



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



**CITY HALL - TEJAS ROOM
550 LANDA STREET**

THURSDAY, SEPTEMBER 25, 2025 at 6:00 PM

Andrea Ranft - Member
Bobby Avary Jr. - Member
Brandon Mund - Member
Jenny Jaeckle - Member
Seth Reichenau - Member

Adam Schneider - Alternate
Steve Quidley - 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**

2. ROLL CALL

3. APPROVAL OF MINUTES

- A) Approval of the August 28, 2025 regular meeting [25-1161](#)
minutes.
[August 28, 2025 Minutes](#)

4. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) ZB25-0015 Hold a public hearing and consider a request [25-1147](#)
for a variance from Section 144-3.3-2(b)(1)(v) to allow a
main dwelling to encroach 15 feet into the 20-foot rear
setback required in the R-2 (Single-Family and
Two-Family District), currently addressed at 1055
Booneville Avenue
Applicant: Lex Pegues
Owner: Karlis and Donna Ecrums
[Aerial](#)
[Site Plan](#)
[Subject Property Photos](#)
[Notification Map. List & Responses](#)
- B) ZB25-0016 Hold a public hearing and consider a request [25-1167](#)
for a variance from Sec. 144-5.1-1 (e)(1), requiring
commercial and residential off-street parking to be
constructed and surfaced with concrete, asphaltic

concrete, or asphalt, and to allow the off-street parking to be constructed of permeable basalt gravel, currently addressed as 291 S. East Avenue

[Aerial](#)

[Site Plan](#)

[Subject Property Photos](#)

[Notification Map. List & Responses](#)

- C) CS25-0313 Public hearing and consideration of a [25-1148](#) request by Executive Signs Enterprises, Inc. on behalf of The First National Bank of Sonora, for an alternative sign plan to allow one freestanding multi-tenant high-profile monument sign to deviate from the established sign standards for properties with street frontage along SH-46 and in the C-1B (General Business District), currently addressed at 1317U SH-46 South

Applicant: Executive Signs Enterprises, Inc.

Owner: The First National Bank of Sonora

[City Maps](#)

[Applicant Attachments](#)

[Property Photos](#)

[Comparison Table](#)

5. **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.

6. **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

9/25/2025

Agenda Item No. A)

**DRAFT - MINUTES
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT
REGULAR MEETING OF THURSDAY, AUGUST 28, 2025**

1. CALL TO ORDER

Chair Mund called the meeting to order at 6:00pm.

2. ROLL CALL

The following Board Members were present:

Member Seth Reichenau

Member Maurice Lewis II

Member Adam Schneider

Vice-Chair Jenny Jaeckle

Chair Brandon Mund

3. APPROVAL OF MINUTES

A) Approval of the July 24, 2025 regular meeting minutes.

Motion by Vice-Chair Jaeckle, seconded by Member Schneider, to approve the July 24, 2025 regular meeting minutes. Motion carried unanimously (5-0-0).

4. INDIVIDUAL ITEMS FOR CONSIDERATION

A) ZB25-0010 Public hearing and consideration of a variance request to Section 144-5.20(c) of the Zoning Ordinance to allow an addition to an existing manufacturing facility to exceed the maximum elevation of 801 feet above mean sea level (MSL) permitted in the Horizontal Zone of the Airport Hazard Zoning District by 42.20 feet (to a total elevation of 843.20 feet MSL), currently addressed as 440 Kohlenberg Rd.

Mary Lovell introduced the aforementioned item.

Chair Mund asked if there were any questions for staff.

No one spoke.

Chair Mund invited the applicant to speak on the item.

Stephanie Groves elaborated on the request discussing intent, applicable height regulations, property hardship, proximity to the New Braunfels National Airport, recommendations by the Federal Aviation Administration (FAA) and the City of New Braunfels Airport Advisory

Board concerning the request, and the potential for employment and tax benefits for the City.

Discussion followed on variance necessity and potential lighting requirements.

Chair Mund opened the public hearing and asked if any one present wished to speak on the item.

Two individuals spoke in favor of the request.

Chair Mund closed the public hearing.

Chair Mund asked if there were any further discussion or motion.

Discussion followed on recommendations from the FAA and Airport Advisory Board, and the potential for lighting installation in consideration of the airport.

Motion by Member Reichenau, seconded by Vice-Chair Jaeckle, to approve the item as presented. Motion carried unanimously (5-0-0).

- B) ZB25-0013 Hold a public hearing and consider a request for 3 variances to allow a proposed accessory structure in the SND-1, "Special Neighborhood District-1," currently addressed at 645 Cross St, including:
1. A variance from Sec. 144-5.4 (d) to allow an accessory structure to occupy more than 30 percent of the rear yard, an increase by 2 percent, for a total of 32 percent coverage of the rear yard,
 2. A variance from Sec.144-5.4 (e) to allow an accessory structure to exceed the height of the main dwelling by 4 feet, 5 ¼ inches, and
 3. A variance from Sec.144-3.8 (b) (10) to allow a two-story accessory building to exceed the 1,000-square-foot size limit by 555 square feet for a total structure size of 1,555 square feet.

Mary Lovell introduced the aforementioned item.

Chair Mund asked if there were any questions for staff.

No one spoke.

Chair Mund invited the applicant to speak on the item.

Applicant Greg Hirsch and owner Mignon Kenagy elaborated on the request discussing intent, the floor plan of the proposed accessory dwelling unit (ADU), and a large pecan tree located on the property.

Discussion followed on the building material and overall size of the proposed ADU, street visibility, and property hardship and configuration.

Further discussion followed regarding the design standards of the property's SND-1 zoning district in relation to other residential zoning districts, and the necessity of the requested variances.

Chair Mund opened the public hearing and asked if any one present wished to speak on the item.

No one spoke.

Chair Mund closed the public hearing.

Mignon Kenagy requested to speak on the item.

Chair Mund reopened the public hearing.

Mignon Kenagy discussed surrounding property uses and further elaborated on the intent of the request.

Chair Mund closed the public hearing.

Chair Mund asked if there were any further discussion or motion.

Discussion followed on property hardship, the overall size of the proposed structure, the requested variances, and potential alternatives.

Chair Mund asked if there were any further discussion or motion.

No one spoke.

The item was denied due to the lack of a motion.

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

There being no further business Chair Mund adjourned the meeting at 6:48pm.

By: _____
BOARD CHAIR

Attest:

BOARD LIAISON

9/25/2025

Agenda Item No. A)

PRESENTER:

Applicant: Lex Pegues

Owner: Karlis and Donna Ecrums

SUBJECT:

ZB25-0015 Hold a public hearing and consider a request for a variance from Section 144-3.3-2(b)(1)(v) to allow a main dwelling to encroach 15 feet into the 20-foot rear setback required in the R-2 (Single-Family and Two-Family District), currently addressed at 1055 Booneville Avenue

BACKGROUND:

Case #: ZB25-0015

Applicant: Lex Pegues, lexitect@gmail.com

Owner: Karlis and Donna Ecrums, kercums@yahoo.com

Staff Contact: Mary Lovell, (830) 221-4051, mlovell@newbraunfels.gov

The subject property is located on the south side of Booneville Avenue, in the Landa Park Estates Subdivision. It is approximately 10,500 square feet with a depth of 100 feet and a width of 105 feet. The property is zoned "R-2" Single-Family and Two-Family District. There is an existing 1860-square-foot home on the property.

The applicant's request is to allow a main dwelling to encroach 15 feet into the 20-foot rear setback. This variance request, if approved, would result in a rear setback of 5 feet, instead of 20 feet. The applicant has answered the following six questions to support their requested variance:

- 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 that the lot is only 100 feet in depth by 105 feet in width. With current setbacks, the allowable depth is reduced to almost half. The property was platted with smaller lot dimensions and the lot size along with the R-2 standards creates the need for a variance, **and**
- 2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;** The applicant states that current setback requirements were established for newer developments in which the lots are significantly larger to accommodate larger homes, such as that which the owner desires. Many of the newer homes built recently in this neighborhood have set a precedent of scale that is in keeping with the owners' plan, and many homes appear to be built 5 feet from the rear property lines, **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 the granting of this variance will not be detrimental to the public health, safety, or welfare of other properties in the surrounding area but will in fact improve the value of the neighboring properties, **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 the granting of the variance will not prevent the orderly use of other surrounding properties. The variance, if granted, will only allow the

owner to build on his property and will have no negative effect on other properties in the neighborhood, **and**

5) That an undue hardship exists; The applicant states an undue hardship exists due to the current setback requirements and the shallow legacy lot size. The lot is only 100 feet deep, and the R-2 setback rules leave minimal space to build a normal home with today's modern needs, **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 variance will allow for a home that is more in keeping with the character of the neighborhood and the growth of nicer neighborhoods in New Braunfels.

Per Section 2.2-3 of the Zoning Ordinance, a variance shall not be granted to relieve a self-created or personal hardship, nor based solely on economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by Chapter 144 to other parcels of land in the particular zoning district. No variance may be granted that results in undue hardship upon another parcel of land.

GENERAL INFORMATION:

Size:

Lot area: 10,500 square feet

Lot depth: 100 feet

Lot width: 105 feet

Variance Request Due to Notice of Violation:

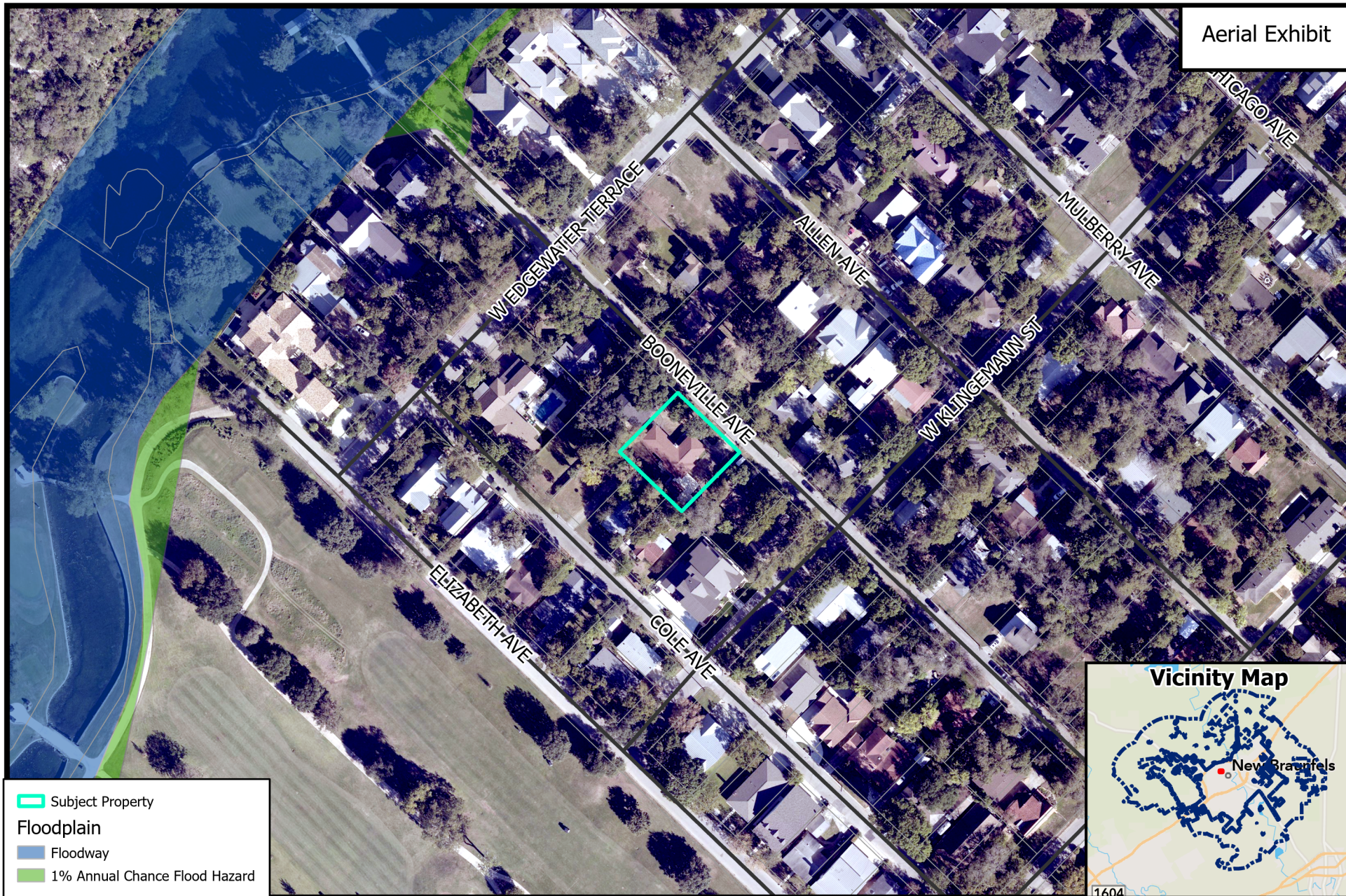
No

Surrounding Zoning and Land Use:

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

Notification

Public hearing notices were sent to 28 owners of property within 200 feet of the subject property. To date, no responses have been received.



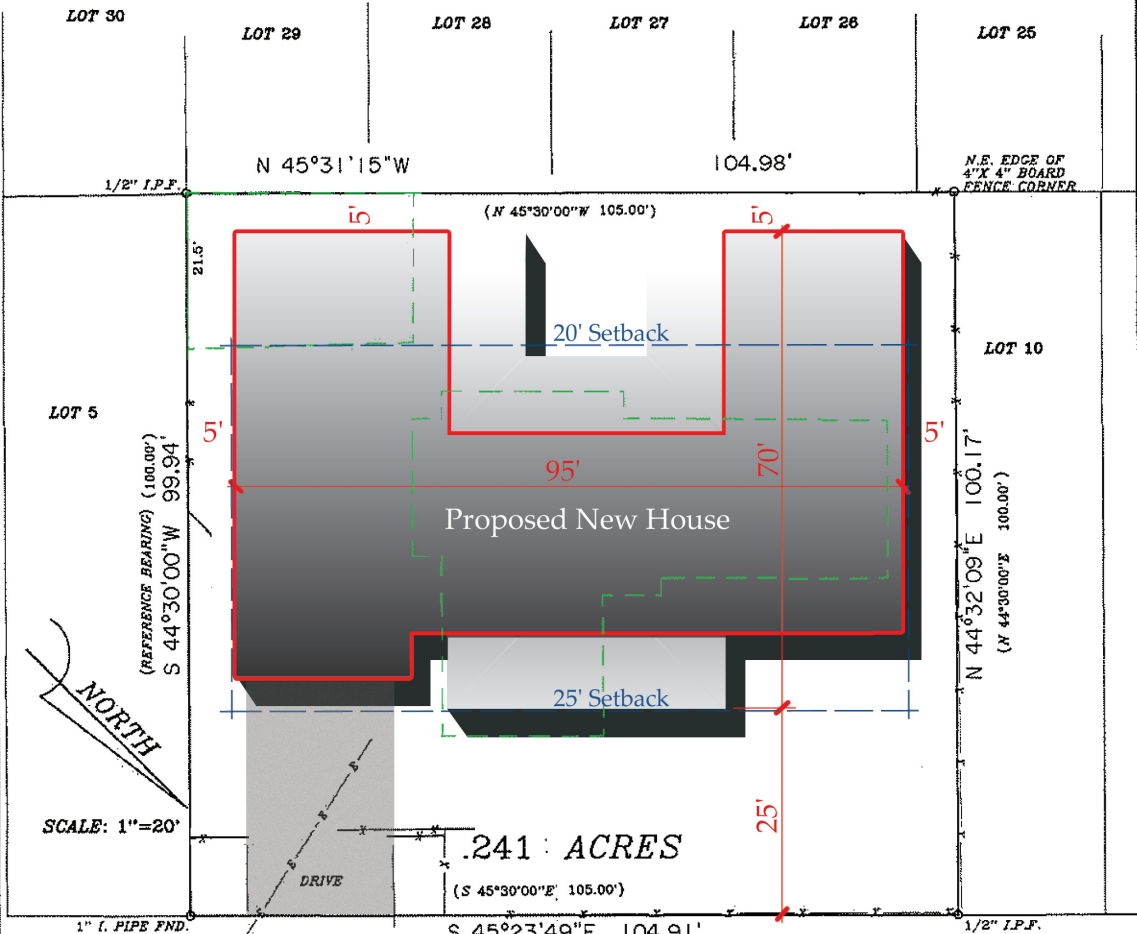
BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD CALLS TAKEN FROM THE RECORDED PLAT OF LANDA PARK ESTATES.

REFERENCE RESTRICTIONS IN VOLUME 71, PAGE 549 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.

REFERENCE FIELD NOTES PREPARED THIS SAME DAY OF THIS 0.241 ACRE TRACT.

LEGEND

FENCE POSTS MAY MEANDER
B.L. - BUILDING SETBACK LINE
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
I.P.S. - IRON PIN SET TAGGED #4069
I.P.F. - IRON PIN FOUND
-X- - FENCE
-E- - OVERHEAD ELECTRIC LINE
⊗ - POWERPOLE



--- Existing House/Garage
--- Proposed House/Garage

BEING 0.241 ACRES OF LAND IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS AND BEING LOTS 6, 7, 8, AND 9 AND THE SOUTHEAST 5 FEET OF LOT 10, BLOCK 11, LANDA PARK ESTATES, A SUBDIVISION RECORDED IN VOLUME 82, PAGE 484 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.

1055 BOONEVILLE AVENUE

STATE OF TEXAS
COUNTY OF COMAL

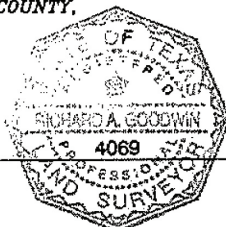
S. CRAIG HOLLMIG, INC.
410 N. SEGUIN
NEW BRAUNFELS TX 78130
(830) 625-8555

I HEREBY CERTIFY TO THE BEST OF KNOWLEDGE AND BELIEF THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN.

THIS 25TH DAY OF JULY 2000.

RICHARD A. GOODWIN, RPLS #4069

JB. NO. 2000 508

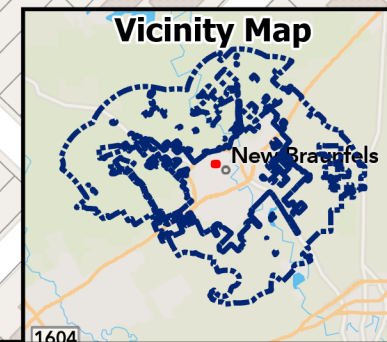
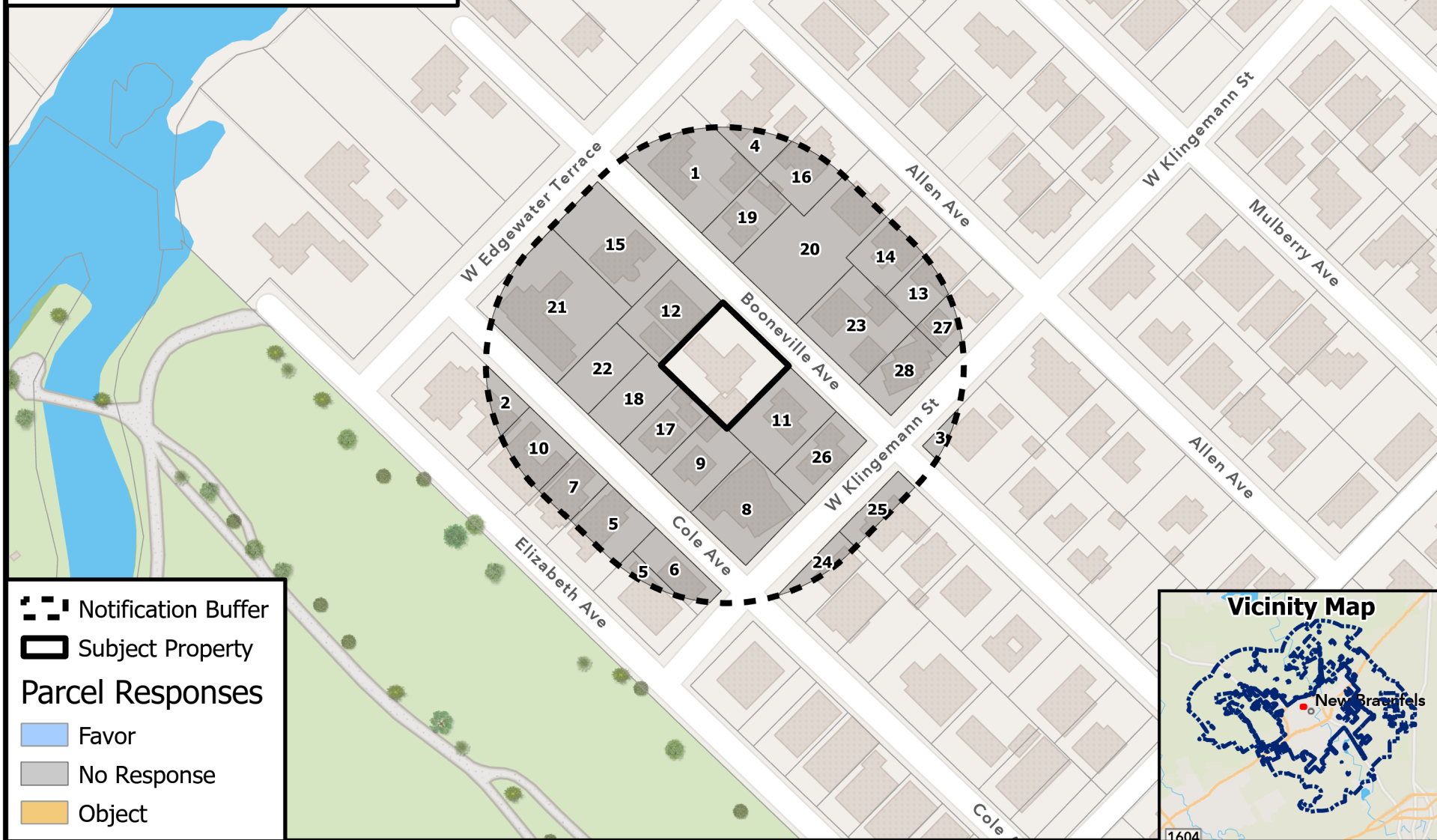




1055 Booneville Ave.

1

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



BOARD OF ADJUSTMENT – September 25, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Lex Pegues

Address/Location: 1055 Booneville Ave.

Case # ZB25-00125

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. STUART GREGORY & NANCY TRUST ET AL | 16. POPE JAMES D |
| 2. FORAN FORREST E & MICHAEL C FORAN | 17. PHILLIPS MOORE COURTNEY MNGMNT TRST |
| 3. YOUNG JUDY IONE WATSON ET AL | 18. PHILLIPS YALE G JR |
| 4. NALLEY MARY JANE | 19. TIPPIT ASHLEY ET AL |
| 5. SWANSON PAT H & MAUREEN M | 20. STORIE KITTY FEAREY |
| 6. 1021 COLE AVENUE TRUST | 21. EAGER CECIL W & JUDITH H |
| 7. MALINS EMILY A | 22. FORAN LTD |
| 8. N/A 1 | 23. HIGGINS MICHAEL E & ALICE E |
| 9. NB COLE LLC | 24. POST RICHARD J & AMY P |
| 10. BARTHOLOMEW RICHARD A & ANN S | 25. ELBEL TODD LEE |
| 11. HIGGINS MICHAEL E & ALICE | 26. MOORE CHRISTOPHER S & MELINDA S |
| 12. KRAMER PETER W & VICTORIA G | 27. BRUSENHAN LOLLIE W |
| 13. MANLEY ETHAN & KAYLEE | 28. MCINTUSH KENNETH E II & SHANNON MA |
| 14. HESSE MICHAEL W & ROSAURA P | |
| 15. HAMILTON PRISCILLA ET AL | |

SEE MAP

9/25/2025

Agenda Item No. B)

PRESENTER:

Applicant/Owner: Jameson Parker Gips

SUBJECT:

ZB25-0016 Hold a public hearing and consider a request for a variance from Sec. 144-5.1-1 (e)(1), requiring commercial and residential off-street parking to be constructed and surfaced with concrete, asphaltic concrete, or asphalt, and to allow the off-street parking to be constructed of permeable basalt gravel, currently addressed as 291 S. East Avenue

BACKGROUND:

Case #: ZB25-0016

Applicant/Owner: Jameson Parker Gips, jpgips@gmail.com

Staff Contact: Mary Lovell, (830) 221-4051, mlovell@newbraunfels.gov

The subject property is located on the north side of S. East Avenue and is part of a development consisting of two (2) detached single-family dwellings. The applicant requests a variance to allow the use of Texas Black Star gravel as the driveway surface instead of a standard concrete or asphalt driveway.

This proposed permeable surface over the root zone of a century oak tree will reduce damage that harder-surface asphalt or concrete would do to the tree roots, and it would therefore protect the long-term life of the tree. The applicant has answered the following six questions to support their requested variance:

- 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 that there is a century oak tree located within three (3) feet of the proposed driveway. A conventional hard-surfaced driveway would increase excavation and compaction within the tree's root zone and lead to the death of the heritage tree, **and**
- 2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;** The applicant states the request is necessary to preserve the health and life of the legacy oak while still providing a functional driveway, a common property right enjoyed by other properties in the city, **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 the variance will not be detrimental to any other property owners and will ensure the health of the oak tree, **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 the variance will not affect neighboring properties' orderly use. Surrounding properties will continue to be used as permitted in the district, **and**

5) That an undue hardship exists; The applicant states that there is an undue hardship of the land resulting from the location of the oak tree, and the city's desire to protect heritage oak trees whenever possible, **and**

6) That the granting of a variance will be in harmony with the spirit and purpose of these regulations; The applicant states the request is consistent with the ordinance's intent by balancing access to the property with the protection of a significant natural feature and promoting the distinct neighborhood character.

Per Section 2.2-3 of the Zoning Ordinance, a variance shall not be granted to relieve a self-created or personal hardship, nor based solely on economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by Chapter 144 to other parcels of land in the particular zoning district. No variance may be granted that results in undue hardship upon another parcel of land.

GENERAL INFORMATION:

Size:

Lot area: 8,760 square feet

Lot depth: 100 feet

Lot width: 88 feet

Variance Request Due to Notice of Violation:

No

Surrounding Zoning and Land Use:

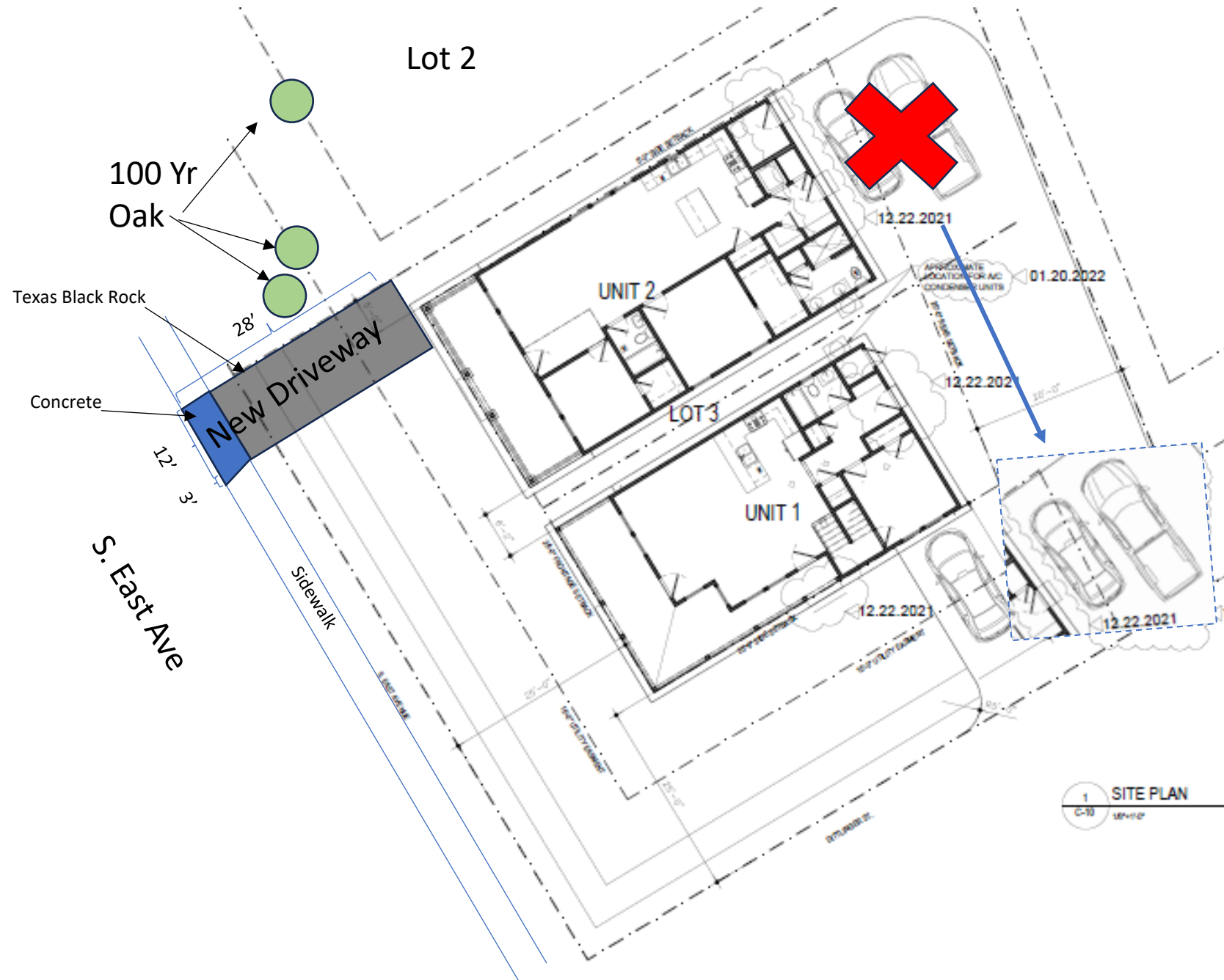
North, South, East & West - R-2, Single-family residences

Notification

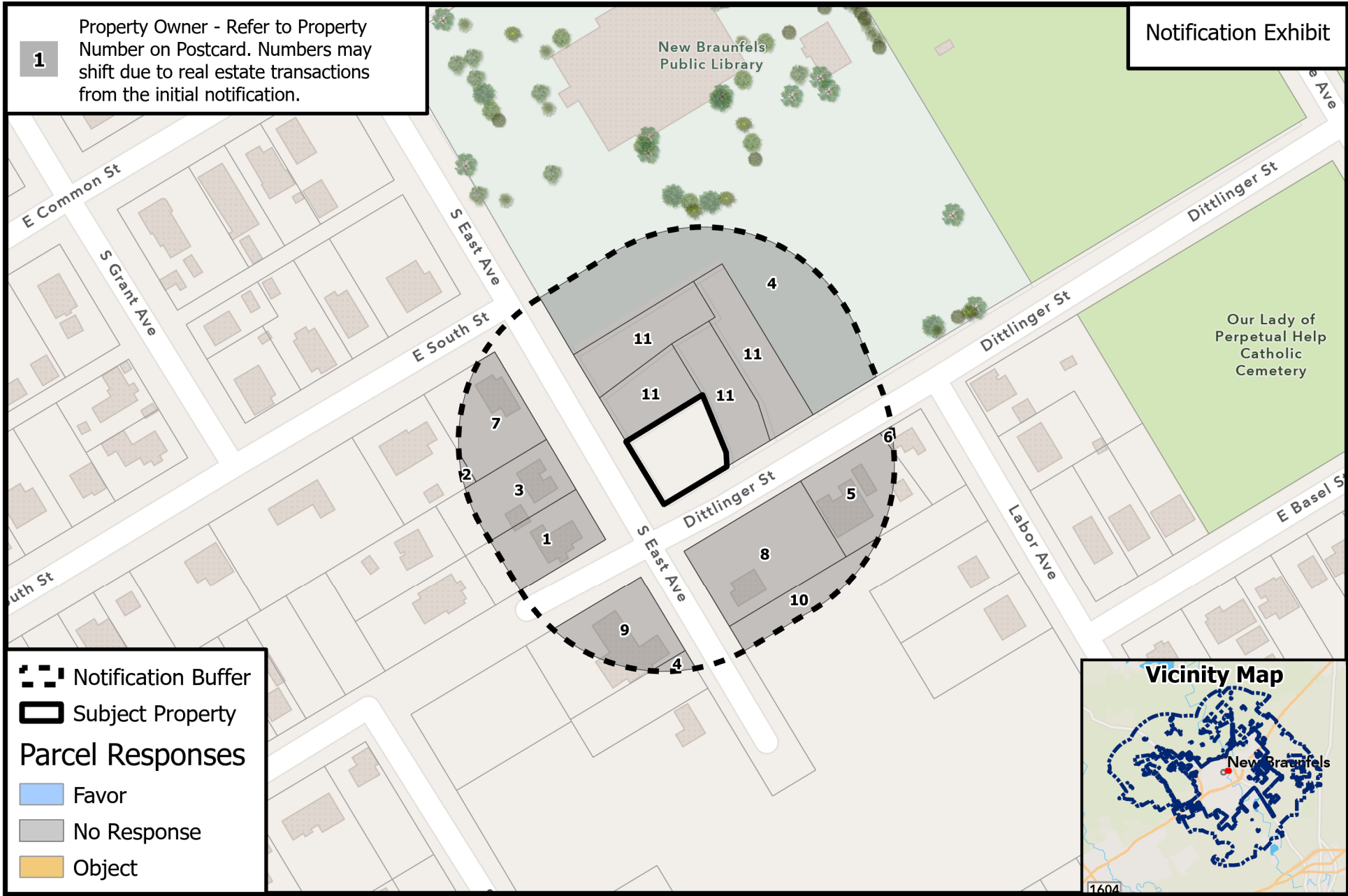
Public hearing notices were sent to 11 owners of property within 200 feet of the subject property. To date, no responses in opposition have been received.



295 & 291 S. East Ave - Proposed







BOARD OF ADJUSTMENT– SEPTEMBER 25, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Jameson Parker Gips

Address/Location: 291 S. East Ave.

Case # ZB25-0016

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. DELEON ROGELIO | 7. AGUIRRE BEATRIZ G |
| 2. NUHN SCOTT A & LAURA J | 8. ESPINOZA RAMIRO G |
| 3. KONTEMPA LLC | 9. CHESSER JASON R & ASHLEIGH E |
| 4. NEW BRAUNFELS CITY OF | 10. ESPINOZA RAMON G & MARIA G |
| 5. RODARTE PEDRO | 11. GARDENS AT NEW BRAUNFELS LLC |
| 6. PARKER LISA & TROY | |

SEE MAP

9/25/2025

Agenda Item No. C)

PRESENTER:

Applicant: Executive Signs Enterprises, Inc.

Owner: The First National Bank of Sonora

SUBJECT:

CS25-0313 Public hearing and consideration of a request by Executive Signs Enterprises, Inc. on behalf of The First National Bank of Sonora, for an alternative sign plan to allow one freestanding multi-tenant high-profile monument sign to deviate from the established sign standards for properties with street frontage along SH-46 and in the C-1B (General Business District), currently addressed at 1317U SH-46 South

BACKGROUND INFORMATION:**Case #:** CS25-0313

Applicant: Executive Signs Enterprises, Inc.
5621 Central Texas Dr.
San Marcos, TX 78666
(512) 292 - 9939 Permits@ExecutiveSigns.com

Owner: The First National Bank of Sonora
102 Main Street
Sonora, TX 76950
Info@SonoraBank.com

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

The subject property is a 5.52-acre commercial development, comprised of four platted lots along the northeast side of SH-46 between its intersection with Saengerhalle Road and Cap Rock Trail. Anchored by a recently constructed branch of Sonora Bank, the four-lot development collectively shares approximately 520 feet of street frontage along SH-46, approximately 470 feet of street frontage along Saengerhalle Road, and approximately 360 feet of street frontage along Cap Rock Trail. The property is zoned “C-1B” General Business District and is located within the Horizontal Zone of the Airport Hazard Overlay zoning district.

The applicant, Executive Signs Enterprises Inc., is seeking approval of a proposed alternative sign plan to allow one freestanding multi-tenant high-profile monument sign to deviate from the sign standards for properties with street frontage along SH-46 and in the C-1B General Business District.

There is currently one freestanding monument sign located on Lot 1 of the development. That sign received variance approval from the Board of Adjustment (BOA) on February 22, 2024 (ZB24-0004) and was permitted to exceed the overall sign area allowed for freestanding monument signs along SH-46. Currently no other freestanding signage is being proposed with development of the property.

New Braunfels' Sign Ordinance allows sign types and sizes based upon zoning district and specific street frontage. The property's C-1B zoning and frontage along SH-46 allow for alternatives to the proposed freestanding multi-tenant high profile monument sign by right - listed below and in the attached comparison chart.

The existing C-1B zoning of the subject property allows the following freestanding signage options per lot:

- 1 Freestanding Monument Sign per 300 feet of frontage
 - Max area 48-square-feet, max height 10-feet, min setback 5-feet **OR;**
- 1 Low Profile Pole Sign per 300 feet of frontage
 - Max area 20-square-feet, max height 10-feet, min setback 5-feet **OR;**
- 1 Electronic Message Monument Sign in lieu of any other signage
 - Max area 48-square-feet, max height 10-feet, min setback 15-feet **OR;**
- 1 Electronic Message Pole Sign in lieu of any other signage
 - Max area 20-square-feet, max height 10-feet, min setback 15-feet

As the subject property has street frontage along SH-46 the following additional freestanding signage options are available per lot:

- 1 Freestanding Monument Sign per 300ft of frontage
 - Max area 60-square-feet, max height 10-feet, min setback 5-feet **OR;**
- 1 Freestanding High Profile Monument Sign per 300ft of frontage, 300ft of frontage minimum required
 - Max area 225-square-feet, max height 28-feet, min setback 5-feet **OR;**
- 1 Electronic Message Monument Sign in lieu of any other signage
 - Max area 60-square-feet, max height 10-feet, min setback 15-feet **OR;**
- 1 Electronic Message High Profile Monument Sign in lieu of any other signage
 - Max area 200-square-feet (maximum 100-square-feet per sign face), max height 28-feet, min setback 15-feet

Based on the development's cumulative street frontage along SH-46 (approximately 520-feet), one high-profile monument sign with a maximum area of 225 square-feet and a maximum height of 28 feet is allowed. The high-profile monument sign available to the development by right is allowed as a multitenant sign. The development does not have enough street frontage along SH-46 to allow for a second free standing high-profile monument sign. A minimum of 600 feet of street frontage along SH-46 would be required to a permit a second freestanding high profile monument sign.

The development could install one freestanding multi-tenant high-profile monument sign and a mix of up to four smaller freestanding multi-tenant monument/pole signs within the development based upon the property's cumulative street frontage. The applicant is instead proposing a single, larger freestanding multi-tenant high-profile monument sign in lieu of pursuing the above permissible signage options as well as any additional freestanding signage in the future.

The alternative sign plan process is intended to:

1. allow an applicant 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.

Through this process, the BOA can consider such requests within the context of a specific location and approval may be granted without the identification of a hardship.

PROPOSAL:

The proposed alternative sign plan offers to reduce the overall quantity of freestanding signage for the development while seeking approval for a high-profile multi-tenant monument sign that would otherwise not comply with height and sign area standards. The development is comprised of four individual lots, with the proposed high-profile multi-tenant monument sign proposed to be located on Lot 2, the existing freestanding monument sign approved under variance ZB24-0004 to remain on Lot 1, and no other freestanding signage being proposed within the development as part of the alternative sign plan proposal. The proposed sign will consist of eight tenant cabinets to be available for use from businesses that will occupy the development, while advertising the development itself at the top.

The proposed freestanding high-profile multi-tenant monument sign:

- Overall sign area is approximately **437.96 square-feet** (~63% increase from maximum permissible sign area per code)
 - (~36 square-feet per tenant space, and ~54 square-feet for the single development identifier at the top of the sign), and
- Overall sign height of approximately **36.5 feet** (~26% increase from maximum permissible overall height per code), and
- No other freestanding signage to be allowed for the development

The attached site plan shows the proposed freestanding signage to be located outside of internal easements, approximately 35 feet from the property line. Staff notes that a minimum required 5-foot setback from the property line shall be maintained, and no signage may block any required clear vision area.

GENERAL INFORMATION:

Currently the subject property is comprised of four separate platted lots but functions as a single cohesive development.

Development Area:

Lot 1: 1.63 acres

Lot 2: 1.64 acres

Lot 3: 1.23 acres

Lot 901: 0.97 acres

Development Total: 5.52 acres

SH-46 Frontage:

Lot 1: ~ 277 feet

Lot 2: ~ 243 feet

Lot 3: 0 feet

Lot 901: 0 feet

Development Total: ~ 520 feet

Surrounding Zoning and Land Use:

North: R-1A-6.6 AH & C-1B AH - Residential & Commercial

South: R-2 AH - Residential (across SH-46)

East: R-1A-6.6 AH & C-1B AH - Residential & Commercial (across Cap Rock Trail)

West: R-1A-6.6 AH & C-1B AH - Residential & Vacant Commercial (across Saengerhalle Rd)

STAFF RECCOMENDATION:

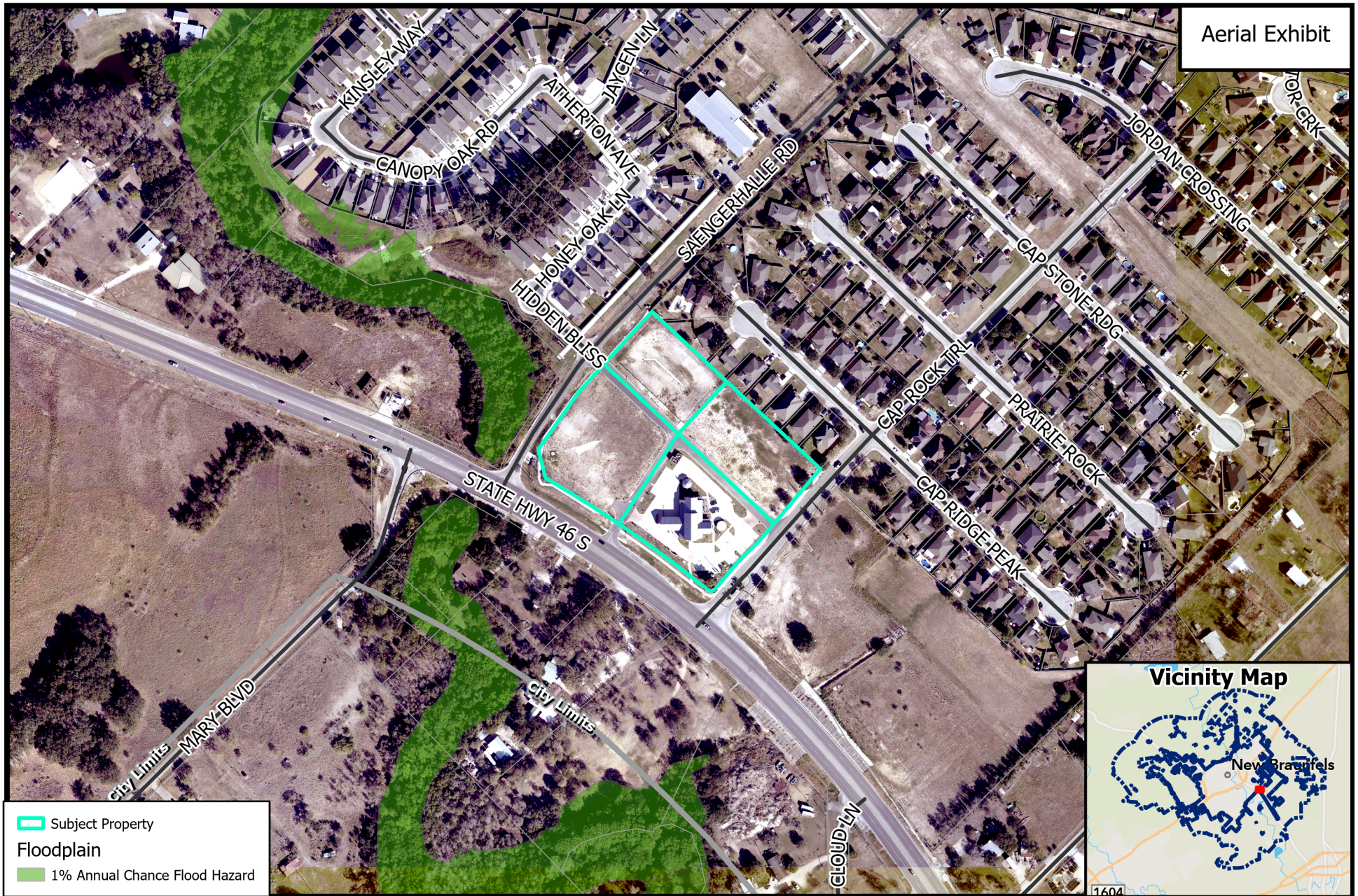
Staff recognizes the applicant's efforts to establish effective signage to represent the development and its future tenants by utilizing the proposed multi-tenant high-profile monument sign that exceeds the maximum allowed sign area and overall height established by current code. Staff supports the allowance of a single multi-tenant high-profile monument sign to reduce the overall quantity of potential signage at the site, and to promote effective wayfinding and advertising for the development, however the proposed sign area and sign height substantially exceed what is allow by current code.

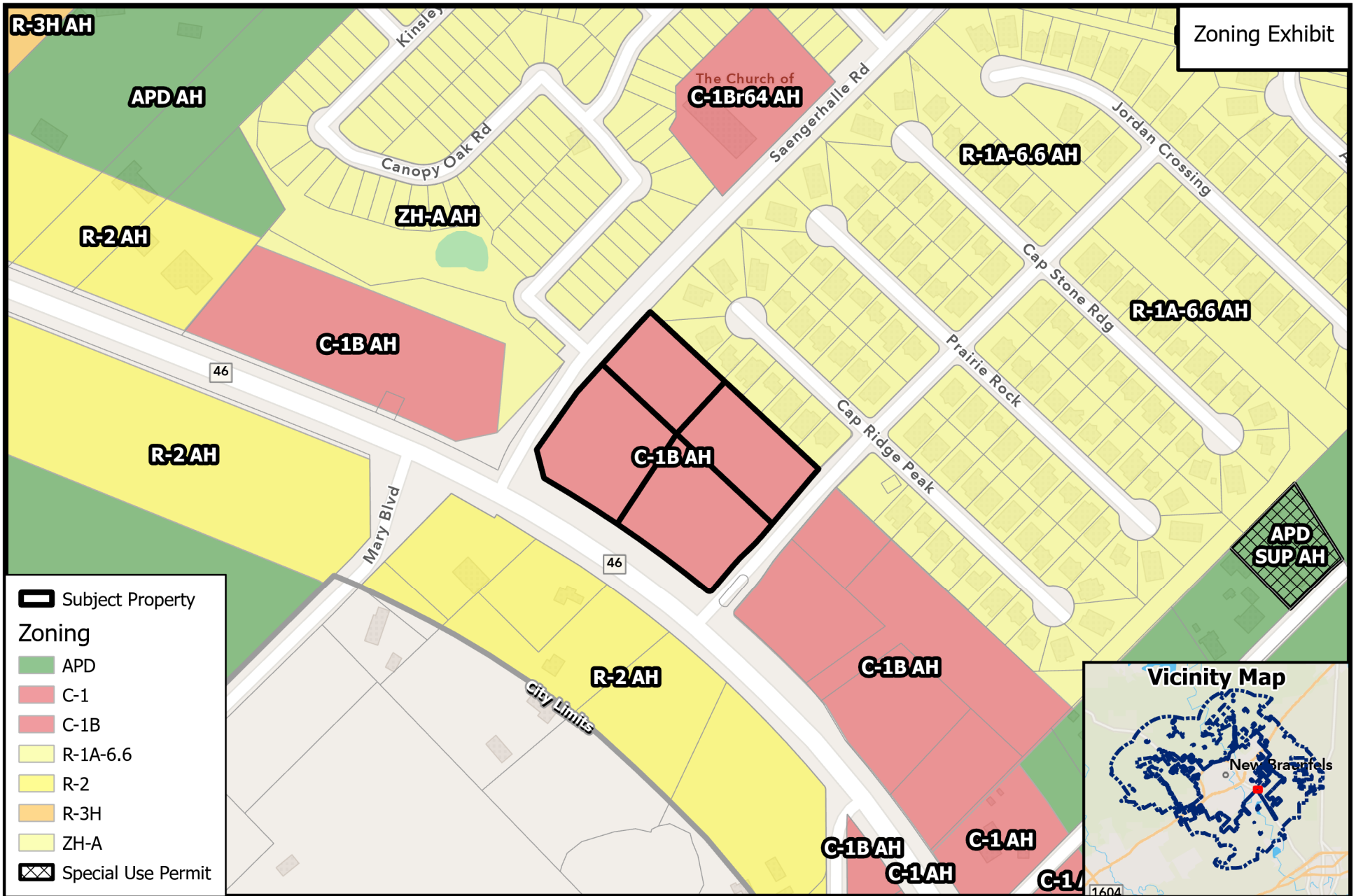
Staff notes that the development is currently allowed a single freestanding multi-tenant high-profile monument sign at a maximum overall height of 28 feet and a maximum overall sign area of 225 square feet.

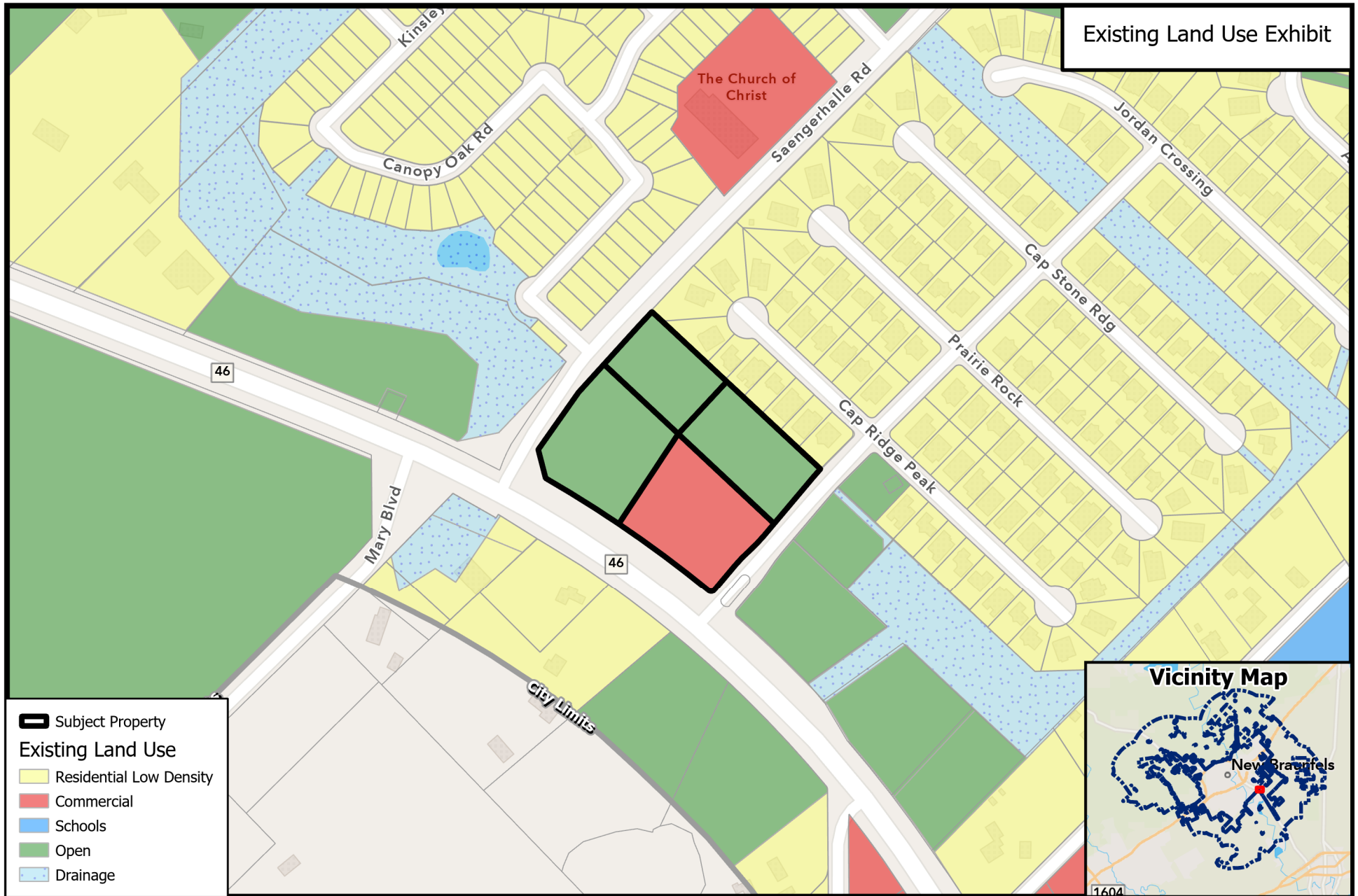
Should the BOA support approval of an alternative sign plan, staff recommends reduction of area and height of the sign from what is proposed, to not exceed 32 feet in overall height, nor 275 square-feet in sign copy area, in order to better align with the City's current sign code and the anticipated changes proposed as part of the Land Development Ordinance (LDO). The reduced sign area and height would grant a relative increase in permittable sign dimensions in consideration of the circumstances of the property and the applicant proposed condition to install no additional freestanding signage within the development.

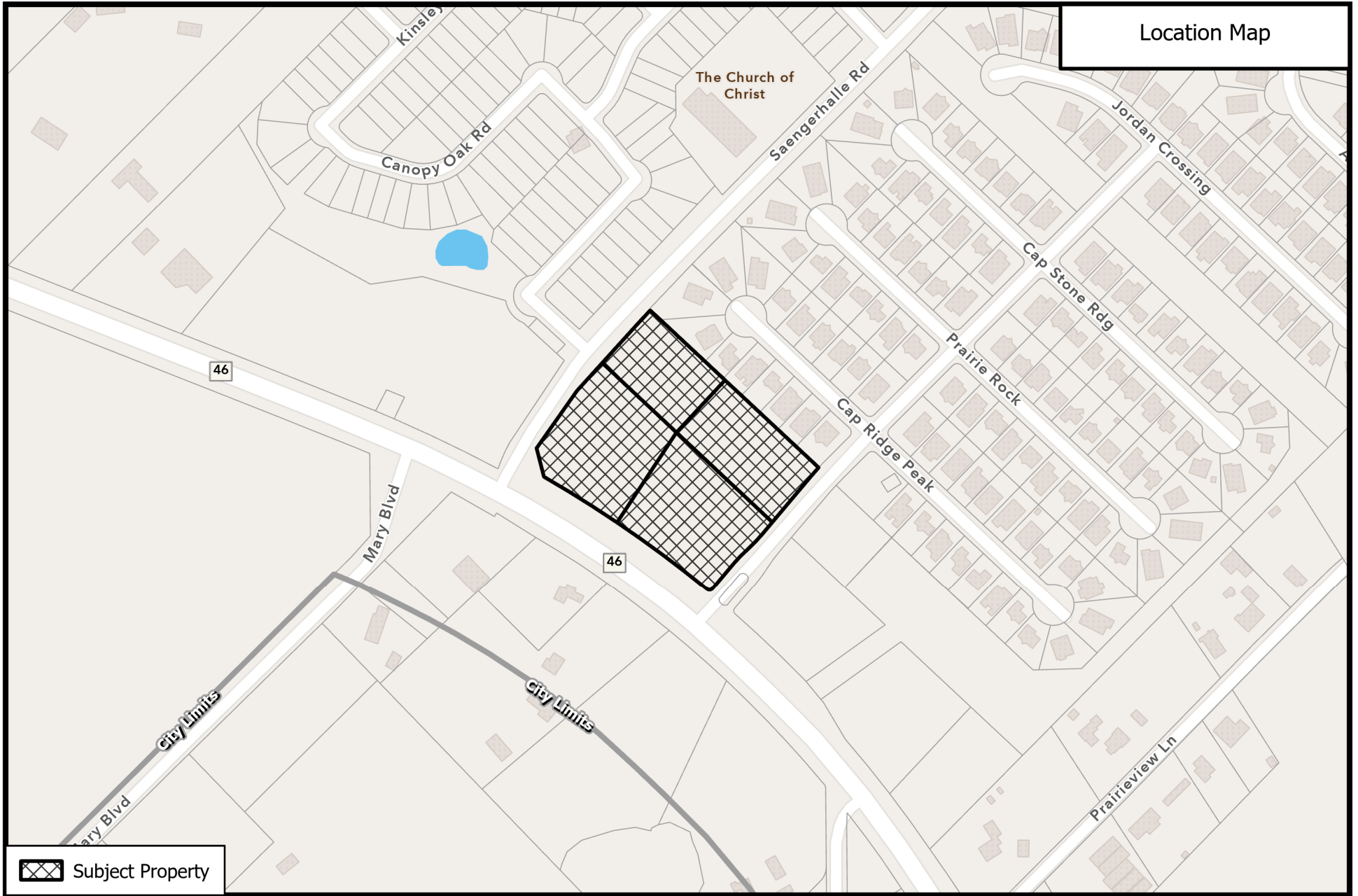
RESOURCE LINKS:

- Chapter 106 Sign Ordinance
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?











Executive Signs Enterprises, Inc.
5621 Central Texas Dr.
San Marcos, TX 78666

T: 512.292.9939
F: 210.492.9483

August 21, 2025

Dear Colton:

Attached are the documents you have requested for us to apply for an Alternative Sign Plan for the Sonora Bank Centre Development - located on SH 46. There are four separately platted lots that will be part of this Alternative sign plan - it will affect the free-standing signs only on these platted lots.

Although interest has been shown in lots 2 and 3 - no one is willing to move forward with the purchase and construction without clarification from the city that a multi-tenant type sign will be allowed (permitted and built) to be used by all the tenants of the new buildings - with their sign placement along SH 46. The bank (current land owner) is willing to form a POA and construct the new multi-tenant pylon sign on lot 2 at this time - to be used in the future by the folks that ultimately locate on these two lots once the buildings are developed and leased.

For planning purposes - these lots have a total of 579' of frontage on SH 46.

Lot one is the existing Bank Lot - which has a short existing free-standing monument sign on it - which will remain.


Lot two is fronting SH 46 - and will have the new multi-tenant sign installed on it as noted.

Lot three is located behind the bank lot one - and will not have any free-standing signs installed on it.

Lot four is located behind lot two - it is the detention pond lot for all the other lots and will never have anything built on it. It will be part of the POA for maintenance purposes.

The multi-tenant sign being requested will sit way back off the road - approximately 80' from the edge of the asphalt roadway.

Multi-tenant design is for eight tenant panels to be 3'x12' - and allow adequate room to insert their name, etc. This design also allows room to add the Centre's name on top for development



reference - and be constructed with a stone skirt so its design is consistent with a monument sign and not a free-standing pole sign.

No additional free-standing signage would be allowed on these four lots.

Final architectural site plans have not been developed for lots two and three. Driveway design for lot two will need to take into consideration the placement of the new multi-tenant sign along SH 46 - as it must be set back behind the easements as noted.

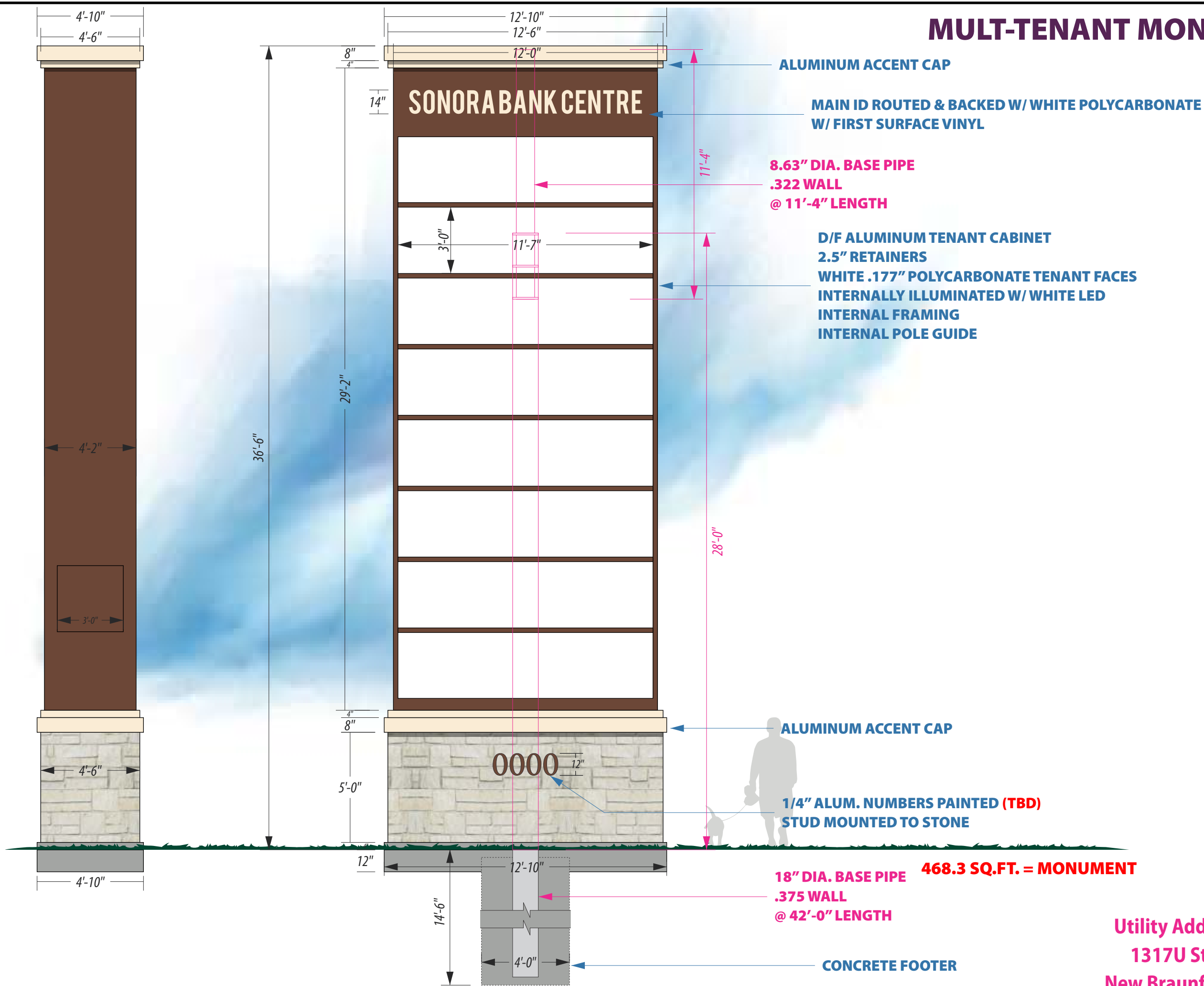
Please give me a call and I will answer any additional questions you may have to get this alternative plan moving forward.

Sincerely,

Terry Tschirhart

210-872-8343

terry@executivesigns.com



MULT-TENANT MONUMENT



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SIGNS.com**

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O 210-492-9436

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license.state.tx.us/complaints



Client: Sonora Bank

Address: 1349 State Hwy 46 S
New Braunfels, TX 78130

Sales: JD

Designer: MG

Date: 08/21/25

Path: X/ESSM/Sonora Bank/ New Braunfels

File: Sonora Bank - NB Multi Tenant Monument Permitting

Color Schedule & Notes:

PRINT VALUES:

- C4.3 M29.4 Y45.1 K18
- C8.2 M48.2 Y71.4 K33.7
- C15.7 M68.2 Y78 K64.3

Sign Company 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 one dedicated 120V 20A Circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

All Signs will be manufactured to accommodate 120 volt
current unless otherwise instructed by customer.

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APPROVAL
SIGNATURE
and DATE

33

Scale: 1:50

Page: 1

Utility Address for Sign:
1317U State Hwy 46 S
New Braunfels, TX 78130

468.3 SQ.FT. = MONUMENT

MONUMENT EXAMPLES
PER CITY SIGN CODE

VARIANCE EXHIBIT



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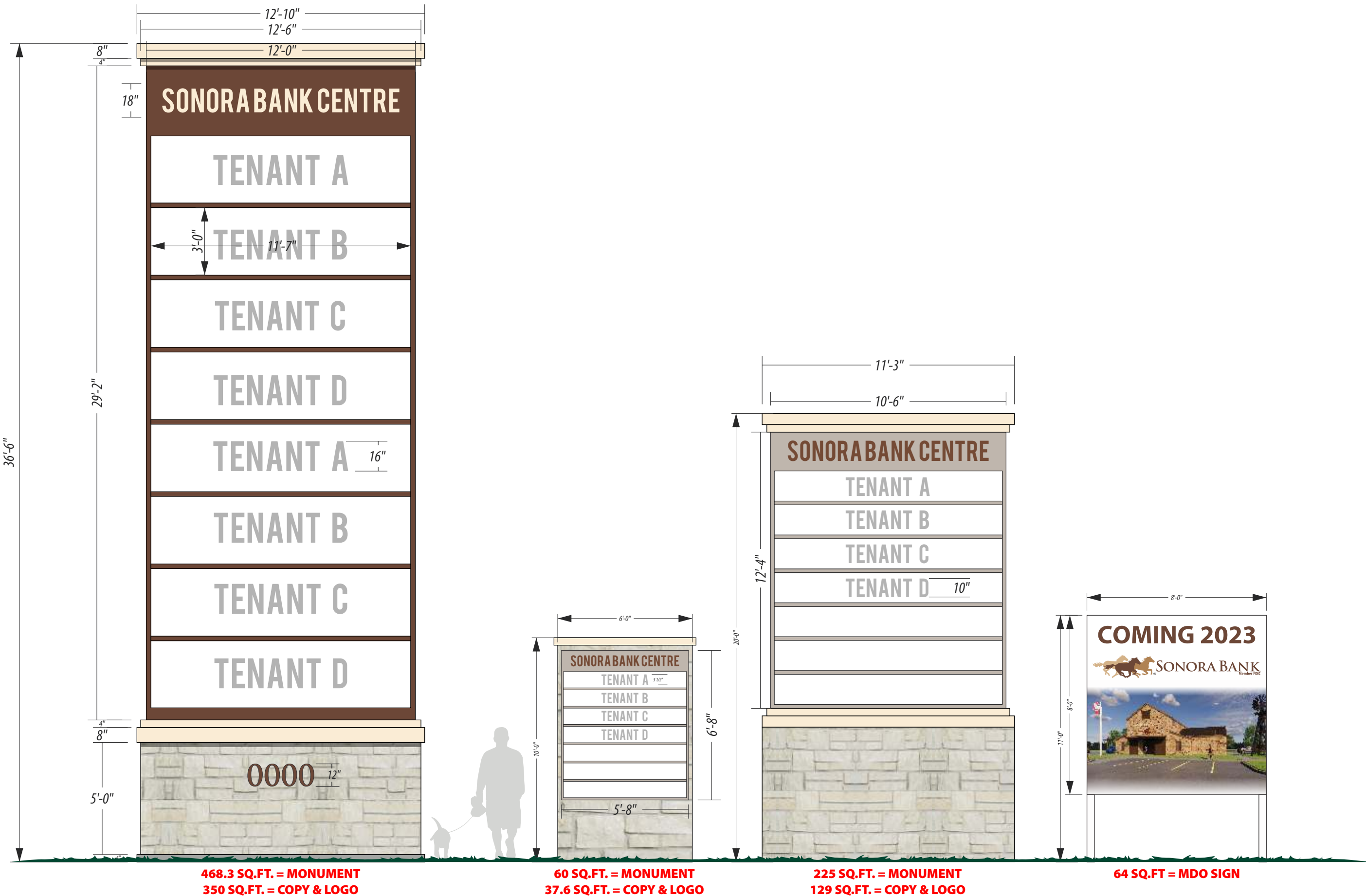
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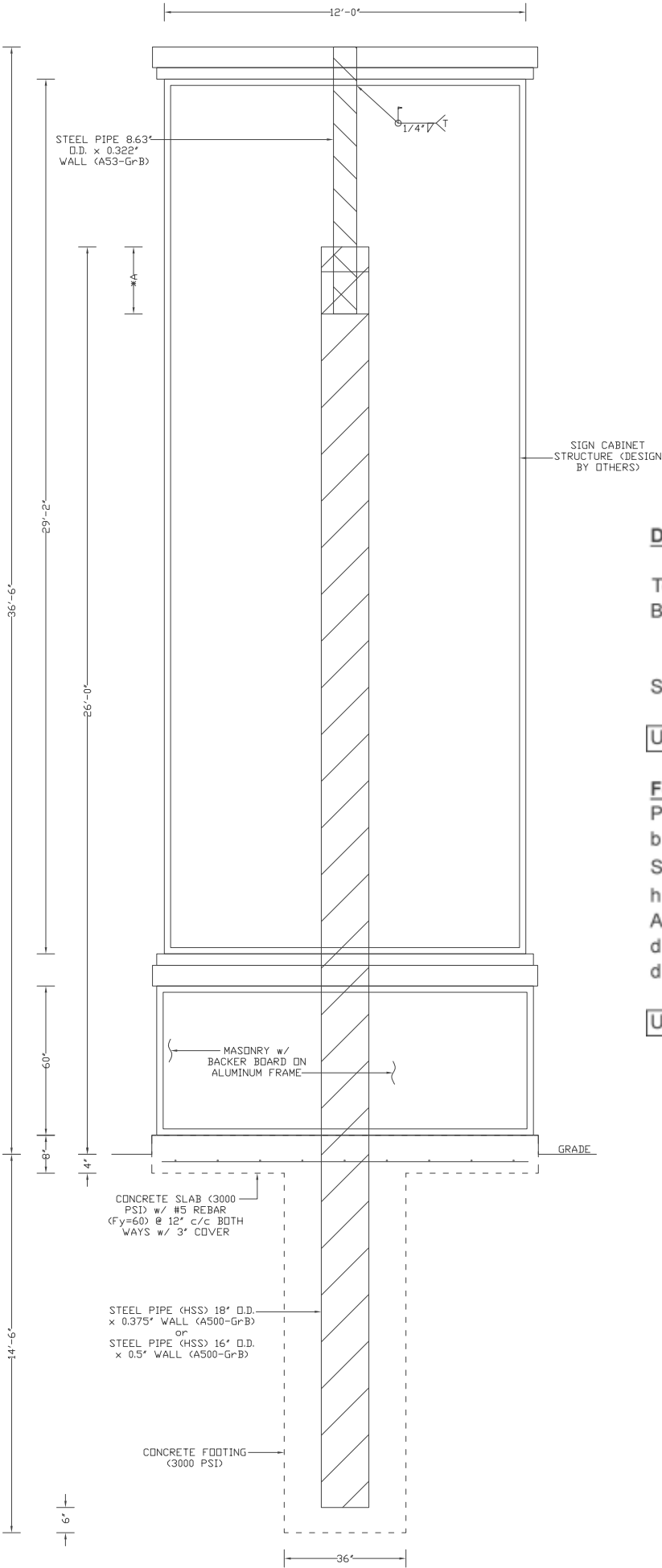
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and DATE



NOTES:

- DESIGN IS BASED ON 2021 IBC - WIND SPEED OF 115 MPH (3-SEC GUST), EXPOSURE C, RISK CATEGORY II.
- THIS DESIGN IS INTENDED FOR A SINGLE (1) SIGN THAT SHALL BE INSTALLED AT THE ADDRESS SHOWN AND SHALL NOT BE USED FOR MULTIPLE SIGN/S AT THIS OR ANY OTHER LOCATION/S UNLESS CERTIFIED BY A PROFESSIONAL ENGINEER.
- ENGINEER IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT AND SHALL ONLY BE RESPONSIBLE FOR THE DESIGN OF SIGN STRUCTURE FOR WHICH CALCULATIONS ARE SHOWN ON THIS PAGE. (SIGN CABINET STRUCTURE DESIGN SHALL BE PROVIDED BY OTHERS).
- ALL HSS TUBE SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS $F_y=46$ KSI.
- ALL HSS ROUND SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS $F_y=42$ KSI.
- ALL WIDE FLANGE SECTIONS SHALL MEET ASTM A992 WITH MINIMUM YIELD STRESS $F_y=50$ KSI.
- ALL PIPE (OTHER THAN HSS ROUND) SHALL MEET ASTM A53 GRADE-B WITH MINIMUM YIELD STRESS $F_y=35$ KSI.
- ALL OTHER STEEL INCLUDING CONNECTION PLATES, ANGLES, ETC. SHALL MEET ASTM A36 WITH MINIMUM YIELD STRESS $F_y=36$ KSI.
- ALL ALUMINUM USED SHALL BE GRADE 6053-T6 OR 6061-T6 OR EQUIVALENT WITH MINIMUM YIELD STRESS $F_y=30$ KSI.
- ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325 UNLESS OTHERWISE NOTED AND SHALL BE GALVANIZED.
- ALL STEEL WELDING SHALL BE MADE WITH E70xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS STANDARDS.
- ALL ALUMINUM WELDING SHALL BE MADE WITH E40xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE AWS STANDARDS.
- SOIL REPORT WAS NOT FURNISHED. FOUNDATION IS BASED ON A ALLOWABLE BEARING OF 1500 PSF AND ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 150 PSF PER FOOT. BEARING PRESSURE VALUES SHALL BE VERIFIED PRIOR TO CONCRETE PLACEMENT.
- NORMAL WEIGHT CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (ATTAINED IN 28 DAYS) SHALL BE USED. CARE SHALL BE TAKEN FOR NOT PLACING CONCRETE OVER SOIL FILL.
- FOUNDATION SHALL BE CONSTRUCTED IN NATURAL GROUND/EARTH (UNDISTURBED SOIL) ONLY. FOUNDATION SHALL NOT BE CONSTRUCTED/INSTALLED IN LANDSCAPE OR FILL MATERIAL.



Design Support Steel

Section	Area (sq ft)	Shape Factor	Wind (psf)	Force	Moment
Top Section	126.00	1	28	3528	110250
Btm Section	312.00	1	25	7800	101400
				11328	211650

$S > M / F_b = 211650 \times 12 \times 1.5 \text{ (SF)} / 1 \times 42000 = 89 \text{ in}^3 < 90 \text{ in}^3$

Use Circular Steel Pipe (HSS) 18 in O.D. x 0.375 in Wall (A500-GrB)

Foundation Design

$P = 11328 / 1 = 11328$

$b = 36 \text{ in}$

$S_1 = 2 \times 150 \times 14.5 / 3 = 1450$

$h = 211650 / 11328 = 18.68$

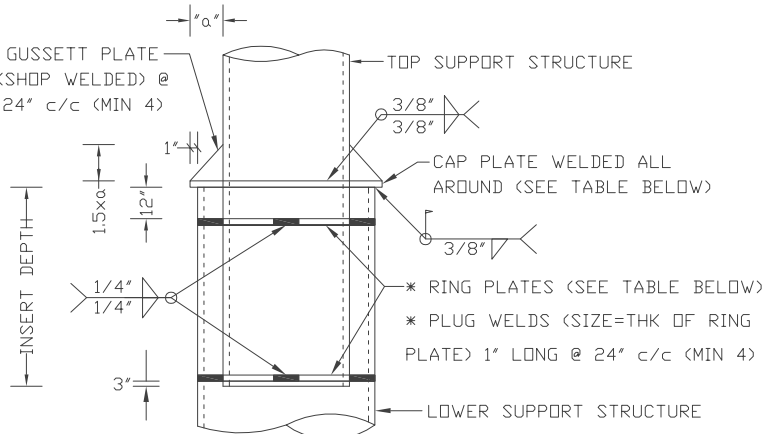
$A = 2.34 P / S \times b = 2.34 \times 11328 / 1450 \times 3 = 6.09$

$d = A/2 [1 + \text{sq rt } \{1 + (4.36 h / A)\}]$

$d = 6.09 / 2 [1 + \text{sq rt } \{1 + (4.36 \times 18.68 / 6.09)\}] = 14.5 \text{ ft} < 14.5 \text{ ft}$

Use Concrete Footing 36 in Diameter x 14.5 ft Deep (3000 PSI)

*A (TRANSITION DETAILS)



TOP SUPPORT SIZE	8"	10"-18"	20"-24"	30"-36"
INSERT DEPTH	30"	36"	48"	60"
CAP PLATE	3/4"	3/4"	3/4"	1"
RING/GUSSET PLATE	1/2"	1/2"	3/4"	3/4"

IMPORTANT NOTE:

- ALL WATER SHALL BE PUMPED FROM HOLE PRIOR TO POURING CONCRETE.
- THIN WALL CASING SHALL BE USED TO PREVENT FOUNDATION WALL COLLAPSE.



SMB
ENGINEERING, LLC
WWW.SMB-ENGINEERING.COM
TEL: 832-443-7328

TEXAS REGISTRATION NUMBER : F-10116

EXECUTIVE SIGNS

SONORA BANK
1349 STATE HWY 46 S,
NEW BRAUFELS, TX

PRJ #: 25-E037

DWG BY: HMN

SCALE: NTS

DATE: MAY 2025

REV: 0

DWG #: S-01



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210-492-9483

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license.state.tx.us/complaints



Client: **Sonora Bank**

Address: **1349 State Hwy 46 S**
New Braunfels, TX 78130

Sales: **JD**

Designer: **MG**

Date: **08/21/25**

Path: **X/ESSM/Sonora Bank/ New Braunfels**

File: **Sonora Bank - NB Multi Tenant Monument Permitting**

Color Schedule & Notes:

PRINT VALUES:

C4.3 M29.4 Y45.1 K18

C8.2 M48.2 Y71.4 K33.7

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Each sign must have:

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- Junction box installed within 6 feet of sign
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OVERHEAD SITE PHOTO



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PROPOSED SIGN RENDERING



NOT TO SCALE - FOR PLACEMENT PUROPOSES ONLY



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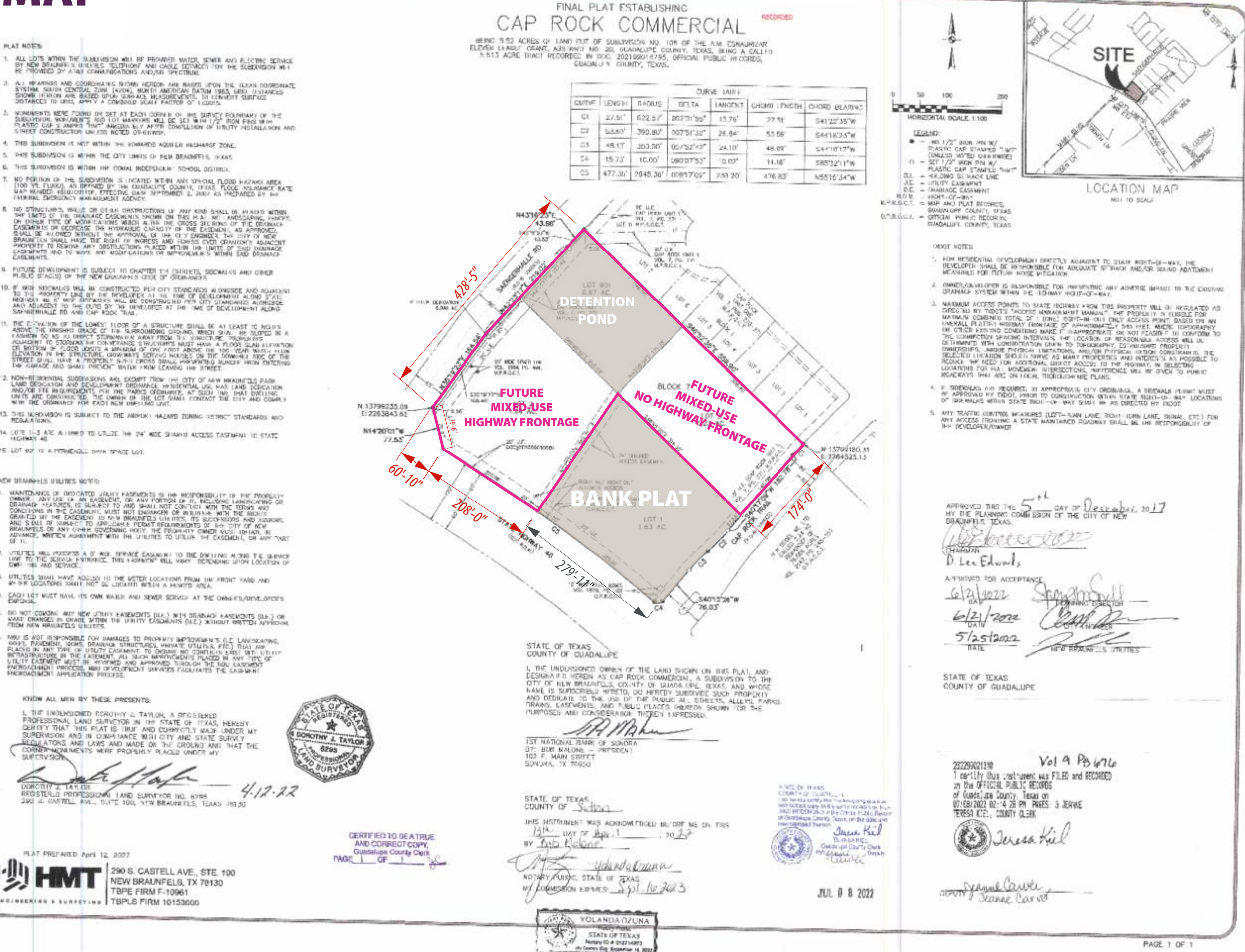
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PLAT MAP





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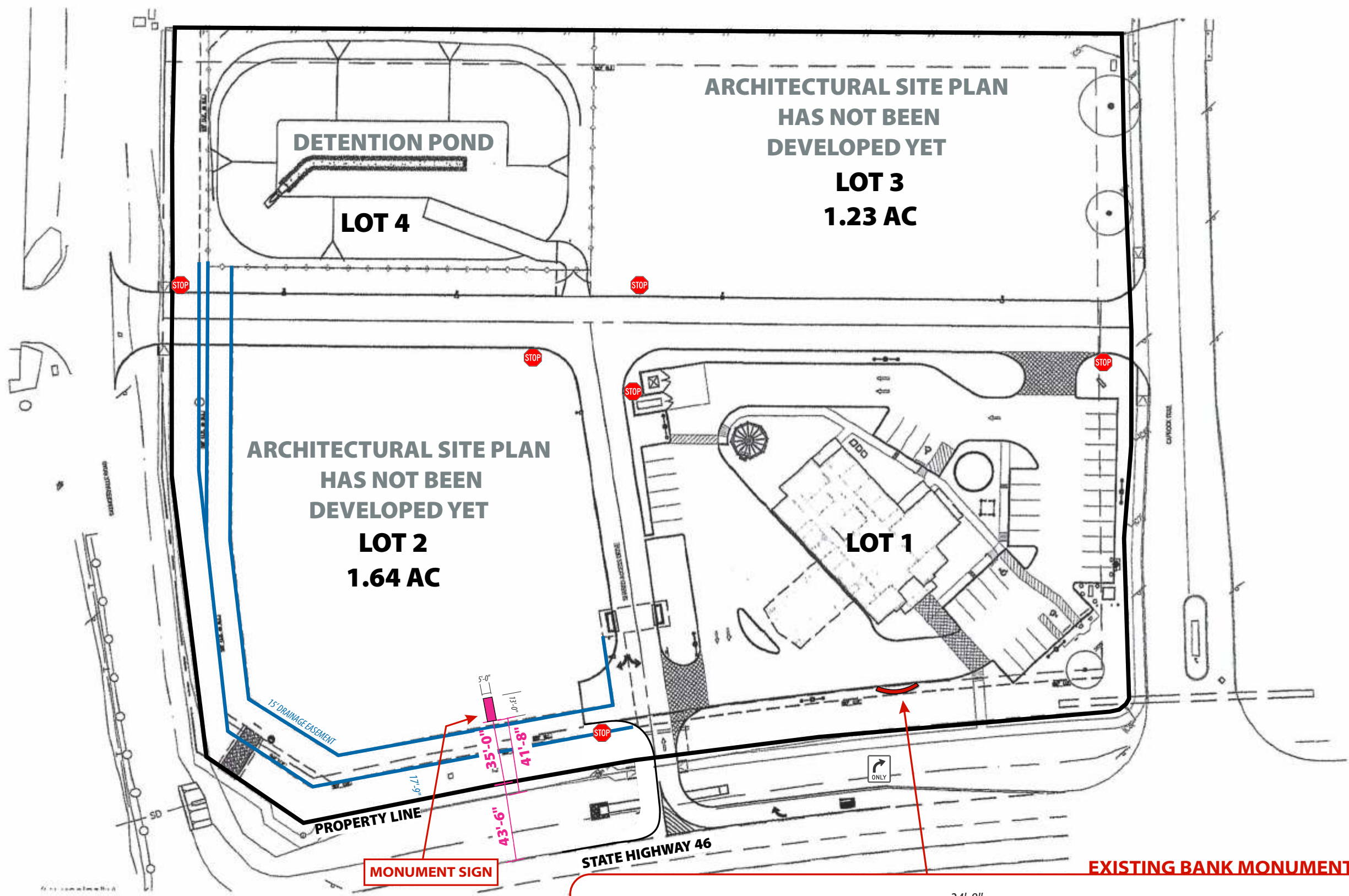
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APPROVAL SIGNATURE and DATE

1:2100 **Page: 6**

SITE PLAN



ARCHITECTURAL SITE PLAN
HAS NOT BEEN
DEVELOPED YET
LOT 3
1.23 AC

ARCHITECTURAL SITE PLAN
HAS NOT BEEN
DEVELOPED YET
LOT 2
1.64 AC

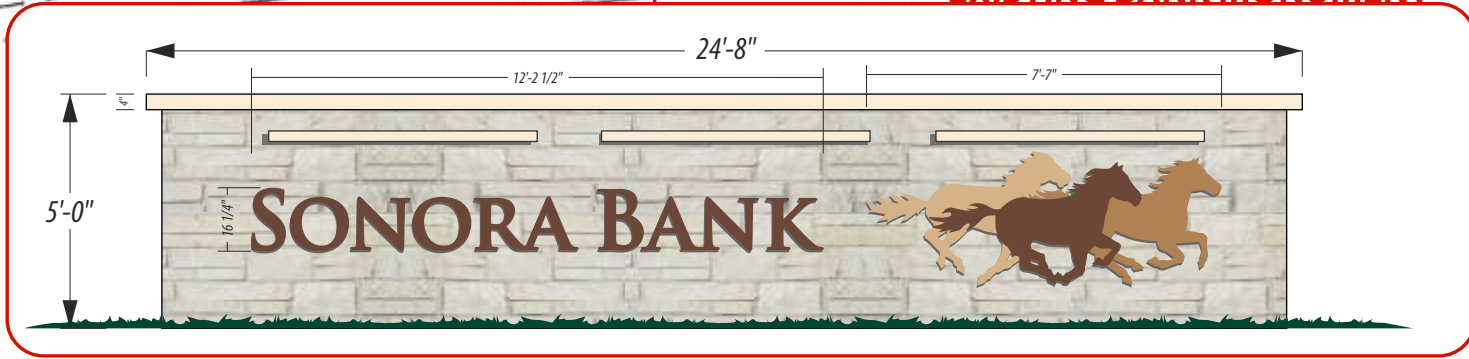
DETENTION POND

LOT 4

LOT 1

MONUMENT SIGN

EXISTING BANK MONUMENT



123 SQ.FT = MONUMENT
37.7 SQ.FT. COPY & LOGO



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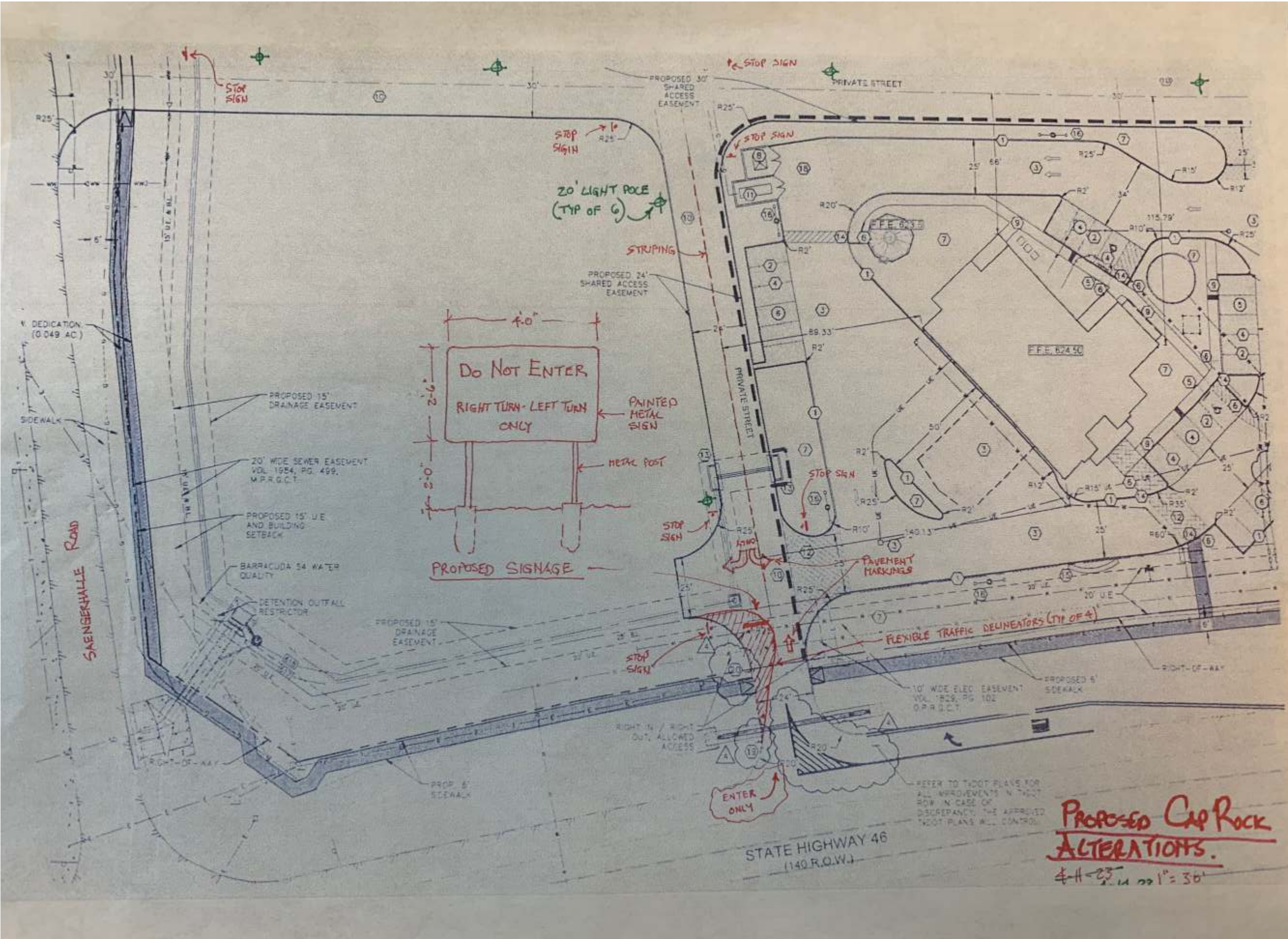
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SITE PLAN FOR BANK PROJECT LOT 1



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**APPROVAL
SIGNATURE
and DATE**

Property Owner Authorization:

As the owner of the property requesting the variance, I hereby authorize City of New Braunfels' staff to visit and inspect the subject property for which this application is being submitted.

Additionally, I have reviewed the Variance Application Instructions, the requirements of this application and related checklist(s), and hereby confirm all required materials demonstrating compliance with city codes and regulations are attached.

☐ I will represent my application before City Staff and/or Board of Adjustment as the Applicant

OR

☒ I hereby authorize the person named under Authorized Agent to act as Applicant in processing this application before City Staff and/or Board of Adjustment.

Owners Signature	<i>Michael D. Schulte</i> <i>on behalf of Robert A. Malina</i>	Date	7.24.2025
Owners Name (printed)	Michael D. Schulte	Phone #	325.387.3861
Mailing Address (City, State, Zip)	102 E. Main St., Sonoma TX 76950		
E-Mail Address	info@SonomaBank.com		

Authorized Agent Statement:

Please Note: The signature of the Authorized Agent confirms the Authorized Agent has reviewed the Variance Application Instructions, requirements of this application and related checklist(s) and hereby confirms all required materials are attached demonstrating compliance with city codes and regulations.

Authorized Agent Signature	SHALLAN DOTSON	Digitally signed by SHALLAN DOTSON Date: 2025.07.23 20:40:33 -05'00'	Date	7/23/2025
Agents Name (printed)	SHALLAN DOTSON			
Company	EXECUTIVE SIGNS ENTERPRISES, INC.	Phone #	(512) 292-9939	
Mailing Address (City, State, Zip)	5621 CENTRAL TEXAS DRIVE SAN MARCOS, TX 78666			
E-Mail	PERMITS@EXECUTIVESIGNS.COM			

Please read and initial the following important reminders:

SD

**Appearance at Meetings.**

It is strongly advised that the applicant be represented at the hearing. The Board may deny requests for which the applicant or an agent do not appear.

SD

**Notification Signs.**

The applicant shall post the public hearing notification sign(s) at least 15 days prior to the hearing date and maintain said sign(s) in good condition. One sign shall be required for the first 100 feet of frontage of the tract, and one additional sign for every 200 feet of frontage thereafter, or fraction thereof, except that no more than three (3) signs shall be required on each roadway frontage. If the tract has less than 200 feet of frontage per roadway, then only one sign is required per road.

continue to next page

AGENT AUTHORIZATION FORM

PROPERTY LEGAL DESCRIPTION:

ABS: 20 SUR: AM ESNAURIZAR
5046 ac.

LOT NO. _____ PLAN NO. _____ PARCEL ID: 126023/187568

STREET ADDRESS: 1349 Hwy 46 W., New Braunfels, TX 78130

Please print:

Property Owner: First National Bank of Sonora Texas

Property Owner: _____

The undersigned, registered property owners of the above noted property, do hereby authorize

ERICA VAZQUEZ, of EXECUTIVE SIGNS
(Contractor / Agent) (Name of consulting firm)

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standard and special conditions attached.

Property Owner's Address (if different than property above):

102 E. Main St., Sonora TX 76950

Telephone: 325-387-3861

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.



Authorized Signature

Date: 7.24.2025

on behalf of Robert A. Malone

Authorized Signature _____

Date: _____

Filed By Alamo Title Company GP 4000412101-153/009
NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

DATE: Effective May 14, 2021

GRANTOR: Caprock Ventures 46-18 LLC, a Texas limited liability company

GRANTOR'S MAILING ADDRESS: 200 Concord Plaza, Suite 440, San Antonio TX 78216

GRANTEE: The First National Bank of Sonora

GRANTEE'S MAILING ADDRESS: 102 Main Street Sonora, Texas 76950

CONSIDERATION: TEN DOLLARS (\$10.00) and other valuable consideration

PROPERTY (including improvements):

5.513 acres of land located in the Antonio M. Esnaurizar Survey, Abstract 20, Guadalupe County, Texas, said tract being part of a called 76,668 acre tract of land described in a deed to Norris Realty of Canyon Lake Inc, recorded in Volume 2312, Page 913 of the Guadalupe County Deed Records and being further described in metes and bounds description attached hereto as Exhibit "A".

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to the matters set forth below:

- a. Easement(s) as provided therein, granted to New Braunfels Utilities dated April 8, 2002, recorded in Volume 1829, Page 102, Official Public Records, Guadalupe County, Texas.
- b. Easement(s) as provided therein, granted to New Braunfels Utilities dated April 8, 2003, recorded in Volume 1984, Page 499, Official Public Records, Guadalupe County Texas, as depicted on Plat recorded in Volume 7, Page 270, Map and Plat Records, Guadalupe County, Texas.
- c. Easement(s) as provided therein, granted to New Braunfels Utilities dated May 15, 2019, recorded in Document No. 201999010681, Official Public Records, Guadalupe County Texas.
- d. 25 foot utility easement along along Saengerhalle Road, as shown on Plat recorded in Volume 7, Page 270, Map and Plat Records, Guadalupe County, Texas.
- e. 15 foot utility easement along along Cap Rock Trail, as shown on Plat recorded in Volume 7, Page 270, Map and Plat Records, Guadalupe County, Texas.

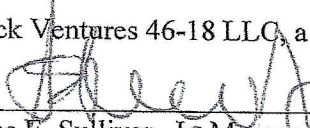
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance

and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, by and through the undersigned but not otherwise.

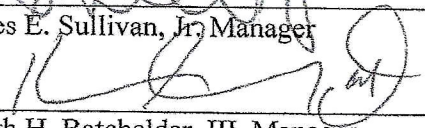
The Commercial Contract—Unimproved Property between Grantor as the Seller and Grantee as the Buyer dated April 19, 2021 (as may be amended and/or assigned from time to time (the "Contract") may contain limitations as to warranty or other agreed matters; to the extent that the Contract expressly provides for any such limitations or other agreed matters to survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

Caprock Ventures 46-18 LLC, a Texas limited liability company

by


James E. Sullivan, Jr., Manager

by


Hugh H. Batchelder, III, Manager

THE STATE OF TEXAS

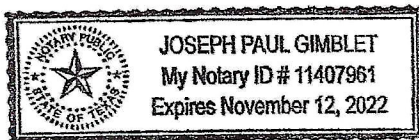
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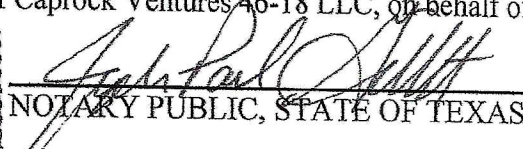
*

COUNTY OF BEXAR

*

This instrument was acknowledged before me on the 14th day of May, 2021 by James E. Sullivan, Jr. in his capacity as Manager of Caprock Ventures 46-18 LLC, on behalf of said company.




NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS

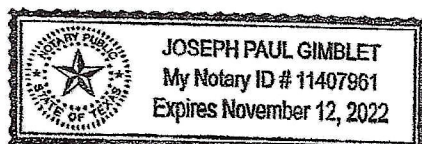
*

*

COUNTY OF BEXAR

*

This instrument was acknowledged before me on the 14th day of May, 2021 by Hugh H. Batchelder, III, in his capacity as Manager of Caprock Ventures 46-18 LLC, on behalf of said company.





NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

5.513 acres of land located in the Antonio M. Esnaurizar Survey, Abstract 20, Guadalupe County, Texas, said tract being part of a called 76,668 acre tract of land described in a deed to Norris Realty of Canyon Lake Inc, recorded in Volume 2312, Page 913 of the Guadalupe County Deed Records, said 5.513 acres being more particularly described as follows:

BEGINNING at a TxDOT monument found for the flare corner at the intersection of State Highway 46 and Saengerhalle Road for the Southwest corner of said 76.668 acre tract also being an interior corner of Parcel 62, a called 0.459 of an acre tract of land dedicated for road widening in Volume 1541, Page 483 of the Guadalupe County Deed Records,

THENCE with the Southwest flare corner of said 76,688 acre tract, North 14°26'86" West, a distance of 77.19 feet to a 1/2" iron rod found in the East line of Saengerhalle Road;

THENCE with the East line of Saengerhalle Road, the following three courses:

1. North 35°16'41" East, a distance of 184.68 feet to a 1/2" Iron rod with cap "HMT" set, for the Southernmost corner of called 0.103 of an acre dedicated for road widening, in Cap Rock Unit 1, a subdivision recorded in Volume 7, Page 270 of the Map Records of Guadalupe County, Texas;
2. North 42°19'52" East, a distance of 219.12 feet to a 60d nail found;
3. North 43°14'41" East, a distance of 43.77 feet to a 1/2 Iron rod found for the Southwest corner of Lot 8, Block 1 of said Cap Rock Unit 1;

THENCE into and across said 76.688 acre tract, South 46°51'01" East, a distance of 560.03 feet to a 1/2" Iron rod found in the West line of Cap Rock Trail

THENCE with the West line of said Cap Rock Trail, the following five courses:

1. With a curve to the left, whose radius is 622.57 feet, arc length is 27.57 feet, and chord bears South 41°36'18" West, a distance of 27.57 feet to a 60d nail found;
2. South 40°18'35" West, a distance of 182.54 feet to a 60d nail found;
3. With a curve to the right, whose radius is 390.80 feet, arc length is 53.67 feet, and chord bears South 44°06'19" West, a distance of 53.62 feet to a 60d nail found;
4. With a curve to the left, whose radius is 350.00 feet, arc length is 48.11 feet, and chord bears South 44°18'40" West, a distance of 48.08 to a 60d nail found;
5. South 40°17'01" West, a distance of 76.16 feet to a 1/2" Iron rod found at the Intersection of Cap Rock Trail and State Highway 46;

THENCE with a return curve to the right, whose radius is 10.00 feet, arc length is 15.42 feet, and chord bears South 85°12'30" West, a distance of 13.94 feet to a 1/2" iron rod found in the North line State Highway 46, lying in the South line of said 76.668 acre tract and the North line of said Parcel 62;

THENCE with the North margin of State Highway 46 and Parcel 62 and the South line of said 76.668 acre tract, with a curve to the left, whose radius is 2945.36 feet, and chord bears North 55°16'43" West, a distance of 476.81 feet to the POINT OF BEGINNING and containing 5.513 acres of land in Guadalupe County, Texas.

202199016795

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
05/17/2021 12:13:20 PM PAGES: 4 LEAH
TERESA KIEL, COUNTY CLERK



Teresa Kiel



Subject Property Frontage Along SH-46

Facing Southeast



Subject Property Frontage Along SH-46

Facing Northwest



Lot 2 Frontage Along SH-46

Facing Northeast



Lot 1 Frontage Along SH-46

Facing Northeast

	Allowed by <u>C-1B General Business 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 Multi-tenant High-Profile Monument Sign
Maximum Area per Sign Face	48 sq. ft.	20 sq. ft.	48 sq. ft.	20 sq. ft.	~ 437.96 sq. ft.
Maximum Height	10 ft.	10 ft.	10 ft.	10 ft.	36.5 ft.
Minimum Setback	5 ft.	5 ft.	15 ft.	15 ft.	35 ft. (Outside of internal easements)
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	1 in lieu of any additional freestanding sign within the development

	Allowed by <u>SH-46 Frontage</u> per lot				Proposed Alternative Sign Plan
Sign Type	Freestanding Monument Sign	High Profile Monument Sign	Electronic Message Monument Sign	Electronic Message High Profile Monument Sign	Freestanding Multi-tenant High-Profile Monument Sign
Maximum Area per Sign Face	60 sq. ft.	225 sq. ft.	60 sq. ft.	100 sq. ft. per sign face	~ 437.96 sq. ft.
Maximum Height	10 ft.	28 ft.	10 ft.	28 ft.	36.5 ft.
Minimum Setback	5 ft.	5 ft.	15 ft.	15 ft.	35 ft. (Outside of internal easements)
Maximum Signs per Lot	1 per 300 ft. of frontage	1 per 300 ft. of frontage (Min. 300 ft. of frontage required along FM 725)	1 in lieu of any other signage	1 in lieu of any other signage	1 in lieu of any additional freestanding sign within the development

Alternative Sign Plan - CS25-0313 - Sign Allowance Comparison Table