

City of Port Lavaca Request for Variance

Date: 10/23/2025

Name: Project - Speedy Stop 124
Donny Shellenbarger - Construction Manager

Address: 1019 Hwy 35, Port Lavaca, TX 77979

Variance being requested: Price sign height and effective area exceeding
on-premise sign ordinance allowances

Reason for request:

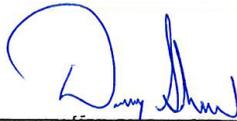
Our project being a convenience store that includes fueling and deli kitchen, as well as a tunnel carwash requires more height and effective area than the current on-premise price signage allowance to reasonably advertise these multiple offerings to the driving public.

HEIGHT - While we understand the height restriction of 30', our standard price sign design requires 35' (see attached design rendering) to accommodate the various fuel grade pricing digits, DEF, Kitchen, Carwash, and electronic message sign advertising. All this while maintaining an unobstructed visible sight-line under the sign for safety. The sign will be engineered to meet windstorm requirements also for safety.

EFFECTIVE AREA - The 180 SF maximum effective area allowed for multifaced signs is perfectly logical for stand alone businesses that are advertising their solo business name and limited additional information (for example Momentum Rental & Sales, Bush's Chicken, United Rentals). However for our convenience store, we are not only offering the customary cstore merchandise, fuel offerings and food, but also a tunnel carwash that comes with discounted fuel pricing with purchase of a Works Wash package. All this together makes us a unique establishment effectively combining 3 different business models into 1 location. As such we feel justifies our ask for on-premise stand alone sign area in excess of the max area allowed.

ELECTRONIC MESSAGE SIGN (EMC) - We understand the maximum size of 60 SF, but per our standard overall sign design, we have found the signs mount better and last longer stretching full width of vertical pole structures of the freestanding sign. Accordingly with optimum pricing digits size visibility, the overall width of our sign drives the electronic message sign width and height ratio balance that exceeds max allowable area.

Thank you for your consideration to grant variance on our price sign height, overall effective area, and EMC effective area for reasons laid out above that exceed current code standards. We are excited to re-establish business in Port Lavaca and look forward serving your community again.



Signature

361-571-3076
dshellenbarger@clthomas.com

Phone number

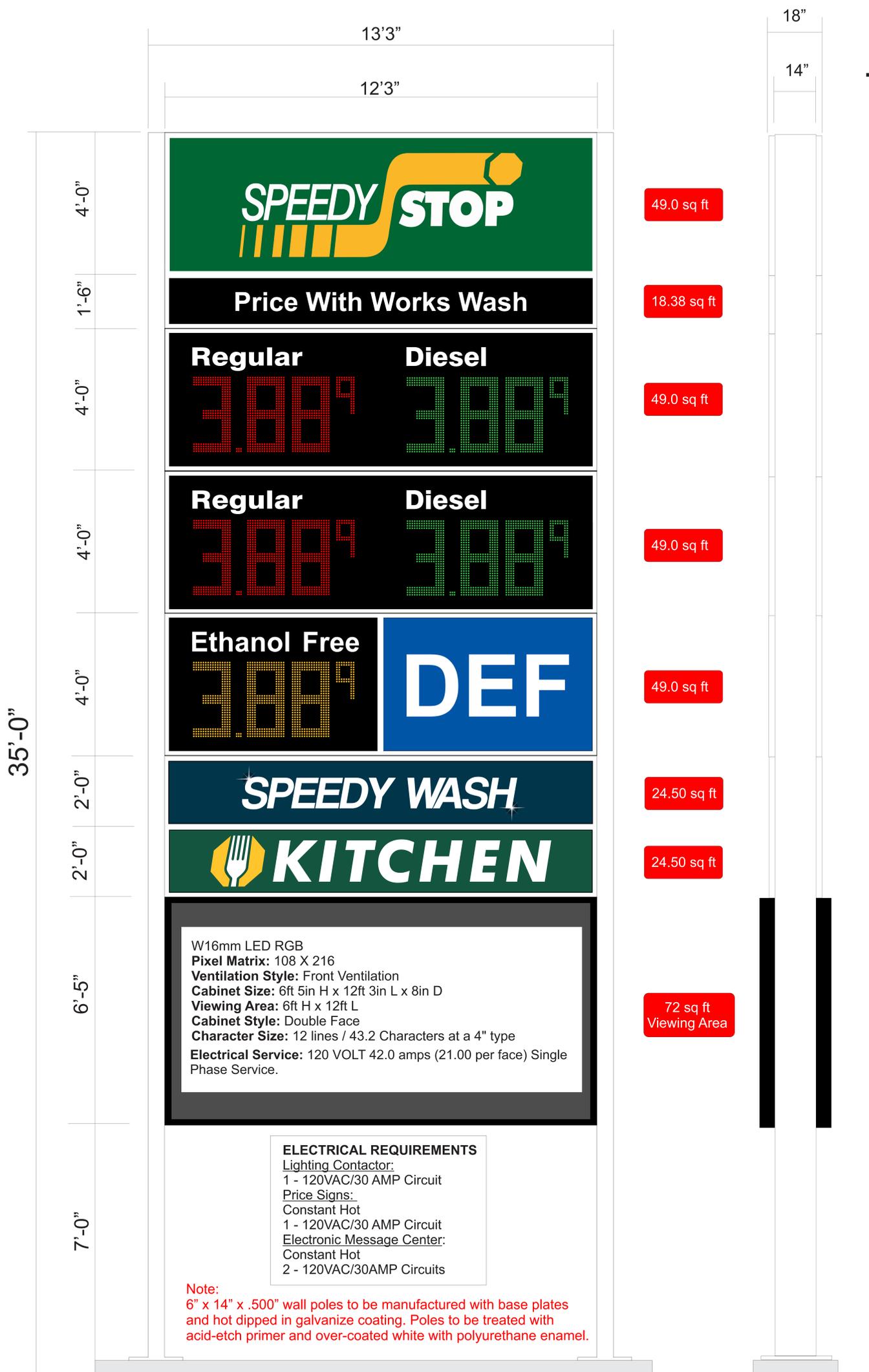
Date of Planning Board: 10/28/2025

Received by: _____

SIGN PACKAGE PROPOSAL

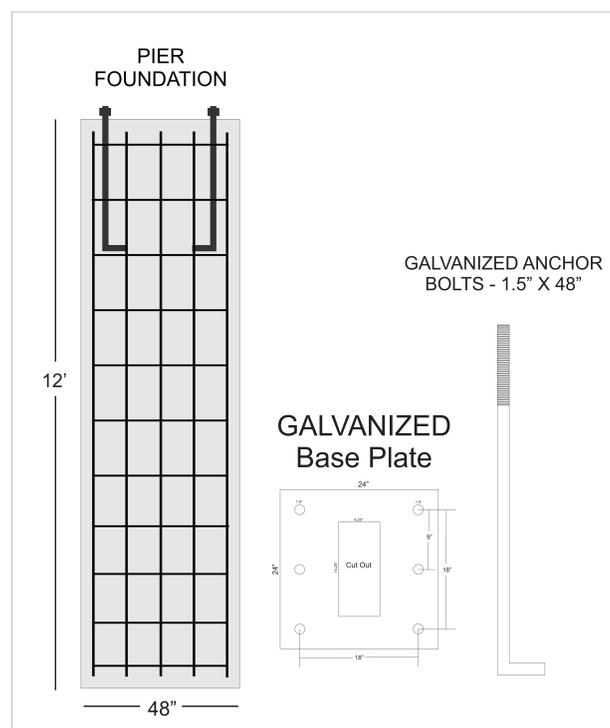
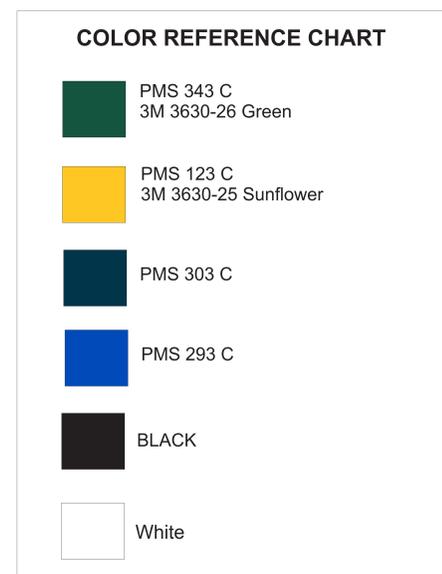
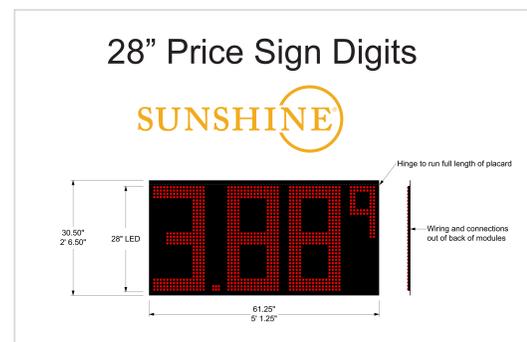
Port Lavaca, TX

SIGN TYPE: QTY. 1 - SS 124_Pylon Sign_35' OAH



Total Structure Square Footage

335.35 sq ft



CLIENT: SS 124 - Port Lavaca, TX
 SALES REP: Mark Pullin
 ADDRESS:

CONCEPT: 10/09/2025
 REVISION 1
 REVISION 2

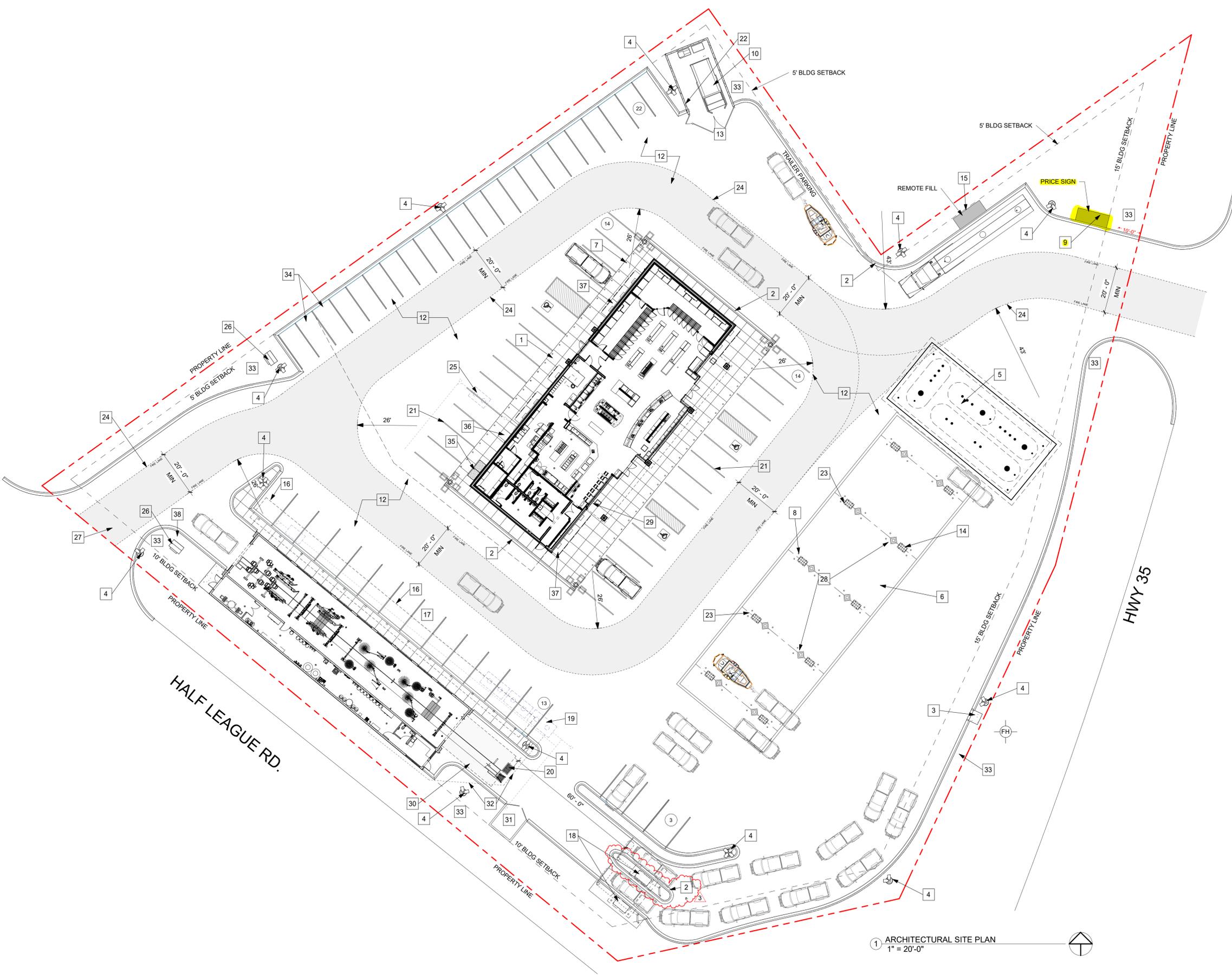
REVISION 3
 REVISION 4
 REVISION 5

APPROVAL SIGNATURE

DATE

CLAUSE: BY APPROVING THIS ARTWORK YOU ARE APPROVING ALL COLORS, SIZES AND SPELLING OF PROPOSED. IF ERRORS ARE FOUND AFTER APPROVAL IS RECEIVED AND PRODUCTION HAS STARTED, YOU THE CUSTOMER ARE RESPONSIBLE FOR ALL ADDITIONAL FEES.
 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.





1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

SITE PLAN GENERAL NOTES

- PROJECT SHALL COMPLY WITH TEXAS DEPARTMENT OF HEALTH AND PUBLIC SAFETY SPECIFICATIONS, LOCAL JURISDICTION AND TEXAS HIGHWAY DEPARTMENT STANDARDS AS REQUIRED.
- REFER TO CIVIL PLANS FOR ALL UTILITY SERVICES ON SITE.
- ACCESSIBLE PARKING SPACES AS SHOWN ON THE SITE PLAN ARE DESIGNATED BY THE ABOVE GRADE SIGN AT EACH SPACE PER STATE AND LOCAL CODES AND STANDARDS. MANEUVERING SPACE BETWEEN EACH TO HAVE 4" WIDE PAINTED YELLOW STRIP AT 12" O.C. PROVIDE CONCRETE RAMPS AT WALKS AS DESIGNATED ON PLANS.
- SLOPE ACCESSIBLE RAMPS AT 1:12 MAXIMUM. REFER TO CIVIL PLANS. SCORE RAMP SURFACE AT 3" O.C. PROVIDE NONSKID FINISH AT ACCESSIBLE AND DELIVERY RAMPS.
- DO NOT RESTRICT ACCESS TO ADJACENT BUILDINGS, SITES OR ROADWAYS.
- PROVIDE AND MAINTAIN SIGNS, BARRICADES AND TRAFFIC CONTROL AS REQUIRED FOR THE SAFETY OF ALL PEDESTRIANS, VEHICLES, SURROUNDING BUILDINGS AND UTILITIES THROUGHOUT CONSTRUCTION.
- UNLESS OTHERWISE NOTED, PERIMETER LANDSCAPING ABUTTING CURBS ARE FINE GRADED TO TOP OF CURB. PROVIDE FERTILE, FRAGILE, SANDY LOAM FILL TO TOP OF CONCRETE CURB AT ALL AREAS DESIGNATED AS LANDSCAPE AREAS.
- ALL PARKING STRIPING SHALL BE YELLOW.

GENERAL PIPE SLEEVE NOTES

- REFER TO PLUMBING OR ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION AND RELATED DETAILS FOR ALL GAS, POWER, TELEPHONE AND CABLE SLEEVES.
- PIPES INDICATED AS "ELEC. PVC" ARE FOR FUTURE USE AND ARE 24" BELOW GRADE AND CAPPED. PROVIDE IRON PINS AT EACH END TO MARK LOCATIONS. INSTALL PULL WIRES INSIDE ELEC. PVC SLEEVES.

PARKING REQUIREMENTS

PARKING IS CALCULATED BASED ON THE TABLE FOUND IN CHAPTER 48, ARTICLE II, DIVISION III, SECTION 48-107 - SCHEDULE OF PARKING REGULATIONS IN THE PORT LAVACA, TX CODE OF ORDINANCES.

C-STORE

USE = GENERAL RETAIL 1 SPOTS PER 300 GLA
GLA = 5,973 5,973 / 300 = 19.91 OR 20 SPACES
REQUIRED SPACES = 22
PROVIDED SPACES = 50

CAR WASH

USE = GENERAL RETAIL 1 SPOTS PER 300 GLA
GLA = 190 190 / 300 = 0.63 OR 1 SPACES
REQUIRED SPACES = 1
PROVIDED SPACES = 16

SITE CONSTRUCTION NOTES

- CONCRETE WALK (RE: A1.4 & CIVIL)
- MONOLITHIC CONCRETE CURB (RE: CIVIL)
- AIR STATION, I.E. ADAMS MODEL #8670-DIGP-FREE WITH OPTIONAL PEDESTAL #8819, BY OWNER. (REFER 1/A1.2)
- SITE LIGHTING. (RE: 2/A1.2 / SLEC/ STRUCT)
- UNDER GROUND FUEL STORAGE TANKS. (RE: FUELING SHEETS) REFER CIVIL FOR CONCRETE TOPPING THICKNESS
- FUEL CANOPY. (RE: FP2.1)
- STORE BOLLARD, SPACED 5'-0" O.C. (RE: 5/A1.2)
- FUELING BOLLARD. (RE: 4/A1.2)
- PRICING SIGN
- TRASH COMPACTOR ENCLOSURE (RE: 2/A1.3)
- NOT USED
- CONCRETE PAVING (RE: CIVIL)
- REFER CIVIL FOR CONCRETE PAVING THICKNESS
- FUEL DISPENSER (RE: F2.1)
- REMOTE FILL BOX ON CONCRETE PAD SIZED FOR BOX. BASIS OF DESIGN FOR FILL BOX IS EMCO WHEATON RETAIL. (WWW.EMCORETAIL.COM) PROVIDE (4) 6" BOLLARDS IN FRONT.
- CAR WASH VACUUM CANOPY
- CAR WASH VACUUM (RE: CAR WASH PLAN SET)
- CAR WASH PAY STATION (RE: CAR WASH PLAN SET)
- CAR WASH WATER RECALIM (RE: CAR WASH PLAN SET)
- CAR WASH COLLATOR (RE: CAR WASH DRAWINGS)
- PARKING LOT STRIPING
- YARD HYDRANT (RE: PLUMBING)
- POWER WASHER CONNECTION (RE: PLUMB)
- PAINTED 4 INCH RED STRIPE WITH "FIRE LANE" 1/2" WHITE LETTERING
- GREASE INTERCEPTOR (RE: PLUMB)
- TRANSFORMER (RE: ELEC)
- (2) 4" SCHED. 40 CONDUITS WITH PULL STRINGS & CAPPED AT 5' BEYOND CONCRETE. DO NOT GLUE CAPS.
- FIRE EXTINGUISHER
- EMERGENCY STOP
- CAR WASH ENTRY CANOPY 17' X 28' CENTERED ON DOOR
- SUMP PIT (RE: CAR WASH DRAWINGS)
- ROUTE OF SUCTION LINES. KEEP SUCTION LINES CLEAR OF THE CONVEYOR TRENCH AND STAY BELOW PIPE LENGTH THRESHOLD.
- LANDSCAPING AREA
- FUTURE EV CHARGING STATION. PROVIDE (1) 2" CONDUIT AND (1) 3/4" CONDUIT FROM ELECTRICAL PANELS TO EACH CHARGING UNIT. (2) UNITS TOTAL.
- PROPANE CAGE (AMERIGAS)
- FRY OIL TANKS
- ICE MERCHANDISER
- CAR WASH EXIT LIGHT



ZEMANEK ARCHITECTURE + DESIGN
107A EAST MAIN STREET
JENKS, OK 74037
T: 918.606.2090

zemanekad.com

REVISIONS:

No	Description	Date
3	IFC	05.12.25

ISSUED FOR CONSTRUCTION
05.13.25

PROJECT NUMBER:
22056R



CONSULTANT:

Speedy Stop Food Stores, LLC
Speedy Stop 124 - Site Plan
1019 HWY-35
Port Lavaca, TX 77979

ISSUE DATE:
02.28.25

SHEET NUMBER:

A1.0
ARCHITECTURAL SITE PLAN