



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



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

THURSDAY, DECEMBER 18, 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 September 25, 2025 regular meeting [25-1526](#)
minutes.
[September 25, 2025 Minutes](#)

4. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) CS25-0351 Public hearing and consideration of a [25-1525](#)
request by U.S. Signs on behalf of Kahlig Enterprises
Inc., for an Alternative Sign Plan to allow two
freestanding pole signs to deviate from the established
sign standards for a property with street frontage along
IH-35 and in the C-3 (Commercial District), currently
addressed at 1310 IH-35 South.
Applicant: U.S. Signs; Lydell Toye
Owner: Kahlig Enterprises Inc.; DBA Bluebonnet Motors
[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

12/18/2025

Agenda Item No. A)

**DRAFT - MINUTES
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT
REGULAR MEETING OF THURSDAY, SEPTEMBER 25, 2025**

1. CALL TO ORDER

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

2. ROLL CALL

The following Board Members were present:

Member Bobby Avary

Member Andrea Ranft

Member Seth Reichenau

Member Timothy Bray

Member Maurice Lewis

APPOINTMENT OF ACTING-CHAIR PERSON

Motion by Member Ranft, seconded by Member Reichenau, to nominate Member Avary to serve as Temporary Chair-Person for the September 25, 2025 regular meeting. Motion carried unanimously (5-0-0).

3. APPROVAL OF MINUTES

A) Approval of the August 28, 2025 regular meeting minutes.

Motion by Member Ranft, seconded by Member Bray, to approve the August 28, 2025 regular meeting minutes. Motion carried unanimously (5-0-0).

4. Consider appointment of a Board Member to serve on the Land Development Ordinance Citizen Advisory Committee.

Christopher Looney presented the aforementioned item.

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

Brief discussion followed on the duties of the Land Development Ordinance Citizens Advisory Committee.

Motion by Member Reichenau, seconded by Member Ranft to nominate Member Lewis as Board of Adjustment representative to the Land Development Ordinance Citizen Advisory Committee. Motion carried unanimously (5-0-0).

5. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) 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

Mary Lovell introduced the aforementioned item.

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

Discussion followed on fence line proximity, existing structure use, objection status, and property boundaries.

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

Lex Pegues and Karlis Ecrums elaborated on the request discussing property history, structural condition, design intent, and setback challenges.

Discussion followed on property line encroachment, hardship justification, comparable variances, and square footage.

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

No individuals spoke on 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 precedent variances, zoning classification, build quality, and property condition.

Motion by Member Reichenau, seconded by Member Bray, to approve the item. Motion carried (5-0-0).

- B) 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

Mary Lovell presented the aforementioned item.

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

Discussion followed on material standards proposed as part of the draft LDO, gravel alternatives, driveway material flexibility, and acceptable materials.

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

J.P. Gips elaborated on the request discussing the plat, prior variance on adjacent lot, proposed driveway material, and property hardship.

Discussion followed on the proposed use, variance history, depth for concrete, and width requirements.

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

No individuals spoke on 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 driveway scope, draft ordinance intent, gravel type, and variance specifics.

Motion by Member Bray, seconded by Member Lewis, to approve the request. Motion carried (5-0-0).

- C) 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

Colton Barker introduced the aforementioned item.

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

Discussion followed on potential changes to signage regulations proposed as part of the draft LDO, current sign regulations including setbacks and sign cabinet size, differences between current and proposed sign height, and the possibility of additional signage on the property.

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

Terry Tschirhart elaborated on the request, discussing property easements, the City's sign process and historical context, advertising needs for the undeveloped property, and compliance with sign lighting standards.

Discussion followed on the City's recommendation regarding sign height and copy area, uncertainty around future building and sign locations, potential landscaping and parking design, and the intent of the request.

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

One individual spoke in favor 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 permitting time frames and expiration options, the intent of the request, and potential conditions of approval.

Motion by Member Reichenau, seconded by Member Lewis, to approve the item with the following conditions:

1. the freestanding multi-tenant high-profile monument sign shall not exceed 32-feet in overall height, nor 275-square-feet in sign copy area;
2. the masonry base shall not exceed 5-feet in height;

3. the sign must be constructed within six months of the issuance of a building permit; and
4. that no other additional freestanding signage shall be allowed on lots 1, 2, 3, or 901 of the Cap Rock Commercial plat.

Motion carried unanimously (5-0-0).

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 Acting-Chair Avary adjourned the meeting at 7:41 pm.

By: _____
ACTING BOARD CHAIR

Attest:

BOARD LIAISON

12/18/2025

Agenda Item No. A)

PRESENTER:

Applicant: U.S. Signs; Lydell Toye

Owner: Kahlig Enterprises Inc.; DBA Bluebonnet Motors

SUBJECT:

CS25-0351 Public hearing and consideration of a request by U.S. Signs on behalf of Kahlig Enterprises Inc., for an Alternative Sign Plan to allow two freestanding pole signs to deviate from the established sign standards for a property with street frontage along IH-35 and in the C-3 (Commercial District), currently addressed at 1310 IH-35 South.

BACKGROUND INFORMATION:

Case #: CS25-0351

Applicant: U.S. Signs; Lydell Toye
258 Trade Center Drive
New Braunfels, TX 78130
(830) 629 - 4411 USSignsNB@gmail.com

Owner: Kahlig Enterprises Inc.
351 IH-35 S
New Braunfels, TX 78130

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

The subject property is a 9.41-acre property being developed with a new car dealership located along IH-35 at its intersection with South Mesquite Avenue. The property has approximately 531 feet of street frontage along IH-35, approximately 701 feet of street frontage along Business 35, and approximately 625 feet of street frontage along South Mesquite Avenue. The property is zoned "C-3" Commercial District.

The applicant, U.S. Signs, is seeking approval of a proposed Alternative Sign Plan to allow one freestanding electronic-message pole sign and one freestanding IH-35 pole sign to deviate from the sign standards for properties with street frontage along IH-35 and in the C-3 Commercial District. There are currently no freestanding signs on the property.

New Braunfels' Sign Ordinance allows sign types and sizes based upon zoning district and specific street frontage. The property's C-3 zoning and frontage along Business 35 and IH-35 set the dimensional standards and allow for alternatives to the proposed pole signs - listed in the attached comparison chart.

Newly proposed electronic-message signs are required to adhere to the design standards outlined under Chapter 106-14(c). Newly proposed pole signs along IH-35 are required to adhere to the design standards outlined under Chapter 106-14(b)(3).

The alternative sign plan process is intended to:

1. allow an applicant flexibility in creating alternative signage designs to compliment 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 Board of Adjustment can consider such requests within the context of a specific location and approval may be granted without the identification of a hardship.

PROPOSAL:

The requested alternative sign plan proposes the following:

One freestanding electronic-message pole sign:

- Overall sign area is approximately **387.5-square-feet**
 - One ~187.5 square-foot static sign panel, and
 - One ~200 square-foot electronic-message center
- Overall sign height of approximately **40-feet**, and
- Setback a minimum of **20-ft** from property lines

And;

One freestanding IH-35 pole sign:

- Overall sign area is approximately **158.6-square-feet**, and
- Overall sign height of approximately **35-feet**, and
- Setback a minimum of **20-ft** from property lines

The attached site plan shows the proposed freestanding signage to be located along IH-35 outside of internal easements and a minimum of 20 feet from property lines. Staff notes that a minimum required 15-foot setback from the property line shall be maintained, and 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 platted lot.

<i>IH-35 Frontage:</i>	<i>Business 35 Frontage:</i>	<i>S Mesquite Ave Frontage:</i>
~531-feet	~701-feet	~625-feet

Surrounding Zoning and Land Use:

North: C-3 & R-2 - Residential & Commercial (across Business-35)

South: C-3 & C-1 - Commercial (across IH-35)

East: C-3 - Commercial

West: C-3 - Residential & Commercial (across S Mesquite Ave)

STAFF RECOMENDATION:

The proposed alternative sign plan conflicts with the New Braunfels Sign Code in the following ways:

Regarding the proposed freestanding electronic-message pole sign:

-
- Chapter 106 stipulates that the presence of the electronic-message panel classifies the entire sign as an electronic-message sign, not a combination of separate static and electronic components.
 - The proposed sign is subject to the dimensional standards for electronic-message pole signs, including a more restrictive allowable sign face area identified under Chapter 106-14(a) and other additional restrictions outlined under Chapter 106-14(c). The sign is proposed at a ~287.5% increase from the maximum permissible sign area per code.
 - Chapter 106-14(c)(8) stipulates that electronic message signs are prohibited within 150 feet of any property zoned or used for residential purposes. Such signs shall not be oriented or constructed in a manner that directs, emits, or reflects light toward residential areas. Additionally, electronic message signs are not permitted on collector, sub-collector, local, or residential streets.
 - There are residentially used properties directly across S Mesquite Ave from the subject property.
 - Chapter 106-14(c)(4) states the maximum number of electronic signs shall be limited to one per platted lot, and that no other on-premises freestanding signs shall be permitted.
 - The alternative sign plan proposes two pole signs to be permitted on the 9.4 acre subject property, exceeding the permissible total number of signs allowed when an electronic-message sign is present.

Regarding the proposed IH-35 pole sign:

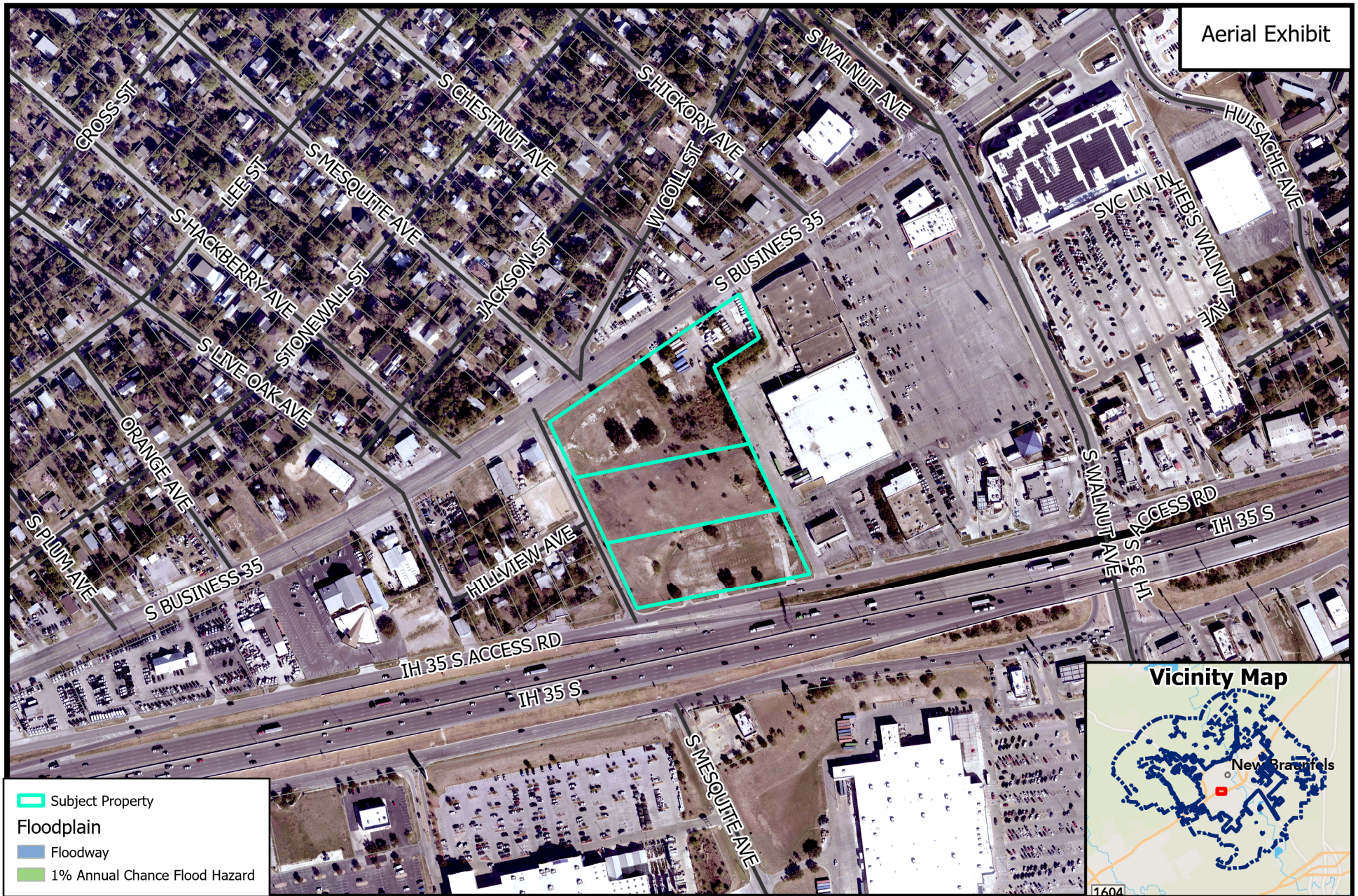
- Chapter 106-14(b)(3)(d) states properties with IH-35 frontage may have only one pole sign for each 400 feet of frontage and shall be spaced a minimum of 300 feet apart.
 - Based on the subject property's approximate 531 feet of street frontage along IH-35, the property would be not allowed the construction of a second pole sign by right.

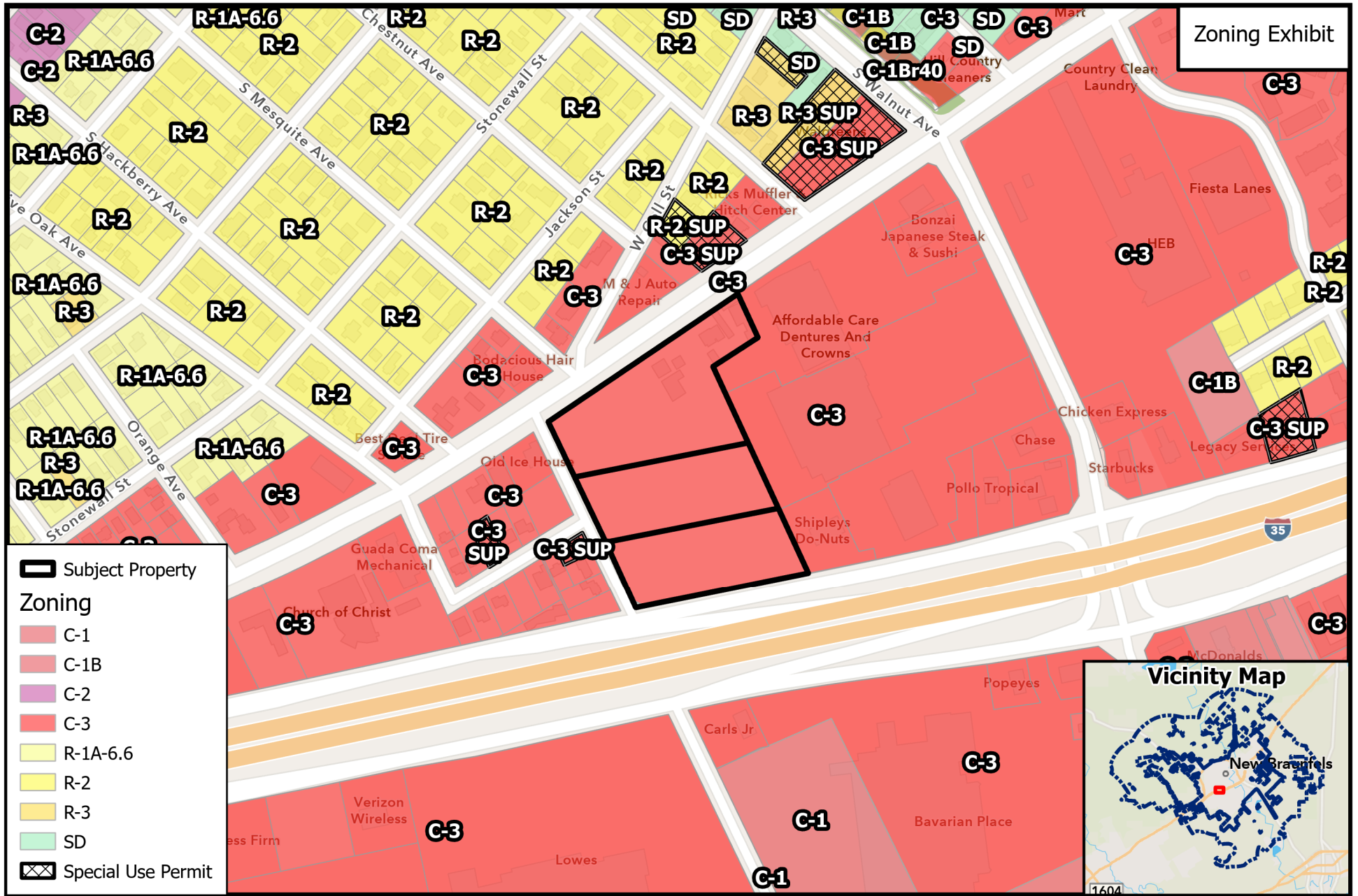
Staff recognizes the applicant's efforts to establish effective signage to represent the development by utilizing the two proposed freestanding pole signs (one being an electronic message sign) that will deviate from the standards that have been set by the Code of Ordinances.

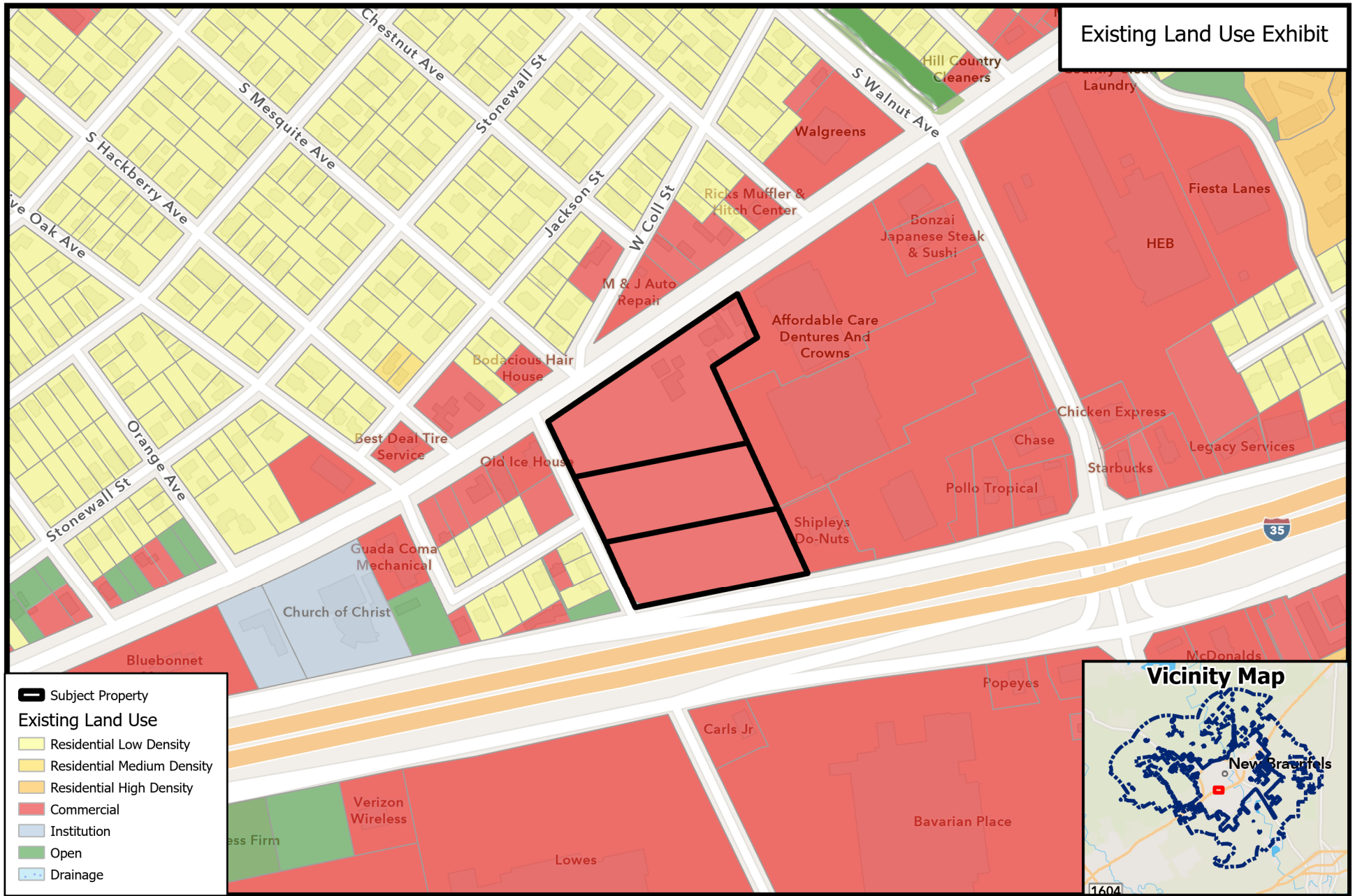
Should the BOA support approval of the proposed alternative sign plan, staff recommends a condition of approval to restrict any additional freestanding signage on the property.

RESOURCE LINKS:

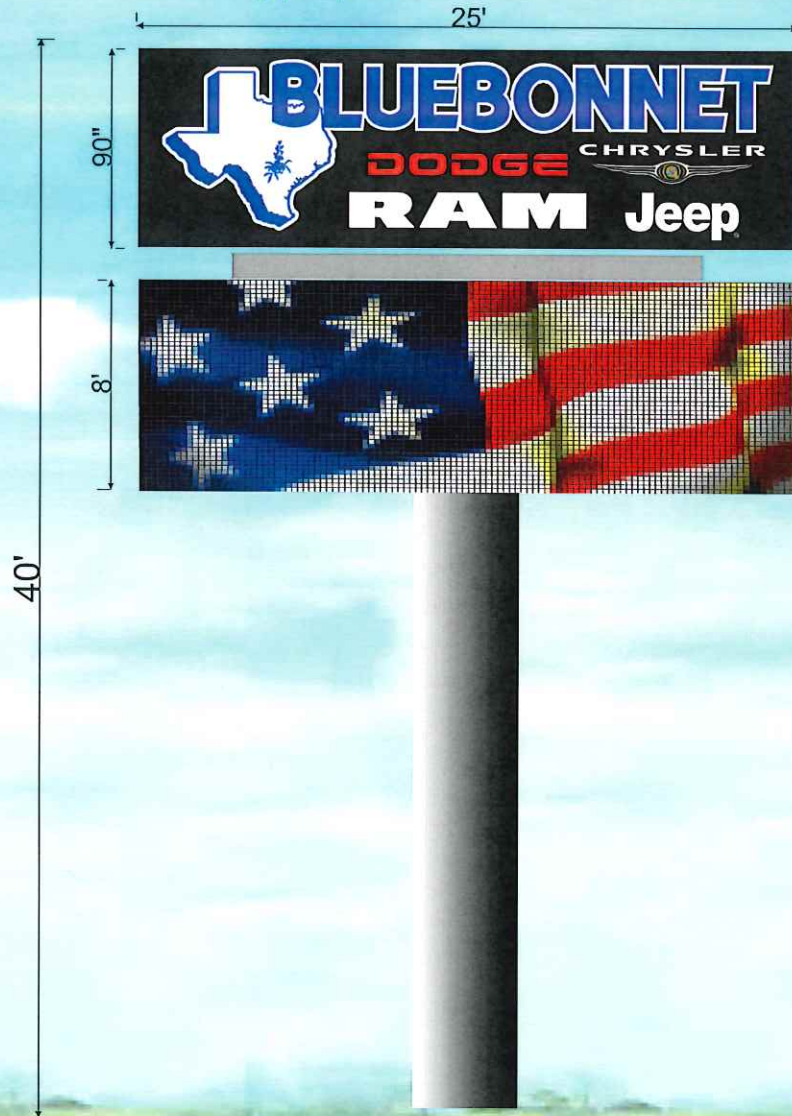
- Chapter 106 Sign Ordinance;
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?_ga=2.177111011.1610111111.1610111111-1610111111.1610111111)



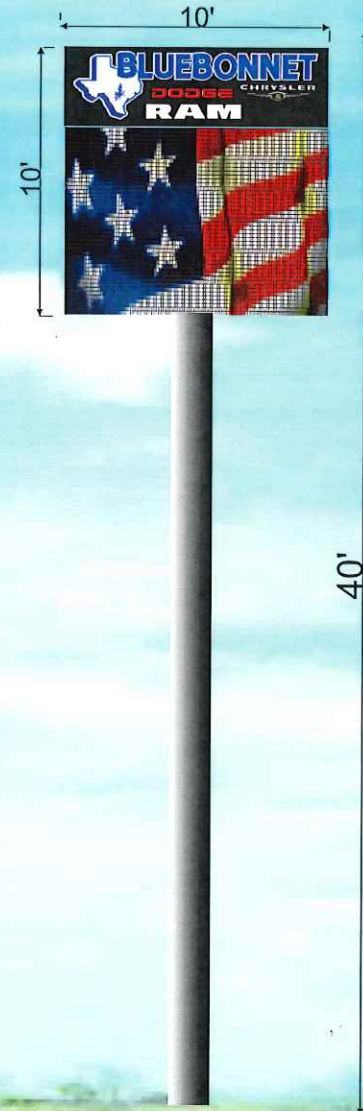




This rendering proposed with additional 287.5 sq ft.



This rendering to code



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 1-800-853-9002 www.dls.state.tx.us/complaints

258 TRADE CENTER DRIVE
 NEW BRAUNFELS, TEXAS 78130
 830.629.4411 FAX 830.629.8099
 ussignnb@gmail.com • www.ussignsnb.com



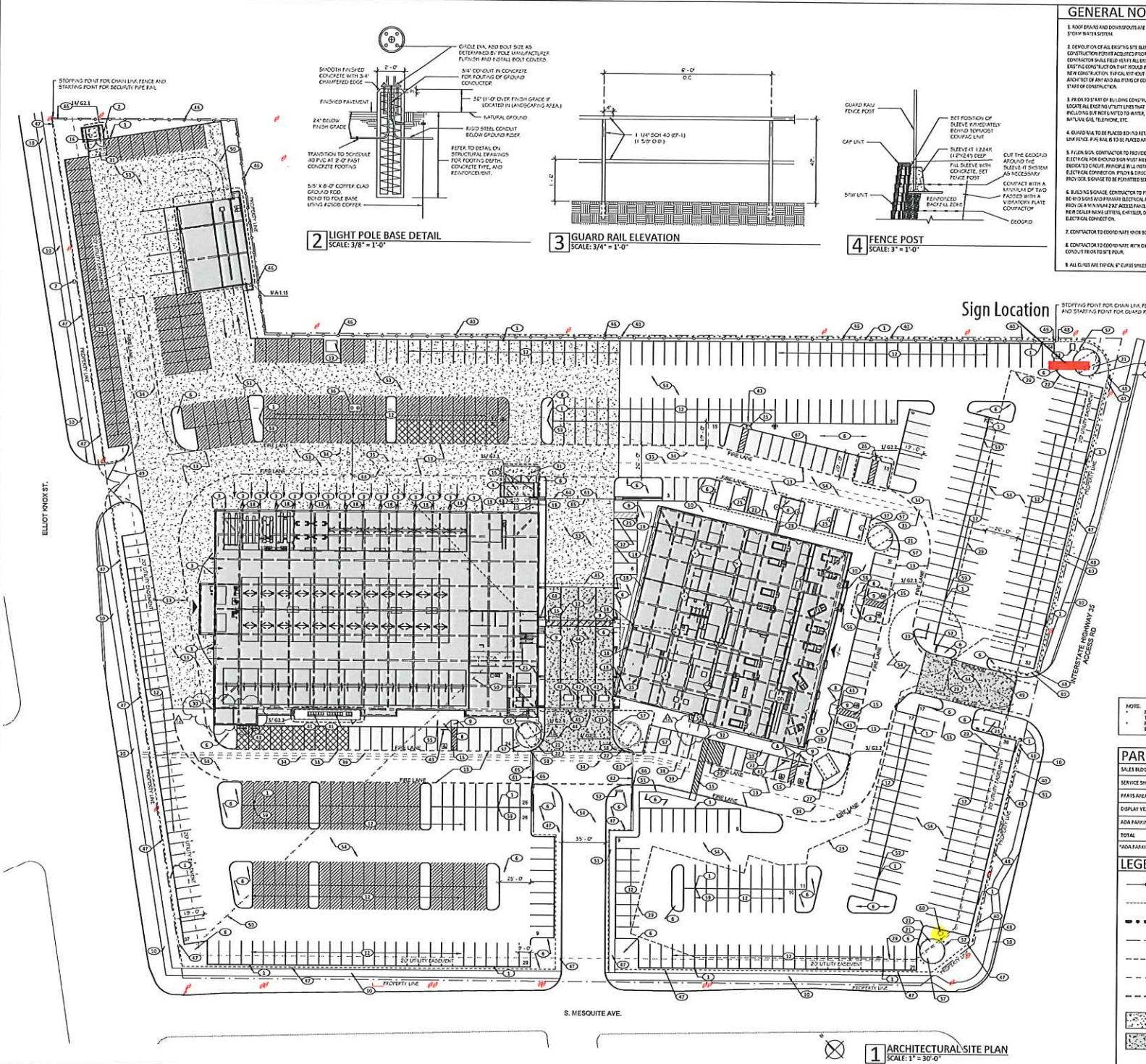
Client **Blue Bonnet Dodge 1310 IH 35**

Approval

Date

All drawings submitted are property of U.S. Signs until purchased by The Client. No alterations or distributions can be made without written consent from U.S. Signs

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



**DODGE****Jeep****RAM****SIGN DETAIL**

CDR+J Silver Jeep on Top - 9 Series Pylon @ 35' OAH

N-01**SQUARE FOOTAGE**

158.57 sq ft

MANUFACTURING DETAILS


- PAINTED ALUMINUM SIGN CONSTRUCTION WITH CHROME ACCENTS ON CLADDING
- 3M FACES w/ 1ST SURFACE DECORATION VINYL/ COLOR DIGITAL PRINT

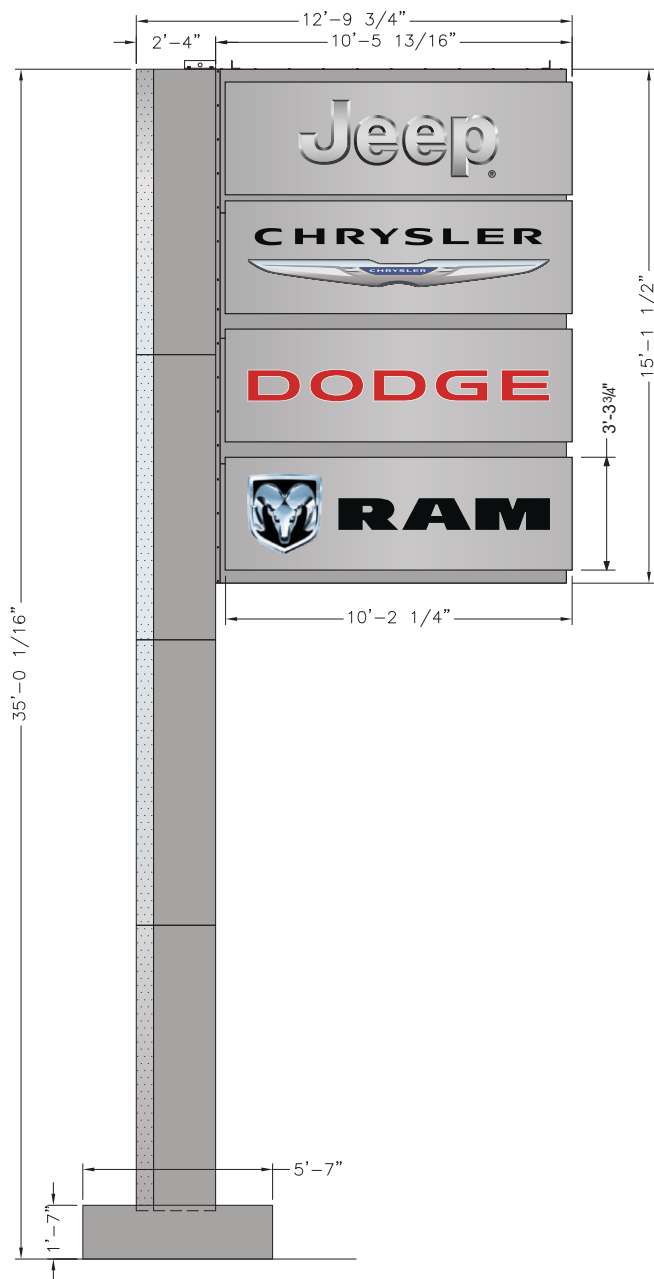
ILLUMINATION

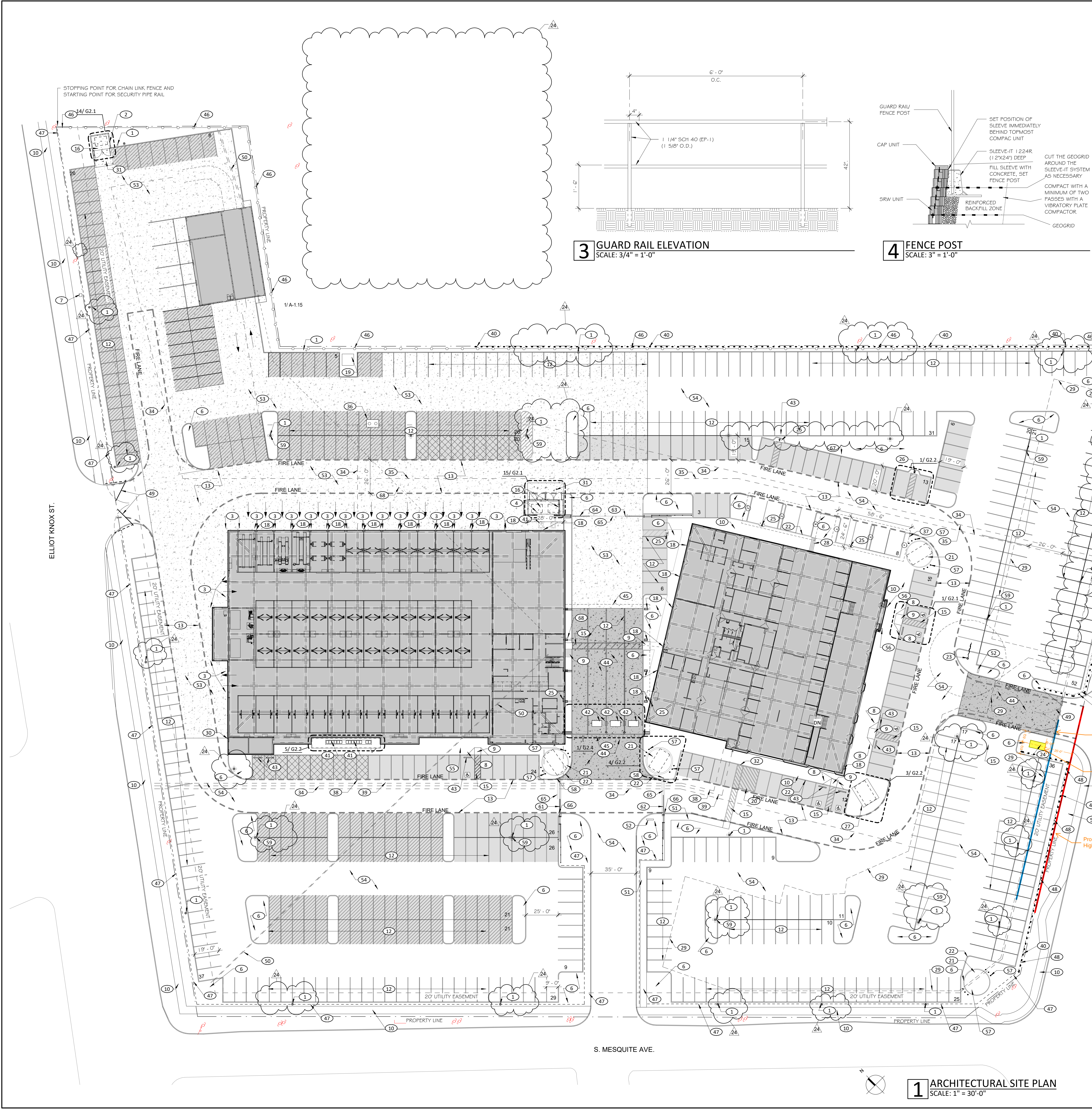
LEDS INTERNAL ILLUMINATION
CIRCUITS REQUIRED (1) 20 AMP

**ALL ELECTRICAL COMPONENTS TO BE UL LISTED
GROUNDING PER UL AND NEC SPECIFICATIONS**

COLORS

BLACK 
 BLUE PMS 287 
 RED PMS 1797C 
 SILVER 





- ### GENERAL NOTES
1. ROOF DRAINS AND DOWNSPOUTS ARE TO BE CONNECTED DIRECTLY TO UNDER GROUND STORM WATER SYSTEM.
 2. DEMOLITION OF ALL EXISTING SITE ELEMENTS SHALL HAVE BEEN COMPLETED AND CONSTRUCTION PERMIT ACQUIRED PRIOR TO THE START OF ANY NEW SITE WORK. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS FOR ANY ITEMS OF EXISTING CONSTRUCTION THAT WOULD INTERFERE OR CONFLICT WITH REQUIREMENTS OF NEW CONSTRUCTION. TYPICAL WITHOUT EXCEPTION, CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY AND ALL ITEMS OF CONFLICT PRIOR TO SITE DISTURBANCE AND/ OR START OF CONSTRUCTION.
 3. PRIOR TO START OF BUILDING CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITY LINES THAT WILL PROVIDE SERVICE TO THE FACILITY, INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRICAL, NATURAL GAS, TELEPHONE, ETC.
 4. GUARD RAIL TO BE PLACED BEHIND RETAINING WALL WHEREVER THERE IS NOT A CHAIN LINK FENCE. PIPE RAIL IS TO BE PLACED AROUND THE REMAINING PARAMETER.
 5. Pylon sign: CONTRACTOR TO PROVIDE PRIMARY ELECTRIC TO WITHIN 6' OF SIGN. ELECTRICAL FOR GROUND SIGN MUST MEET CURRENT NEC STANDARDS AND HAVE A 20-AMP DEDICATED CIRCUIT. PRINCIPLE WILL INSTALL A NEW BRAND SIGN AND MAKE FINAL ELECTRICAL CONNECTION. Pylon & DIRECTION SIGN FOUNDATIONAL FOOTINGS BY SIGNAGE PROVIDER. SIGNAGE TO BE PERMITTED SEPARATELY.
 6. BUILDING SIGNAGE: CONTRACTOR TO PROVIDE A MINIMUM 3/4" PLYWOOD BACKING BEHIND SIGNS AND PRIMARY ELECTRICAL AT POINT OF INSTALLATION. CONTRACTOR TO PROVIDE A MINIMUM 2X2" ACCESS PANEL AT EACH SIGN LOCATION. PRINCIPLE WILL INSTALL NEW DEALER NAME LETTERS, CHRYSLER, DODGE AND RAM BADGES, AND MAKE FINAL ELECTRICAL CONNECTION.
 7. CONTRACTOR TO COORDINATE KNOX BOX LOCATION WITH LOCAL FIRE MARSHAL.
 8. CONTRACTOR TO COORDINATE WITH OWNER CAMERA PLACEMENT AND REQUIRED CONDUIT PRIOR TO SITE POUR.
 9. ALL CURBS ARE TYPICAL 6" CURBS UNLESS NOTED OTHERWISE. REFERENCE CIVIL.

- ### KEYNOTES
- 1 LIGHT POLE, REF. MEP, STRUCT., & DETAIL 2/G2.0
 - 2 SINGLE DUMPSTER ENCLOSURE, REF. STRUCTURAL & DETAIL 14/G2.1
 - 3 6" CONCRETE FILLED BOLLARD, REF. DETAIL 9/G2.1
 - 4 DOUBLE DUMPSTER ENCLOSURE, REF. DETAIL 15/G2.1, REF. STRUCTURAL
 - 5 FIRE DEPARTMENT CONNECTION, REF. MEP
 - 6 LANDSCAPING AREA, REF. LANDSCAPE DWGS
 - 7 1" IRRIGATION METER, REF. CIVIL & LANDSCAPE DWGS
 - 8 ADA PARKING SIGN, REF. DETAIL 2/G2.1
 - 9 ADA RAMP, REF. CIVIL
 - 10 SIDEWALK, REF. CIVIL
 - 11 HOSE BIB, REF. LANDSCAPING & MEP
 - 12 PARKING LOT MARKINGS, REF. CIVIL
 - 13 FIRE LANE, REF. CIVIL
 - 14 ELECTRICAL TIE IN, REF. CIVIL AND MEP
 - 15 ADA PATH OF TRAVEL
 - 16 DUMPSTER BY OWNER
 - 17 DOMESTIC WATER METER, REF. CIVIL
 - 18 PREFINISHED DOWNSPOUT TO TIE INTO UNDERGROUND STORM DRAIN, REF. CIVIL & DETAIL 18/G2.6
 - 19 NEW GROUND TRANSFORMER, REF. CIVIL AND MEP
 - 20 GOLF CART PARKING
 - 21 CIRCULAR VEHICLE DISPLAY WITH STAINED CONCRETE, REF. CIVIL & MEP FOR LIGHTNING REQUIREMENTS.
 - 22 ROLL-OVER CURB, REF. CIVIL
 - 23 80'-0" TALL FLAGPOLE, REF. SPECS, STRUCTURAL, & DETAIL 1/G2.2
 - 24 Pylon sign, BY OWNER, COORDINATE EXACT LOCATION WITH SIGNAGE PROVIDER. PROVIDE ELECTRICAL CONDUIT WITH PULL STRING, REF. MEP
 - 25 LEVEL 2 EV CHARGER, PROVIDE (2) 3/4" CONDUIT PER MANUFACTURER, REF. MEP
 - 26 LEVEL 3 EV CHARGER, PROVIDE (1) 3/4" & (1) 1 1/2" CONDUIT PER MANUFACTURER, REF. MEP
 - 27 JEEP MOUNTAIN ROCKSCAPE, REF. STRUCTURAL AND MEP
 - 28 SITE STAIRS, REF. CIVIL AND DETAIL 3/G2.1
 - 29 UNDERGROUND DETENTION, REF. CIVIL
 - 30 FDC CONNECTION
 - 31 REINFORCED CONCRETE APRON, REF. STRUCTURAL
 - 32 FLUSH RIBBON CURB, REF. CIVIL
 - 33 GAS METER, REF. CIVIL
 - 34 STORM WATER LINE, REF. CIVIL & MEP
 - 35 SANITARY SEWER LINE, REF. CIVIL & MEP
 - 36 SAND / OIL SEPARATOR, REF. CIVIL & MEP
 - 37 NEW CAR DELIVERY CANOPY OVERHEAD REF. DETAIL XXXX
 - 38 DOMESTIC WATER LINE, REF. CIVIL & MEP
 - 39 FIRE LINE, REF. CIVIL & MEP
 - 40 SEGMENTED BLOCK RETAINING WALL TO BE PERMITTED SEPARATELY, REF. CIVIL
 - 41 MECHANICAL UNITS, REF. MEP
 - 42 QUICK CHECK DRIVE AND QUICK TREAD EDGE, REF. EQUIPMENT SCHEDULE, STRUCTURAL & MEP
 - 43 WHEEL STOP, REF. CIVIL
 - 44 DECORATIVE STAINED CONCRETE, REF. CIVIL AND SPECS
 - 45 SERVICE DRIVE CANOPY OVERHEAD
 - 46 CHAIN LINK FENCE, REF. CIVIL & DETAIL 4/G2.1
 - 47 4" STANDARD PIPE RAILING, REF. CIVIL & DETAIL 7/G2.3
 - 48 GUARD RAIL DIRECTLY BEHIND THE RETAINING WALL, REF. CIVIL & DETAIL 3/G2.0
 - 49 SECURITY GATE, REF. CIVIL & DETAIL 1/G2.3
 - 50 (2) 4" CONDUIT TO ADJACENT ELECTRICAL ROOM FOR FUTURE USE, REF. MEP
 - 51 NEW ADA SIDEWALK ACCESS, REF. CIVIL
 - 52 DIRECTIONAL SIGN PER OWNER, REF. CIVIL
 - 53 HEAVY DUTY CONCRETE PAVING, REF. CIVIL
 - 54 ASPHALT PAVING, REF. CIVIL
 - 55 DECORATIVE 6' SCREEN WITH GATE AROUND MECHANICAL UNITS. COORDINATE WITH MEP REQUIRED CLEARANCES AROUND GROUND MOUNTED UNITS. HOLD FENCE AS TIGHT AS POSSIBLE.
 - 56 WET RATED RECESSED UPLIGHTING, REF. MEP
 - 57 VEHICLE DISPLAY LIGHTING, REF. MEP
 - 58 BOLLARD WITH LOCKING MECHANISM TO ACCEPT GATE, REF. DETAIL
 - 59 SITE LIGHTING POLE AT THIS LOCATION SHALL BE PROVIDED WITH 20 AMP 120 VOLT WATERPROOF ELECTRICAL DUPLEX RECEPTACLE, REF. MEP
 - 60 PROVIDE ELECTRICAL DIGITAL ONSITE SIGN THIS LOCATION. COORDINATE EXACT MANUFACTURER, SIZE, LOCATION AND ELECTRICAL REQUIREMENTS WITH OWNER PRIOR TO PURCHASE. ALL SIGNAGE SHALL REQUIRE SEPARATE CITY OF NEW BRAUNFELS SIGNAGE PERMIT.
 - 61 36'-0" ROLLING GATE, FIELD VERIFY, REF. DETAIL 9/G2.3
 - 62 34'-6" ROLLING GATE, FIELD VERIFY, REF. DETAIL 9/G2.3
 - 63 37'-0" ROLLING GATE, FIELD VERIFY, REF. DETAIL 9/G2.3
 - 64 30'-0" ROLLING GATE, FIELD VERIFY, REF. DETAIL 9/G2.3
 - 65 METAL TRACK, REF. DETAIL 10/G2.3
 - 66 CURB CUT, REF. CIVIL
 - 67 FUTURE LEVEL 3 EV CHARGING STATION. PROVIDE (1) 3/4" (1) 1 1/2" CONDUIT WITH PULL STRING AND CAP THE END, REF. MEP
 - 68 (2) 4" CONDUIT TO ADJACENT IT ROOM AND BETWEEN IT ROOMS, REF. MEP

NOTE:
• PARKING STRIPING ON CONCRETE TO BE CHARCOAL GRAY (SW 3063)
• PARKING STRIPING ON ASPHALT TO BE WHITE

PARKING COUNT

SALES BLDG (1: 200 S.F.)	103
SERVICE SHOP (3: 1 BAYS)	156
PARTS AREA (1: 1,000 S.F.)	19
DISPLAY VEHICLES	395
ADA PARKING*	7
TOTAL	673

*ADA PARKING COUNT INCLUDED IN SALES BLDG TOTAL

LEGEND

	FENCE LINE
	PIPE RAIL / GUARD RAIL
	RETAINING WALL
	PROPERTY LINE
	BLDG. SETBACK & EASEMENT LINE
	UTILITY LINES
	FIRE LANE
	HEAVY DUTY CONCRETE PAVING
	STAINED CONCRETE PAVING

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

This project is to provide signage identification and product advertising for the new Dodge dealership.

The current code interpretation restricts a static sign cabinet with a LED message center added to a total aggregate of 100 square feet. The location of this proposed sign is on IH 35. Which allows the structure to be 40' in height. A 100 square foot sign on a 40' pylon structure would not suffice for visibility at the rate of speed drivers are driving on IH 35. We are proposing to build the same size sign as Bluebonnet Ford has. But 10' shorter in height. (please see attached paperwork).

We are asking for an additional 287.5 sq ft of sign area and will not be asking for any increase in height.

With the existing signs as these on IH 35, and the property size this structure will be built on, is over 2 city blocks , this sign size will fit within the development.



State License TSCL 18159
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1-800-802-9022 www.dls.state.tx.us/verify.php

258 TRADE CENTER DRIVE
NEW BRAUNFELS, TEXAS 78130
830.629.4411 FAX 830.629.8099
ussignnb@gmail.com • www.ussignsnb.com



Client



BLUEBONNET
1310 IH 35

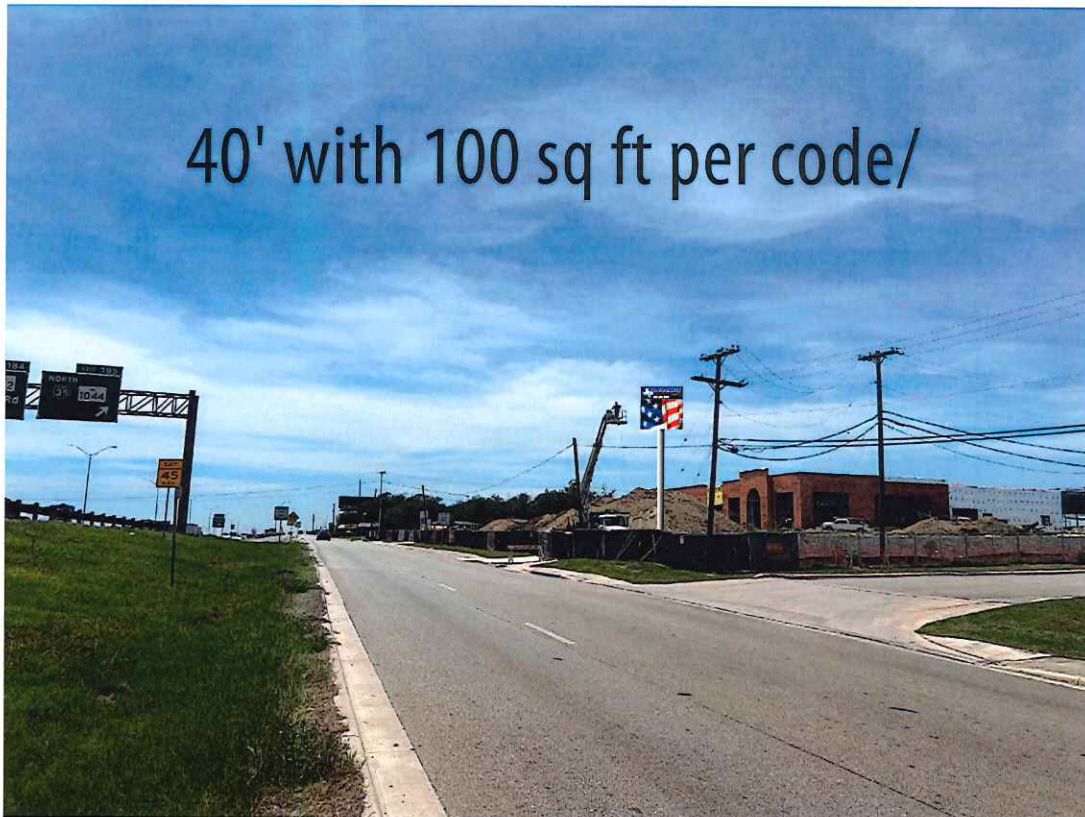
Approval

Date

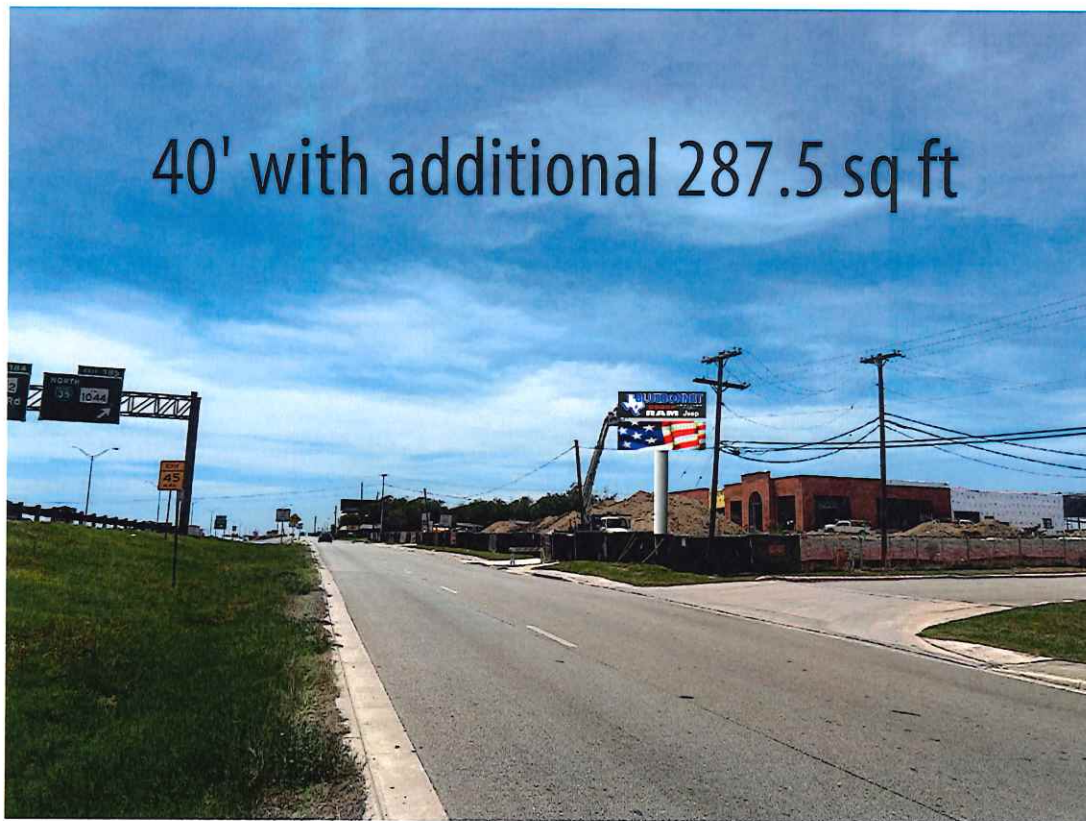
All drawings submitted are property of U.S. Signs until purchased by The Client. No alterations or distributions can be made without written consent from U.S. Signs

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

40' with 100 sq ft per code/



40' with additional 287.5 sq ft



State License TSCL 18159

258 TRADE CENTER DRIVE
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Client **Blue Bonnet Dodge 1310 IH 35**

Approval

Date

Bluebonnet Ford 351 IH 35



This sign is the same size as what is being requested for Bluebonnet Dodge, but will be 10' shorter in height. This structure is 50' in height.

RBCU 960 IH 35



21' x 18' = 378 sq ft



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Regulated by The Texas Dept. of Licensing & Regulation, P.O. Box 12191, Austin, TX 78711
 1-800-803-9022 www.dls.state.tx.us

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Subject Property Frontage Along IH-35
Facing West



Subject Property Frontage Along SH-46
Facing Northeast



Subject property along S Mesquite Ave
Facing East



Subject property along S Mesquite Ave
Facing East



Residential Properties across S Mesquite Ave
Facing West



Residential Properties across S Mesquite Ave
Facing Northwest

	Allowed by <u>IH-35 frontage</u> per lot		Proposed Alternative Sign Plan	
Sign Type	Freestanding Pole Sign	Electronic Message Monument / Pole Sign	Freestanding Electronic-Message Pole Sign	Freestanding IH-35 Pole Sign
Maximum Area per Sign Face	400 sq. ft.	100 sq. ft. per sign face	~ 387.5 sq. ft.	~ 158.6 sq. ft.
Maximum Height	40 ft.	40 ft.	40 ft.	35 ft.
Minimum Setback	5 ft.	15 ft.	20+ ft. (Outside of internal easements)	20+ ft. (Outside of internal easements)
Maximum Signs per Lot	1 per 400 ft. of frontage	1 in lieu of any other freestanding signage	1	1

Alternative Sign Plan - CS25-0351 - Sign Allowance Comparison Table