



PLANNING AND ZONING COMMISSION AGENDA

THURSDAY, MARCH 7, 2024, 4:00 PM

CITY HALL COUNCIL CHAMBERS

701 MAIN STREET, KERRVILLE, TEXAS



1 MINUTES

1.A Approval of meeting minutes from January 4, 2024 regular meeting.

Attachments:

[*20240104_PZ Minutes_draft.pdf*](#)

2 CONSIDERATION AND FINAL ACTION

No items on this agenda.

3 PUBLIC HEARING, CONSIDERATION & ACTION

3.A

An ordinance to change the zoning from Planned Development District, PDD 10-03, to IM Industrial and Manufacturing on approximately 86.71 acres out of the W.T. Crook Survey No. 71, Abstract No. 114, Kerr County, TX; and more commonly known as 300 Peterson Farm Rd. (Case No. PZ-2024-2)

Attachments:

[*PZ-2024-2_Location Map.pdf*](#)

3.B

A variance request in accordance with Chapter 92 Sign Code of the Code of Ordinances, City of Kerrville, Texas, to allow directional signs to exceed six square feet for Peterson Regional Medical Center located at 551 Hill Country Dr. (Case No. PZ-2024-3)

Attachments:

[*PZ-2024-3_Location Map.pdf*](#)

[*PZ-2024-3_Sign Package.pdf*](#)

4 STAFF REPORT

5 EXECUTIVE SESSION

At any time during the meeting, the Planning and Zoning Commission may meet in executive

session regarding any of the matters posted above for attorney-client consultation in compliance with the Texas Open Meetings Act.

6 ADJOURNMENT



**TO BE CONSIDERED BY THE PLANNING AND ZONING
COMMISSION
CITY OF KERRVILLE, TEXAS**

SUBJECT: Approval of meeting minutes from January 4, 2024 regular meeting.

AGENDA DATE OF: March 7, 2024 **DATE SUBMITTED:**

SUBMITTED BY: Steve Melander, City Planner

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? No

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Approve or approve with specific corrections.

ATTACHMENTS:

[20240104_PZ Minutes_draft.pdf](#)

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
JANUARY 4, 2024**

COMMISSIONERS PRESENT:

Mike Sigerman – Chair
David Lipscomb – Vice Chair
Kim Richards
Tabor McMillan
Kevin Bernhard
John Lovett – New Commissioner

COMMISSIONERS ABSENT:

Abram Bueche

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander

CALL TO ORDER

Meeting called to order by Mike Sigerman at 4pm. Mike Sigerman introduced John Lovett, the newest commissioner replacing Chuck Swallow.

1) MINUTES

1.A Approval of meeting minutes from December 7, 2023 regular meeting.

20231207_PZ Minutes_draft.pdf

David Lipscomb moved to approve the minutes; Tabor McMillan seconded the motion, and the motion carried 6-0.

2) CONSIDERATION AND FINAL ACTION

2.A A preliminary plat of The Bluewood, a subdivision being 67.99 acres out of original Walter Fosgate Survey No. 120, Abstract No. 138; being part of the east side of that tract, a called 304.12 acres, which was conveyed from DRI Holdings, Inc. to Cailloux Foundation Properties LLC, by Special Warranty Deed executed the 17th day of September, 2014, and recorded under County Clerk's File No. 14-05748, in the Official Public Records of Kerr County, Texas. (Case 2023-049)

2023-045_Proposed Preliminary Plat.pdf

Drew Paxton presented the case.

Mike Sigerman was called to speak.

George Baroody was called to speak regarding fire access to the proposed development.

General discussion occurred regarding the approved fire access.

David Lipscomb moved to approve the preliminary plat; John Lovett seconded the motion, and the motion carried 6-0.

3) PUBLIC HEARING, CONSIDERATION & ACTION

No items on this agenda.

4) STAFF REPORT

Next P&Z meeting scheduled for February 1, 2024.

Drew Paxton discussed the upcoming comprehensive plan update process.

5) EXECUTIVE SESSION

None.

6) ADJOURNMENT

Meeting adjourned by Mike Sigerman at 4:11pm.

Submitted by:

Steve Melander, Planner

Approved by:

Mike Sigerman, Chair

Approval Date: _____



**TO BE CONSIDERED BY THE PLANNING AND ZONING
COMMISSION
CITY OF KERRVILLE, TEXAS**

SUBJECT:

An ordinance to change the zoning from Planned Development District, PDD 10-03, to IM Industrial and Manufacturing on approximately 86.71 acres out of the W.T. Crook Survey No. 71, Abstract No. 114, Kerr County, TX; and more commonly known as 300 Peterson Farm Rd. (Case No. PZ-2024-2)

AGENDA DATE OF: March 7, 2024

DATE SUBMITTED:

SUBMITTED BY: Steve Melander, City Planner

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? No

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

Proposal

An ordinance to change the zoning from Planned Development District, PDD 10-03, to IM Industrial and Manufacturing on approximately 86.71 acres out of the W.T. Crook Survey No. 71, Abstract No. 114, Kerr County, TX; and more commonly known as 300 Peterson Farm Rd. (Case No. PZ-2024-2)

The applicant requests a zoning change from an existing Planned Development District, PDD 10-03, to IM Industrial and Manufacturing to accommodate a proposed manufacturing business with associated office space. A majority of this property is directly adjacent to County land and the airport is directly adjacent to the south. The property fronts Peterson Farm Road, which serves as the primary access to the property. The K2050 Comprehensive Plan identifies this area for future development as Catalyst Area 11, allowing for Heavy

Commercial and Light Industrial uses. The applicant is requesting zoning that is consistent with the K2050 Plan.

Procedural Requirements

The City, in accordance with state law, mailed 9 letters on 2/22/2024 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 2/15/2024. In addition, a public hearing notification sign was posted on the property frontage on 2/23/24. At the time of drafting this agenda bill, no public comments had been received.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property is designated as Strategic Catalyst Area 11 (SCA 11). The place types for SCA 11 allow for heavy commercial, light industrial, agriculture and outdoor tourism, stating that heavy commercial, light industrial uses are best adjacent to the airport. Because the proposed development meets the place type description, it is appropriate that the property be rezoned as requested from the current PDD to IM Industrial and Manufacturing since it is consistent with the K2050 Plan.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: Planned Development District PDD 10-03

Existing Land Uses: Vacant Land

Direction: North

Current Zoning: County Land

Existing Land Uses: Vacant Land; Church

Direction: South

Current Zoning: AD Airport

Existing Land Uses: Airport and associated businesses.

Direction: West

Current Zoning: County Land; RM Residential Mix

Existing Land Uses: Vacant Land; Residential

Direction: East

Current Zoning: County Land

Existing Land Uses: Vacant Land; Some Residential

Thoroughfare Plan: There should be no impact to the thoroughfare system. This property fronts Peterson Farm Road for access.

Traffic Impact: A traffic study will be required for future development.

Parking: To be determined and consistent with zoning regulations once a final site plan has been submitted for review and approval.

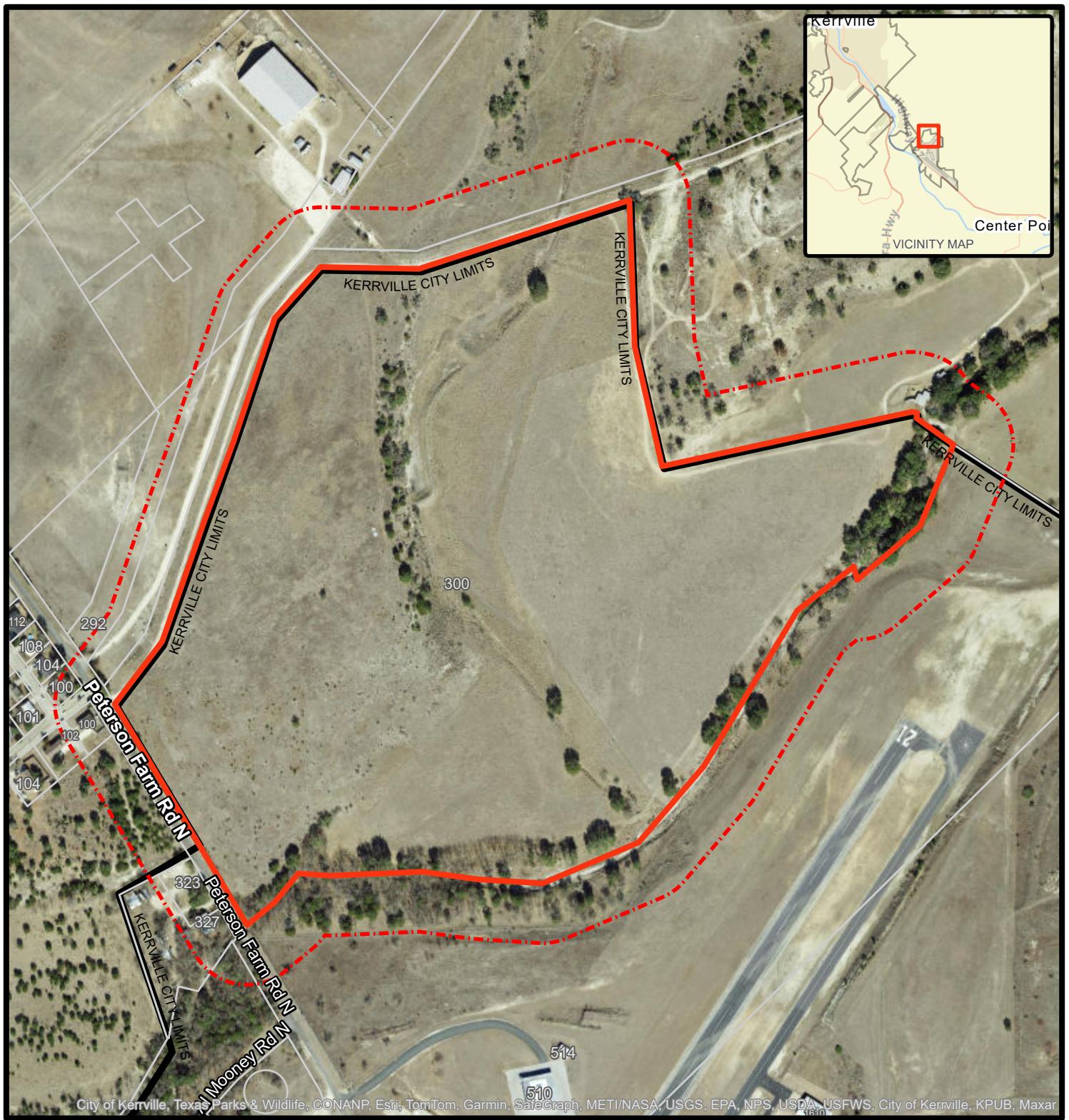
Recommendation: Based on consistency with the Kerrville 2050 Plan, adjacent land uses, and that fact that the underlying zoning still remains as an industrial use, staff recommends the case for approval

RECOMMENDED ACTION:

Approve the ordinance.

ATTACHMENTS:

[*PZ-2024-2_Location Map.pdf*](#)



Location Map

Case # PZ-2024-2

Location:

300 Peterson Farm Rd N

Legend

- Subject Properties
- 200 Feet Notification Area



0 150 300 600

Scale In Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.

02/21/2024



TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION CITY OF KERRVILLE, TEXAS

SUBJECT:

A variance request in accordance with Chapter 92 Sign Code of the Code of Ordinances, City of Kerrville, Texas, to allow directional signs to exceed six square feet for Peterson Regional Medical Center located at 551 Hill Country Dr. (Case No. PZ-2024-3)

AGENDA DATE OF: March 7, 2024**DATE SUBMITTED:****SUBMITTED BY:** Steve Melander, City Planner**EXHIBITS:**

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? No**Key Priority Area** N/A**Guiding Principle** N/A**Action Item** N/A

SUMMARY STATEMENT:**Proposal**

A variance request in accordance with Chapter 92 Sign Code of the Code of Ordinances, City of Kerrville, Texas, to allow directional signs to exceed six square feet for Peterson Regional Medical Center located at 551 Hill Country Dr. (Case No. PZ-2024-3)

The applicant is requesting a sign variance to allow two directional signs to exceed the zoning code maximum of six square feet. To make the directional signs more visible to emergency vehicle operators and patients and to be able to properly display directional information, the applicant is requesting the variance. In previous phases of the hospital, the sign variance was granted.

Procedural Requirements

The City, in accordance with state law, mailed 9 letters on 2/22/2024 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 2/15/2024. In addition, a public hearing notification sign was posted on the property frontage on 2/23/24. At the time of drafting this agenda bill, no public comments had been received.

Staff Analysis

Evaluation criteria.

(1) The commission must use the following criteria when considering variances to this chapter and no variance may be granted until it makes the following findings whether collectively:

a. That there are exceptional circumstances or conditions applicable to the property on which the application is made related to size, shape, area, topography, surrounding condition(s) or location that do not apply generally to other property in the same area and/or the same zoning district;

This property is unique in that it is a hospital and proper directional identification is directly related to health and safety.

b. That exceptional circumstances or conditions are such that literal enforcement of the provisions of this chapter would result in an unnecessary hardship inconsistent with the general purpose and intent of this chapter;

The intent of the sign code related to directional signs is to limit size to avoid visibility issues and cluttering in a more densely built area. In this case, the hospital campus is relatively large and an increase in sign size will help direct emergency services and patients to the appropriate location. It will not negatively impact the development.

c. That the granting of such variance will not be contrary to the public interest, materially detrimental to the public welfare, or injurious to the property or improvements in the zoning district or area in which the property is located;

This request does not cause any negative impacts.

d. That the granting of such variance will not be contrary to the objectives and principles contained in the city's comprehensive plan;

The granting of this variance would not be contrary to the K2050 Comprehensive Plan.

e. That the variance to be granted is the minimum variance that will relieve the proven hardship;

The applicant has requested what is necessary to make their directional signs more functional.

f. That the variance is not being granted to relieve the applicant of conditions or circumstances:

1. Which are not inherent in the property itself, but are the result of the use or development of the property;

The variance should be granted due to the use of the property as a hospital that requires more visible directional signs on such a large property.

2. Which are caused by a division of land on or after June 16, 1997, other than a division of land resulting from the sale of a property interest to a governmental entity, which division of land caused the property to be unusable for any reasonable development under the existing regulations; or

Does not apply. The request is not based on the subdivision of land.

3. Which were otherwise self-imposed by the present or a previous owner;

The request is not based on self-imposed circumstances.

g. That the variance is not grounded solely upon the opportunity to make the property more profitable or to reduce expense to the current or any future owner;

The request does not make the property any more valuable or profitable, just safer and more navigable to emergency services and patients.

h. That the variance would not modify or effectively repeal any development or use

regulations set forth in a conditional use permit or an ordinance or resolution adopting a development site plan or establishing a special use district or planned development district which are in addition to the generally applicable use and development regulations set forth in the city's zoning code; and

The request does not modify or repeal any development regulations.

i. That the variance would only affect a specific sign and is not of such a general nature as to effectively constitute a change in zoning.

The request does not constitute a zoning change and only affects the specific signs identified in this request.

(2) No variance may be granted for signs that are listed as a prohibited sign.

The signs are not otherwise prohibited by the sign code.

Recommendation: Based on the evaluation criteria and the previously approved sign variance, staff recommends the case for approval.

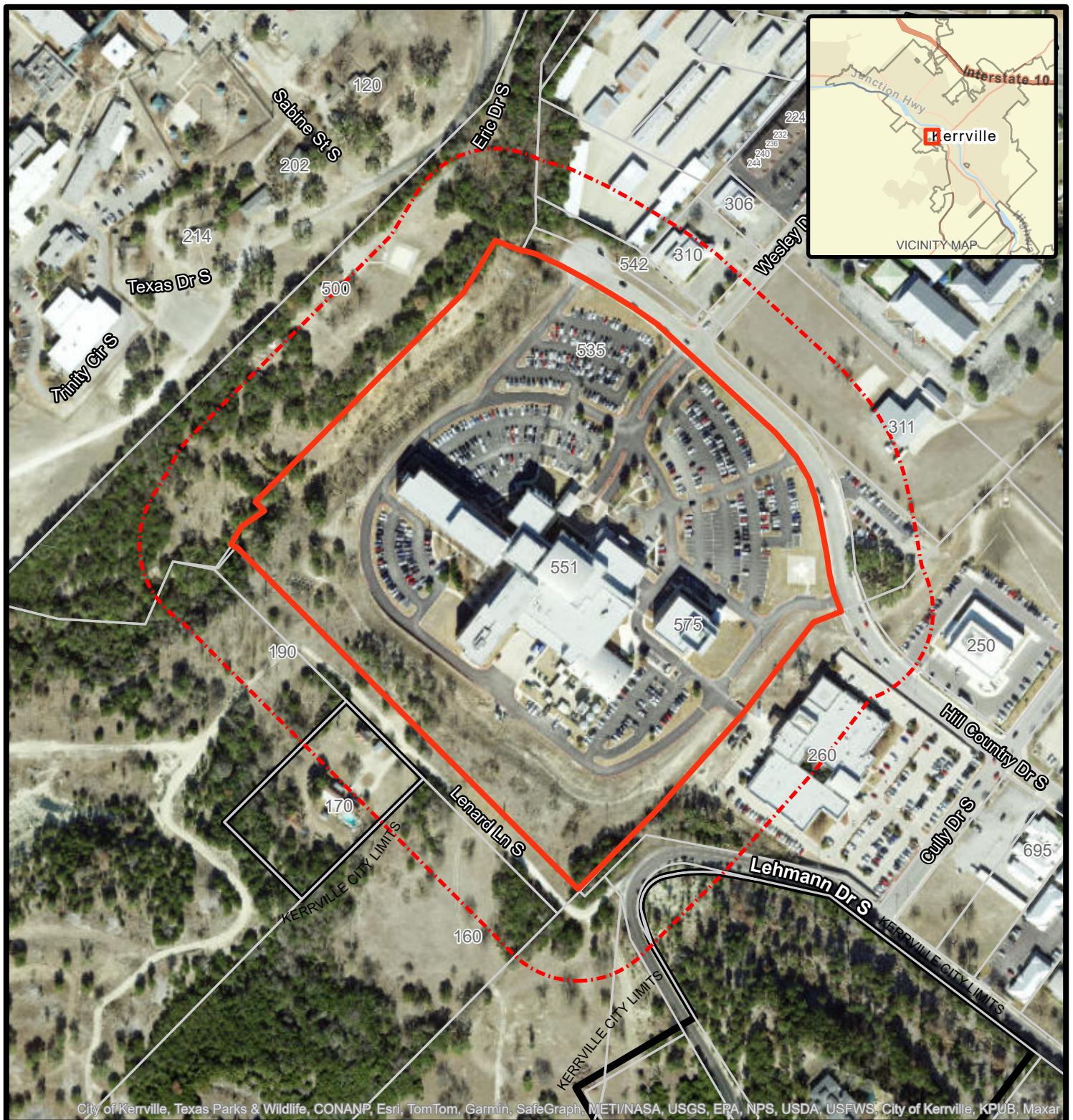
RECOMMENDED ACTION:

Approve the sign variance request.

ATTACHMENTS:

PZ-2024-3_Location Map.pdf

PZ-2024-3_Sign Package.pdf



Location Map

Case # PZ-2024-3

Location:

535 Hill Country Dr S; 551 Hill Country Dr S; 575 Hill Country Dr S

Legend

- Subject Properties
- - - 200 Feet Notification Area



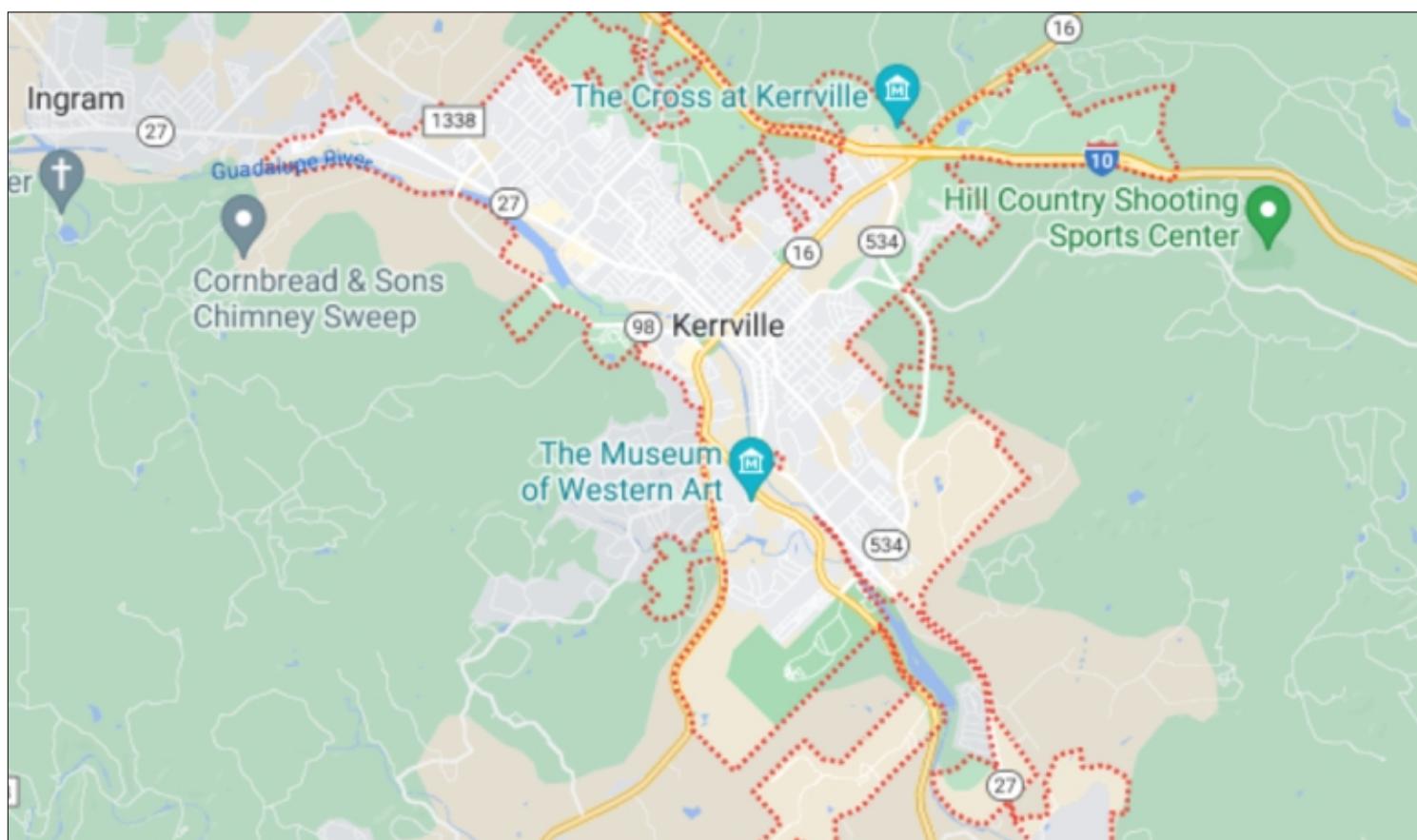
0 100 200 400

Scale In Feet

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Peterson Health

Sign Package



Kerrville, TX



Peterson Health

Proposal Drawing
 Final Drawing

Client: Peterson Health
 Location: Kerrville, TX

Salesperson: Carter T.
 Prj. Mngr.: Debbie M.
 Date: 11/15/2023
 Designer: Jocelyn

File Name: 77920 R2
 Peterson Health Sign Pkg.cdr

Proposal #: 77920
 Job #: n/a

Revisions (M/D/Y)-(initials): desc.
 R1 12/20/23: task 742156
 R2 1/9/24: task 746553



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 Dallas, TX 75235
 (972) 870-1594

Houston (State Sign)
 7630 Hansen Road
 Houston, TX 77061
 (713) 943-1831

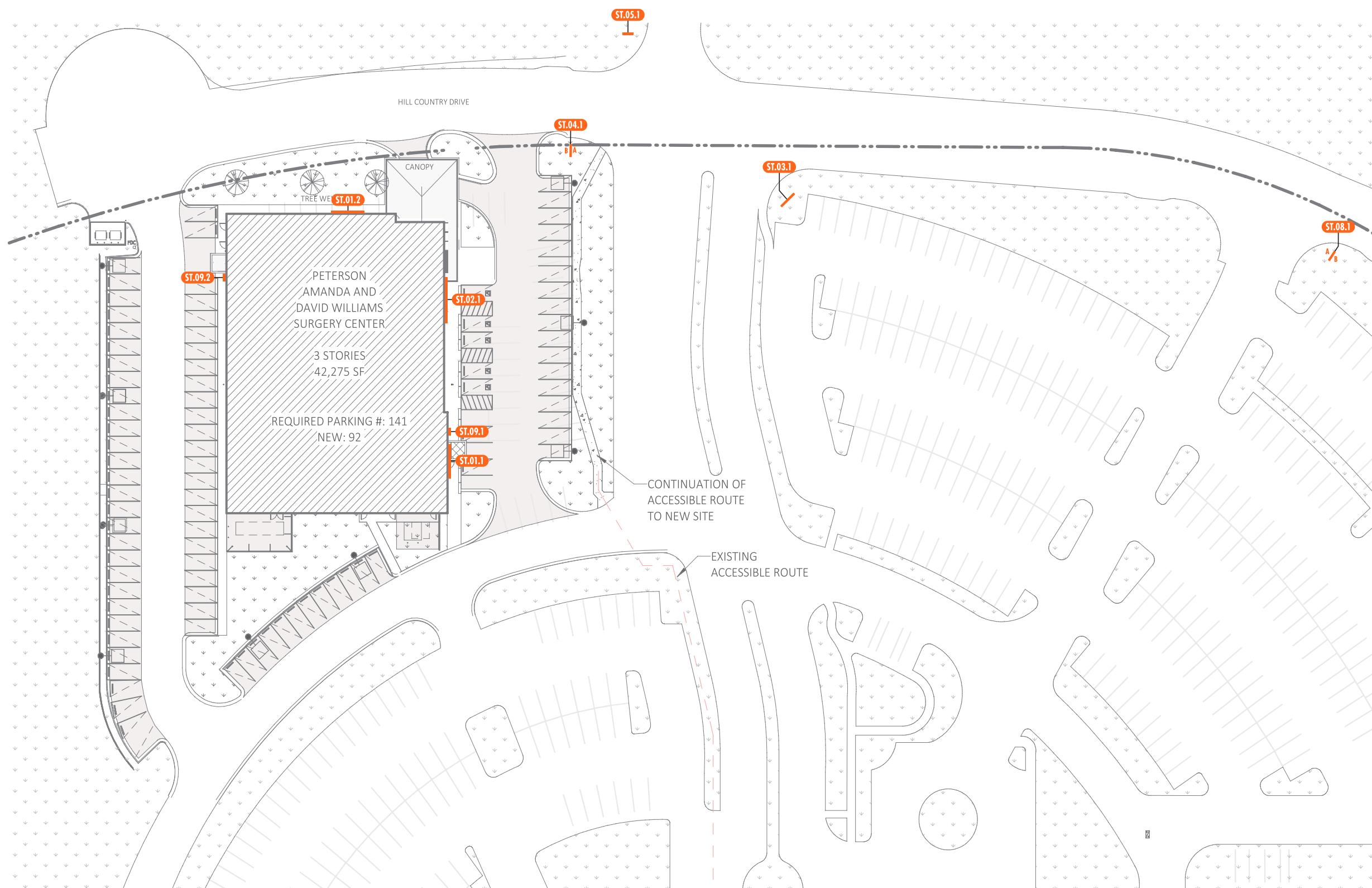
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 Austin, TX 78753
 (512) 374-9300

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Page 2 of 10



CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

**Peterson
Health**

Proposal Drawing
 Final Drawing

Client: Peterson Health
Location: Kerrville, TX

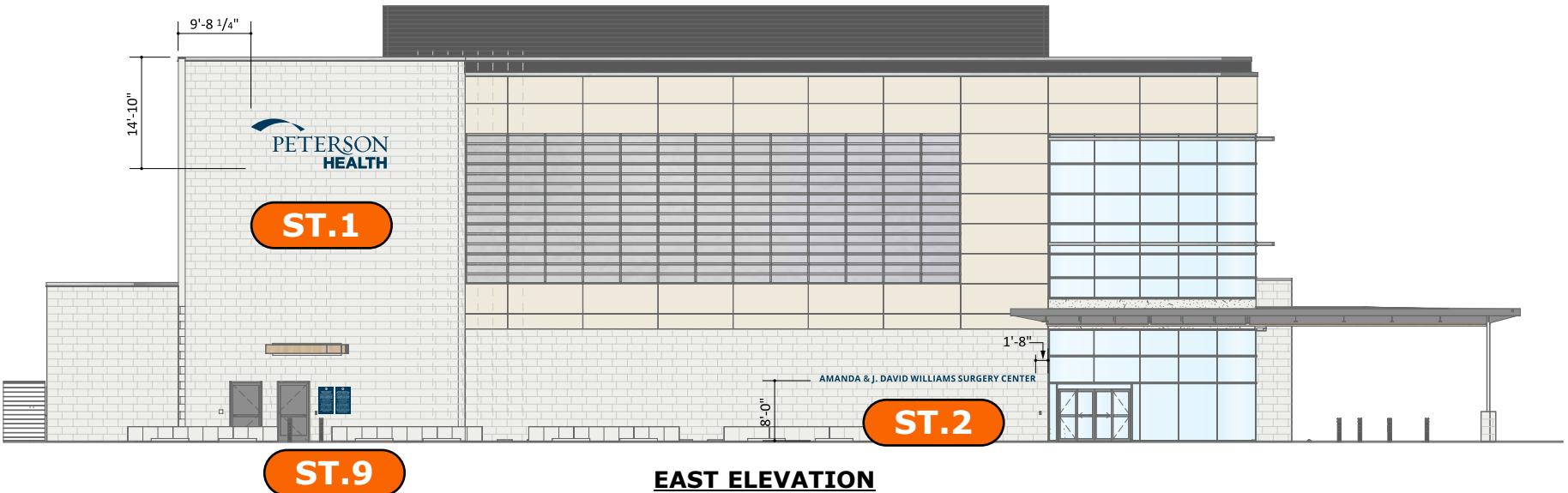
Salesperson: Carter T.
Prj. Mngr.: Debbie M.
Date: 11/15/2023
Designer: Jocelyn

File Name: 77920 R2
Peterson Health Sign Pkg.cdr

Proposal #: 77920
Job #: n/a

Revisions (M/D/Y)-(initials): desc.
R1 12/20/23: task 742156
R2 1/9/24: task 746553

IN PERMITTING



EAST ELEVATION



NIGHT VIEW

Scope of Work:

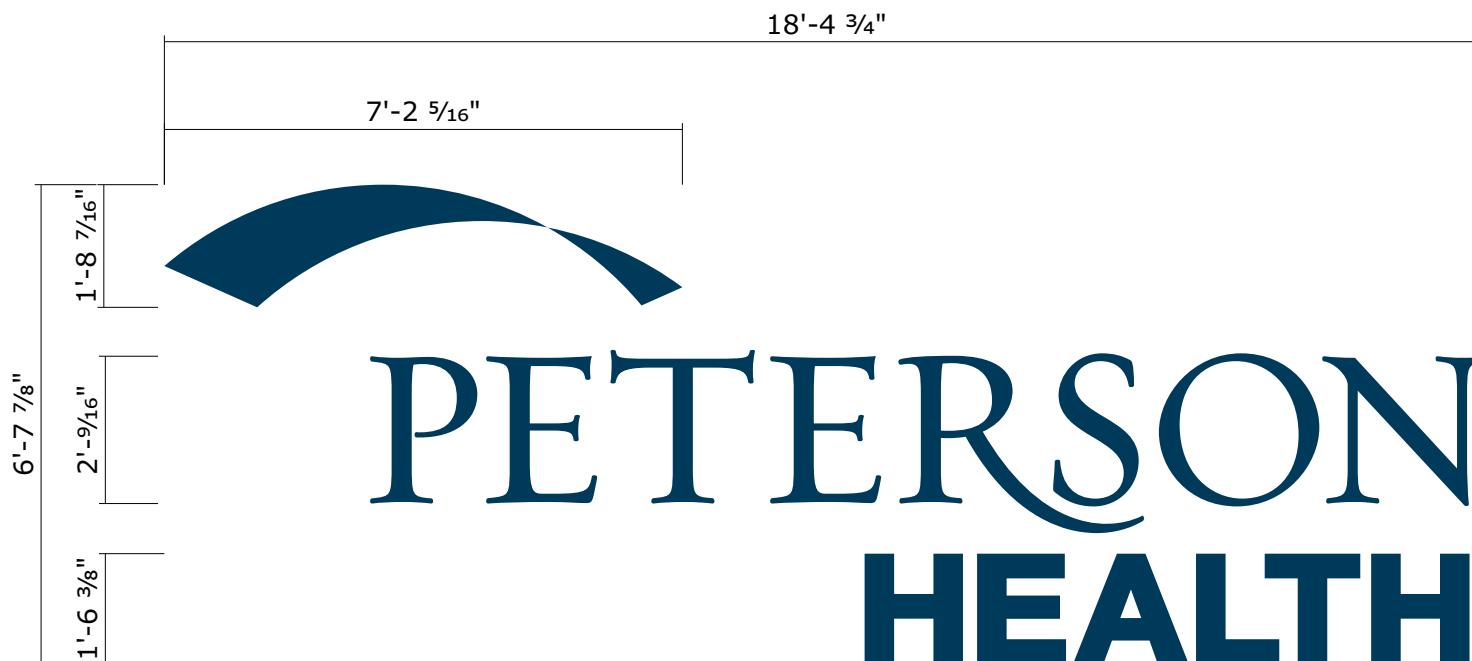
Fabricate and install one (1) new set of internally illuminated reverse lit channel letters.
Alum. faces and returns ptd. SW 6510 Loyal Blue with satin finish.
Internally illuminated with white LED.
Install on existing fascia with 1 1/2" standoff.



SW 6510
Loyal Blue
Satin Finish



PANTONE
302C Blue



ST.1

REVERSE LIT CHANNEL LETTERS

QTY: ONE (1) SET

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

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



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**Peterson
Health**

Proposal Drawing
 Final Drawing

Client: Peterson Health
Location: Kerrville, TX

Salesperson: Carter T.
Prj. Mngr.: Debbie M.
Date: 11/15/2023
Designer: Jocelyn

File Name: 77920 R2
Peterson Health Sign Pkg.cdr

Proposal #: 77920
Job #: n/a

Revisions (M/D/Y)-(initials): desc.
R1 12/20/23: task 742156
R2 1/9/24: task 746553



ST.1.2

NORTH ELEVATION

IN PERMITTING



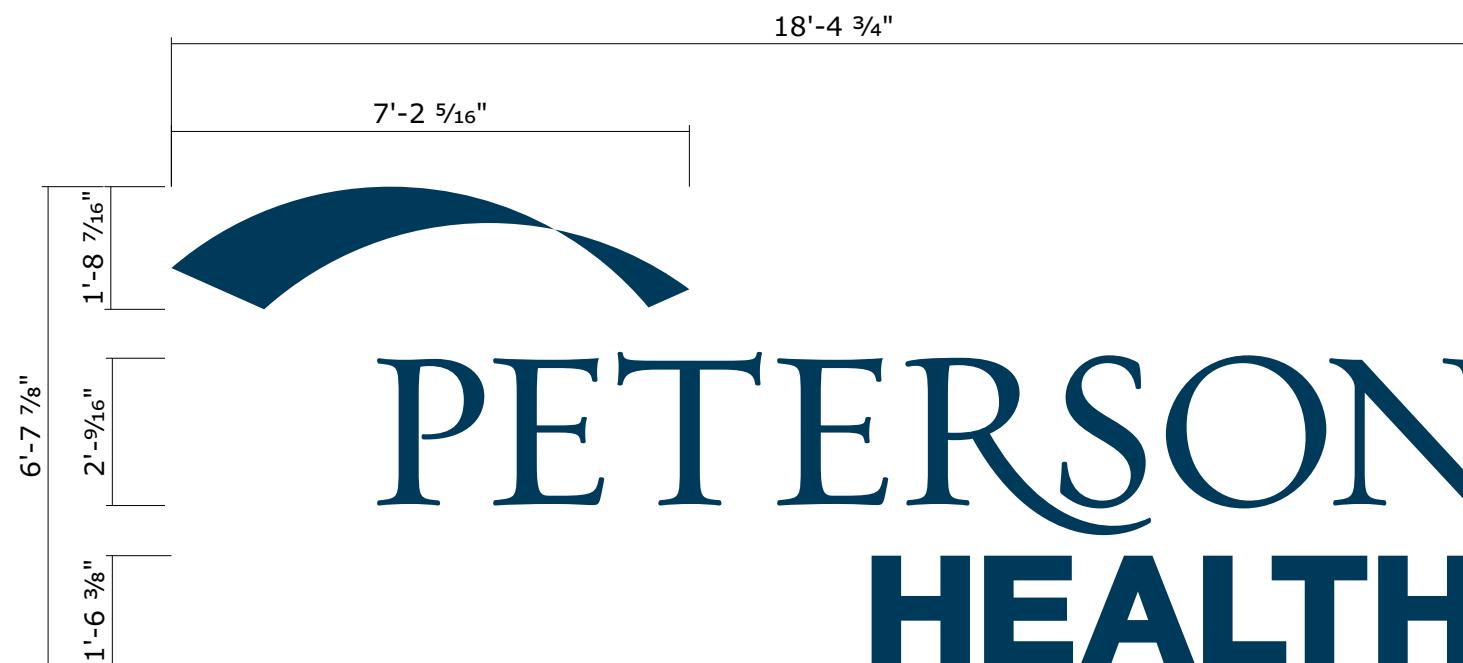
NIGHT VIEW

Scope of Work:

Fabricate and install one (1) new set of internally illuminated reverse lit channel letters.
Alum. faces and returns ptd. SW 6510 Loyal Blue with satin finish.
Internally illuminated with white LED.
Install on existing fascia with 1 1/2" standoff.

SW 6510
Loyal Blue
Satin Finish

PANTONE
302C Blue



ST.1.2

REVERSE LIT CHANNEL LETTERS

QTY: ONE (1) SET

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

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



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**Peterson
Health**

Proposal Drawing
 Final Drawing

Client: Peterson Health
Location: Kerrville, TX

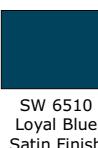
Salesperson: Carter T.
Prj. Mngr.: Debbie M.
Date: 11/15/2023
Designer: Jocelyn

File Name: 77920 R2
Peterson Health Sign Pkg.cdr

Proposal #: 77920
Job #: n/a

Revisions (M/D/Y)-(initials): desc.

R1 12/20/23: task 742156
R2 1/9/24: task 746553



PANTONE
302C Blue



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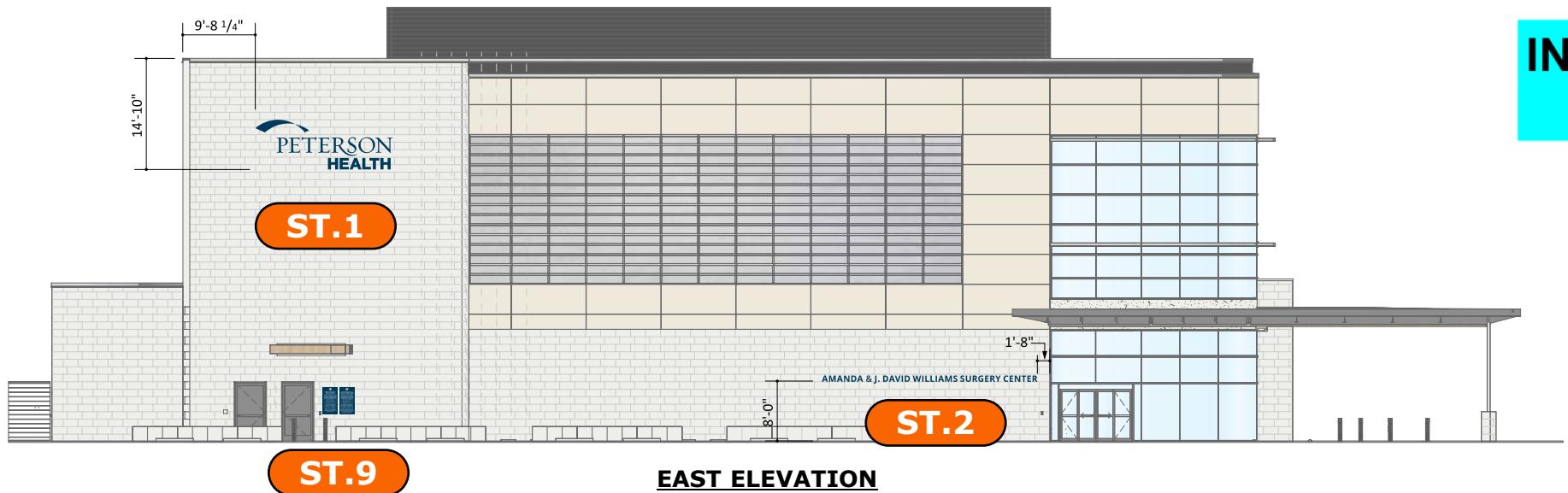
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IN PERMITTING



EAST ELEVATION

AMANDA & J. DAVID WILLIAMS SURGERY CENTER

NIGHT VIEW

Scope of Work:

Fabricate and install one (1) new set of internally illuminated reverse lit channel letters.
Alum. faces and returns ptd. SW 6510 Loyal Blue with satin finish.
Internally illuminated with white LED.
Install on existing fascia with 1 1/2" standoff.

21'-8 3/4"

AMANDA & J. DAVID WILLIAMS SURGERY CENTER

REVERSE LIT CHANNEL LETTERS

ST.2 QTY: ONE (1) SET

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

DATE: ____ / ____ / ____

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



**Peterson
Health**

Proposal Drawing
 Final Drawing

Client: Peterson Health
Location: Kerrville, TX

Salesperson: Carter T.
Prj. Mngr.: Debbie M.
Date: 11/15/2023
Designer: Jocelyn

File Name: 77920 R2
Peterson Health Sign Pkg.cdr

Proposal #: 77920
Job #: n/a

Revisions (M/D/Y)-(initials): desc.
R1 12/20/23: task 742156
R2 1/9/24: task 746553



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IN PERMITTING

Scope of Work:

Fabricate and install one (1) new single-sided, internally illuminated monument sign.
Routed out alum. face with push thru acrylic.
Internally illuminated with white LED.
Install: single pole; direct burial.



GATEWAY IDENTITY MONUMENT

ST.3

QTY: ONE (1)

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

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

PANTONE
302C BlueSW 6510
Loyal Blue
Satin Finish

White

Job Name:

**Peterson
Health**

Proposal Drawing
 Final Drawing

Client: Peterson Health
 Location: Kerrville, TX

Salesperson: Carter T.
 Prj. Mngr.: Debbie M.
 Date: 11/15/2023
 Designer: Jocelyn

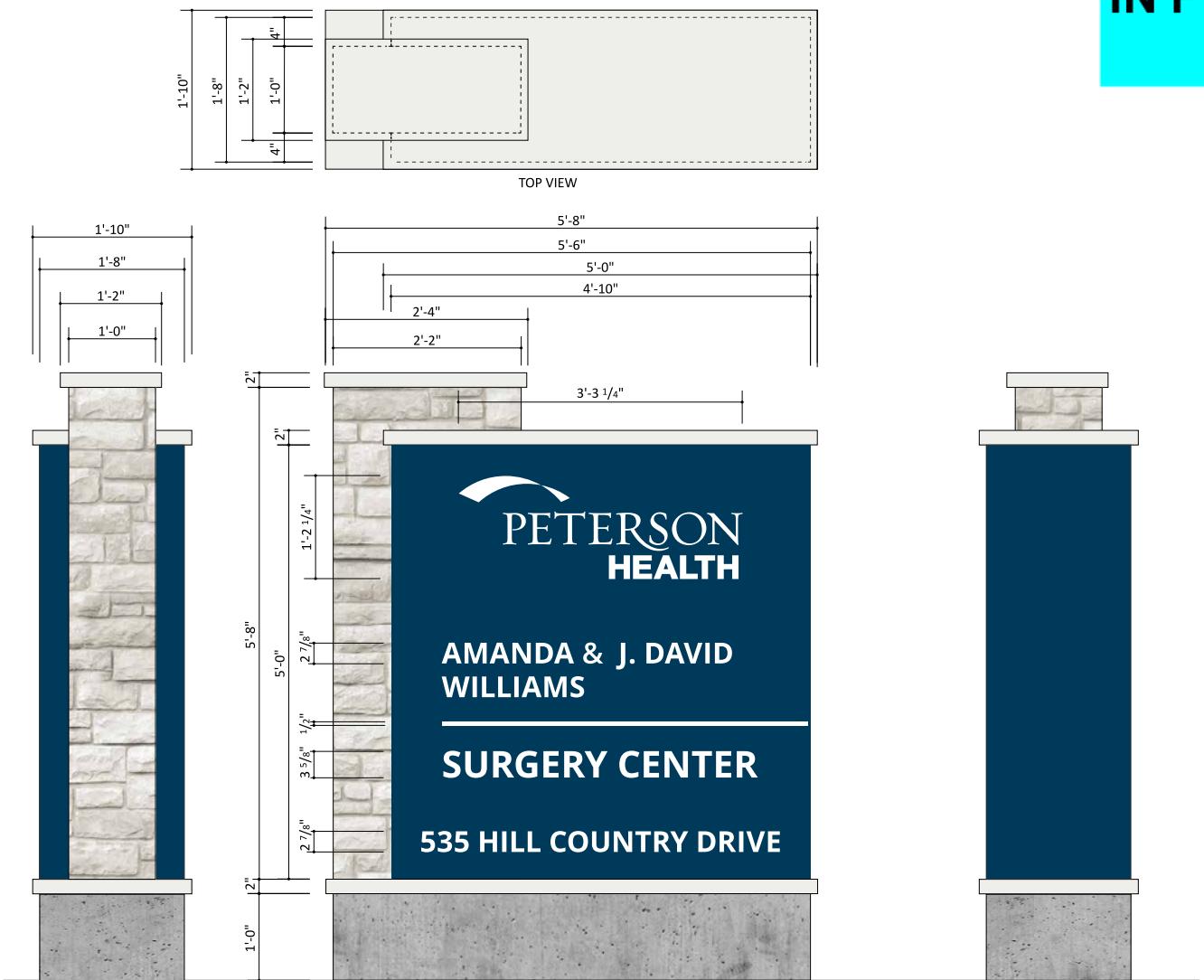
File Name: 77920 R2
 Peterson Health Sign Pkg.cdr

Proposal #: 77920
 Job #: n/a

Revisions (M/D/Y)-(initials): desc.
 R1 12/20/23: task 742156
 R2 1/9/24: task 746553

IN PERMITTING**Scope of Work:**

Fabricate and install one (1) new single-sided, internally illuminated monument sign.
 Routed out alum. face with push thru acrylic.
 Internally illuminated with white LED.
 Install: single pole; direct burial.

**ST.4****BUILDING IDENTITY MONUMENT****QTY: ONE (1)****Scale: 1/2" = 1'-0"****CUSTOMER APPROVAL**

APPROVED BY: _____ DATE: ____ / ____ / ____



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Job Name:

Peterson Health
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 Final Drawing
Client: Peterson Health
Location: Kerrville, TX

Salesperson: Carter T.
Prj. Mngr.: Debbie M.
Date: 11/15/2023
Designer: Jocelyn

File Name: 77920 R2
Peterson Health Sign Pkg.cdr
Proposal #: 77920
Job #: n/a

Revisions (M/D/Y)-(initials): desc.
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R2 1/9/24: task 746553

License #: 18010

Corporate Office
5003 Stout Drive
San Antonio, TX 78219
(210) 341-7244

Dallas
2703 Mockingbird Lane
Dallas, TX 75235
(972) 870-1594

Houston (State Sign)
7630 Hansen Road
Houston, TX 77061
(713) 943-1831

Austin (Custom Sign Creations)
1130 Rutherford, Suite 180
Austin, TX 78753
(512) 374-9300

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Page 8 of 10
Scope of Work:

Fabricate and install one (1) new single-sided, non-lit directional sign.
Alum. face with applied vinyl graphics.
Install: single pole; direct burial.

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



Job Name:

Peterson Health
 Proposal Drawing
 Final Drawing
Client: Peterson Health
Location: Kerrville, TX

Salesperson: Carter T.
Prj. Mngr.: Debbie M.
Date: 11/15/2023
Designer: Jocelyn

File Name: 77920 R2
Peterson Health Sign Pkg.cdr
Proposal #: 77920
Job #: n/a

Revisions (M/D/Y)-(initials): desc.
R1 12/20/23: task 742156
R2 1/9/24: task 746553
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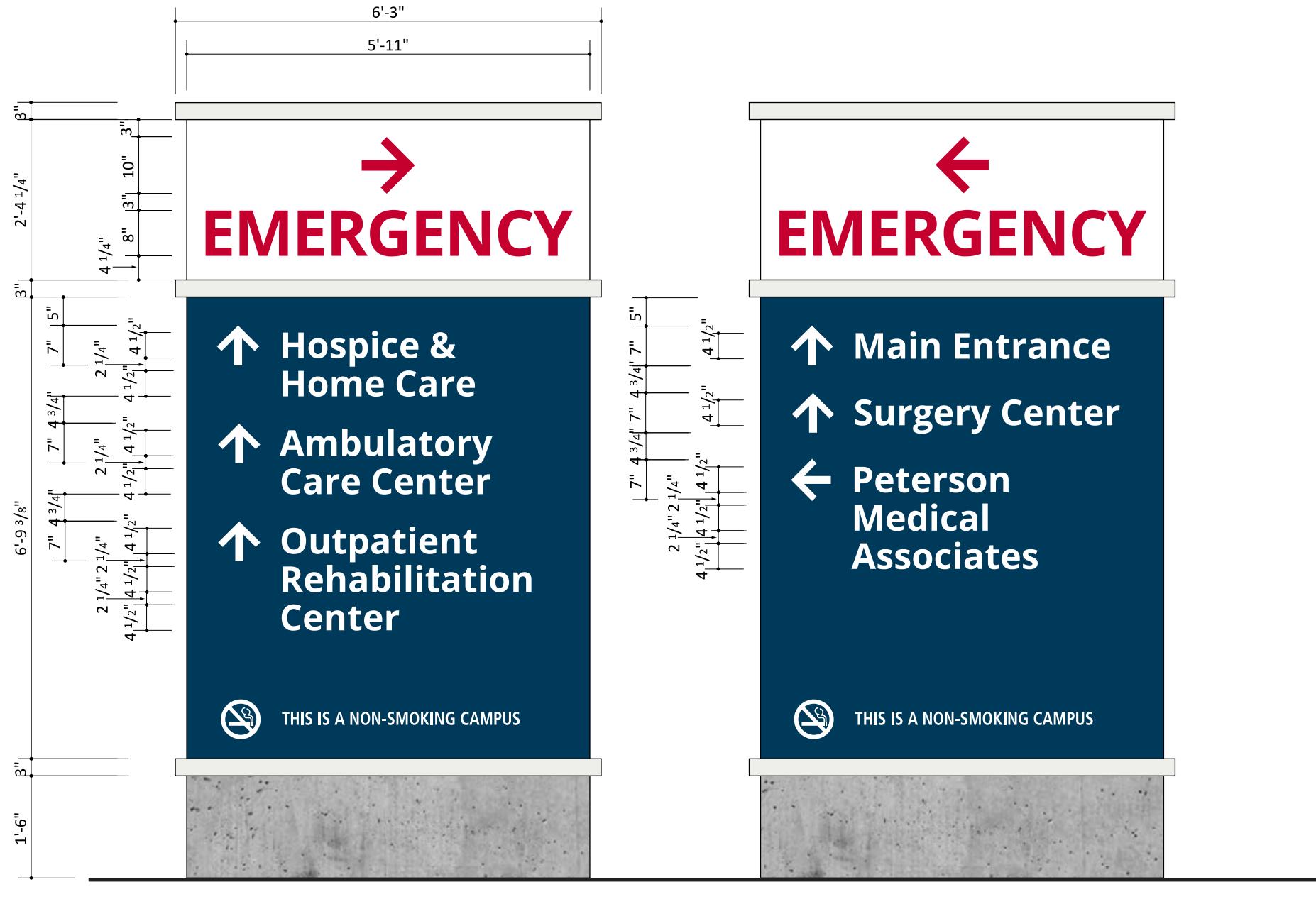
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Page 9 of 10**Scope of Work:**

Fabricate and install one (1) new double-sided, non-lit directional sign.
Alum. faces with applied vinyl graphics.
Install: single pole; direct burial.

**FRONT VIEW****BACK VIEW****ST.8****LARGE DOUBLE-SIDED ILLUMINATED DIRECTIONAL SIGN****QTY: ONE (1)****Scale: 1/2" = 1'-0"****CUSTOMER APPROVAL**

APPROVED BY: _____ DATE: ____ / ____ / ____

