

CASE.

C16-2011-0014

TP-027000-17.03

ROW- 10680413

CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD
SIGN VARIANCE

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

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

STREET ADDRESS: 6001 West Parmer Lane

LEGAL DESCRIPTION: Subdivision HEB/PARMER

Lot(s) 3 Block A Outlot Division

I, Jim Bennett as authorized agent for H. E. Butt Grocery Co.

affirm that on October 19, 2011, hereby apply for a hearing

before the Sign Review Board for consideration:

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

A marquee addition to an existing noncomplying sign (sign was erected prior to becoming a Scenic

Roadway), providing a sign face area of 190 Sq. Ft. , and a height of (137 sq ft + 11 sq ft) 29 ft.

in a GR - zoning district, located within the Scenic Roadway 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 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:

This site is a developed site with existing landscaping and trees, a low profile sign would be difficult to see due to these developed condition

OR,

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

Because of the long frontage along Parmer lane this sign will not interfere with any other neighboring sign and the sign is existing. This request is to allow a 6' 8" x 8' tenant marquee panel to be added below the existing sign.

OR,

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

this center and existing sign was erected prior to Parmer Lane becoming a Scenic Roadway in 1999.

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 existing freestanding sign was erected prior to the scenic roadway designation and the addition of the tenant marquee to the existing sign would be the most practical place to add the needed identification of the tenants.

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 Jim Bennett Mail Address 11505 Ridge Drive
City, State & Zip Austin, Texas 78748
Printed Name Jim Bennett Phone (512)282-3079 Date _____

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 Brett Baker Mail Address P.O. Box 839955
City, State & Zip SAN ANTONIO, TX 78283-9955
Printed Name BRETT BAKER Phone 210-938-8145 Date 10/20/11
Agent for HEB Grocery Company, LP



SUBJECT TRACT



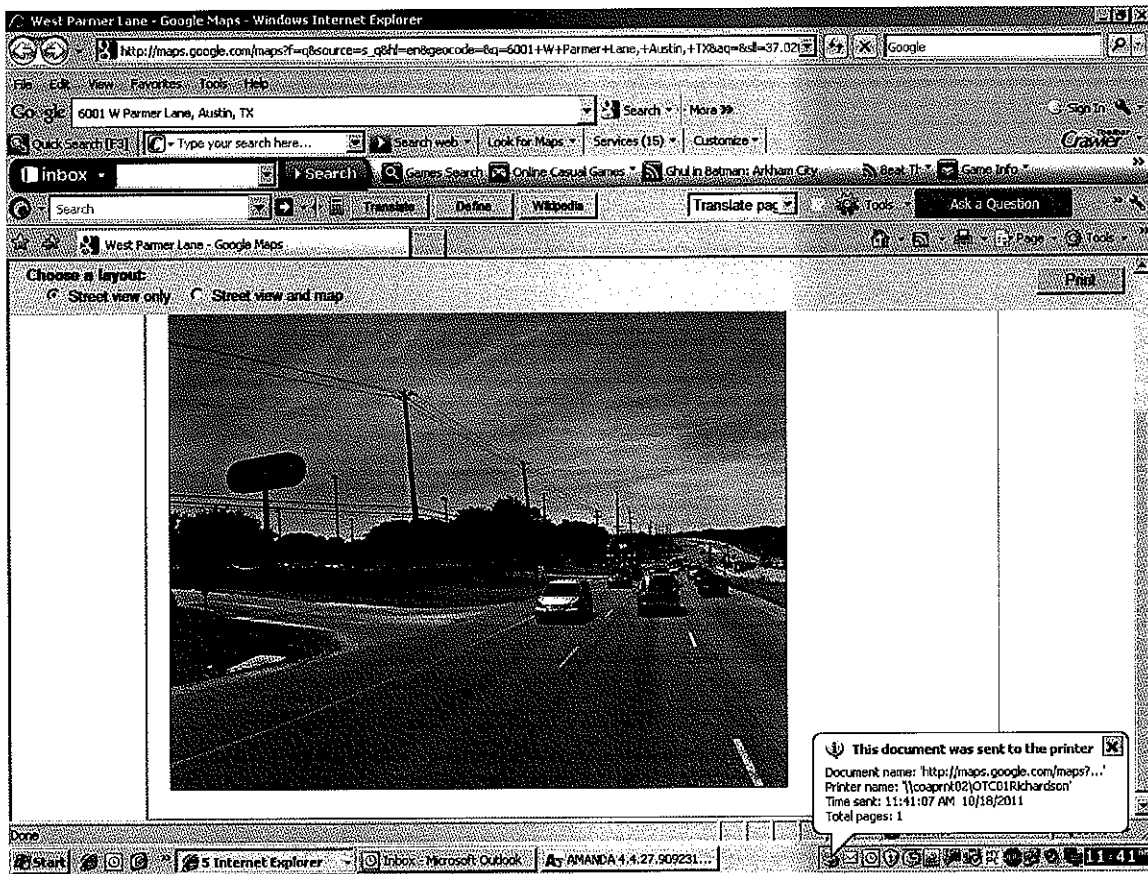
ZONING BOUNDARY

CASE#: C16-2011-0014
LOCATION: 6001 WEST PARMER LN

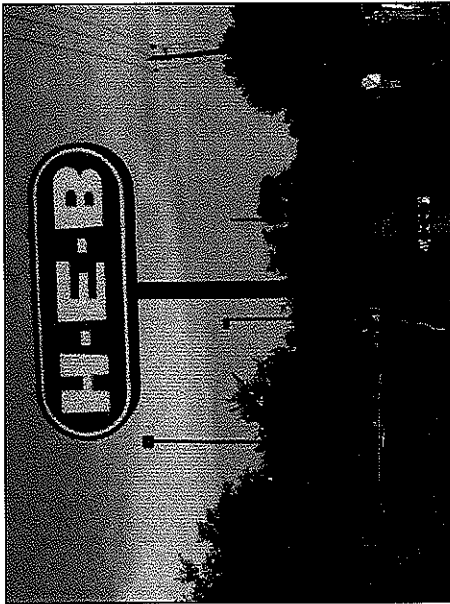


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

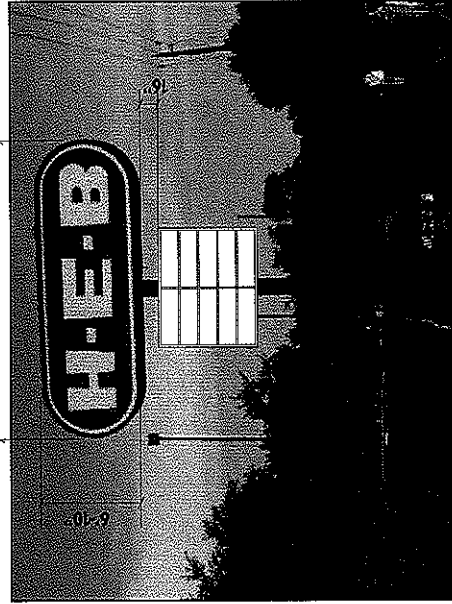
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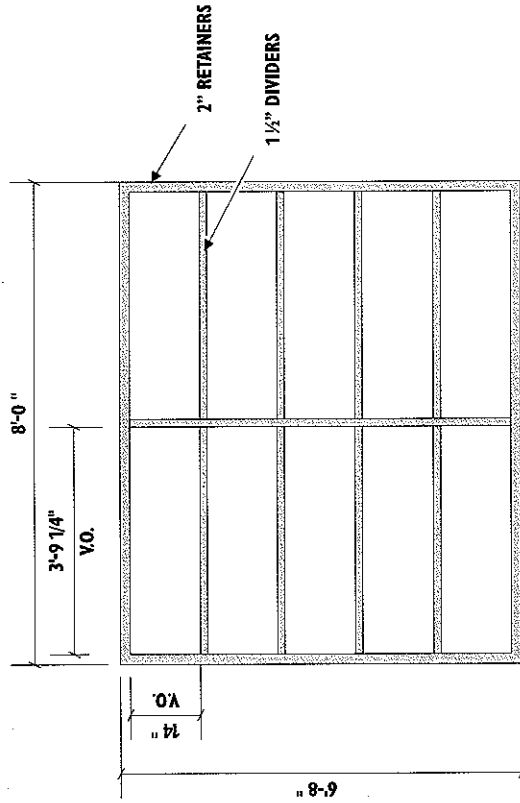
Parmer Rd
Austin TX 78727
Built in 1996



Existing Sign
Scale: NTS



Proposed Sign
Scale: NTS



A Double-Sided Tenant Cabinet Detail

Scale: 1/2" = 1'-0"

- FABRICATE AND INSTALL (1) NEW, DOUBLE-SIDED, INTERNALLY ILLUMINATED TENANT CABINET
- 3/16" WHITE PLEX FACES
- INTERNALLY ILLUMINATED WITH 800 ma FLUORESCENT LAMPS
- INSTALL ON EXISTING PIPE 16" FROM BOTTOM OF EXISTING SIGN



client
HEB #20 - McNeil Crossing

location
6001 W. Parmer Ln.
Austin, Texas

sheet 1 of 1

salesperson
Carter

date
10-4-11

scale
noted

computer file (des)
JC-2637McNeil Crossing_3

drawn by
Jocelyn

important

☐ approved
☐ approved as noted
☐ revise & resubmit
by _____
date _____

electrical

voltage
120V
amps
80 amp circuits
required

comments:

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*NOTE: HARD SURVEY REQUIRED PRIOR TO SIGN FABRICATION.

Google

Address **West Parmer Lane**

Address is approximate

Save trees. Go green!

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