

## **PUBLIC NOTICE**

**City of Lockhart  
Planning and Zoning Commission  
7:00 PM, Wednesday, September 24, 2025  
Municipal Building – Glosserman Room  
308 W. San Antonio St.**

## **AGENDA**

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the September 10, 2025 meeting.
4. SUP-25-12. Hold a PUBLIC HEARING and consider a request by Amanda Wilkison with Empire Canopy, Sign and Construction on behalf of Alah Davis with 7-Eleven Stores, Inc. for a Specific Use Permit to allow a 30-foot tall High-Profile Sign and a 40-foot tall Expressway Corridor Sign on 3.777 acres in the Cesar Chavez Subdivision, Lot 1, zoned CHB Commercial Heavy Business District, located at 2410 West San Antonio Street (SH 142).
5. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
6. Adjournment.

**Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 11:00 a.m. on the 17th day of September, 2025.**

**City of Lockhart  
Planning and Zoning Commission  
September 10, 2025**

**MINUTES**

**Members Present:** Philip Ruiz, Phil McBride, Ron Peterson, Julia Haug, Rick Arnice, Manuel Oliva, Bradley Lingvai

**Members Absent:** None

**Staff Present:** David Fowler, Christine Banda

**Visitors/Citizens Addressing the Commission:** None

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:01 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the August 27, 2025, meeting.

Commissioner Haug found an inconsistency with the motion.

*Commissioner Lingvai moved to approve August 27, 2025, minutes with the correction to page 4 regarding the motion to SUP-25-10 where the word "failed" should have been the word "passed". Commissioner Arnice seconded, and the motion passed by a vote of 7-0.*

4. SUP-25-11. Hold a PUBLIC HEARING and consider a request by Heather Garner on behalf of Brian Rodgers for a Specific Use Permit to allow an Eating Establishment as a use on 1.381 acres in the Francis Berry Survey, Abstract No. 2, zoned CLB commercial Light Business District and located in a commercial lease space at 1100 State Park Road, Suite 108.

David Fowler approached and presented the staff report which included maps and photos of the property. He said the leased space was located at Park Plaza on State Park Road. The Plaza has two zoning classifications associated with it. The retail space associated with the proposed SUP is zoned Commercial Light Business (CLB). In CLB all those wanting to sell beverages are defined as an eating establishment where a specific use permit is required, which is the reason the applicant is here today. He said there is adequate parking in the Park Plaza shopping center and that no opposition was received.

Chair Ruiz opened the public hearing and asked for the applicant to come forward.

Heather Garner of 1300 FM 672 said she is opening a tea shop with books. The space would offer a cozy atmosphere where she can share her herbal teas. She will eventually have a kid's book club along with other book clubs.

Vice-Chair Oliva asked if she had ever done this type of business before.

Ms. Garner said no but had been very successful with farmers' market so this would be her first brick and mortar.

Commissioner McBride asked the name of her business.

Ms. Garner said she is still working on the name but possibly called Fablewood Tea Shop and Bookery.

Vicky Billings of 1300 FM 672 said she is in favor of her daughter's business, and everyone loves her tea.

Chair Ruiz asked for any other speakers, seeing none, he closed the public hearing and sked for staff recommendation.

Mr. Fowler said that staff recommends approval, as the application meets requirements and no opposition has been received.

*Commissioner Oliva moved to approve SUP-25-11. Commissioner Haug seconded, and the motion passed with a vote of 7-0.*

5. FP-25-03. Consider a request by Alexander Steadman of Kimley-Horn and Associates, Inc., for approval of a Final Plat for One Living Planned Development, consisting of 23.395 acres, zoned PDD Planned Development District and located at 711 City Line Road.

Mr. Fowler informed the commission that the applicant requested staff to postpone this item for their next meeting, to be held on September 24<sup>th</sup>.

6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

Mr. Fowler said their next meeting would be held on September 24<sup>th</sup> with one SUP and one plat.

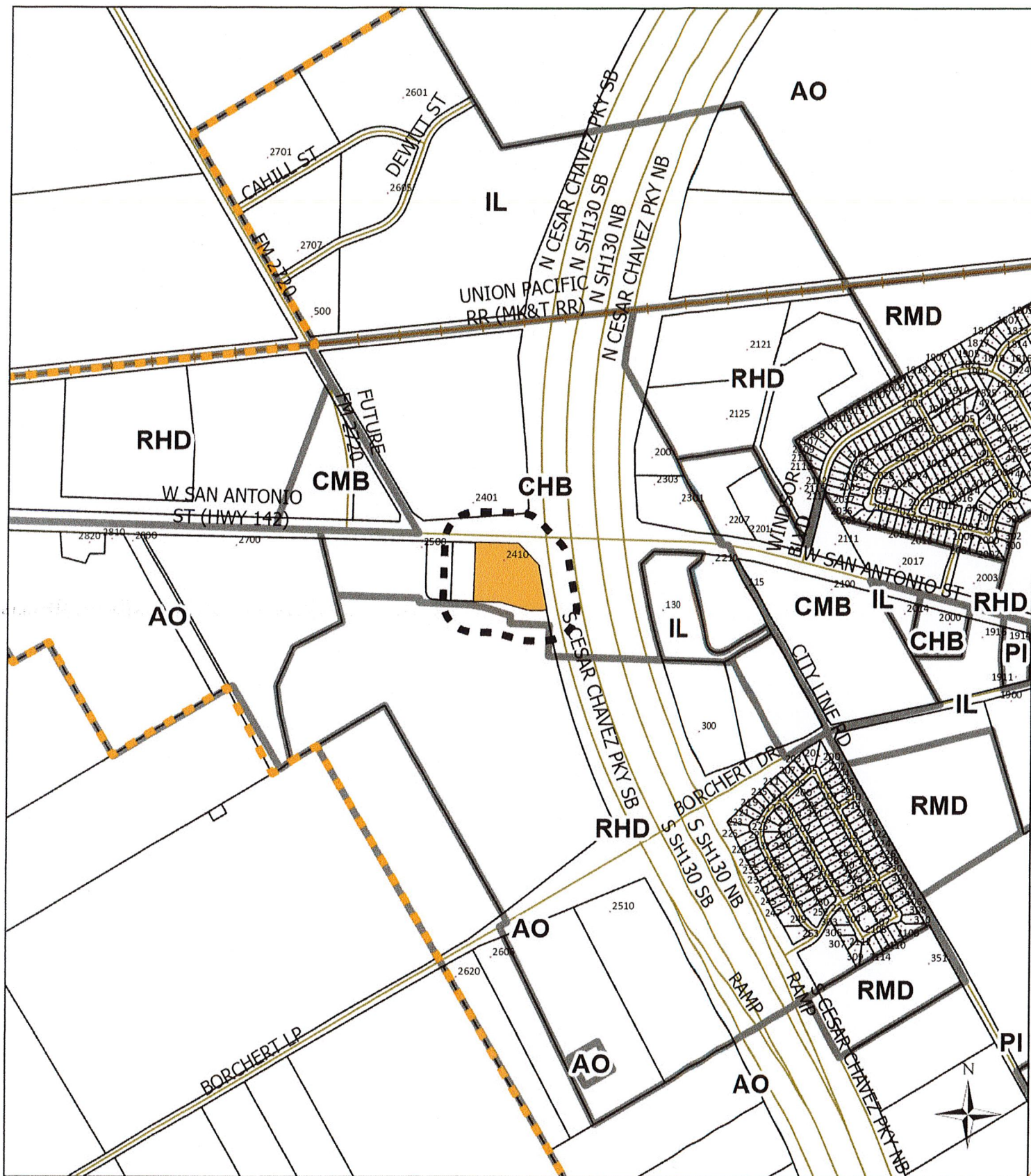
7. Adjournment.

*Commissioner Peterson moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:18 p.m.*

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
Christine Banda, Recording Secretary

\_\_\_\_\_  
Philip Ruiz, Chair



**SUP-25-12**

2410 W SAN ANTONIO ST

HIGH-PROFILE SIGN &  
EXPRESSWAY CORRIDOR SIGN



**SUBJECT PROPERTY**

**ZONING BOUNDARY**

**LOCKHART CITY LIMITS**

**200 FT BUFFER**

Scale 1" = 1000'





BORCHERT LP

W SAN ANTONIO ST (HWY 142)

FM 2720  
FUTURE FM 2720

DEWITT ST  
CAHILL ST

N CESAR CHAVEZ PKY SB  
N SH 130 SB  
N SH 130 NB  
N CESAR CHAVEZ PKY NB

S CESAR CHAVEZ PKY SB  
S SH 130 SB  
S SH 130 NB  
S CESAR CHAVEZ PKY NB  
BORCHERT DR

RAMP  
RAMP

0  
700  
1,400 Feet

WINDSOR BLVD  
GREENWOOD DR  
HICKORY DR  
CEDARWOOD DR  
IRONWOOD DR  
WINDSOR CT  
MAPLEWOOD DR  
CITY LINE RD  
MONTROSE  
SUMMIT DR  
PITKIN DR  
WELD DR  
CUSTER LN  
REDINNED DR  
MACGREGOR DR





**CASE SUMMARY**

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STAFF CONTACT: David Fowler, Planning Director  
REPORT DATE: September 18, 2025  
PUBLIC HEARING DATE: September 24, 2025  
APPLICANT'S REQUEST: High-Profile and Expressway Corridor Signs  
STAFF RECOMMENDATION: **Approval**  
SUGGESTED CONDITIONS: None

CASE NUMBER: SUP-25-12

**BACKGROUND DATA**

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APPLICANT(S): Amanda Wilkison, Empire Canopy, Sign and Construction  
OWNER(S): Lock Heart 142 LLC  
SITE LOCATION: 2410 West San Antonio Street  
LEGAL DESCRIPTION: Cesar Chavez Subdivision, Lot 1  
SIZE OF PROPERTY: 3.777 acres  
EXISTING USE OF PROPERTY: Convenience store/gas station, under construction  
ZONING CLASSIFICATION: CHB Commercial Heavy Business

**ANALYSIS OF ISSUES**

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**CHARACTERISTICS OF PROPOSED USE:** The Applicant proposes a High-Profile sign 30' high on the west San Antonio Street frontage and an Expressway Corridor sign 40' high on the southbound Cesar Chavez Street frontage. The Applicant is required to obtain a Specific Use Permit for the signs because a sign greater than 20 feet requires a SUP in the CHB Commercial Heavy Business zoning district. The sign face of the High Profile sign will be approximately 148.31 square feet total on a standard double-faced structure and will be backlit by interior LEDs. The sign will feature 7 Eleven branding, unleaded and diesel pricing, and a message panel reading "Diesel Bulk DEF". The Expressway Corridor sign is proposed to be 200 square feet in area with the same general content as the high profile sign but mounted at a higher elevation with greater ground clearance and with a more horizontal orientation.

**NEIGHBORHOOD COMPATIBILITY:** There are currently no residential neighborhoods adjacent to the convenience store site. The nearest residential development to the site is the Lockhart Springs apartments, which are over 800 feet away. The site immediately to the south of the convenience store site is currently vacant and is zoned RHD Residential High Density District. While this area is currently vacant, staff has occasionally received inquiries from multifamily developers interested in the site. There are no signs near the proposed sizes in the area, but the 7 Eleven is the first large, highway-oriented gas station/convenience store to come to the city.

**COMPLIANCE WITH STANDARDS:** The proposed High-Profile and Expressway Corridor signs will comply with all standards in the sign code. The High Profile sign is proposed to meet the maximum 30 feet height, but its proposed overall area of 148.31 square feet will be under the allowed 200 square foot maximum. The Expressway Corridor sign is proposed at the maximum 40-foot height, while the proposed area of 200 square feet is smaller than the 225 square foot maximum size for its sign type.

**RESPONSE TO NOTIFICATION:** None as of the date of this report.

**STAFF RECOMMENDATION:** **Approval.**

# SPECIFIC USE PERMIT APPLICATION

CITY OF  
**Lockhart**  
TEXAS

(512) 398-3461 • FAX (512) 398-3833  
P.O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

## APPLICANT/OWNER

APPLICANT NAME EMPIRE CSAC  
DAY-TIME TELEPHONE 2812598836  
E-MAIL PERMITS@EMPIRE-CSAC.COM

ADDRESS 3111 LONE STAR LN  
PINEHURST TX 77362

OWNER NAME 7-ELEVEN STORES INC  
DAY-TIME TELEPHONE 800-255-0711  
E-MAIL PERMITS@EMPIRE-CSAC.COM

ADDRESS PO BOX 711  
DALLAS TX 75221-0711

## PROPERTY

ADDRESS OR GENERAL LOCATION 2410 W SAN ANTONIO ST, LOCKHART, TX 78644  
LEGAL DESCRIPTION (IF PLATTED) CESAR CHAVEZ SUBD, LOT 1, ACRES 3.777  
SIZE 3.777 ACRE(S) ZONING CLASSIFICATION CHB  
EXISTING USE OF LAND AND/OR BUILDING(S) CONVENIENCE STORE

**REQUESTED SPECIFIC USE** High Profile (1) + Expressway Corridor

PROPOSED USE REQUIRING PERMIT ~~CONVENIENCE STORE~~ Signage (1) for 7-Eleven

CHARACTERISTICS OF PROPOSED USE, INCLUDING INDOOR AND OUTDOOR FACILITIES, ANTICIPATED OCCUPANCY (NUMBER OF DWELLING UNITS, RESIDENTS, EMPLOYEES, SEATS, OR OTHER MEASURE OF CAPACITY, AS APPLICABLE), GROSS FLOOR AREA, HOURS OF OPERATION, AND ANY OTHER RELEVANT INFORMATION. ATTACH ADDITIONAL SHEETS, IF NECESSARY.

INSTALL (1) 30' ELECTRONIC PRICE SIGN ALONG THE STATE HIGHWAY 142 FRONTAGE.

SIGN IS SETBACK 25' FROM NORTH PROPERTY LINE, OUTSIDE OF THE UTILITY EASEMENT,

AND APPROXIMATELY 230' FROM THE STATE HIGHWAY 130 RIGHT OF WAY.



## SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

SITE PLAN, SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) Scale and north arrow; 2) Location of site with respect to streets and adjacent properties; 3) Property lines and dimensions; 4) Location and dimensions of buildings; 5) Building setback distances from property lines; 6) Location, dimensions, and surface type of off-street parking spaces and loading areas; 7) Location, dimensions, and surface type of walks and patios; 8) Location, type, and height of free-standing signs; fences, landscaping, and outdoor lighting; 9) utility line types and locations; and, 10) any other proposed features of the site which are applicable to the requested specific use.

APPLICATION FEE OF \$250, PLUS \$150 PER ACRE, MAXIMUM OF \$2,500,  
APPLICATION FEE OF \$ 816.55 PAYABLE TO THE CITY OF LOCKHART.

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE AMANDA WILKISON

Digitally signed by AMANDA WILKISON  
DN: cn=AMANDA WILKISON, o=US, o=GOODONE  
ENTERPRISES, LLC DBA EMPIRE CSAC,  
email=PERMITS@EMPIRE-CSAC.COM  
Date: 2025.08.25 07:41:58 -0500

DATE \_\_\_\_\_

## OFFICE USE ONLY

ACCEPTED BY CBander

RECEIPT NUMBER 01397288

DATE SUBMITTED 8-25-2025

CASE NUMBER SUP - 25 - 12

DATE NOTICES MAILED 9-5-2025

DATE NOTICE PUBLISHED 9-11-25

PLANNING AND ZONING COMMISSION MEETING DATE 9-24-2025

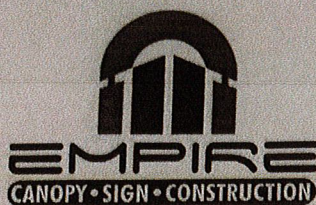
DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





## LETTER OF AUTHORIZATION

3111 LONE STAR LANE,  
PINEHURST, TX 77362  
Ph: 281-259-8836  
Email: permits@empire-csac.com

CITY OF LOCKHART  
308 W. San Antonio St,  
Lockhart, TX 78644

MAY 21, 2025

To Whom It May Concern,

I, ALAN DAVIS, the authorized representative for the Land Owner of Record, hereby authorizes Goodone Enterprises, LLC dba Empire Canopy, Sign, and Construction to complete work and submit permits for the Sign Installation taking place at 2410 W SAN ANTONIO ST, LOCKHART, TX 78644.

Signed,

X 

Name: ALAN DAVIS - Alan Davis

Title: Director

Phone: 512 - 507-7044

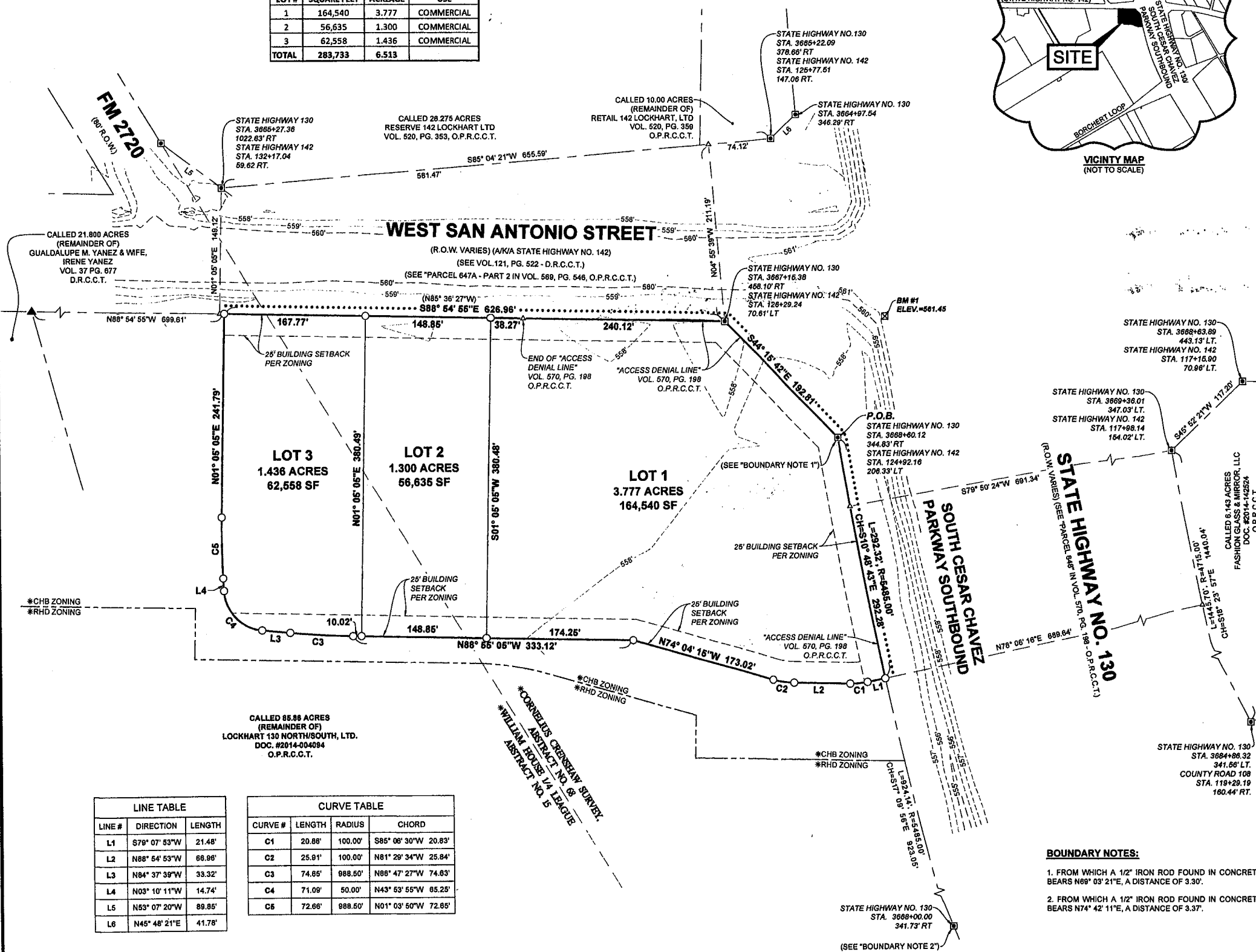
Email: adavis@gamscre.com



CESAR CHAVEZ SUBDIVISION

2024-001373 D-184

LOT SUMMARY TABLE			
LOT #	SQUARE FEET	ACREAGE	USE
1	164,540	3.777	COMMERCIAL
2	56,635	1.300	COMMERCIAL
3	62,558	1.436	COMMERCIAL
TOTAL	283,733	6.513	



**LEGEND**

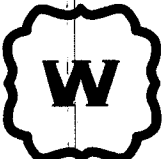
- TXDOT TYPE II BRASS DISC MONUMENT FOUND
- RAILROAD SPIKE FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "WUEST GROUP" SET
- CALCULATED POINT
- TEMPORARY BENCHMARK
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- CHB COMMERCIAL - HEAVY BUSINESS
- RHD RESIDENTIAL - HIGH DENSITY
- D.R.C.C.T. DEED RECORDS, CALDWELL COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS
- ( ) RECORD INFORMATION PER DOC. #2014-004094, O.P.R.C.C.T.
- ..... PROPOSED SIDEWALK
- - - - - APPROXIMATE ZONING LIMITS
- \* APPROXIMATE LOCATION

**BEARING BASIS & HORIZONTAL DATUM:**  
TEXAS COORDINATE SYSTEM, GRID, NAD '83 (SOUTH CENTRAL ZONE 4204)

**VERTICAL DATUM:**  
NAVD '88 ELEVATION DATUM

**ON-SITE BENCHMARK:**  
BM #1 - COTTON SPINDLE SET IN ASPHALT NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF TX-130 SOUTHBOUND FRONTAGE ROAD AND WEST SAN ANTONIO STREET (AKA CR-142) APPROXIMATELY 191 FEET EAST OF A TXDOT TYPE II BRASS DISC MONUMENT FOUND BEING A NORTHEAST CORNER OF THE SUBJECT TRACT ELEV.=561.45'

CESAR CHAVEZ SUBDIVISION  
FEBRUARY, 2024  
PROJECT NO. 0181-008



WUEST GROUP  
ENGINEERING & SURVEYING

TBPELS FIRM # 10194507  
AND FIRM # F-15324  
5207 AIRPORT BOULEVARD  
AUSTIN, TEXAS 78751  
(512)394-1900

SHEET  
1 OF 2

**BOUNDARY NOTES:**

- FROM WHICH A 1/2" IRON ROD FOUND IN CONCRETE BEARS N89° 03' 21"E, A DISTANCE OF 3.30'.
- FROM WHICH A 1/2" IRON ROD FOUND IN CONCRETE BEARS N74° 42' 11"E, A DISTANCE OF 3.37'.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S78° 07' 53"W	21.48'
L2	N88° 54' 53"W	66.96'
L3	N84° 37' 39"W	33.32'
L4	N03° 10' 11"W	14.74'
L5	N53° 07' 20"W	89.85'
L6	N45° 48' 21"E	41.78'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD
C1	20.88'	100.00'	S85° 06' 30"W 20.83'
C2	25.91'	100.00'	N81° 29' 34"W 25.84'
C3	74.85'	988.50'	N88° 47' 27"W 74.83'
C4	71.09'	50.00'	N43° 53' 55"W 65.25'
C5	72.86'	988.50'	N01° 03' 50"W 72.69'



**A MID SIGN** - High-profile sign



**2410 W SAN ANTONIO ST, LOCKHART, TX 78644**

# Site Overview



A

MID

SCOPE OF WORK

- INSTALL NEW 8' KEYSTONE BTP SIGN
- INSTALL NEW 2P PRICER BTP SIGN
- INSTALL BULK DEF BTP SIGN

WORDPLATES

PART # SENVPT2PD7X78A01

WHITE COPY ON BLACK/GREEN BACKGROUND

77 15/16"

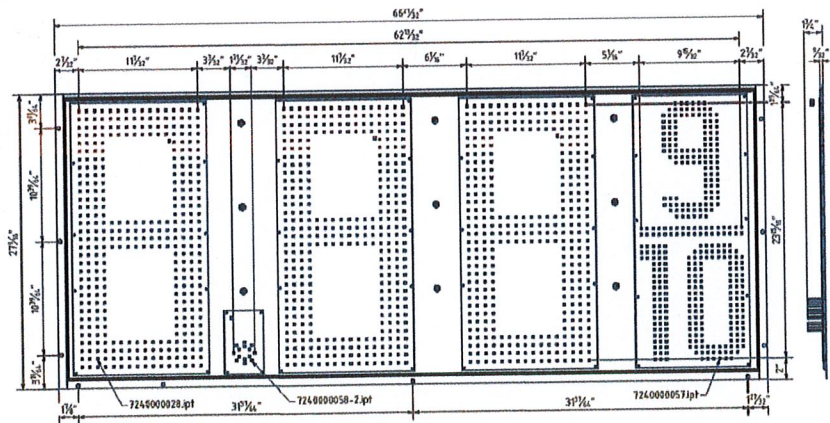
7 1/4" 6"

REGULAR UNLEADED

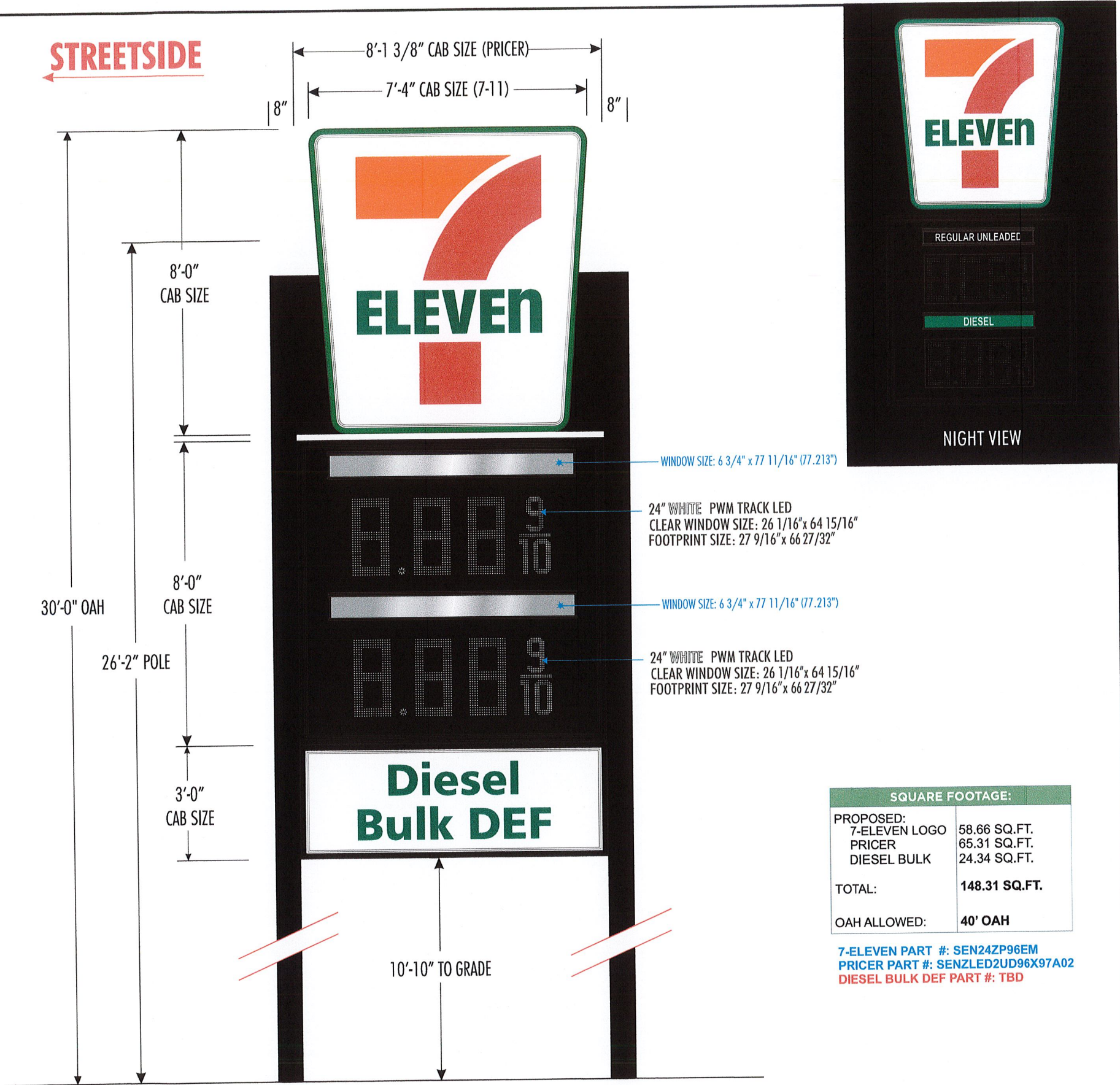
77 15/16"

7 1/4" 6"

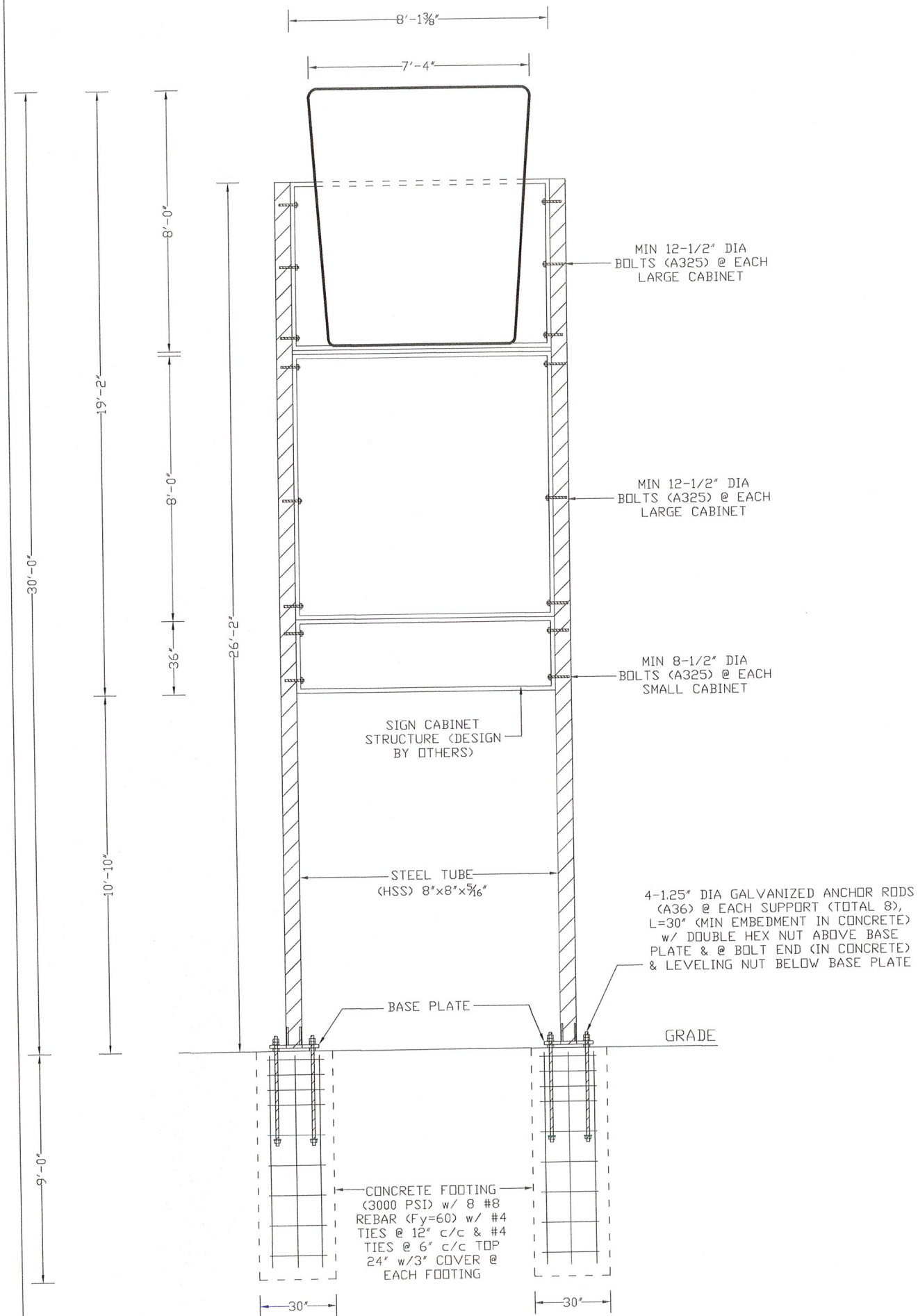
DIESEL



A NEW BTP SIGN







#### Design Support Steel

Section	Area (sq ft)	Shape Factor	Wind (psf)	Force	Moment
Sign	153.00	1	25	3825	78413
Supports	35.00	1	25	875	11375
				4700	89788

$$S > M / F_b = 89788 \times 12 \times 1.5 \text{ (SF)} / 2 \times 46000 = 17.6 \text{ in}^3 < 17.7 \text{ in}^3$$

Use 2 Squaer Steel Tubes (HSS) 8 in x 8 in x 1/4 in Wall (A500-GrB)

#### Foundation Design

$$P = 4700 / 2 = 2350$$

$$b = 30 \text{ in}$$

$$S_1 = 2 \times 150 \times 8.5 / 3 = 850$$

$$h = 89788 / 4700 = 19.10$$

$$A = 2.34 P / S \times b = 2.34 \times 2350 / 850 \times 2.5 = 2.59$$

$$d = A/2 [1 + \sqrt{1 + (4.36 h / A)}]$$

$$d = 2.59 / 2 [1 + \sqrt{1 + (4.36 \times 19.10 / 2.59)}] = 8.75 \text{ ft} < 9 \text{ ft}$$

Use 2 Concrete Footings 30 in Diameter x 9.0 ft Deep (3000 PSI)

Use 8 #8 Rebars w/ #4 Ties @ 12 in c/c, w #4 Ties @ 6 in c/c Top 24 in

#### Anchor Bolt Design

$$\text{Bolt Tension} = 89788 \times 12 \times 1.5 \text{ (SF)} / 4 \text{ (bolts/side)} \times 12 \text{ in (spc)} = 33671$$

$$\text{Bolt Area (required)} > 33671 / 36000 = 0.94 \text{ sq in}$$

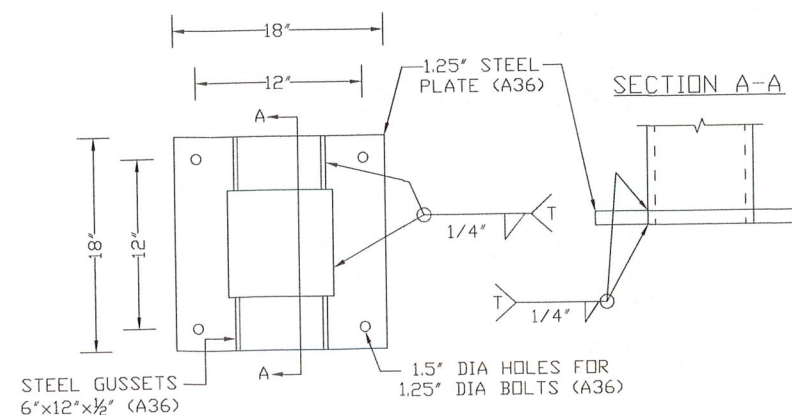
$$\text{Try } 1.25 \text{ in Diameter Bolts ; } A = 1.22 \text{ sq in ; } C = 3.92 \text{ in}$$

$$\text{Bolt Length (required)} > 33671 / 300 \times 3.92 = 28.63 \text{ in}$$

Use 8 - 1.25 in Dia Galvanized Anchor Rods (A36), L=30 in (min embed)

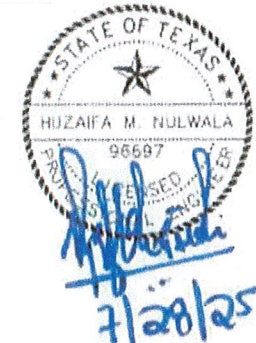
Use 2 Steel Plates 18 in x 18 in x 1.25 in (A36)

#### BASE PLATE DETAILS



#### NOTES:

- DESIGN IS BASED ON 2021 IBC - WIND SPEED OF 115 MPH (3-SEC GUST), EXPOSURE C, RISK CATEGORY II.
- THIS DESIGN IS INTENDED FOR A SINGLE (1) SIGN THAT SHALL BE INSTALLED AT THE ADDRESS SHOWN AND SHALL NOT BE USED FOR MULTIPLE SIGN/S AT THIS OR ANY OTHER LOCATION/S UNLESS CERTIFIED BY A PROFESSIONAL ENGINEER.
- ENGINEER IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT AND SHALL ONLY BE RESPONSIBLE FOR THE DESIGN OF SIGN STRUCTURE FOR WHICH CALCULATIONS ARE SHOWN ON THIS PAGE. (SIGN CABINET STRUCTURE DESIGN SHALL BE PROVIDED BY OTHERS).
- ALL HSS TUBE SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS  $F_y=46$  KSI.
- ALL HSS ROUND SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS  $F_y=42$  KSI.
- ALL WIDE FLANGE SECTIONS SHALL MEET ASTM A992 WITH MINIMUM YIELD STRESS  $F_y=50$  KSI.
- ALL PIPE (OTHER THAN HSS ROUND) SHALL MEET ASTM A53 GRADE-B WITH MINIMUM YIELD STRESS  $F_y=35$  KSI.
- ALL OTHER STEEL INCLUDING CONNECTION PLATES, ANGLES, ETC. SHALL MEET ASTM A36 WITH MINIMUM YIELD STRESS  $F_y=36$  KSI.
- ALL ALUMINUM USED SHALL BE GRADE 6053-T6 OR 6061-T6 OR EQUIVALENT WITH MINIMUM YIELD STRESS  $F_y=30$  KSI.
- ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325 UNLESS OTHERWISE NOTED AND SHALL BE GALVANIZED.
- ALL STEEL WELDING SHALL BE MADE WITH E70xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS STANDARDS.
- ALL ALUMINUM WELDING SHALL BE MADE WITH E40xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS STANDARDS.
- SOIL REPORT WAS NOT FURNISHED. FOUNDATION IS BASED ON A ALLOWABLE BEARING OF 1500 PSF AND ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 150 PSF PER FOOT. BEARING PRESSURE VALUES SHALL BE VERIFIED PRIOR TO CONCRETE PLACEMENT.
- NORMAL WEIGHT CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (ATTAINED IN 28 DAYS) SHALL BE USED. CARE SHALL BE TAKEN FOR NOT PLACING CONCRETE OVER SOIL FILL.
- FOUNDATION SHALL BE CONSTRUCTED IN NATURAL GROUND/EARTH (UNDISTURBED SOIL) ONLY. FOUNDATION SHALL NOT BE CONSTRUCTED/INSTALLED IN LANDSCAPE OR FILL MATERIAL.



**SMB**  
ENGINEERING, LLC  
WWW.SMB-ENGINEERING.COM  
TEL: 832-443-7328

TEXAS REGISTRATION NUMBER : F-10116

**EMPIRE SIGNS**

**7 ELEVEN**  
HWY 142 @ TX 130,  
LOCKHART, TX

PRJ #: 25-A089	DWG BY: HMN	SCALE: NTS
DATE: JULY 2025	REV: 1	DWG #: S-01



**B MID SIGN** Expressway Corridor Sign



SCALE : 1:1430



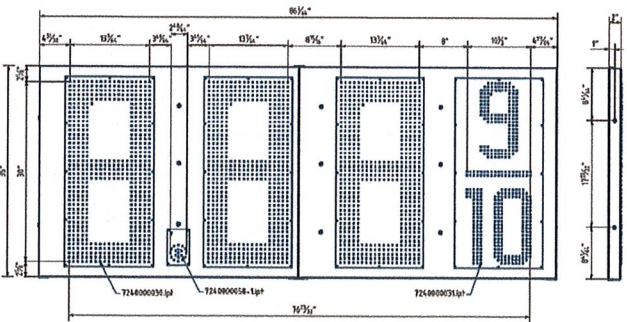
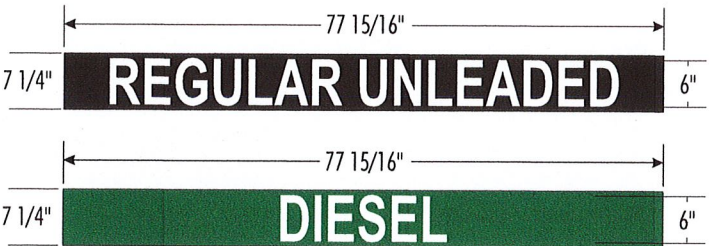
SCOPE OF WORK

B  
HI-RISE

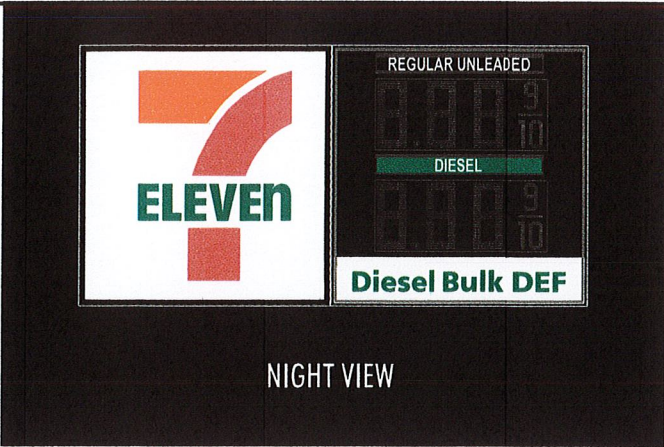
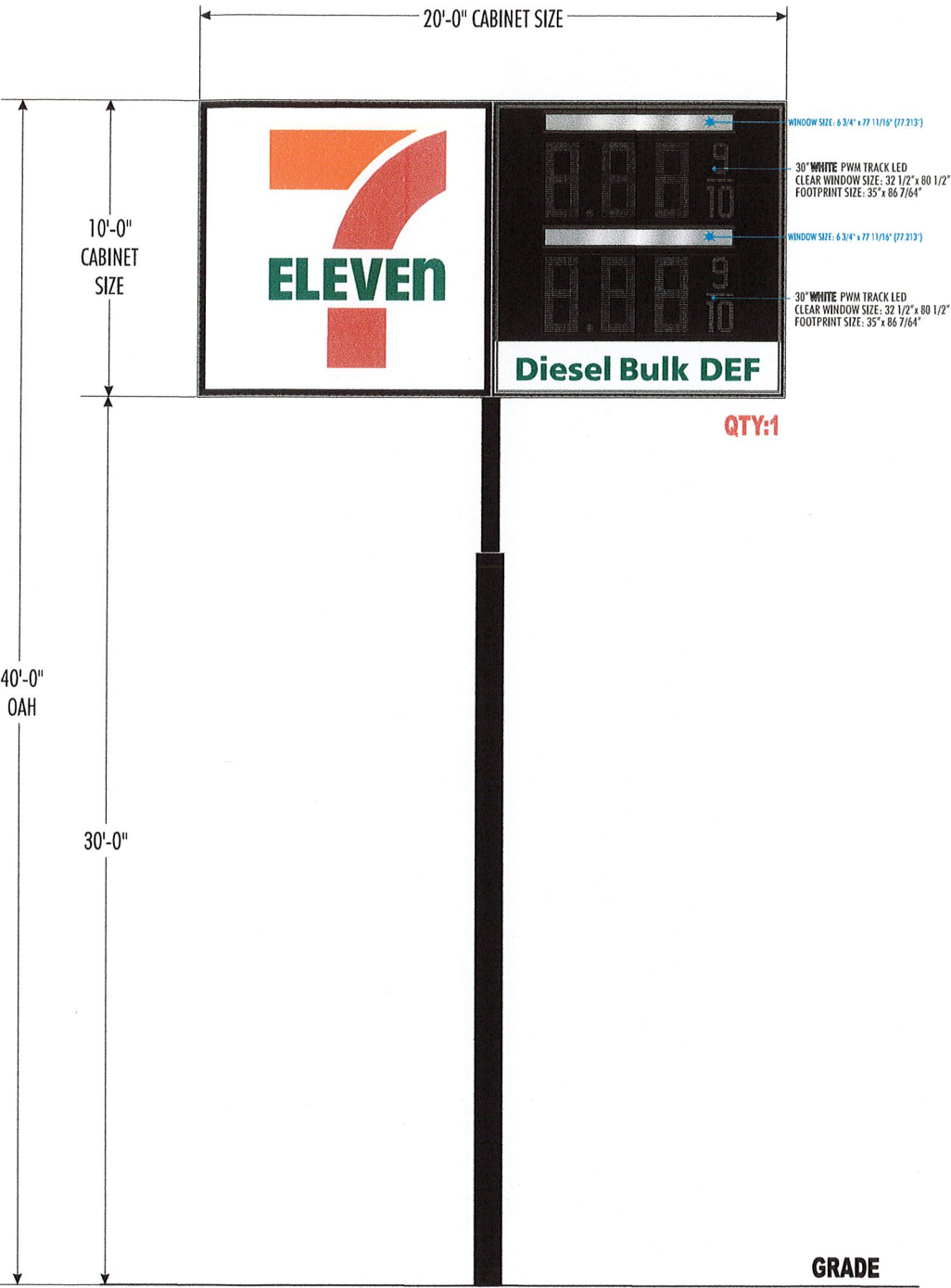
• INSTALL NEW 10'X20' HI-RISE SIGN W/ 2P PRICER

THIS RENDERING IS FOR REFERENCE AND PERMITTING PURPOSES ONLY.  
ANY SEPARATE OF OPTIONAL COMPONENTS MUST BE ORDERED SEPARATELY

WORDPLATES  
PART # **SENVPT2PD7X78A01**  
WHITE COPY ON BLACK/GREEN BACKGROUND



30" CUT SHEET



SQUARE FOOTAGE:	
PROPOSED: 7-ELEVEN LOGO PRICER	200.00 SQ.FT.
TOTAL:	200.00 SQ.FT.

7-ELEVEN/PRICER PART #: TO BE ASSIGNED

VERIFY SIZE OF LEDS WITH PRODUCTION GRAPHICS PRIOR TO ORDERING LED MODULES

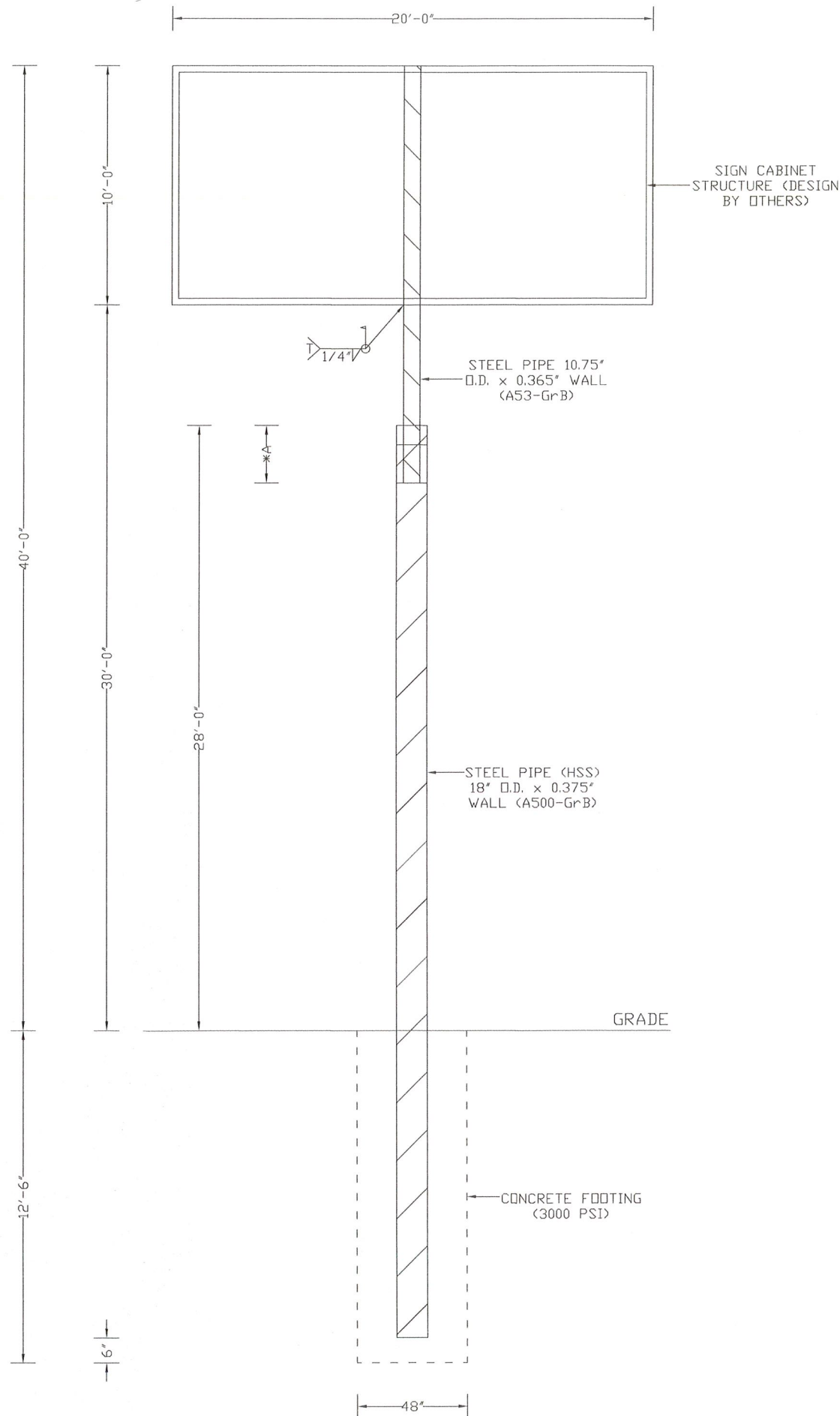
B HI-RISE

Main I.D.

THIS RENDERING IS FOR REFERENCE AND PERMITTING PURPOSES ONLY  
ANY SEPARATE OR OPTIONAL COMPONENTS MUST BE ORDERED SEPARATELY  
ALL ELECTRICAL SIGNS WILL COMPLY WITH UL 48 – UL FILE #E46729

SCALE : 1:70





#### Design Support Steel

Section	Area (sq ft)	Shape Factor	Wind (psf)	Force	Moment
Sign	200.00	1	28	5600	196000
Top Supt	2.00	0.7	27	38	1096
Btm Supt	42.00	0.7	25	735	10290
				<b>6373</b>	<b>207386</b>

$$S > M / F_b = 207386 \times 12 \times 1.5 \text{ (SF)} / 1 \times 42000 = 88 \text{ in}^3 < 89 \text{ in}^3$$

Use Circular Steel Pipe (HSS) 18 in O.D. x 0.375 in Wall (A500-GrB)

#### Design 2nd Stage Support Steel

Section	Area (sq ft)	Shape Factor	Wind (psf)	Force	Moment
Sign	200.00	1	28	5600	39200
Top Supt	2.00	0.7	27	38	38
				<b>5638</b>	<b>39238</b>

$$S > M / F_b = 39238 \times 12 \times 1.5 \text{ (SF)} / 1 \times 35000 = 21 \text{ in}^3 < 29 \text{ in}^3$$

Use Circular Steel Pipe 10.75 in O.D. x 0.365 in Wall (A53-GrB)

#### Foundation Design

$$P = 6373 / 1 = 6373$$

$$b = 48 \text{ in}$$

$$S_1 = 2 \times 150 \times 12 / 3 = 1200$$

$$h = 207386 / 6373 = 32.53$$

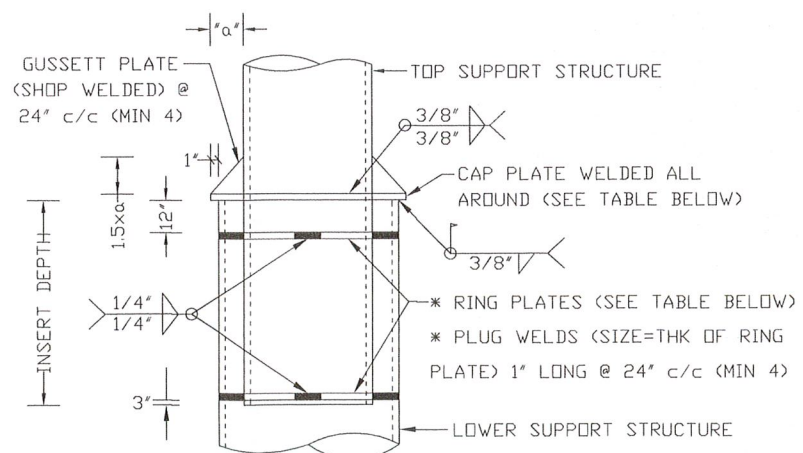
$$A = 2.34 P / S \times b = 2.34 \times 6373 / 1200 \times 4 = 3.11$$

$$d = A/2 [1 + \sqrt{1 + (4.36 h / A)}]$$

$$d = 3.11 / 2 [1 + \sqrt{1 + (4.36 \times 32.53 / 3.11)}] = 12.17 \text{ ft} < 12.50 \text{ ft}$$

Use Concrete Footing 48 in Diameter x 12.50 ft Deep (3000 PSI)

#### \*A (TRANSITION DETAILS)



TOP SUPPORT SIZE	6"-8"	10"-18"	20"-24"	30"-36"
INSERT DEPTH	30"	36"	48"	60"
CAP PLATE	3/4"	3/4"	3/4"	1"
RING/GUSSET PLATE	1/2"	1/2"	3/4"	3/4"

#### NOTES:

- DESIGN IS BASED ON 2021 IBC - WIND SPEED OF 115 MPH (3-SEC GUST), EXPOSURE C, RISK CATEGORY II.
- THIS DESIGN IS INTENDED FOR A SINGLE (1) SIGN THAT SHALL BE INSTALLED AT THE ADDRESS SHOWN AND SHALL NOT BE USED FOR MULTIPLE SIGN/S AT THIS OR ANY OTHER LOCATION/S UNLESS CERTIFIED BY A PROFESSIONAL ENGINEER.
- ENGINEER IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT AND SHALL ONLY BE RESPONSIBLE FOR THE DESIGN OF SIGN STRUCTURE FOR WHICH CALCULATIONS ARE SHOWN ON THIS PAGE. (SIGN CABINET STRUCTURE DESIGN SHALL BE PROVIDED BY OTHERS).
- ALL HSS TUBE SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS  $F_y=46$  KSI.
- ALL HSS ROUND SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS  $F_y=42$  KSI.
- ALL WIDE FLANGE SECTIONS SHALL MEET ASTM A992 WITH MINIMUM YIELD STRESS  $F_y=50$  KSI.
- ALL PIPE (OTHER THAN HSS ROUND) SHALL MEET ASTM A53 GRADE-B WITH MINIMUM YIELD STRESS  $F_y=35$  KSI.
- ALL OTHER STEEL INCLUDING CONNECTION PLATES, ANGLES, ETC. SHALL MEET ASTM A36 WITH MINIMUM YIELD STRESS  $F_y=36$  KSI.
- ALL ALUMINUM USED SHALL BE GRADE 6053-T6 OR 6061-T6 OR EQUIVALENT WITH MINIMUM YIELD STRESS  $F_y=30$  KSI.
- ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325 UNLESS OTHERWISE NOTED AND SHALL BE GALVANIZED.
- ALL STEEL WELDING SHALL BE MADE WITH E70xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS STANDARDS.
- ALL ALUMINUM WELDING SHALL BE MADE WITH E40xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE AWS STANDARDS.
- SOIL REPORT WAS NOT FURNISHED. FOUNDATION IS BASED ON A ALLOWABLE BEARING OF 1500 PSF AND ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 150 PSF PER FOOT. BEARING PRESSURE VALUES SHALL BE VERIFIED PRIOR TO CONCRETE PLACEMENT.
- NORMAL WEIGHT CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (ATTAINED IN 28 DAYS) SHALL BE USED. CARE SHALL BE TAKEN FOR NOT PLACING CONCRETE OVER SOIL FILL.
- FOUNDATION SHALL BE CONSTRUCTED IN NATURAL GROUND/EARTH (UNDISTURBED SOIL) ONLY. FOUNDATION SHALL NOT BE CONSTRUCTED/INSTALLED IN LANDSCAPE OR FILL MATERIAL.



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TEXAS REGISTRATION NUMBER : F-10116

**EMPIRE SIGNS**

**7 ELEVEN**  
HWY 142 @ TX 130,  
LOCKHART, TX

PRJ #: 25-H011	DWG BY: HMN	SCALE: NTS
DATE: AUG 2025	REV: 0	DWG #: S-01