



College Station, TX

Meeting Agenda
Zoning Board of Adjustment
1101 Texas Avenue, College Station, TX 77840
Internet: www.microsoft.com/microsoft-teams/join-a-meeting
Meeting ID: 211 059 952 366 | Passcode: SzkQG6
Phone: 833-240-7855 | Phone Conference: 188 350 1#

The City Council may or may not attend this meeting.

March 4, 2024

6:00 PM

Council Chambers

1. Call meeting to order.

2. Agenda Items

2.1. Consideration, discussion, and possible action to approve meeting minutes:

Attachments: 1. December 5, 2023

2.2. Public Hearing, presentation, discussion, and possible action regarding a sign variance to the Unified Development Ordinance Section 7.5.I.6.d. 'Attached Signs', for property located at Tower Point Phase 3, Block 3, Lot 12 generally located at 949 William D. Fitch Parkway. The subject property is zoned GC General Commercial and OV Greens Prairie Overlay. Case #AWV2024-000001

Sponsors: Jeff Howell

Attachments:

1. Staff Report
2. Vicinity, Aerial, and Small Area Map
3. Applicant's Supporting Information
4. Applicant's Exhibit
5. Façade Exhibit-markup on approved Non-Residential Architectural application (NRA2023-000038)

2.3. Discussion and possible action regarding the selection of a vice-chairperson of the Zoning Board of Adjustment from among its members.

3. Discussion and possible action on future agenda items.

A member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

4. Adjourn.

Adjournment into Executive Session may occur in order to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on February 26, 2024, at 5:00 p.m.

City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."



**Minutes
Zoning Board of Adjustment
Regular Meeting
December 5, 2023**

MEMBERS PRESENT: Chairperson Fred Dupriest, Board Members Michael Martinez, James Hutchins, Kevin Bishop, and Trent Thomas

CITY STAFF PRESENT: Director of Planning and Development Services Michael Ostrowski, Assistant Director of Planning and Development Services Molly Hitchcock, Assistant City Attorney Gavin Midgley, Staff Planners Robin Macias, Gabriel Schrum, Technology Service Specialist Lillian Wells, and Staff Assistant II Crystal Fails

1. Call meeting to order.

Chairperson Dupriest called the meeting to order at 6:00 p.m.

2. **Agenda Items**

- 2.1. Consideration, discussion, and possible action to approve meeting minutes:

Board Member Martinez motioned to approve the meeting minutes from October 3, 2023, Board Member Thomas seconded the motion, the motion passed 5-0.

- 2.2. Public Hearing, presentation, discussion, and possible action regarding a height variance to the Airport Zoning Ordinance for the property located at Boyett Block 8, Lots 19 (6' of) and 20-21, Boyett Block 10, Lots 1-2, east and west half of Lot 13, and Lots 4-6, and the adjacent 0.288 acres of former University Drive Right-of-Way, generally located at 101 Church Avenue. The property is zoned NG-1 Core Northgate. Case #AWV2023-000022.

Staff Planner Macias presented the item to the Board and stated that the applicant is requesting a 168-foot height variance to the Airport Zoning Ordinance to allow for the construction of a multi-family residential building.

Staff recommended approval of the request due to the fact that it meets the specified criteria. Specifically:

1. A literal application or enforcement of the regulation would result in practical difficulty or unnecessary hardship.
2. The granting of the relief would result in substantial justice being done.
3. The granting of the relief would not be contrary to the public interest.
4. The granting of the relief would be in accordance with the spirit of the regulation.

Chairperson Dupriest opened the public hearing.

No one spoke during the public hearing.

Chairperson Dupriest closed the public hearing.

Board Member Thomas motioned to approve the variance as it will not be contrary to the public interest, the fact that the Federal Aviation Administration (FAA) and Texas A&M University did not have concerns, and that the approval was within the Zoning Board of Adjustment's jurisdiction, Board Member Martinez seconded the motion, the motion passed 5-0.

- 2.3. Public Hearing, presentation, discussion, and possible action regarding a variance to the minimum rear setback per the Unified Development Ordinance Section 5.2.A 'Residential Dimensional Standards,' for the property located at Oakwood Subdivision, Block 3, Lots 1-2 & 18' of Lot 3, generally located at 101 Lee Avenue. The property is zoned GS General Suburban and NCO Neighborhood Conservation Overlay. Case #AWV2023-000021

Staff Planner Schrum presented the item to the Board and stated that the applicant is requesting a variance of 16 feet to the minimum 20-foot rear setback.

Staff recommended denial of the request due to the fact that it does not meet the specified criteria. Specifically:

1. The variance is not necessary for the enjoyment of a substantial property right; and
2. A hardship has only occurred due to the applicant's own actions.

Board Member Martinez asked what the difference was between this variance and the previous request.

Staff Planner Schrum stated the previous request was for an accessory structure and this one is for a garage.

Chairperson Dupriest questioned what is triggering the issue for the variance request.

Staff Planner Schrum stated that the variance request is triggered by the applicant wanting to build a structure in the setback.

Chairperson Dupriest stated that if the ZBA moves a setback line then you can use that buildable area for anything if you do not trigger some other issue, like percentage.

Assistant Director Hitchcock clarified that with the previous variance request, the expansion was always to the south and it made sense to expand in that area as well as to preserve the north side. With this variance, the northern view would be altered, as well

as the use changed from an accessory structure to a garage.

Board Member Martinez asked if this variance request is the exact same size as the previous accessory structure request.

Staff Planner Schrum replied that dimensionally it is the same size.

Director Ostrowski stated that the setback requirements for an accessory structure are limited in size compared to the setback requirements for a garage.

Chairperson Dupriest asked staff what the conditional was for the previous variance request.

Director Ostrowski stated that it is conditioned on the structure's use, and the use previously was an accessory structure. With the garage, the use can be of any size as long as it falls within the setback criteria.

Board Member Hutchins asked if the garage could be built bigger with the previously approved variance.

Staff Planner Schrum answered that the variance request to exceed the maximum structure size was not approved back in 2022.

Director Ostrowski stated that in 2020 when the setback variance was approved, the maximum size would have been 520 square feet due to the percentage of the main structure, but now, converting it to a garage, the size can be increased.

Crissy Hartl, Applicant, Mitchell and Morgan Engineers, presented to the Board regarding the historic value of the structure as well as the value it has on the area. Ms. Hartl explained the details of the proposed updates to the existing structure including the types of doors as well as the placement of the doors.

Veronica Morgan, Applicant, Mitchell and Morgan Engineers, presented to the Board stating that they are asking for a variance that is different from the previous variance requests. Ms. Morgan also stated that the two criteria requirements that staff are saying are not being met, are in fact being met by the homeowner. Ms. Morgan also showed the Board that the variance is needed for the utilization of the property due to the location of the driveway.

Board Member Hutchins asked for clarification on carriage doors.

Ms. Morgan stated that carriage doors are garage doors that open like a door versus opening by rolling up.

Kerry Stein, Homeowner, stated that the doors will be on hinges and will sit flush when the door is closed.

Board Member Martinez asked if this was the same request as the one in 2022.

Director Ostrowski stated that the layout is the same as the previous request, but the use is different. The doors being added and considering it a garage is new. The request is to encroach into the rear setback and the request in 2022 was for an accessory structure, not a garage. The difference brings into question if the changes being made will uphold the historic value the Board previously wished to preserve.

Ms. Morgan stated that after the 2022 Zoning Board of Adjustments meeting, they met with staff and staff suggested that they change the use from accessory storage to garage.

Chairperson Dupriest opened the public hearing.

No one spoke during the public hearing.

Chairperson Dupriest closed the public hearing.

Board Member Martinez motioned to approve the variance as the addition setback is within the previously approved building line, and the proposed design seeks to preserve the historic characteristics, Board Member Thomas seconded the motion, the motion passed 5-0.

3. Discussion and possible action on future agenda items - A member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

There was no discussion on future agenda items.

4. Adjourn.

The meeting adjourned at 6:50 p.m.

Approved:

Attest:

Fred Dupriest, Chairperson

Crystal Fails, Board Secretary



**VARIANCE REQUEST
FOR
949 WILLIAM D. FITCH PARKWAY
AWV2024-000001**

REQUEST: A variance to the Unified Development Ordinance Section 7.5.I.6.d. 'Attached Signs' to allow for two (2) attached signs to extend 4'-0" from the exterior face of the wall.

LOCATION: 949 William D. Fitch Parkway
Tower Point Phase 3, Block 3, Lot 12

ZONING: GC General Commercial and OV Greens Prairie Overlay

PROPERTY OWNER: H E BUTT GROCERY COMPANY

APPLICANT: Aetna Sign Group

PROJECT MANAGER: Jeff Howell, Senior Planner
jhowell@cstx.gov

BACKGROUND: The applicant has submitted a variance application to allow for modified standards for two (2) attached signs for the H-E-B grocery store. The H-E-B building is located on approximately 12.42 acres of commercial land generally located at the intersection of State Highway 6 and William D. Fitch Parkway. A renovation to the façade is currently in process, and along with that a sign permit has been submitted to remove and replace most of the existing attached signage on the building. As part of the sign permit, the number of signs are to remain the same, however the overall amount (s.f.) of signage will be reduced. The signs to be modified as part of the variance request are approximately 36 s.f. and 33.75 s.f. respectively (2'x17'-18'). These two signs are requested to be located on top of the proposed canopies above the entrances as shown in the attachments. The applicant is seeking a variance for each sign to be 4'-0" from the exterior face of the wall to the exterior edge of the sign(s).

The UDO Section 7.5.I. 'Attached Signs' subsection 6 includes certain criteria for attached signs. Specifically, subsubsection d indicates that an attached sign must not extend more than one foot from the exterior building face. With the signs proposed to be located on the edge of the canopies and the sign being 5"

in depth and placed 3’-7” from the wall, they would each be exceeding the allowed amount by 3’-0”.

APPLICABLE

ORDINANCE SECTION: UDO Section 7.5.I.6.d. ‘Attached Signs’

ORDINANCE INTENT: To establish clear and unambiguous regulations pertaining to signs in the City of College Station and to promote an attractive community, foster traffic safety, and enhance the effective communication and exchange of ideas and communicate information.

RECOMMENDATION: Staff recommends approval of the variance.

NOTIFICATIONS

Advertised Board Hearing Date: March 4, 2024
Property owner notices mailed: 8
Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: None at the time of this report

ZONING AND LAND USES

Direction	Zoning	Land Use
Subject Property	GC General Commercial and OV Greens Prairie Overlay	Grocery Store with accessory fuel station
North	GC General Commercial and OV Greens Prairie Overlay	Bank and State Highway 6 (Right-of-Way)
South	GC General Commercial and OV Greens Prairie Overlay	Retail Sales and Service, Health Club (indoor) and Restaurant
East	GC General Commercial and OV Greens Prairie Overlay	Utility facilities and Willam D. Fitch Parkway (Right-of-Way)
West	GC General Commercial and OV Greens Prairie Overlay	Car wash and Retail Sales and Service

REVIEW CRITERIA

According to Unified Development Ordinance Section 3.19.E 'Criteria for Approval of Variance', no variance shall be granted unless the Board makes affirmative findings in regard to all nine of the following criteria:

1. **Extraordinary conditions:** *That there are extraordinary or special conditions affecting the land involved such that strict application of the provisions of the UDO will deprive the applicant of the reasonable use of his land.*

A special condition does exist on this property as the building in which the signs are to be placed is located about 400' from the private right-of-way. With the sign proposed on the canopy, it may be more visible to those within the site, but an increased distance from the wall may not be noticeable from those driving by on the private street. The applicant has stated that the "signs advertise two important entry points" and also "by placing them on the wall, their visibility may also be partially obstructed depending on where the signs are viewed from". Also, the sign type proposed is unique in that signs situated on top of canopies are not specified in UDO Section 7.5.I. 'Attached Signs'. Staff is currently in the process of updating the UDO to address canopy signage as signs such as these are becoming more frequent.

2. **Enjoyment of a substantial property right:** *That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.*

The variance is necessary for the preservation and enjoyment of the substantial property right of the applicant. As signage on canopies is not specifically addressed in the UDO, attached sign standards have been applied to these types of signs. In most situations, these standards have been effective. A property owner should be able to utilize this sign type if the proposal is found to meet the test for a variance.

3. **Substantial detriment:** *That the granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this UDO.*

Granting the variance would not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering the UDO.

4. **Subdivision:** *That the granting of the variance will not have the effect of preventing the orderly subdivision of land in the area in accordance with the provisions of this UDO.*

The granting of the variance will not prevent the orderly subdivision of land in the area in accordance with the provisions of the UDO as the entire area is already subdivided.

5. **Flood hazard protection:** *That the granting of the variance will not have the effect of preventing flood hazard protection in accordance with Article 8, Subdivision Design and Improvements.*

The granting of this variance will not have the effect of preventing flood hazard protection in accordance with Article 8, Subdivision Design and Improvements due to no portion of this property being located within floodplain.

6. **Other property:** *That these conditions do not generally apply to other property in the vicinity.*

The surrounding area is occupied by neighboring commercial properties, all of which are subject to the signage requirements as specified in UDO Section 7.5.I. 'Attached Signs'. As the largest development in the vicinity, no other properties have a façade located at as great a distance from a traveled right-of-way.

7. Hardships: *That the hardship is not the result of the applicant's own actions.*

The applicant has stated that the hardship is that "The positioning of these signs is vital in identifying these very important entry points" and "with the awning, the signage will not be visible to the public at ground level". The applicant also states that the location "makes for the best possible location to ensure public satisfaction and safety". The hardship is a result of a special condition related to the building, as it is currently undergoing improvements which contains canopies and other façade improvements. The hardship is a result of the applicant's desire to advertise the proposed business with additional attached signage that is also not specifically identified per UDO Section 7.5.I. 'Attached Signs'.

8. Comprehensive Plan: *That the granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of this UDO.*

The granting of this variance does not substantially conflict with the Comprehensive Plan.

9. Utilization: *That because of these conditions, the application of the UDO to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.*

The applicant has indicated that "Proper signage is important in many respects, the most important being readability and safety" and the signage will allow "customers and emergency service provides to accurately identify and enter the correct passageway". The application of the UDO standards does effectively prohibit or unreasonably restrict the applicant in the utilization of their property as the specific attached signage is not specifically identified in the UDO.

ALTERNATIVES

The alternative exists to install the allowed square footage of attached signage elsewhere on the tenant space for which the business is located as specified in UDO Section 7.5.I. 'Attached Signs.'

STAFF RECOMMENDATION

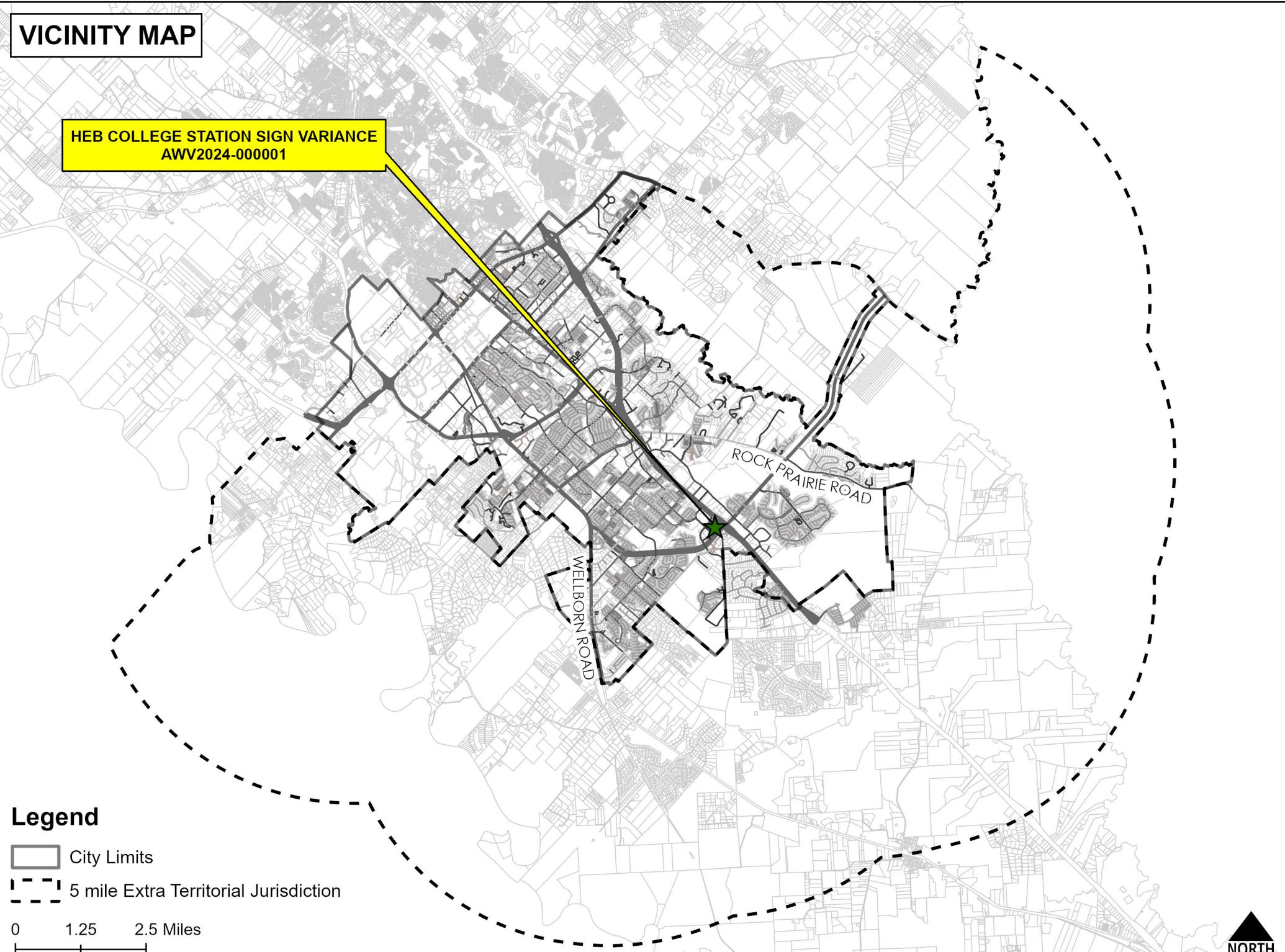
Staff recommends approval of the variance request due to affirmative findings to all nine waiver criteria, including the special condition that the signage will be on a façade that is about 400 feet from the private right-of-way, and as attached signage standards are applied to a sign on a canopy, it has created a hardship for the property owner to effectively utilize these signs on this part of their facade.

ATTACHMENTS

1. Vicinity Map, Aerial, and Small Area Map
2. Applicant's Supporting Information
3. Applicant's Exhibit
4. Façade Exhibit-markup on approved Non-Residential Architectural application (NRA2023-000038)

VICINITY MAP

HEB COLLEGE STATION SIGN VARIANCE
AWV2024-000001



Legend

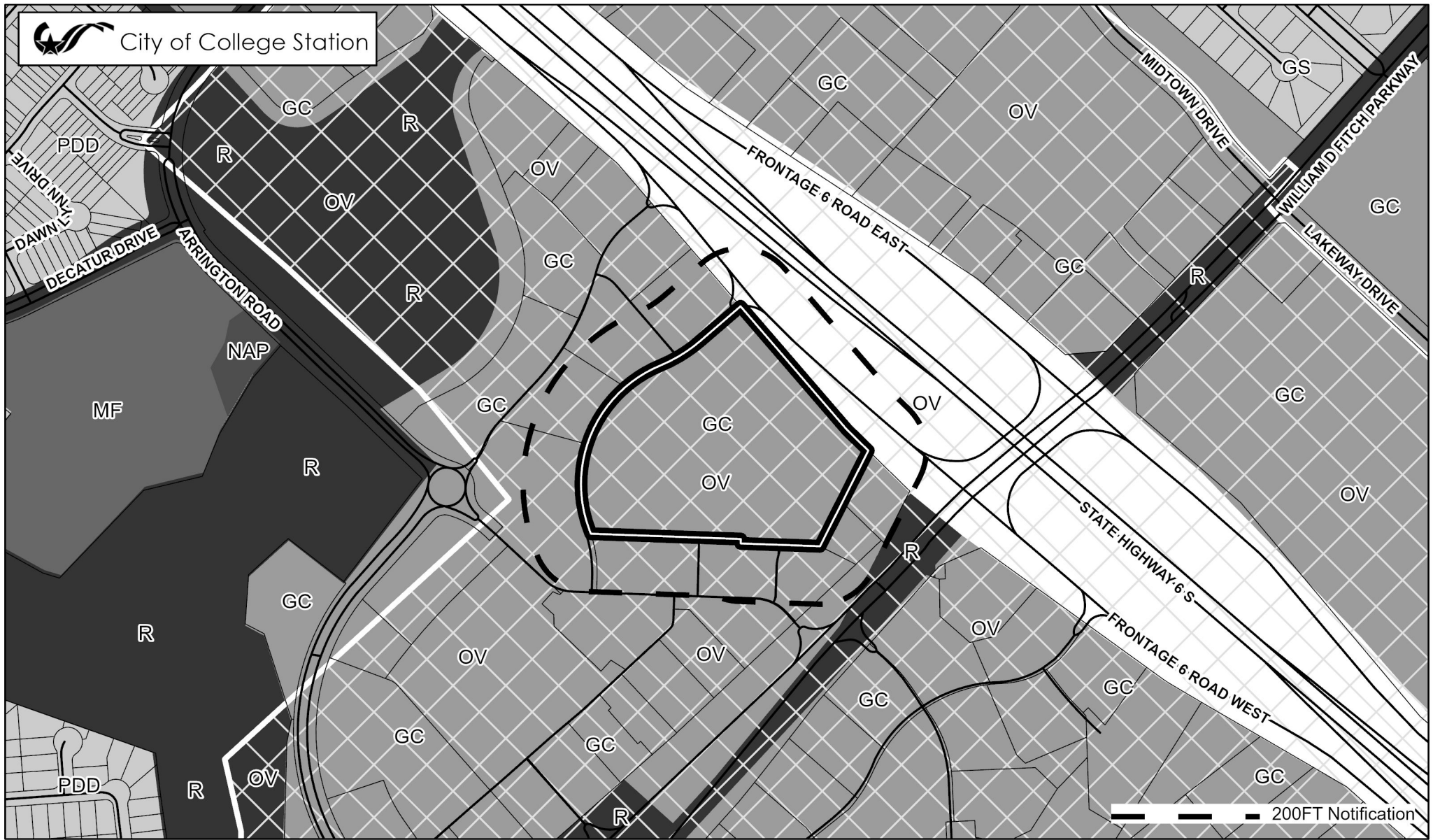
- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles





Case: APPEALS WAIVERS VARIANCES
AWV2024-000001



ZONING DISTRICTS (In Grayscale)

Residential		MH	Middle Housing
R	Rural	MF	Multi-Family
WE	Wellborn Estate	MU	Mixed-Use
E	Estate	MHP	Manufactured Home Pk.
WRS	Wellborn Restricted Suburban		
RS	Restricted Suburban		
GS	General Suburban		
D	Duplex		
T	Townhome		

Non-Residential

NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

Planned Districts

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

Design Districts

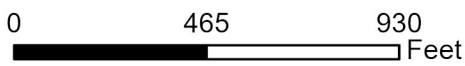
WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
HOO	High Occupancy Ovr.
ROO	Restricted Occupancy Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



HEB COLLEGE STATION SIGN VARIANCE

Case: APPEALS WAIVERS VARIANCES
AWV2024-000001



APPEAL/WAIVER APPLICATION SUPPORTING INFORMATION

Name of Project: HEB COLLEGE STATION SIGN VARIANCE (AWV2024-000001)

Address: 949 WILLIAM D FITCH PKWY

Legal Description: TOWER POINT PH 3, BLOCK 3, LOT 12

Applicant: AETNA SIGN GROUP

Property Owner: H-E-B; H E BUTT GROCERY COMPANY

Applicable ordinance section being appealed/seeking waiver from:

7.5.1.6.d

The following specific variation to the ordinance is requested:

4'-0"

The following special condition exists:

HEB will be removing two sets of letters reading Pharmacy and Fresh Foods. The existing pharmacy letters are 38 square feet, and the Fresh Food letters are 50.4 square feet. The new Pharmacy letters will be 33.75 square feet and the Fresh Foods will be 36 square feet. This results in an overall size reduction for both signs and the proposed size is compliant with the current code.

We are requesting the new letters be installed on the edge of the canopies which will place them 3'-7" from the wall. These signs advertise two very important entry points for HEB shoppers and the placement on the edge of the canopy will help identify these entrances much better than placing them on the wall. By placing them on the wall, their visibility may also be partially obstructed depending on where the signs are viewed from. Those who shop at HEB rely on proper signage to determine where to park and where to enter the store and we are confident the placement of these signs, as shown in our drawings, will be important in making these decisions.

The unnecessary hardship(s) involved by meeting the provisions of the ordinance other than financial hardship is/are:

Proper signage is important in many respects, the most important being readability and safety. The easier we make it for shoppers to make ingress and egress decisions, the better for our store and our community. The positioning of these signs is vital in identifying these very important entry points. With the proposed signage it will enable customers and emergency service providers to accurately identify and enter the correct passageway. With the 7.5.1.6.d ordinance being 1' away from the wall, combined with the awning, the signage will not be visible to the public from ground level. Therefore, adjusting the sign's location and the distance from the wall makes for the best possible location to ensure public satisfaction and safety.

The following alternatives to the requested variance are possible:

There is no alternative that would be better suited than the one proposed.

The variance will not be contrary to public interest due to:

The signs that we have proposed are in the best interest of the public for the reasons described above.

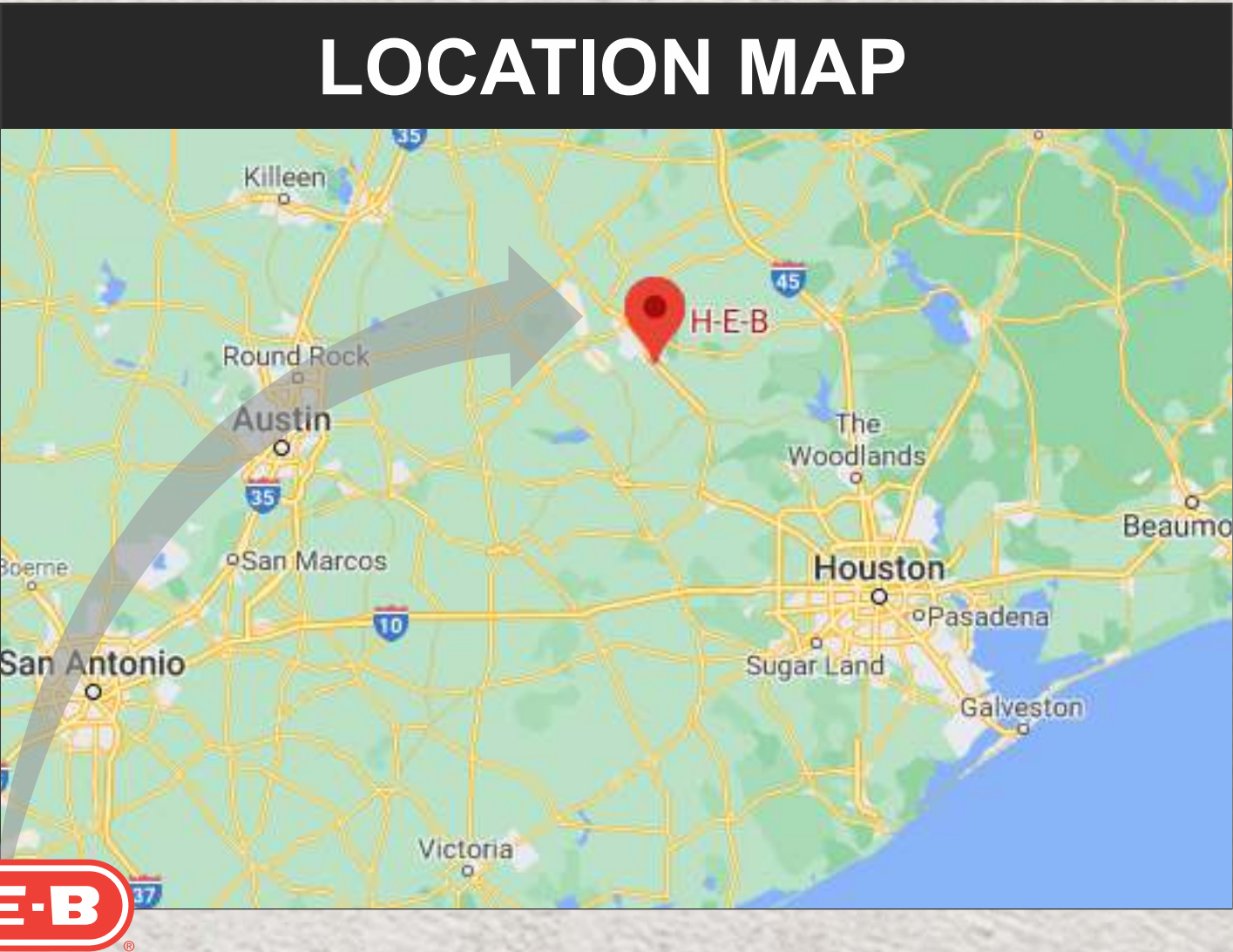


DATE:	01/06/2023
DRWG #:	6996.1
CLIENT:	HEB CURBSIDE #619
ADDRESS:	949 WILLIAM D FITCH PKWY
CITY, STATE:	COLLEGE STATION, TX 77845
SALES REP:	JEANETTE MANGUS
DESIGNER:	B.DAVIS
CLIENT APPROVAL :	

REVISION HISTORY

COLLEGE STATION 02 #619
949 WILLIAM D FITCH PKWY
COLLEGE STATION, TX 77845

Upon arrival at the job site, if you find any differences between the drawings and the actual physical characteristics of the building which may require repositioning of the signs, or if someone on the job site tells you to install the signs in a different position than is called for on the drawings, stop immediately and call one of the following for authorization:
Aetna Signs -
Jeanette Mangus at 210.218.0993 or contact
Fernando Morales at 202.731.5872



2438 FREEDOM DRIVE + SAN ANTONIO, TX 78217 + PH: 210.826.2800
FAX: 210.477.2323 + WWW.AETNASIGN.COM + FOLLOW US ON

Unpublished Work. Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however it shall at all time remain the property of Aetna Sign Group LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise.

You are not authorized to show this drawing to anyone outside your organization, nor is it to be reproduced, used, copied, or exhibited in any fashion. Violation of any of the above shall subject the violator(s) to all statutory and common law damages available to Aetna Sign Group, LTD., including, but not limited to, the value of man hours incurred in the production of this design, attorney's fees, and any and all other costs incurred by Aetna Sign Group, LTD. in the enforcement of it's copyrights.

National Building Codes now states all signs that utilize neon transformers, sized at 7,500 volts and up, must utilize UI2161 (GFI) transformers. This type of transformer must have dedicated electrical (GFI) circuit with ground for the transformer to work. You are responsible to have the proper electrical service to the sign location. Please contact you Aetna Sign Group representative if you need additional information.

Legend	
	HEB, C-Store, Fuel & Carwash
	HEB Expansion Area
	Retail Building
	Landscaped Rock, Pad & Lot
	Detention Pond
	Existing Pavement Area
	Proposed Pavement Area
	Hardscape & Off-Site Area

Land Use Summary	
HEB Area	14.55 ac
Fuel Station Area	0.74 ac
Car Wash Area	0.30 ac
Retail Area	0.70 ac
Total Site Area	16.29 ac

Parking Summary	
Existing	Proposed
Store	610
Fuel	1
Retail	38
Total	649
Ratio	1:159



DATE:	01/06/2023
DRWG #:	6996.2
CLIENT:	HEB CURBSIDE #619
ADDRESS:	949 WILLIAM D FITCH PKWY
CITY, STATE:	COLLEGE STATION, TX 77845
SALES REP:	JEANETTE MANGUS
DESIGNER:	B.DAVIS
CLIENT APPROVAL :	

REVISION HISTORY

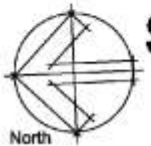


2438 FREEDOM DRIVE + SAN ANTONIO, TX 78217 + PH: 210.826.2800
FAX: 210.477.2323 + WWW.AETNASIGN.COM + FOLLOW US ON

Unpublished Work. Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however it shall at all time remain the property of Aetna Sign Group LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise.

You are not authorized to show this drawing to anyone outside your organization, nor is it to be reproduced, used, copied, or exhibited in any fashion. Violation of any of the above shall subject the violator(s) to all statutory and common law damages available to Aetna Sign Group, LTD., including, but not limited to, the value of man hours incurred in the production of this design, attorney's fees, and any and all other costs incurred by Aetna Sign Group, LTD. in the enforcement of it's copyrights.

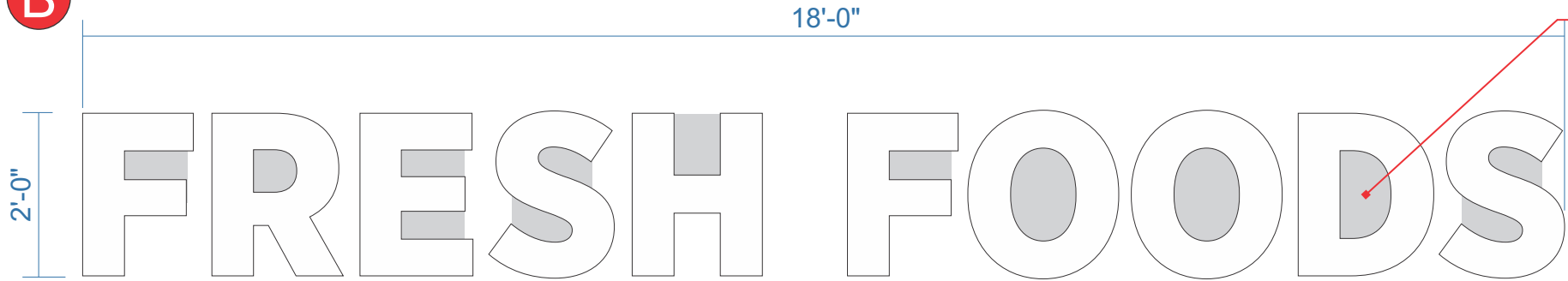
National Building Codes now states all signs that utilize neon transformers, sized at 7,500 volts and up, must utilize UI2161 (GFI) transformers. This type of transformer must have dedicated electrical (GFI) circuit with ground for the transformer to work. You are responsible to have the proper electrical service to the sign location. Please contact you Aetna Sign Group representative if you need additional information.



Schematic Site Plan

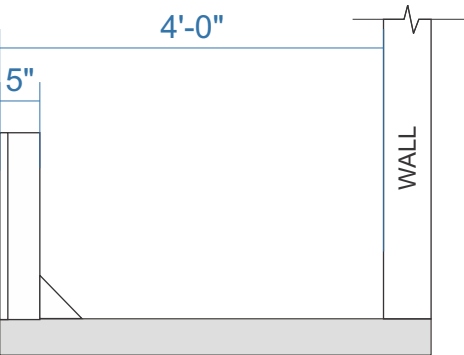
0 50' 100' 200'
CONFIDENTIAL

B



Bird protection screening
Install on front / back / sides
(shown in gray)

4'-0"



SIDE VIEW

B

FRESH FOODS CHANNEL -LIT LETTERS

SCALE: 1/2"=1'-0"

36 SQ. FT.

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

REMOVE & DISCARD ONE (1) SET OF EXISTING CHANNEL LETTERS

MANUFACTURE AND INSTALL ONE (1) SET OF CHANNEL LIT LETTERS.

040" ALUM. CONSTRUCTION, 5" RETURNS, 1" TRIM CAP - WHITE.

3/16" WHITE PLEXI FACES.

INTERNALLY ILLUMINATED BY WHITE LEDS.

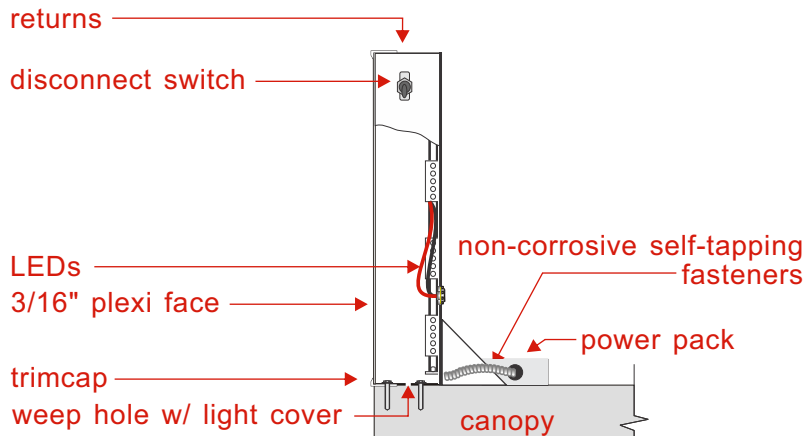
SEAL TOPS OF LETTERS TO PREVENT LEAKS.

PROVIDE AND INSTALL BIRD SCREEN ON FRONT, BACK & SIDES OF CHANNEL LETTERS.

INDIVIDUALLY MOUNTED TO CANOPY.

COLORS USED

WHITE



FACE-LIT CHANNEL LETTER - NTS

NOTE: SEAL ALL FASCIA PENETRATIONS WATERTIGHT

WIDTH / HEIGHT MEASUREMENTS USED FOR CALCULATIONS ARE MEASURED AS INDICATED IN SECTION 7.5 F



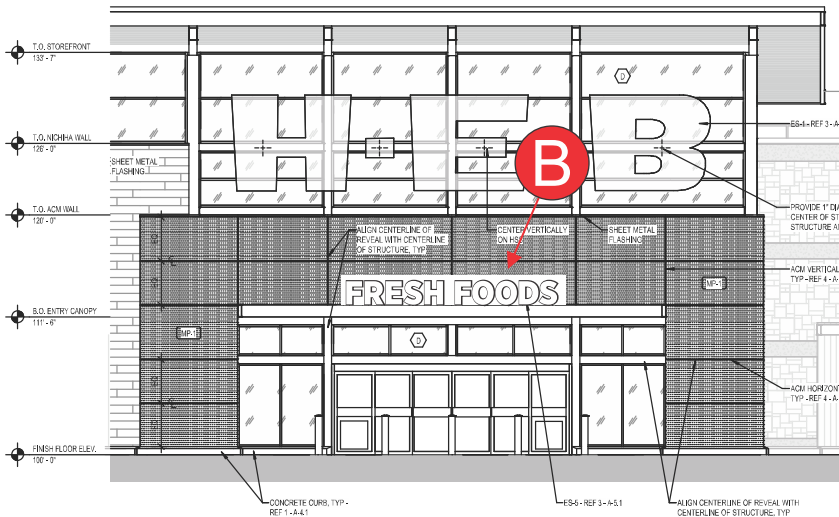
NIGHT VIEW

REMOVE



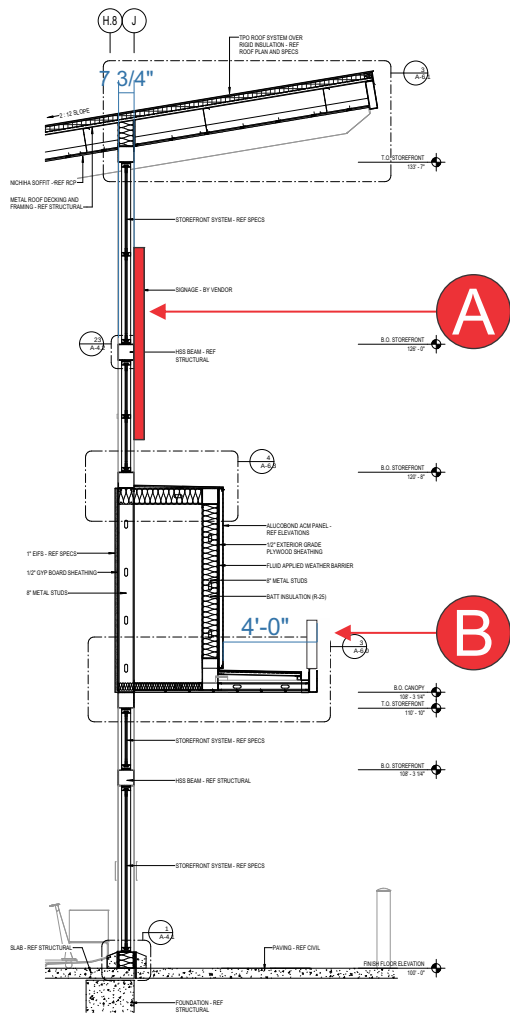
EXISTING

NTS



PROPOSED

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



SECTION AT FRESH TOWER

SCALE: 1/8" = 1'-0"



DATE:	01/06/2023
DRWG #:	6996.7
CLIENT:	HEB CURBSIDE #619
ADDRESS:	949 WILLIAM D FITCH PKWY
CITY, STATE:	COLLEGE STATION, TX 77845
SALES REP:	JEANETTE MANGUS
DESIGNER:	B.DAVIS
CLIENT APPROVAL :	

REVISION HISTORY



2438 FREEDOM DRIVE + SAN ANTONIO, TX 78217 + PH: 210.826.2800
FAX: 210.477.2323 + WWW.AETNASIGN.COM + FOLLOW US ON

Unpublished Work. Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however it shall at all time remain the property of Aetna Sign Group LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise.

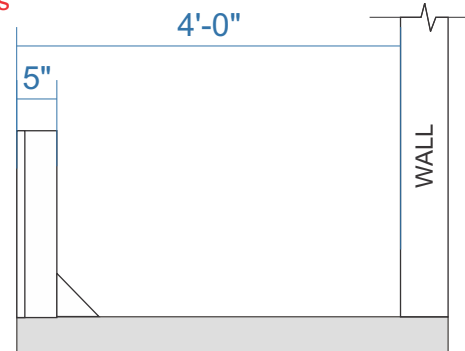
You are not authorized to show this drawing to anyone outside your organization, nor is it to be reproduced, used, copied, or exhibited in any fashion. Violation of any of the above shall subject the violator(s) to all statutory and common law damages available to Aetna Sign Group, LTD., including, but not limited to, the value of man hours incurred in the production of this design, attorney's fees, and any and all other costs incurred by Aetna Sign Group, LTD. in the enforcement of it's copyrights.

National Building Codes now states all signs that utilize neon transformers, sized at 7,500 volts and up, must utilize UI2161 (GFI) transformers. This type of transformer must have dedicated electrical (GFI) circuit with ground for the transformer to work. You are responsible to have the proper electrical service to the sign location. Please contact you Aetna Sign Group representative if you need additional information.

C



Bird protection screening
Install on front / back / sides
(shown in gray)



SIDE VIEW

C

PHARMACY CHANNEL-LIT LETTERS

SCALE: 1/2"=1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

33.75 SQ. FT.

REMOVE & DISCARD ONE (1) SET OF EXISTING CHANNEL LETTERS

MANUFACTURE AND INSTALL ONE (1) SET OF CHANNEL LIT LETTERS.

040" ALUM. CONSTRUCTION, 5" RETURNS,1" TRIM CAP - WHITE.

3/16" WHITE PLEXI FACES.

INTERNALLY ILLUMINATED BY WHITE LEDS.

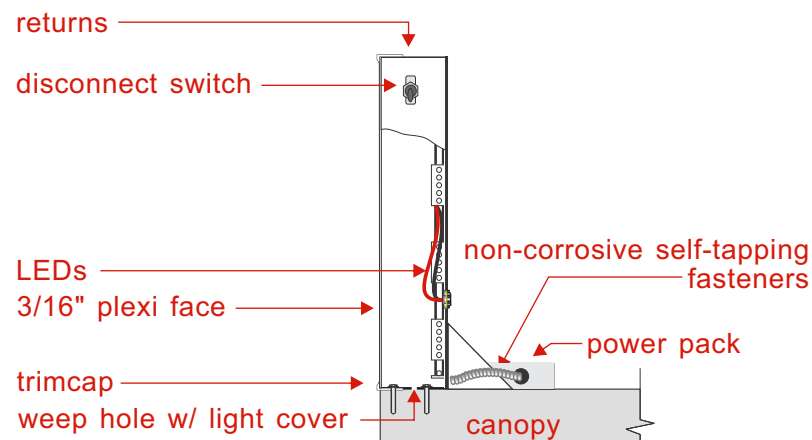
SEAL TOPS OF LETTERS TO PREVENT LEAKS.

PROVIDE AND INSTALL BIRD SCREEN ON FRONT, BACK & SIDES OF CHANNEL LETTERS.

INDIVIDUALLY MOUNTED TO CANOPY.

COLORS USED

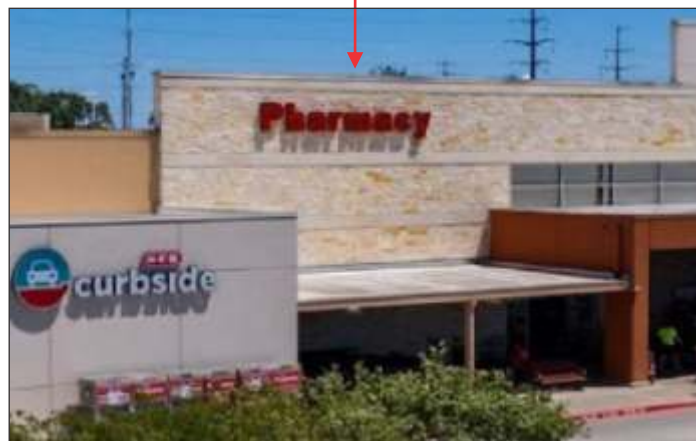
WHITE



FACE-LIT CHANNEL LETTER - NTS

NOTE: SEAL ALL FASCIA PENETRATIONS WATERTIGHT

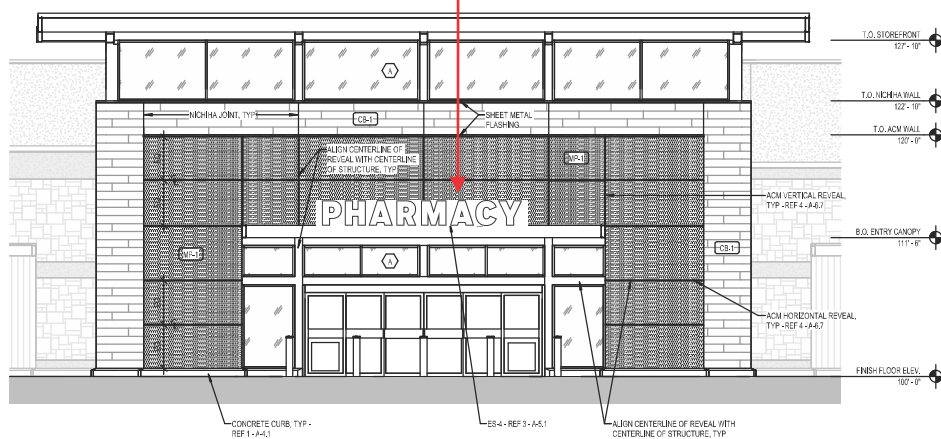
REMOVE



EXISTING

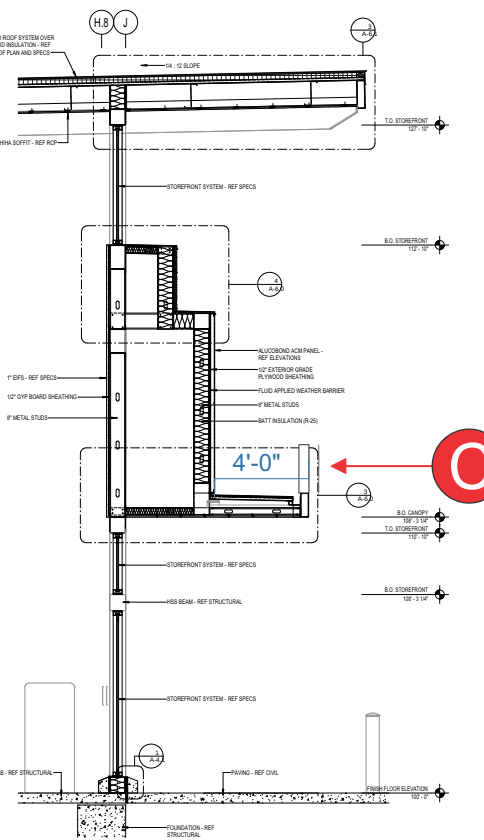
C

NTS



PROPOSED

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



SECTION AT GM TOWER
SCALE: 1/8" = 1'-0"



DATE:	01/06/2023
DRWG #:	6996.8
CLIENT:	HEB CURBSIDE #619
ADDRESS:	949 WILLIAM D FITCH PKWY
CITY, STATE:	COLLEGE STATION, TX 77845
SALES REP:	JEANETTE MANGUS
DESIGNER:	B.DAVIS
CLIENT APPROVAL :	

REVISION HISTORY



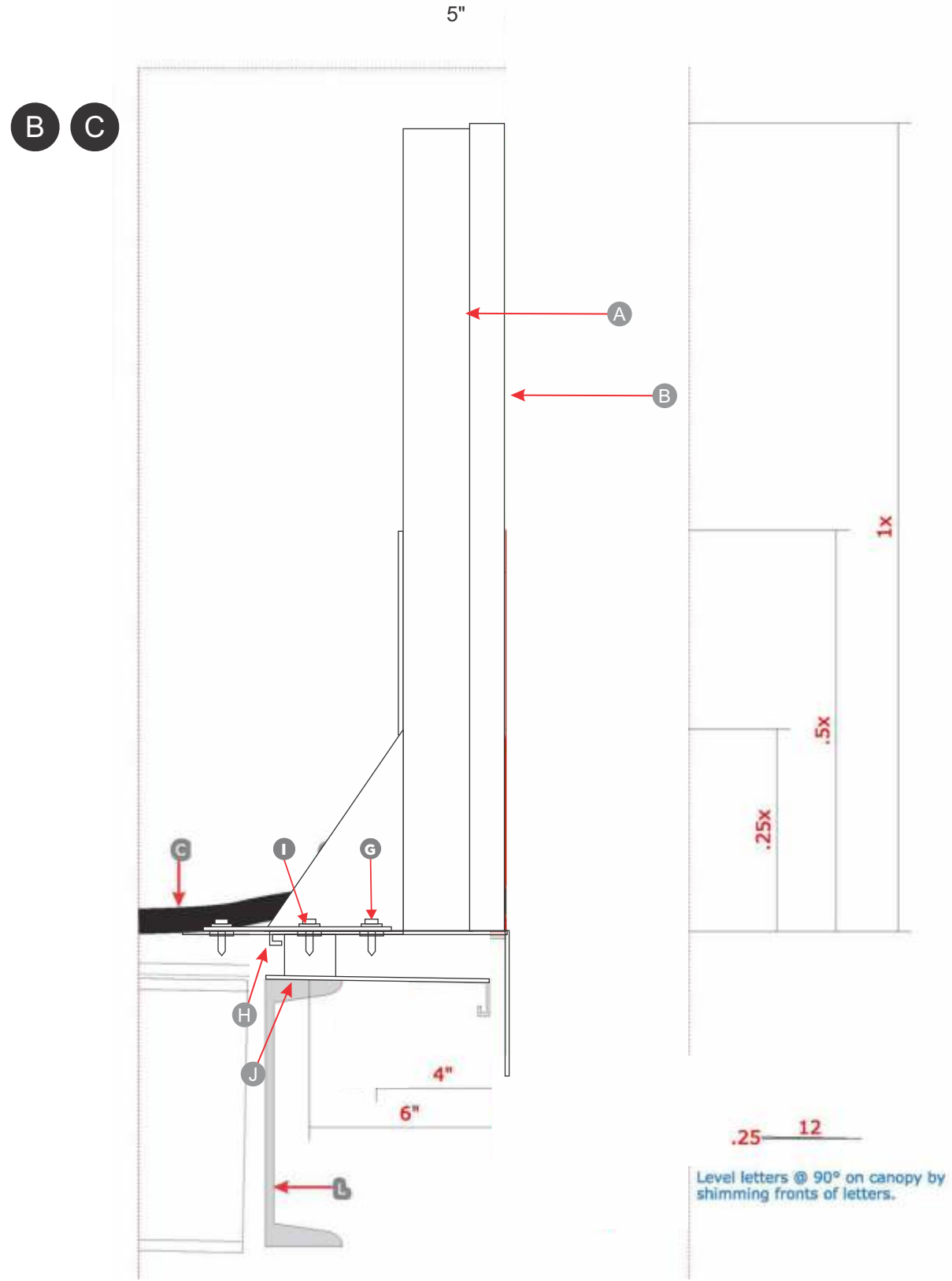
2438 FREEDOM DRIVE + SAN ANTONIO, TX 78217 + PH: 210.826.2800
FAX: 210.477.2323 + WWW.AETNASIGN.COM + FOLLOW US ON

Unpublished Work. Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however it shall at all time remain the property of Aetna Sign Group LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise.

You are not authorized to show this drawing to anyone outside your organization, nor is it to be reproduced, used, copied, or exhibited in any fashion. Violation of any of the above shall subject the violator(s) to all statutory and common law damages available to Aetna Sign Group, LTD., including, but not limited to, the value of man hours incurred in the production of this design, attorney's fees, and any and all other costs incurred by Aetna Sign Group, LTD. in the enforcement of it's copyrights.

National Building Codes now states all signs that utilize neon transformers, sized at 7,500 volts and up, must utilize UI2161 (GFI) transformers. This type of transformer must have dedicated electrical (GFI) circuit with ground for the transformer to work. You are responsible to have the proper electrical service to the sign location. Please contact you Aetna Sign Group representative if you need additional information.

WIDTH / HEIGHT MEASUREMENTS USED FOR CALCULATIONS ARE MEASURED AS INDICATED IN SECTION 7.5 F



A Channel letters: .040 aluminum returns & backs- white, white LED lighting, drain holes w/ light leak covers @ lowest points of letters

B Faces/trim caps: white plex faces
1" jewelite trim caps
C Conduit: 3/4" sealtite

D Power packs inside galvanized TC1STOW-LED transformer enclosure for wet, damp & dry locations with disconnect switch

E Installation brackets: .125" aluminum painted white
1" jewelite white trim caps

F Gusset: .125" aluminum painted white

G Fasteners: self-tapping screws with 3/16" x 1" aluminum flatbar (mill finish) wedged under mounting bracket until letters are plumb.
Fasteners painted white

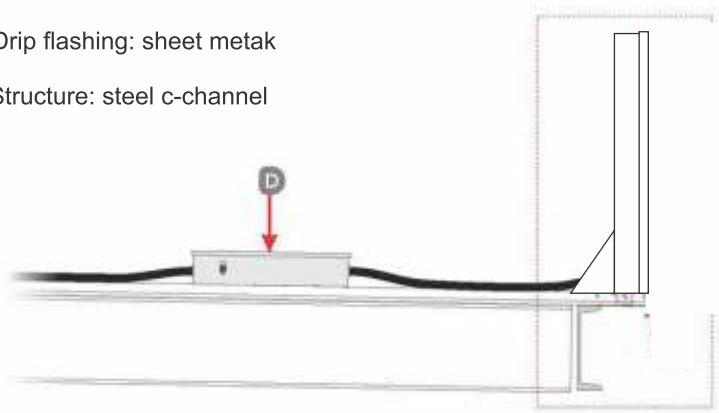
H Flashing: sheet metal

I Fasteners: self- tapping screws with neoprine gaskets- by GC

J Rubber underside

K Drip flashing: sheet metak

L Structure: steel c-channel



DATE:	01/06/2023
DRWG #:	6996.9
CLIENT:	HEB CURBSIDE #619
ADDRESS:	949 WILLIAM D FITCH PKWY
CITY, STATE:	COLLEGE STATION, TX 77845
SALES REP:	JEANETTE MANGUS
DESIGNER:	B.DAVIS
CLIENT APPROVAL :	

REVISION HISTORY



2438 FREEDOM DRIVE + SAN ANTONIO, TX 78217 + PH: 210.826.2800
FAX: 210.477.2323 + WWW.AETNASIGN.COM + FOLLOW US ON

Unpublished Work. Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however it shall at all time remain the property of Aetna Sign Group LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise.

You are not authorized to show this drawing to anyone outside your organization, nor is it to be reproduced, used, copied, or exhibited in any fashion. Violation of any of the above shall subject the violator(s) to all statutory and common law damages available to Aetna Sign Group, LTD., including, but not limited to, the value of man hours incurred in the production of this design, attorney's fees, and any and all other costs incurred by Aetna Sign Group, LTD. in the enforcement of it's copyrights.

National Building Codes now states all signs that utilize neon transformers, sized at 7,500 volts and up, must utilize UI2161 (GFI) transformers. This type of transformer must have dedicated electrical (GFI) circuit with ground for the transformer to work. You are responsible to have the proper electrical service to the sign location. Please contact you Aetna Sign Group representative if you need additional information.

