



**CITY OF BOERNE
SIGN VARIANCE REQUEST FORM**

NAME: COMET SIGNS LLC / ZABRINA SILVA

ADDRESS: 5003 STOUT DR. SAN ANTONIO, TX

PHONE #: 210-815-3125 EMAIL: zabrina.silva@cometsigns.com

NAME OF BUSINESS AND ADDRESS WHERE PROPOSED SIGN WILL BE LOCATED:
STONE CREEK 1100 N MAIN ST. BOERNE, TX

SECTION / ARTICLE OF ORDINANCE: SECTION 10 ARTICAL M

IF THE COMMERCIAL COMPLEX IS AN INDUSTRIAL PARK, BUSINESS PARK
OR CAMPUS FREESTANDING MONUMENT SIGN NOT TO EXCEED 80 SQUARE FEET OR 10
FEET OF IN HEIGHT MAY BE LOCATED ON A ONE CORNER LOT AT EACH PRIMARY
ENTRANCE TO THE COMPLEX

REASON FOR VARIANCE (attach if necessary): PLEASE SEE ATTACHED

Please attach any additional information that might assist your request (i.e. site plan, drawings, photos, etc.)

Additional Comments (attach if necessary): _____

Zabrina Silva
Signature

4/24/2019
Date

Fee must accompany variance request Fee Due: \$115.00

Return form with appropriate fee to:

78006

City Secretary
402 East Blanco Rd. Boerne TX
830.249.9511 ext. 1168



www.cometsigns.com

April 24, 2019

To whom it may concern,

This asset acquired by our partnership on August of 2016 from the bank that had foreclosed it from the previous owner. Due to protracted litigation over the previous five years, the property had a tainted reputation and was only 25% leased upon purchase. Our primary impediment to leasing has been the fact that it is just too far north of downtown Boerne and out of the main business district. We have initiated a very aggressive leasing program a very aggressive leasing program with some success, but all our prospects are very concerned about the lack of signage. We have spent considerable time and effort on designing a sign which we believe will be both functional as well as being architecturally attractive. Although this signage will be quite expensive, we see it was necessary to lease this project. This proposed sign will be replace the existing signage currently being utilized.

Sincerely,

Zabrina Silva

Zabrina Silva

Comet Signs

Bringing Your Brand To Life

Manufacture ◀ Insatall ▶ Repair

235 W. Turbo
San Antonio, TX 78216
210.341.7244

2705 W. Mockingbird Ln., Ste 100
Dallas, TX 75235
972.870.1594

7630 Hansen Rd.
Houston, TX 77061
713.943.1831

3245 W. Grande Blvd.
Tyler, TX 75703
903.561.4995

1703 Dungan Ln.
Austin, TX 78754
512.374.9300

MASTER#: 7333 • TDLR#: 18010



**Rejected. B2 zoning. Allowed 80 sq.ft. for
a monument sign.**
SIGN PERMIT APPLICATION

Application date	
Sign approval	

Please print clearly all information. Incomplete applications will not be processed.

1. Submit drawing with this application showing how the sign is to be erected & where it will be placed.
2. Sign drawing must include the dimensions of the sign and lettering. Color is helpful.
3. One application per sign

PROPERTY ADDRESS	Street Address 1100 N. MAIN ST. BOERNE, TX.	Ste.
	Business owner/ manager BBW COMMERCIAL, INC	Phone 210 826-0036 X-27
PROJECT	Name of business STONE CREEK PLAZA	
SIGN CONTRACTOR	Company Name COMET SIGNS	Phone 210 812 2215
	Address 5003 STOUT DRIVE	Zip 78219
	Name STONE CREEK MRS WOODLAKE, LLC MCCABE WOODLAKE, LLC	Phone 210 826-0036
PROPERTY OWNER	Address 1920 NICHOLSON ST, 201	Zip 78209
	Sign wording SEE ATTACHED	
SIGN INFORMATION	Sign is (circle one) Permanent or Banner	Is sign electric? (circle one) YES NO
	Type of Sign: MONUMENT	
	Sign Height 92"	Sign Width 178
	Area of sign 114 sq. ft.	
	Wall Height (if applicable)	Wall Width (if applicable)
	Area of wall (if applicable)	
Height above grade 92"	Site Plan: YES NO	Historic Landmark Commission? YES NO

I, the undersigned, do hereby acknowledge that signage work must comply with all city Ordinance stipulations and requirements and that all improper work is subject to a fine of up to \$1,000.00 per day. Further, I do certify that I am authorized to request this permit by the owner of the real property where the sign will be erected. Banner permits are issued for 30 days each with a maximum of five (5) allowed per year per address with 20 day in between banner posting. Failure to obtain a permit before construction begins will result in the fee being doubled.

Printed name **MARK W. BAUER** Signature **[Signature]**

Code Enforcement Phone: 830-248-1529 Fax 830-249-7202



**Photo Survey - Existing
FRONT VIEW**



**Photo Survey - Existing
BACK VIEW**



**Photo Survey - Existing
PLAZA VIEW**



**Photo Survey - Existing
STREET VIEW**



Photo Survey - Proposed - FRONT VIEW



Photo Survey - Proposed - BACK VIEW

These photo renderings are shown for presentation purposes only

☒ Proposal Drawing
☐ Final Drawing

Client: RFM Commercial -
Stone Creek Plaza
Location: 1920
Nacogdoches Rd. # 201, San
Antonio, TX
Salesperson: Carter
Prj. Mngnr.: Debbie
Date: 02/22/2019
Designer: Bruce
File Name: 46500 - RFM
Commercial - Stone Creek
Plaza - SA TX
Proposal #: 46500
Job #: XXXXX

Revisions



License #: 18010

Corporate Office

5003 Stew Drive

San Antonio, TX 78219

(210) 541-7244

Dallas

2703 Mockingbird Ln

Irving, TX 76039

(972) 270-1594

Houston (State Sign)

7630 Menden Rd.

Houston, TX 77056

(281) 942-1821

Austin (Custom Sign Creations)

1130 Rutherford, Suite 180

Austin, TX 78740

(512) 374-9300

Tyler (Design Center Sign)

3244 W. Grand Blvd.

Tyler, TX 75701

(903) 561-4995

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RFM
COMMERCIAL, INC.

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Revisions

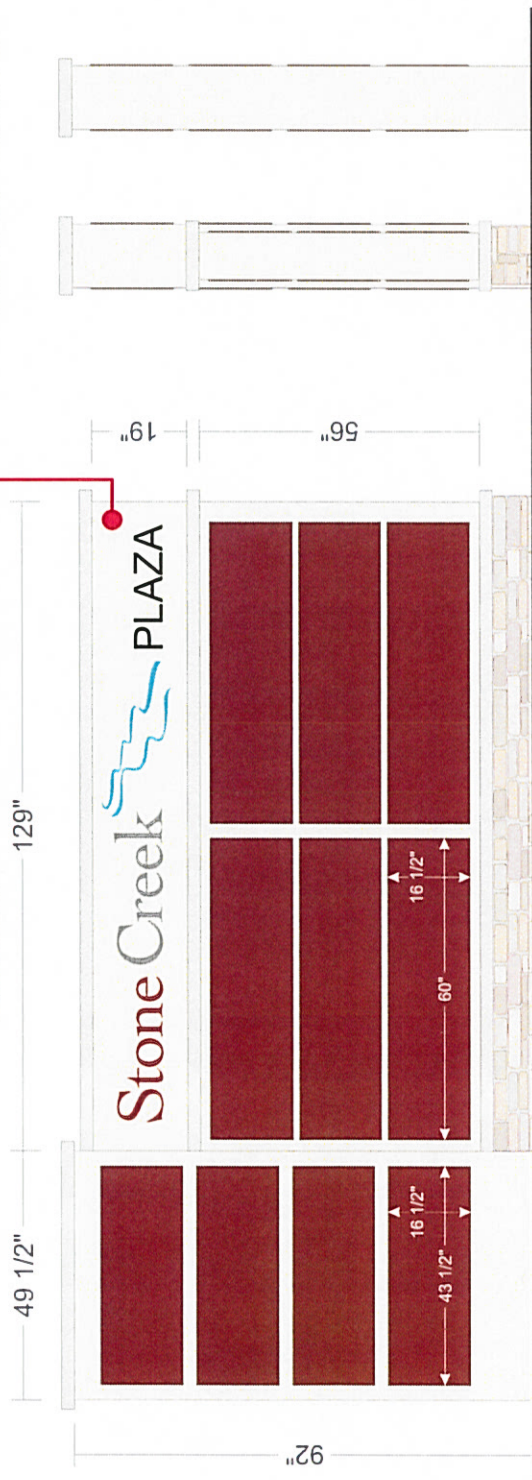


License #: 18010
Comet Office
5003 Stond Drive
San Antonio, TX 78219
(210) 341-7244
Dallas
2703 Hecksford Ln
Dallas, TX 75229
(972) 470-1594
Houston (State Sign)
1638 Houston Ave
Houston, TX 77061
(713) 943-1831
Austin (Custom Sign Creations)
1139 Rockwood Lane
Austin, TX 78753
(512) 374-9300
Tyler (Designer Signs)
3314 E. Loop West
Tyler, TX 75703
(903) 561-4995

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FACE VIEW

NEW MONUMENT SECTION AND OTHER MASONRY
WORK TO BE PERFORMED BY OTHERS



STREET
END VIEW

PLAZA
END VIEW

D/S MONEMENT REFURBISH

ONE (1) Required Scale: 1/2" = 1'-0"

- Remove and discard existing FCOs and tenant panels
- All monument base additions and refurbishing to be performed by others
- Manufacture and install two (2) sets of aluminum FCOs
- Logo and letters to be 1/4" aluminum FCOs
- Logo and letters to be stud flush mounted
- Logo and letters to be painted to match PMS 1685 Rust, PMS Cool Gray 10, PMS 631 Teal, and Black
- Manufacture and install twenty (20) new tenant panels
 - Eight (8) 43 1/2" W x 16 1/2" H
 - Twelve (12) 60" W x 16 1/2" H
- Tenant panels to be 1/4" aluminum
- Tenant panels to be stud flush mounted
- Tenant panels to be painted to match PMS 1685 Rust

COLOR SCHEDULE

COLOR DESCRIPTION IS FOR REFERENCE ONLY
SAMPLES PROVIDED UPON REQUEST AFTER ORDER PLACEMENT

PMS 1685 RUST

PMS COOL GRAY 10

PMS 631 TEAL

BLACK