



CITY OF EAGLE PASS A G E N D A

ZONING BOARD OF ADJUSTMENTS AND APPEAL REGULAR MEETING

Council Chambers, City Hall,
100 S. Monroe Street, Eagle Pass,
Maverick County, Texas
Wednesday, November 6, 2024, at 5:30 p.m. CST

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

PUBLIC HEARING(S)

1. Public hearing on the petition submitted by Pilot Travel Centers LLC for property located at 4338 El Indio Highway. The applicant is seeking variances from *the City of Eagle Pass Code of Ordinances Appendix A Zoning Ordinance Section 15(h)(c)* regulating maximum height; *Section 15(h)(d)(1)* regulating maximum number of signs; *Section 15(h)(d)(1)(a)* regulating aggregate (total) area of the signs and 1.5 square feet for each one (1) linear foot of the lot's frontage abutting the primary street; and *Section 15(h)(d)(3)* regulating spacing as only one (1) free-standing sign located adjacent to a public street will be permitted for each legal lot; closing of public hearing and possible action.

ADJOURNMENT

Note: The Board reserves the right to consider business out of the posted agenda order and reserves the right to adjourn into executive session to discuss an item(s) not listed as an executive session on the posted agenda, but which qualifies to be discussed in closed session pursuant to Texas Government Code Chapter 551.

CERTIFICATION

I, THE UNDERSIGNED COMMUNITY DEVELOPMENT DIRECTOR, do hereby certify that the agenda mentioned above was posted on the Bulletin Board Located in the Lobby at City Hall, 100 S. Monroe Street, Eagle Pass, Texas, on November 1, 2024, at 4:00 p.m.

Placido Madera
Community Development Director

Item #1



Community Development Department Executive Summary Report to the Eagle Pass Zoning Board of Adjustment and Appeals

Variance Request – 4338 El Indio Highway

I. BACKGROUND

General Information

Applicant: Pilot Travel Centers, LLC

Property Owner: Empire Industrial Park, LLC

Location: 4338 El Indio Highway

Proposed Legal Description: Lot 1 in Block 1
of Pilot Commercial Subdivision

Parcel Size: 10.28 acres

Current Use: Undeveloped

Proposed Use: Truck stop

Current Zoning: I (Industrial District)

Master Plan: No depiction

Request: The applicant is seeking variances from the *City of Eagle Pass Code of Ordinances Appendix A Zoning Ordinance Section 15(h)(c)* regulating maximum height; *Section 15(h)(d)(1)* regulating maximum number of signs; *Section 15(h)(d)(1)(a)* regulating aggregate (total) area of the signs and 1.5 square feet for each one (1) linear foot of the lot's frontage abutting the primary street; and *Section 15(h)(d)(3)* regulating spacing as only one (1) free-standing sign located adjacent to a public street will be permitted for each legal lot.

II. CURRENT CONDITIONS

Infrastructure: Property has access to services by public utilities/franchises.

Vicinity: Property is bordered by commercial developments and vacant and undeveloped industrial zoned parcels.

Access to the site is provided by El Indio Highway and Loop 480. The site is located directly across from the Stripes Store on El Indio Highway.

III. PUBLIC NOTICE

Public notification of the variance request before the Zoning Board of Adjustment and Appeals was completed consistent with the provisions of *Chapter 211 of the State of Texas Local Government Code Title 7*. Twelve (12) notices were mailed to the abutting property owners, with a legal notice published in the Eagle Pass News Gram on October 23, 2024.

Figure 1. Aerial Map



Street View



IV. STAFF ANALYSIS

The proposed construction does meet the requirements set forth in the Building Code. However, the sign regulations are not being met as proposed and do not conform to Appendix A of the Zoning Ordinance, particularly *Section 15(h)(c)*; *Section 15(h)(d)(1)*; *Section 15(h)(d)(1)(a)*; and *Section 15(h)(d)(3)*. The applicant is requesting more signage in both square feet and height than the ordinance allows.

The applicant is seeking variances from *the City of Eagle Pass Code of Ordinances Appendix A Zoning Ordinance* as follows:

1. Section 15(h)(c) regulating maximum height
2. Section 15(h)(d)(1) regulating maximum number of signs
3. Section 15(h)(d)(1)(a) regulating aggregate (total) area of the signs and 1.5 square feet for each one (1) linear foot of the lot's frontage abutting the primary street
4. Section 15(h)(d)(3) regulating spacing as only one (1) free-standing sign located adjacent to a public street will be permitted for each legal lot.

V. STAFF RECOMMENDATION

The Community Development Department recommends **GRANTING** the applicant's variance request for property located at 4338 El Indio Highway.

TRANSMITTED to the parties listed hereafter:

Pilot Travel Centers, LLC via e-mail

City of Eagle Pass Interim City Secretary Ita A. Cortinas via e-mail

City of Eagle Pass Legal Counsel Anna Sophia Garcia via e-mail

Community Development Department Report dated November 1, 2024

Attachment 1
Application



**City of Eagle Pass Planning Department
Zoning Board of Adjustment Appeal
to Eagle Pass Zoning Ordinance**

3295 Bob Rogers Drive
Eagle Pass, TX 78852
(830) 773-7781
planning@eaglepasstx.us
eaglepasstx.us

Project	Legal Description: <u>Pilot Travel Centers #1450</u> Site Address: <u>4338 El Indio Highway, Eagle Pass, TX 78852</u> Acres: <u>10.28</u> Square feet: _____ Existing land use: <u>Industrial - B1 & B3</u>
Owner	Name: <u>Pilot Travel Centers LLC</u> Phone: <u>865-474-2986</u> Address: <u>5508 Lonas Drive, Knoxville, TN 37909</u> E-mail: <u>Kaitlyn.Moriarty@pilottravelcenters.com</u> City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37909</u>
Applicant If not owner	Name: <u>Same as Owner: Kaitlyn Moriarty - Pilot Travel Centers LLC</u> Phone: _____ Address: _____ E-mail: _____ City: _____ State: _____ Zip: _____ Relationship to owner: _____
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? Yes _____ No ☒ I certify that I am the actual owner of the property described above and this application is being submitted with my consent (included corporate name if applicable). Attach written evidence (i. e. corporate documents) of such authorization. I acknowledge that application and publication fees are non-refundable, and that incomplete applications will not be accepted or processed. If additional information or documentation is pending submittal before a deadline, the item is subject to be removed from the agenda and the applicant is subject to cover re-advertising fees. Signature: <u></u> Date: <u>10/04/2024</u> Print Name: <u>Kaitlyn Moriarty</u> ☒ Applicant ☐ Authorized Agent

Board Action	Description:
	Board Chairman Signature _____ Date _____
Office	Accepted by <u>K. Vazquez</u> Payment received by _____ Date <u>10/4/2024</u> Zoning Classification <u>Industrial</u> Case No. <u>Not assigned</u>

The commission may authorize a variance from these regulations when, in its opinion, undue hardship will result from requiring strict compliance. In granting a variance, the board shall prescribe only conditions that it deems necessary or desirable to the public interest. No such variance shall be granted unless the board finds that the applicant meets the following conditions.

Description of variance request: requesting more signage in both square footage and height than the ordinance allows

For each question, check yes or no and provide a detailed explanation.

1. Is the financial cost of compliance greater than 50 percent of the appraised value of the structure?

Yes ☐ No ☒ Explain: Our proposed signage package costs more than what the code allows. We are willing to invest in high-quality, more effective signage and the current code is limiting our ability to do so. If kept to the signage code restrictions, we would be susceptible to potential lost opportunities by being less visible. Signage cannot be easily seen from a distance and may result in fewer customers.

2. Will compliance result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur?

Yes ☐ No ☒ Explain: No. While compliance will not result in a loss, the additional signs we are requesting are essential for the visibility and success of the business. Due to the nature and scale of operations, these additional signs are critical to effectively guide and attract customers, ensuring the business can thrive and fully utilize the potential of the lot.

3. Will compliance result in the structure not following a requirement of a municipal ordinance, building code, or other requirement?

Yes ☐ No ☒ Explain: Although we are requesting additional signage beyond what the current code allows, the request does not result in a violation of any municipal code or requirement. The variance is strictly related to signage and does not affect the overall compliance of the project with other legal requirements.

4. Will compliance result in the unreasonable encroachment on an adjacent property or easement?

Yes ☐ No ☒ Explain: The proposed signage will be fully contained within the boundaries of the lot and will respect all setbacks and property lines. There will be no infringement on neighboring properties or interference with any existing easements.

5. Does the municipality consider the structure to be a nonconforming structure?

Yes ☒ No ☐ Explain: The "structure" is considered nonconforming because it does not fully comply with the current sign code regulations. This non-conformance specifically relates to the signage, where the proposed number or size of signs exceeds what is allowed under current zoning laws. However, aside from signage, the rest of the structure remains in compliance with building and zoning requirements.

6. Is the variance necessary for the preservation and enjoyment of a substantial property right of the applicant?

Yes ☒ No ☐

Explain: It is necessary because the additional signage is critical to the business's visibility and success. Without the variance, the ability to attract and guide customers would be significantly diminished, impacting the full utilization and value of the property for its intended commercial purpose.

7. Could the granting of the variance be detrimental to the public health, safety, or welfare, or injurious to other property in the area? Yes ☐ No ☒

Explain: The additional signage will be designed and placed in accordance with safety standards, ensuring it does not obstruct visibility, interfere with traffic or negatively impact neighboring properties. The variance will enhance the functionality of the business without posing any risks to the surrounding community.

VARIANCE APPLICATION CHECKLIST

APPLICATION COMPLETENESS REQUIREMENTS:

- ☒ Development Application signed by owner or notarized affidavit
- ☒ This checklist (signed by applicant/representative)

Applicant	Staff	Not Applicable	TECHNICAL REQUIREMENTS	
			Any application that is missing information will be considered incomplete and will not be processed.	
☒	yes		1	A scaled site plan of the subject property showing property dimensions, building locations, setback dimensions, and other applicable information.
Yes	Yes		2	Application Fee of \$100.00 is due upon submittal. (Money order or check made out to City of Eagle Pass) A Publication Fee will be invoiced and collected before the meeting date. These fees are non-refundable. Will pay with Credit Card once the advertisement has been ran.
Yes	Yes		3	Notarized owner authorization letter if application is submitted by individual other than the property owner. Proof of ownership as follows: Estate documents (i. e. Probate, Affidavit of Heirship, Administration), copy of the recorded warranty deed or copy of a purchase contract, copy of lease agreement. This is currently in the works between Beyere Junfin and Pilot Travel Centers.
	NA	☒	4	Copy of subdivision restrictions for subject property, as recorded in the Maverick County Court House. If no subdivision restrictions are filed, a copy of the certificate of no restrictions will be required.
	Yes	☒	5	Photographs of site, project, and adjacent areas deemed appropriate for justification. Prior construction history, as applicable to the situation.

NOTE: By state law public hearing notices shall be published in a newspaper with a second-class postage.



Applicant Acknowledgment

10/04/2024

Date

Authorization to Apply for Variance

Empire Industrial Park, LLC
2076 N Veterans Blvd Ste D1
Eagle Pass, TX 78852

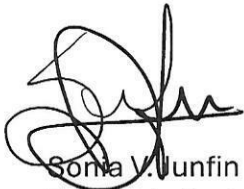
October 21, 2024

City of Eagle Pass,

I, Sonia V. Junfin, as the legal representative of the owner of the property located at 4338 El Indio Hwy, hereby authorize Pilot Travel Centers to apply for a variance on my behalf for the aforementioned property.

This authorization permits Pilot Travel Centers to submit any necessary applications, documents, or forms required by the appropriate authorities to pursue the requested variance.

Please contact me at (210)262 - 6243 if further confirmation or information is needed.
Sincerely,



Sonia V. Junfin
Empire Industrial Park, LLC

State of Texas
County of Maverick

This instrument was acknowledged before me on the 21 day of October, 2024, by Sonia V. Junfin.

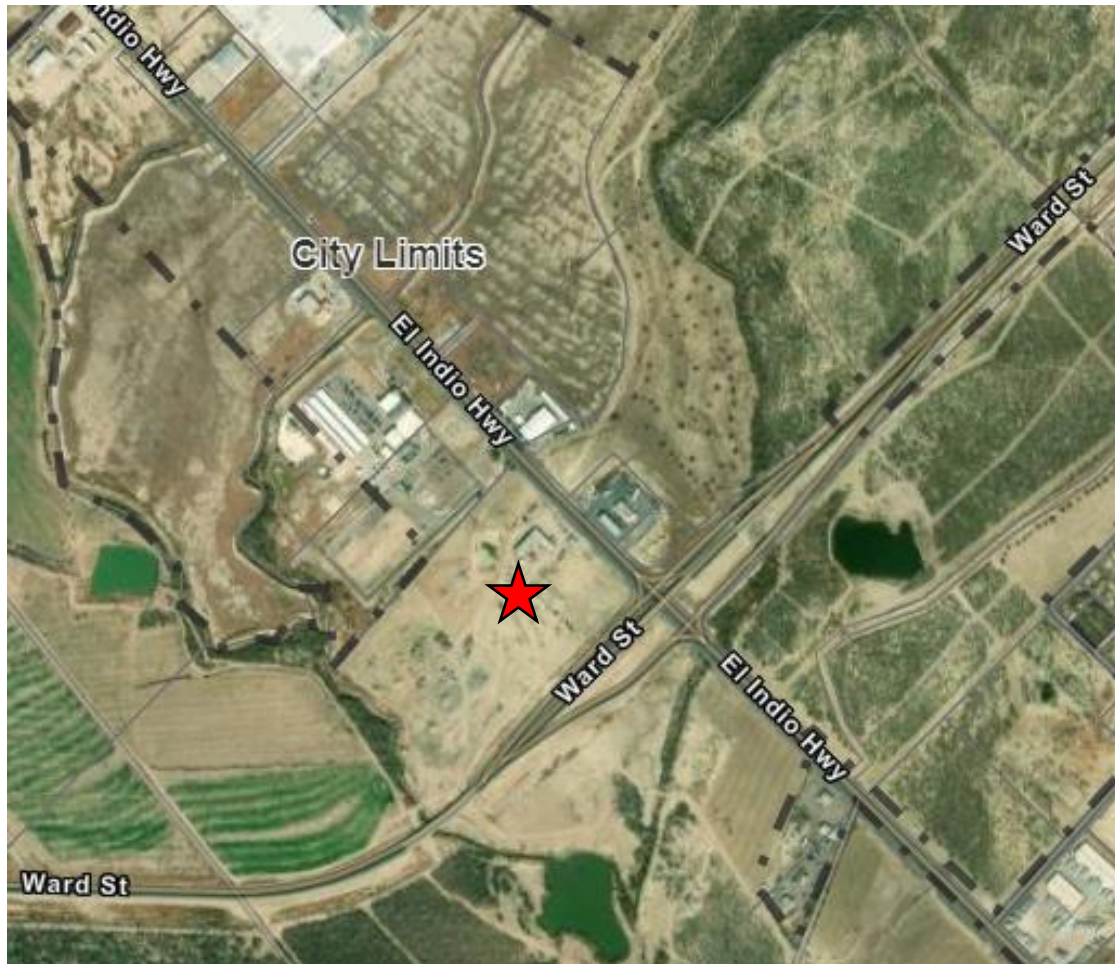


Notary Public's Signature

Printed Name of Notary: Brenda Roig

My Commission Expires: 04/22/2025

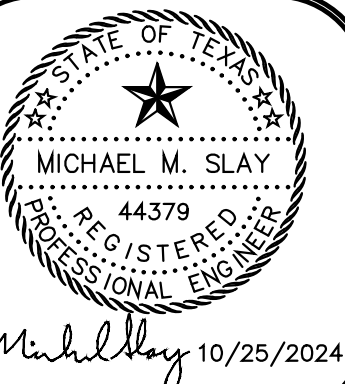
Aerial View



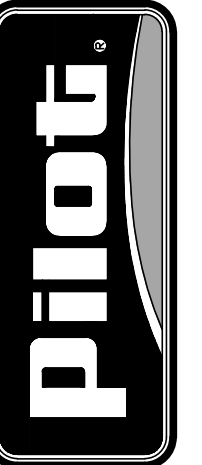
SLAY
ENGINEERING CO., INC.
EST. 1982

SLAY ENGINEERING CO., INC.
CIVIL - SURVEYING - CONSULTING

123 ALTGELT AVENUE
SAN ANTONIO, TEXAS 78201
TELEPHONE (210) 734-4388 - FAX (210) 734-6401
SLAYENGINEERING.COM
TBPE FIRM REGISTRATION NO. F1901



PILOT COMPANY
DESIGN DEPARTMENT
5508 LONAS ROAD
KNOXVILLE, TENNESSEE 37909
(865) 588-7488



SITE PLAN

PILOT TRAVEL CENTER

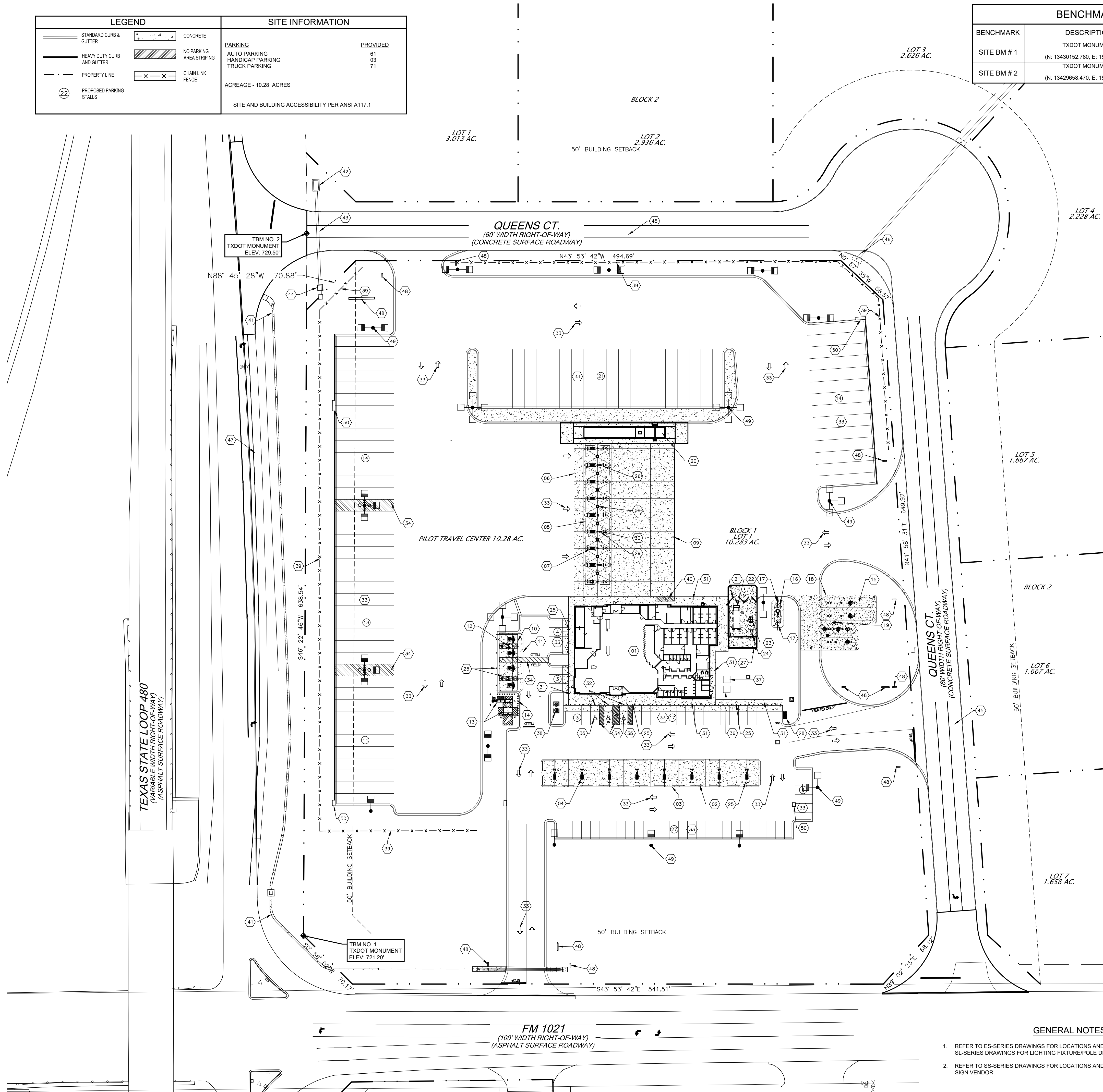
EAGLE PASS, TEXAS 78852

DATE:	REV:	REVISION DESCRIPTION:	INT:
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SHEET:

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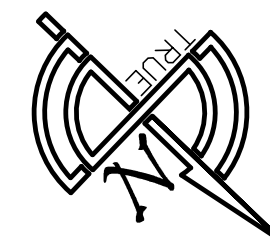
BENCHMARK		
BENCHMARK	DESCRIPTION	ELEVATION
SITE BM # 1	TXDOT MONUMENT (N: 13430152.780, E: 1502118.924)	721.20
SITE BM # 2	TXDOT MONUMENT (N: 13429658.470, E: 1501600.337)	729.50

CONSTRUCTION NOTES

- 1 TRAVEL CENTER BUILDING (SEE ARCHITECTURAL DRAWINGS), INSTALLED BY CONTRACTOR.
- 2 AUTO CANOPY, (SEE AC-SERIES DRAWINGS) FURNISHED AND INSTALLED BY CANOPY SUPPLIER. CANOPY FOUNDATIONS INSTALLED BY CONTRACTOR.
- 3 6" REINFORCED CONCRETE PAD FOR AUTO CANOPY, (SEE AC-SERIES DRAWINGS) INSTALLED BY CONTRACTOR.
- 4 CONCRETE ISLAND WITH A GAS/AUTO DIESEL (3+1) DISPENSER AND CONTAINMENT BOX (TYPICAL), INSTALLED BY CONTRACTOR.
- 5 TRUCK CANOPY, (SEE TC-SERIES DRAWINGS) FURNISHED AND INSTALLED BY CANOPY SUPPLIER. CANOPY FOUNDATIONS INSTALLED BY CONTRACTOR.
- 6 8" REINFORCED CONCRETE PAD FOR TRUCK CANOPY, (SEE TC-SERIES DRAWINGS) INSTALLED BY CONTRACTOR.
- 7 CONCRETE ISLAND WITH A DIESEL DISPENSER AND CONTAINMENT BOX (TYPICAL), INSTALLED BY CONTRACTOR.
- 8 PREFABRICATED TRUCK ISLAND CATCH BASIN (TYPICAL), FURNISHED BY OWNER INSTALLED BY CONTRACTOR
- 9 12" WIDE PAINTED (SAFETY YELLOW) PULL FORWARD LINE INSTALLED BY CONTRACTOR.
- 10 EV CANOPY, (SEE EV-SERIES DRAWINGS) FURNISHED AND INSTALLED BY CANOPY SUPPLIER. CANOPY FOUNDATIONS INSTALLED BY CONTRACTOR.
- 11 6" REINFORCED CONCRETE PAD FOR EV CANOPY, (SEE EV-SERIES DRAWINGS) INSTALLED BY CONTRACTOR.
- 12 4" RAISED CONCRETE WITH A DOUBLE CORDED 350KW ELECTRIC DISPENSER (TYPICAL), INSTALLED BY CONTRACTOR.
- 13 6" REINFORCED CONCRETE PAD FOR EV TRANSFORMER AND ELECTRICAL SWITCH GEAR INSTALLED BY CONTRACTOR. FINAL SIZE AND LOCATION TO BE PER UTILITY AGENCY.
- 14 6" SCH 40 STEEL PIPE BOLLARDS SPACED AT 30' O.C. LOCATED ALONG CURB AT EV TRANSFORMER AND ELECTRICAL SWITCH GEAR. FURNISHED AND INSTALLED BY CONTRACTOR. ALL STEEL PIPE BOLLARDS AT EV CANOPY/TRANSFORMER TO BE SUPPLIED WITH BLUE BOLLARD SLEEVES (SEE EV-SERIES DRAWINGS DWGS FOR SPECS.).
- 15 UNDERGROUND FUEL TANK FARM. SEE PP-SERIES DRAWINGS FOR MORE INFORMATION.
- 16 4,000 GALLON, 6'-0"X 2'-11/4" LONG, SINGLE-WALL, FIBERGLASS UNDERGROUND OIL/WATER SEPARATOR, FURNISHED BY OWNER, INSTALLED BY CONTRACTOR. SEE CIVIL AND PP-SERIES DRAWINGS FOR MORE INFORMATION.
- 17 CLEAN OUT FOR OIL/WATER SEPARATOR FURNISHED AND INSTALLED BY CONTRACTOR.
- 18 8" REINFORCED CONCRETE SLAB AT TANK FARM, INSTALLED BY CONTRACTOR.
- 19 NEW TANK VENT RISER CLUSTER, FURNISHED AND INSTALLED BY CONTRACTOR.
- 20 TRUCK SCALE, CONCRETE TRUCK SCALE PIT AND TRUCK SCALE FURNISHED AND INSTALLED BY TRUCK SCALE SUPPLIER. ELECTRICAL, COMMUNICATIONS AND DRAINAGE PROVIDED TO THE SCALE PIT BY CONTRACTOR, COORDINATION BY CONTRACTOR.
- 21 TRASH ENCLOSURE 8' CHAIN LINK FENCE WITH VINYL INSERTS MOUNTED ON REINFORCED CONCRETE PAD WITH PROTECTIVE STEEL BOLLARDS, INSTALLED BY CONTRACTOR (SEE ARCH DWGS FOR DETAILS).
- 22 TRASH COMPACTOR, FURNISHED AND INSTALLED BY TRASH COMPACTOR SUPPLIER.
- 23 CARDBOARD BAILER OR RECYCLE DUMPSTER, FURNISHED AND INSTALLED BY DUMPSTER SUPPLIER.
- 24 GREASE CONTAINER, PROVIDED BY CONTRACTOR.
- 25 6" SCH 40 STEEL PIPE BOLLARD FURNISHED AND INSTALLED BY CONTRACTOR. ALL STEEL PIPE BOLLARDS TO BE SUPPLIED WITH BOLLARD SLEEVES AS DESIGNATED BELOW: PARKING STALLS ALONG TRAVEL CENTER SIDEWALK - BLACK EV CANOPY/TRANSFORMER - BLUE AUTO CANOPY, AIR/WATER STAND, AND TANK FARM - YELLOW (SEE CIVIL DWGS FOR SPECS.).
- 26 1'-0" SCH 40 STEEL PIPE BOLLARD FURNISHED AND INSTALLED BY CONTRACTOR. ALL STEEL PIPE BOLLARDS TO BE SUPPLIED WITH BOLLARD SLEEVES AS DESIGNATED BELOW: TRUCK CANOPY AND TANK FARM - YELLOW (SEE CIVIL DWGS FOR SPECS.).
- 27 YARD MAINTENANCE BUILDING BY CONTRACTOR, (SEE DE-SERIES DRAWINGS).
- 28 AUTO AIR/VACUUM (PROVIDED BY OWNER, ELECTRICAL BY CONTRACTOR), YARD HYDRANT BY CONTRACTOR.
- 29 TRUCK AIR STAND, TYPICAL AT EVERY OTHER TRUCK FUELING ISLAND FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR
- 30 TRUCK FREEZE PROOF WATER STAND TYPICAL AT EVERY OTHER TRUCK FUELING ISLAND FURNISHED AND INSTALLED BY CONTRACTOR.
- 31 CONCRETE SIDEWALK INSTALLED BY CONTRACTOR.
- 32 "HANDICAP PARKING" SIGNS, MOUNTED ON POLES, FURNISHED AND INSTALLED BY OWNERS SIGN VENDOR. (SEE CIVIL DETAILS FOR MOUNTING INSTRUCTIONS).
- 33 ALL DIRECTIONAL AND PARKING STRIPING TO BE SAFETY YELLOW-UNLESS NOTED OTHERWISE (TYP).
- 34 TRAFFIC STRIPING 4' WIDE PAINTED (SAFETY YELLOW) PARALLEL STRIPES AT 16' O.C. FURNISHED AND INSTALLED BY CONTRACTOR.
- 35 PAVEMENT SYMBOL AND LETTERING PER D.O.T. SPECIFICATIONS (TYP), FURNISHED AND INSTALLED BY CONTRACTOR.
- 36 7'-0" X 7'-0" X 6" REINFORCED CONCRETE PAD FOR LOCAL UTILITY ELECTRICAL TRANSFORMER INSTALLED BY CONTRACTOR. FINAL SIZE AND LOCATION TO BE PER UTILITY AGENCY.
- 37 7'-0" X 7'-0" X 6" REINFORCED CONCRETE PAD FOR TRAVEL CENTER DISTRIBUTION ELECTRICAL TRANSFORMER INSTALLED BY CONTRACTOR. FINAL SIZE AND LOCATION TO BE PER UTILITY AGENCY.
- 38 GREASE TRAP, FURNISHED AND INSTALLED BY CONTRACTOR.
- 39 4' CHAIN LINK PERIMETER FENCE, FURNISHED AND INSTALLED BY CONTRACTOR.
- 40 5'-0" X 20'-0" PASSENGER DROP-OFF/LOADING ZONE. TRAFFIC STRIPING 4' WIDE PAINTED (SAFETY YELLOW) PARALLEL STRIPES AT 16' O.C. FURNISHED AND INSTALLED BY CONTRACTOR
- 41 2' CONCRETE SWALE BY OTHERS
- 42 STORM DRAIN OUTFALL STRUCTURE BY OTHERS
- 43 DRIVEWAY CULVERT BY OTHERS
- 44 AREA INLET BY OTHERS
- 45 STREET BY OTHERS
- 46 STORM SEWER STRUCTURES BY OTHERS
- 47 DECELERATION LANE BY OTHERS
- 48 SITE SIGN, TYPICAL. SEE GENERAL NOTES FOR ADDITIONAL DETAILS.
- 49 SITE LIGHT, TYPICAL. SEE GENERAL NOTES FOR ADDITIONAL DETAILS.
- 50 STORM SEWER STRUCTURE. SEE SHEETS C4.0 & C6.0 FOR DETAIL.

GENERAL NOTES

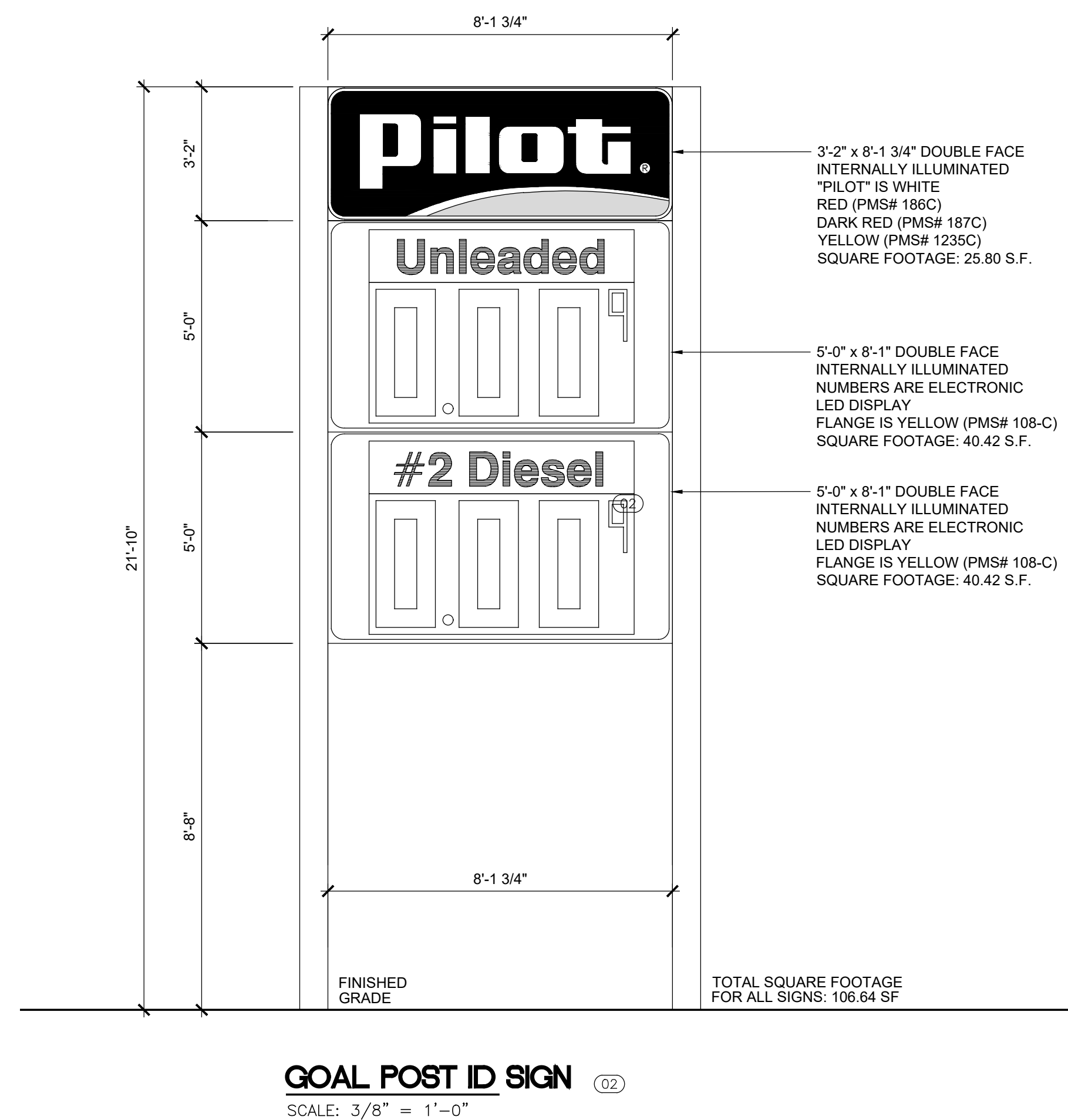
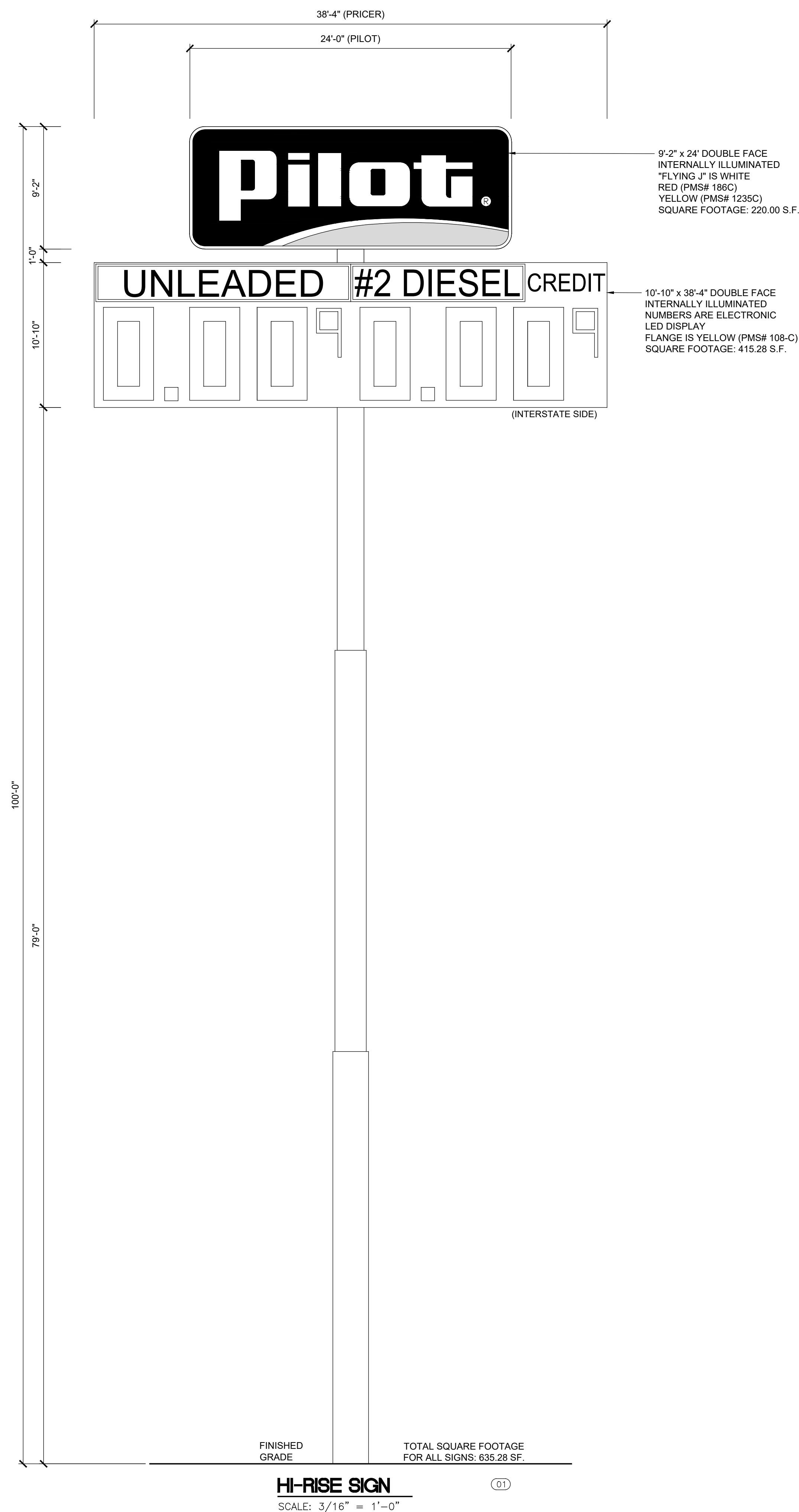
1. REFER TO ES-SERIES DRAWINGS FOR LOCATIONS AND TYPES OF LIGHTING. REFER TO SL-SERIES DRAWINGS FOR LIGHTING FIXTURE/POLE DETAILS.
2. REFER TO SS-SERIES DRAWINGS FOR LOCATIONS AND TYPES OF SIGNS. FOUNDATIONS BY SIGN VENDOR.



SITE PLAN

1" = 50'

50 100 Feet



SIGN NOTES

- (01) INTERNALLY ILLUMINATED HI-RISE SIGN FURNISHED BY OWNER, INSTALLED BY SIGN SUPPLIER. CONCRETE FOUNDATION INSTALLED BY SIGN SUPPLIER. FINAL ELECTRICAL CONNECTION INSTALLED BY CONTRACTOR.
- (02) INTERNALLY ILLUMINATED GOALPOST SIGN FURNISHED BY OWNER, INSTALLED BY SIGN SUPPLIER. CONCRETE FOUNDATION INSTALLED BY SIGN SUPPLIER. FINAL ELECTRICAL CONNECTION INSTALLED BY CONTRACTOR.
- (03) "TRUCK SCALE" INTERNALLY ILLUMINATED SIGN FURNISHED AND INSTALLED BY TRUCK SCALE SUPPLIER. CONCRETE FOUNDATION BY TRUCK SCALE SUPPLIER, ELECTRICAL PROVIDED TO SCALE BY CONTRACTOR.
- (04) "AUTO ENTRY/EXIT" (INTERNALLY ILLUMINATED) DIRECTIONAL SIGN FURNISHED BY OWNER, INSTALLED BY SIGN SUPPLIER. CONCRETE FOUNDATION AND ELECTRICAL INSTALLED BY CONTRACTOR.
- (05) "TRUCK ENTRY/EXIT" (INTERNALLY ILLUMINATED) DIRECTIONAL SIGN FURNISHED BY OWNER, INSTALLED BY SIGN SUPPLIER. CONCRETE FOUNDATION AND ELECTRICAL INSTALLED BY CONTRACTOR.
- (06) DEF LED PRICER SIGN FURNISHED BY OWNER, INSTALLED BY SIGN SUPPLIER. ELECTRICAL INSTALLED BY CONTRACTOR.
- (07) CANOPY LOGO FURNISHED AND INSTALLED BY CANOPY SUPPLIER.
- (08) TRAVELCENTER (INTERNALLY ILLUMINATED) BUILDING SIGN FURNISHED BY OWNER, INSTALLED BY SIGN SUPPLIER. ELECTRICAL INSTALLED BY CONTRACTOR.
- (09) "WELCOME" (INTERNALLY ILLUMINATED) BUILDING SIGN FURNISHED BY OWNER, INSTALLED BY SIGN SUPPLIER. ELECTRICAL INSTALLED BY CONTRACTOR.
- (10) "WELCOME DRIVERS" (INTERNALLY ILLUMINATED) BUILDING SIGN FURNISHED BY OWNER, INSTALLED BY SIGN SUPPLIER. ELECTRICAL INSTALLED BY CONTRACTOR.
- (11) "HANDICAP PARKING" POLE MOUNTED SIGNS, FURNISHED AND INSTALLED BY CONTRACTOR. (SEE CIVIL DETAILS FOR MOUNTING INSTRUCTIONS).
- (12) "PED-XING" SIGN FURNISHED AND INSTALLED BY CONTRACTOR.
- (13) "PASSENGER LOADING ZONE ONLY" SIGN FURNISHED AND INSTALLED BY CONTRACTOR.
- (14) CANOPY LOGO FURNISHED AND INSTALLED BY CANOPY SUPPLIER.
- (15) "USE LAST EV ACCESSIBLE CHARGING" SIGN FURNISHED AND INSTALLED BY CONTRACTOR.
- (16) "EV CHARGING" SIGN FURNISHED AND INSTALLED BY CONTRACTOR.
- (17) "DANGER" POLE MOUNTED SIGNS, FURNISHED AND INSTALLED BY CONTRACTOR. (SEE CIVIL & EV SYSTEM DETAILS FOR MOUNTING INSTRUCTIONS).
- (18) "EV E-STOP" POLE MOUNTED SIGNS, FURNISHED AND INSTALLED BY CONTRACTOR. (SEE CIVIL DETAILS FOR MOUNTING INSTRUCTIONS).

PILOT COMPANY
DESIGN DEPARTMENT
5508 LONAS ROAD
KNOXVILLE, TENNESSEE 37909
(865) 588-7488



**ID SIGN AND
SIGN SCHEDULE**

PILOT TRAVEL CENTER
4338 EL INDIO HWY
EAGLE PASS, TEXAS 78852

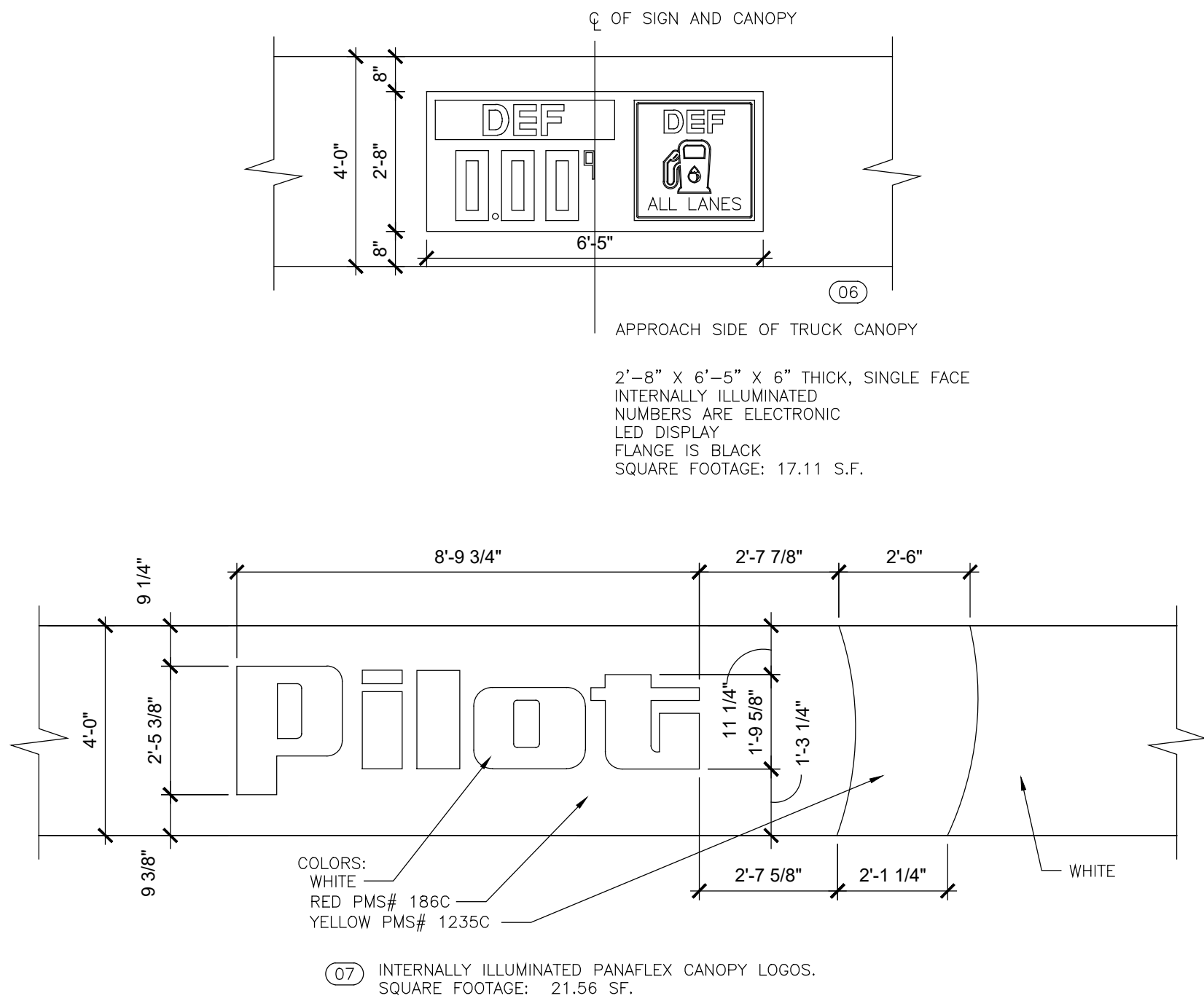
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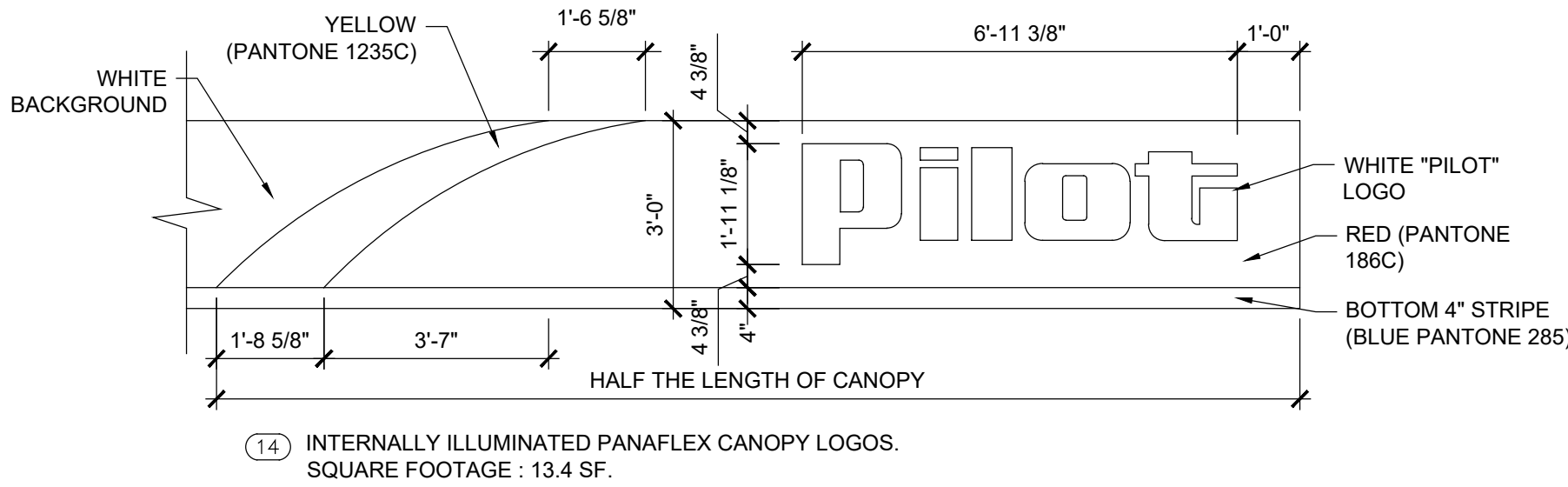
SHEET:

SS2



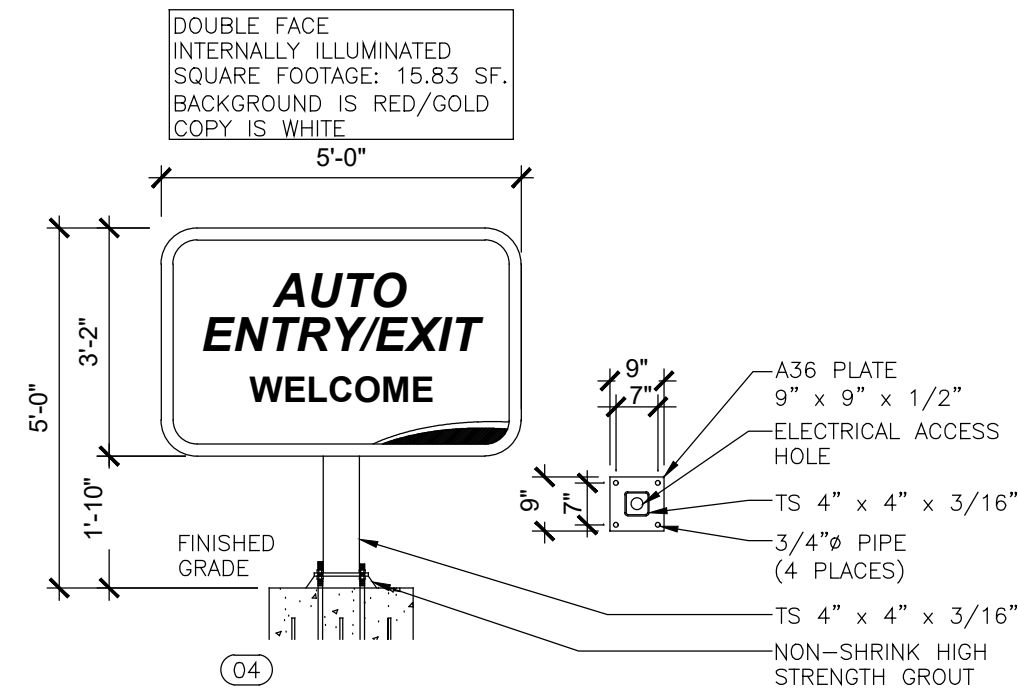
CANOPY SIGNS

SCALE: 3/8" = 1'-0"



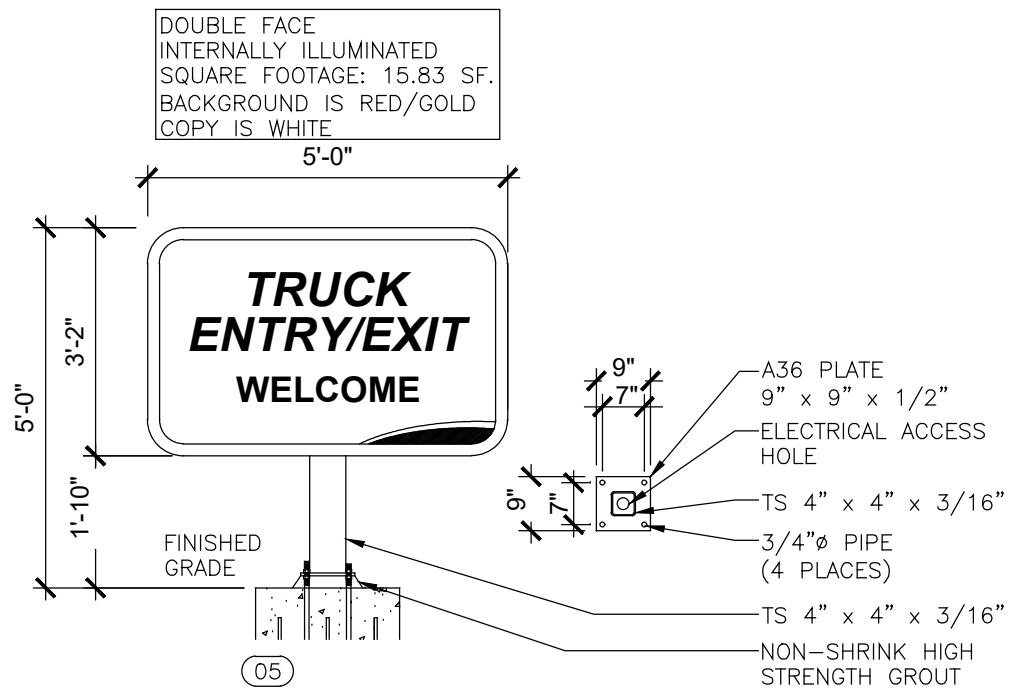
EV SIGNAGE

SCALE: 3/8" = 1'-0"



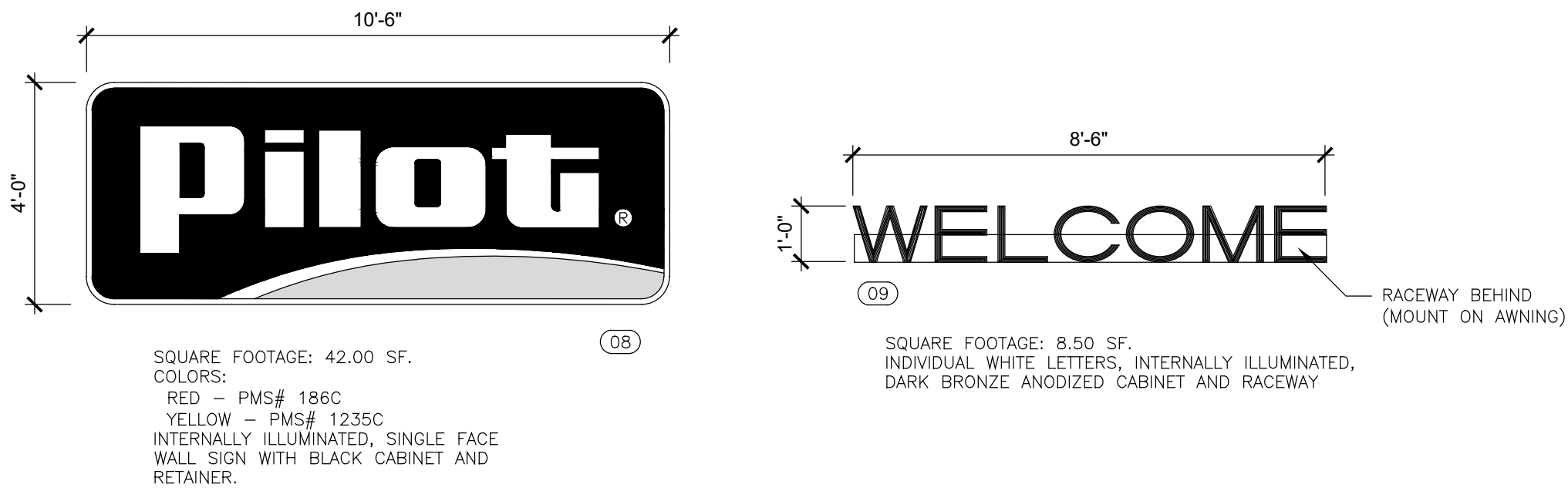
DIRECTIONAL SIGNS

SCALE: 3/8" = 1'-0"



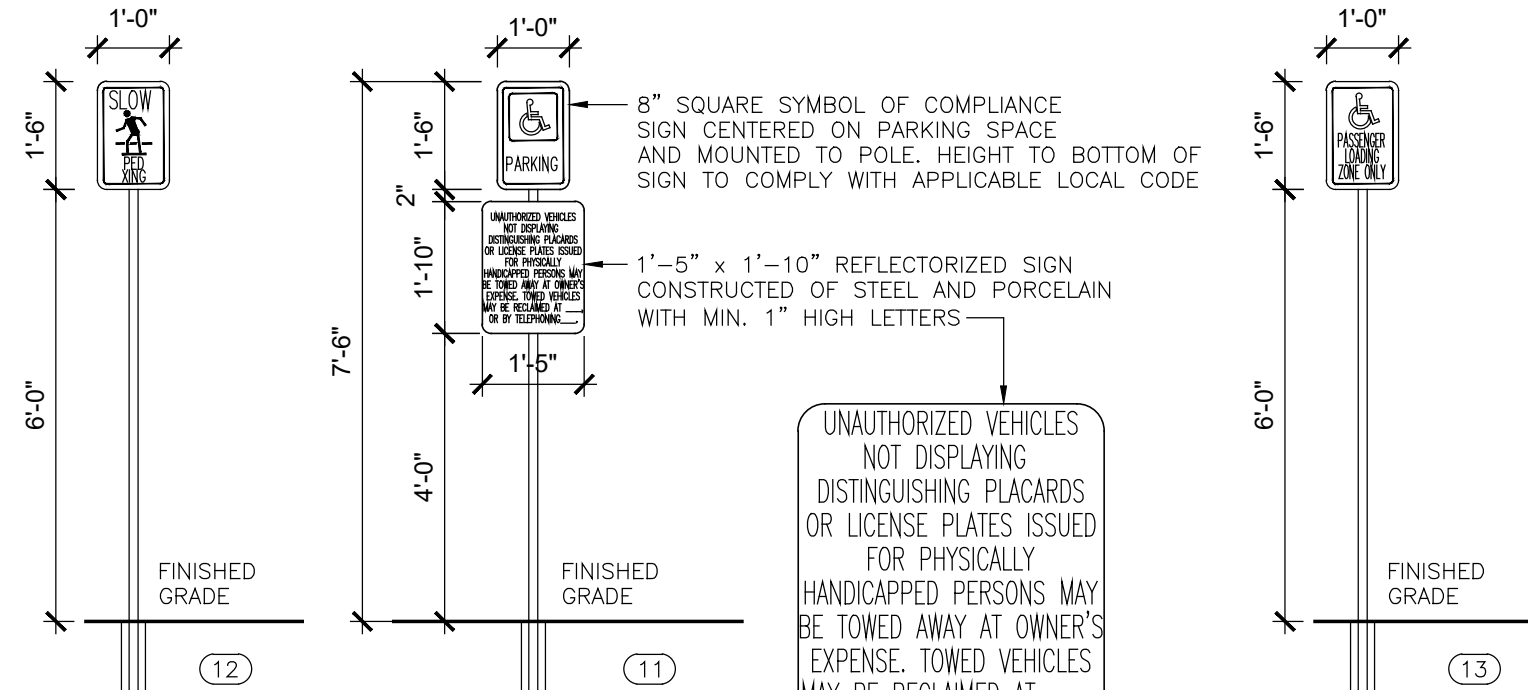
DIRECTIONAL SIGNS

SCALE: 3/8" = 1'-0"



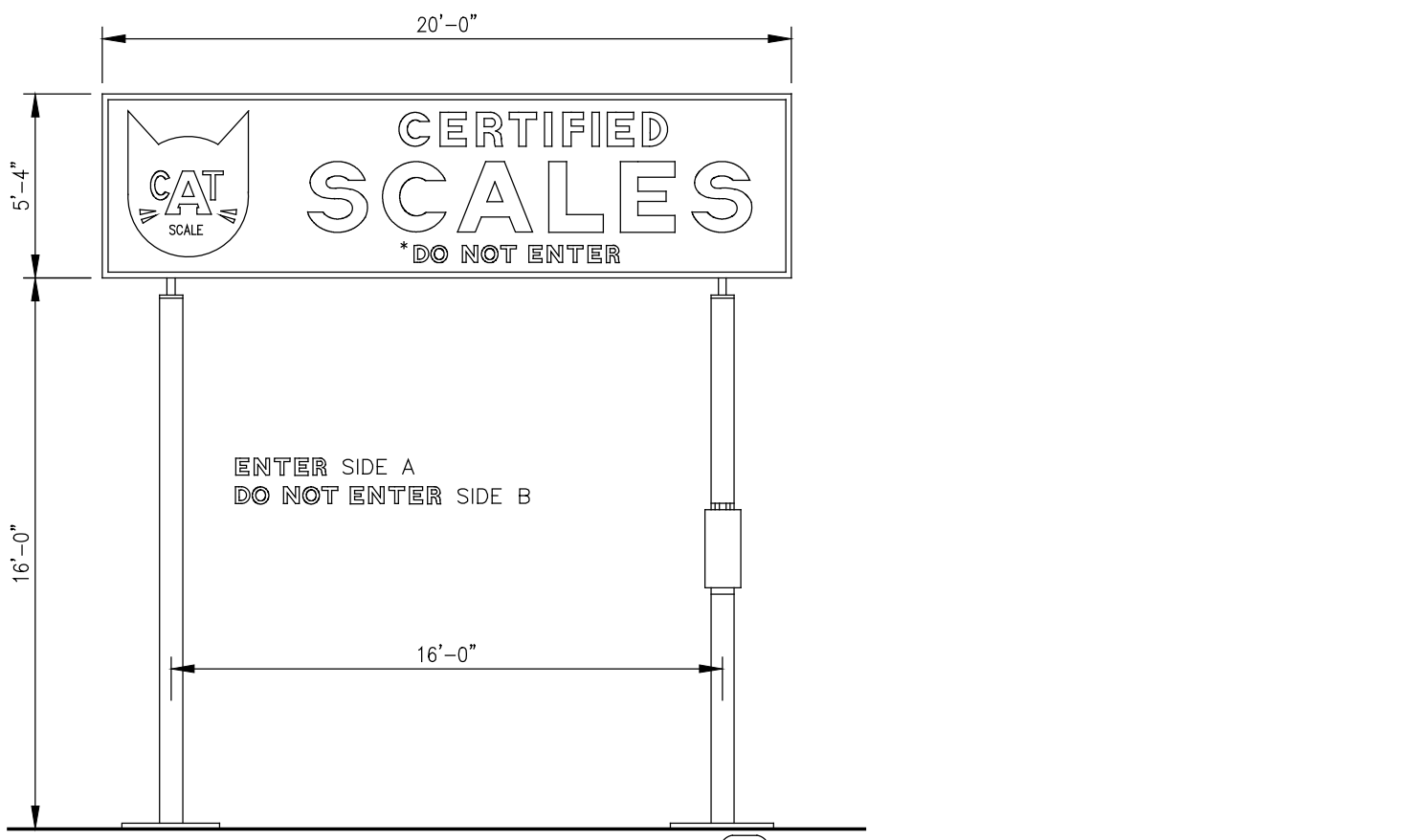
BUILDING SIGNS

SCALE: 3/8" = 1'-0"



FREESTANDING SIGNS

SCALE: 3/8" = 1'-0"



CAT SCALE SIGN

SCALE: 3/16" = 1'-0"

SIGN NOTES

- (01) INTERNALLY ILLUMINATED HI-RISE SIGN FURNISHED BY OWNER, INSTALLED BY SIGN SUPPLIER. CONCRETE FOUNDATION INSTALLED BY SIGN SUPPLIER. FINAL ELECTRICAL CONNECTION INSTALLED BY CONTRACTOR.
- (02) INTERNALLY ILLUMINATED GOALPOST SIGN FURNISHED BY OWNER, INSTALLED BY SIGN SUPPLIER. CONCRETE FOUNDATION INSTALLED BY SIGN SUPPLIER. FINAL ELECTRICAL CONNECTION INSTALLED BY CONTRACTOR.
- (03) "TRUCK SCALE" INTERNALLY ILLUMINATED SIGN FURNISHED AND INSTALLED BY TRUCK SCALE SUPPLIER. CONCRETE FOUNDATION BY TRUCK SCALE SUPPLIER, ELECTRICAL PROVIDED TO SCALE BY CONTRACTOR.
- (04) "AUTO ENTRY/EXIT" (INTERNALLY ILLUMINATED) DIRECTIONAL SIGN FURNISHED BY OWNER, INSTALLED BY SIGN SUPPLIER. CONCRETE FOUNDATION AND ELECTRICAL INSTALLED BY CONTRACTOR.
- (05) "TRUCK ENTRY/EXIT" (INTERNALLY ILLUMINATED) DIRECTIONAL SIGN FURNISHED BY OWNER, INSTALLED BY SIGN SUPPLIER. CONCRETE FOUNDATION AND ELECTRICAL INSTALLED BY CONTRACTOR.
- (06) DEF LED PRICER SIGN FURNISHED BY OWNER, INSTALLED BY SIGN SUPPLIER. ELECTRICAL INSTALLED BY CONTRACTOR.
- (07) CANOPY LOGO FURNISHED AND INSTALLED BY CANOPY SUPPLIER.
- (08) TRAVELCENTER (INTERNALLY ILLUMINATED) BUILDING SIGN FURNISHED BY OWNER, INSTALLED BY SIGN SUPPLIER. ELECTRICAL INSTALLED BY CONTRACTOR.
- (09) "WELCOME" (INTERNALLY ILLUMINATED) BUILDING SIGN FURNISHED BY OWNER, INSTALLED BY SIGN SUPPLIER. ELECTRICAL INSTALLED BY CONTRACTOR.
- (10) "WELCOME DRIVERS" (INTERNALLY ILLUMINATED) BUILDING SIGN FURNISHED BY OWNER, INSTALLED BY SIGN SUPPLIER. ELECTRICAL INSTALLED BY CONTRACTOR.
- (11) "HANDICAP PARKING" POLE MOUNTED SIGNS, FURNISHED AND INSTALLED BY CONTRACTOR. (SEE CIVIL DETAILS FOR MOUNTING INSTRUCTIONS).
- (12) "PED-XING" SIGN FURNISHED AND INSTALLED BY CONTRACTOR.
- (13) "PASSENGER LOADING ZONE ONLY" SIGN FURNISHED AND INSTALLED BY CONTRACTOR.
- (14) CANOPY LOGO FURNISHED AND INSTALLED BY CANOPY SUPPLIER.
- (15) "USE LAST EV ACCESSIBLE CHARGING" SIGN FURNISHED AND INSTALLED BY CONTRACTOR.
- (16) "EV CHARGING" SIGN FURNISHED AND INSTALLED BY CONTRACTOR.
- (17) "DANGER" POLE MOUNTED SIGNS, FURNISHED AND INSTALLED BY CONTRACTOR. (SEE CIVIL & EV SERIES DETAILS FOR MOUNTING INSTRUCTIONS).
- (18) "EV E-STOP" POLE MOUNTED SIGNS, FURNISHED AND INSTALLED BY CONTRACTOR. (SEE CIVIL DETAILS FOR MOUNTING INSTRUCTIONS).

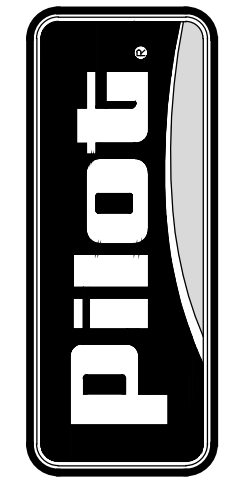
FREESTANDING, DIRECTIONAL,
BUILDING AND CANOPY SIGNS

PILOT TRAVEL CENTER

4338 EL INDIO HWY

EAGLE PASS, TEXAS 78852

PILOT COMPANY
DESIGN DEPARTMENT
5508 LONAS ROAD
KNOXVILLE, TENNESSEE 37909
(865) 585-7488



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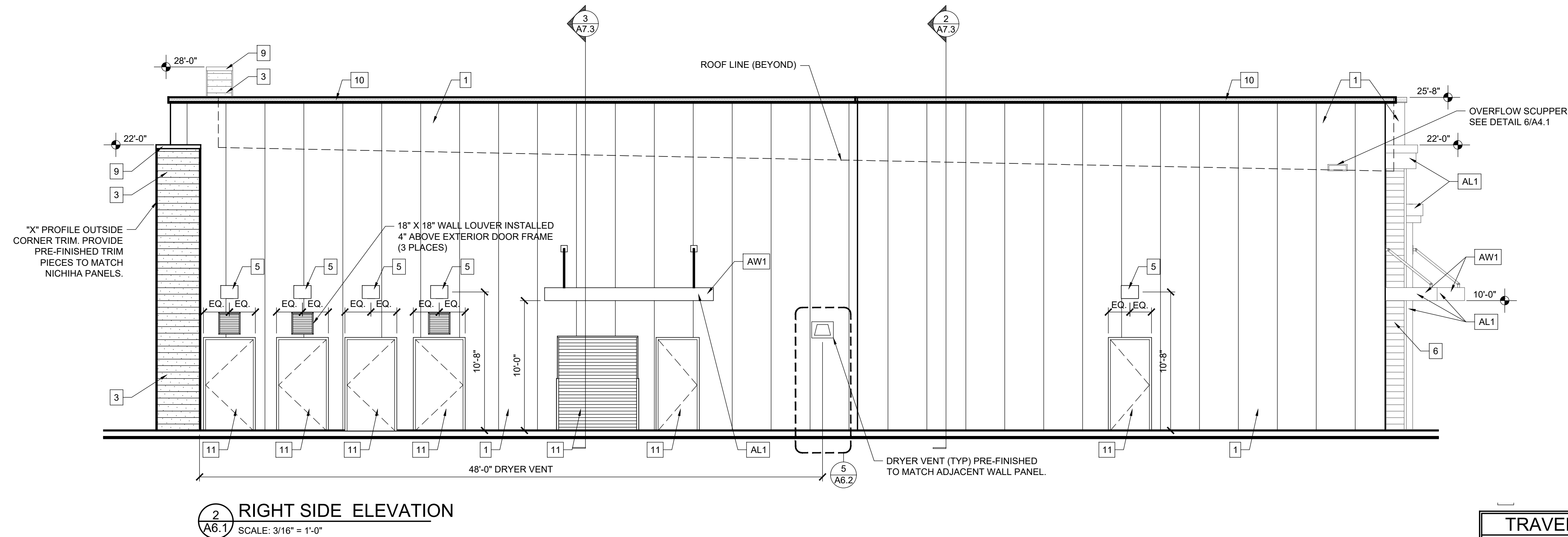
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TRAVEL CENTER EXTERIOR LEGEND	
1 2" INSULATED EXTERIOR METAL WALL PANEL SYSTEM FURNISHED BY 432R1583" COLOR: "ZINC GRAY" OWNER, INSTALLED BY CONTRACTOR 2 NOT USED NICHIHA WALL SYSTEM TYPE: AWP 300, VINTAGE WOOD COLOR: "CEDAR EPOCH762" INSTALLATION METHOD: STACKED BOND W/ H-TRIM AT ALL VERTICAL JOINTS PER MANUFACTURER'S REQUIREMENTS. ALL TRIM IS TO MATCH THE NICHIHA PANELS. FURNISHED AND INSTALLED BY CONTRACTOR 4 NOT USED 5 WALL PACK LIGHT FIXTURE - SEE ELECTRICAL FURNISHED BY OWNER, INSTALLED BY CONTRACTOR HORIZONTAL RIBBED SIDING SYSTEM ATAS RIGID WALL (MFR160) (OR EQUAL), 24 GAUGE "ACRYLIC" COATED GALVALUME" - SYSTEM INCLUDES CONCEALED FASTENERS AND MATCHING TRIM, JOINTS, AND TRANSITIONS FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	7 WALL ART LIGHT FIXTURE - SEE ELECTRICAL FURNISHED BY OWNER, INSTALLED BY CONTRACTOR 8 WALL SCONCE LIGHT FIXTURE - SEE ELECTRICAL FURNISHED BY OWNER, INSTALLED BY CONTRACTOR 9 PARAPET METAL COPING PANEL SHERWIN WILLIAMS "BAKED COOKIE" SW9098, IN A SATIN FINISH. FURNISHED AND INSTALLED BY ROOFING CONTRACTOR 10 PRE-FINISHED 24 GAUGE METAL ROOF COPING - EQUAL TO BERRIDGE, STANDARD COLOR, KYNAR 500 "ZINC GRAY" FURNISHED AND INSTALLED BY ROOFING CONTRACTOR 11 DOORS AND FRAMES TO BE PAINTED "GAUNTLET GRAY" SW#7019, IN A SATIN FINISH. AL1 CLEAR ANODIZED ALUMINUM FINISH GR1 OWNER-FURNISHED, OWNER-INSTALLED SNAP FRAMES AND VINYL GRAPHICS AW1 SUSPENDED, PREFABRICATED ALUMINUM AWNING - OWNER - FURNISHED, CONTRACTOR - INSTALLED.
NOTE ALL EXTERIOR PAINT TO BE "CONFLX XL" HIGH-BUILD ELASTOMERIC COATING SPECIFICATION.	



**EXTERIOR
ELEVATIONS**

PILOT TRAVEL CENTER

**4338 EL INDIO HWY
EAGLE PASS, TEXAS 78852**

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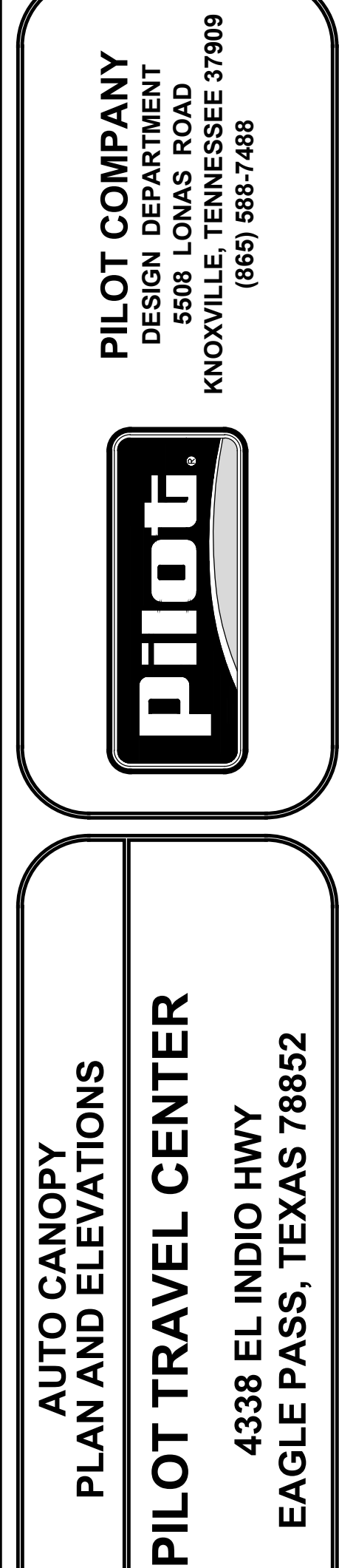
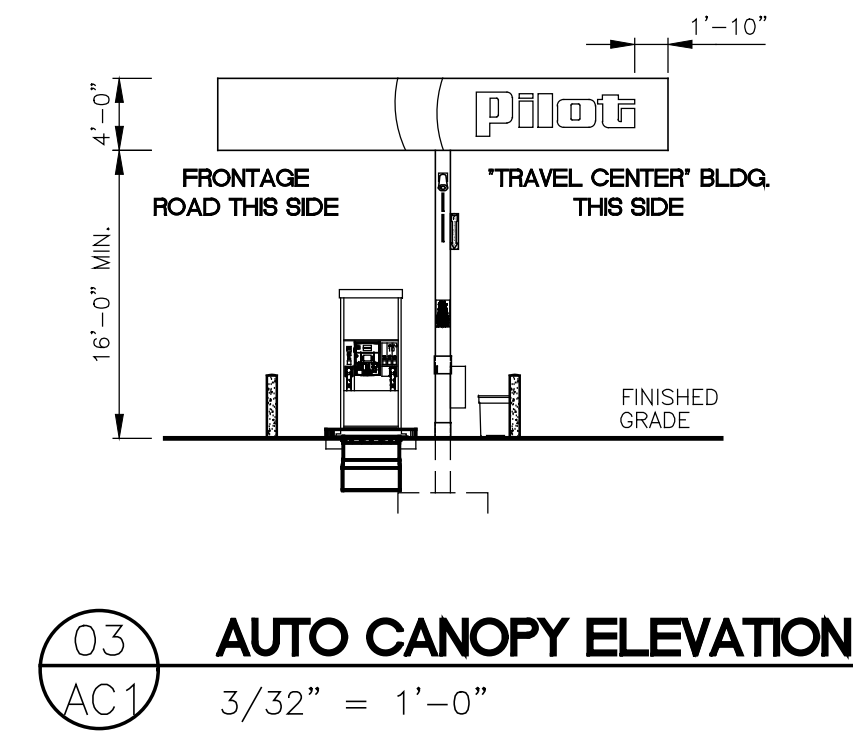
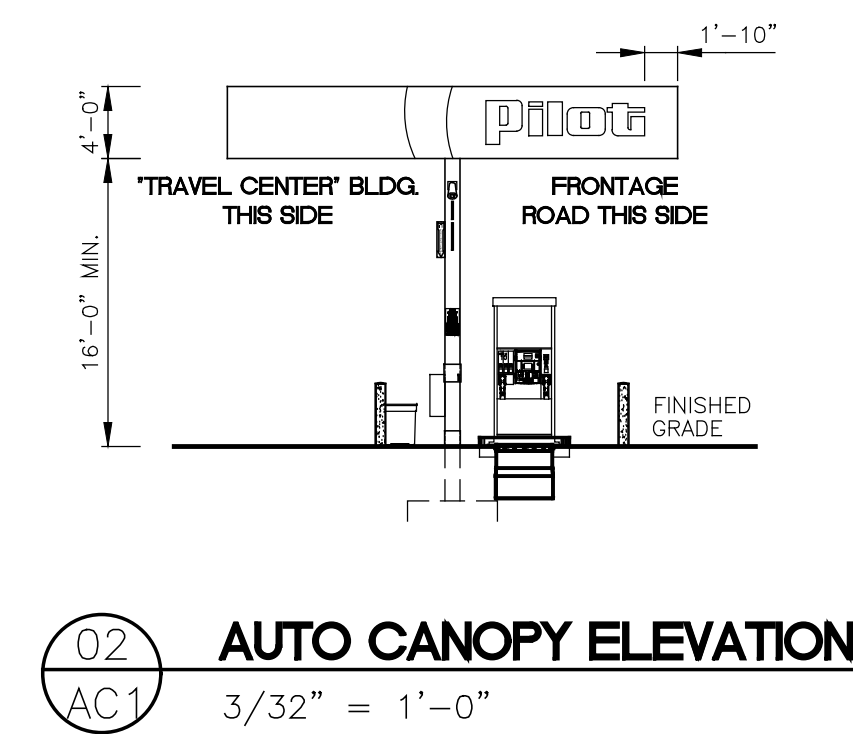
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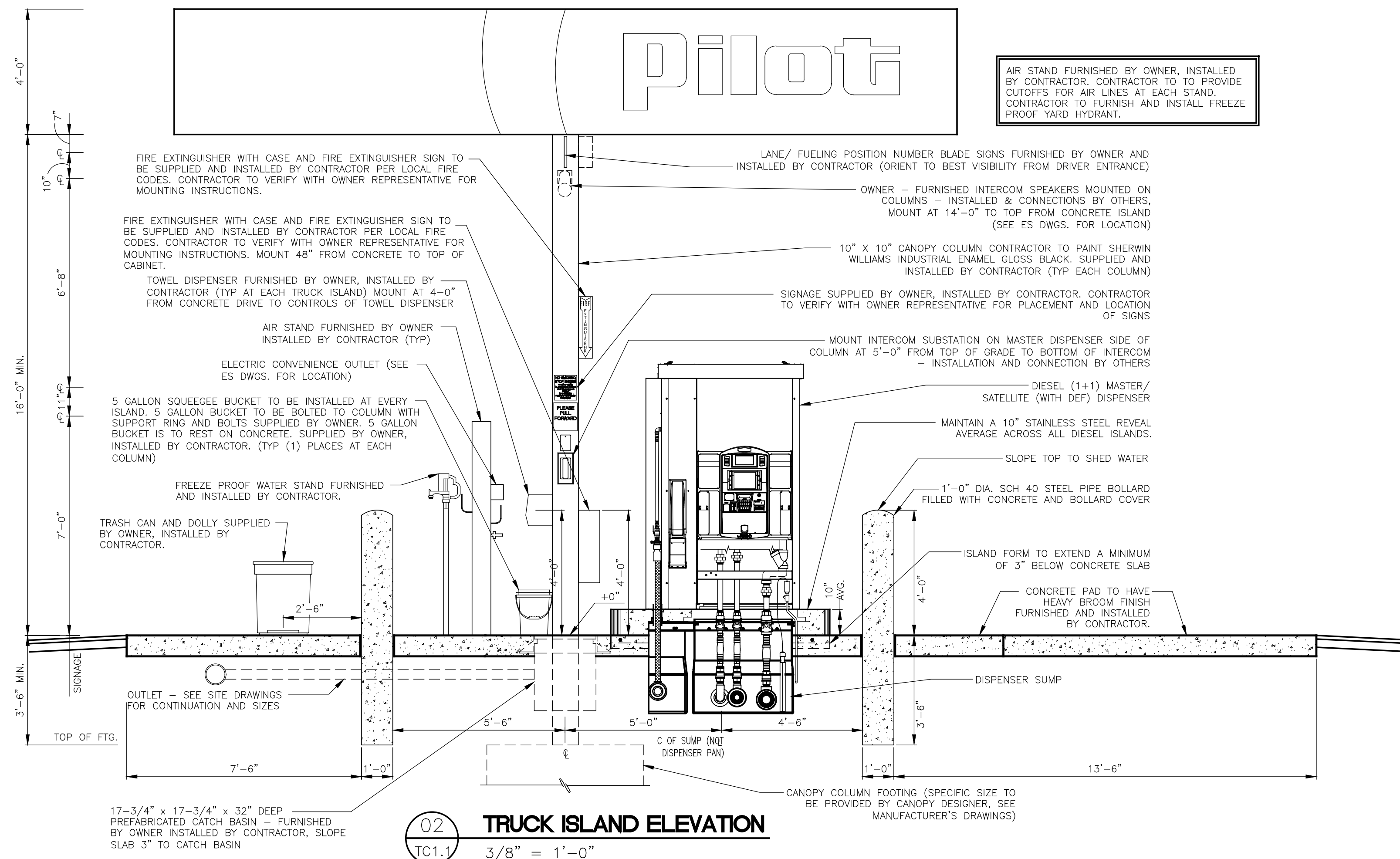
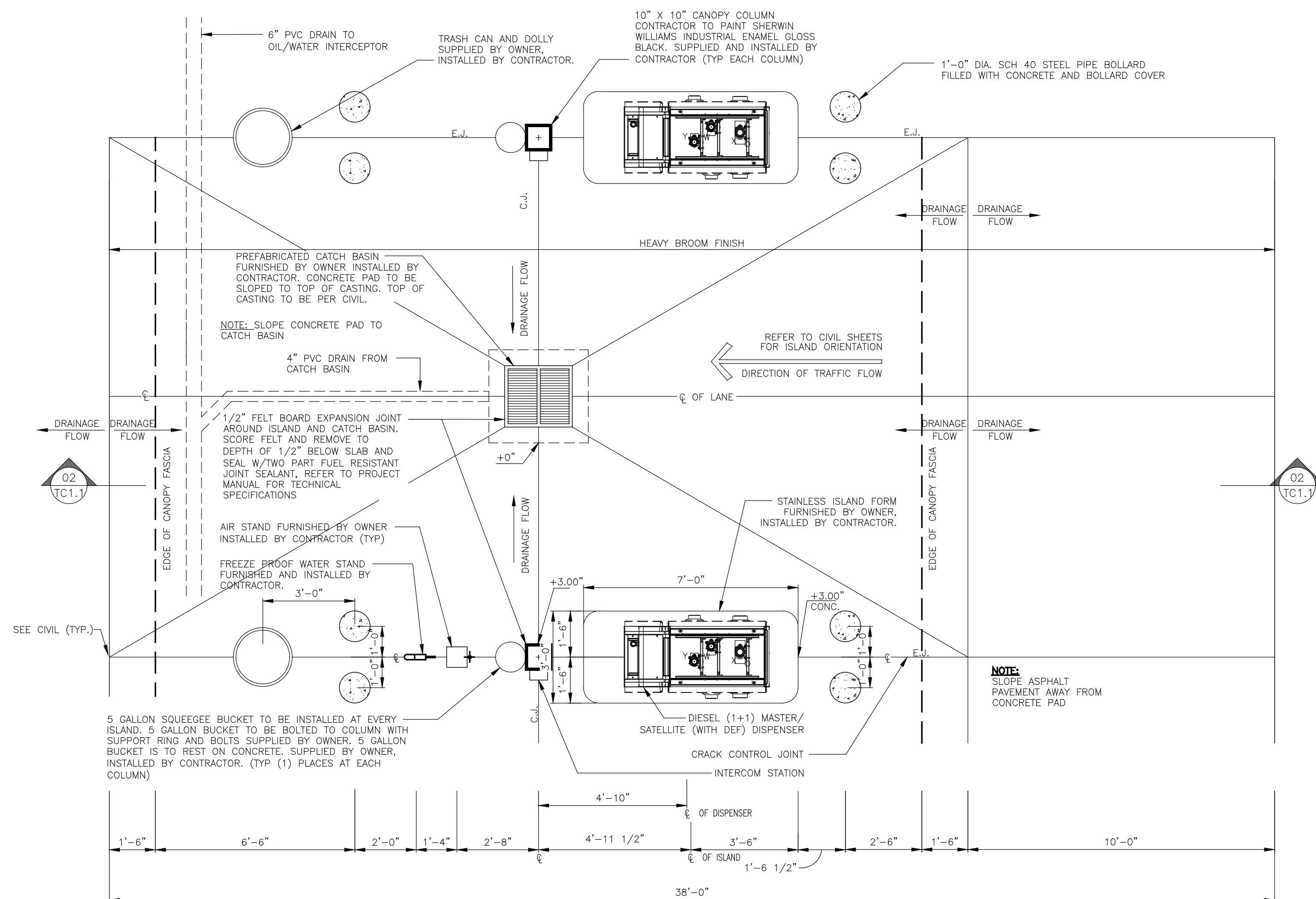
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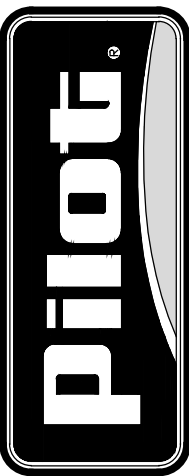
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DESIGN DEPARTMENT
5508 LONAS ROAD
KNOXVILLE, TENNESSEE 37909
(865) 588-7488



**TRUCK CANOPY
PLAN AND ELEVATIONS**

PILOT TRAVEL CENTER

ADDRESS
CITY, STATE ZIP

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Proposed signs:

- Freestanding signs
 - High rise
 - Overall height = 100'
 - Overall area = 603.3 sf
 - Pilot can = 220 sf
 - Pricer = ~~383.3 sf~~ 415.28sf
 - Mid-Rise Goal Post sign
 - Overall height = 21'10"
 - Overall area = 107.3 sf
 - Pilot can = 25.8 sf
 - Pricers = ~~81.5 sf~~ 80.84sf
 - CAT Scale Sign
 - Overall height = 21' 4"
 - Overall area = 106.67 sf
 - Building wall signs
 - Hwy 1021 (El Indio Hwy) Facing Wall
 - "Pilot" = 42 sf,
 - "Welcome" = 8.5 sf
 - an architectural graphic** = 150 sf
 - Rear wall of the building
 - "Welcome Drivers" = 16 sf
 - an architectural graphic** = 63.33 sf
- **I have attached sample photos of the architectural graphics mentioned above. Would these count as signs or artwork that is not subject to permit?
- Car canopy wall signs
 - Each side and each end of the canopy has one "Pilot" logo that is 21.56 sf
 - The two sides have wall area of 883 sf each and two ends have wall area of 100 sf each.
- Truck canopy wall signs
 - Each end and one side has one "Pilot" logo that is 21.56 sf.
 - The ends have wall area of 100 sf each and the side has a wall area of 597 sf.
- EV canopy wall signs
 - Each end of the canopy has "GM Energy" at 6.8 sf.
 - The wall area of the ends is 66 sf.
 - Each long side of the canopy has "Pilot" at 13.4 sf and "GM Energy" at 6.8 sf.
 - The wall area of the long sides is 170 sf.
- Directional signs
 - I believe these are exempt from the code if they are considered as Regulating traffic. They do not contain any advertising. Please confirm.
 - We proposed two directional signs at each driveway – eight total – to direct customers to the proper portion of the site.
 - The directional signs are 15.83 sf each and have an overall height of 5'.

- Numbers highlighted in yellow do not match areas provided on the plans
- Highlighted in blue are signs taken into account. (total of 12)

Photos of Pilot in other locations

