

CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD
SIGN VARIANCE

CASE #

C16-2011-0013
TP-014515-02-04
ROW-10680273

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

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

STREET ADDRESS: 7201 RM 2222, Austin, TX 78730

LEGAL DESCRIPTION: Subdivision – Vaught Ranch Sec. 2

Lot(s) 1 Block A Outlot Division

I/We Susan D. Vickery on behalf of myself/ourselves as authorized agent for

Vaught Ranch Holdings, LLP affirm that on September 1, 2011, hereby apply for a hearing before the Sign Review Board for consideration:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

To maintain the property identification sign 'as is' through a sign variance. in a Interim RR zoning district, located within the Scenic Roadway Sign District.

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Lena Lund with Austin Energy at 322-6587 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

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: the site is separated from FM 2222 by a very low lying creek. A bridge has been constructed over the creek at the intersection of FM 2222 and Jester. This bridge provides the only means of ingress and egress to the property. Therefore the site has no frontage (other than the bridge) that is suitable for an identification sign.

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: 2222 CONA (Coalition of Neighboring Associations) is highly opposed to having any lighting or lit signage to effect the area and will fight any signage we wish to mount on the building. At this time we have lighting around the building completely turned off so as not to negatively impact the view and or surrounding habitats per CONA's requests.

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: the sign itself is erected at the bottom of the deep slope 25ft from the 2222 entrance. The visibility of the sign is 25 feet from the 2222 road as well as only 14'9" above grade from 2222 drive by, fully preserving the visual integrity of the Scenic Roadway ordinance. Per Carl Rena CAFD engineer, the sign cannot be lowered because they will need at least 14" to secure access from 2222 in case of fire. Our sign is currently at 16'6" clearance at a steep grade from 2222.

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: there are nearby signs that also exist visually appropriately at Davenport Ranch just South of the 2222/Jester sign. With Maggie in the DAC, we conducted a Permit History search of the area that shows the permit issued in 2003 with a 17' sign. See attached visual aids.

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

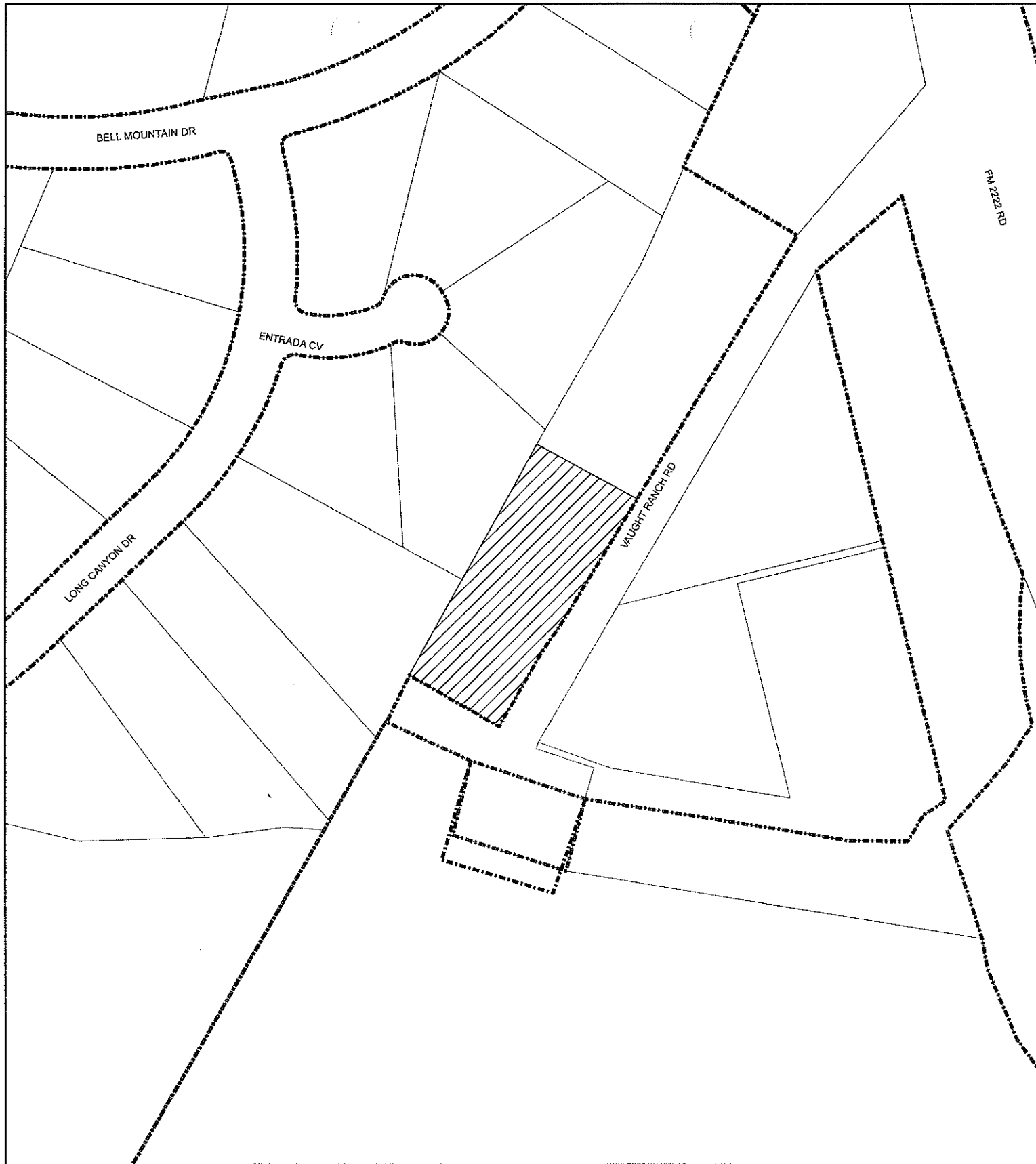
Signed Susan Vickery Mail Address Vaught Ranch Holdings, LLP
City, State & Zip 111 Congress Ave, Suite 1400, Austin, TX 78701

Printed Susan D. Vickery Phone (512) 477-9900 Date 09/20/2011

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 Susan Vickery Mail Address Vaught Ranch Holdings, LLP
City, State & Zip 111 Congress Ave, Suite 1400, Austin, TX 78701

Printed Susan D. Vickery Phone (512) 477-9900 Date 09/20/2011



SUBJECT TRACT



ZONING BOUNDARY

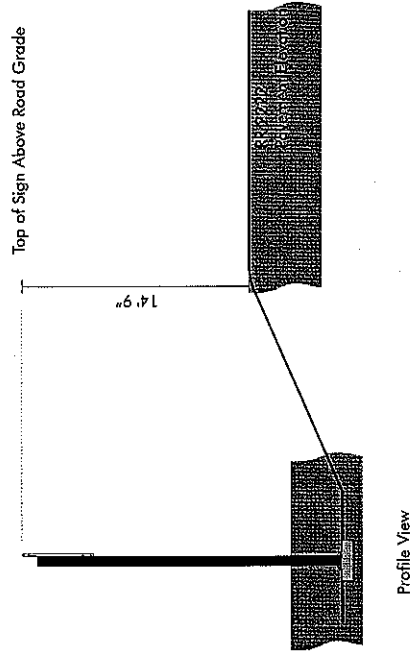
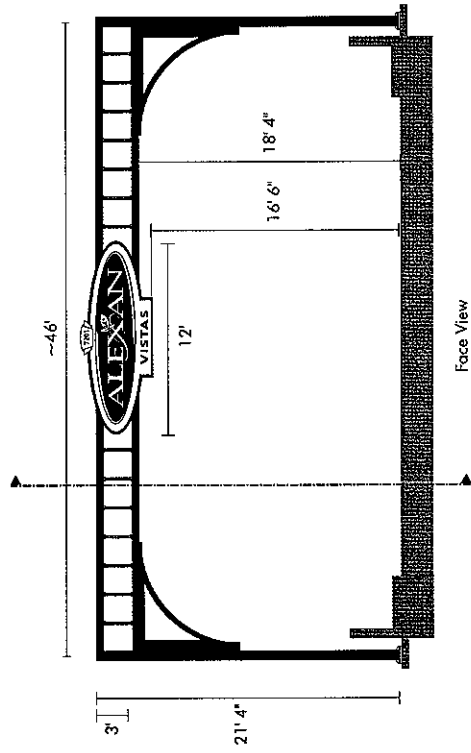
CASE#: C16-2011-0013
LOCATION: 7201 FM 2222 ROAD



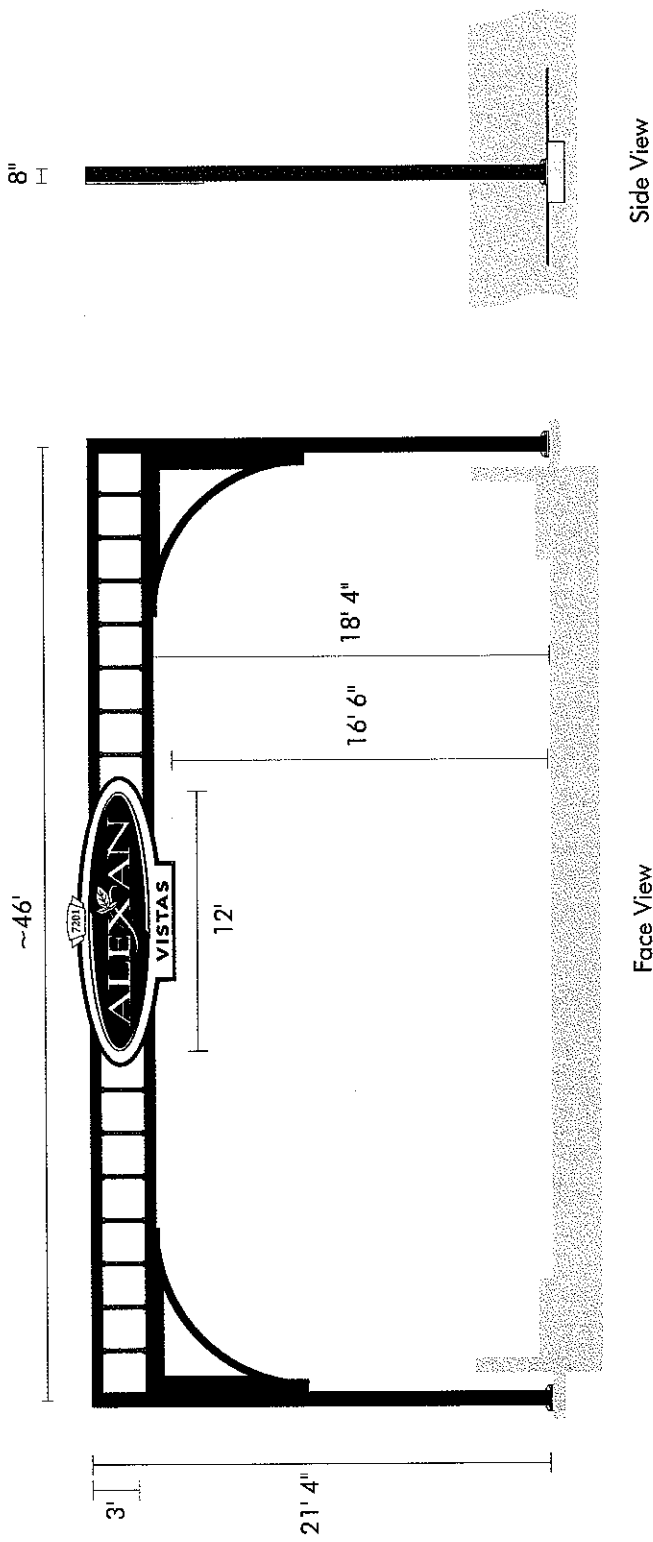
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

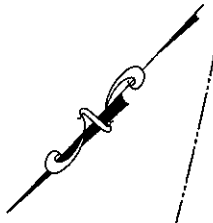
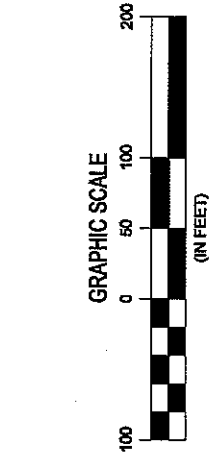
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Alexan Vistas Entryway Sign: Top of Sign Above Ranch Road 2222



Alexan Vistas Entryway Sign: Dimension Drawing





JESTER BLVD

1180 ft.

F.M. 2222 (240' R.O.W.)

10' ELECTRIC & TELECOM-
MUNICATIONS ESMT.
PER PLAT

CHANNEL ESMT.
VOL 1642 PG 437

CEF SETBACK ESMT.
PER PLAT

P.U.E.
PER PLAT

LOT 2 BLKA

IRON ROD FOUND

660 ft.

DE
PER PLAT

CEF SETBACK ESMT.
PER PLAT

IRON ROD SET

148.7' ±
S62°47'13"W

IRON ROD FOUND

373.3' ±
N68°36'45"W

CEF SE
PER PL

JESTER

RM 22222

EDGE OF PAVEMENT

25' FROM EDGE OF PAVEMENT

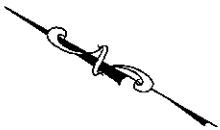
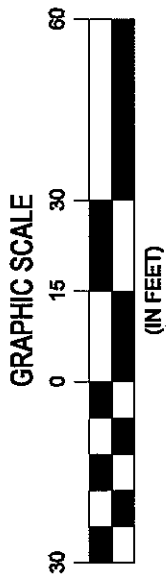
25'

54.5'

PROPERTY LINE

BRIDGE

ALEXAN VAUGHT RANCH



Illuminated ID Sign for Alexan Vista Wall

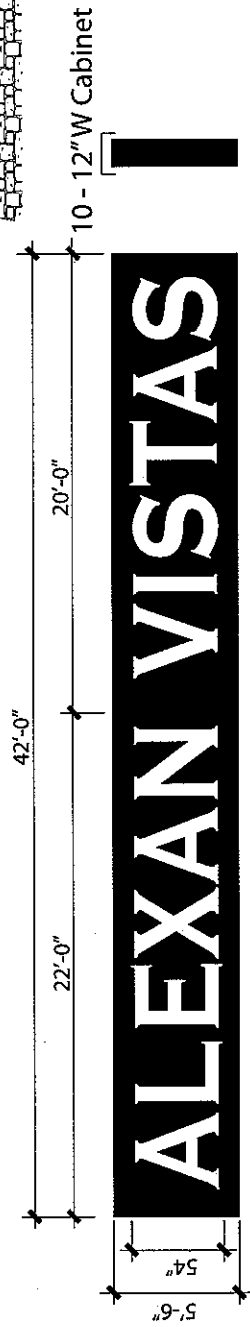
Illuminated aluminum cabinet sign with show-thru acrylic letters.
Face will have the ability to change with future messages.

Sign should be visible during the day and night for a distance of 1300 feet.*

Face should be black (or possibly deep red) with bright white letters.

Mounts onto exterior wall.

* However, with the additional letters and 4.5' high size, letters will have maximum impact at 540 ft. distance and depending on weather, up to possibly 2250 ft. for maximum readability.

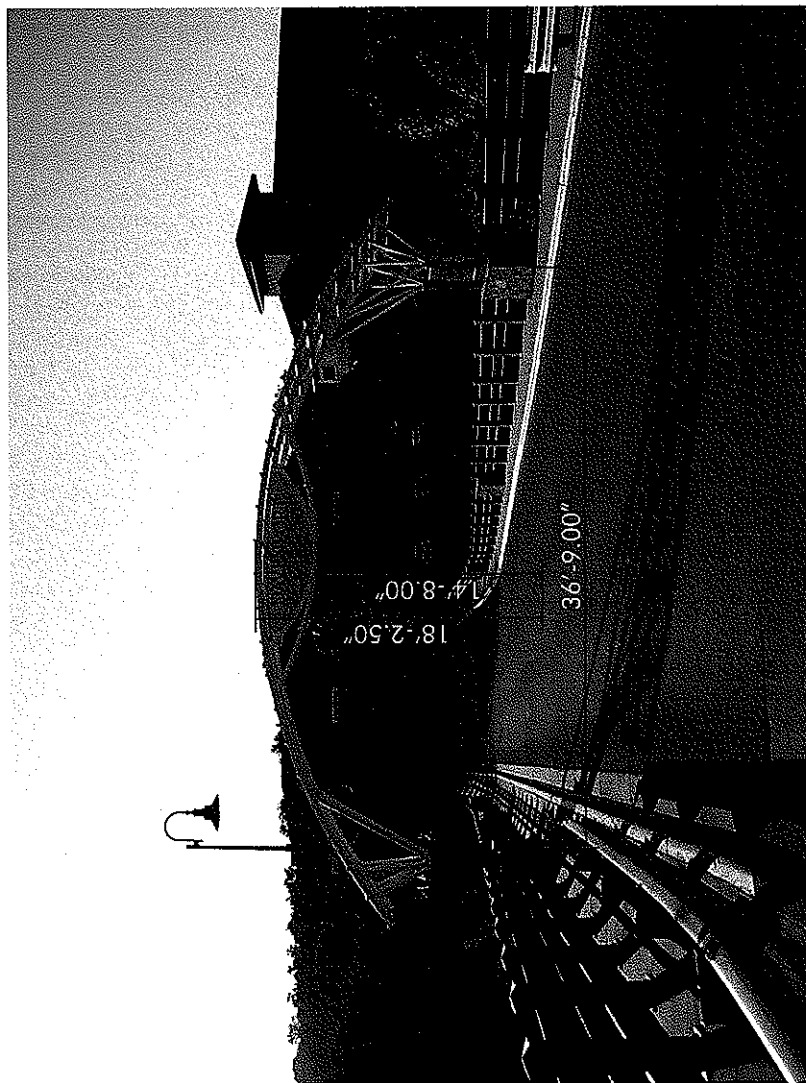


1/8" SCALE

All configurations are based on provided architect's scale and renderings. Actual field measurements must be acquired for final sizes and placement.



Exhibit 2: Davenport Village Entry Sign on 360: Similar type, size and distance above grade.



Permitted
in 2003

Limestone Ranch

