

## HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2017

Agenda Item No: 15

**HDRC CASE NO:** 2016-517  
**ADDRESS:** 2231 SE MILITARY DR  
**LEGAL DESCRIPTION:** NCB 10930 BLK LOT 24 (HANLEYCAR SUBD)  
**ZONING:** C-2,RIO-6  
**CITY COUNCIL DIST.:** 3  
**APPLICANT:** Bret Mullins  
**OWNER:** Kenneth Pruitt/GFR Development Services, LLC  
**TYPE OF WORK:** Installation of a multi-tenant pylon sign  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a multi-tenant pylon sign at 2231 SE Military Drive.

### APPLICABLE CITATIONS:

*UDC Section 35-678. – Signs and Billboards in the RIO.*

#### (a) General Provisions.

(1) This section governs all exterior signs and all interior signs hung within ten (10) feet of an exterior fenestration, or those signs intended to be read by exterior patrons.

A. All signage within an RIO district shall conform to all city codes and must have approval of the historic preservation officer prior to installation.

B. Permits must be obtained following approval of a certificate of appropriateness.

C. No sign shall be painted, constructed, erected, remodeled, refaced, relocated, expanded or otherwise altered until it has been approved and a permit has been obtained from the development services department in accordance with the provisions of this section and applicable city code.

D. Signs, visual displays or graphics shall advertise only the business on the premises unless otherwise allowed in this section.

(2) When reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.

A. Signs should respect and respond to the environment and landmark or district character in which constructed.

B. Signs should respect and respond to the river improvement overlay districts character and the historic Riverwalk.

C. The content or advertising message carried by permitted signs shall pertain to the business located on the same premises as the sign or to any otherwise lawful noncommercial message that does not direct attention to a business operated for profit, or to a commodity or service for sale, provided that signs erected on buildings with multiple businesses within shall pertain to any such business within.

(3) For signs with changeable message panels, the changeable message area of the sign shall not exceed twenty-five (25) percent of the total sign area, except for gasoline price signs which shall not exceed seventy-five (75) percent of the total sign area. Electronic changeable message boards shall be prohibited.

(6) Special consideration should be given to the character of the sign itself proposed in the application, and whether the proposed sign has inherently historic characteristics which may fall outside of the guidelines presented below but which would contribute to the historic district, landmark or area for which it is being proposed. Additionally, when reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.

(c) Standards for Sign Design and Placement. In considering whether to recommend approval or disapproval of an application to construct or alter signage on a building, object, site, or structure in a river improvement overlay district, review shall be guided by the following standards in addition to any specific design guidelines approved by city council.

(1) Primary sign design considerations shall be identification and legibility. Size, scale, height, color and location of signs shall be harmonious with, and properly related to, the overall character of the district and structure. Sign

materials shall be compatible with that of the building facade. Highly reflective materials that will be difficult to read are not permitted.

(3) All graphic elements shall reinforce the architectural integrity of any building. Signs shall not disfigure, damage, mar, alter, or conceal architectural features or details and shall be limited to sizes that are in scale with the architecture and the streetscape. Emblems and symbols of identification used as principal structural or architectural design elements on a facade shall not be included in the total allowable signage per facade per structure when approved. Review shall be guided by the building's proportion and scale when such elements are incorporated.

(4) Graphics and signage may be illuminated by indirect, internal, or bare-bulb sources, providing that glare is not produced; by indirect light sources concealed by a hood or diffuser; by internal illumination with standard opal glass or other translucent material or with an equal or smaller light transmission factor. All illumination shall be steady and stationary. Neon lighting shall be permitted when used as an integral architectural element or artwork appropriate to the site. For purposes of this subsection, "Glare" shall mean an illumination level of six (6) Lux or greater at the property boundary. If internal illumination is used, it shall be designed to be subordinate to the overall building composition. Light fixtures should reflect the design period of the building on which they are placed. The use of ambient light from storefront or streetlights is encouraged.

(d) Proportion of Signs. For all signage, signage width and height must be in proportion to the facade, respecting the size, scale and mass of the facade, building height, and rhythms and sizes of window and door openings. The building facade shall be considered as part of an overall sign program but the sign shall be subordinate to the overall building composition. Additionally, signs shall respect and respond to the character and/or period of the area in which they are being placed.

(e) Number and Size of Signs.

(1) Number and Size. The historic and design review commission shall be guided in its decisions by the total number of businesses or services per building and the percentage of visible storefront occupied by each business or service. Applicants may apply for up to three (3) signs total. Total signage for all applicants shall not exceed fifty (50) square feet unless additional signs and/or additional total footage is approved. Additional square footage may be approved provided that the additional signage is in conformity with, and does not interfere with, the pedestrian experience on the Riverwalk. The additional square footage shall be based upon the size and scope of the site. Signs should reflect the type and speed of traffic they are meant to attract. Signs designed for pedestrians and drivers of slow moving cars should not be the same size as signs designed for highway traffic.

(2) Sign Area. The sign area shall be determined in the following manner:

A. Sign Areas. The area of a sign shall be computed on the actual area of the sign. Sign area shall be calculated as the area within a parallelogram, triangle, circle, semicircle or other regular geometric figure including all letters, figures, graphics or other elements of the sign, together with the framework or background of the sign. The supporting framework of the sign shall not be included in determining sign area unless such supporting framework forms an integral part of the sign display, as determined by the historic preservation officer. If the sign is located on a decorative fence or wall, when such fence or wall otherwise meets these or other ordinances or regulations and is clearly incidental to the display itself, the fence or wall shall not be included in the sign area. In the cases of signs with more than one (1) sign face, including but not restricted to double-faced signs, back-to-back signs, overhanging signs, and projecting signs, each side of the sign shall be included in total allowable signage area.

## **FINDINGS:**

- a. The applicant has proposed to install a multi-tenant pylon sign at the new construction located at 2231 SE Military Drive. The applicant has proposed for the pylon sign to be thirty-five (35) feet in height, feature an overall width of twenty (20) feet and feature six internally illuminated cabinets with an aluminum base. The applicant's proposal is consistent with the UDC Section 35-678(c) in regards to lighting.
- b. In regards to size, the UDC allows signage of up to fifty (50) square feet for each business or service. The proposed signage exceeds fifty (50) square feet; however, staff finds that given the commercial nature of SE Military drive which features a total of six lanes of traffic flowing east and west and the development for which this signage is proposed, the requested height and width are appropriate. Additionally, the proposed signage is consistent with signage found at other locations along SE Military that serve businesses with a similar number of tenants. The re facing of signage in regards to this pylon sign may be approved administratively.

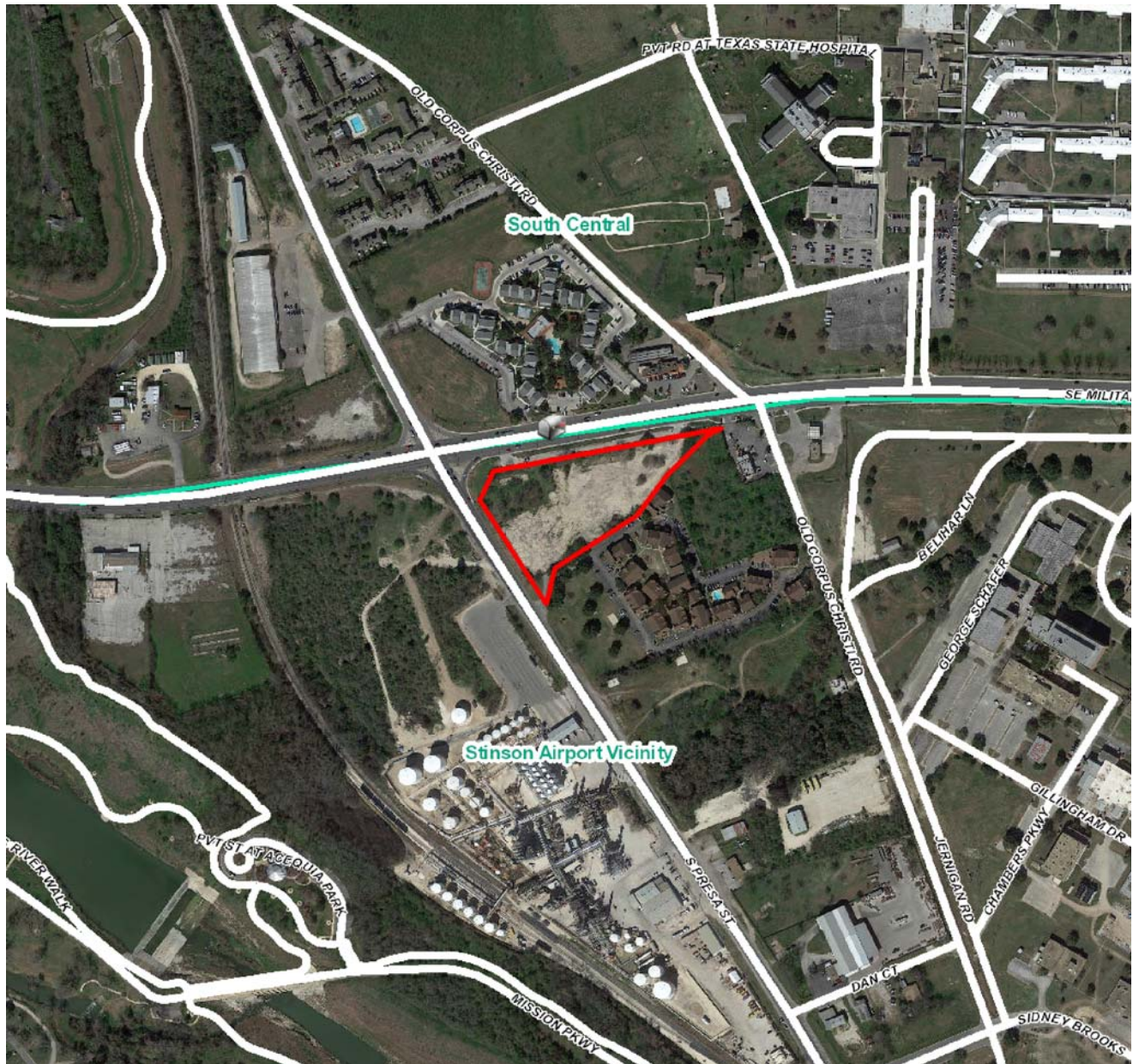
- c. This request was original heard by the HDRC on December 21, 2016, where it was referred to the Design Review Committee. The DRC reviewed this request on January 10, 2017, where the committee noted that the proposed sign at a height of thirty-five (35) feet was appropriate for the setting and that the overall signage proposal was appropriate.

**RECOMMENDATION:**

Staff recommends approval as submitted based on findings a and b.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Dec 12, 2016

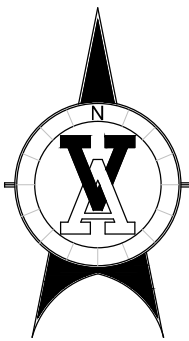
The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



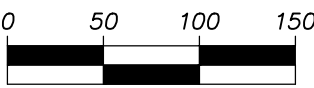
PLAT NO. 150460

VACATE AND RESUBDIVISION PLAT ESTABLISHING  
HANLEYCAR SUBDIVISION

BEING A TOTAL OF 4.769 ACRES TRACT OF LAND AND ESTABLISHING LOTS 23, 24, 25 AND 26, N.C.B. 10930, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND VACATING LOT 20, N.C.B. 10930, KNOWN AS "MNFA DEVELOPMENT SUBDIVISION" RECORDED IN VOLUME 9642, PAGE 6, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

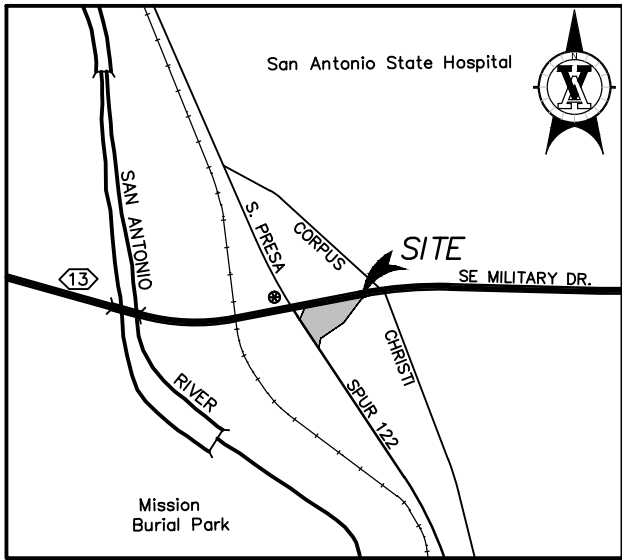


SCALE: 1"=100'



VICKREY & ASSOCIATES, INC.  
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216-2004  
Telephone: (210) 349-3271  
Firm Registration No.: F-159  
TBPLS Firm Registration No.: 10004100



LOCATION MAP  
NOT TO SCALE

LEGEND

- SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR." UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ☒ FOUND TxDOT BRASS DISK IN CONCRETE
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- 740 EXISTING CONTOURS
- G,E,T,CA GAS, ELECTRIC, TELEPHONE AND CABLE TV
- ESM'T EASEMENT
- BSL BUILDING SETBACK LINE
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE
- N.C.B. NEW CITY BLOCK
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT

DRAINAGE NOTES:

- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CHUM BUCKET SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

WASTEWATER EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

NOTE:

BEARINGS AND COORDINATES SHOWN HEREIN ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS THE GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER/WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

SAWS HIGH PRESSURE NOTE:

- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

CPS NOTES:

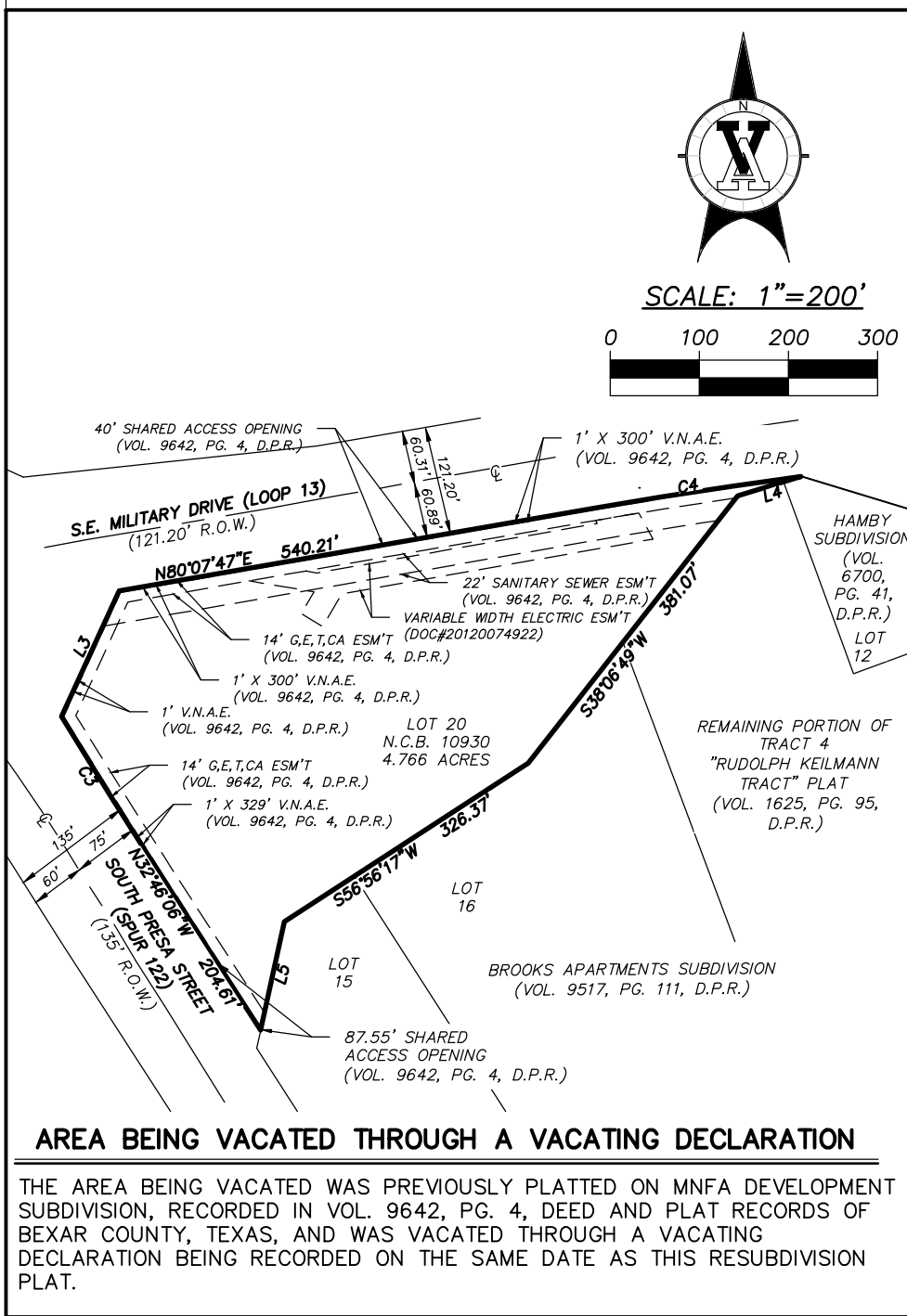
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

LINE	BEARING	LENGTH
L1	S19°50'46"E	3.39'
L2	S73°08'39"W	53.38'
L3	N24°41'38"E	155.22'
L4	S73°13'03"W	74.02'
L5	S12°26'21"W	124.26'

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	211.91'	8519.40'	1°25'30"	105.96'	N32°09'12"W	211.90'
C2	214.34'	5668.70'	2°09'59"	107.18'	N81°10'56"E	214.32'
C3	211.90'	8519.40'	1°25'30"	105.96'	N32°07'32"W	211.89'
C4	235.42'	5668.69'	2°22'46"	107.18'	N81°19'11"E	235.41'
C5	21.09'	5668.69'	0°12'47"	107.18'	S82°22'19"W	21.09'

ACCESS NOTE:

- WITHIN THE PLAT, LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(r)(3).



AREA BEING VACATED THROUGH A VACATING DECLARATION

THE AREA BEING VACATED WAS PREVIOUSLY PLATTED ON MNFA DEVELOPMENT SUBDIVISION, RECORDED IN VOL. 9642, PG. 4, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND WAS VACATED THROUGH A VACATING DECLARATION BEING RECORDED ON THE SAME DATE AS THIS RESUBDIVISION PLAT.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINT ALONG LP 13 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 754.55' AND A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG SP 122 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 416.52'.

STATE OF TEXAS  
COUNTY OF BEXAR

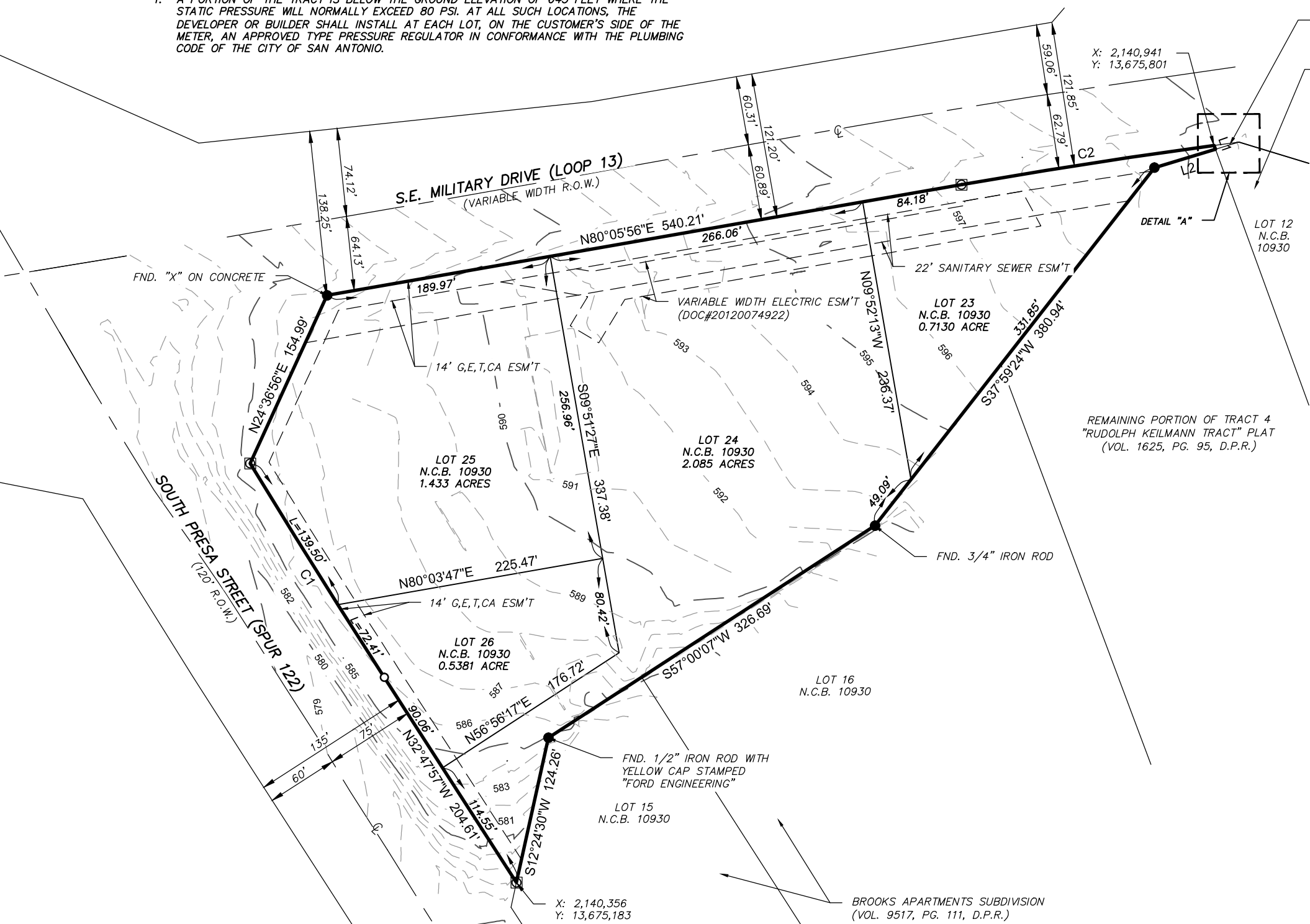
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

VICKREY & ASSOCIATES, INC.  
BY: STEPHEN HORVATH, P.E. LICENSED PROFESSIONAL ENGINEER

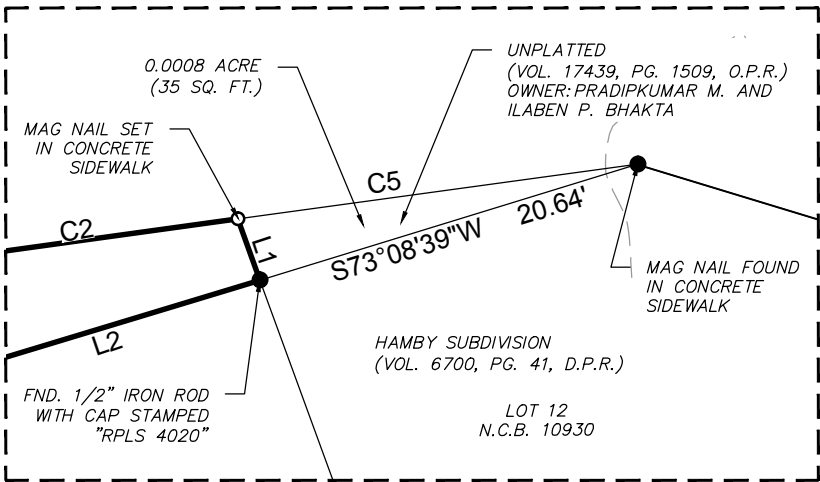
STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC.  
BY: EDWARD A. PRINCE, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR



RESUBDIVISION



DETAIL "A"

SCALE: 1"=10'

UNPLATTED  
(VOL. 17439, PG. 1509, O.P.R.)  
OWNER: PRADIPKUMAR M. AND ILABEN P. BHAKTA

HAMBY SUBDIVISION  
(VOL. 6700, PG. 41, D.P.R.)

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER  
MONEY CAY, LLC  
4600 LOCKHILL-SELMA ROAD, SUITE 108  
SAN ANTONIO, TEXAS 78249  
ATTN: MR. CHUCK SMITH

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20 \_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ HANLEYCAR SUBDIVISION \_\_\_\_\_ HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

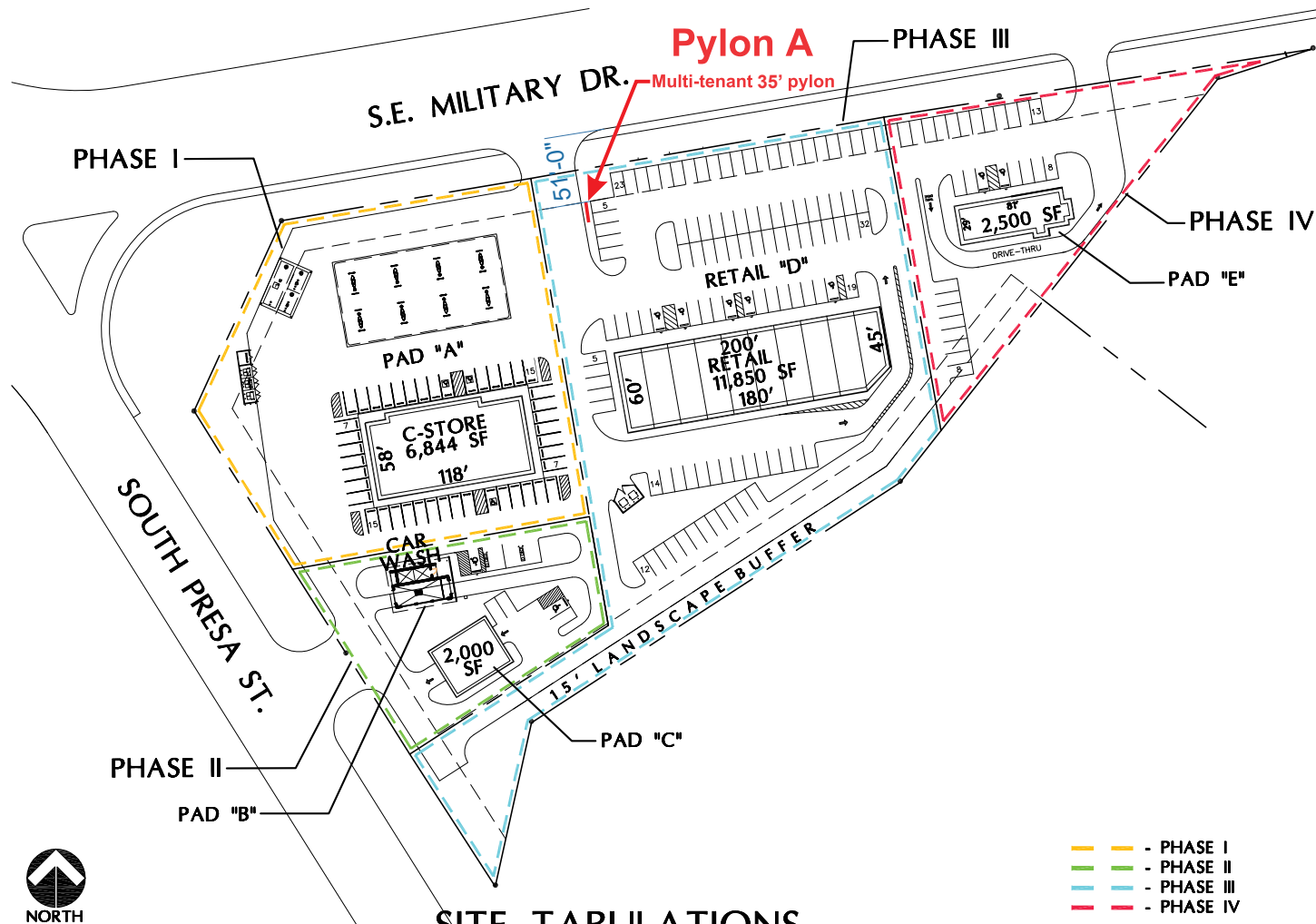
BY: \_\_\_\_\_ DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



# CONCEPTUAL SITE DEVELOPMENT PLAN

SCALE: GRAPHIC  
0' 100'

## NOTE:

THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY, AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS, GRADES AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

## SITE TABULATIONS

	PAD A	PAD B	PAD C	PAD D	PAD E	TOTAL
LOT AREA:	1.43 AC.	0.54 AC.	0.54 AC.	2.08 AC.	0.71 AC.	4.76 AC.
BUILDING AREA:	6,844 SF.	1,500 SF.	2,000 SF.	11,850 SF.	2,500 SF.	22,694 SF.
PARKING RATIO:	(53 SP) 8.8/1000 SF	(15 SP) 15/1000 SF	(28 SP) 1.1/1000 SF RECIP. PARKING	(115 SP) 10.4/1000 SF	(28 SP) 1.1/1000 SF	(211 SP) 9.5/1000 SF

- PHASE I
- PHASE II
- PHASE III
- PHASE IV

SP1-081715

**PRESTIGE**  
SIGN GROUP INC.

San Antonio, Texas 78258  
P: (210) 882-7028  
F: (210) 281-5635  
www.prestigesigngroup.com

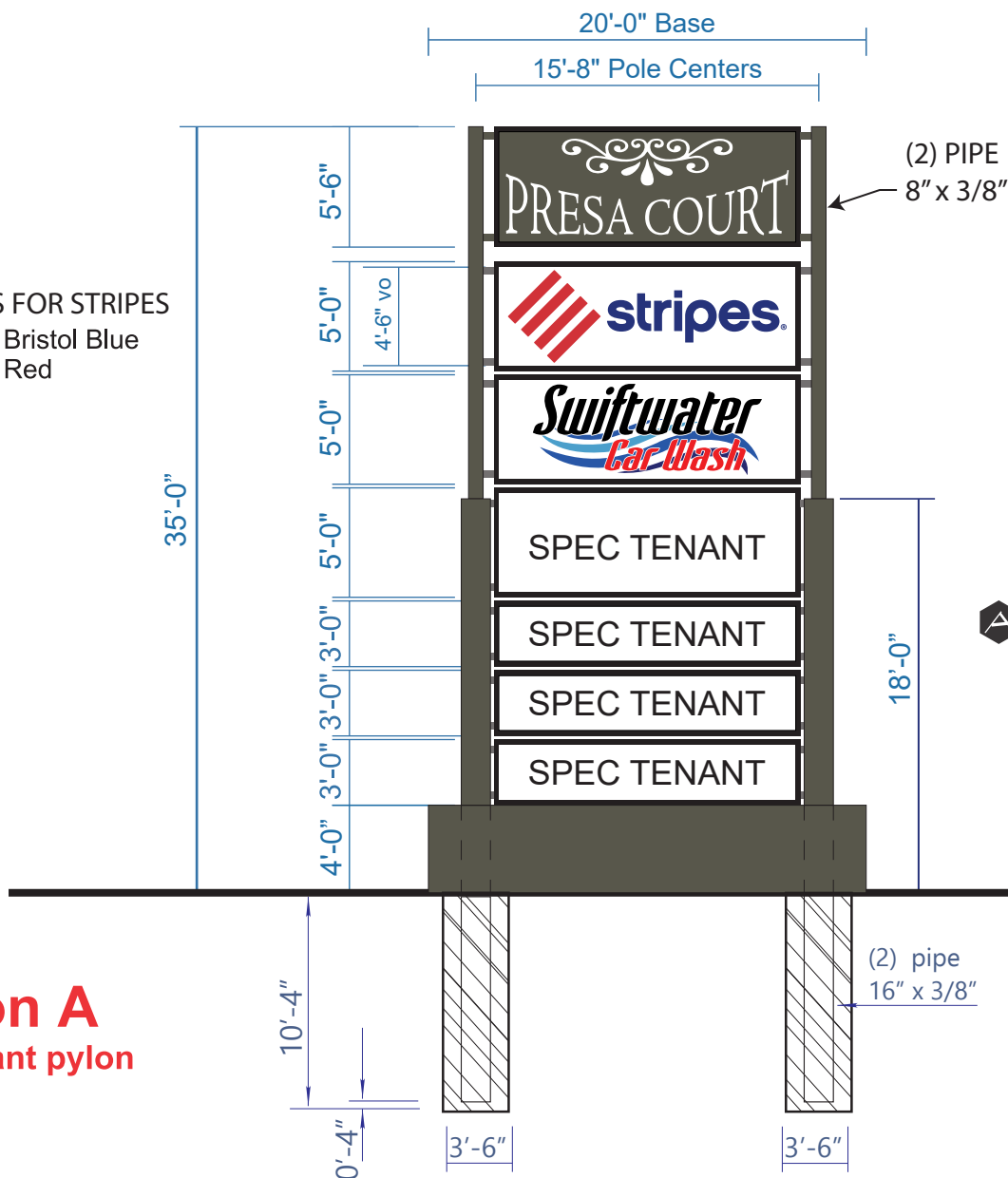
Client's signature represents full approval of design, layout and specifications unless specifically noted. This drawing is the property of Prestige Sign Group until purchased by client and is not to be copied, reproduced, or used in any fashion. Violation is subject to penalties under federal copyright/trademark laws.

☐ As is ☐ With Changes  
Client  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

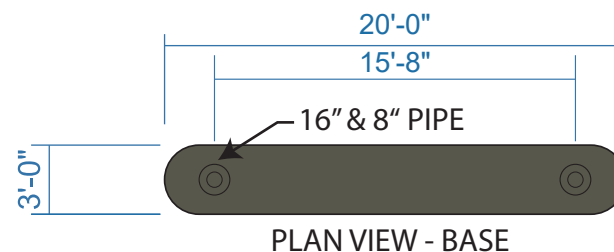
Date: 11/21/2016 Sales: B. Mullins  
Name: Presa Court  
Location: S.E. Military and S. Presa

Dwg#: 1250-01 of 2

COLOR SPECS FOR STRIPES  
 3M 3630-97 Bristol Blue  
 3M 3630-33 Red



**PYLON - ILLUMINATED**  
 SCALE: 1/8" = 1'-0"  
 416 SQ. FT  
 Mfg. & Install (1) ONE d/f pylon with illuminated cabinets and 4' x 20' aluminum base.



**Pylon A**  
 Multi-tenant pylon

**PRESTIGE**  
 SIGN GROUP INC.

San Antonio, Texas 78258  
 P: (210) 882-7028  
 F: (210) 281-5635  
 www.prestigesigngroup.com

Client's signature represents full approval of design, layout and specifications unless specifically noted. This drawing is the property of Prestige Sign Group until purchased by client and is not to be copied, reproduced, or used in any fashion. Violation is subject to penalties under federal copyright/trademark laws.

☐ As is ☐ With Changes  
 Client  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

Date: 11/21/2016 Sales: B. Mullins  
 Name: Presa Court  
 Location: S.E. Military and S. Presa

Dwg#: 1250-02 of 2



## SIGNS STRUCTURES DESIGN & ANALYSIS

3617 FLAMINGO AVE  
MCALLEN, TX 78504  
P: (956) 687-7389  
F: (956) 687-7390  
EMAIL: INFO@ALTECOR.US  
WEB: WWW.ALTECOR.US

### DESIGNED FOR:

PRESTIGE SIGN GROUP, INC.  
4821 MCCULLOUGH AVE  
SAN ANTONIO, TX 78212  
P: (210) 826-2332  
F: (210) 826-2834

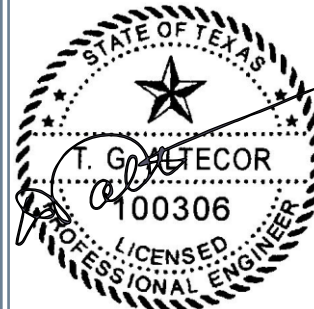
### SITE LOCATION:

S.E. MILITARY & S. PRESA  
SAN ANTONIO, TX

### PROJECT TITLE:

PRESA COURT  
TWO POLES PYLON SIGN,  
ILLUMINATED  
INSEPARABLE ASSEMBLY  
OUTLINE DRAWING  
THE DRAWING COMPRISES  
EVALUATION OF SUPPORTS  
AND FOOTING. NO CABINET  
ENGINEERING IS INCLUDED

TEXAS FIRM #: F-10807  
TDLR MSE #: 95180



THIS SEAL IS AUTHORIZED BY  
T. G. ALTECOR, P.E., 11 / 15 / 2016

DRAWING #: 001240  
REVISION #: 2  
PAGE #: 1 OF 1

CODE: IBC - 2015 / ICC  
STANDARD: ASCE / SEI-7  
SPECIFICATION: ANSI/ASTM

### NOTES:

#### 1. SITE CONDITIONS:

WIND SPEED: ULTIMATE 115 MPH  
NOMINAL 95 MPH,  
STAGNATION PRESSURE 33 PSF,  
WIND GUST 3 SEC

LANDSCAPE ROUGHNESS  
EXPOSURE C

SOIL: VERTICAL BEARING  
PRESSURE 2000 PSF,  
LATERAL SLIDING RESISTANCE  
130 PSF,  
LATERAL BEARING PRESSURE  
300 LP/SQ.FT/FT,  
SET AT MINIMUM PER FOOT OF  
DEPTH BELOW NATURAL GRADE  
SOIL REPORT WASN'T FURNISHED

#### 2. SUPPORTING SYSTEM:

STEEL POLE ASTM A500 GRADE B  
MINIMUM YIELD STRENGTH OF  
35000 PSI FOR PIPE

PLATE, ANGLE, CHANNEL ASTM A36  
FASTENERS ASTM A325

ELECTRODES FOR WELDS E70xx

CONCRETE MINIMUM COMPRESSIVE  
STRENGTH 3000 PSI IN 28 DAYS

#### 3. COLUMN DESIGN:

BASE PIPE:  
STRESSES: COMPRESSION 855 PSI  
SHEAR 407 PSI  
BENDING STRESS 22407 PSI  
SECTION MODULUS REQUIRED  
52 CUB.IN  
APPLY: PIPE NOMINAL DIA 16 IN  
WALL THICKNESS 0.375 IN  
OR ANY LARGER

UPPER PIPE:  
STRESSES: COMPRESSION 410 PSI  
SHEAR 226 PSI  
BENDING 19856 PSI  
SECTION MODULUS REQUIRED  
15 CUB.IN  
APPLY: PIPE NOMINAL DIA 8 IN,  
OUTSIDE DIA 8.625 IN  
WALL THICKNESS 0.322 IN  
OR LARGER BUT 6" DIA LESS  
THEN DIA SIZE OF THE LOWER PIPE  
COMBINED STRESS RATIO  $0.87 < 1$ ,  
SLENDERNESS RATIO  $159 < 200$ ,  
ACCEPTED

#### 4. PIER FOUNDATION DESIGN:

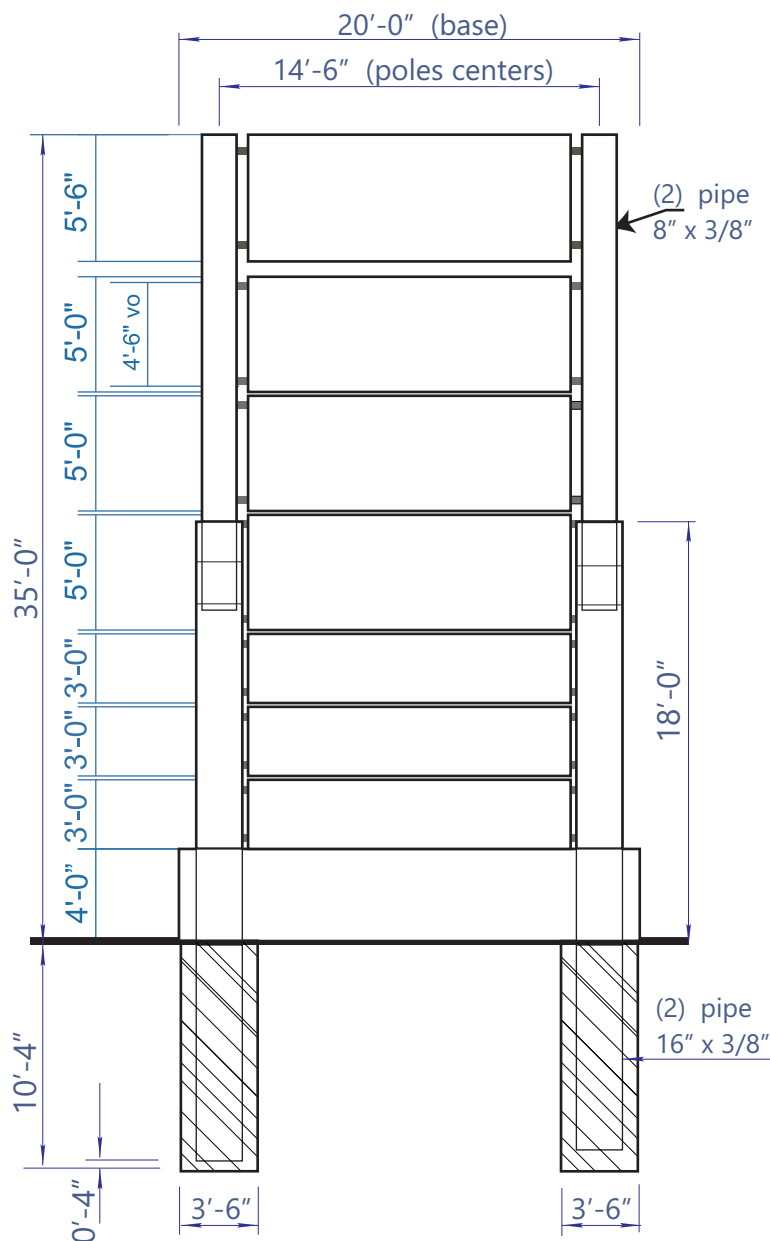
LOADS: WIND FORCE 7501 LB,  
MOMENT 131266 LB-FT  
FOUNDATION DIA 3.5 FT  
ALLOWABLE LATERAL SOIL  
PRESSURE 1200 PSF

FOOTING DEPTH REQUIRED 9.8 FT  
APPLY: 10.3 FT DEEP

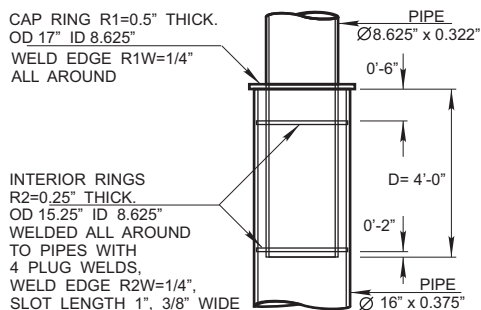
#### 5. CONFIGURATION DIMENSIONS ARE SHOWN AS MINIMUM REQUIRED BASE PIPE OF LARGER DIAMETER OR GREATER WALL THICKNESS MAY BE SELECTED FOUNDATION DEPTH AND WIDTH MAY BE INCREASED

#### 6. THE DESIGN IS BASED UPON EXISTING CONSTRUCTION PARTS BEING STRUCTURALLY SOLID

CONTRACTOR RESPONSIBILITY IS  
TO ENSURE WORKMANSHIP AND  
CONFIRM ASSUMED VALUES



VIEW: TRANSITION OF PIPES  
AT ELEVATION 18'-0"









CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: JANUARY 10, 2017

HDRC Case# \_\_\_\_\_

ADDRESS: 2231 SE MILITARY

Meeting Location: 1901 S ALAMO

APPLICANT: BRETT MULLINS

DRC Members present: MICHAEL GUARINO, JOHN LAFDON

Staff present: EDWARD HALL

Others present: KENNETH FRUIT

REQUEST: INSTALLATION OF SIGNAGE

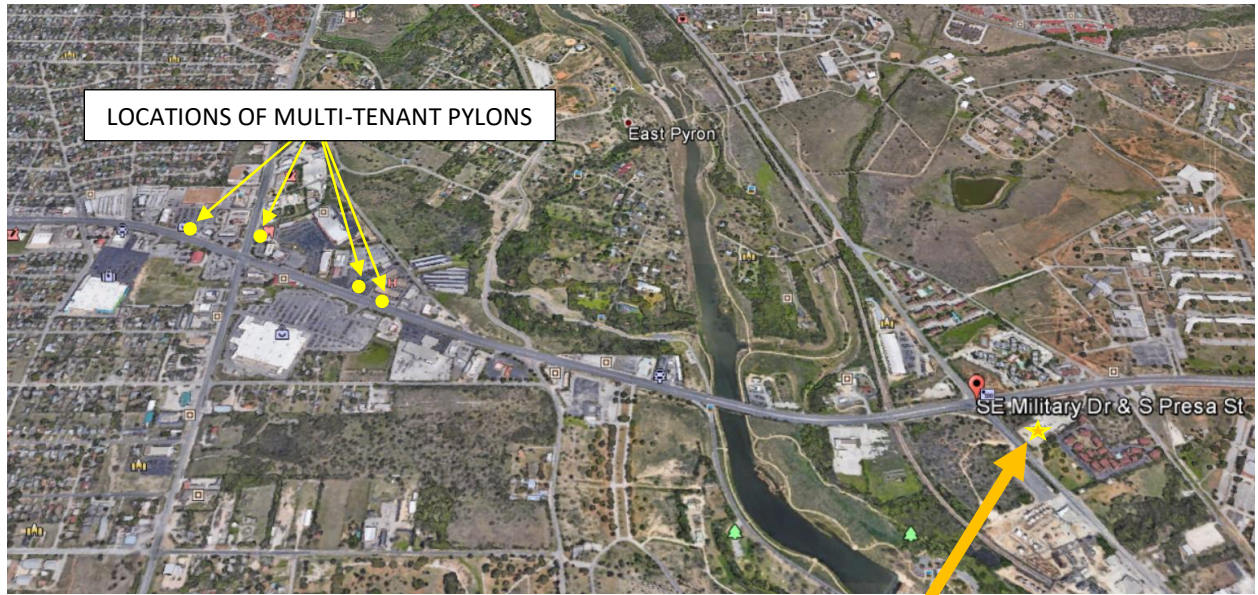
COMMENTS/CONCERNS: MG: THE PROPOSED SOLID BASE SEEMS  
APPROPRIATE; THE ENVIRONMENT IS NOT A PEDESTRIAN ENVIRONMENT.  
JL: THE PROPOSED SIGNAGE IS APPROPRIATE FOR ITS LOCATION  
ADJACENT TO A HIGHWAY. MG: IT IS BENEFICIAL TO COMBINE  
SIGNAGE INTO ONE SIGN AS PROPOSED RATHER THAN TO HAVE  
MULTIPLE SIGNS.

**COMMITTEE RECOMMENDATION:**      **APPROVE [ ]    DISAPPROVE [ ]**  
**APPROVE WITH COMMENTS/STIPULATIONS:**

  
Committee Chair Signature (or representative)

1/10/2017  
Date







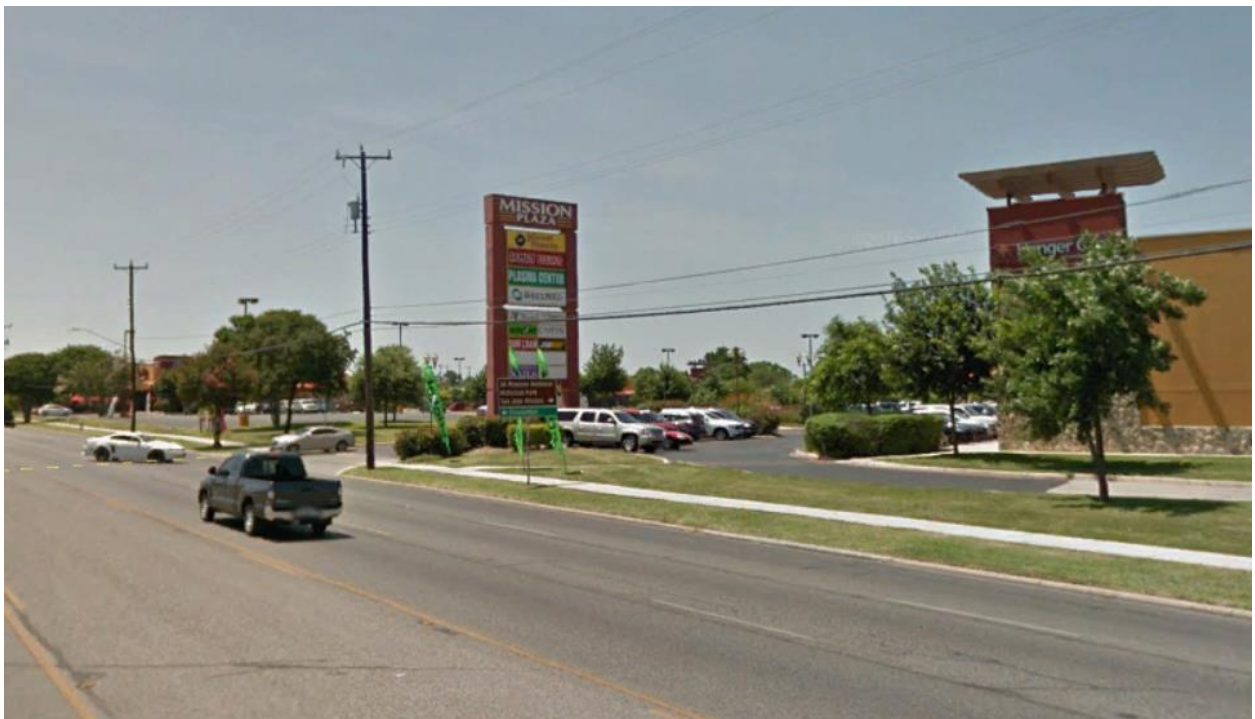
CLOSE UPS SHOWING MULTI-TENANT PYLONS







WALMART ENTRANCE & SE MILITARY DR



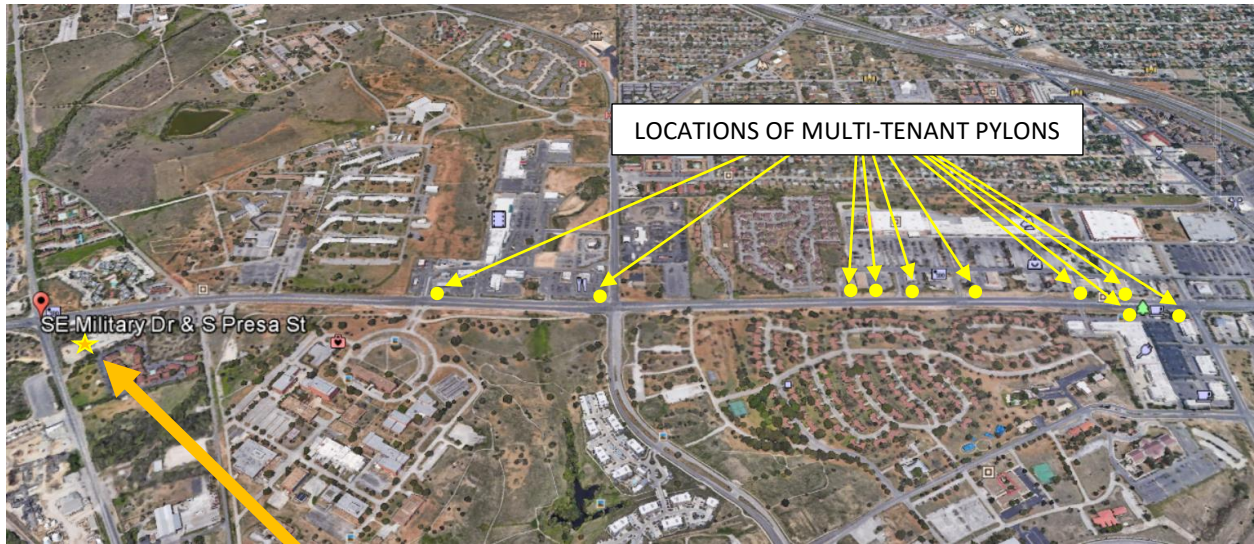
PASSED WALMART ENTRANCE ON SE MILITARY DR



ROOSEVELT AVE & SE MILITARY DR









CLOSE UPS SHOWING MULTI-TENANT PYLONS







CITY BASE LANDING & SE MILITARY DR















S NEW BRAUNFELS & SE MILITARY DR



KENNEDY HILL & SE MILITARY DR