



MEETING DATE: September 16, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Consideration and possible action on matters related to the approval of a variance to allow the construction of a 100-foot in height pylon sign for the Circle K gas station, being Lot 1, El Milagro Commercial Phase 1 Subdivision, located at 1601 E. Military Road (F.M. 1016). Applicant – Laura Davalos (Alamo Sign Solutions) - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 05, 2026 – Letter with variance request submitted to the City.
- September 16, 2026 – Consideration of the requested variance by the Planning and Zoning Commission.
- October 13, 2026 – Consideration of the requested variance by the City Council.

Summary:

- The applicant is proposing to construct a pylon sign measuring 100 feet in height instead of the required 80-foot maximum height.
- The request is for a variance not to comply with Sec. 86-155 (2) (f) (3) – Expressway and Secondary Arterial Corridors of the Mission Code of Ordinances, which states:
- Ground or tenant sign: In the case of a multiunit building, one ground pole or tenant sign will be allowed per site
 - Maximum height: 80 feet

STAFF RECOMMENDATION:

Staff recommends denial.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

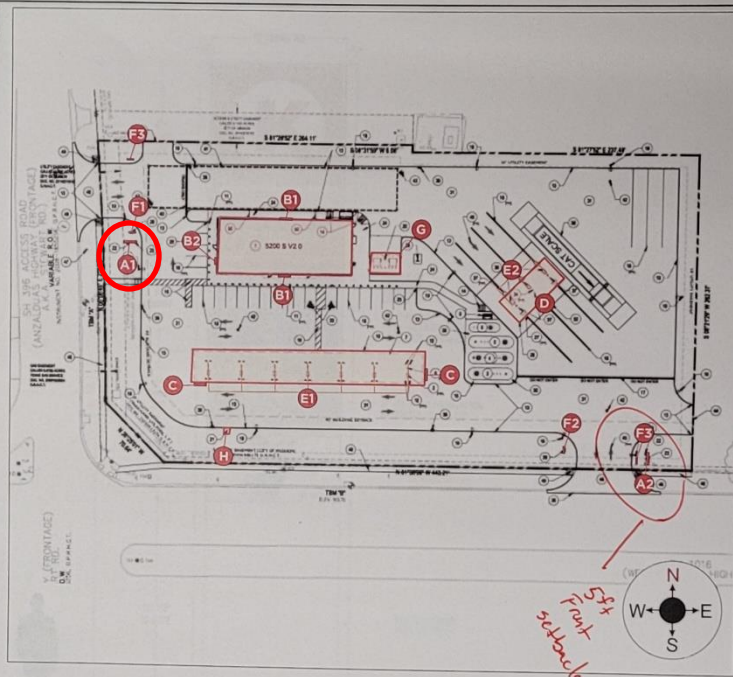
AERIAL MAP



SITE PLAN

SCOPE OF WORK

A1	100' O.A.H. x 6' NEW HI-RISE SIGN	PART#: (TBD)	452.67 SF	QTY:1
	- CIRCLE K LOGO/TRUCK DIESEL - UNLEADED / 8" TOGGLE WITH 60" RED ABLE LEDS - DIESEL WITH 60" GREEN ABLE LEDS			
A2	30' O.A.H. x 6', NEW BTP SIGN	PART#: (TBD)	117.50 SF	QTY:1
	- CIRCLE K LOGO - TRUCK DIESEL - UNLEADED / 4" TOGGLE WITH 24" RED ABLE LEDS - DIESEL WITH 24" GREEN ABLE LEDS - NEW 3x6' EMC			
B1	5' x 12' CK BUILDING SIGN	PART#: (CK54512SP19L)	63.49 SF	QTY:2
	5' X 12' CIRCLE K BUILDING SIGN CENTERED ON FRONT AND REAR ELEVATIONS			
B2	5' X 4' CK TOTEM BUILDING SIGN	PART#: (CK50504WAL)	20.84 SF	QTY:1
	5' X 4' CK TOTEM SIGN ON WEST ELEVATION			
C	MAIN CANOPY (36" FASCIA)	PART#: (CK5316SP24LA)	60.64 SF	QTY:2
	- INSTALL NEW TRI-COLOR FASCIA - INSTALL 2 ILLUMINATED WORDMARKS - INSTALL EGCLEARANCE ABOVE ENTRANCE & EXIT ELEVATIONS - INSTALL EYEBROW DOWNING ON THE 3 SIDES FACING AWAY FROM THE STORE			
D	DIESEL CANOPY (36" FASCIA)	PART#: (TBD)	SF	QTY:2
	- INSTALL (2) NEW ILLUMINATED CIRCLE K W/ DEF CANOPY SIGNS WITH DOWNLIGHTING ON ALL SIDES - INSTALL (2) NEW ILLUMINATED SIGNS ON DIESEL CANOPY - INSTALL CLEARANCE SIGNS			
E	DISPENSERS & FORECOURT	PART#: (TBD)	SF	QTY:7
	INSTALL NEW CKSPUMPDNE20 AND CKSPUMPTDDEF20 ON DISPENSERS AND FLAGS.			
F	WAYFINDING SIGNS (CK)(TRUCK)	PART#: (TBD)	SF	QTY:
	INSTALL NEW CIRCLE K AND TRUCK DIRECTIONAL SIGNS, AT DRIVEWAY ENTRIES			
G	TRASH ENCLOSURE	PART#: (TBD)	SF	QTY:
	INSTALL NEW TRASH ENCLOSURE PER CIRCLE K STANDARDS			
H	AIR/WATER PUMP/VACUUM	PART#: (TBD)	SF	
	INSTALL NEW CIRCLE K BRANDED AIR/WATER PUMP/VACUUM			



Site Overview

SITE#: MISSION, TX
1601 E. MILITARY RD & SH 396 RD MISSION, TX 78572
12/23/2025 (01/2)
CK_HTL_160-E-MILITARY RD AND SH-396 RD MISSION TX-G

VARIANCE LETTER

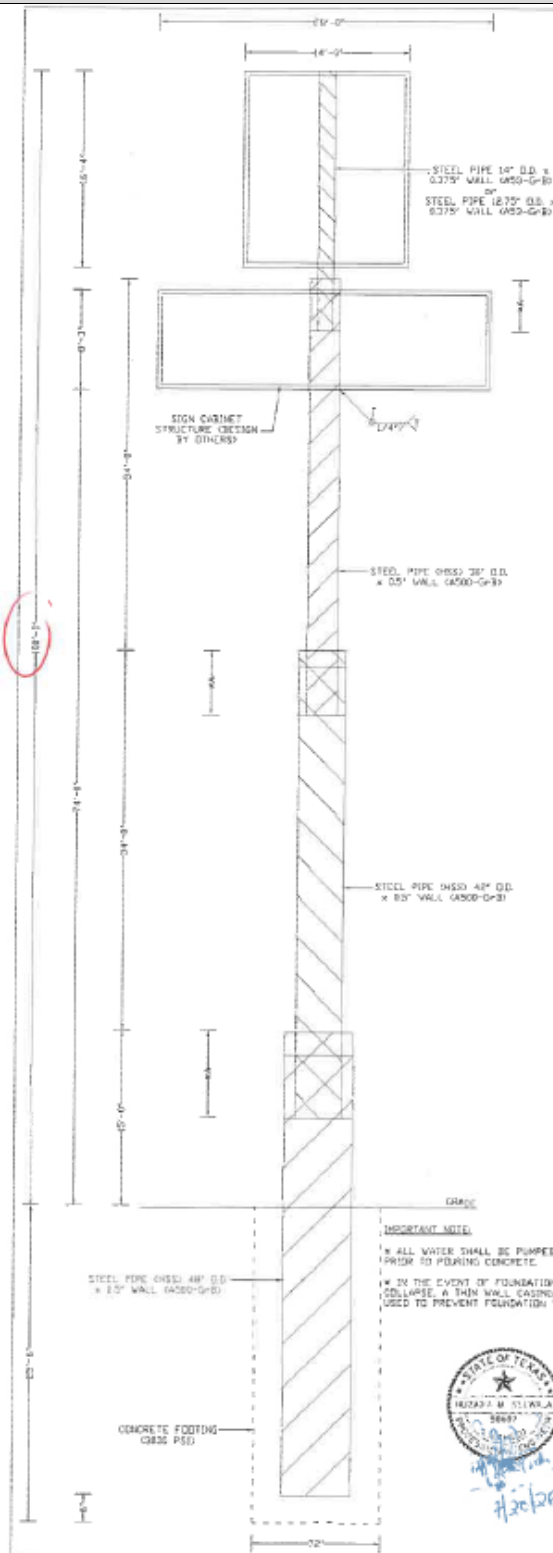


1731 S. San Marcos St. Bldg. 818 | San Antonio, Texas 78207 | 210-239-6777

The requested variance is intended to improve the visibility and exposure of the fueling station. This facility includes truck diesel fueling and is strategically located in close proximity to Interstate 396. A 100-foot pylon sign would provide excellent visibility for motorists and commercial trucks traffic traveling in both directions on the interstate, allowing drivers to easily identify and access the station. Increased sign height is necessary to ensure the station is visible from the interstate and to effectively direct both passenger vehicles and commercial trucks to the site. Without the additional sign height, visibility from the interstate would be substantially diminished by distance, and surrounding development, reducing the effectiveness of the signage and limiting the station's ability to serve the traveling public.

With any questions, please contact Laura Davalos at (210) 239- 6777.

SIGN EXHIBIT



NOTES

- DESIGN IS BASED ON 8000 LBS/C - WIND SPEED OF 120 MPH 19-SECOND GUSTS;
2. EXPOSURE C, RISK CATEGORY II - FOR A SINGLE GLZ SIGN THAT SHALL BE
3. INSTALLED AT THE ADDRESS SIGN AND SHALL NOT BE USED FOR MULTIPLE
4. PURPOSES - THIS AND ANY OTHER LOCATIONS UNLESS CERTIFIED BY A
5. PROFESSIONAL ENGINEER
6. ENGINEER IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT AND
7. SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE
8. CALCULATIONS ARE SHOWN ON THIS PAGE. DESIGN CANNOT/STRUCTURE
9. DESIGN SHALL BE PROVIDED BY OTHERS.
10. ALL JOINTS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM
11. WALL STRESS $F_y = 46$ KSI
12. ALL HSS ROUND SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM
13. WALL STRESS $F_y = 46$ KSI
14. ALL VIDE FLANGE SECTIONS SHALL MEET ASTM A596 WITH MINIMUM WALL
15. STRESS $F_y = 46$ KSI
16. ALL THICKNESS THAN HSS ROUND SHALL MEET ASTM A500 GRADE-B WITH
17. MINIMUM WALL STRESS $F_y = 46$ KSI
18. ALL OTHER STEEL CONNECTION PLATES, ANGLES, ETC. SHALL
19. MEET ASTM A36 WITH MINIMUM WALL STRESS $F_y = 36$ KSI
20. ALL ALUMINUM USED SHALL BE GRADE 6063-T6 OR 6061-T6 OR EQUIVALENT
21. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A500 UNLESS OTHERWISE
22. NOTED AND SHALL BE GALVANNEAL
23. ALL WELDING SHALL CONFORM WITH 67000 ELECTRODES AND SHALL
24. BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS
25. D1.1 CODE
26. ALL ALUMINUM WELDING SHALL BE MADE WITH E6000 ELECTRODES AND
27. SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE AWS
28. D1.1 CODE
29. SOIL REPORT IS NOT FURNISHED. FOUNDATION IS BASED ON A ALLOWABLE
30. BEARING OF 1500 PSF AND ALLOWABLE LATERAL SOIL BEARING PRESSURE OF
31. 1000 PSF. FOUNDING PRESSURE VALUES SHALL BE VERIFIED PRIOR
32. TO CONCRETE PLACEMENT
33. MINIMAL PLACING CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 5000
34. PSI SHALL BE USED. CONCRETE SHALL BE PLACED IN TIERED LAYERS FOR
35. NOT VERTICAL CONCRETE OVER SOIL PILE
36. FOUNDATION SHALL BE CONSTRUCTED IN NATURAL GROUND/NEAR
37. UNDISTURBED SOILS. FOUNDATION SHALL NOT
38. BE CONSTRUCTED/DESIGNED IN LANDSCAPE OR PILE MATERIAL.

Design Support Steel

Section	Area (sq ft)	Shape Factor	Wind (psf)	Force	Moment
Top Sign	229.00	1	43	9847	905924
Btm Sign	231.00	1	42	9702	766758
30 in Pipe	70.00	0.7	38	1862	115444
42 in Pipe	120.00	0.7	34	2856	81382
48 in Pipe	60.00	0.7	30	1260	9450
				25527	1670866

$$S > M / F_b = 1878996 \times 12 \times 1.5 \text{ (SF)} / 1 \times 42000 = 806 \text{ in}^3 < 876 \text{ in}^3$$

Use Circular Steel Pipe (HSS) 48 in O.D. x 0.5 in Wall (A500-GrB)

Foundation Design

$$\bar{P} = 26527 \times 1.5 / 1 = 39790.50$$

$b = 72 \text{ in}$

$$S_1 = 2 \times 150 \times 25 / 3 = 2500$$

$$h = 1678966 / 25527 = 73.61$$

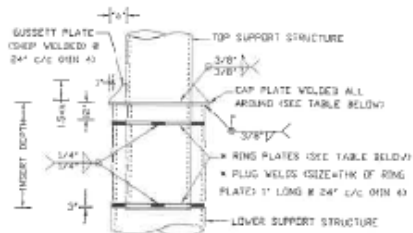
$$A = 2.34 P / S \times b = 2.34 \times 38290.50 / 2500 \times 6 = 5.97$$

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

$$d = 5.97 / 2 \left[1 + \sqrt{1 + (4.36 \times 73.61 / 5.97)} \right] = 25.1 \text{ ft} < 25.5 \text{ ft}$$

Use Concrete Footing 72 in Diameter x 25.5 ft Deep (3000 PSI)

***A (TRANSITION DETAILS)**



TOP SUPPORT SIZE	6"-8"	9"-10"	12"-14"	16"-18"	24"-28"	34"-40"
INSERT DEPTH	24"	36"	48"	60"	72"	84"
CAP PLATE	3/4"	3/4"	3/4"	1"	1"	1 1/2"
RING/CLIPSET PLATE	1/2"	1/2"	3/4"	3/4"	3/4"	1"

SMB

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

TEXAS REGISTRATION NUMBER : F-10116

ALAMO SIGN SOLUTIONS

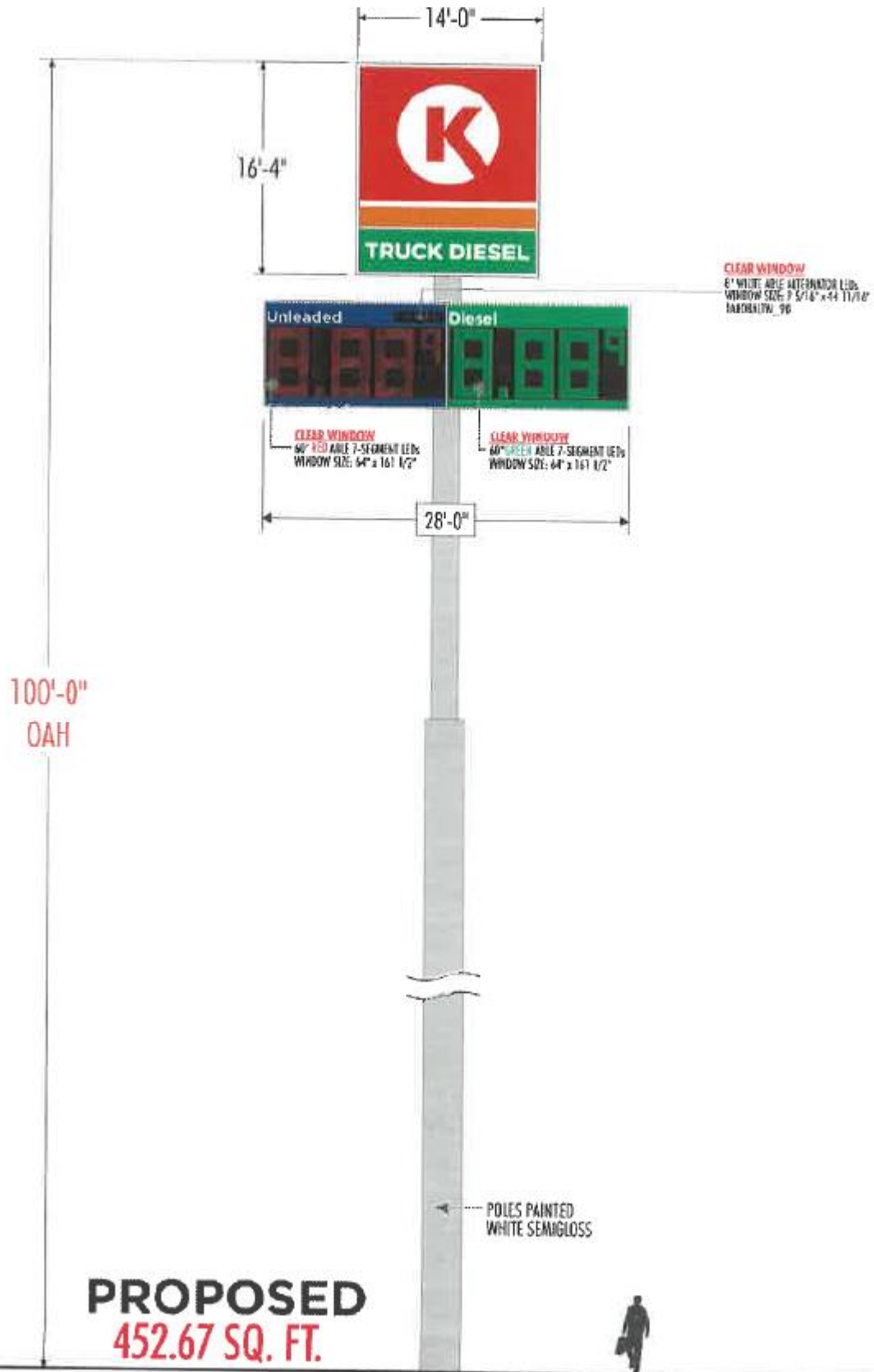
CIRCLE K

1601 E MILITARY ROAD (39 SH 396 ROAD),
MISSION, TX

PRJ #: 26-0134	OWC BY: HMM	SCALE: NTS
DATE: JULY 2006	REV: 0	OWC #: S-01



SIGN DETAIL



EXAMPLE EXISTING 80FT SIGN AT 100 E. EXPRESSWAY 83



EXAMPLE OF AN EXISTING 80FT SIGN

