



City of La Vernia
ZONING BOARD OF ADJUSTMENT
102 E. Chihuahua St., La Vernia, Texas 78121
March 09, 2023
6:00 PM

AGENDA

1. **Call to Order**
2. **Invocation, Pledge of Allegiance and Texas Pledge**
3. **Consent Agenda**
(All consent agenda items are considered routine by Planning & Zoning and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately.)
 - A. Minutes from 10-20-22 Regular Meeting
4. **Public Hearing**
 - A. Hold a Public Hearing at the request of the current owner of 15010 us why 87 W, La Vernia, Texas 78121, Bonnie Chessher, and potential partners NP Homes, requesting a variance from Code of Ordinances, Chapter 38, Sec. 38-208. - Dimensional and development standards, and; Sec. 38-402. - Off-street parking and loading requirements. for the following:
 - Increase the current code height allotment which maxes out at 30 feet, to 45 feet and; reduce the requirement for 1.5 parking spaces per bedroom to 1.5 spaces required per unit
 - a1. Open Public Hearing
 - a2. Applicant Presentation
 - a3. Staff Presentation
 - a4. Questions and comments by Board Members
 - a5. Close Public Hearing
 - a6. Motion
 - B. Discuss and consider action on a variance request from The Texan, 14114 US Hwy 87 W , requesting a variance from Code of Ordinances, Chapter 26, Section 26-110 – Permitting Regulations for the following: larger building side sign and larger monument sign than the code allows for (currently 48 and 100 square foot allowed respectively)
 - b1. Open Public Hearing
 - b2. Applicant Presentation
 - b3. Staff Presentation
 - b4. Questions and comments by Board Members
 - b5. Close Public Hearing
 - b6. Motion
5. **Items Specific to Future Line Items on the Agenda**

6. Adjourn

DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments, may be ruled out of order by the Presiding Officer. Continuation of this behavior could result in a request by the Presiding Officer that the individual leaves the meeting, and if refused, an order of removal.

The City Council for the City of La Vernia reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (Economic Development), and any other provisions under Texas law that permits a governmental body to discuss a matter in closed executive session.

The City of La Vernia Council meetings is available to all persons regardless of disability. The facility is wheelchair-accessible parking spaces are available. Request for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email Lboyd@lavernia-tx.gov.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above-named La Vernia Zoning Board of Adjustment is a true and correct copy of said Notice and that I posted a true and accurate copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on March 3, **2023, at 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of the said meeting.

Lindsey Wheeler, City Secretary



**REGULAR MEETING FOR THE
LA VERNIA ZONING BOARD OF ADJUSTMENT**

102 E. Chihuahua St.
Council Chambers
La Vernia, Texas 78121

Minutes

Thursday, October 20th, 2022 at 6:15 P.M.

1. Call to Order and Declare a Quorum.

Mayor Poore called the meeting to order at 6:15 PM and declared a quorum. Members absent- Councilwoman Hutchinson.

2. Invocation and Pledge of Allegiance

Mayor Poore led the invocation and all members recited the Pledge of Allegiance and the Texas Pledge. Pastor Bobby Nixon led the prayer.

At this time, Councilwoman Hutchinson arrived.

3. Hold a Public Hearing on a variance request from 102 San Antonio Rd (The Shed,) Katie and Chase Vincent, requesting a variance from Code of Ordinances, Chapter 26, Section 26- 110-111. for the following:

Sec. 26-110. - Permitting regulations. And **Sec. 26-111. - Prohibited sign types. – Request to** Increase the current code allotment of *A maximum of two poster-size enclosure signs may be permitted on a single commercial building to 16* and waive the current code requirement that *Signs displayed for a fee or other form of consideration are not permitted*

- a. Open Public Hearing

The public hearing opened at 6:17 pm

- b. Applicant Presentation

A representative from The Shed presented, stating that the requested signs would remain on the fence alone, all proceeds derived from the signs will be used for charitable donations, and the signs would only be visible while placing your order at the Shed

- c. Staff Presentation

No staff presentation

- d. Comments by Proponents and Opponents

Pastor Bobby Nixon shared that he was in favor of The Shed’s initiative

e. Applicant Rebuttal

No applicant rebuttal

F. close public hearing

The public Hearing was closed at 6:21 pm

- 4. **Discuss and consider action on a variance request from 102 San Antonio Rd (The Shed,) Katie and Chase Vincent, requesting a variance from Code of Ordinances, Chapter 26, Section 26- 110-111.**
- 5. Councilwoman Recker makes a motion to approve a **variance request from 102 San Antonio Rd (The Shed,) Katie and Chase Vincent, requesting a variance from Code of Ordinances, Chapter 26, Section 26- 110-111**, seconded by Councilman Oates. Motion passes: 5-0.
- 6. **Adjournment.**
Councilman Oates makes a motion to adjourn the meeting, seconded by Councilwoman Hutchinson. The meeting was adjourned at 6:22 PM and all members were in favor.

Martin Poore, Mayor

ATTEST:

Lindsey Wheeler, City Secretary

Date Received _____

Payment _____

PETITION FOR VARIANCE
La Vernia Zoning Board of Adjustment

Date 2/10/2023

I (we) the undersigned, having an interest in property located at _____
15010 US Hwy 87 W, La Vernia, TX 78121 Zoning C-1*

*PENDING
ZONE
CHANGE
REQUEST

Subdivision _____ Lot _____ Block _____ Prop ID No. 35213

Property Owner Name Bonnie Chessher

Phone _____ Cell _____

Mailing Address 21911 Ranier Ln, San Antonio, TX 78260-3525 State TX Zip 78140

respectfully request that I (we) be granted the following variance(s) to the regulations established by the Zoning Ordinance of the City of La Vernia, Texas (Mark "X" where applicable):

- () Permit a change of occupancy from one non-conforming use to another non-conforming use permitted in the same or higher (more restricted) zoning classification as the original non-conforming use. NOTE: Prior to application or relief by the Board, there shall be in force a valid "Certificate of Occupancy and Compliance."
- () Permit the reconstruction, extension, or enlargement of a building occupied by a non-conforming use on the lot or tract occupied by such building, subject to such building modification not preventing the return of the subject property to a conforming use. Refer to above "NOTE".
- Permit the modification of the height, () yard, () area, () coverage and/or parking regulations as are necessary to secure appropriate development of the subject parcel.

The variance requested being more particularly the Board's consideration for relief from

Ordinance No. 071212-02, Article Chpt 38 Art. II, Section 208, 402(e)(1); to permit a maximum height of 45 feet (compared to the 30 feet currently allowed for C-1 zoning);

1.5 parking spaces per unit (opposed to 1.5 spaces per bedroom currently allowed for C-1 zoning)

The petitioner will provide a building plan, sketch, plat and/or survey for the purpose of clearly and accurately depicting the type and extent of relief being sought.

Explain how the hardship is not contrary to the public interest and due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and that the spirit of the ordinance is observed and substantial justice is done: _____

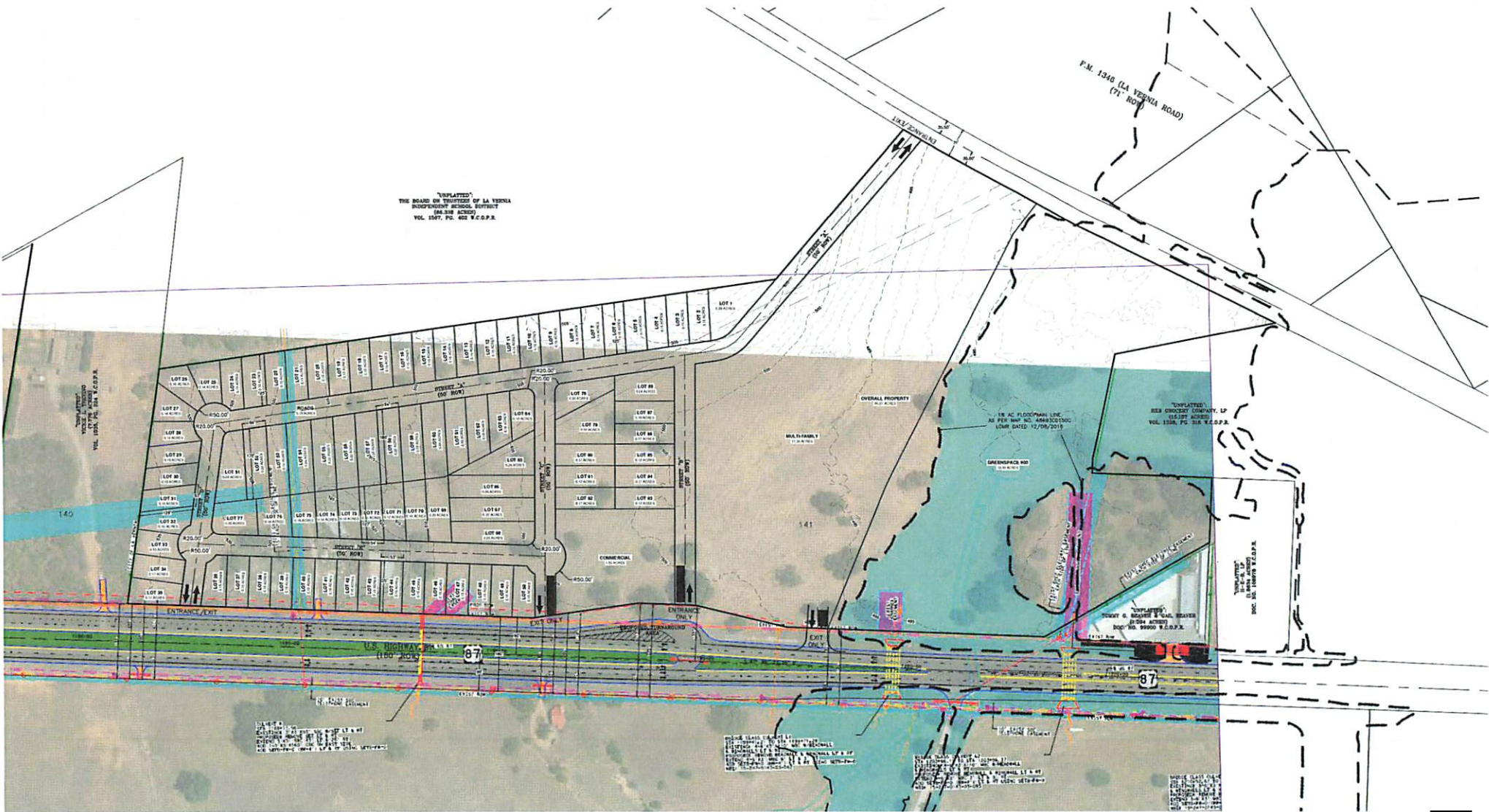
To provide an economically viable multi-family development, the height must allow for a three story structure and parking minimums at 1.5 spaces per unit

Nader Karimi
Nader Karimi, President
Signature of Petitioner

NP Homes LLC
Authorized Agent
Property Owner(s) of Record or Authorized Agent

- TOTAL LOTS: 46.27 OVERALL ACRES**
- 88 RESIDENTIAL LOTS, ~15.31 ACRES
 - 1 COMMERCIAL LOTS, ~1.55 ACRES
 - 1 GREENSPACE AREA, ~12.93 ACRES
 - 1 MULTI-FAMILY LOT, ~11.38 ACRES

- **TOTAL ROADS: 5.10 ACRES, 4,406.88 LF, 5 STREETS**
- STREET "A" - ~1,934.64 LF
- STREET "B" - ~605.23 LF
- STREET "C" - ~583.01 LF
- STREET "D" - ~445.24 LF
- STREET "E" - ~838.76 LF



SURVEY PLAT

FRANCISCO HERRERA SURVEY NO. 6
A-15

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	318.18'	5764.70	003°09'45"	S61° 04' 09"E	318.14'

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	318.08'	5764.70	003°09'41"	S59° 35' 07"E	318.03'

LINE #	BEARING	DISTANCE
L1	S60° 36' 25"E	153.61'
L2	S12° 12' 41"W	259.13'
L3	S02° 26' 10"W	35.24'
L4	S87° 48' 22"E	292.56'
L5	S02° 20' 10"W	156.74'

LINE #	BEARING	DISTANCE
L1	S59° 09' 17"E	153.62'

(86.338 ACRES)
1567/402 W.C.O.P.R.

(N 83°15'10" E 1504.77')
N 81°48'24" E 1504.70'

46.66 ACRES
RESIDUAL OF:
(52.404 ACRES)
985/738 W.C.O.P.R.

GUADALUPE VALLEY ELECTRIC COOPERATIVE
(15' RIGHT OF WAY EASEMENT)
2014/290 W.C.O.P.R.

GUADALUPE VALLEY ELECTRIC COOPERATIVE
(30' RIGHT OF WAY EASEMENT)
2014/290 W.C.O.P.R.

(15.107)
1528/316 W.C.O.P.R.

(1.094 ACRES)
DOC# 99900 W.C.O.P.R.

(1.8634 ACRES)
DOC# 108978 W.C.O.P.R.

N 87°50'21" W 2217.72'
(N 86°23'00" W 2218.74')
U.S. HIGHWAY NO. 87



- LEGEND:
- BOUNDARY LINE
 - ADJOINER LINE
 - SURVEY LINE
 - FENCE
 - BURIED PIPELINE
 - OVERHEAD ELECTRIC LINE
 - TRANSMISSION LINE
 - WATER LINE
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - B.L. - BUILDING SETBACK LINE
 - U.D.E. - UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT
 - (BRG.-DIST.) RECORD CALL
 - xxx/xxx VOLUME/PAGE
 - W.C.P.R. - WILSON COUNTY PLAT RECORDS
 - W.C.D.R. - WILSON COUNTY DEED RECORDS
 - W.C.O.P.R. - WILSON COUNTY OFFICIAL PUBLIC RECORDS
 - W.C.R.P.R. - WILSON COUNTY REAL PROPERTY RECORDS
 - POINT
 - AS MARKED
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - △ 1200 NAIL FOUND
 - ☆ IRON PIPE FOUND
 - ⊙ NAIL SET
 - ⊕ 3/8" IRON ROD FOUND
 - ⊗ PIPE FENCE CORNER POST FOUND
 - ⊙ WOOD FENCE CORNER POST FOUND
 - AS MARKED
 - ⊕ A/C
 - ⊕ UTILITY POLE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ SEPTIC
 - ⊕ GAS METER
 - ⊕ WATER WELL
 - ⊕ TRANSMISSION POLE
 - ⊕ FIRE HYDRANT
- FILE: 2022\BOUNDARY\WILSON\22-1168 15010 Hwy 87

BEGINNING

INTREPID
SURVEYING & ENGINEERING
P.O. Box 519-1004 C STREET
FLORENCE, TX 78114
O. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10193936 • TPPE #16550

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS VISIBLE ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

NOTE:
1. AS PER INFORMATION PROVIDED IN GF# SCT-48-4300112206880-DB THIS PROPERTY IS SUBJECT TO:
RESTRICTIVE COVENANTS: N/A
EASEMENTS: 2017/290 W.C.O.P.R.



- NOTE:
- BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
 - UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
 - IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID"
 - A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

REFERENCE: BONNIE FERN GHESSER	
ADDRESS: 15010 U.S. HIGHWAY NO. 87	
LEGAL DESCRIPTION: BEING 46.66 ACRES OF LAND OUT OF THE FRANCISCO HERRERA SURVEY NO. 6, ABSTRACT NO. 15 WITHIN WILSON COUNTY, TEXAS.	
JOB NO. 22-1168	REV. 1
DRAWN BY: ALC	FIELD BOOK: 106/70

Authentisign ID: D368168B-65A9-ED11-9174-0050F2765A81



LEGAL DESCRIPTION: Being 46.66 acres of land out of the Francisco Herrera Survey No. 6, Abstract No. 15, Wilson County, Texas and also being the residual of that certain 52.404 acre tract described in Volume 985, Page 738 of the Official Public Records of Wilson County, Texas; Said 46.66 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in November, 2022:

BEGINNING at a 1/2 inch iron rod found in the north line of U.S. Highway No. 87 for the southeast corner of that certain 7.776 acre tract described in Volume 1035, Page 224 of said Official Public Records and the southwest corner hereof;

THENCE North 07°51'02" East a distance of 573.13 feet along the east line of said 7.776 acre tract to a 1/2 inch iron rod found for the southwest corner of that certain 86.338 acre tract described in Volume 1567, Page 402 of said Official Public Records and the northwest corner hereof;

THENCE along the common lines of said 86.338 acre tract, the following 2 courses:

1. North 81°48'24" East a distance of 1504.70 feet to a 1/2 inch iron rod found for an interior corner hereof;
2. North 40°19'07" East a distance of 475.57 feet to a 1/2 inch iron rod found in the southwest line of Farm to Market Highway No. 1346 for the north corner hereof;

THENCE along the common lines of Farm to Market Highway No. 1346, the following 3 courses:

1. Following a curve turning to left through an angle of 003°09'41", having a radius of 5764.70 feet, an arc length 318.18 feet and whose long chord bears South 61°04'09" East a distance of 318.14 feet to a 1/2 inch iron rod found for a northeast corner hereof;
2. South 60°36'25" East a distance of 153.61 feet to a 1/2 inch iron rod found for a northeast corner hereof;
3. South 64°06'41" East a distance of 548.12 feet to a 1/2 inch iron rod found for the north corner of that certain 15.107 acre tract described in Volume 1528, Page 316 of said Official Public Records and an east corner hereof;

THENCE along the common lines of said 15.107 acre tract, the following 4 courses:

1. South 79°05'03" West a distance of 400.02 feet to a 1/2 inch iron rod found for an interior corner hereof;
2. South 12°12'41" West a distance of 259.13 feet to a 1/2 inch iron rod found for a corner hereof;
3. South 02°26'10" West a distance of 35.24 feet to a 1/2 inch iron rod found for an interior corner hereof;
4. South 87°48'22" East a distance of 292.56 feet to a 1/2 inch iron rod found for the northwest corner of that certain 1.8634 acre tract described in Document No. 108978 of said Official Public Records and a northeast corner hereof;

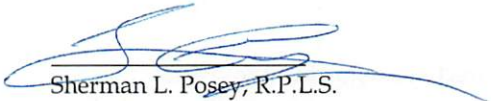
THENCE South 02°20'10" West a distance of 156.74 feet along the west line of said 1.8634 acre tract to a 1/2 inch iron rod found for the north corner of that certain 1.094 acre tract described in Document No. 99900 of said Official Public Records and a southeast corner hereof;

THENCE South 60°25'49" West a distance of 461.56 feet along the northwest line of said 1.094 acre tract to a 1/2 inch iron rod found in the north line of U.S. Highway No. 87 for the southwest corner of said 1.094 acre tract and the southeast corner hereof;

THENCE North 87°50'21" West a distance of 2217.72 feet along the north line of U.S. Highway No. 87 to the **POINT OF BEGINNING** containing 46.66 acres more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are NAD 83, South Central Zone and are derived from GPS techniques. Iron Rods set are a 1/2 inch rod with plastic caps marked "INTREPID".

Surveyed by;


Sherman L. Posey, R.P.L.S.
Job# 22-1168.

November 10, 2022

AFFIDAVIT OF BONNIE CHESSHER

THE STATE OF TEXAS §
 §
WILSON COUNTY §

BEFORE ME, the undersigned authority, on this day personally appeared Bonnie Chessher who, being duly sworn by me, deposed and stated under oath as follows:

- 1. My name is Bonnier Chessher. I am over 18 years of age and fully competent to make this Affidavit. The facts stated herein are based on my personal knowledge and are true and correct.

- 2. I am the sole owner of the property identified in the records of the Wilson County Appraisal District as:

Address: 15010 US HWY 87 W, LA VERNIA, TX 78121
Property ID: 35213
Geographic ID 3000-00000-10102
Legal Description: CITY OF LA VERNIA, LOT 101B, ACRES 46.6996

- 3. I hereby authorize NP Homes LLC, a Texas Limited Liability Company, or its agents to submit a Zoning Change Application to the City of La Vernia, Texas, to change the zoning designation of the above referenced property from C-2 "General Commercial District" to C-1 "Retail District", and to take all further action as may be required by the City of La Vernia to obtain final approval for the zone change.

- 4. I hereby authorize NP Homes LLC, a Texas Limited Liability Company, or its agents to submit a Petition for Variance to the Zoning Board of Adjustment for the City of La Vernia, Texas, to obtain variances for the following regulations in the Code of Ordinances City of La Vernia, Texas, codified through Ordinance No. 071212-02 effective 08/29/2022 (Supplement 5):

Sec. 38-208 – Dimensional and development standards
C-1 Retail District
Variance from Maximum Height of 30 ft to 45 ft

Sec. 38-402 (e)(1) – Off-street parking and loading requirements
Multifamily, duplex, two-family, condominium, or other similar use
Variance from 1.5 spaces per bedroom to 1.5 spaces per unit

- 5. Any zoning changes and variance requests shall be subject to final closing of the

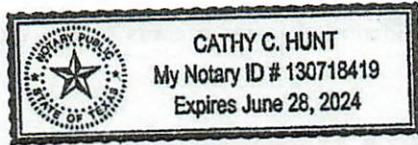
transaction conveying the property to NP Homes LLC, or assigns.

Further, the Affiant sayeth naught.

Bonnie Chessher
Bonnie Chessher

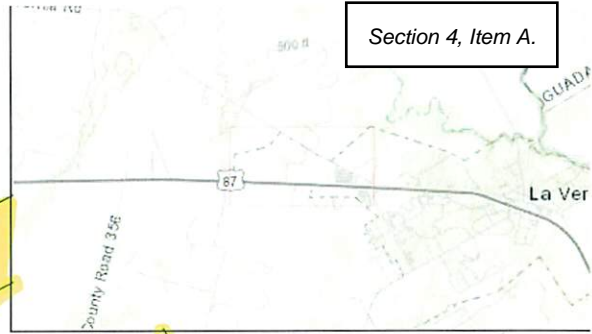
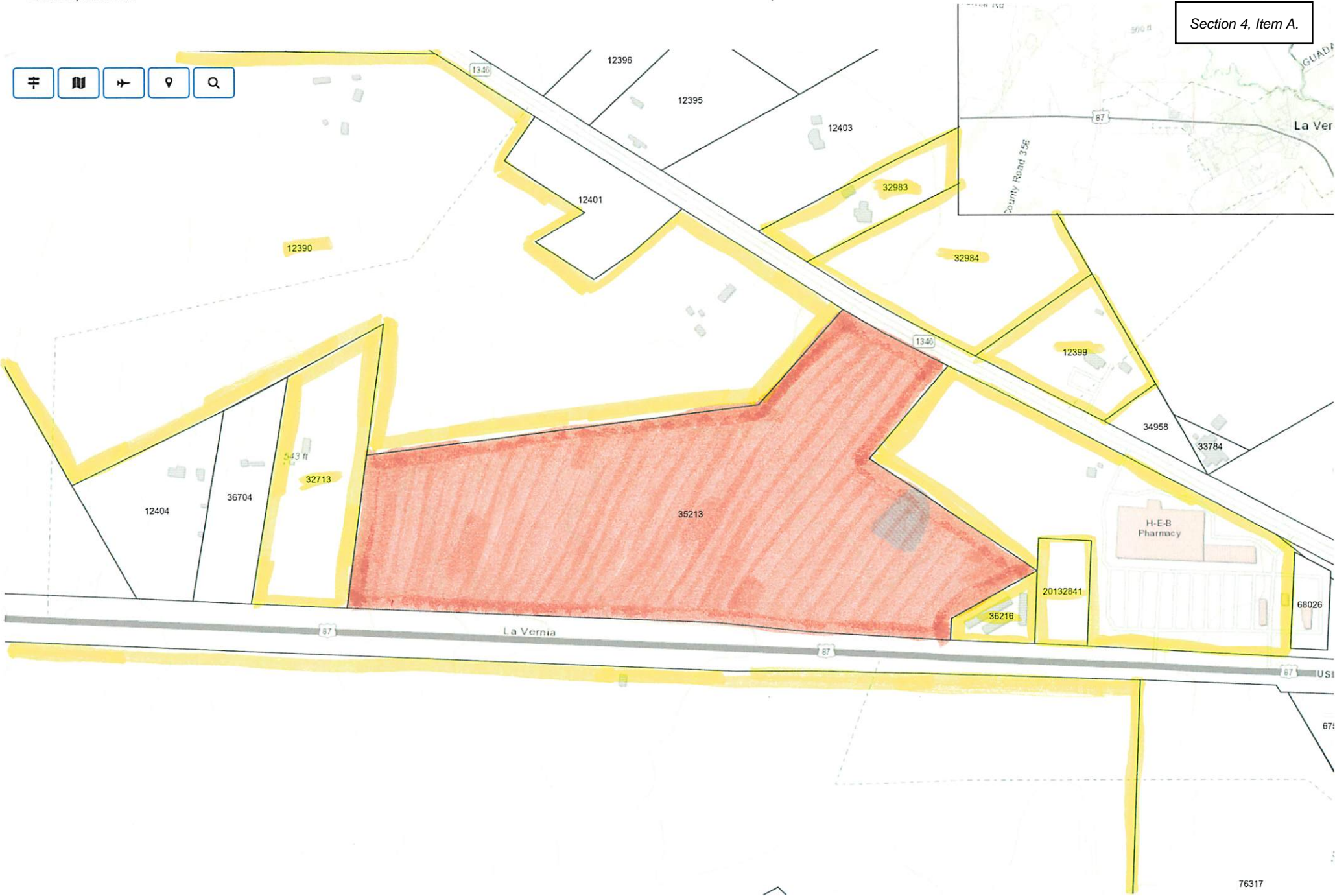
SUBSCRIBED AND SWORN TO BEFORE ME on this 6 day of Feb., 2023 by Bonnie Chessher.


[seal]



Cathy C. Hunt
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Section 4, Item A.



 Property in question

 Property in Joint Agreement 12
1/1



Sign Variance Application

Sign & Billboard Ordinance No. 091406-01

City of La Vernia

Date Received: _____

Permit/Receipt No.: _____

Fee Paid: \$250.00

*Paid
LW*

Subdivision Name & Project Name : Texan 12

Survey Name: _____ Abstract #: _____

of Lots: _____ # of Total Acres (rounded to the nearest tenth): _____

Type of Sign: Building Signs & Monument Sign

*The applicant is encouraged to schedule a meeting with the City Secretary/Code Enforcement staff to discuss the variance request prior to submitting an application for a sign variance.

Applicant Name: Robert Mark Pullin

Company: Compadres Design Inc.

Address: 4002 N Main St, Ste 400

City, State, Zip: Victoria, TX 77901

Phone #: 361 570 7446 Alternate #: 361 550 5270

Email Address: Mark@Compadresdesign.com

Please Check if information is same as above

Current Property Owner: Brian Dlugosch

Address: 507 E Main St.

City, State, Zip: Yorktown, TX 78164

Phone #: 361-564-9504 Alternate #: _____

Email Address: brian.dlugosch@thetexanstores.com

Owners Signature: _____

I (we) the undersigned, having an interest in the installation of a sign that is non-conforming to the regulations established in La Vernia City Ordinance No. 091406-01 Signs and Billboards, request a variance for the following:

Larger Building Signs
Larger Monument Signs

Items Required at Time of Submittal: _____



Sign Variance Application

Sign & Billboard Ordinance No. 091406-01

City of La Vernia

Date Received: _____

Permit/Receipt No.: _____

Fee Paid: _____

(seven copies provided ten days prior to the city council meeting)

- A site plan indicating the position, height and size of the proposed sign and other existing advertising structures on the property in relation to nearby buildings or structures, north arrow and scale of drawing, property lines, curb lines, adjacent streets, alleys, curb cuts and setback clearance zone;
- Specifications for the construction and display of the sign;
- Copy of stress diagrams or plans, when needed, containing information as to safety and structural integrity of the sign. *NOTE: The City of La Vernia assumes no liability for safety and structural integrity;*
- Copy of permit approved by the Texas Department of Transportation, Texas Transportation Commission, Wilson County, Texas or successor agencies, if state law requires a state permit;

All attachments included with application are to be 8 1/2" by 11" in size.

Robert Mark Pullin
Signature of Petitioner

Robert Mark Pullin
Printed Name of Petitioner

Robert Mark Pullin
Property Owner(s) of Record or Authorized Agent

Robert Mark Pullin
Printed Name of Property Owner(s) of Record or Authorized Agent

Please check one:

- I will represent this variance request at the Council Meeting
- I will not be able to represent this variance at the Council Meeting. My authorized representative who will represent this variance before the La Vernia City Council is:

Note to Applicant:

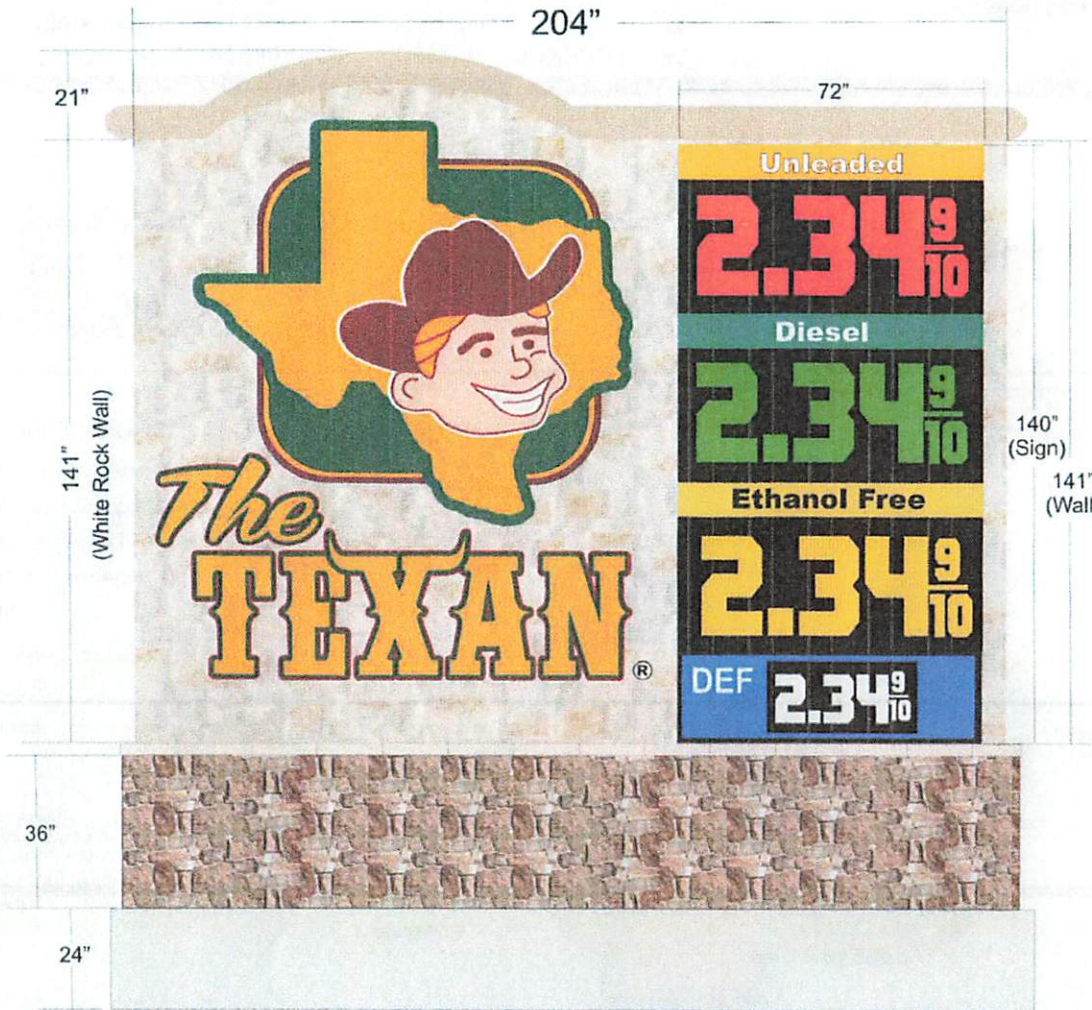
MP (initials) A notice of meeting will be sent only to the applicant, or to the authorized representative, if one is designated. The decision of the City Council shall be final on all sign cases.

SIGN PACKAGE PROPOSAL

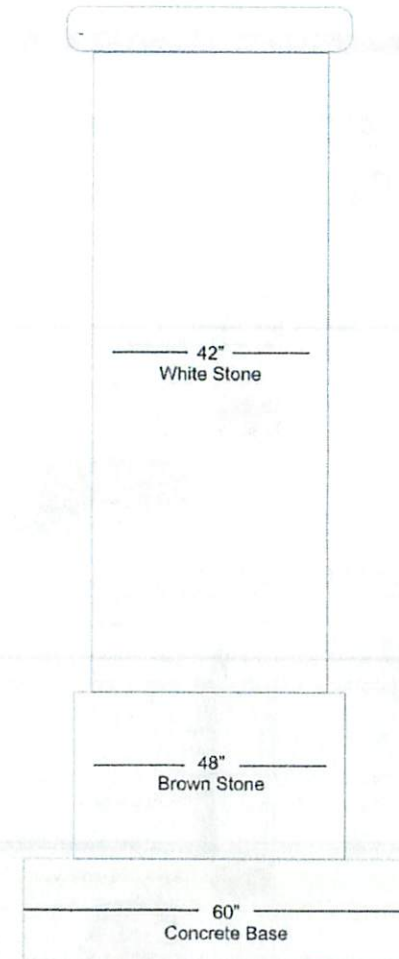
La Vernia, TX

SIGN TYPE: QTY. 1, D/F MONUMENT SIGN STRUCTURE

THE TEXAN - LA VERNIA



End View



CLIENT: The Texan_La Vernia
 SALES REP: Mark Pullin
 ADDRESS:

CONCEPT: 11/10/2022 CRS REVISION 3
 REVISION 1 REVISION 4
 REVISION 2 REVISION 5

APPROVAL SIGNATURE

DATE



Compadres
 SIGNS & DESIGNS

CLAUSE: BY APPROVING THIS ARTWORK YOU ARE APPROVING ALL COLORS, SIZES AND SPELLING OF PROPOSED. IF ERRORS ARE FOUND AFTER APPROVAL IS RECEIVED AND PRODUCTION HAS STARTED, YOU THE CUSTOMER ARE RESPONSIBLE FOR ALL ADDITIONAL FEES

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 630 OF THE NATIONAL ELECTRICAL CODES AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SIGN PACKAGE PROPOSAL

La Vernia, TX

SIGN TYPE A - 3 SETS - FRONT LIT CHANNEL LETTERS/FORMED/EMBOSSD LOGO

THE TEXAN - LA VERNIA

SCOPE OF WORK:

- MANUFACTURE & INSTALL CHANNEL LETTERS
- **OVERALL HEIGHT:** 9' - 10 1/2"
- **OVERALL WIDTH:** 9' - 3 1/2"
- **TOTAL SQ. FT.:** 91.75 ft²

CALL OUTS

- EMBOSSD FACE**
- ILLUMINATED CAN**
- FRONT LIT CHANNEL LETTERS**

COLOR SCHEDULE

- A** 3M 3630-25 SUNFLOWER
- B** 3M 3630-156 VIVID GREEN - CHANNEL LETTERS
- C** 3M 3630-109 LIGHT RUST BROWN
- D** AKZO NOBEL PAINT - PMS 476C RETURNS
- E** BROWN JEWELIT TRIM CAPS



3D VIEW

2" RETAINERS

FORMED/EMBOSSD FACE

- D
- A
- B
- C
- E

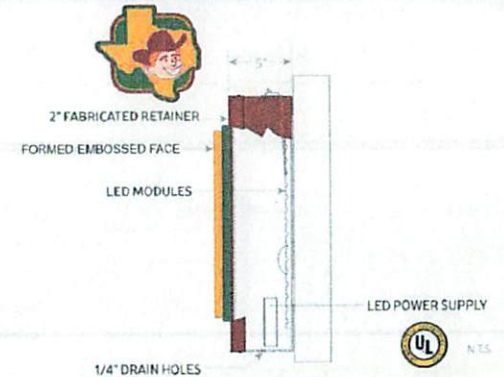
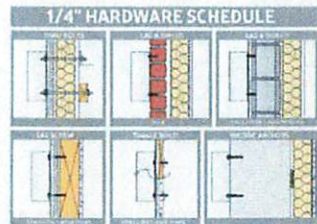
24"



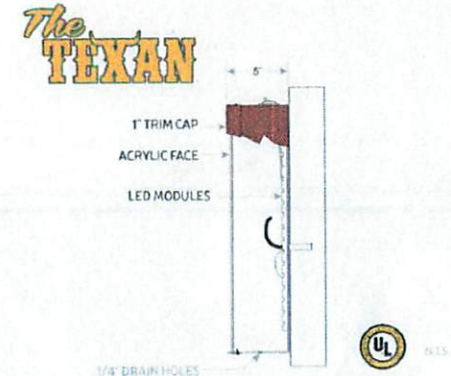
92"

31 1/2"

8"



*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.



*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.

CLIENT: The Texan_La Vernia
SALES REP: Mark Pullin
ADDRESS:

CONCEPT: 11/10/2022 CRS
REVISION 1
REVISION 2

REVISION 3
REVISION 4
REVISION 5

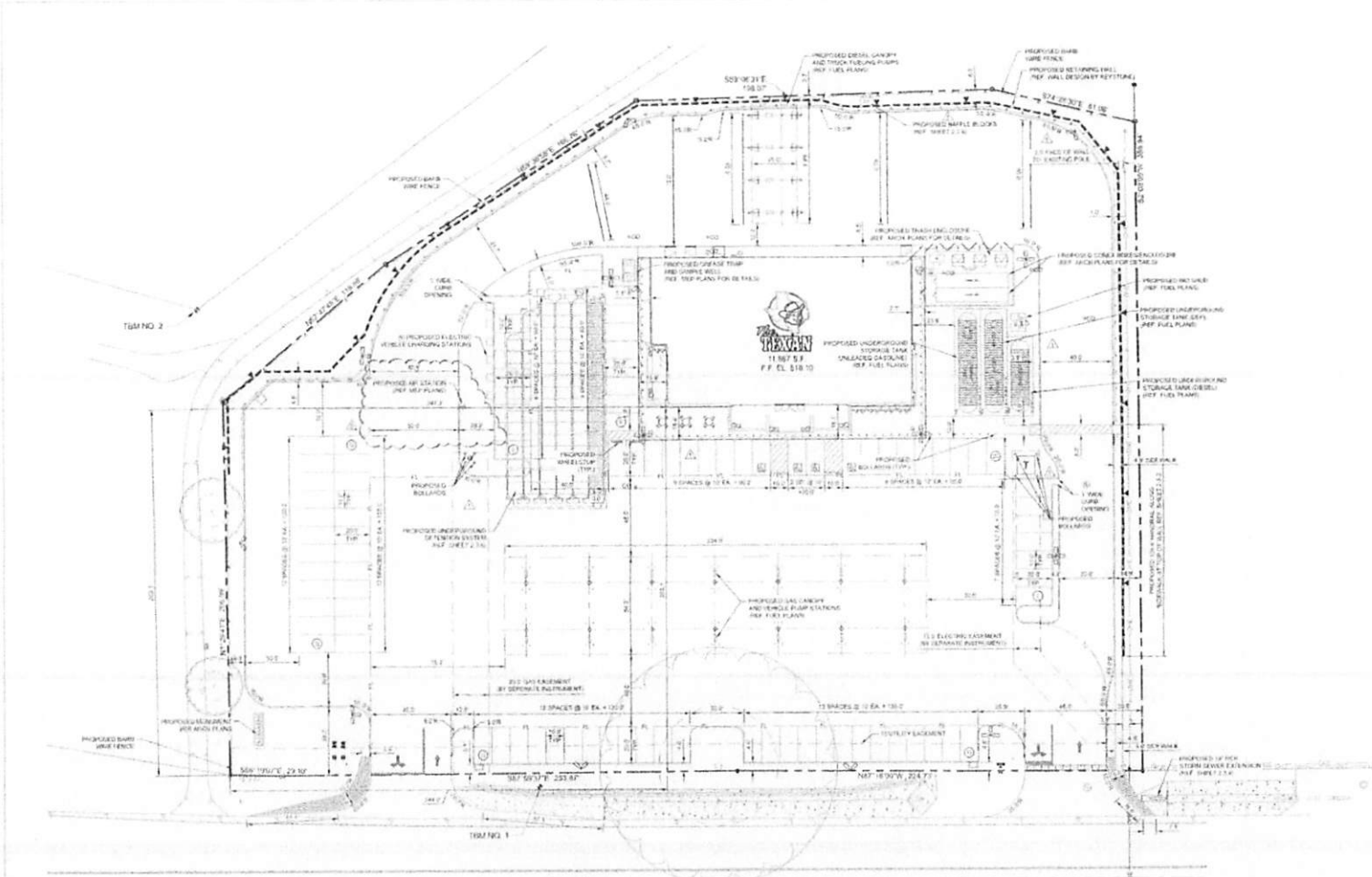
APPROVAL SIGNATURE

DATE



CLAIM: BY APPROVING THIS ARTWORK YOU ARE APPROVING ALL COLORS, SIZES AND SPELLING OF PROPOSED. IF ERRORS ARE FOUND AFTER APPROVAL IS RECEIVED AND PRODUCTION HAS STARTED, YOU THE CUSTOMER ARE RESPONSIBLE FOR ALL ADDITIONAL FEES.

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.



U.S. HIGHWAY NO. 87 WEST
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



LEGEND	
---	PROPERTY CORNER
---	PROPERTY BOUNDARY
---	PROPOSED FIRE LANE
---	PROPOSED CURB TOLERANCE (RENDERING NOT TO SCALE)
---	PROPOSED ACCESSIBLE PARKING SPACE
---	PROPOSED BARRIERS FREE RAMP
---	PROPOSED LIGHT POLE
---	PROPOSED WATER METER
---	PROPOSED BACK FLUSH TOILET
---	PROPOSED EJECTOR PUMP
---	PROPOSED LAUNDRY CLEANING
---	PROPOSED CURB RAMP
---	PROPOSED ADA SEATED SHOWER
---	PROPOSED REBAR WALL (STRONG ARM WITH FACE OF WALL)
---	PROPOSED GUARDRAIL
---	EXISTING GATEWAY SIGN MARKER

- NOTES**
- ALL DIMENSIONS ARE TO FACE OF EXISTING OR PROPOSED CURB.
 - REFER TO ARCHITECTURAL CONSTRUCTION DRAWINGS FOR EXACT ROOM DIMENSIONS. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DIMENSIONS AND MATERIALS OF LANDSCAPE.
 - ALL CURB RAMP ARE 1:12 UNLESS OTHERWISE NOTED.
 - BUILDING MEDICAL EQUIPMENT AND SIGNS ARE SHOWN HEREIN FOR REFERENCE ONLY. REFER TO LOCAL TYPICAL PLANS OF THESE ITEMS FOR A COMPLETE AND DETAILED DESCRIPTION.
 - ALL CONSTRUCTION SPECIFICATIONS WITHIN CITY RIGHT-OF-WAY ARE EASEMENTS. THESE EASEMENTS ARE SUBJECT TO LA VERNA STANDARD SPECIFICATIONS TO THE NEW NON-STANDARD MATERIALS REQUIRED.

SITE DATA TABLE	
LEGAL DESCRIPTION	LOT 1, BLOCK 1 OF THE TEAN ADDITION LOCATED IN THE CITY OF LA VERNA, WILSON COUNTY, TEXAS
ZONING	COMMERCIAL
ADDRESS	TBD
SITE ACREAGE	3.84 AC (171,814 SF)
BUILDING DATA	
BUILDING AREA	11,802 SF
BUILDING HEIGHT	26'-0"
PARKING DATA	
STANDARD SPACES PROVIDED	34
REQUIRED ACCESSIBLE PARKING SPACES	4
ACCESSIBLE SPACES PROVIDED	4
TOTAL SPACES PROVIDED	34