



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



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

THURSDAY, APRIL 25, 2024 at 6:00 PM

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
 - A) Approval of the February 22, 2024 Regular Meeting [24-535](#)
Minutes.
[February 22, 2024 Minutes](#)
4. **STAFF REPORT**
 - A) ZB24-0006 Hold a public hearing and consider a request [24-525](#)
for a variance to Section 144-3.3-2(b)(1)(v) to allow for a
second story addition to encroach 18 feet into the 20-foot
rear setback required in the "R-2" Single-family and
Two-family District to keep the existing foundation,
addressed at 315 W. Edgewater Terrace.
Applicant: Tami Monroe
Owner: Tami and Mark Monroe
[Aerial Map](#)
[Site Plan](#)
[Property Photos](#)
[Notification Map, List, & Responses](#)
 - B) CS24-0118 Hold a public hearing and consider a request [24-534](#)
for an alternative sign plan to allow a proposed
freestanding multi-tenant pole sign to exceed the
adopted height and area standards for properties with
street frontage along IH-35 N and in the C-3 Commercial
District, currently addressed 744 IH-35 N.
Applicant: Humble Sign Company, Alex Rodriguez
Owner: SCF RC Funding I LLLC

[Aerial](#)
[Applicant Attachments](#)
[Comparison Table](#)

5. **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

4/25/2024

Agenda Item No. A)

BOARD OF ADJUSTMENT
Meeting Minutes
February 22, 2024

MEMBERS PRESENT

John Coker
Bobby Avary
Taylor Chafin
Jenny Wilson

STAFF PRESENT

Frank Onion, Assistant City Attorney
Christopher Looney, Director
Planning & Development Services
Matthew Simmont, Planning Manager
Mary Lovell, Senior Planner
Dana Moses, Planner
Colton Barker, Assistant Planner
Caitlin Garrigus, Assistant Planner

1. CALL TO ORDER

Chair Coker called the meeting to order at 6:01 pm.

Chair Coker stated that only four of five Board Members were present and a unanimous vote by all present members would be required to approve any variance request. He then asked each of the applicants if they would like to proceed with the public hearing as scheduled and all applicants agreed to proceed.

2. ROLL CALL

Roll was called, and a quorum declared.

3. APPROVAL OF MINUTES

Motion by Member Avary, seconded by Member Wilson, to approve the minutes of the Board of Adjustment Regular Meeting of January 25, 2024. Motion carried (4-0-0).

4. INDIVIDUAL ITEMS FOR CONSIDERATION

A) ZB23-0023 Hold a public hearing and consider a request for a variance to Sec. 144-5.4 (e) Height. The height of the accessory building shall not exceed the height of the main building in the “B-1A” Conventional and Mobile Home District, currently addressed at 2523 Pahmeyer Road. (Applicant/Owner: Sandra Samayoa; Case Manager: Mary Lovell)

Mary Lovell presented the staff report and stated Section 2.2-3(a) of the Zoning Ordinance states the BOA may authorize a variance from the zoning regulations only upon finding all of 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 topography of the lot has a gradual slope being high on the left side and sloping to the right. The garage sits on approved slab on left side of the lot, creating a visual and physical differentiation between actual heights of the building peaks. The primary mobile home structure is shorter than the adjacent duplex residences.” Staff acknowledges that there exists a gradual slope to the property, however, the slope of the property has no bearing on the height difference between the accessory building and the primary dwelling as each is measured from grade.); **and**
- 2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;** (The applicant states: “The right to use the land by property owner is in effect by means of enjoyment, development as well as storage of ones belongings not limited to but including tools, vehicles, home goods, RVs, trailers, materials and other items related to the improvement and wellbeing of the property owner. The variance will allow the owner to exercise their ability to pursue happiness and wellbeing as considered to adequate living space, relieved by storage in the metal building.” Staff acknowledges that while an accessory building does provide storage of one's various tools, vehicles or other items, meeting the height requirement would not impede such storage.); **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: “This variance does not pose a threat, danger, nuisance, annoyance or any other forms of negative detriment to

the public in any way. The safety and welfare of the public will benefit by way of proper storage of items such as paints, solvents, tools, etc.” Staff acknowledges that the granting of a variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area.); **and**

- 4) **Granting of the variance will not have the effect of preventing the orderly use of other lands within the area in accordance with the provisions of this Chapter;** (The applicant states: “The variance will not impede or interfere with another property in any way. There are no easements or other forms of required access. The height of the building is not unusual or so tall as to block, inhibit or prevent another property’s function.” Staff acknowledges that the 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. Staff notes all neighboring properties are still required to comply with the height requirements for any new construction.); **and**
- 5) **That an undue hardship exists;** (The applicant states: “The hardship that exists is due to the lot layout and size, including the topography. This lot is long and narrow, requiring the placement of the building in a way to provide access to the main driveway. This poses a challenge in layout and effective cost implementation. The topography is sloped from left to right giving the appearance of a taller installed height than the mobile home principal building height that sits on the lower side of the lot.” Staff acknowledges that the property is slightly more narrow than adjacent properties and that the primary buildings on adjacent and nearby lots are greater in height than the applicant’s mobile home unit which serves as the primary building on the subject property. Staff notes that the topography on the subject property is not a factor in measuring the height of the structures due to all height is measured from grade.); **and**
- 6) **That the granting of a variance will be in harmony with the spirit and purpose of these regulations.** (The applicant states: “Granting this variance will be in synchronicity with the city and its developmental standards. The growth in the city is based on the development of structures in a cost effective manner, which this permit demonstrates as well as contributes to the city’s orderly growth. Granting this variance will continue to secure the beneficial interests of public life, health, and welfare in regard to the local community and to the needs of the property owner by reflecting the needs and desires of residences in the community.”)

Chair Coker asked if there were any questions for staff.

No one spoke.

Chair Coker invited the applicant to speak and asked if they would like to proceed with the hearing of the request.

Sandra Samayoa confirmed they would like to proceed and elaborated on the request.

Discussion followed on building permitting, the construction and height of the building, accessory structure regulations, and the types of homes in the area.

Chair Coker opened the public hearing and asked if anyone would like to speak.

The following individual spoke on the item: Taylor Pemstein.

Chair Coker closed the public hearing and asked if there was any discussion or a motion.

Discussion followed on the building, permitting, property topography, lot configuration, and potential conditions on approval,

Motion by Member Chafin, seconded by Member Avary, to approve the request for a variance from Sec. 144-5.4 (e) Height. The height of the accessory building shall not exceed the height of the main building in the “B-1A” Conventional and Mobile Home District, currently addressed at 2523 Pahmeyer Road.

Member Wilson stated she would like to add a condition of approval to the motion that the granted variance not be transferable between property owners.

Member Chafin withdrew his original motion.

Motion by Member Wilson, seconded by Member Chafin, to approve the request for a variance from Sec. 144-5.4 (e) Height. The height of the accessory building shall not exceed the height of the main building in the "B-1A" Conventional and Mobile Home District, currently addressed at 2523 Pahmeyer Road, with the condition that the granted variance would not be transferable between property owners. Motion carried (4-0-0).

B) ZB24-0003 Hold a public hearing and consider a request for a variance to Section 106-14(b)(8)(a) to allow a subdivision entry sign that exceeds the maximum allowed height in the ZH-A Zero Lot Line Home District, located approximately 0.5 miles northeast of the intersection of SH 46 & FM 758. (Applicant: Horizon Design and Development, Inc.; Jon Robinson; Owner: Pulte Homes of Texas, L.P.; Case Manager: Colton Barker)

Colton Barker presented the staff report and stated Section 2.2-3(a) of the Zoning Ordinance states the BOA may authorize a variance from the zoning regulations only upon finding all of 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 "Due to the excessive setback from FM 758 to the proposed monument location, potential homebuyers, homeowners, and their guests will be unable to read the subdivision name. This will impede the Owners right to effectively market the community to potential homebuyers, will interfere with homeowners' right to easily identify their community, and will make it more difficult for visitors to readily enter the community from FM 758 in a safe and orderly manner. Allowing the sign variance will increase legibility of the community's name while still limiting the height and sign face area of the lettering to that stipulated in the City of New Braunfels development ordinances." Staff notes that subdivision entry signs are allowed by right at the entrance to any subdivision subject to the standards of Section 106-14(b)(8), where a maximum height of 6ft is allowed by right. The proposed sign meets the standards for subdivision entry signs in allowed sign area and minimum setback distance from property lines as proposed.); **and**
- 2) **That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;** (The applicant states "Due to a 25' TxDOT R.O.W. dedication, a 30' utility easement, and a 5' monument setback, the proposed entry feature at its closest corner is setback approximately 65' from FM 758. In order for the proposed monument to be visible from FM 758, the applicant requests a portion of the proposed monument to be constructed at 9'-4" height. The text of the sign body will meet the max height and area requirements of the City of New Braunfels. Only a portion of the structure is proposed to exceed the max 6' height limitation." Staff acknowledges the presence of the TxDOT ROW dedication, and multiple easements yet to be platted on the property. Staff also notes that the height of the proposed sign exceeds the allowed maximum height by 3 feet & 4 inches (~54%).); **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 "Granting this sign variance and allowing a portion of the monument structure to exceed the max 6' height requirement in the City of New Braunfels development ordinance will not be detrimental to the public health, safety, and welfare, or injurious to other properties. The proposed monument location is outside any clear vision easements and the proposed sign face remains within the allowable max height and area standards." Staff notes that the sign face of the proposed entry sign meets the sign area requirements of Section 106-14(b)(8)(a) but it is a portion of the overall sign structure that exceeds the maximum allowed height.); **and**
- 4) **Granting of the variance will not have the effect of preventing the orderly use of other lands within the area in accordance with the provisions of this Chapter;** (The applicant states "Granting this sign variance will not prevent orderly use of other properties within the area, nor will it prevent another property from complying with a regulation or ordinance. The proposed monument will be located entirely within a common area lot under the Owners ownership and maintained by the community HOA."); **and**
- 5) **That an undue hardship exists;** (The applicant states "The undue hardship necessitating this sign variance is the depth of the TxDOT R.O.W. and the utility easements, which set the proposed monument too far back from FM 758 to dully comply with the City of New Braunfels development ordinance and be effectively visible from FM 758."); **and**

- 6) **That the granting of a variance will be in harmony with the spirit and purpose of these regulations.** (The applicant states “Because the proposed sign face is within the max height and area standards allowable under the City of New Braunfels development ordinances, granting this sign variance is in harmony with the spirit and purpose of the City's regulations.”)

Chair Coker asked if there were any questions for staff.

No one spoke.

Chair Coker invited the applicant to speak.

Jon Robinson elaborated on the request.

Discussion followed on the design of the proposed sign, lot configuration, intersection visibility, and identifying a hardship.

Chair Coker opened the public hearing and asked if anyone would like to speak.

No one spoke.

Chair Coker closed the public hearing and asked if there was any discussion or a motion.

Discussion followed on the location of the proposed sign as it relates to public right of way, and subdivision entry sign regulations.

Motion by Member Wilson, seconded by Member Avary, to approve the request for a variance from Section 106-14(b)(8)(a) to allow a subdivision entry sign that exceeds the maximum allowed height in the ZH-A Zero Lot Line Home District, located approximately 0.5 miles northeast of the intersection of SH 46 & FM 758. Motion carried (4-0-0).

C) ZB24-0004 Hold a public hearing and consider a request for a variance to Section 106-14(a) to allow a freestanding monument sign that exceeds the maximum allowed sign area in the C-1B General Business District, currently addressed 1349 SH 46 S. (*Applicant: Executive Signs Enterprises, Inc., Erika Vazquez; Owner: The First National Bank of Sonora; Case Manager: Colton Barker*)

Colton Barker presented the staff report and stated Section 2.2-3(a) of the Zoning Ordinance states the BOA may authorize a variance from the zoning regulations only upon finding all of 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 “Property is on corner lot and is not near any other properties. The proposed sign is well under the height allowance and is not located in the easement or right of way. This lot is allowed a monument of 28ft overall height and 225 sqft.” Staff notes that freestanding monument signs on properties with SH 46 frontage are allowed a maximum height of 10-feet and that the requested sign is proposed with a maximum height of 5-feet. The applicant refers to the allowed maximum height for high-profile monument signs (28-feet), which the subject property is not allowed by right due to a lack of sufficient street frontage along SH 46. (300-feet of frontage along SH 46 minimum)); **and**
- 2) **That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;** (The applicant states “The variance is necessary to allow the business adequate space to display/advertise their location. Doing so would not hinder any other property owners rights/usage. Instead of 28ft high; propose 5ft high and 24ft wide.” Staff notes the substantial property right to operate and advertise a business with a freestanding sign that meets the design requirements of Section 106-14(a) has not been removed. Staff also notes that the subject property is not allowed a freestanding high-profile monument sign due to the lack of sufficient street frontage along SH 46. The property is however allowed a freestanding monument sign at a maximum allowed sign area of 60-square-feet and maximum allowed height of 10-feet by right due to the property's C-1B zoning and frontage along SH 46.); **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 "Granting this variance will not cause detriment to the public or any other surrounding properties."); **and**
- 4) **Granting of the variance will not have the effect of preventing the orderly use of other lands within the area in accordance with the provisions of this Chapter;** (The applicant states "Granting this variance will not prevent any other property from complying. The sign will not be located near any bordering properties and will not be in the easement."); **and**
- 5) **That an undue hardship exists;** (The applicant states "No, there is no 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 "Yes, granting the variance will be in harmony with the city's regulations. The proposed sign is well under the height allowance and follows all guidelines with the exception of the background square-footage. Would like low profile monument instead of high profile. sign has been designed to allow adequate space for the company logo without blocking views or impeding other properties rights.")

Chair Coker asked if there were any questions for staff.

No one spoke.

Chair Coker invited the applicant to speak.

Terry Tschirhart elaborated on the request and provided the Board with an exhibit package to discuss.

Discussion followed on permanent sign regulation and the location of the subject property.

Chair Coker opened the public hearing and asked if anyone would like to speak.

No one spoke.

Chair Coker closed the public hearing and asked if there was any discussion or a motion.

Motion by Member Chafin, seconded by Chair Coker, to approve the request for a variance from Section 106-14(a) to allow a freestanding monument sign that exceeds the maximum allowed sign area in the C-1B General Business District, currently addressed 1349 SH 46 S. Motion carried (4-0-0).

5. STAFF REPORT

Brief discussion followed on the need for revisions to the New Braunfels Sign Code and the need to fill a vacant seat on the Board of Adjustment.

6. ADJOURNMENT

Chair Coker adjourned the meeting at 6:54 pm.

Chair

Date

4/25/2024

Agenda Item No. A)

PRESENTER:

Applicant: Tami Monroe

Owner: Tami and Mark Monroe

SUBJECT:

ZB24-0006 Hold a public hearing and consider a request for a variance to Section 144-3.3-2(b)(1)(v) to allow for a second story addition to encroach 18 feet into the 20-foot rear setback required in the "R-2" Single-family and Two-family District to keep the existing foundation, addressed at 315 W. Edgewater Terrace.

BACKGROUND RATIONAL:

Case #: ZB24-0006

Applicant: Tami Monroe
315 W Edgewater Terrace
New Braunfels, TX 78130
214-724-2385 | tami.monroe2@gmail.com

Staff Contact: Dana Moses, Planner
(830) 221-4054 | dmoses@newbraunfels.gov

The subject property is located on the southwest corner of W. Edgewater Terrace and North Liberty Avenue in City Block 7, Lots 14 and 15 in the Landa Park Estates Subdivision, recorded in 1933.

The subject property is approximately 6,250 square feet in area with a depth of 125 feet and a width of 50 feet. The property is zoned "R-2" single-family and two-family district. There is one 1,988-square-foot single-family home with an attached porch of 144 square feet. The applicant is proposing to demolish the existing garage and rebuild it with a second story and a new foundation.

Built in 1933, the home does not conform to the current building setbacks within the R-2 zoning district.

The applicant is requesting a variance to allow for a second-story addition to encroach 18 feet into the 20-foot rear building setback to keep the current building foundation.

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 cites that 315 Edgewater Terrace sits on a lot approximately 125 feet by 50 feet, totaling 6,250 square feet. The existing structure, erected in 1933 and expanded in the 1970s, spans roughly 2538 square feet. We intend to preserve the existing footprint of the structure, necessitating a variance request to accommodate the R-2 zoning regulations implemented after the house's construction. Given the lot's size, expanding the home's square footage without encroaching further on R-2 setback requirements is unfeasible. Our proposed solution involves a second-story addition, maintaining a footprint. This will provide improved livability of the home without significantly altering its outward appearance or negatively impacting neighboring properties). Staff acknowledges that the lot area is smaller than the current lot size in the R-2 zoning district and does not

meet the R-2 zoning district standards. **and**

2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; (The applicant cites that the current footprint will be maintained that currently exists on Lots 14 & 15 to have a safe and inhabitable living space. There is a need for remediation to meet codes and standards such as electrical, foundation, etc). Staff recognizes the benefits of maintaining the existing building foundation with the proposed improvements. **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 explains that the current footprint of the foundation will bring the home to current building standards). **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 No) **and**

5) That an undue hardship exists; (The applicant states the lot configuration is 6,250 square feet and the current R-2 standard for a corner lot is 7000 square feet. They have attached a drawing of the current footprint of the home with the R-2 setbacks which are marked in Red to show how much of the house would be affected under the current R-2 setback regulations. All proposed plans will meet the 2-foot minimum as well as utilize fire-rated materials as well as no windows or doors). **and**

6) That the granting of a variance will be in harmony with the spirit and purpose of these regulations. (The applicant cites Section 144-3.3.2 stating that as their property currently sits, it does not meet code 144-3.3-2. The property is in excess of 50 years old and in need of rehabilitation of the structure. While the code intends to ensure health, safety and general welfare of the neighborhood, if we apply this zoning to the structure, we would have to raze the structure. By building to the current code the new structure would not fit in with the existing overall neighborhood appearance. The intent is for a single-family residence. We aim to honor the neighborhood's character). Staff acknowledges the intent to preserve the neighborhood's 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 which results in undue hardship upon another parcel of land.

GENERAL INFORMATION:

Size:

Lot area: 6,250 square feet

Lot depth: 125 feet

Lot width: 50 feet

Variance Request Due to Notice of Violation:

No

Surrounding Zoning and Land Use:

Across Street (Southeast) - R-2, Single-family residence

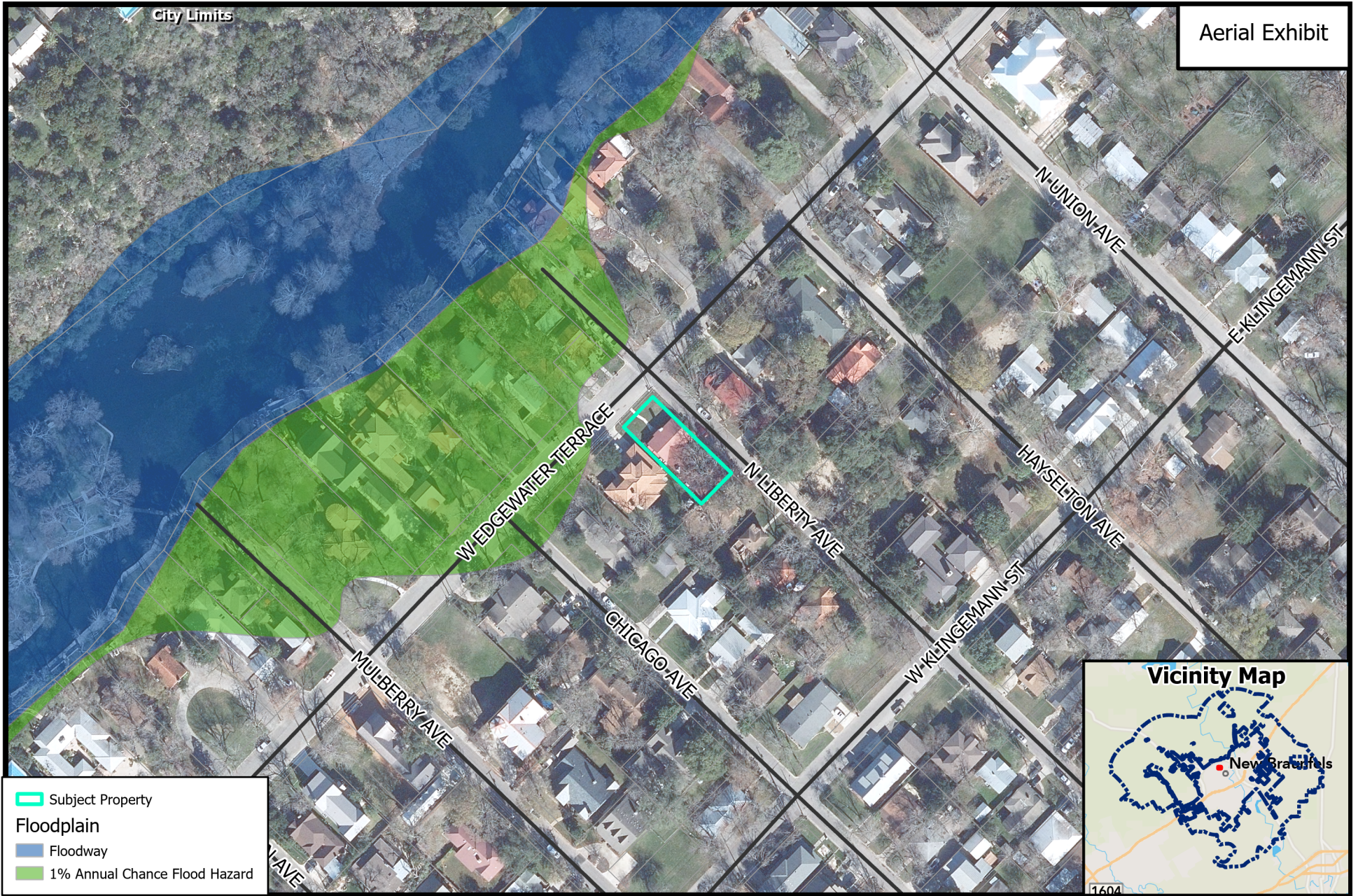
North - Single-family residence

South - R-2, Single-family residence

East - R-2, Single-family residence
West - R-2, Single-family residence

Notification

Public hearing notices were sent to 29 owners of property within 200 feet of the subject property.



ZB24-0006

315 W Edgewood Terrace - Variance

0 90 180
Feet



Path:
A:\BOA\2024 Cases\ZB24-0006 - 315 W Edgewood Terrace\NPH\ZB24-0006.aprx

Source: City of New Braunfels Planning
Date: 4/3/2024

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 officials or employees for any discrepancies, errors, or variances which may exist.



Elevation 1
Scale 3/16" = 1'-0"



3d View From Liberty St

REVISION TABLE	DATE	DESCRIPTION

DRAWINGS PROVIDED FOR
 NAME
 315 E. 1st St.
 New Braunfels, TX 78130

Exterior Elevations

DRAWINGS PROVIDED BY:
 Lendstar Home Solutions
 1222 E. 1st St., Suite 100
 New Braunfels, TX 78130
 830-865-1344

DATE:

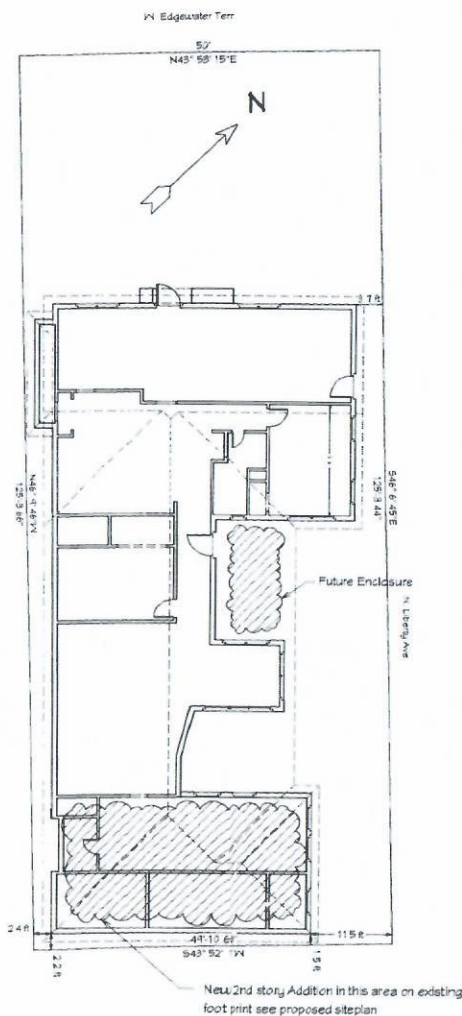
2/22/24

SCALE:

1 in = 1 in

SHEET:

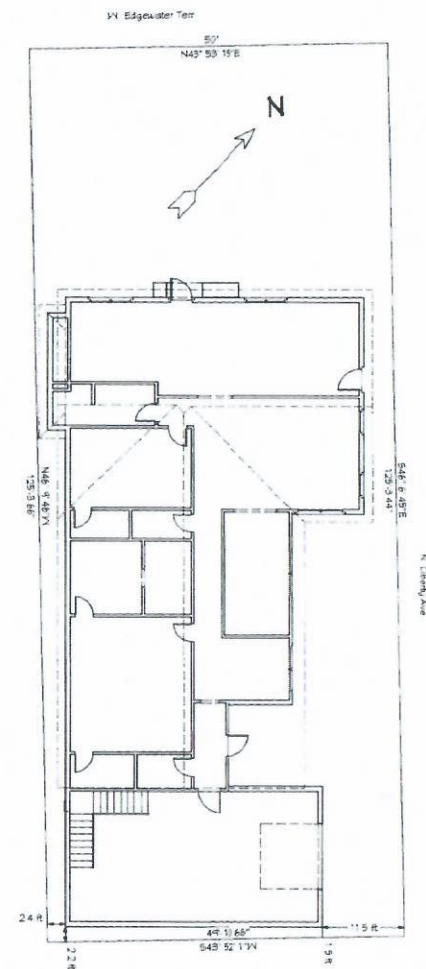
A2



Existing Site Plan

Property		
Property ID:	35178	Geographic ID: 300370006300
Type:	Real	Zoning: R2
Property User:		
Site		
Site Address:	315 W EDGEWATER TERRACE NEW BRAUNFELS, TX 78130	
Map ID:	Mapac:	
Legal Description:	LANDA PARK ESTATES, BLOCK 7, LOT 14 & 15	
Abstract/Subdivision:	300370 - LANDA PARK ESTATES	
Neighborhood:	459C302	

Scope of Work:
 New second story addition on southside of house. Same foot print
 New side porch
 Renovation of existing house



Proposed Site plan

REVISION	DATE	BY	DESCRIPTION

DRAWINGS PROVIDED FOR
 MONROE
 315 Edgewater Terr
 New Braunfels TX 78130

Site Plans

DRAWINGS PROVIDED BY:
 LUNDSTADT HANCO SOLUTIONS
 1225 E. College St. Soguen, TX
 830-485-1344

DATE:

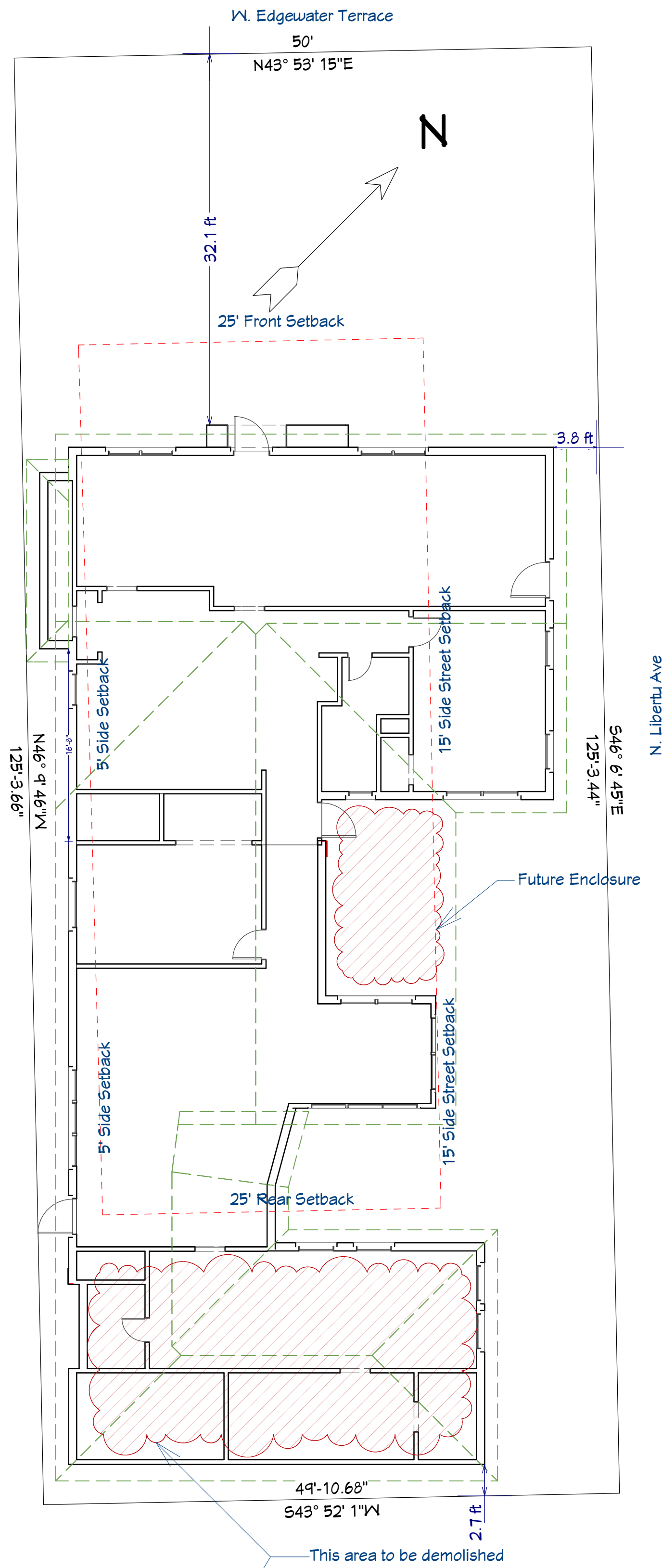
2/22/24

SCALE:

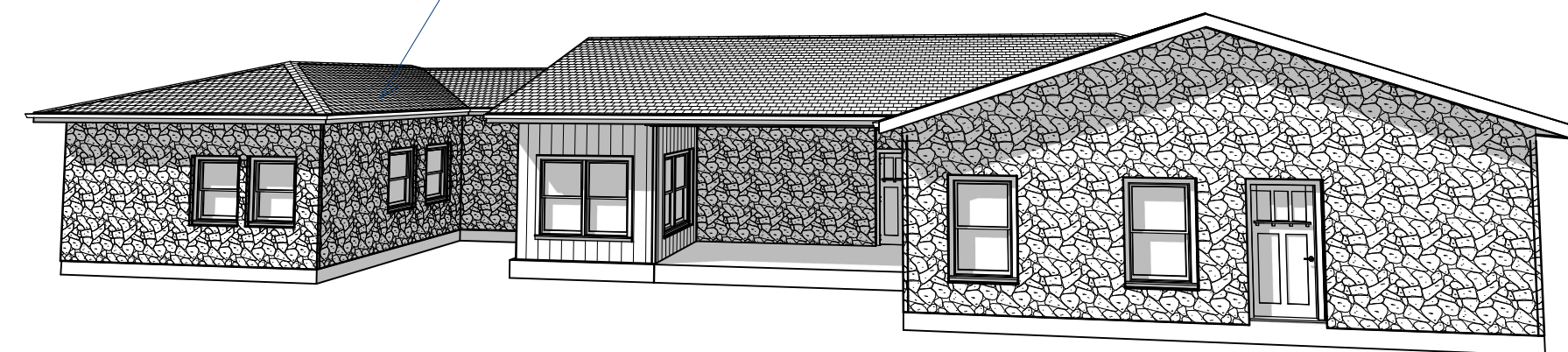
1 in = 1 ft

SHEET:

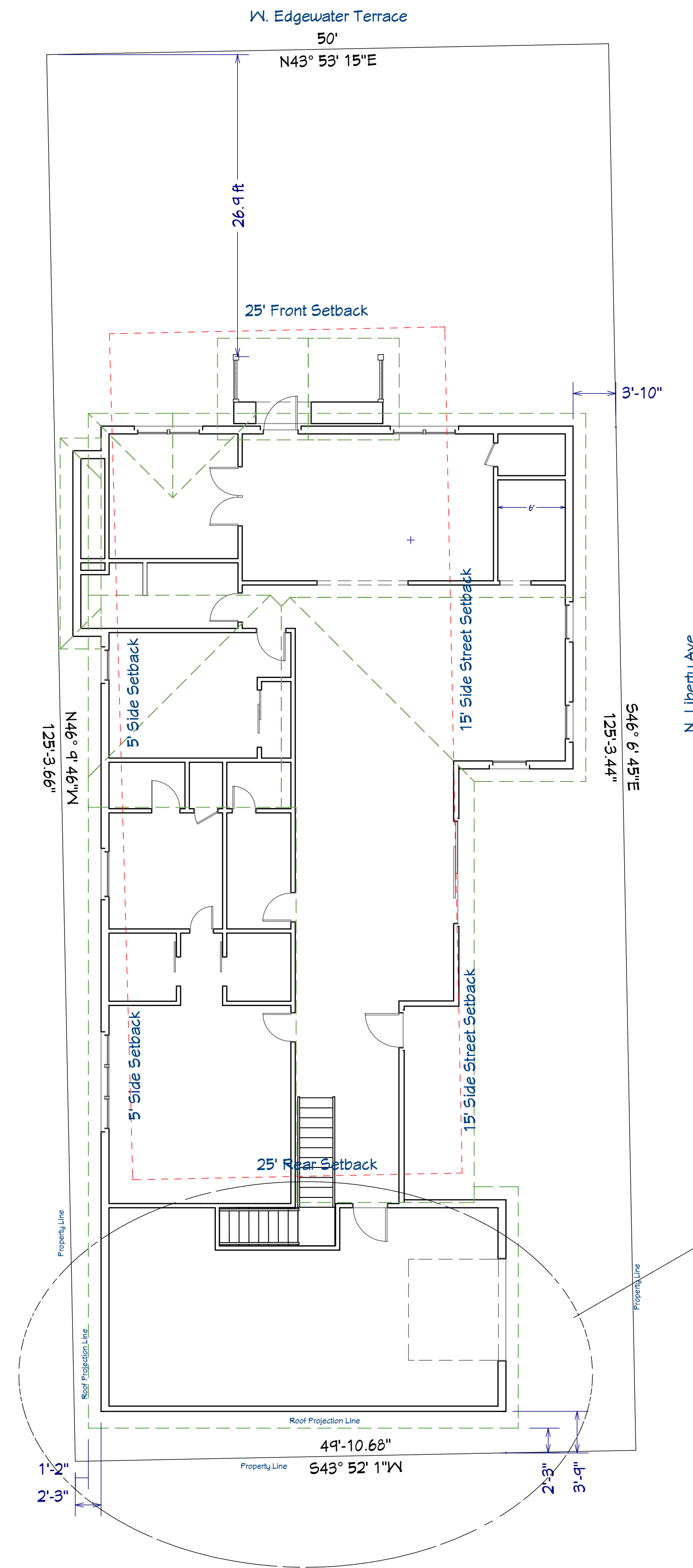
S1



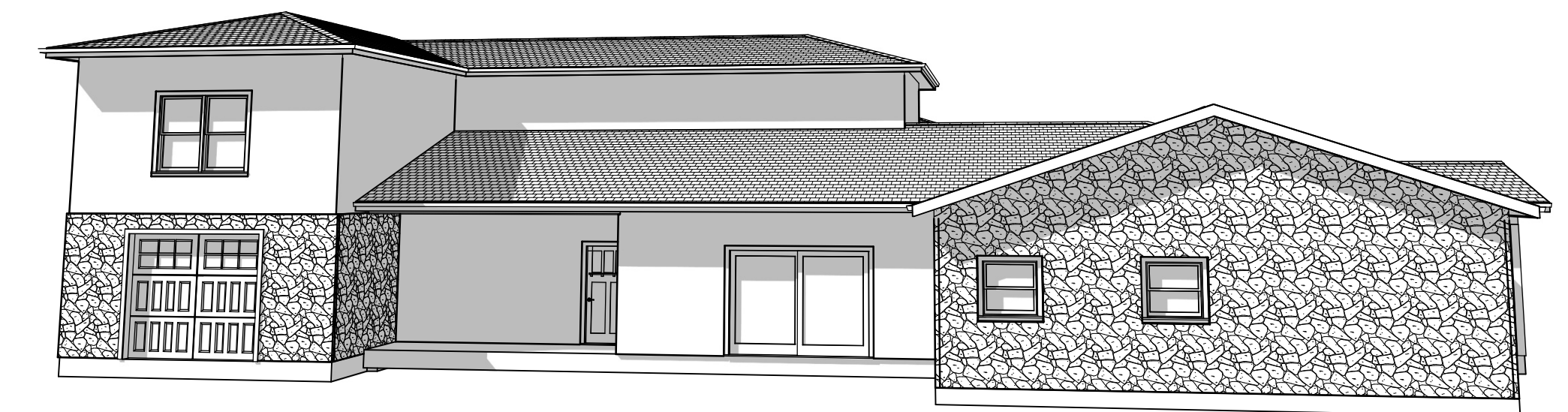
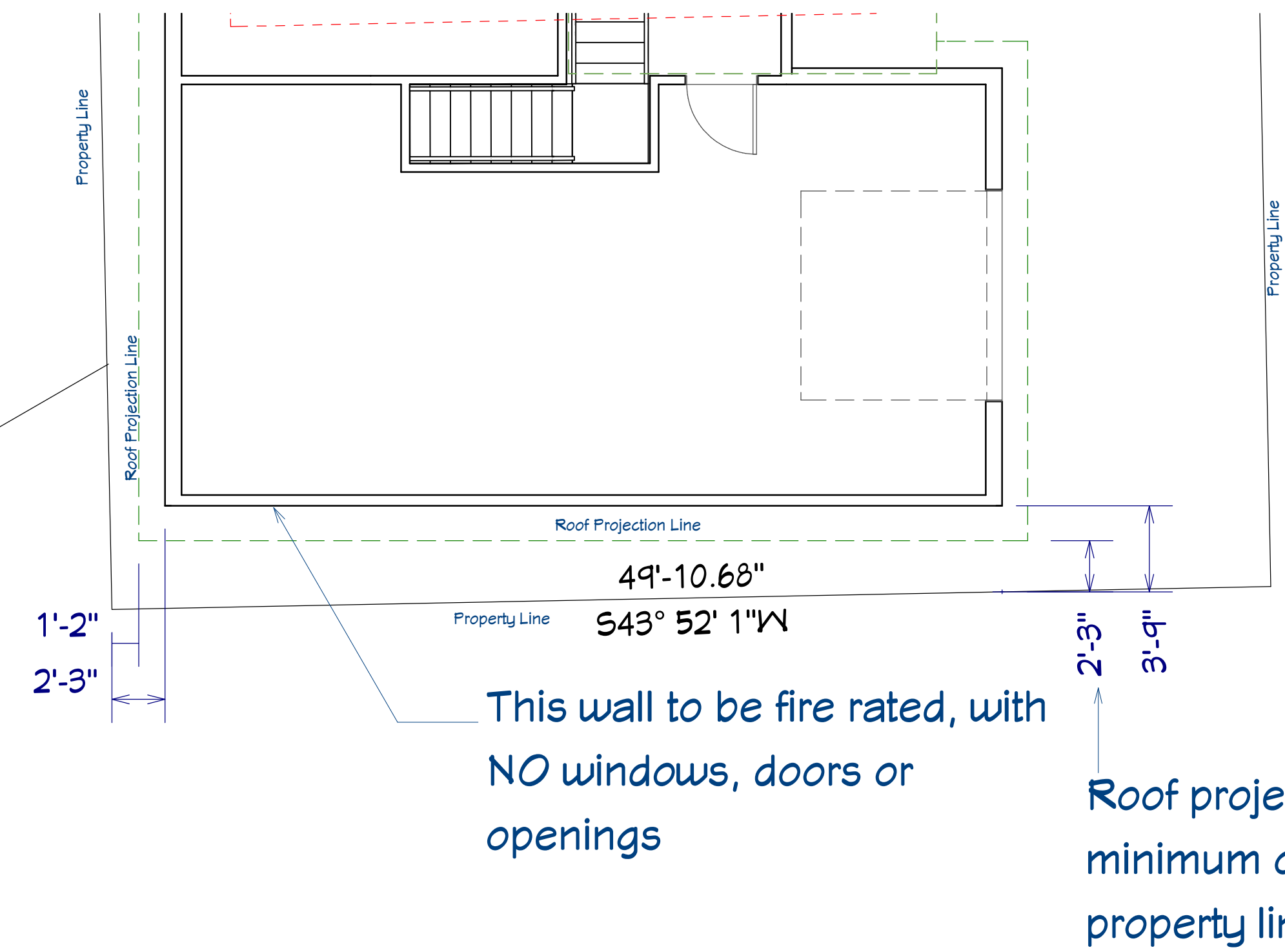
Existing Site Plan



View of existing house from N. Liberty Ave



Proposed-Plot Plan View



View of proposed house from N. Liberty Ave

Account		
Property ID:	35178	Geographic ID: 300370005300
Type:	Real	Zoning: R2
Property Use:		
Location		
Situs Address:	315 W EDGEWATER TERRACE NEW BRAUNFELS, TX 78130	
Map ID:		Mapsc0:
Legal Description:	LANDA PARK ESTATES, BLOCK 7, LOT 14 & 15	
Abstract/Subdivision:	300370 - LANDA PARK ESTATES	
Neighborhood:	458C302	

Scope Of Work:

Renovation of existing house

Demo area in back of house (Southside) to rebuild with 2nd story & new foundation (see details on existing site plan).

Extension of front porch

New Roof

REVISION TABLE	
NUMBER	DATE

DRAWINGS PROVIDED FOR:

Monroe
315 Edgewater Terr
New Braunfels, TX 78130



Site Plans

DRAWINGS PROVIDED BY:

LoneStar Home Solutions
1225 E. College St. Sequin, TX
830-865-1344

DATE:

4/4/24

SCALE:

1 in = 1 in

SHEET:

S1



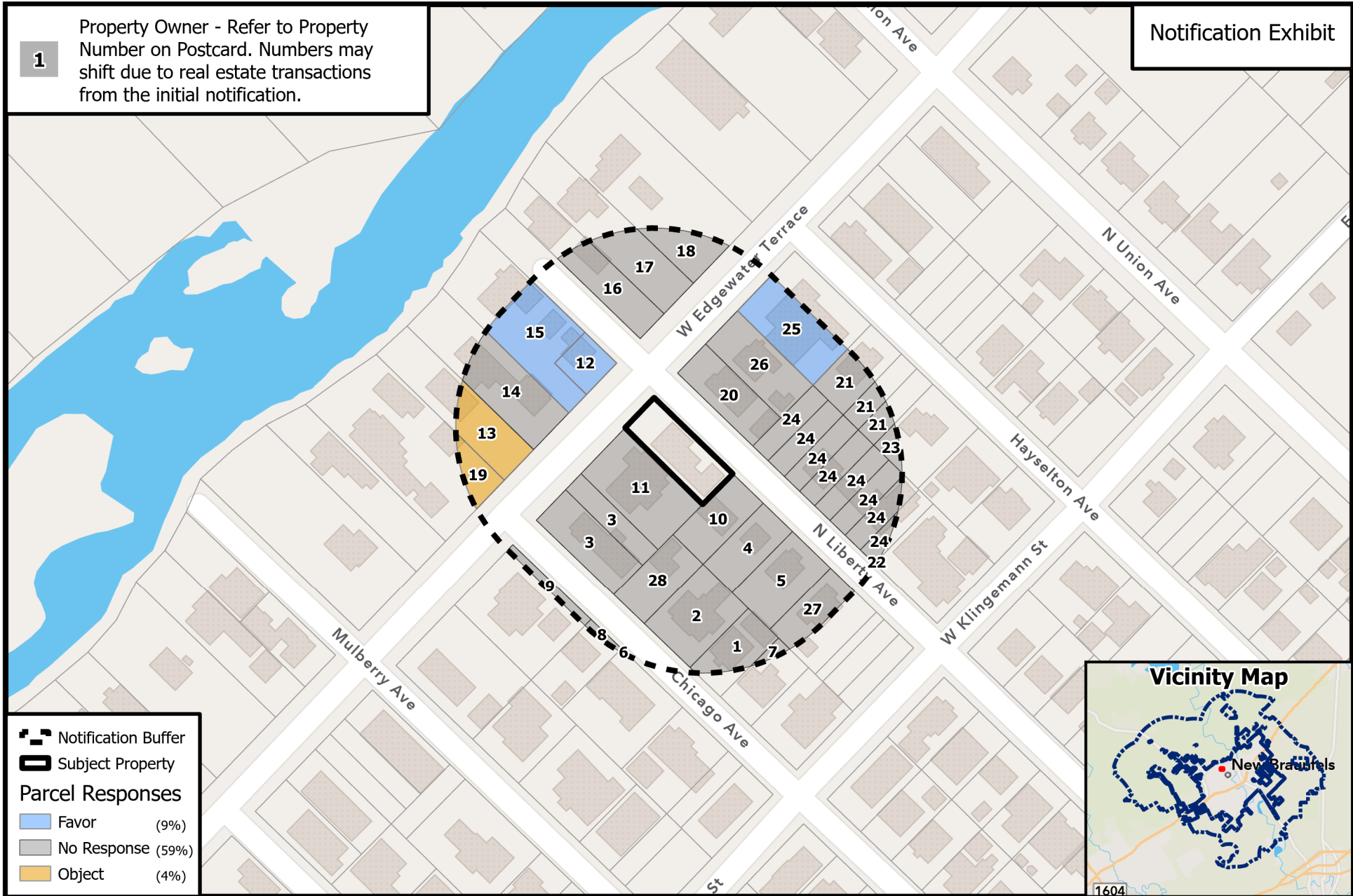
Front of house



Side of house



Rear of house



BOARD OF ADJUSTMENTS – April 25, 2024 – 6:00PM

City Hall Council Chambers

Applicant: Tami Monroe

Address/Location: 315 W Edgewater Terrace

PROPOSED VARIANCE– CASE # ZB24-0006

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. COCHRAN FAMILY TRUST | 16. TOLBERT SUSAN |
| 2. PHILLIPS DAWN D | 17. REID BEN A & LINDA C |
| 3. MOUSSA GEORGE | 18. ALLEN BONNIE B |
| 4. PENDLETON WILLIAM F | 19. HUGHES GORDON L & VIRGINIA K |
| 5. WINKLER EDITH | 20. JARVIE GREG & MICHELLE |
| 6. MEYER GREGORY K | 21. MILLER RANDY & KAREN |
| 7. VECCHIO VICTORIA M | 22. O'DONNELL SANDRA H & PATRICK T |
| 8. FIEDLER KENNETH J | 23. PERKINS POINT LLC |
| 9. PROPERTY #9 | 24. HAUGH BRETT R & JILL R |
| 10. P & W RANCH LLC | 25. GUINN JOE L & NINA |
| 11. DUFF JOAN | 26. BERGMAN MEYERS K ET AL |
| 12. STEFFAN KATHLEEN C | 27. HERMANN CLAY & JENNIFER |
| 13. NB EDGEWATER TERRACE LLC | 28. OHLRICH PARTNERS LTD |
| 14. RHODUS GEORGE T & DEBORAH M | |
| 15. DANVERS HOLLIS & KIRSTEN RVCBL TRST | |

SEE MAP

02 UINN JOE L & NINA
201 W EDGEWATER TER
NEW BRAUNFELS TX 78130
Property #: 25
ZB24-0006
Case Manager: DM

FAVOR ☒
OPPOSE ☐

COMMENTS

STEFFAN KATHLEEN C
314 W EDGEWATER TER
NEW BRAUNFELS TX 78130

Property #: 12
ZB24-0006
Case Manager: DM

COMMENTS

FAVOR

☒

OPPOSE

☐

NB EDGEWATER TERRACE LLC
308 LEIGH STREET
SAN ANTONIO TX 78210

Property #: 13
ZB24-0006
Case Manager: DM

COMMENTS

FAVOR ☐

OPPOSE ☒

DANVERS HOLLIS & KIRSTEN RVCBL TRST

334 W EDGEWATER TER

NEW BRAUNFELS TX 78130

Property #: 15

ZB24-0006

Case Manager: DM

FAVOR



OPPOSE



COMMENTS

HUGHES GORDON L & VIRGINIA K

424 W EDGEWATER TERRACE

NEW BRAUNFELS TX 78130

Property #: 19

ZB24-0006

Case Manager: DM

FAVOR ☐

OPPOSE ☒

COMMENTS

I believe this Variance would destroy the ambience of the Neighborhood. This would be like a townhouse with no backyard. I believe earlier attempts at townhouse-type structures in Panda Estates have been rebuffed by City Planning Department.

Virginia Hughes

4/15/24

4/25/2024

Agenda Item No. B)

PRESENTER:

Applicant: Humble Sign Company, Alex Rodriguez

Owner: SCF RC Funding I LLLC

SUBJECT:

CS24-0118 Hold a public hearing and consider a request for an alternative sign plan to allow a proposed freestanding multi-tenant pole sign to exceed the adopted height and area standards for properties with street frontage along IH-35 N and in the C-3 Commercial District, currently addressed 744 IH-35 N.

BACKGROUND RATIONAL:**Case #:** CS24-0118**Applicant:** Humble Sign Company

Alex Rodriguez

20702 Townsen Blvd E

Humble, TX 77338

(281) 812 - 2100 ✉ alex.rodriguez@humblesignco.com

Staff Contact: Colton Barker

(830) 221 - 4274 ✉ CBarker@newbraunfels.gov

The subject property is 7.248 acre development comprised of three platted lots located southeast of IH-35 North near Seville Drive (See attached aerial map). The three-lot development collectively shares approximately 570-feet of street frontage along IH-35. Approximately the front half of the subject property is zoned “C-3” Commercial District with the balance being zoned “C-4” Resort Commercial District. There is currently no other freestanding signage being proposed with development of the property.

The applicant, Humble Sign Company is seeking the approval of a proposed alternative sign plan to allow a freestanding multi-tenant pole sign to exceed the adopted height and area standards for properties with street frontage along IH-35 N and in the C-3 Commercial District.

New Braunfels’ Sign Ordinance allows sign types and sizes based upon the zoning district and specific street frontage. The property’s existing C-3 zoning at the front of the property and frontage along IH-35 allow for alternatives to the proposed freestanding multi-tenant pole sign - listed below and in the attached comparison chart. Each lot of the three-lot development by right has the following signage options available.

The existing C-3 zoning of the subject property allows the following freestanding signage options:

- 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

Since the subject property has street frontage along IH-35 the following additional freestanding signage options are available:

- 1 Pole Sign per 400ft of frontage
 - Max area 400-square-feet, max height 40-feet, min setback 5-feet **OR;**
- 1 Electronic Message Monument Sign in lieu of any other signage
 - Max area 200-square-feet (maximum 100-square-feet per sign face), max height 40-feet, min setback 15-feet **OR;**
- 1 Electronic Message Pole Sign in lieu of any other signage
 - Max area 200-square-feet (maximum 100-square-feet per sign face), max height 40-feet, min setback 15-feet

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

PROPOSAL:

The proposed freestanding multi-tenant pole sign along IH-35 North between Seville Drive and Lakefront Avenue will reduce the total maximum allowable overall height, area, and quantity of freestanding signage for the development. The development is comprised of three lots and is being developed to include a Saltgrass Steakhouse restaurant. The applicant's request for a multi-tenant sign to be located on lot 1R-2 includes four tenant cabinets available for use from businesses that will occupy the development alongside the Saltgrass Steakhouse restaurant. As part of this request no other freestanding signage is proposed for lot 1R-1 or 1R-3. The New Braunfels Sign Ordinance allows properties with street frontage along IH-35 to construct 1 pole sign per 400-feet of frontage, however each of these signs must be spaced a minimum of 300-feet apart. The unique lot configuration and platted easements of the development likely establishes the need for a multi-tenant style of sign.

There are several nearby conditional sign permits that have been approved along IH-35 North. The Lowe's multi-tenant signs are of a similar height, but also have a total sign area of ~685-square-feet for each of the four

signs included in the development. Additionally, there is a high-profile monument sign located across IH-35 North at the Hyundai dealership that measures approximately 429-square-feet in size.

The proposed freestanding multi-tenant pole sign:

- Overall sign area is approximately 857 square-feet in area (234 square-feet per larger tenant and 156 square-feet per smaller tenant), and
- Overall sign height of approximately 60 feet, and
- Set back of approximately 33 feet and 8 inches from external property line, approximately 5ft from internal property line, and not within any easements, and
- Approximately 320-feet away from neighboring Courtyard by Marriot pole sign on adjacent property.

NEARBY SIGN HEIGHTS:

Sign Location	Sign Type	Approx. Height
Courtyard by Marriott	Monument	22 feet
Kohl's	Pole	40 feet
Shell	Pole	54 feet
Office Depot	Multi-tenant	60 feet
Golden Corral	Pole	56 feet
RBFCU	Electronic Message Pole	34 feet
Pizza Hut	Pole	50 feet
IHOP	Pole	62 feet
Taco Cabana	Pole	70 feet
Market Place	High-Profile Multi-tenant	45 feet

GENERAL INFORMATION:

Size:

Development Area:

Lot 1R-1: 1.288 acres

Lot 1R-2: 1.556 acres

Lot 1R-3: 4.404 acres

Development Total: 7.248 acres

Development Depth:

~ 900-feet

IH-35 Frontage:

Lot 1R-1: ~ 172-feet

Lot 1R-2: ~ 111-feet

Lot 1R-3: ~ 294-feet

Development Total: ~ 577-feet

Surrounding Zoning and Land Use:

North - Across IH-35, M-2 and C-3 / Commercial

South - R-2 and R-3L / Residential low-density

East - C-3 and C-4 / Commercial Hotel

West - C-3 and R-2/ Residential high-density and Residential low-density

STAFF RECCOMENDATION:

The total area of the proposed sign is approximately 857-square-feet, exceeding the allowable sign area of 400-square-feet by 457-square-feet (114% increase) for pole signs along IH-35. Additionally, the height of the proposed sign is 60-feet, exceeding the allowable height of 40-feet by 12-feet (33% increase). For these reasons, staff supports the allowance of a multi-tenant sign for the development but does not recommend approval of the proposed sign at the requested sign area and height.

Staff acknowledges that the nature of the development facilitates the utilization of a multi-tenant sign and is preferred to multiple large signs in close proximity. The proposed sign would reduce the total overall height, sign area, and quantity of freestanding signage allowed at the development and consolidate into a single multi-tenant sign that will serve the entire development. However, the proposed sign significantly exceeds the allowable square-footage and height requirements for pole signs on properties along IH-35. Staff believes an alternative sign plan is the most appropriate avenue to pursue the requested sign, however staff believes the proposed sign should be revised with more modest dimensions to be appropriate for the location.

RESOURCE LINKS:

- Chapter 106 Sign Ordinance, Sec 106-8 Variance and Appeal:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 106 Sign Ordinance, Sec 106-14(a) Sign Dimensional Standards:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
 - Chapter 106 Sign Ordinance, Sec 106-14(b) Design Requirements:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
 - Chapter 106 Sign Ordinance, Sec 106-15 Principals of Sign Area Computation:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?





20620 Townsen Blvd. East
Humble, TX 77338
281-812-2100

Board of Adjustment,

Alternative Sign Plan request for Landry's Retail/Restaurant/Hotel Site Development at 744 IH 35 N, New Braunfels, Texas.

➤ Site overview –

Acres – 7 acre, 3 lot property with frontage along HWY 35 N Frontage Rd.

The development is divided into 3 separate lots. With two of the lots having I35 frontage.

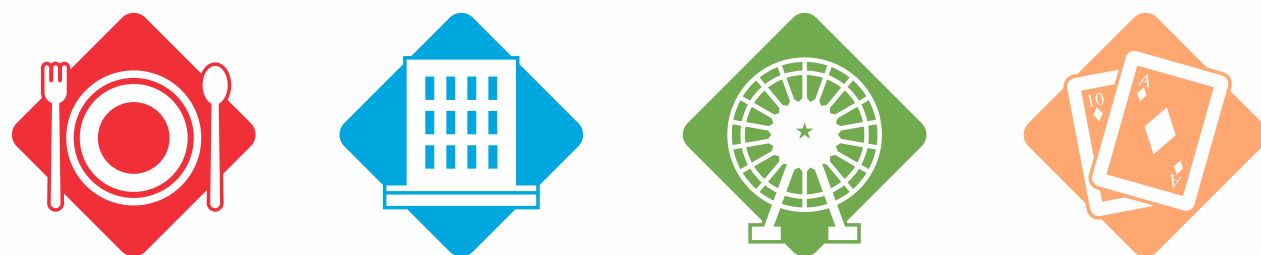
The two lots that abut I35 have 570' of total frontage for both lots. We are proposing 1 multi-tenant sign to capture the signage for all 3 lots, which will include 4 separate businesses.

In Sec. 106-14 (B) the code states: "A shared monument sign is encouraged" and that's what we'd like to propose. The following request for the Alternate Sign Plan is to reduce and consolidate the total number of signs and aggregate reduction in height and total sign square footage. This request includes a single primary multi-tenant sign that exceeds code allowance by 12' in height from 48' to 60' and square footage from what would be 800 square feet total with two signs to 857.1 square feet in the single multi-tenant sign.

Request for site signage:

- Lot 1R-1: No signage.
- Lot 1R-2: 1 multi-tenant sign.
- Lot 1R-3: No Signage.

The following request reduces the maximum allowable total in overall height, square feet, and quantity. We feel that a single, consolidated, multi-tenant sign will present a clean and comprehensive aesthetic to the city and the many travelers on HWY 35. I believe this coincides with the encouragements of Sec. 106-14 and meets the intent of the Alternative Sign Plan request. I appreciate your consideration of this request!



LANDRY'S

DINING • HOSPITALITY • ENTERTAINMENT • GAMING



LANDRY'S CORPORATE

744 IH 35 N, NEW BRAUNFELS, TEXAS 78130

MULTI-TENANT SIGN PACKAGE



Why You Should Choose Humble Sign Co

“Not all Signs are Created Equal”



Premium Service

Our team of skilled professionals is committed to proactive communication. We handle every aspect of sign making in-house, from permitting to installation, ensuring a seamless process and timely delivery.

Humble Sign Co.

4.9 ★★★★★ 167 Google reviews

Small business · Sign shop in Humble, Texas

5-Star Google Rating

Rated 4.9/5 on Google, our reputation speaks for itself. Our dedication to quality and customer satisfaction has earned us a top-tier Google rating, reflecting our commitment to delivering the best signage solutions.



Quality Construction

We use all-aluminum construction, high-grade LEDs, automotive-grade paint for a flawless finish, and much more to ensure durable, vibrant signs backed by our unmatched 10 year warranty.

These Companies Trust Us



SIGN LEGEND

SIGN A

MULTI-TENANT SIGN



SIGN LOCATIONS
SCALE: NTS

CLIENT:	LANDRY'S CORPORATE
ADDRESS:	744IH 35 N
CITY/STATE:	NEW BRAUNFELS, TEXAS 78130
DATE:	11.12.19

DRAWING:	QT 33685
DESIGNER:	JAVIER GARZA
SALES REP:	BART PETERSCHICK
JOB PM:	LORI WILLIAMS

REVISIONS	
R11	3.28.24 - SIZE/PLACEMENT CHANGE- JG
R12	3.28.24 - VERBIAGE CHANGE- JG

PRIMARY ELECTRICAL
UNLESS OTHERWISE SPECIFIED, ELECTRICAL SIGNS WILL BE MANUFACTURED WITH 120 VOLTS A.C. PRIMARY ELECTRICAL SERVICE. THE FINAL CONNECTION THEREOF IS THE TOTAL RESPONSIBILITY OF THE CLIENT WITHIN 6 FEET OF THE ELECTRICAL SIGN
Ⓜ SPECIFICATIONS
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

120 VOLT ELECTRICAL
ELECTRICAL LOAD: SIGN <input type="text"/>
40 AMP CIRCUIT: <input type="text"/>
ELECTRICAL LOAD: EMC <input type="text"/>
20 AMP CIRCUIT: <input type="text"/>

SIGNATURE
CLIENT: <input type="text"/>
DATE: <input type="text"/>
PAGE 3 OF 10

SIGN A

QTY: 1

FABRICATE & INSTALL A DOUBLE FACED ILLUMINATED PYLON SIGN WITH TENANT SECTION.

TENANT CABINETS

- ALUMINUM CONSTRUCTION PAINTED P1 WITH 4" RETAINERS
- FACES: WHITE FLEX
- GRAPHICS: DIGITAL PRINTED V1
- ILLUMINATED: USING WHITE LED'S & POWER SUPPLIES

HORIZONTAL CROWNS

- ALUMINUM CONSTRUCTION PAINTED P2

POLE COVER

- ALUMINUM CONSTRUCTION PAINTED P1

PAD

- 6" CONCRETE BELOW & ABOVE GRADE

SUPPORTS

- (1) BASE - 48" OD x 0.5" WALL STEEL SUPPORT TO BE PRIMED
- (1) MID - 36" OD x 0.5" WALL STEEL SUPPORT TO BE PRIMED
- (1) SUB - 18" OD x 0.5" WALL STEEL SUPPORT TO BE PRIMED

FOUNDATION

- (1) 6'-0" DIAMETER x 21'-0" DEEP CONCRETE PIER

COLORS

PAINT COLORS - SATIN FINISH

P1: MP DARK GREY TBD

P2: MP SILVER

VINYL COLORS

V1: 3M DIGITAL PRINT WITH LAMINATE

SIGN AREA TOTAL SQUARE FOOTAGE - 857.1 SQ. FT

234 SQ. FT. PER LARGER TENANT

156 SQ. FT. SMALLER TENANT

Technical drawing of a pylon sign. The sign has a total height of 60'-0" and a total width of 26'-0". It features four horizontal sections: a top section labeled 'TENANT' (27'-0" wide), a middle section with the 'SALTGRASS STEAKHOUSE' logo (26'-0" wide), and two bottom sections labeled 'TENANT' (26'-0" wide). The sign is supported by two poles, each 6'-0" wide at the base. The drawing includes dimensions for the sign face, the pole, and the foundation.

SIGN ELEVATION

SCALE: 3/32" = 1'-0"

EXAMPLE

EXISTING SIGN ON I-35 NEW BRAUNFELS

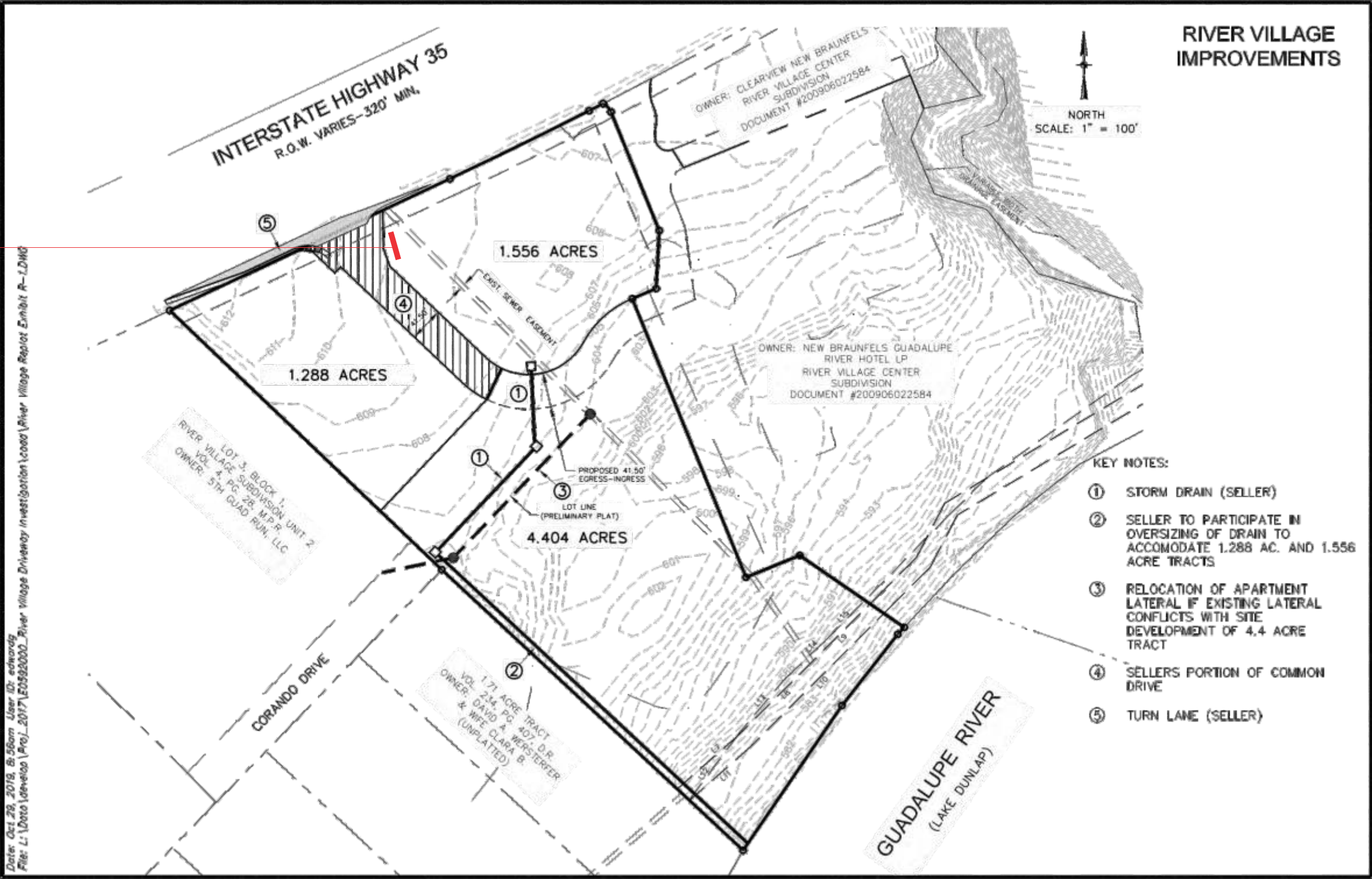
APPROXIMATE TOTAL SQUARE FOOTAGE- 685 SQ. FT.

Photograph of an existing pylon sign. The sign has a total height of 60'-0" and a total width of 26'-0". It features four horizontal sections: a top section with the 'LOWE'S' logo (12'-6" high), a middle section with the 'OfficeMax' logo (22'-6" high), and two bottom sections with the 'planet fitness' and 'JO-ANN' logos (16'-0" wide). The sign is supported by two poles, each 4'-8" wide at the base. The drawing includes dimensions for the sign face, the pole, and the foundation.

SIGN ELEVATION

SCALE: 3/32" = 1'-0"

SIGN PLACEMENT



SITE PLAN

CLIENT:	LANDRY'S CORPORATE
ADDRESS:	744IH 35 N
CITY/STATE:	NEW BRAUNFELS, TEXAS 78130
DATE:	11.12.19

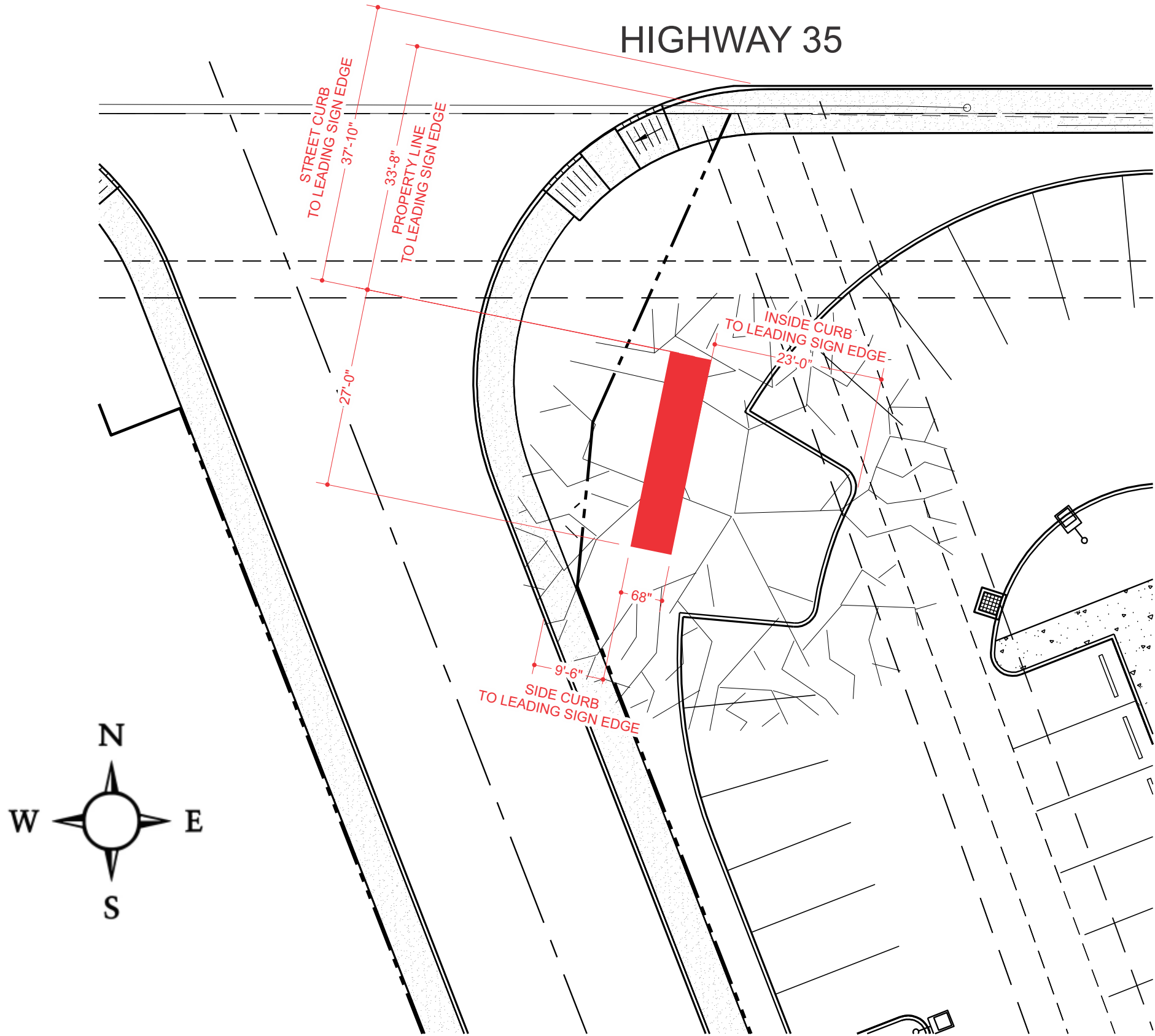
DRAWING:	QT 33685
DESIGNER:	JAVIER GARZA
SALES REP:	BART PETERSCHICK
JOB PM:	LORI WILLIAMS

REVISIONS	
R11	3.28.24 - SIZE/PLACEMENT CHANGE- JG
R12	3.28.24 - VERBIAGE CHANGE- JG

PRIMARY ELECTRICAL
UNLESS OTHERWISE SPECIFIED, ELECTRICAL SIGNS WILL BE MANUFACTURED WITH 120 VOLTS A.C. PRIMARY ELECTRICAL SERVICE. THE FINAL CONNECTION THEREOF IS THE TOTAL RESPONSIBILITY OF THE CLIENT WITHIN 6 FEET OF THE ELECTRICAL SIGN
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120 VOLT ELECTRICAL
ELECTRICAL LOAD: SIGN <input type="text"/>
40 AMP CIRCUIT: <input type="text"/>
ELECTRICAL LOAD: EMC <input type="text"/>
20 AMP CIRCUIT: <input type="text"/>

SIGNATURE
CLIENT: <input type="text"/>
DATE: <input type="text"/>
PAGE 5 OF 10



SITE PLAN
SCALE: 1/16" = 1'-0"

CLIENT:	LANDRY'S CORPORATE
ADDRESS:	744IH 35 N
CITY/STATE:	NEW BRAUNFELS, TEXAS 78130
DATE:	11.12.19

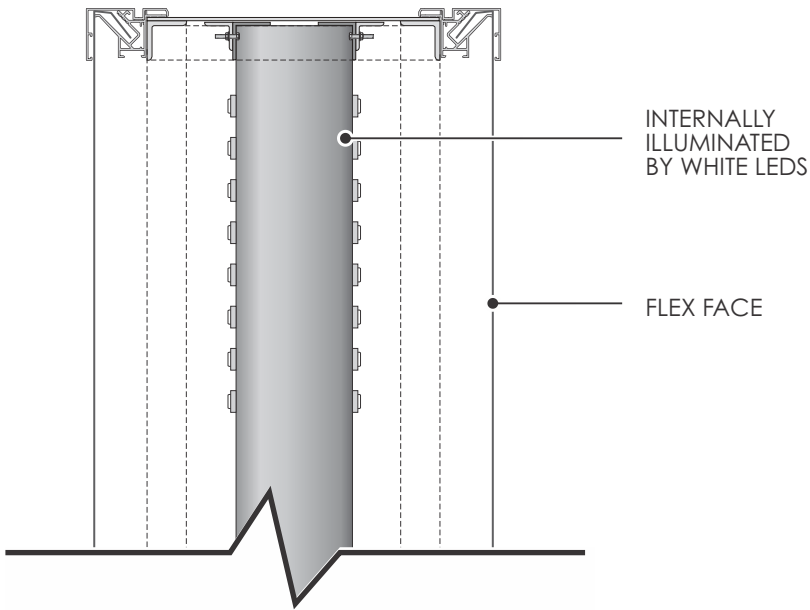
DRAWING:	QT 33685
DESIGNER:	JAVIER GARZA
SALES REP:	BART PETERSCHICK
JOB PM:	LORI WILLIAMS

REVISIONS	
R11	3.28.24 - SIZE/PLACEMENT CHANGE- JG
R12	3.28.24 - VERBIAGE CHANGE- JG
R13	4.17.24 - PLACEMENT CHANGE- JG

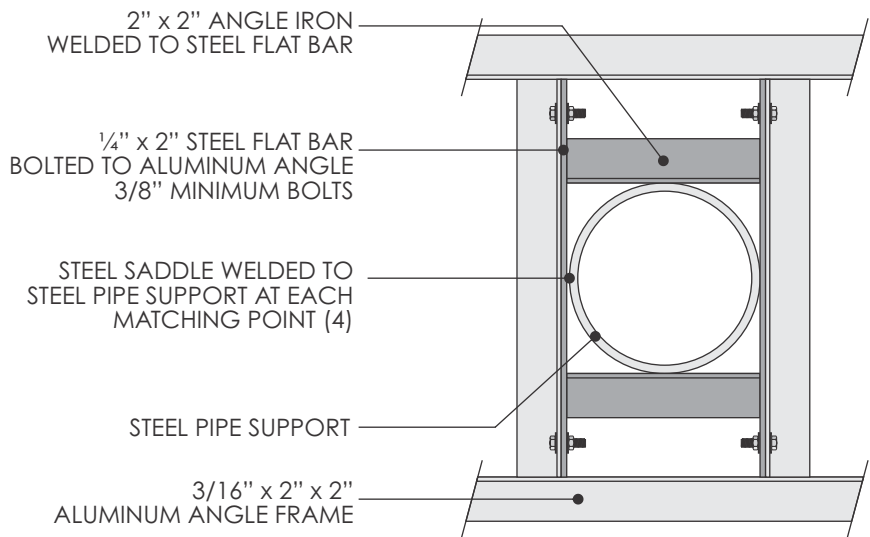
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ELECTRICAL LOAD: EMC <input type="text"/>
20 AMP CIRCUIT: <input type="text"/>

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CLIENT: <input type="text"/>
DATE: <input type="text"/>
PAGE 6 OF 10



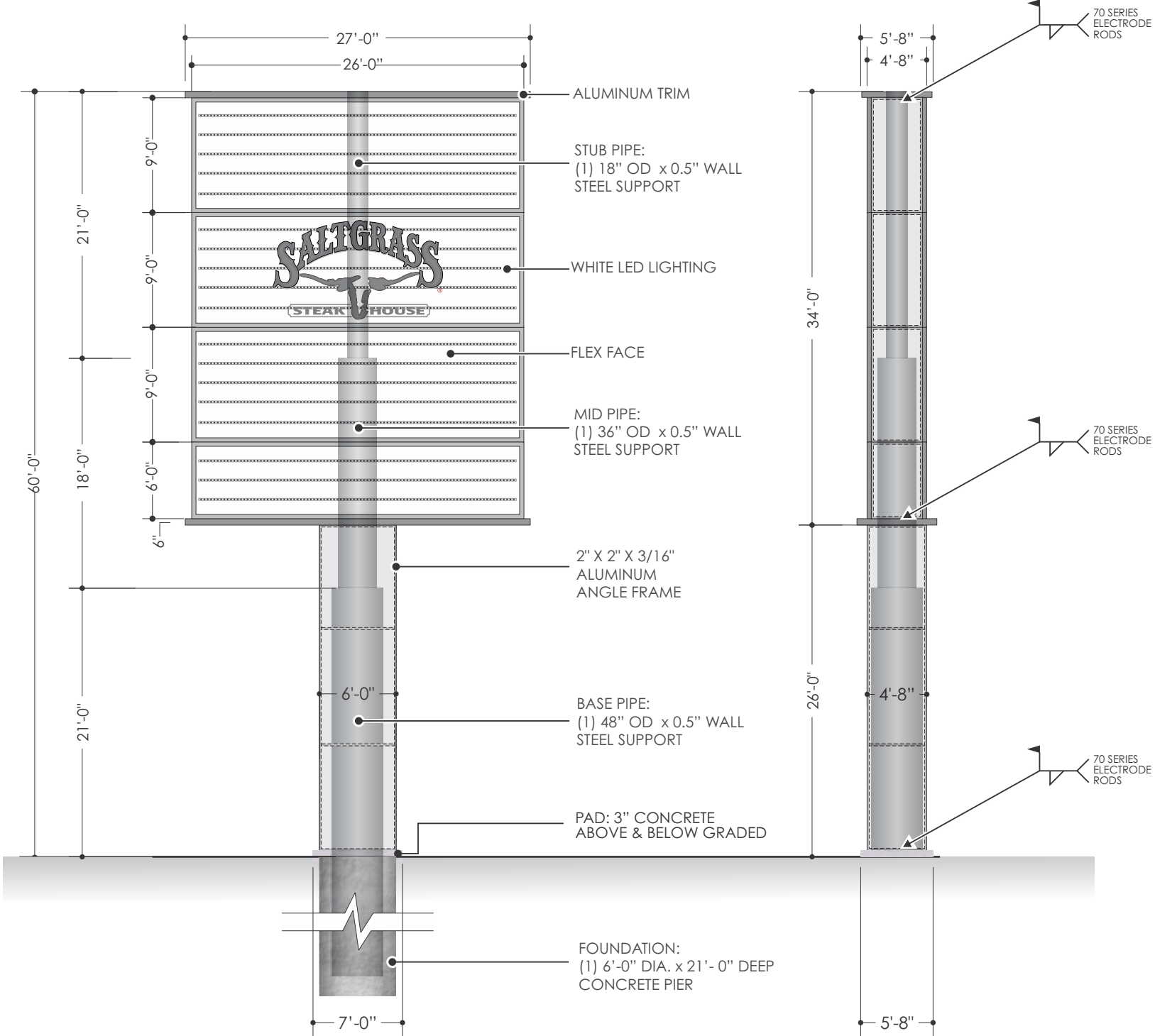
TENANT CABINET DETAIL
SCALE: NTS



CABINET DETAIL
SCALE: NTS

PLAN VIEW

SCALE: 3/32" = 1'-0"



SIGN ELEVATION

SCALE: 3/32" = 1'-0"

REVISIONS	
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120 VOLT ELECTRICAL
ELECTRICAL LOAD: SIGN SINGLE 120V 40 AMP CIRCUIT: 1
ELECTRICAL LOAD: EMC 20 AMP CIRCUIT:

SIGNATURE
CLIENT: DATE:
PAGE 7 OF 10



SIGN LOCATION- DRIVING EAST ON IH 35 FRONTAGE ROAD

CLIENT:	LANDRY'S CORPORATE
ADDRESS:	744IH 35 N
CITY/STATE:	NEW BRAUNFELS, TEXAS 78130
DATE:	11.12.19

DRAWING:	QT 33685
DESIGNER:	JAVIER GARZA
SALES REP:	BART PETERSCHICK
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40 AMP CIRCUIT: <input type="text"/>
ELECTRICAL LOAD: EMC <input type="text"/>
20 AMP CIRCUIT: <input type="text"/>

SIGNATURE
CLIENT: <input type="text"/>
DATE: <input type="text"/>
PAGE 8 OF 10



SIGN LOCATION - DRIVING WEST ON IH 35

HUMBLE

SIGN CO

Faster.
Better. More.

20620 TOWNSEN BLVD. EAST
HUMBLE, TEXAS 77338 • 281-812-2100
WWW.HUMBLESIGNCO.COM

CLIENT: LANDRY'S CORPORATE

ADDRESS: 744IH 35 N

CITY/STATE: NEW BRAUNFELS, TEXAS 78130

DATE: 11.12.19

DRAWING: QT 33685

DESIGNER: JAVIER GARZA

SALES REP: BART PETERSCHICK

JOB PM: LORI WILLIAMS

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120 VOLT ELECTRICAL	
ELECTRICAL LOAD:	SIGN
40 AMP CIRCUIT:	
ELECTRICAL LOAD:	EMC
20 AMP CIRCUIT:	

SIGNATURE

CLIENT:

DATE:

PAGE 9 OF 10

10 YEAR
WARRANTY

5+5

PARTS & LABOR

39



NIGHT VIEW

CLIENT:	LANDRY'S CORPORATE
ADDRESS:	744IH 35 N
CITY/STATE:	NEW BRAUNFELS, TEXAS 78130
DATE:	11.12.19

DRAWING:	QT 33685
DESIGNER:	JAVIER GARZA
SALES REP:	BART PETERSCHICK
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ELECTRICAL LOAD: EMC <input type="text"/>
20 AMP CIRCUIT: <input type="text"/>

SIGNATURE
CLIENT: <input type="text"/>
DATE: <input type="text"/>
PAGE 10 OF 10



March 27, 2024

City of New Braunfels
Sign Administration

RE:

*ALTERNATE SIGN PLAN APPLICATION
SALTGRASS STEAKHOUSE
744 IH 35N
NEW BRAUNFELS, TEXAS*

To Whom It May Concern:

Humble Sign Co. has our permission to apply for an alternate sign plan application for Saltgrass Steakhouse at River Village.

Please let me know if you have any questions or concerns. Thank you in advance for your cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to be "Bevan Hebert", with a stylized flourish at the end.

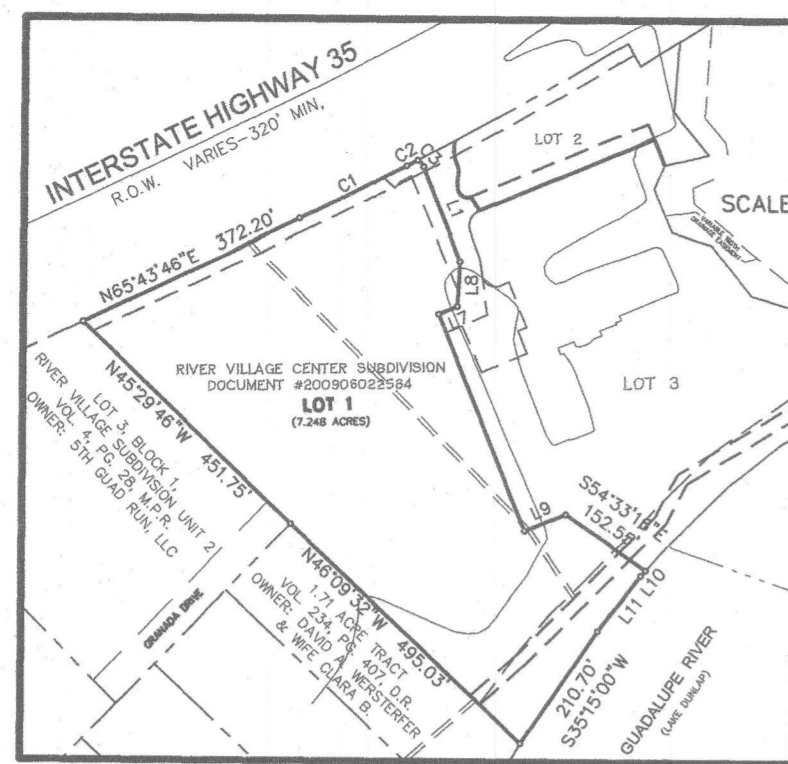
Bevan Hebert

Sr. Project Manager
bhebert@ldry.com
832.985.2930

Landry's Inc
1510 W. Loop South
Houston TX 77027

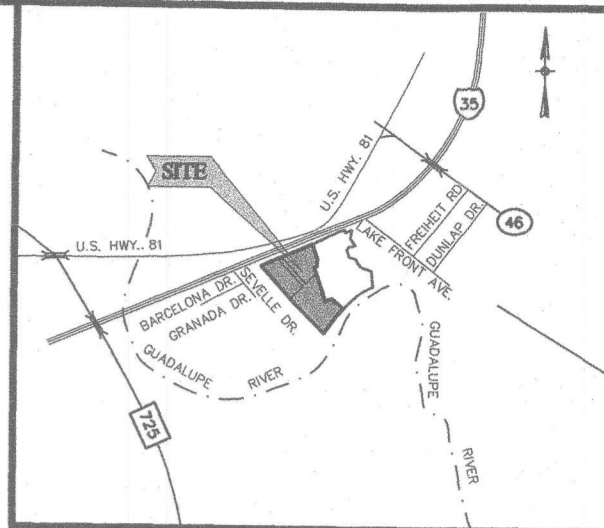


#202206048330



FINAL PLAT ESTABLISHING RIVER VILLAGE CENTER SUBDIVISION, LOTS 1R-1, 1R-2 AND 1R-3, BEING A REPLAT OF LOT 1 OF THE RIVER VILLAGE CENTER SUBDIVISION, AS RECORDED IN DOCUMENT #200906022584, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

NORTH
SCALE: 1" = 100'



LOCATION MAP
NOT TO SCALE

AREA BEING REPLATTED
LOT 1 (7.248 ACRES), RIVER VILLAGE CENTER SUBDIVISION
RECORDED IN DOCUMENT #200906022584, MAP AND PLAT
RECORDS, COMAL COUNTY, TEXAS.

NOTES:

1. THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 1 INTO THREE LOTS TO ALLOW FOR DEVELOPMENT OF THE SITE. THE PLAT ALSO INCLUDES A COMMON ACCESS EASEMENT AND NEW UTILITY AND DRAINAGE EASEMENTS TO ALLOW FOR SEWER RELOCATION AND A STORM DRAINAGE SYSTEM.
2. A PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE AE, 100-YEAR FLOOD LOCATION, AS DEFINED BY FEMA LETTER OF MAP REVISION (LOMR) CASE NO. 11-06-0037P (EFFECTIVE DATE OCTOBER 4, 2011). THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAPS FOR COMAL COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48019C-0455F, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED SEPTEMBER 2, 2009, ACCORDING TO THE ADOPTED FLOOD MAPS OF THE CITY OF NEW BRAUNFELS.
3. THERE ARE EXISTING 5' PUBLIC SIDEWALKS ADJACENT TO IH 35.
4. THIS PROPERTY IS LOCATED WITHIN COMAL COUNTY INDEPENDENT SCHOOL DISTRICT.
5. UTILITY SERVICE WILL BE PROVIDED BY:
NEW BRAUNFELS UTILITIES-ELECTRICITY, WATER, AND SEWER.
CENTER POINT ENERGY-GAS.
AT & T-TELEPHONE.
TIME WARNER-CABLE TV.
6. A. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.
B. DRAINAGE EASEMENTS SHALL REMAIN FREE FROM ALL OBSTRUCTIONS.
7. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
8. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS (AND THE COUNTY) SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
9. THE ELEVATION OF THE LOWEST FLOOD OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORM WATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORM WATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF THE FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE ONE HUNDRED YEAR WATER FLOW ELEVATION. THE STRUCTURE, DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
10. THIS PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
11. THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS 2018 PARKLAND DEDICATION AND DEVELOPMENT ORDINANCE. NON RESIDENTIAL SUBDIVISIONS ARE NOT SUBJECT TO THE PARKLAND DEDICATION AND DEVELOPMENT REQUIREMENTS, HOWEVER, AT SUCH TIME AS ANY DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE THEN CURRENT ORDINANCES FOR EACH DWELLING UNIT.

TYDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPROPER COVER RELATED TO THE DEVELOPMENT, WILL NOT ENDOURAGE BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TYDOT'S, "ACCESS MANAGEMENT MANUAL". LOT 1R-3 OF THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) SHARED RIGHT-IN/OUT ONLY ACCESS POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 109.37 FEET WHICH WILL ALSO PROVIDE ACCESS TO LOTS 1R-1 AND 1R-2. LOTS 1R-1 AND 1R-2 WILL NOT HAVE DIRECT ACCESS TO THE STATE HIGHWAY SYSTEM. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THROUGHFARE PLANS.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TYDOT. PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY, LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TYDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

STATE OF TEXAS §
COUNTY OF BEXAR §

I, THE UNDERSIGNED ALAN D. LINDSKOG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2845

APPROVED THIS 28th DAY OF July, 2021, BY THE PLANNING DIRECTOR OF THE CITY OF NEW BRAUNFELS, TEXAS.

APPROVED FOR ACCEPTANCE

DATE 10-20-22

DATE 10/20/22

DATE 10/19/2022

PLANNING DIRECTOR

CITY ENGINEER

NEW BRAUNFELS UTILITIES

I, Bobbie Koepf, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC #202206048330 OF COMAL COUNTY ON THE 14th DAY OF November, 2022, AT 10:10 AM.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 14th DAY OF November, 2022

COUNTY CLERK, COMAL COUNTY, TEXAS

Tracy Ellis
DEPUTY

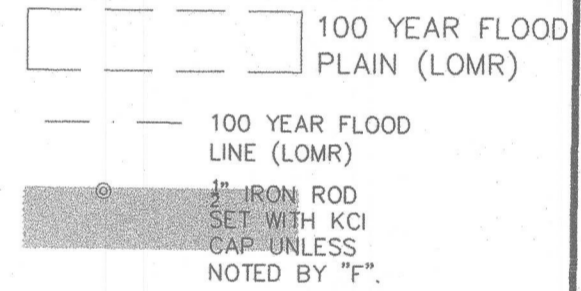
NEW BRAUNFELS UTILITIES NOTES:

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE, OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT. MUST NOT ENDANGER UTILITIES, ITS SUCCESSORS AND ASSIGNS AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
2. UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (U.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
6. NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENTS, SIGNS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENCROACHMENT PROCESS. NBU DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

CURVE TABLE							
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT	
C1	186.26'	5996.76'	186.25'	N64°50'23"E	1°46'47"	93.14'	
C2	18.93'	5996.76'	18.92'	N63°51'35"E	0°10'51"	9.46'	
C3	14.26'	19.50'	13.94'	N42°12'32"W	41°53'43"	7.46'	
C4	36.27'	116.50'	36.13'	S54°24'59"E	17°50'25"	18.28'	
C5	135.74'	75.00'	117.96'	N82°39'22"E	41°53'43"	95.47'	
C6	77.63'	117.40'	76.22'	S49°45'06"W	37°53'12"	40.29'	
C7	174.57'	116.50'	158.69'	N73°44'10"E	85°51'19"	108.36'	
C8	50.19'	75.90'	49.29'	S49°45'06"W	37°53'12"	26.05'	

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.82'	S79°53'00"E
L2	36.56'	S45°29'46"E
L3	10.00'	N44°30'14"E
L4	22.33'	N18°50'11"W
L5	45.81'	N00°14'03"W
L6	4.10'	S30°48'30"W
L7	31.12'	S67°51'00"W
L8	69.68'	S04°00'52"W
L9	69.75'	N68°41'02"E
L10	11.40'	S44°06'00"W
L11	108.80'	S38°56'00"W
L12	4.10'	N30°48'30"E
DE1	64.19	N45°26'02"E
DE2	73.23	N47°17'24"E
DE3	82.20	N40°56'35"E
DE4	101.01'	N37°42'07"E
EL1	23.46'	S46°37'58"E
EL2	13.93'	N43°36'02"E
EL3	18.01'	N64°22'10"E
EL4	190.80'	S22°19'00"E
EL5	38.49'	S67°51'53"W
EL6	15.00'	S22°08'07"E
EL7	97.92'	N49°35'00"E
EL8	213.57'	N45°56'00"E
EL9	62.62'	N46°23'19"E
EL10	122.19'	N50°48'29"E
EL11	26.17'	N54°09'23"E
EL12	27.62'	N54°55'22"E

ABBREVIATIONS	
VOL	VOLUME
PG	PAGE
CATV	CABLE TV
TYP	TYPICAL
ROW	RIGHT OF WAY
TELE	TELEPHONE
SS	SANITARY
PR	PLAT RECORDS, COMAL COUNTY
ELEC	CITY PUBLIC SERVICE ELECTRIC
GAS	CITY PUBLIC SERVICE GAS
BSL	BUILDING SETBACK LINE - FRONT
SBSL	BUILDING SETBACK LINE - SIDE
OPR	OFFICIAL PROPERTY RECORDS, COMAL COUNTY
DPR	DEED AND PROPERTY RECORDS, COMAL COUNTY
NBU	NEW BRAUNFELS UTILITIES
F	1/2" FOUND IRON PIN
S	1/2" SET IRON PIN
VNAE	VEHICULAR NON-ACCESS EASEMENT
DE	DRAINAGE EASEMENT TIE
SE	SEWER EASEMENT TIE



NOTE: COORDINATES ON THIS PLAT ARE BASED ON TEXAS SOUTH CENTRAL GRID COORDINATES. SCALE FACTOR IS 1.00014. BEARING BASIN IS WEST LINE OF LOT 3 AS SHOWN ON RIVER VILLAGE CENTER SUBDIVISION. TO OBTAIN GRID BEARINGS ROTATE BEARINGS CLOCKWISE BY 0°54' 21"

OWNER'S AND AGENT'S ACKNOWLEDGEMENT:

STATE OF TEXAS
COUNTY OF Dallas

I (WE) THE UNDERSIGNED OWNER(S) AND AGENT(S) OF OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE RIVER VILLAGE CENTER SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

CLEARVIEW NEW BRAUNFELS LP (OWNER LOT 1R-1 AND 1R-2)
AGENT FOR OGC RIVER VILLAGE HOTEL 1 LP (OWNER OF LOT 1R-3)
BY: MICHAEL STARCHER
2121 NORTH AKARD ST., SUITE 100, DALLAS, TEXAS 75201

STATE OF TEXAS
COUNTY OF Dallas

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13th DAY OF October, 2022 BY Melissa M. Glanton

Melissa M. Glanton
NOTARY PUBLIC
ID# 130810149
State of Texas
Comm. Exp. 09-06-2024

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

CEC

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 L.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P 210.641.6440
F 210.641.6440
REGISTRATION #F-2214
SURVEY LICENSE #T0041000
Email: cec@cecotexas.com

SHEET 1 OF 1

	Allowed by <u>C-3 Commercial District</u>				Proposed Alternate Sign Plan
Sign Type	Freestanding Monument Sign	Low-Profile Pole Sign	Electronic Message Monument Sign	Electronic Message Monument Sign	Proposed Freestanding Multitenant Pole Sign
Maximum Area per Sign Face	48 sq. ft.	20 sq. ft.	48 sq. ft.	20 sq. ft.	~ 857 sq. ft.
Maximum Height	10 ft.	10 ft.	10 ft.	10 ft.	60 ft.
Minimum Setback	5 ft.	5 ft.	15 ft.	15 ft.	~34 ft. from external property Line ~5ft. from internal property line
Maximum Signs per Lot	1 per 300 ft. of frontage	1 per 300 ft. of frontage	1 in lieu of any other signage	1 in lieu of any other signage	1

	Allowed by <u>IH 35 Frontage</u>			Proposed Alternate Sign Plan
Sign Type	Pole Sign	Electronic Message Monument Sign	Electronic Message High Profile Monument Sign	Proposed Freestanding Multitenant Pole Sign
Maximum Area per Sign Face	400 sq. ft.	100 sq. ft.	100 sq. ft.	~ 857 sq. ft.
Maximum Height	40 ft.	40 ft.	40 ft.	60 ft.
Minimum Setback	5 ft.	15 ft.	15 ft.	~34 ft. from external property Line ~5ft. from internal property line
Maximum Signs per Lot	1 per 400 ft. of frontage	1 in lieu of any other signage	1 in lieu of any other signage	1

Alternate Sign Plan - CS24-0118 - Sign Allowance Comparison Table