



MEETING DATE: September 2, 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 02, 2026 – Consideration of the requested variance by the Planning and Zoning Commission.
- September 22, 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 _____

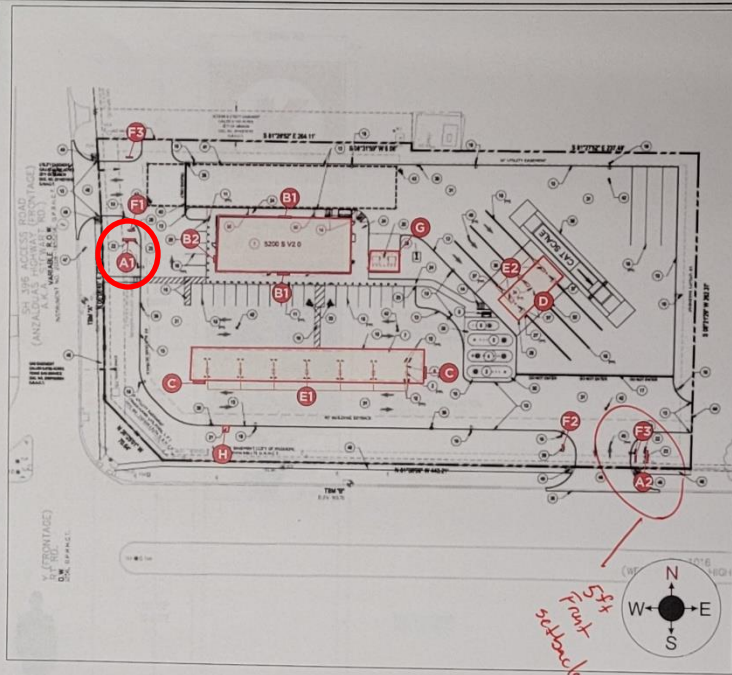
AERIAL MAP



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

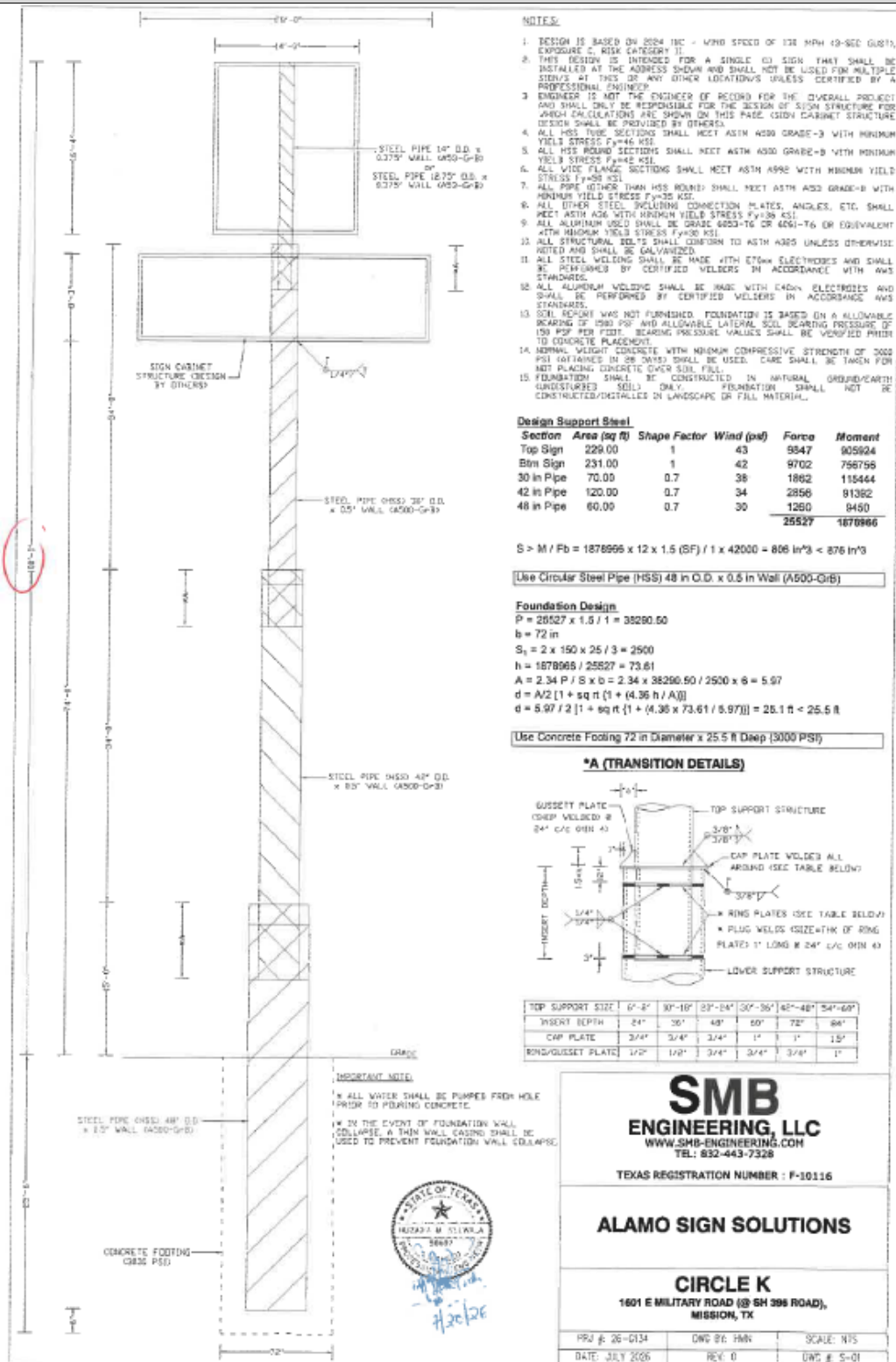


1731 S. San Marcos St. Bldg. 818 | San Antonio, Texas 78207 | 210-239-6777

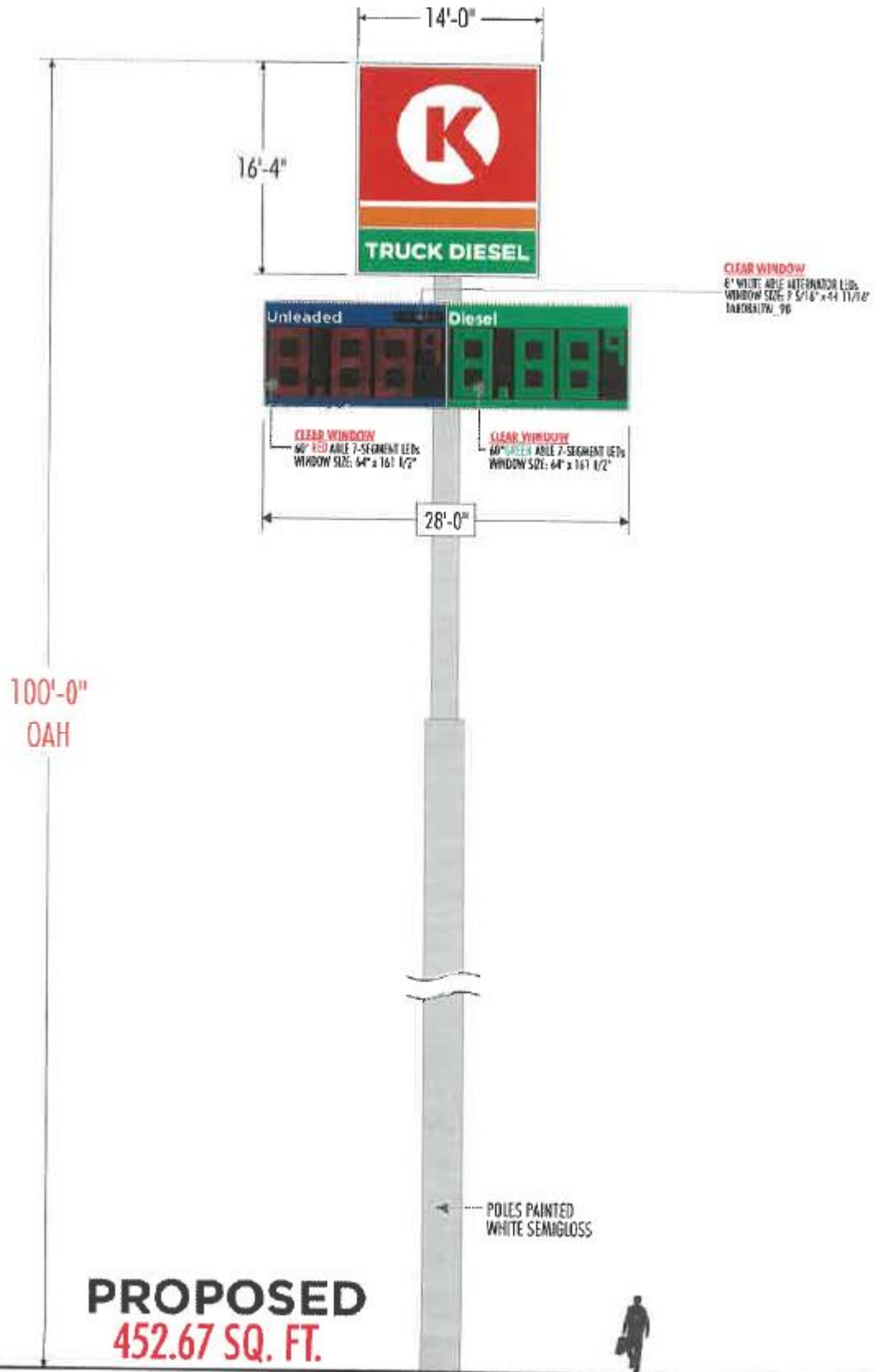
The requested variance is intended to improve the visibility and exposure of the fueling station. This facility includes truck diesel fueling and is strategically located in close proximity to Interstate 396. A 100-foot pylon sign would provide excellent visibility for motorists and commercial trucks 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



SIGN DETAIL



EXAMPLE EXISTING 80FT SIGN AT 100 E. EXPRESSWAY 83



EXAMPLE OF AN EXISTING 80FT SIGN

