

Custom Sign Creations

9701 Brown Lane Bldg E

Austin, Tx 78754

10-19-11

Susan Walker,

In reference to the variance request Case #C16-2011-0011 I would like to appeal the decision as it pertains to the square footage allowance for the one monument sign on RR 620 side of the property. As I understand the Sign review Board currently interprets the square footage allowance to include the entire surface area of the supporting wall. The signage portion of this sign is within the allowable maximum size for a monument sign in this zone. The supporting structure to which the sign is attached is merely to act as a supporting structure and is in no way excessive.

Please consider this appeal for the one sign as we would like to build an aesthetically pleasing monument sign that can be mounted to a rock surface that is consistent with the rock being used within the development.

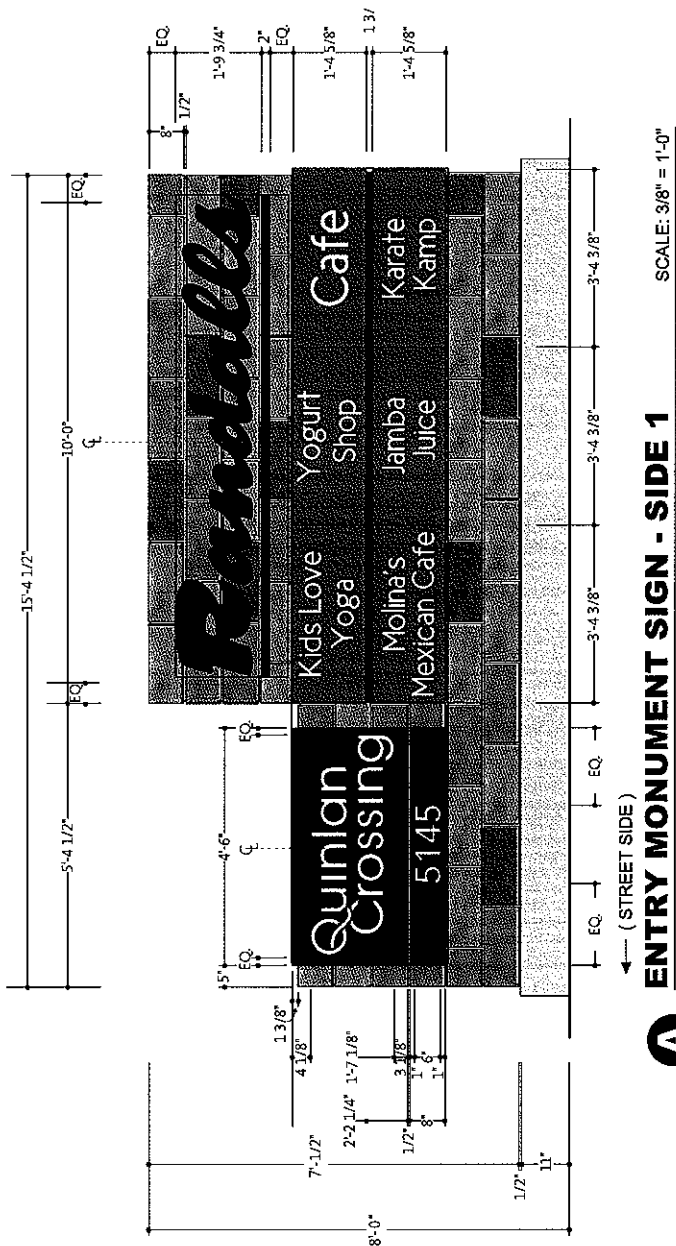
Thank you for your time.

Best Regards,

Maggie Star

maggies@customsigncreations.com

512-779-6366



ENTRY MONUMENT SIGN - SIDE 1

(1) REQUIRED - FABRICATE AND INSTALL

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

← (STREET SIDE)

64 SQUARE FEET

END ELEVATION

1701 Brown Ln. Bldg E,
Austin, TX 78754
1-2-374-9300
info@customsigncreations
www.customsigncreations

CLIENT
Quinlan Crolssing
5145 FM 620 N
Austin, Tx

JOB INFORMATION
NUMBER: #20146-SPEC6-Quint
SALES REP.: MAGGIE STAR
INSTALL DATE:

buis

DATE: / / 2011

CLIENT APPROVAL

REVISION NOTES

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Oct 10, 2011

CASE NUMBER: C16-2011-0011

☐ Y ☐ Jeff Jack
☐ - ☐ Michael Von Ohlen **Late**
☐ N ☐ Nora Salinas
☐ Y ☐ Bryan King **2ND the motion**
☐ Y ☐ Susan Morrison
☐ N ☐ Melissa Hawthorne
☐ Y ☐ Heidi Goebel **Motion to Deny**
☐ N ☐ Cathy French (SRB only)

APPLICANT: Maggie Star

OWNER: Andy Leffler

ADDRESS: 5145 FM 620 RD

VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum number of freestanding signs requirement of Section 25-10-124 (B) from one to four for a retail center in the "ETJ", Extra Territorial Jurisdiction. (Scenic Roadway Sign District.)

The applicant has requested a variance to increase the maximum sign face area requirement of Section 25-10-124 (B) (1) (b) from 64 square feet to 93 square feet for two signs for a retail center in the "ETJ", Extra Territorial Jurisdiction. (Scenic Roadway Sign District.)

BOARD'S DECISION: The public hearing was closed on Board Member Heidi Goebel motion to Deny, Board Member Bryan King second on a 4-3 vote; **DENIED.**

FINDING:

1. The variance is necessary because strict enforcement of the Article prohibits and reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscape, or topography, because:

OR,

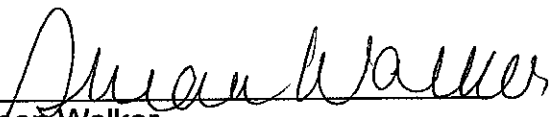
2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

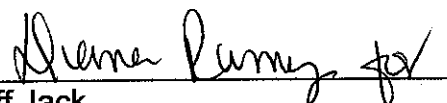
OR,

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:


Susan Walker
Executive Liaison


Jeff Jack
Chairman

Ramirez, Diana

From: Melissa Hawthorne [mwh@austin.rr.com]

Sent: Monday, October 10, 2011 9:19 AM

To: Ramirez, Diana

Subject: FW: Case Number C16-2011-0011

FYI

From: BMeredith1@aol.com [mailto:BMeredith1@aol.com]

Sent: Sunday, October 09, 2011 6:00 PM

To: cfrench3@austin.rr.com; heidigoebel@sbcglobal.net; mwh@austin.rr.com; jjack2@austin.rr.com; bryan@bkradio.net; smorrison@thefowlerlawfirm.com; nora_salinas@yahoo.com; pdi@grandecom.net

Cc: susan.walker@austintexas.gov

Subject: Case Number C16-2011-0011

Case Number: C16-2011-0011

Applicant: Maggie Star of Custom Sign Creations f/b/o Harvey Cleary Construction
Property: 5145 FM 620 North a/k/a Quinlan Crossing

Sign Board Members:

My name is Bill Meredith and I am the Area Development & Zoning Liaison for The Courtyard Homeowners Association, which is located on the SE quadrant of 360 and 2222, both of which are Austin City Code designated Scenic Roadways.

This case has come to my attention because the applicant has requested:

1. A variance to increase the maximum number of freestanding signs to 4 from the 1 allowed by 25-10-124 (B), and
2. A variance to increase the maximum sign face area to 93 square feet from the 64 square feet allowed by 25-10-124 (B) (1) (b).

I am very concerned that the protections afforded Code designated Scenic Roadways are being degraded over time by excessive variances and lax enforcement. As a result, I view whatever happens in this case as potentially affecting my own neighborhood, which is bounded by Scenic Roadways. As a result, I am very opposed to the granting of either of these variances.

Furthermore, I am deeply concerned about the applicant's statement regarding the lighting of signs. In Variance Findings number 2 the applicant states that only the tenant name portion of the signs will be illuminated. This sounds to me as though the signs will be internally lighted, which is also prohibited by 25-10-124 (F).

Other nearby large retail developments such as Home Depot and Walmart on 620 north of 2222 were recently build in compliance with 25-10-124 and I see no compelling reason that this development should also not also comply.

10/10/2011

Part of what makes Austin great is its scenic beauty. 25-10-124 was written to protect this scenic beauty. Please do not allow variances to degrade our Scenic Roadways.

Thank you for your consideration,

Bill Meredith
5905 Inter Council Cove, Austin, Texas 78731
Phone and Voice Mail 345-0593

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C16-2011-0011 – 5145 N FM 620 RD

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, October 10th, 2011

EMMIT HURBLE
Your Name (please print)

☐ I am in favor
☒ I object

5142 MANSFIELD VIEW CT, AUSTIN, TX 78732
Your address(es) affected by this application

Emmit Hurble
Signature

Date

Daytime Telephone: 830 285 1574

Comments: SEE ATTACHED

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

Case Number: C16-2011-0011-5145 N FM 620 RD

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, October 10th, 2011

Emmit Hubble

5142 Mansfield View Ct.
Austin, TX 78732
830-285-1574

I object to the proposed variance based on the following comments:

The restrictions on signage along RR620 definitely improve the aesthetics along this route. The new shopping center should be subject to the same number and size restrictions as the other retail centers in this area such as HEB, Walmart, Home Depot, and many more. As a newcomer over three years ago, I missed my turn at some of these businesses the first time or so, but quickly learned where they are located. I have always appreciated the minimal sign pollution along this highway. Our home is located directly across RR620 and overlooks new center. We welcome the new Randalls and retail center to our neighborhood, but are definitely opposed to the variance for aesthetic reasons as well as fairness to those other businesses that are in compliance with the current restrictions.

CASE # C16-2011-0011

CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD

SIGN VARIANCE

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.

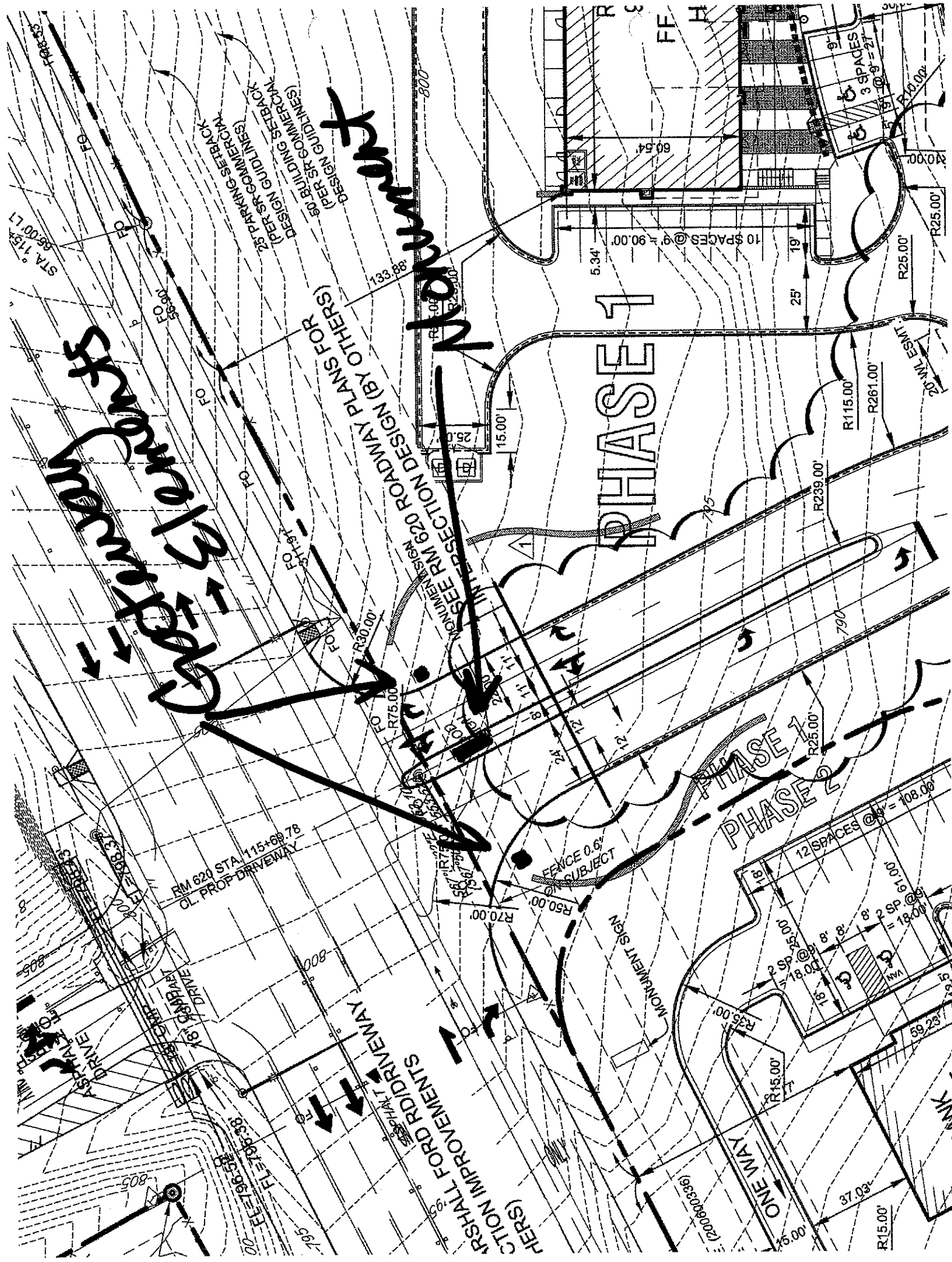
As this is a highly traveled thoroughfare with traffic driving in the vicinity of 55 mph the Quinlan Team and I feel that it would behoove the community to have a well-marked entrance into such a large-scale center. From experience driving this area there are many times that it is hard to find the entrance 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



CREATIONS

9701 Brown Ln. Bldg E,
Austin, TX 78754
512-374-9300
info@randallscreations.com
www.randallscreations.com

CLIENT

Quinlan Croslasing
5145 FM 620 N
Austin, TX

JOB INFORMATION

NUMBER: #20146-SPEC5-Quinlan Croslasing
SALES REP: MAGGIE STAR
INSTALL DATE:

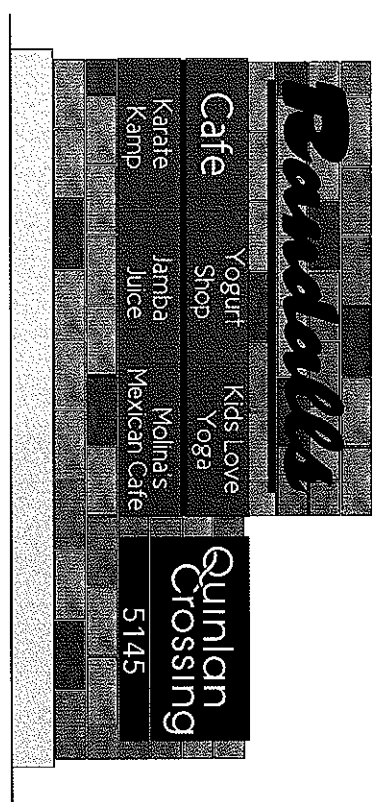
CLIENT APPROVAL

DATE: / / 2011
X-----

REVISION NOTES

SPEC4-MRG-7/13/11
SPEC4-MRG-7/19/11
SPEC5-MRG-7/20/11

SIDE 2 ELEVATION

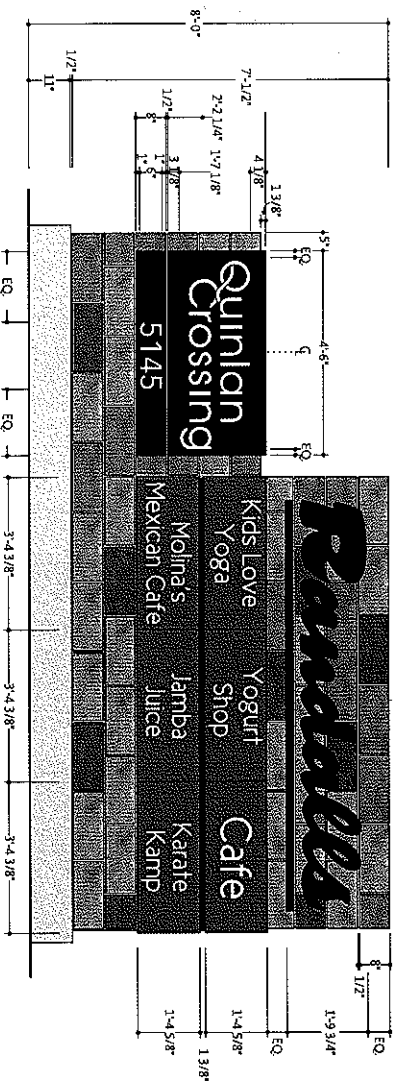


SCALE: 3/8" = 1'-0"

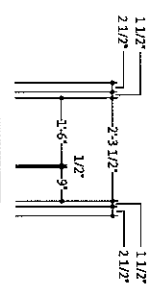
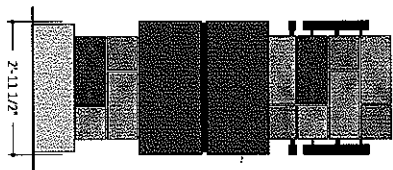
A

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

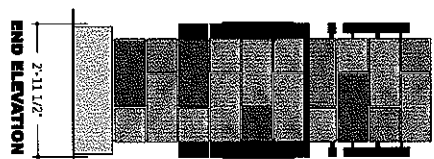
SCALE: 3/8" = 1'-0"



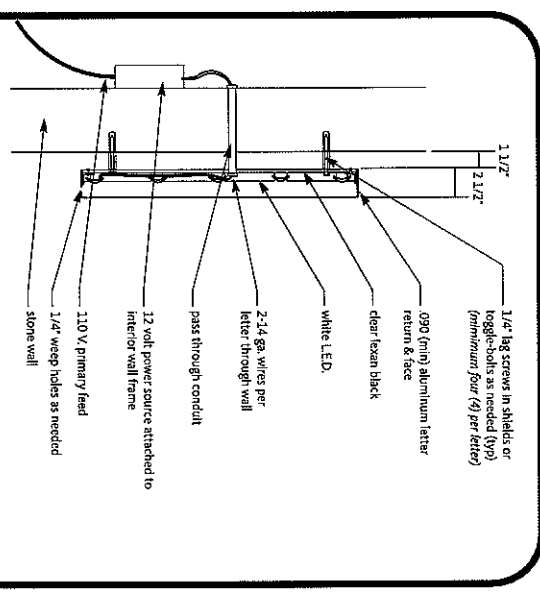
END ELEVATION



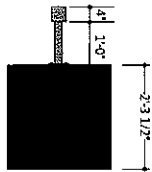
- (2) SETS 2 1/2" DEEP REVERSE ALUM. CHANNEL LETTERS AND UNDERSCORE.
- PAINT FACES AND RETURN SAIN BLACK.
- WHITE LED ILLUMINATION, PIN MOUNTED 1 1/2" OFF MONUMENT FACE.
- DE TENANT CABINET:
- FABRICATED ALUMINUM CABINET PAINT FILLER & FACES
- HAAS GREEN WP 00916
- 1/4" THICK INDIVIDUAL ALUMINUM FACES WITH ROUT OUT LETTERS AND UNDERSCORE.
- ROUT OUT OPENINGS BACK TO MATCH FACE COLOR.
- (3) 3/4" FABRICATED ALUMINUM REVEALS - PAINTED FAUX WHITE LED INTERNAL ILLUMINATION.
- DE MAIN ID CABINET TO BE FABRICATED ALUMINUM FINISH (WHITE LED ILLUMINATED) PAINTED FAUX RUST.
- ALUMINUM FACES TO HAVE ROUT OUT COPY & WHITE ACRYLIC BACKING PANELS.
- FABRICATED ALUMINUM REVEAL - PAINTED FAUX RUST FINISH.
- CONCRETE FOUNDATION SIZE AND DEPTH TO BE DETERMINED BY LOCAL CODES AND CURRENT SOIL CONDITIONS.
- 8" X 14" CHOP BLOCK Limestone BASE AND TOPPER SECTION WITH 1/2" MORTAR TO MATCH THE BUILDING FASCIA.
- EXACT FINISH TO BE DETERMINED.



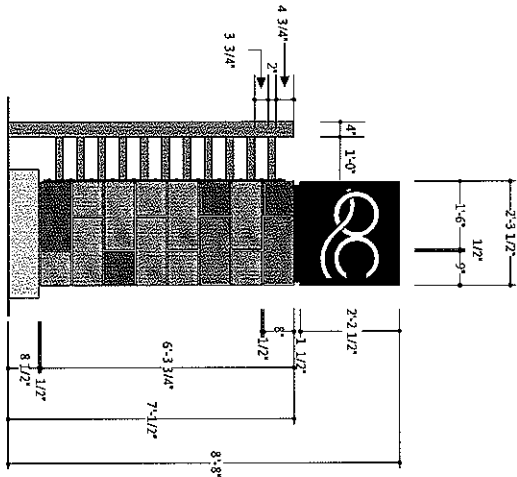
END ELEVATION



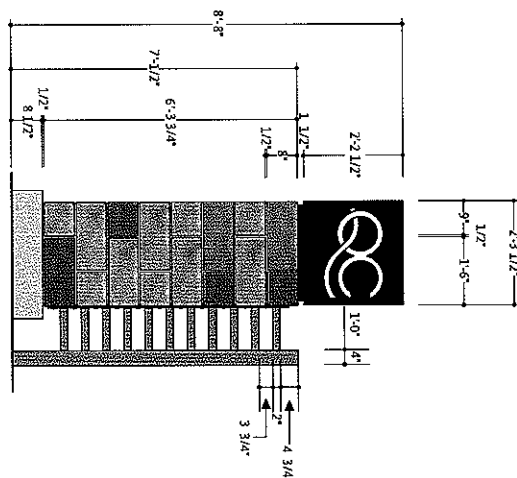
RANDALL'S LOGO: LED REVERSE ILLUMINATED LETTER SECTION
Scale: 1" = 1'-0"



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\"/>

B MONUMENT GATEWAY ELEMENT (RIGHT)

SCALE: 3/8\"/>

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

Sign CREATIONS
 9701 Brown Ln, Bldg E
 Austin, TX 78754
 512-374-9300
 info@signcreations.com
 www.signcreations.com

CLIENT
 Quinlan Crossing
 5145 FM 620 N
 Austin, Tx

JOB INFORMATION
 NUMBER: #2016-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

