

CASE # C16-2011-0008

CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD
SIGN VARIANCE

TP-0420360501

ROW-10634054

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

STREET ADDRESS: 5701 W. Slaughter Lane

LEGAL DESCRIPTION: Subdivision -- Parkway Village

Lot(s) 1 Block Outlot Division

I/We, Ion Art on behalf of myself/ourselves as authorized agent for

Tract 107, L.L.C. affirm that on June 15, 2011, hereby apply for a
hearing before

the Sign Review Board for consideration:

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

Two (2) free standing signs, as opposed to only one free standing sign, with both signs'
sign areas being larger than the allowable 64 square feet

in a Scenic Roadway zoning district, located within the City of Austin Sign

District.

If your variance request is for a reduction in setbacks or height limits, please contact Christine Esparza with the Electric Utility at 322-6112 before filing your application with this office to discuss your request. The Electric Utility will recommend the board deny your request if it will result in an encroachment into an electric easement or a NESC violation.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. In order to grant your requests for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

one @ 82.4 ft
one @ 187.75 ft

6/22/11

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because: (1.) This is a large property: 23 acres of land,
(2.) The sign to be located on Slaughter and Mo-Pac will be partially blocked by the road median,
(3.) The number of tenants needed on the sign, and (4.) the speed limits along Mo-Pac and Slaughter
require better visibility for the sign size.

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: Both signs are set back from the property line and any utility easement.

If anything, the additional signage and sign area should aid with the traffic. The signs will be
harmonious in aesthetic designs and illumination methods up to code.

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: _____

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because: _____

We think properties with similar issues should also be granted with variances as such.

APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address Ion Art Inc. 407 Radam Lane, A-100

City, State & Zip Austin, TX 78745

Printed Kris Wu Phone 512-326-9333 Date June 22, 2011

OWNERS CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address 212 Lacaca Street

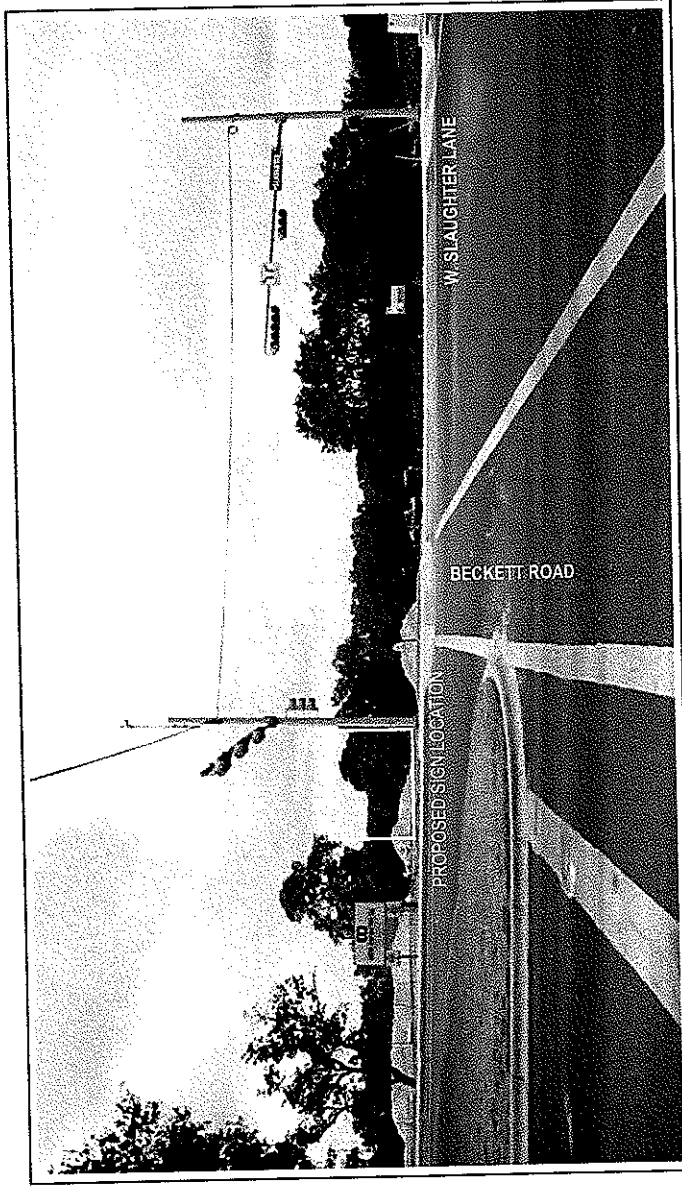
City, State & Zip Austin, TX 78701

Printed David Ruehlman Phone 512-478-5788 Date June 15, 2011

FIRST MONUMENT SIGN

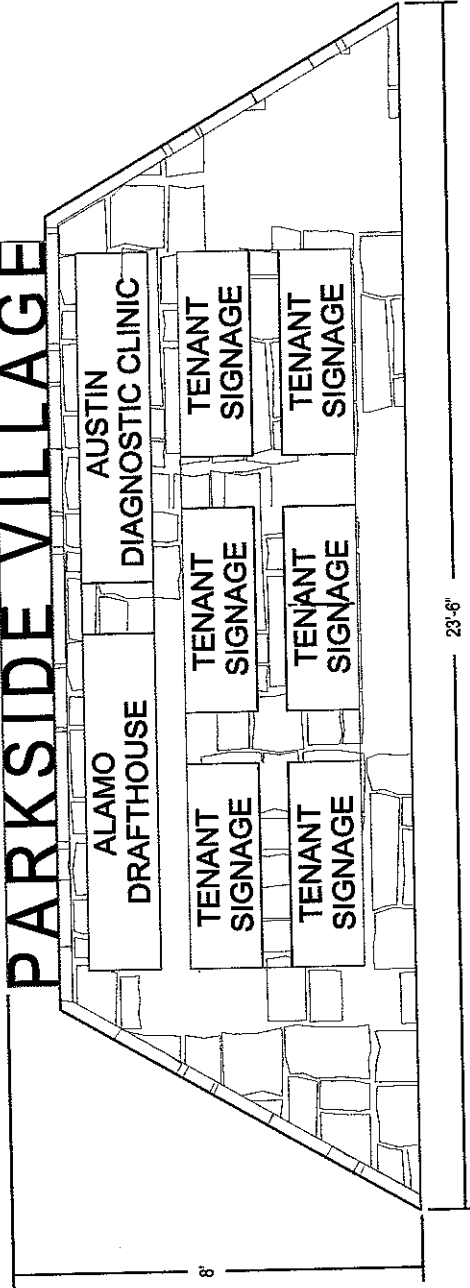
ENTRY DRIVE SIGN AT BECKETT ROAD

SCALE: 1" = 27'



PROJECT: PARKSIDE VILLAGE
DATE: 06.20.11
SCALE: AS NOTED
PROPERTY ADDRESS:
5701 W. SLAUGHTER LANE
AUSTIN, TX
MONUMENT DIMENSIONS:
HEIGHT: 8-FT
WIDTH: 23-FT 6-IN
SIGN AREA TOTAL:
82.4 SQ. FT.
LEGAL:
LOT 1 PARKWAY VILLAGE
SIGN TYPE:
ELECTRIC MONUMENT SIGN

PARKSIDE VILLAGE



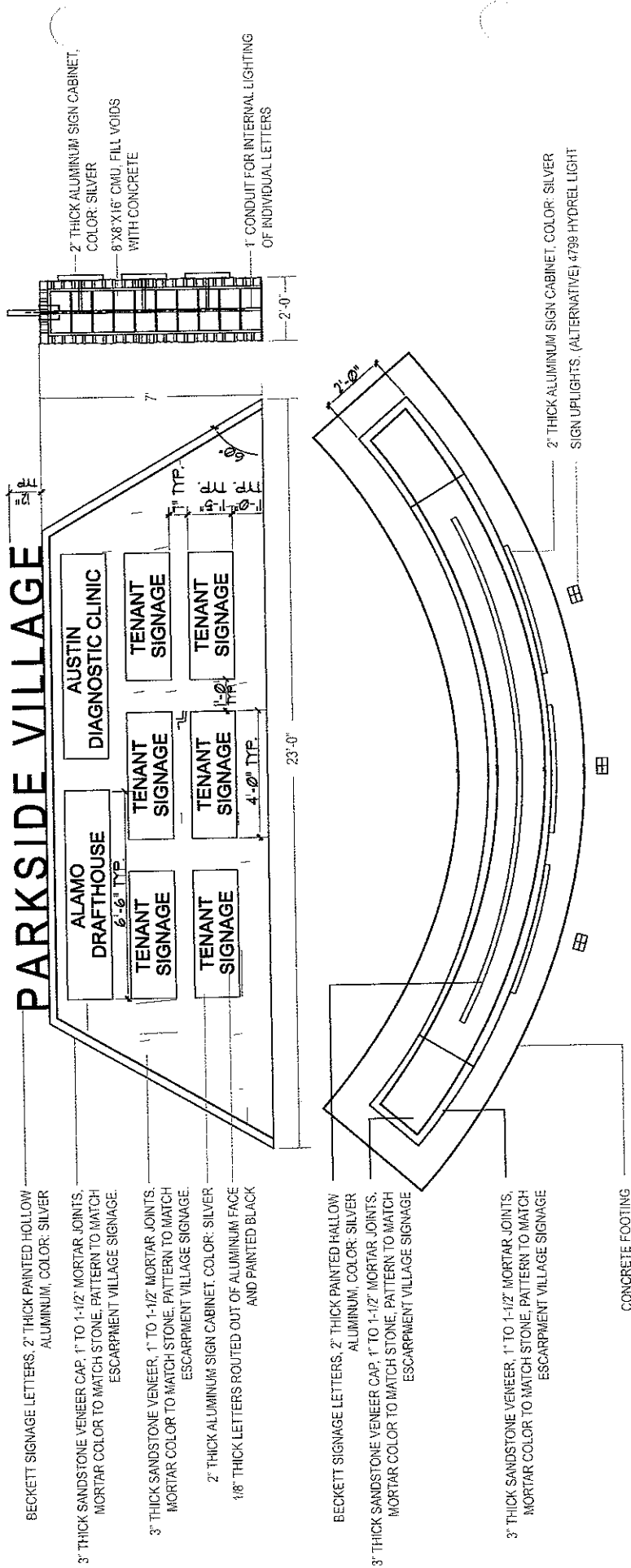
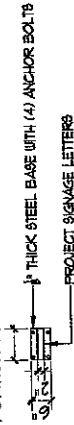
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FIRST MONUMENT SIGN

ENTRY DRIVE SIGN AT BECKETT ROAD

SCALE: 1" = 35.25"

LETTER WIDTH
PROPORTIONATE TO HEIGHT



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SECONDARY MONUMENT SIGN

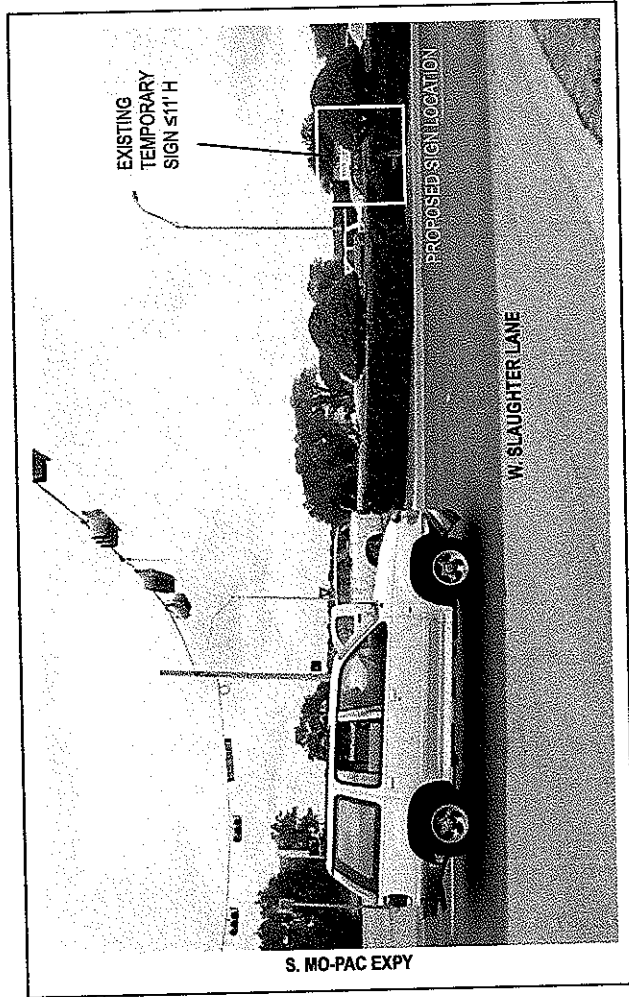
PROJECT SIGN AT SLAUGHTER LANE AND MO-PAC EXPY

SCALE: 1" = 27'

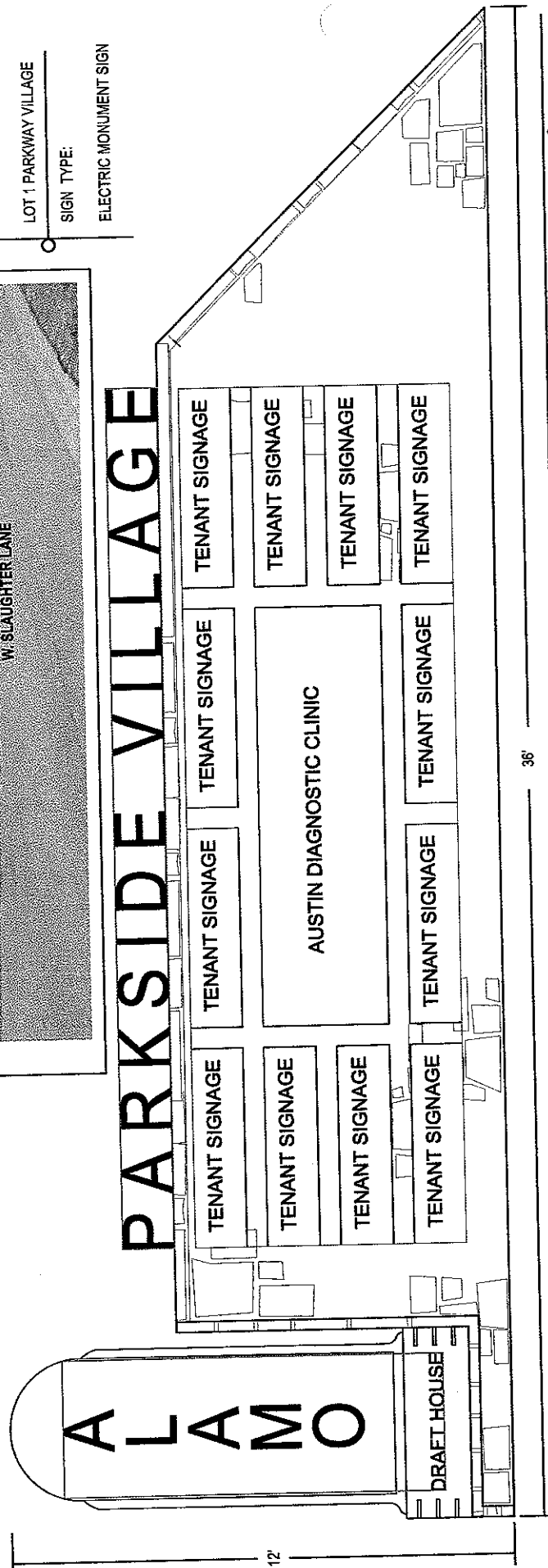
SIGN AREA: 40' W X 110' H
= 30.5 SQ. FT.

SIGN AREA: 246" W X 14" H = 24 SQ. FT.

SIGN AREA: 246" W X 78" H = 133.25 SQ. FT.



PROJECT: PARKSIDE VILLAGE
DATE: 06.20.11
SCALE: AS NOTED
PROPERTY ADDRESS:
5701 W. SLAUGHTER LANE
AUSTIN, TX 78749
MONUMENT DIMENSIONS:
HEIGHT: 12-FT
WIDTH: 36-FT
SIGN AREA TOTAL:
187.75 SQ. FT.
LEGAL:
LOT 1 PARKWAY VILLAGE
SIGN TYPE:
ELECTRIC MONUMENT SIGN



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PROJECT SIGN AT SLAUGHTER LANE AND MO-PAC EXPY

ALAMO DRAFT HOUSE SIGN, PAINTED ALUMINUM CABINET
 3" THICK REVERSE CHANNEL LETTERS HALO-GLOW WITH LEDS, COLOR: TBD
 ACRYLIC PUSH THROUGH LETTERS, COLOR: TBD
 PROJECT SIGNAGE LETTERS, 2" THICK PAINTED HOLLOW ALUMINUM COLOR: SILVER

3" THICK SANDSTONE REVERSE CAP WITH 1/2" MORTAR JOINTS MATCHING COLOR TO WALL STONE, OR TYPICAL WHITE SANDSTONE VILLAGE SIGNAGE
 3" THICK SANDSTONE REVERSE 1/2" x 1/2" MORTAR JOINTS, MATCHING COLOR TO WALL STONE, OR TYPICAL WHITE SANDSTONE VILLAGE SIGNAGE
 2" THICK ALUMINUM, 1/2" x 1/2" JOINTS, COLOR: SILVER
 2" THICK LETTERS PUSH THROUGH ALUMINUM PANELS AND PAINTED LEDS

1'-0" 11'-0" 4'-6" 36'-0"

1" CONDUIT FOR INTERNAL LIGHTING OF INDIVIDUAL LETTERS

8'X8'X18" CMU FILL VOIDS WITH CONCRETE

11'-0" 12' 8'-0" 2'-0"

ALAMO DRAFT HOUSE SIGNAGE, PAINTED ALUMINUM CABINET

LETTER WIDTH PROPORTIONATE TO HEIGHT

1" THICK STEEL BASE WITH (4) ANCHOR BOLTS
 PROJECT SIGNAGE LETTERS

2'-0" 2'-0"

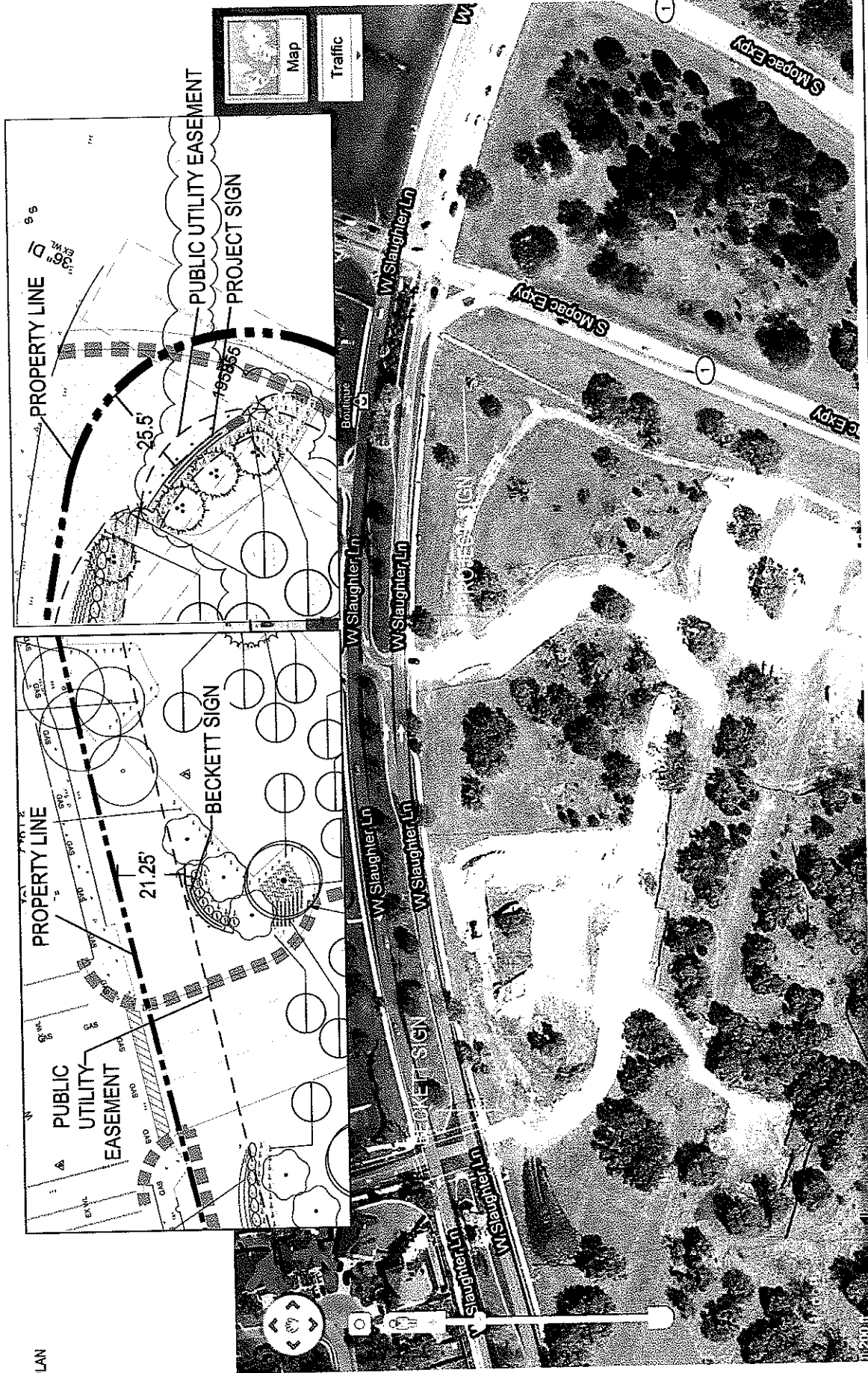
3" THICK SANDSTONE REVERSE CAP WITH 1/2" MORTAR JOINTS MATCHING COLOR TO WALL STONE, OR TYPICAL WHITE SANDSTONE VILLAGE SIGNAGE
 3" THICK SANDSTONE REVERSE 1/2" x 1/2" MORTAR JOINTS, MATCHING COLOR TO WALL STONE, OR TYPICAL WHITE SANDSTONE VILLAGE SIGNAGE
 2" THICK ALUMINUM, 1/2" x 1/2" JOINTS, COLOR: SILVER
 2" THICK LETTERS PUSH THROUGH ALUMINUM PANELS AND PAINTED LEDS

PROJECT SIGNAGE LETTERS
 4799 HYDREL LIGHT
 SIGN UPLIGHTS, (ALTERNATIVE)

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Property ID Number: 715485 Ref ID2 Number: 04203605010000

Property Details

12172008

Mailing Address
STE 220
98 SAN JACINTO BLVD
AUSTIN, TX 78701-4281

Location
5701 W SLAUGHTER LN 78749

Legal
LOT 1 PARKWAY VILLAGE

Value Information

2011 Preliminary

Land Value

2,507,531.00

Improvement Value

0.00

AG Value

00.0

AG Productivity Value

0.00

Timber Value

0.00

Timber Productivity Value

0.00

Assessed Value

2,507,531.00

10% Cap Value

0.00

Total Value

2,507,531.00

Data up to date as of 2011-05-23

11.

22.

2006

23.0260

1

2009013905TR

\$17598

#SAVE

CITY FEES NOTICE

This is a City Fees Notice as contemplated by Section 12.2 of that certain Development Agreement dated effective August 15, 2002 (the "Development Agreement") executed by the City of Austin, Texas, a Texas home rule municipality (the "City") and Circle C Land Corp., a Texas corporation, now known as Circle C Land, L.P., a Texas limited partnership ("Circle C") and recorded in Document No. 2002151984 of the Real Property Records of Travis County, Texas, and Document No. 02022402 of the Real Property Records of Hays County, Texas, to designate a portion of Development Credit Bank funds or W/WW Utility Credit Bank funds to satisfy certain City fee requirements described below in connection with the development of the Project described below. Capitalized terms not otherwise defined herein will have the meaning ascribed to such terms in the Development Agreement.

APPLICABLE CREDIT BANK: [circle one] Development Credit Bank or W/WW Utility Credit Bank

DESCRIPTION OF PROJECT FOR CREDIT BANK FUNDS USE:

Parkway Village (Circle C Tract 107); SP-2008-0500C

DESCRIPTION OF PROPERTY: [set forth or attach the description of the Property upon which the Project is being developed]

Parcel 107 as described in the Development Agreement.

DESCRIPTION OF CITY FEE FOR WHICH CREDIT BANK FUNDS ARE TO BE USED:

Application to Sign Review Board for sign variance:

\$660.00

AMOUNT OF CREDIT BANK FUNDS TO BE USED FOR SUCH CITY FEE:

\$660.00

DATE OF THIS NOTICE: June 15, 2011

CIRCLE C LAND, L.P., a Texas limited partnership

By: CIRCLE C GP, L.L.C., a Delaware limited liability company,
General Partner

By: STRATUS PROPERTIES INC., a Delaware corporation, Sole Member

By: Erin D. Pickens
Erin D. Pickens, Senior Vice President

Rolled site
Plans attach to
this submission.



407 RADAM LANE | AUSTIN, TX 78745
(512) 326-9333 | www.ionart.com

June 22, 2011

City of Austin Planning and Development Department
One Texas Center
505 Barton Springs Road, Suite 525
Austin, TX 78704

Dear Planning and Development Department of City of Austin:

I/We, Ion Art on behalf of myself/ourselves as authorized agent for Tract 107, L.L.C. affirm that on June 20, 2011, hereby apply for a hearing before the Sign Review Board for consideration to ERECT two free standing signs, as opposed to only one free standing sign, with both signs' sign areas being larger than the allowable 64 square feet in a Scenic Roadway zoning district, located within the City of Austin Sign District.

The variance to add a secondary sign, namely the Project Sign, is applied because (1) the Parkside Village lot occupies slightly over 23 acres of land touching two major roads in South Austin: West Slaughter Lane and South Mo-Pac Expy. Given the large size of the property, we believe one free standing sign will not suffice. By having a second sign, it will direct drivers more effectively eastbound and westbound on Slaughter and southbound on Mo-Pac, thus allowing better access to the site. (2) Another hardship to note is the invisibility of the Project Sign when driving southbound on Mo-Pac. The median of shrubs will block the sign nearly completely before crossing Slaughter. One can predict this by looking at the existing temporary sign that is currently on site. This is why we believe a secondary sign is necessary in hopes to compensate this disadvantage.

Additionally, we would like to request a variance to increase the permissible sign area for both the first sign and the second sign. From 64 square ft to 82.5 square feet for the Beckett Sign and 187.75 square feet for the Project Sign. The hardships are (3) the number of tenant spaces needed on the signs, and (4) each tenant needs to have large enough spaces for better visibility due to the speed limits along Mo-Pac and Slaughter. Please note that aside from increasing the sign area, both monument signs are in compliance with the sign height requirements.

The granting of these variances will not negatively impact neighboring properties in the area because both signs are set back from the property line and any utility easement. If anything, the additional signage and sign area should aid with the traffic. The signs will be harmonious in aesthetic designs and illumination methods up to code. Furthermore, granting these variances would not give Parkside Village a special privilege over others similarly situated because we think properties with similar issues should also be granted with variances as such.

We can be reached at 512-326-9333 should you have any questions. Thank you for your time.

Sincerely,

Kris Wu
Designer, Ion Art, Inc.



LANDSCAPE PLAN

PARKSIDE VILLAGE
STATUS PROPERTIES
AUSTIN, TEXAS

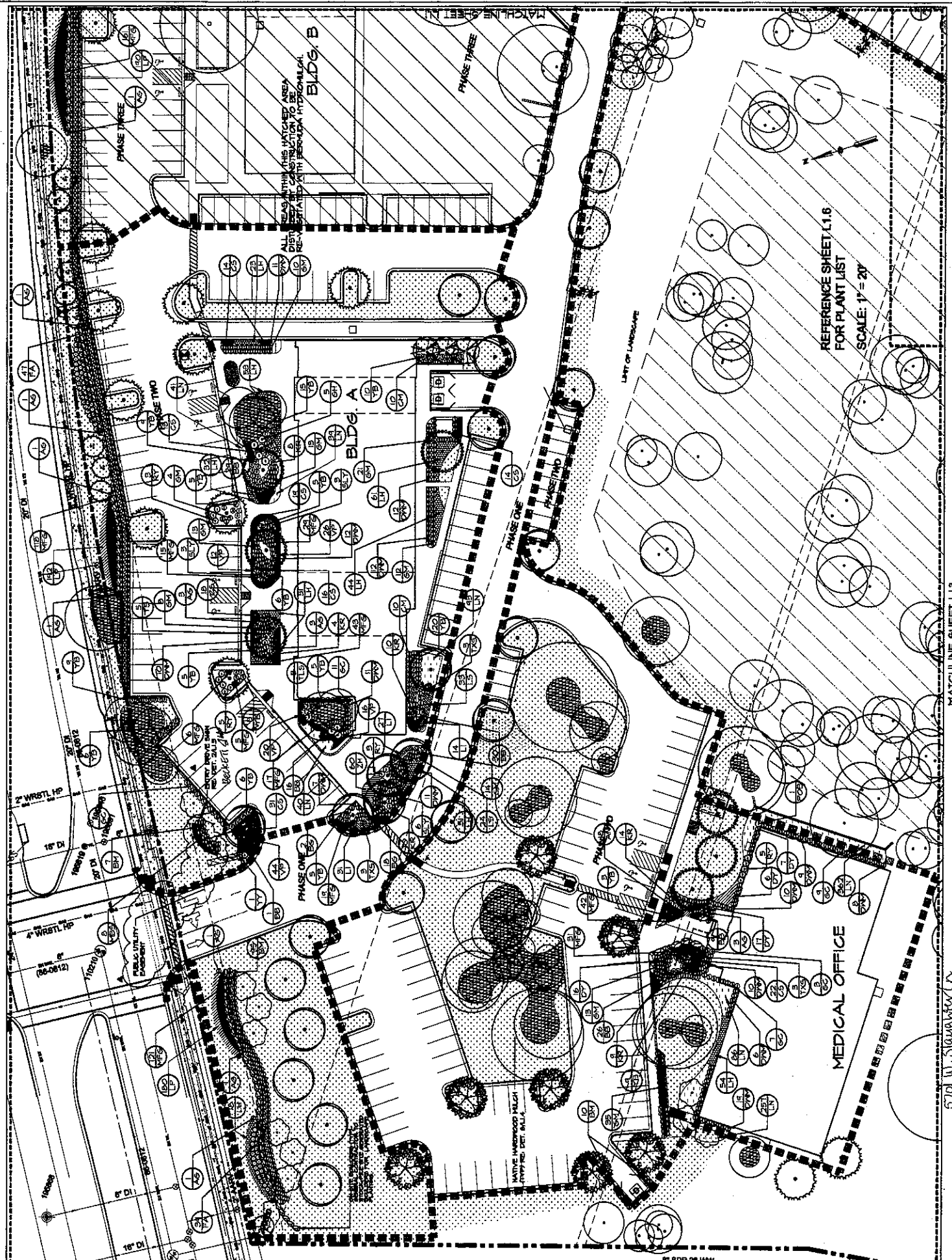
REVISIONS

1	REVISION 1	APRIL 2, 2001
2	REVISION 2	APRIL 2, 2001
3	REVISION 3	APRIL 2, 2001
4	REVISION 4	APRIL 2, 2001

NOTES

1	ALL PLANTINGS TO BE INSTALLED WITHIN DESIGNATED PHASES.
2	ALL PLANTINGS TO BE INSTALLED WITHIN DESIGNATED PHASES.
3	ALL PLANTINGS TO BE INSTALLED WITHIN DESIGNATED PHASES.
4	ALL PLANTINGS TO BE INSTALLED WITHIN DESIGNATED PHASES.

SHEET:
L1.2

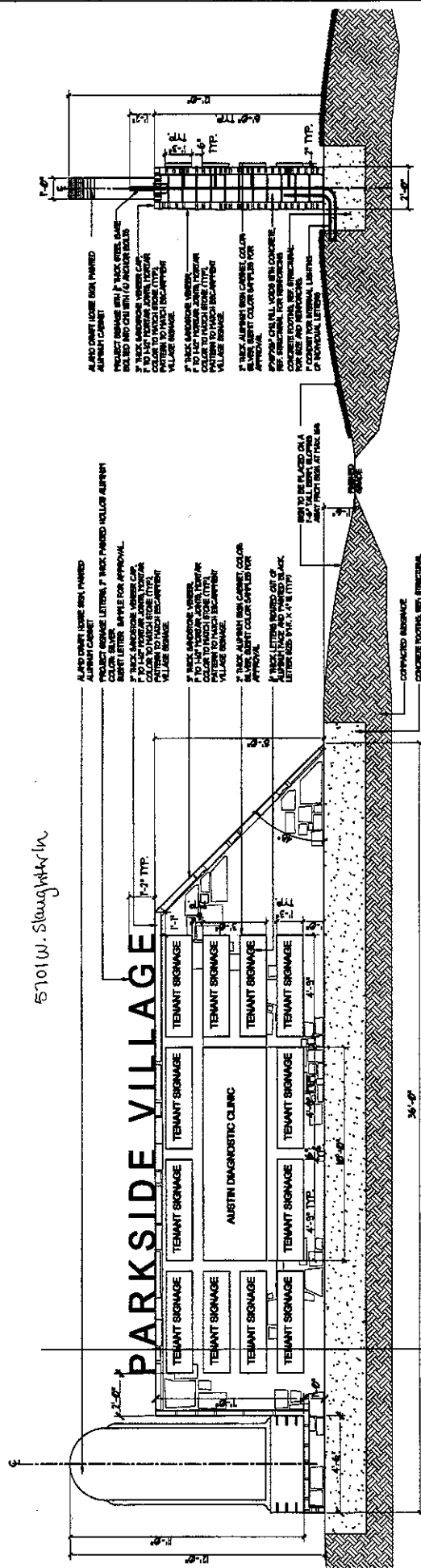


REFERENCE SHEET L1.6
FOR PLANT LIST
SCALE: 1" = 20'

MATCHLINE SHEET L1.3

5701 W. Slaughter Cr

5701 W. Stoughton Ln



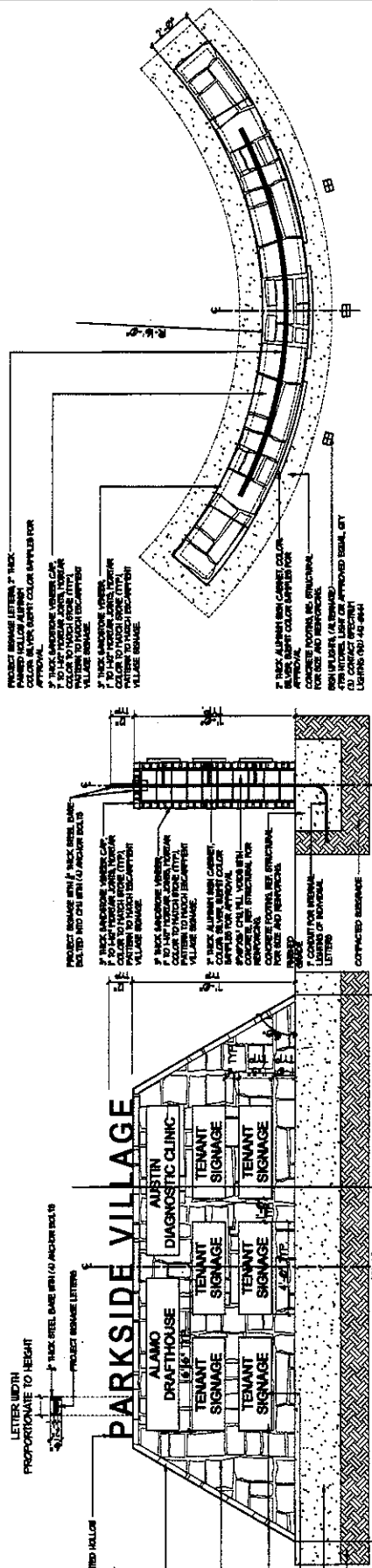
NOTES

1992

- [illegible]

1-1-21 17:18

PROJECT SIGN



3

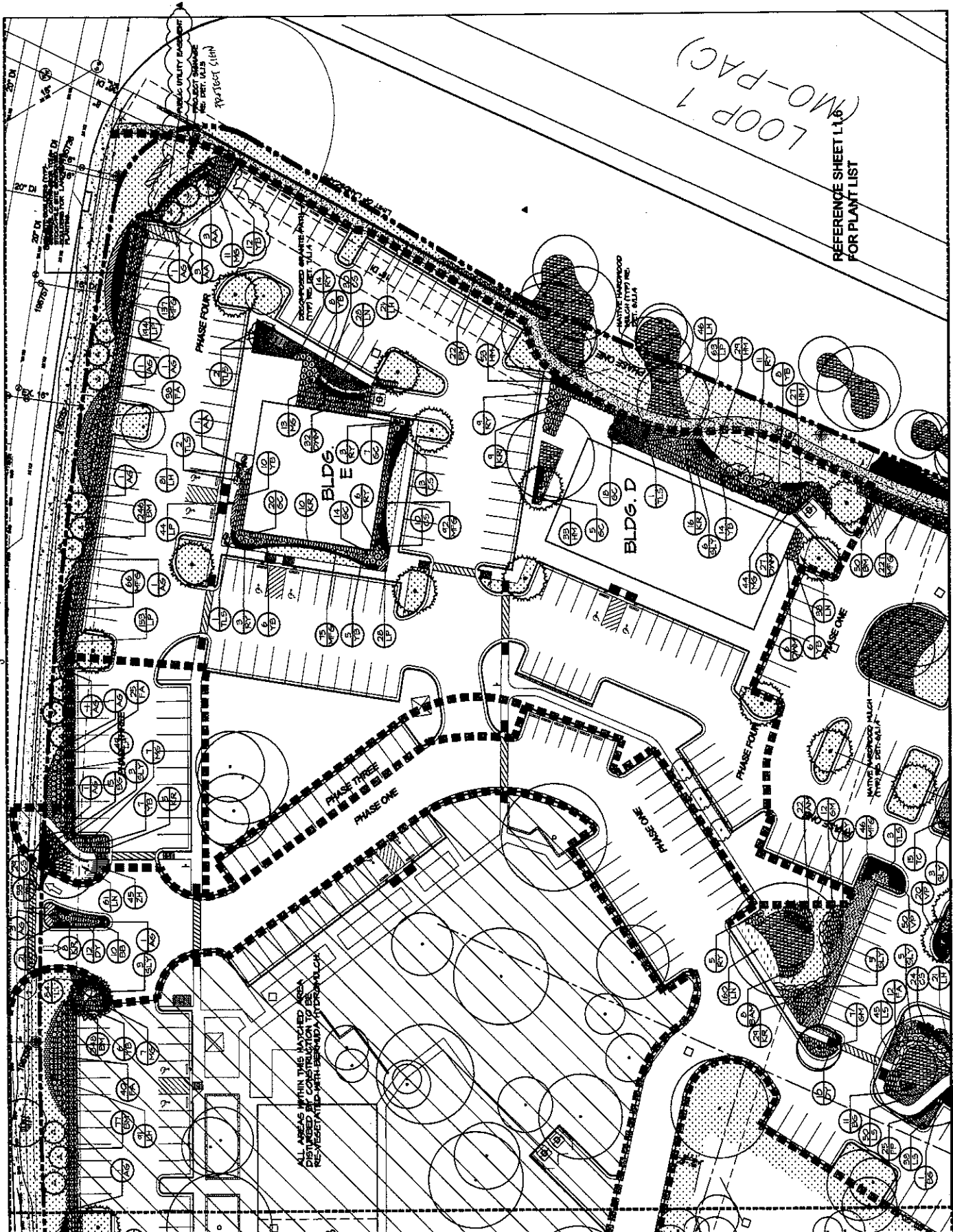
NOTES

References

ENTRY DRIVE SIGN AT BECKETT ROAD

NC 41 E. 100. P. 66

5701 W Slaughter Ln



MATCHLINE SHEET L1.3

SCALE: 1" = 20'

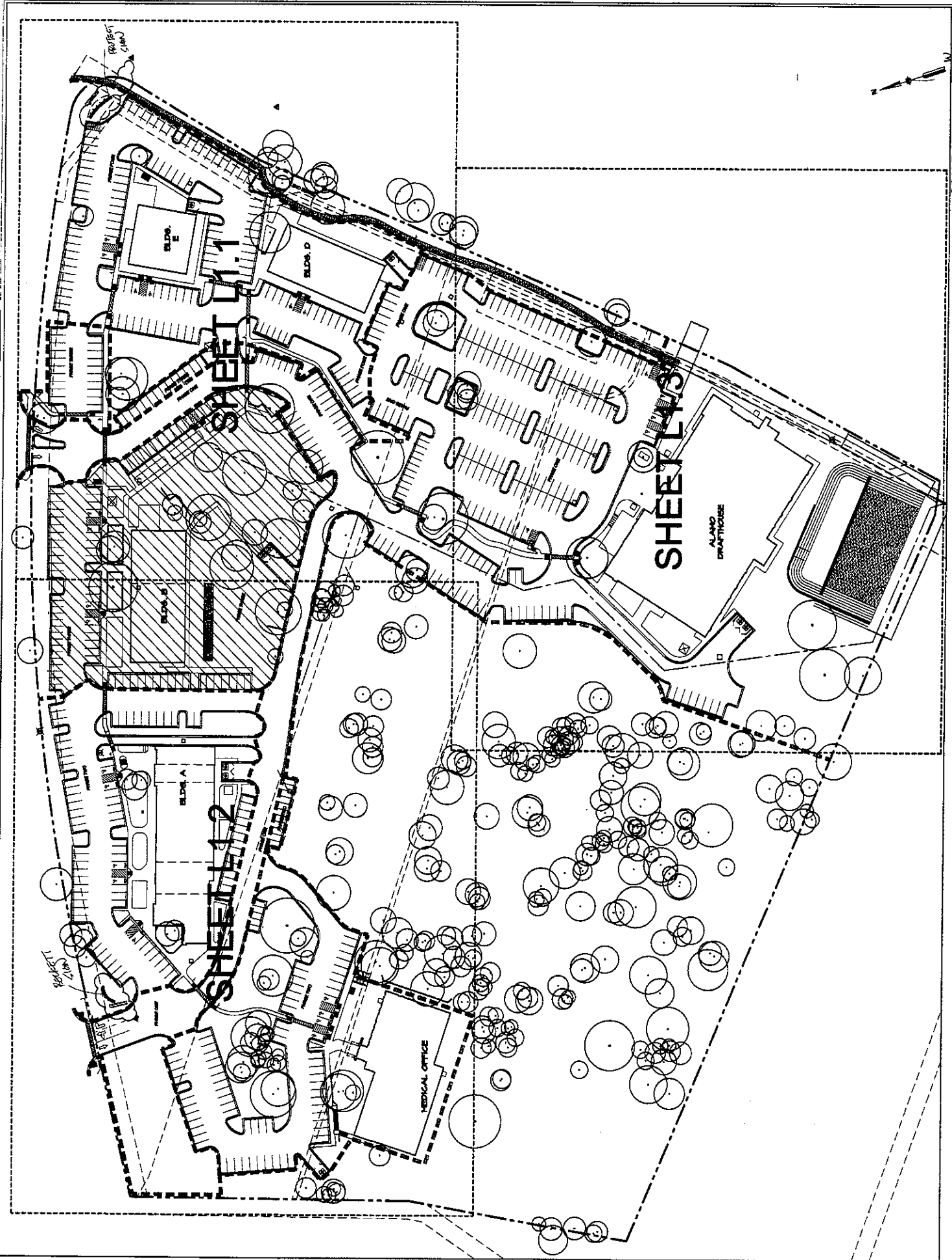


OVERALL LANDSCAPE PLAN

STRATUS PROPERTIES
AUSTIN, TEXAS
PARKSIDE VILLAGE

REVISIONS
1. REVISION 1 - JAN 1, 2011
2. REVISION 2 - JAN 1, 2011
3. REVISION 3 - JAN 1, 2011

SHEET:
L1.0

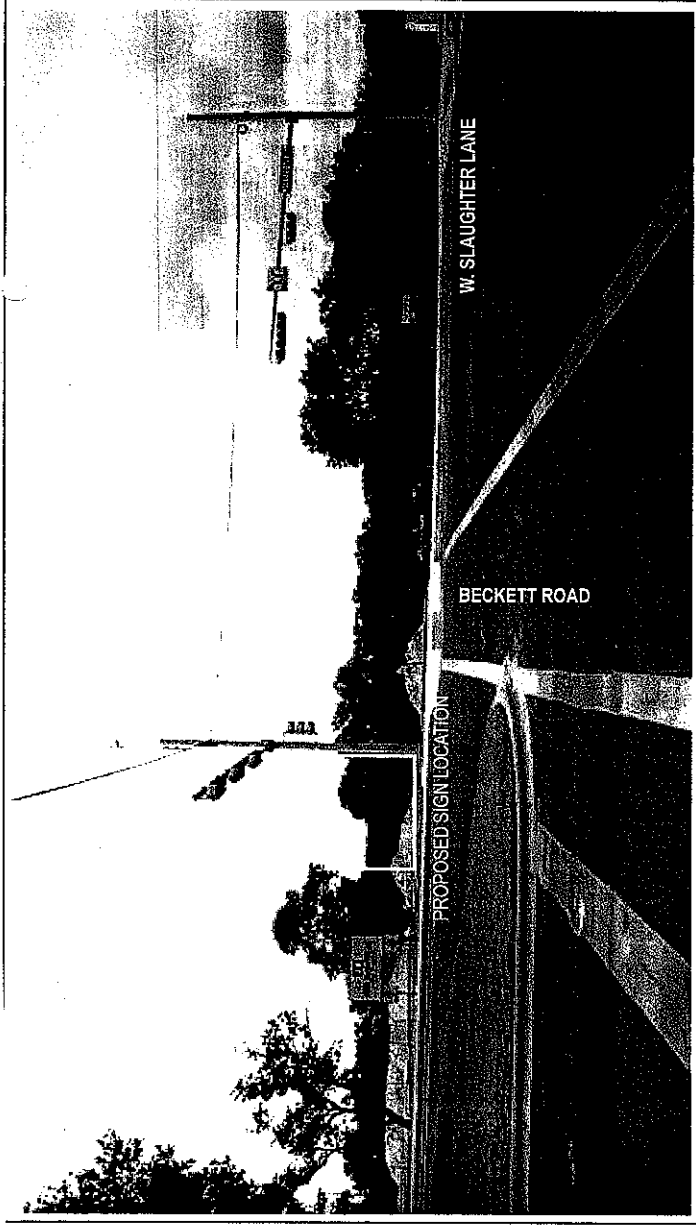


SCALE: 1" = 40'
5701 Slaughter

MONUMENT SIGN

Y DRIVE SIGN AT BECKETT ROAD

1" = 27'



PROJECT: PARKSIDE VILLAGE
 DATE: 06.20.11
 REVISED: 08.01.11
 SCALE: AS NOTED

PROPERTY ADDRESS:
 5701 W. SLAUGHTER LANE
 AUSTIN, TX 78749

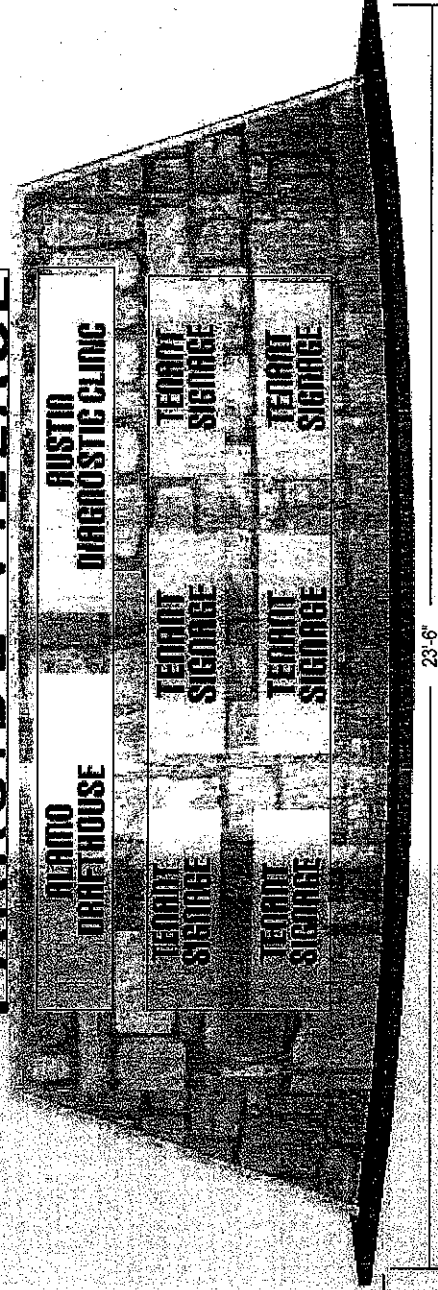
MONUMENT DIMENSIONS:
 HEIGHT: 8-FT
 WIDTH: 23-FT 6-IN

SIGN AREA TOTAL:
 82.4 SQ. FT.

LEGAL:
 LOT 1 PARKWAY VILLAGE

SIGN TYPE:
 ELECTRIC MONUMENT SIGN

PARKSIDE VILLAGE



23'-6"

SIGN AREA: 169' W X 12' H = 14 SQ. FT.

SIGN AREA: 170' W X 17' H = 20 SQ. FT.

SIGN AREA: 170' W X 41' H = 48.4 SQ. FT.

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/ DRIVE SIGN AT BECKETT ROAD

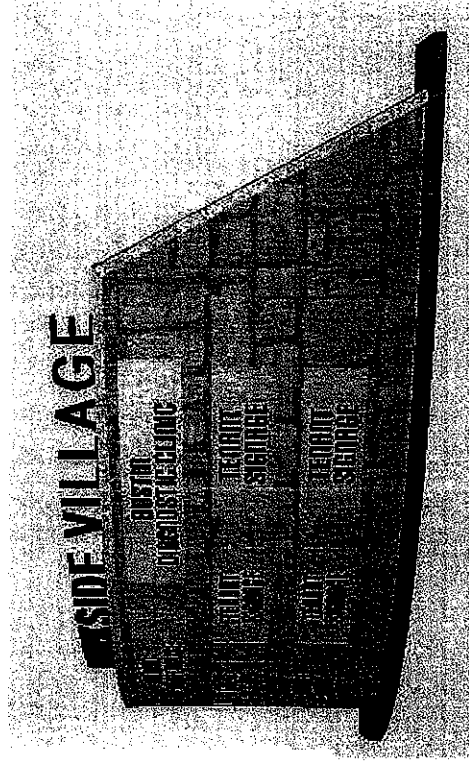
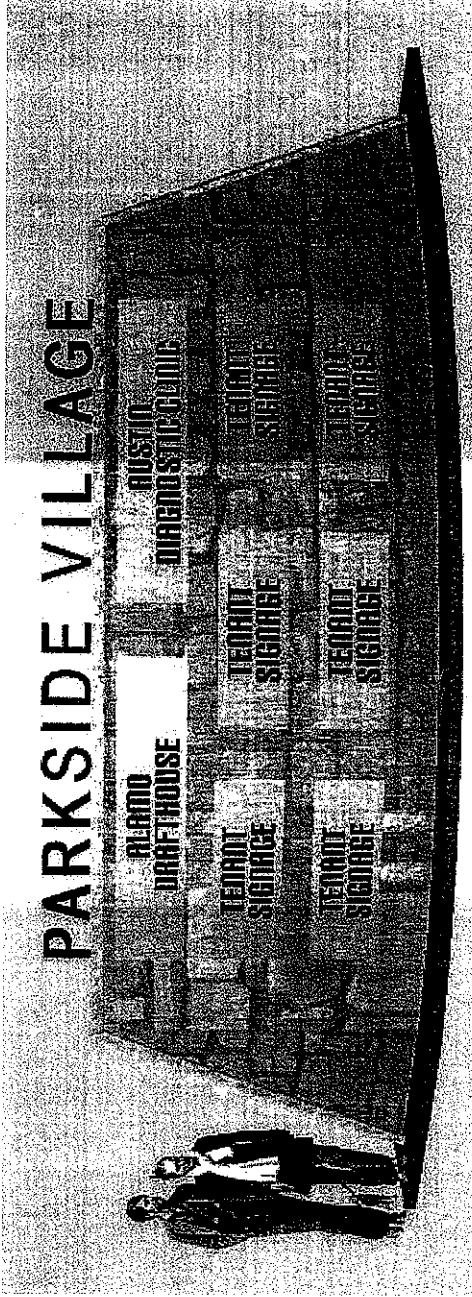
-PROJECT SIGNAGE LETTERS

2'-0"

CONCRETE FOOTING

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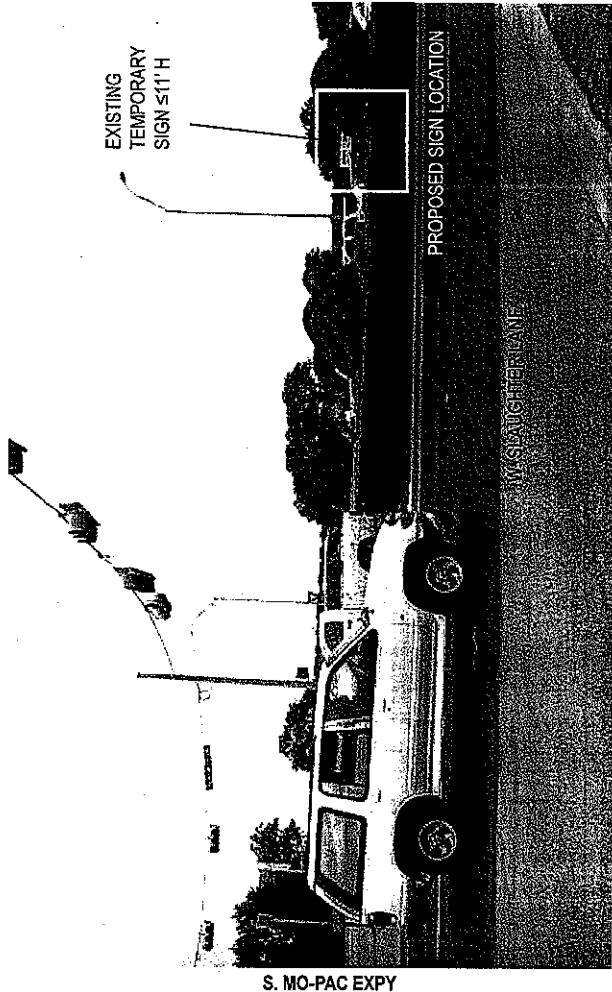


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SIGN AREA: 32' W X 54.5' H
49.95 SQ. FT.

SIGN AREA: 246" W X 14" H = 24 SQ. FT.

SIGN AREA: 246" W X 78" H = 133.25 SQ. FT.



PROJECT: PARKSIDE VILLAGE

DATE: 06.20.11
REVISED: 08.01.11
SCALE: AS NOTED

PROPERTY ADDRESS:

5701 W. SLAUGHTER LANE
AUSTIN, TX 78749

MONUMENT DIMENSIONS:

HEIGHT: 9-FT 2-IN
WIDTH: 38-FT

SIGN AREA TOTAL:

207.20 SQ. FT.

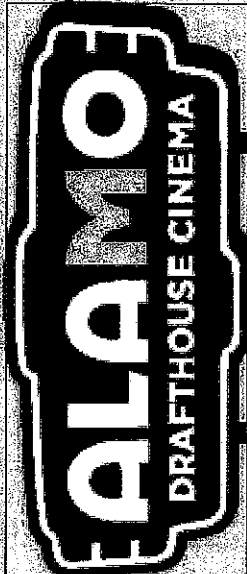
LEGAL:

LOT 1 PARKWAY VILLAGE

SIGN TYPE:

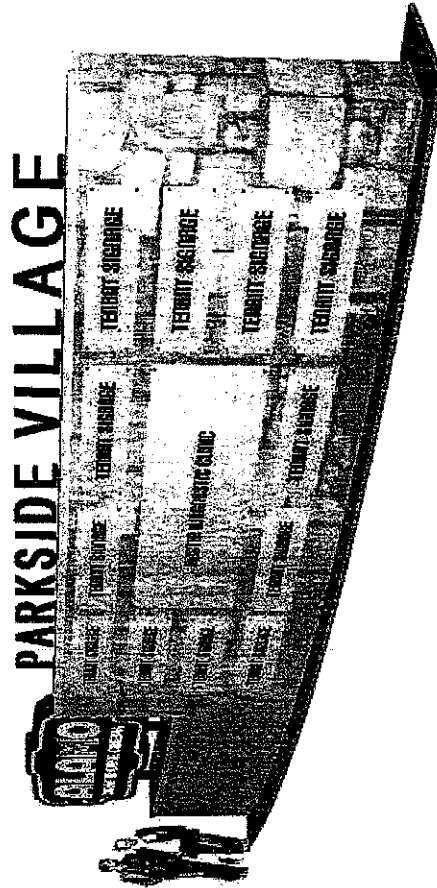
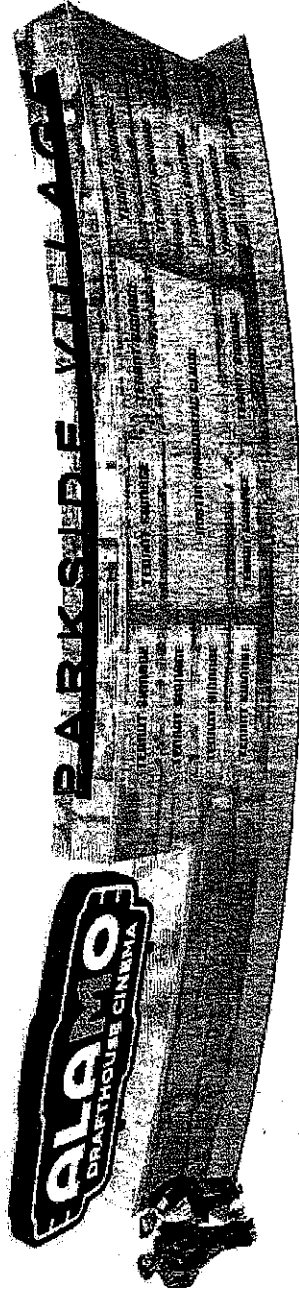
ELECTRIC MONUMENT SIGN

PARKSIDE VILLAGE



36'

FOR PRESENTATION



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