

CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD
SIGN VARIANCE

CASE # C16-2011-0011
TP-0150400201
Row-10651032

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

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

STREET ADDRESS: 5145 RR 620 N Austin Tx

LEGAL DESCRIPTION: Subdivision - _____

Lot(s) _____ Block _____ Outlot _____ Division _____

I/We Custom Sign Creations, LLC. on behalf of myself/ourselves as authorized agent for
Harvey Cleary Construction affirm that on Sept 26, 2011, hereby apply for a
hearing before the Sign Review Board for consideration:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

2ct Monument signs at 93 square foot each and 2ct directional 'logo' signs

in a Scenic zoning district, located within the _____ ETJ _____ Sign

District.

If your variance request is for a reduction in setbacks or height limits, please contact Lena Lund with the Electric Utility at 322-6587 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 request 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.

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: There are two entrances into the development that need to be well-marked for driving safety purposes. Having a visual reference to these entrance/exits will allow traffic to flow more easily as drivers will be able to recognize the drive locations. This will help alleviate the desire to brake hard having missed the turning point. On RR 620 the speed limit is 55mph and this drive in particular is around a bend coming from the South. There are a lot of trees and shrubs and traffic that block any chance to see either drive unless there is an obvious marker. It is imperative that the drives be well-marked. The addition of the logo markers on RR 620 and the legible signage at both sites will create low-profile yet visible drive locations. As well, these have been approved by the surrounding community of Steiner Ranch.

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: the sign package has already been approved by the Steiner Ranch subdivision. The aesthetic has been strongly considered and the sign package has been designed to be visually appealing and low-profile, yet legible. All natural stone and colors are being utilized. Only the tenant names will be illuminated on the tenant panel portion. There is no exposed lighting.

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: The square footage of the actual sign portion of the signs is less than the allowed for monument signs. As well, the OAH is 4' below the allowed.

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: the nearby HEB shopping center has 2 HEB signs located on their lot

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 Maggie Star Mail Address 9701 Brown Ln Bldg E

City, State & Zip Austin, Tx 78759

Printed Maggie Star Phone 512-779-6366 Date 9-26-11

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 Andy Leffler Mail Address 9701 Brown Ln Bldg E

City, State & Zip Austin, Tx 78759

Printed Andy Leffler Phone 512-497-1720 Date 9-26-11

**ADDITIONAL INFORMATION TO BE SUBMITTED WITH COMPLETED APPLICATION:
(FAILURE TO SUBMIT ALL THE REQUIRED MATERIALS WILL RESULT IN NON-
ACCEPTANCE OF THE APPLICATION. LATE BACKUP MATERIAL WILL BE
ACCEPTED UNTIL 9:00 A.M. THE MONDAY PRIOR TO THE MEETING. THERE
WILL BE NO EXCEPTIONS.)**

SITE PLAN: Must be drawn to scale, showing present and proposed construction and locations of existing structures on adjacent lots.

All Sign Review Board cases must submit location and elevation drawings, drawn to scale, in addition to the site plan required.

APPLICATION FEES: Residential	\$360.00
All Other	\$660.00

Please be advised that the Board can only hear so many cases a month, therefore, first come, first served.

Please be advised that a request for reconsideration must be filed within 10 days from the Board meeting.

If you need assistance completing this application (general inquires only) please Susan Walker, 974-2202 or Diana Ramirez, 974-2241, 505 Barton Springs Road, Suite 525 (One Texas Center).

NOTE: ALL VARIANCES EXPIRE 1 YEAR (12 MONTHS) FROM DATE OF APPROVAL BY BOARD AS STATED IN SECTION 25-1-217 OF THE LAND DEVELOPMENT CODE UNLESS BOARD DEEMS OTHERWISE.



Steiner Ranch™

April 8, 2011

Property Development Centers
Gensler
John Mapes
212 Lavaca Street
Suite 390
Austin, TX 78701

**Re: Quinlan Crossing Development
5145 N FM 620 RD**

Dear John,

The Steiner Ranch Commercial Community Architectural Review Committee reviewed the site plan, the final construction plan, and the signage plan for Quinlan Crossing. The Committee has approved the final plans as submitted to us in March and reviewed during a meeting held on April 6, 2011. A copy of the stamped and approved plans will be held at the association offices.

Please notify the SRCC when materials sample boards and form surveys are available for review and final approval.

Thank you for your ongoing cooperation and please do not hesitate to contact me with any questions.

Sincerely,

Scott Selman
Executive Director
Steiner Ranch Commercial Community

Application for Variance

Address: 5145 FM 620 North Austin, Tx

Zone: Scenic

Variance Request: Additional freestanding signs to accompany monument sign.

Variance Committee,

I, Maggie Star, of Custom sign Creations am requesting permission to fabricate and install two additional freestanding signs as part of the entrance to the new Quinlan Crossing shopping center on FM 620.

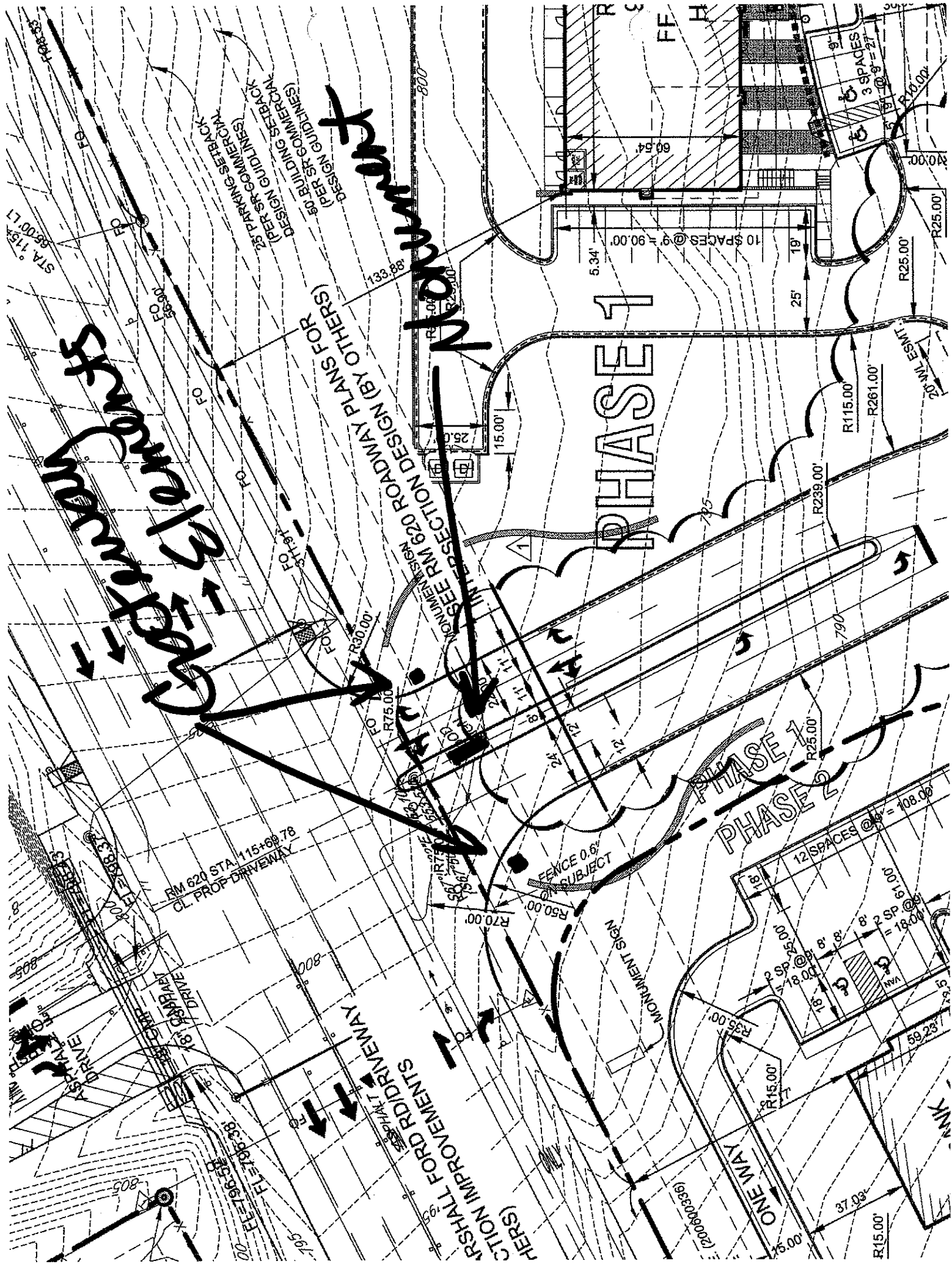
As this is a highly traveled thoroughfare with traffic driving in the vicinity of 55 mph the Quinlan Team and I feel that it would behoove the community to have a well-marked entrance into such a large-scale center. From experience driving this area there are many times that it is hard to find the entrance to an establishment and cars will slow down while in the fast lane as they are searching for their opportunity to enter a location. If the entrance is presented in an aesthetically pleasing manner that is not overbearing but clearly marks the boundaries of the entrance/exit then the flow of traffic will be expedited and cars will flow more safely.

As well, the additional signs are only logo markers. They are not very large, and only conspicuous enough to create a presentation and to mark a boundary.

We hope that you will consider our application as an attempt to not only present an elegant entry but also a safe one.

Thank you for your time,

Maggie Star
512-779-6366 cell
Custom Sign Creations
9701 Brown Ln Bldg E
Austin, Tx 78759



Sign Creations
3701 Bismillah Blvd E.
Austin, TX 78754
512-374-5300
info@customsigncreations.com
www.customsigncreations.com

CLIENT
Quinlan Crossing
5145 FM 620 N
Austin, TX

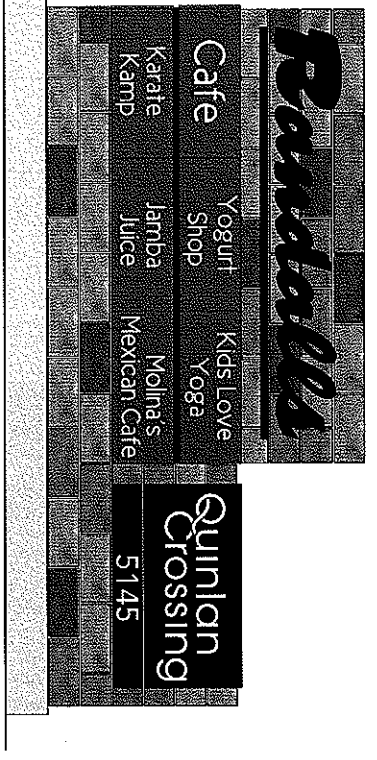
JOB INFORMATION
NUMBER: #20146-SPEC5-Quinlan Crossing
SALES REP: MAGGIE STAR
INSTALL DATE:

CLIENT APPROVAL
DATE: / / 2011
X _____

REVISION NOTES
SPEC3-MRG-7/13/11
SPEC4-MRG-7/19/11
SPEC5-MRG-7/20/11

SIDE 2 ELEVATION

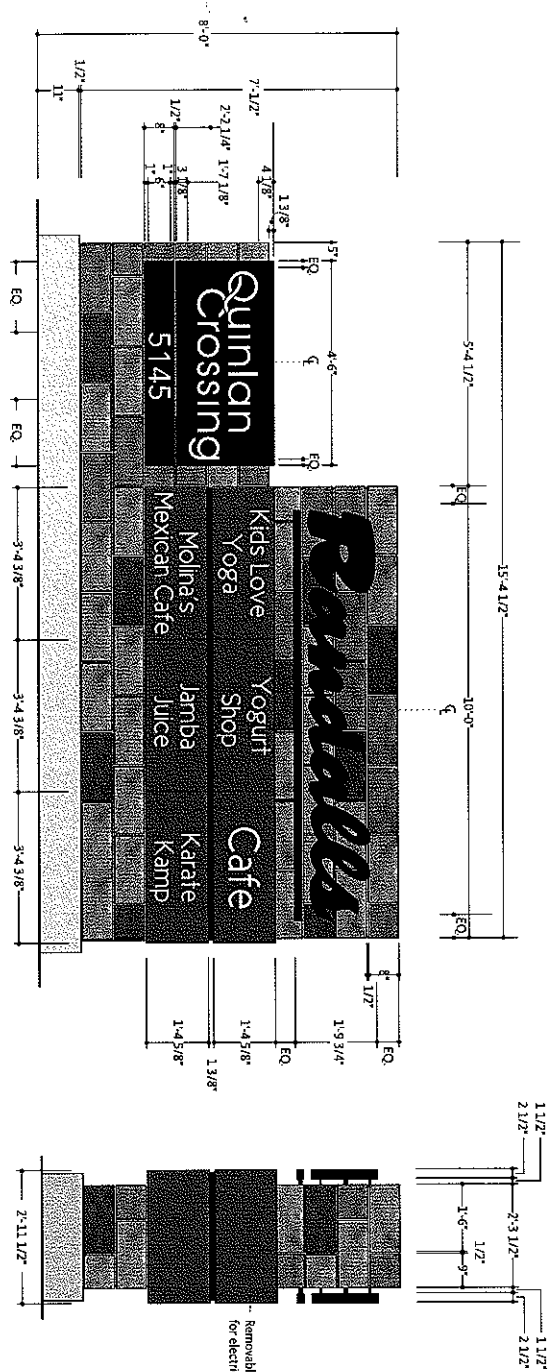
SCALE: 3/8" = 1'-0"



A

ENTRY MONUMENT SIGN - SIDE 1
(1) REQUIRED - FABRICATE AND INSTALL

SCALE: 3/8" = 1'-0"

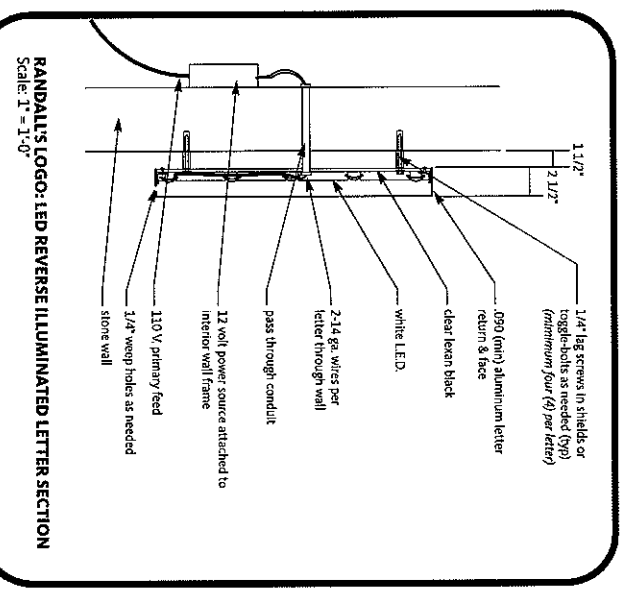


END ELEVATION

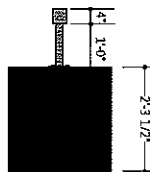


END ELEVATION

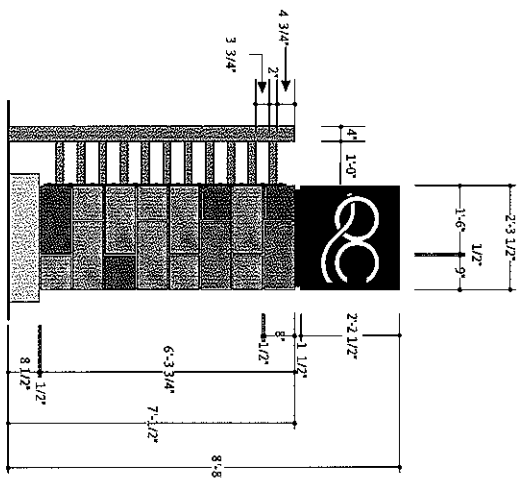
- SET 2 1/2" DEEP REVERSE ILLUM. CHANNEL. LETTERS AND UNDERSCORE - PAINT FACES AND RETURN SATIN BLACK - WHITE LED. ILLUMINATION PIN MOUNTED 1 1/2" OFF MONUMENT FACE.
- TEENANT CABINET. FABRICATED ALUMINUM CABINET PAINT FILLER & FACES HAS GREEN WP 00916 1/4" THICK INDIVIDUAL ALUMINUM FACES WITH ROUT CUT TOP CORNERS. FACES AND SIDE WITH COUPLER SUNK SCREWS PAINTED TO MATCH FACE COLOR. ROUT CUT OPENINGS BACK WITH WHITE ACRYLIC PANELS. (3) 3/4" FABRICATED ALUMINUM REVEALS - PAINTED FLUX RUST FINISH. WHITE LED INTERNAL ILLUMINATION.
- MAIN ID CABINET TO BE FABRICATED ALUMINUM FINISH. ALUMINUM FACES TO HAVE ROUT CUT COPY & WHITE ACRYLIC BACKING PANELS - FABRICATED ALUMINUM REVEAL - PAINTED FLUX RUST FINISH.
- 8" X 1 1/2" CHOP BLOCK Limestone BASE AND TOPPER SECTION WITH 1/2" MORTAR TO MATCH THE BUILDING PISCA. EXACT FINISH TO BE DETERMINED.
- CONCRETE FOUNDATION SIZE AND DEPTH TO BE DETERMINED BY GEOTECHNICAL CODES AND CURRENT SOIL CONDITIONS.



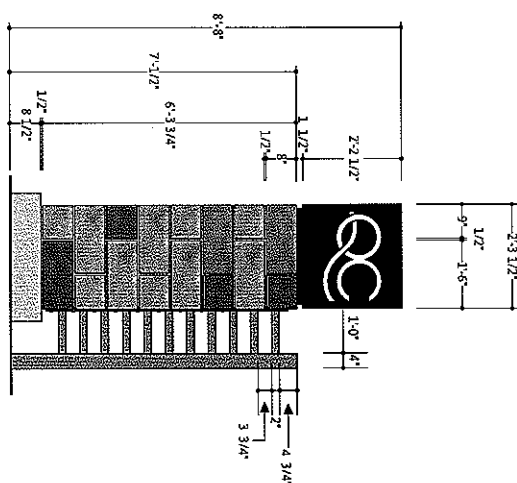
RANDALLS LOGO- LED REVERSE ILLUMINATED LETTER SECTION
Scale: 1" = 1'-0"



TOP VIEW



FABRICATED ALUMINUM CABINET (WHITE L.E.D. ILLUMINATION) -
 (4) ALUMINUM FACES WITH ROUT OUT COPY
 PAINTED FAUX RUST FINISH - WHITE ACRYLIC
 BACKING PANELS -
 FABRICATED ALUMINUM REVEAL - PAINTED FAUX RUST FINISH -
 FABRICATED ALUMINUM GATE ACCENT WITH 4\"/>



B MONUMENT GATEWAY ELEMENT (LEFT)

(1) REQUIRED - FABRICATE AND INSTALL

SCALE: 3/8\" = 1'-0"

B MONUMENT GATEWAY ELEMENT (RIGHT)

SCALE: 3/8\" = 1'-0"

NOTE: GATEWAY STONE BASE HT. TO MATCH THAT OF THE MONUMENT STONE BASE HT.



9701 BREWELL BLVD E.
 AUSTIN, TX 78754
 512.374.5300
 info@customsigncreations.com
 www.customsigncreations.com

CLIENT
 Quinlan Croising
 5145 FM 620 N
 Austin, Tx

JOB INFORMATION
 NUMBER: #20146-SPECS-Quinlan Croising
 SALES REP: MAGGIE STAR
 INSTALL DATE:

CLIENT APPROVAL
 DATE: / / 2011
 X

REVISION NOTES
 SPEC3-MRG-7/13/11
 SPEC4-MRG-7/19/11
 SPEC5-MRG-7/20/11

