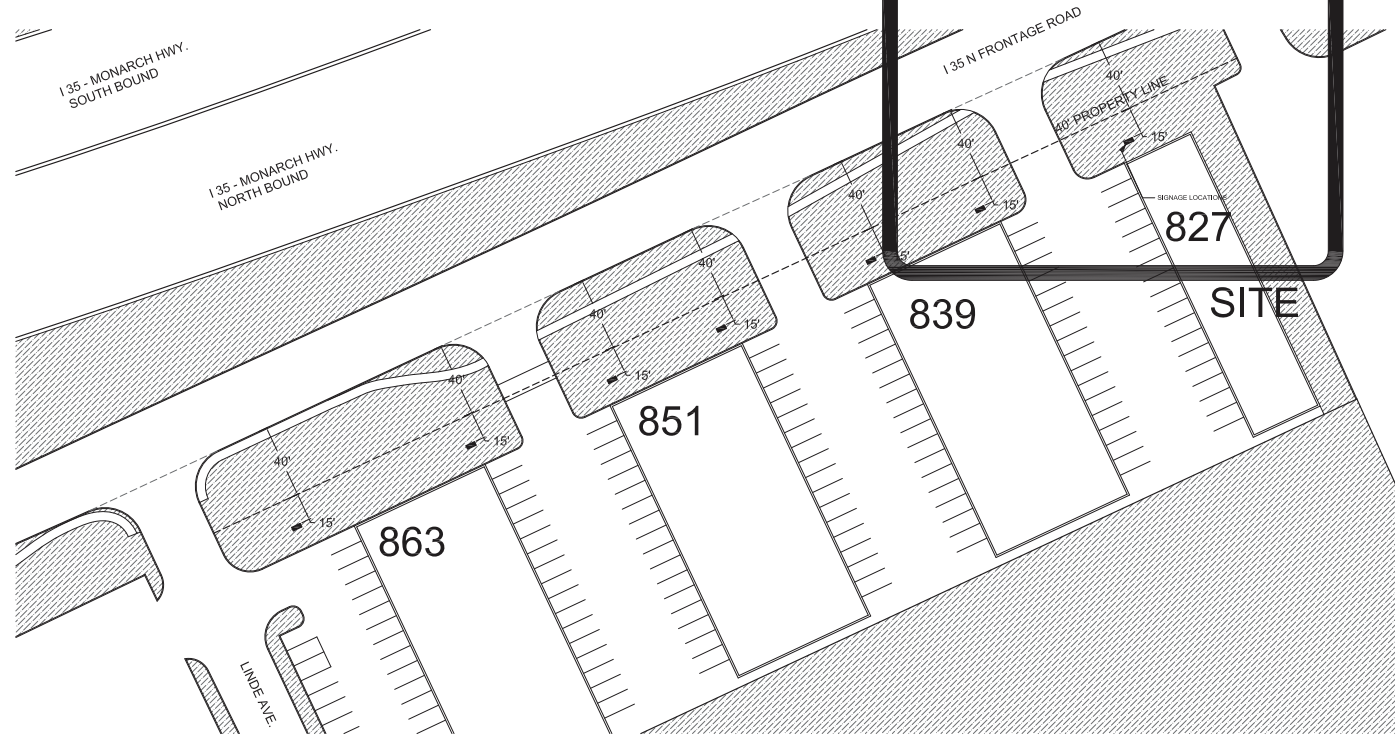
**CLEARVIEW**  
MAINTENANCE



**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

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

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

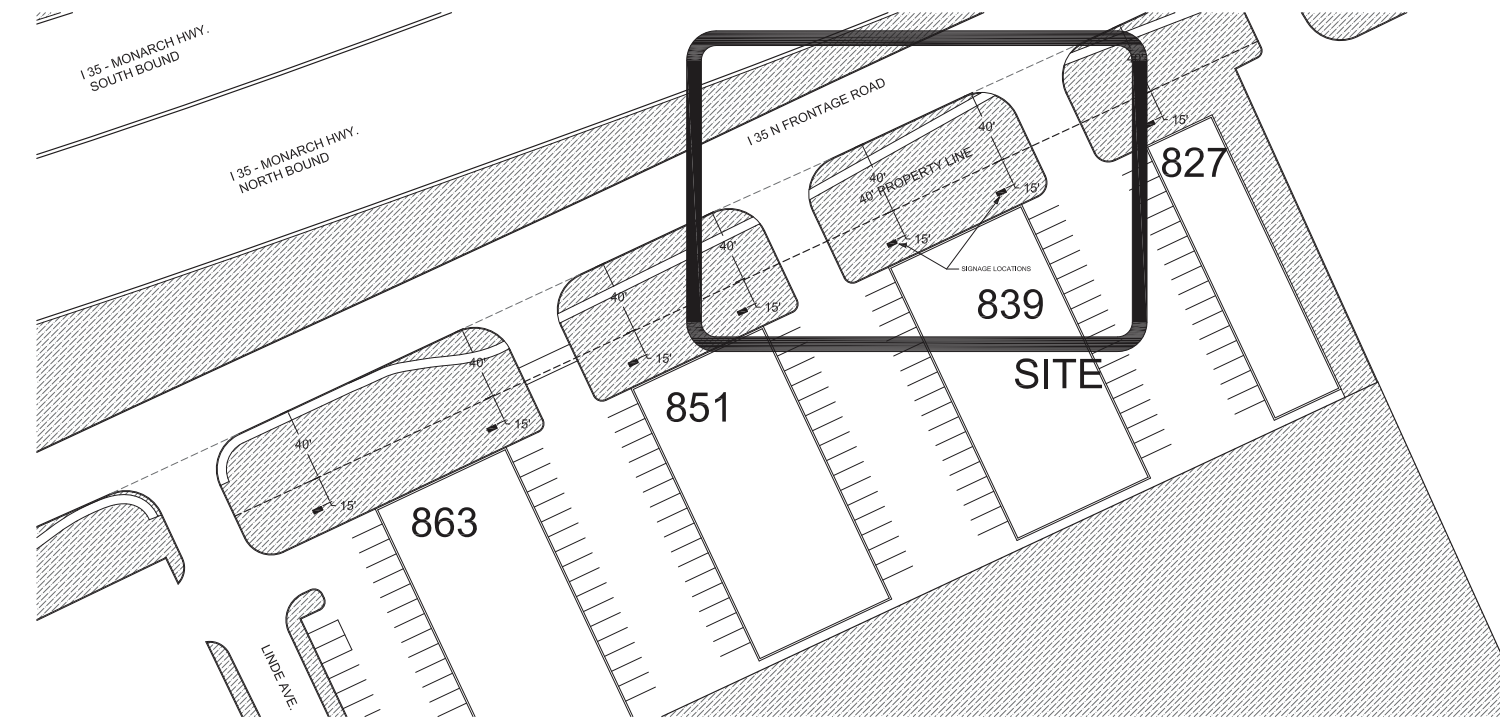
SHEET NO:

A0.00

USER

REV/DATE

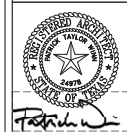
FN/NAME



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



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



ISSUE	#
PERMIT - 10.31.2024	01

CONTRACTOR:  
NB SIGNS & DESIGN  
1229 INDUSTRIAL ST  
SUITE 107  
NEW BRAUNFELS, TX 78130  
PHONE: (820) 627-9120  
EMAIL: hello@nb-signsanddesign.com  
WWW.NBSIGNSANDDESIGN.COM

PROJECT NAME:  
WALNUT  
BUSINESS  
CENTER,  
SIGNAGE  
MONUMENT 839

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

DRAWING TITLE:  
SITE PLAN

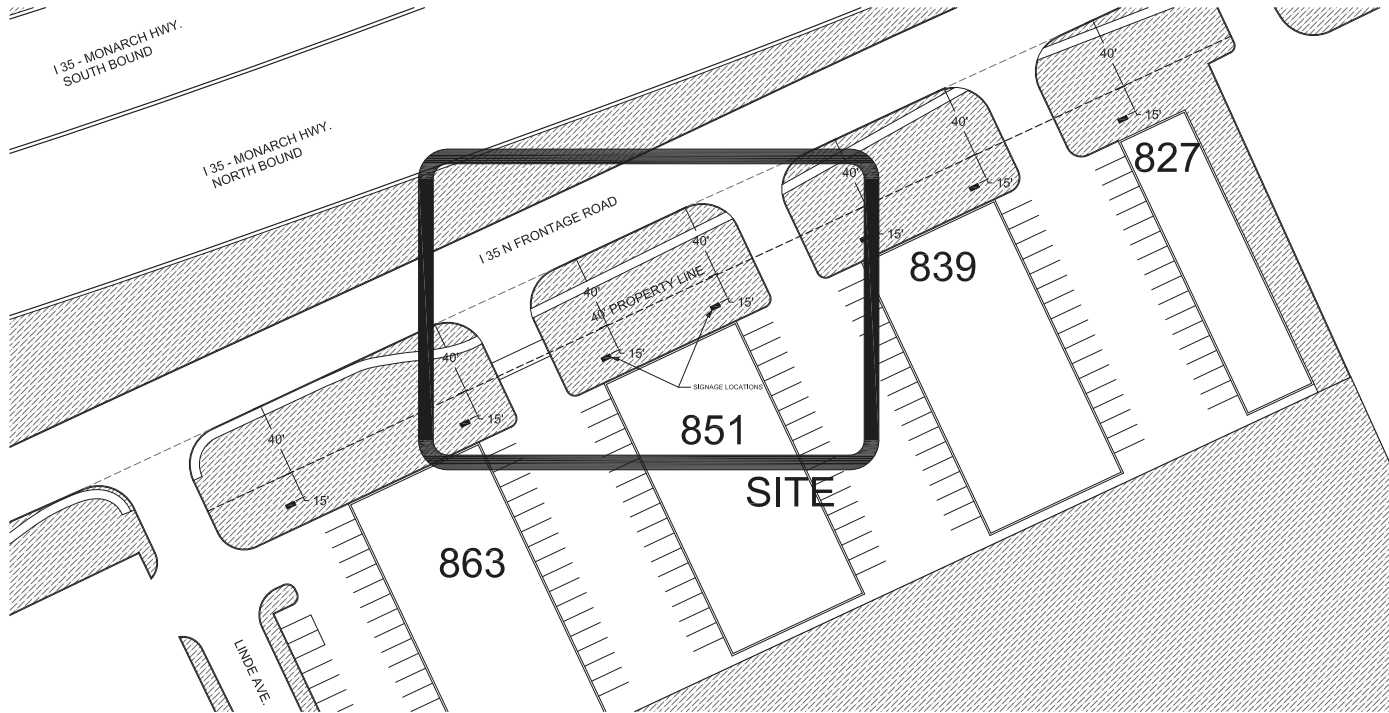
SCALE: AS INDICATED

PROJECT NO: 2410.01

DATE: 11/4/2024

SHEET NO:

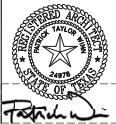
A0.00



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

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

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

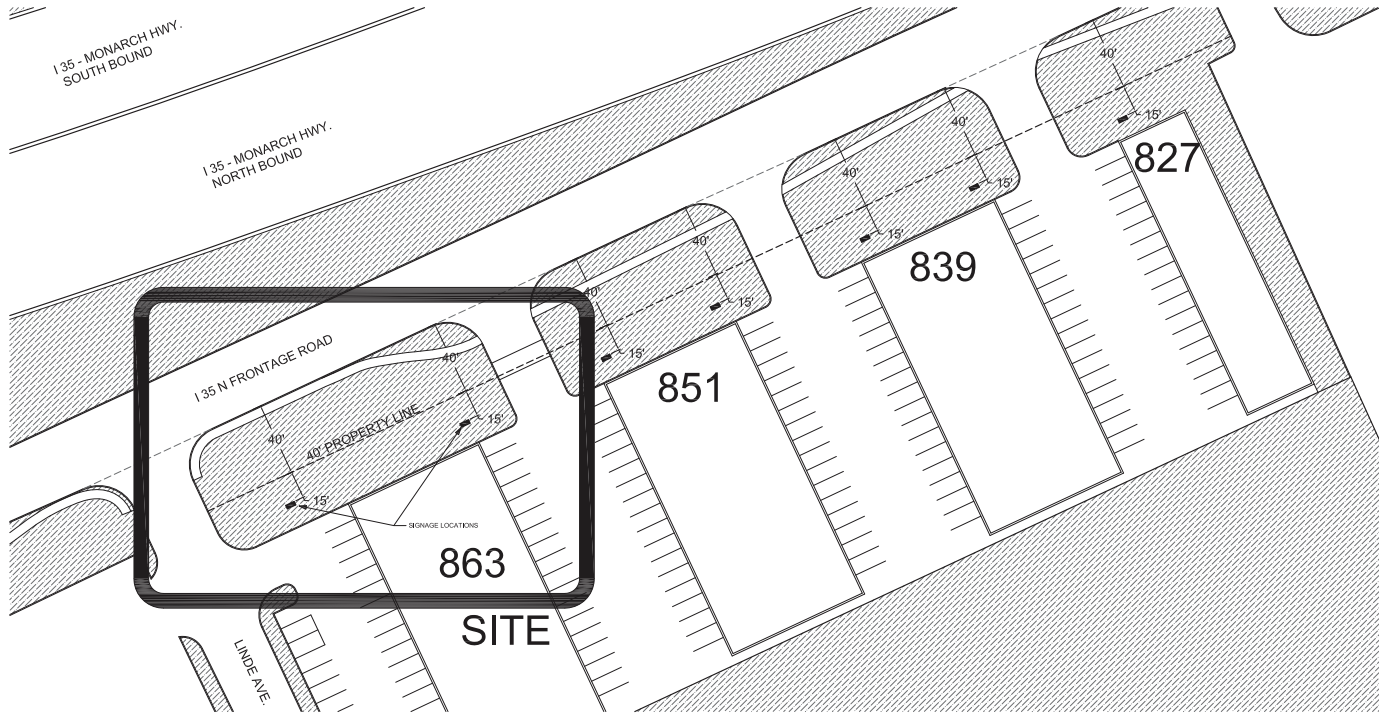
PROJECT NO: 2410.01

DATE: 11/4/2024

SHEET NO:

A0.00

USER  
REV/DATE  
FNAME



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

TADA

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

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

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





Allowed by <u>C-3 Commercial District</u> per lot					Proposed Alternative Sign Plan
Sign Type	Freestanding Monument Sign	Low-Profile Pole Sign	Electronic Message Monument Sign	Electronic Message Pole Sign	Freestanding Monument Sign
Maximum Area per Sign Face	48 sq. ft.	20 sq. ft.	48 sq. ft.	20 sq. ft.	32sqft
Maximum Height	10 ft.	10 ft.	10 ft.	10 ft.	5ft
Minimum Setback	5 ft.	5 ft.	15 ft.	15 ft.	15ft
Maximum Signs per Lot	1 per 300ft of street frontage	1 per 300ft of street frontage	1 in lieu of any other signage	1 in lieu of any other signage	7

Allowed by <u>IH-35 frontage</u> per lot			Proposed Alternative Sign Plan
Sign Type	Freestanding Pole Sign	Electronic Message Monument / Pole Sign	Freestanding Monument Sign
Maximum Area per Sign Face	400 sq. ft.	100 sq. ft. per sign face	32sqft
Maximum Height	40 ft.	40 ft.	5ft
Minimum Setback	5 ft.	15 ft.	15ft
Maximum Signs per Lot	1 per 400 ft. of frontage	1 in lieu of any other freestanding signage	7

**Alternative Sign Plan - CS26-0176 - Sign Allowance Comparison Tables**



**Subject Property Frontage along IH-35  
Facing Southeast**



**Subject Property Frontage along Linde Ave  
Facing East — 863 IH-35**



**Subject Property Frontage along IH-35  
Facing Southeast — 863 & 851 IH-35**



**Subject Property Frontage along Linde Ave  
Facing North — 863 IH-35**



**Subject Property Frontage along IH-35  
Facing East — 827 IH-35**



**Subject Property across IH-35  
Facing Southeast— 839 & 851 IH-35**



**Subject Property Frontage along IH-35  
Facing East — 839 IH-35**



**Subject Property Frontage along IH-35  
Facing East — 863 & 851 IH-35**

7.3.9 Monument Sign

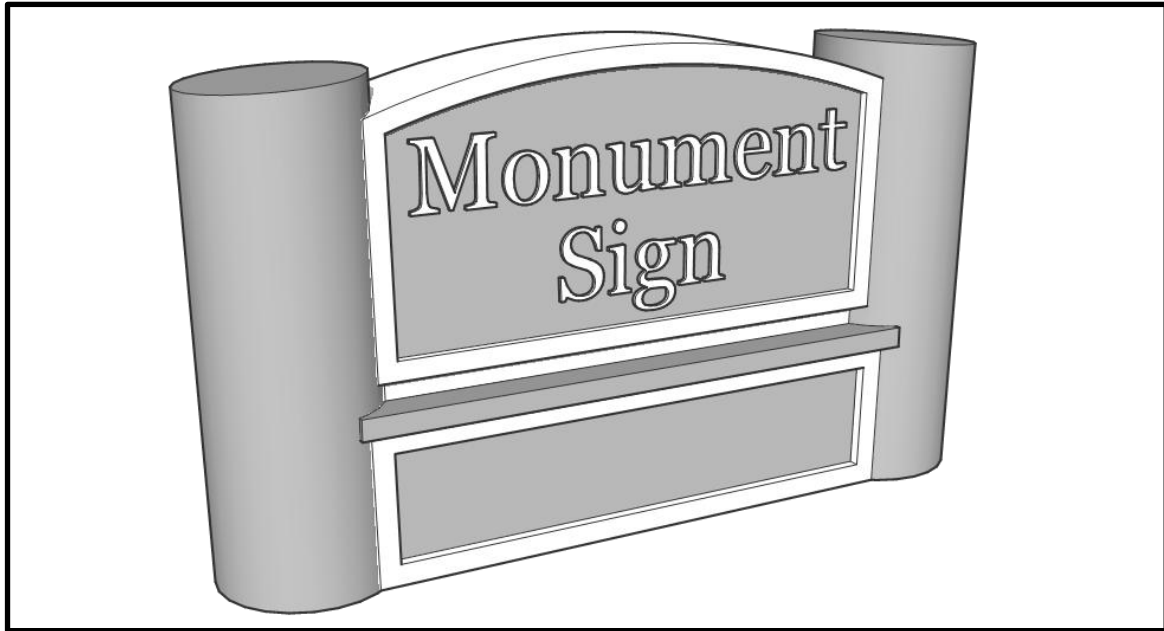


Figure 7.3.9-1: Monument Sign

A. Dimensional Standards

Table 7-6: Monument Sign					
	Number Allowed (max.)	Area per Sign (max., sq ft)	Height (max., ft)	Setback (min., ft)	Illumination Allowed?
<b>Residential Zoning Districts<sup>[1]</sup></b>					
One- to Four-Family Districts <sup>[2]</sup>	1 per frontage	40 sq ft / sign face	6	5	External only
Non-Residential use in One- to Four-Family Districts	1 per lot	32	8	5	External only
Multi-Family Districts	1 per frontage	32	8	5	External only
<b>Mixed-Use Zoning Districts</b>					
MXT	1 per lot	32	8	5	External only
MXC	1 per frontage	48	10	10	Internal or external
MXR	1 per frontage	48	10	10	Internal or external
<b>Commercial and Industrial Zoning Districts</b>					
D	1 per lot	32	8	5	Internal or external
All other commercial	1 / 300 linear ft of street frontage	48	10	5	Internal or external
Industrial	1 / 300 linear ft of street frontage	48	10	10	Internal or external
<b>Other Districts<sup>[1]</sup></b>					
AG / PO	1 per lot	32	8	10	External only

Table 7-6: Monument Sign					
	Number Allowed (max.)	Area per Sign (max., sq ft)	Height (max., ft)	Setback (min., ft)	Illumination Allowed?

**Notes**

[1] EMD not allowed in these districts.

[2] This applies only to a subdivision entrance sign for an entire development, and not to any individual residential lot or property. See §7.3.9B.3.

**B. Design Standards**

**1. General**

- a. The sign shall have only two sign faces.
- b. A monument sign shall have zero clearance above the existing finish grade level and shall be installed in or on the ground.
- c. The base of the sign shall be constructed of materials and colors compatible with those on the primary building's facade.
- d. If more than one monument sign is located on the same property, there shall be a minimum separation distance of 100 feet between the monument signs on the same frontage.



**Monument Sign Examples**

**2. Multi-Tenant Monument Signs**

Developments containing two or more businesses, whether in a single building or multiple buildings, shall share a sign structure for all businesses located within the development. This provision is applicable to businesses located on the same lot upon which the sign is located as well as to businesses located upon different lots within the development. Such signs shall comply with the following:

- a. The lot or lots involved shall be contiguous with one another and constitute a single cohesive development.
- b. The sign(s) shall be located on a lot occupied by one of the businesses on the site.
- c. In the MXC, MXR, commercial districts except D, and industrial districts, multi-tenant monument signs are allowed a maximum sign area of 64 square feet.
- d. The sign shall be designed in the overall architectural style of the buildings within the development.
- e. Private streets within the boundaries of a development shall be treated as public rights-of-way for purposes of determining allowable signage.

- f. Individual pad or lease sites shall be treated as separate lots for purposes of determining allowable signage; however, no business shall be included in the shared multi-tenant sign and have its own individual detached sign.



**Multi-Tenant Sign Example**

**3. Subdivision Entrance Sign**

Subdivision entry signs are allowed at any entrance into a subdivision, subject to the following standards:

- a. The sign shall be constructed of material(s) compatible with corresponding development.
- b. A landscaped area equal to twice the area of one sign face is required, providing one five-gallon shrub for every ten square feet of landscaped area. One of the following irrigation methods shall be used to ensure the survival of the required plant material in the landscaped areas.
  - i. **Conventional System**  
An automatic or underground irrigation system that may be a conventional spray or bubbler type heads.
  - ii. **Drip or Leak-Pipe System**  
An automatic or underground irrigation system in conjunction with a water-saving system such as a drip or a leaky-pipe system.
  - iii. **Temporary and Above-Ground Watering**  
Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses, wildflowers and trees may use a temporary and above ground system, and shall be required to provide irrigation for the first three growing seasons.
- c. No irrigation is required for undisturbed natural areas or undisturbed trees.

## Article 7: Signs

### 7.3 Standards for Permanent On-Premises Signs

#### 7.3.9 Monument Sign

- d. The owners of the landscaped property shall be responsible for the maintenance of the landscaped area.