

CASE C16-2012-0008

ROW-10767918

CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD
SIGN VARIANCE

TP- Wmson
CAD

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

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

STREET ADDRESS: 14028 N. U. S. Highway 183

SVRD SB

LEGAL DESCRIPTION: Subdivision - Lakeline Retail Subdivision Section 1

Lot(s) 1 Block A Outlot Division

I, Jim Bennett as authorized agent for Lakeline Market, LTD affirm

that on 4/25/12, hereby apply for a hearing before the Sign Review Board for consideration:

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

A third free standing sign on a lot

in a GR - Co zoning district, located within the

Expressway
Corridor

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 lot is 31 acres in size with frontage on three streets, the lot is heavily vegetated with large trees,

OR,

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

due to the size and configuration of the site this sign will not interfere with any nearby signs.

OR,

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

this sign will help to advertise as well as identify the secondary entrance into this development from the rear street.

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:

due to the size, shape and trees located on this site, as well as the number of streets fronting this property this small free standing sign will not give this property an unfair advantage or special over other properties in the area.

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

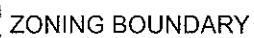
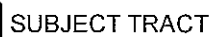
Printed Name Jim Bennett Phone (512)282-3079 Date _____

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

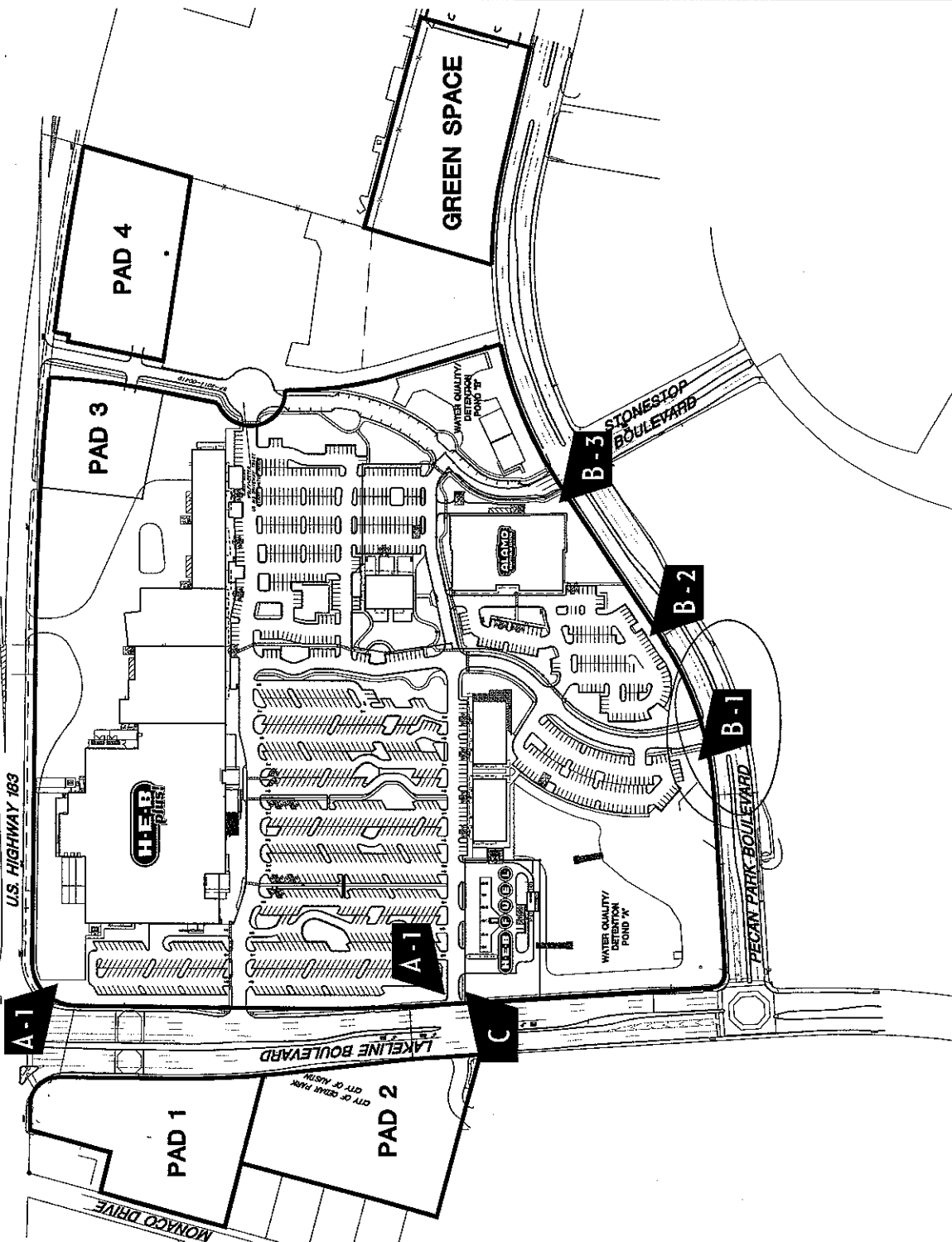
Signed Milo Burdette Mail Address ~~1103~~ 801 Congress Ave, Ste. 300

City, State & Zip Austin, TX 78701

Printed Name Milo Burdette Phone 512/637-0482 Date 4/27/2012



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.



NOT TO SCALE

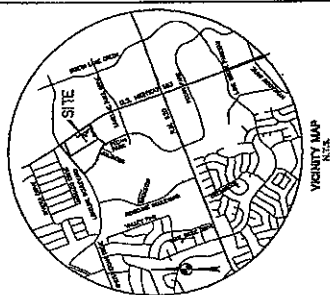
LEGEND

SHOPPING CENTER

SIGN PLAN

- | | |
|------------|--|
| A-1 | 35' MULTI-TENANT PYLON SIGN
Sign Area: 293.7 Sq. Ft. |
| A-2 | 20' MULTI-TENANT PYLON SIGN
Sign Area: 120.8 Sq. Ft. |
| B-1 | 9.5' MONUMENT SIGN (HEB)
Sign Area: 64.8 Sq. Ft. |
| B-2 | 9.5' MONUMENT SIGN (ALAMO)
Sign Area: 58.1 Sq. Ft. |
| B-3 | 9.5' MONUMENT SIGN (2 Tenants)
Sign Area: 61.5 Sq. Ft. |
| C | 10.5' MONUMENT SIGN (Fuel Sign)
Sign Area: 44.9 Sq. Ft. |

25.345 ACRES
THE PARK AT LAKELINE, LTD.
DOC. NO. 2008083074

LAKELINE RETAIL SUBDIVISION SECTION I

UNBDA

- * 1/2" IRON ROD FOUND
 * 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
 O 1/2" IRON ROD WITH CAP SET
 ▲ P.K. NAIL FOUND
 ***** COTTON SPINDLE FOUND
 P.O.B. POINT OF BEGINNING
 . . . SIDEWALK

BEARING BASIC: OF THE SURVEY SHOWN HEREON, IS THE TEXAS
RANGE BEARING BASIS, NAD 83(93), UTILIZING LCRA
1983 CONTROL MONUMENTS E107-002, A212-001 AND A211-001.

LAKELINE RETAIL SUBDIVISION

OWNER: 153 BLW, LP
ACREAGE: 37.983 ACRES
SURVEY: RACHEL SAUL SURVEY, ABS. NO. 551

NO. OF BLOCKS: 1
NO. OF LOTS: 5
NEW STREETS: NONE
DATE: JUNE 7, 2011

DATE: JUNE 7, 2011
SURVEYOR: BURY+PARTNERS, INC.
ENGINEER: BURY+PARTNERS, INC.
ENCH-MARK: 1/2 REBAR WITH CHAPARRAL

ENGINEERS: BURT PARTNERS, INC.
 REFERENCE MARK: 1/2 REBAR WITH CAP FOUND, ±200'
 NORTH OF THE NORTHEAST CORNER OF
 LAKELINE WALL, SOUTHEAST AND PECAN PARK
 BOULEVARD, ±8.5' FROM THE BACK OF CURB,
 ±108' SOUTH OF A LIGHT STANDARD AND ±22'
 NORTH OF 2 ELECTRIC MANHOLES.
 ELEVATION: 22.01

b Bury+Partners

UNION

221 West Sixth Street, Suite 600, Austin, Texas 78701
Tel. (512)326-0011 Fax (512)326-0326
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Order by KWA Amount Due: \$111 Product No.: 0010034510001 085 ☒ Yes H:\000345\001\0014900101.4.doc

C8-2011-0075.0A

SHEET
LAKELINE HOTEL FINAL PLAT
CAB. FF. SLS. 181-182

50

PHOTOGRAPHIC

LAKELINE MARKET

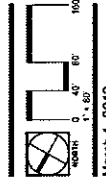
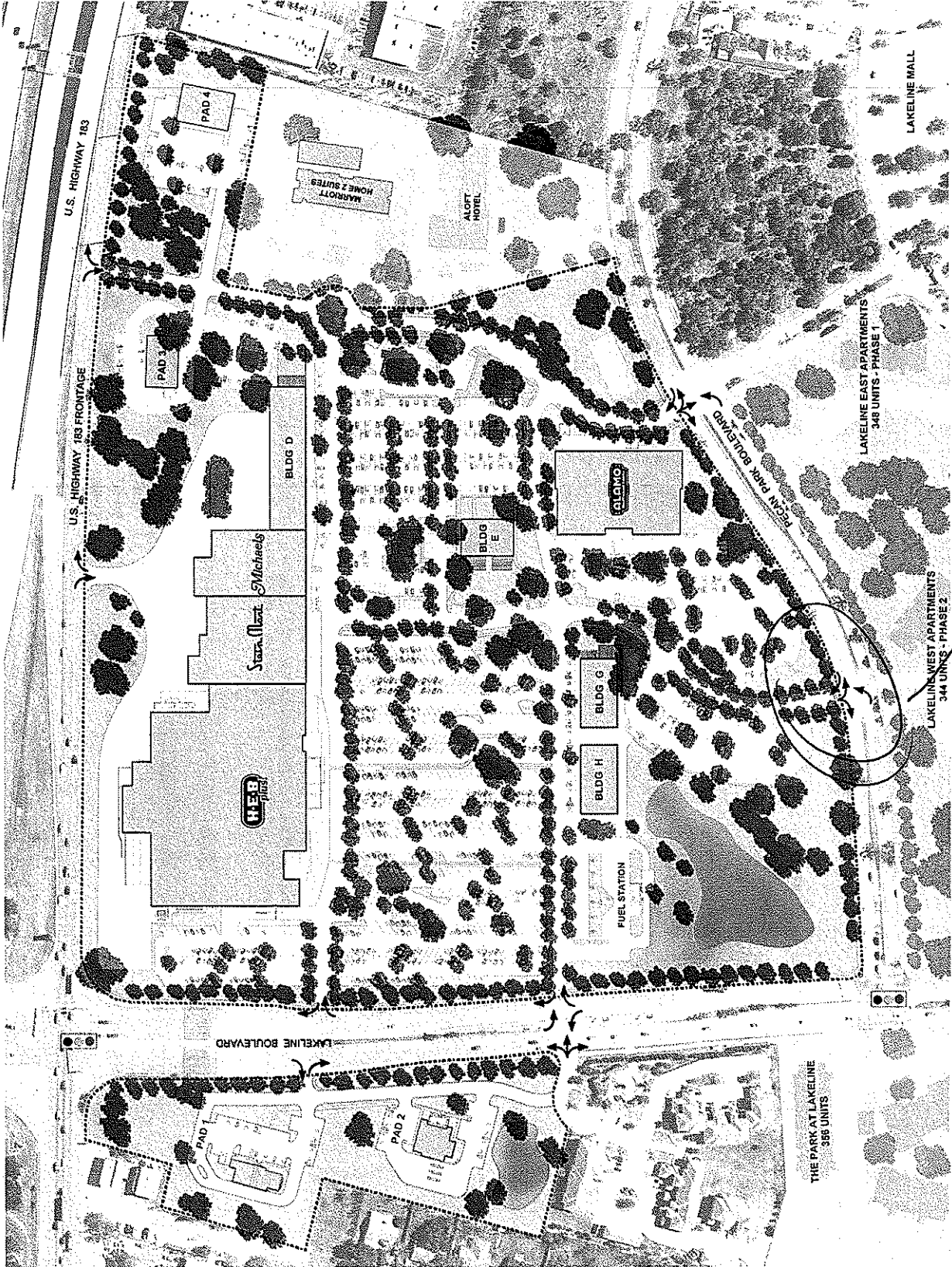
DEVELOPMENT SUMMARY

BUILDING	117,800 SF
WCB	33,000 SF
Michaels	21,440 SF
Alamo Drifthouse	36,400 SF
Building D	20,300 SF
Building E	7,000 SF
Building G	9,100 SF
Building H	8,100 SF

PARKING
TOTAL REQUIRED: 1,230
TOTAL PROVIDED: 1,322

PAD 1:	2.29 Acres
PAD 2:	2.11 Acres
PAD 3:	2.21 Acres
PAD 4:	2.14 Acres

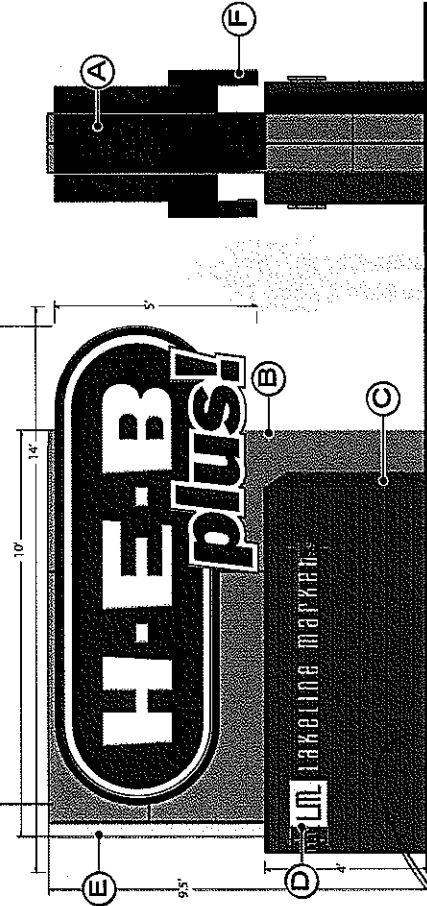
- Barshop & Otis Property
- Adjacent Development



March 1, 2012

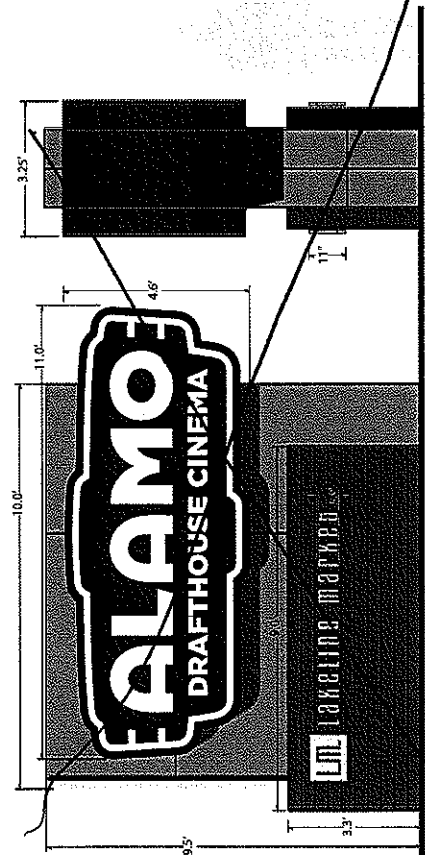
sign
→ 3rd freestanding

407 RADAM LANE, A-100
AUSTIN, TEXAS 78745
O: 512.326.9333
F: 512.326.9302
WWW.IONART.COM



B-1 MONUMENT SIGN (HEB only)
SCALE 1/8" = 1'

HEB	58.8	Sq. Ft.
SITE ID	6.08	Sq. Ft.
SIGN AREA	64.88	Sq. Ft.
TOTAL STRUCTURE	121.376	Sq. Ft.



B-2 MONUMENT SIGN (ALAMO only)
SCALE 1/8" = 1'

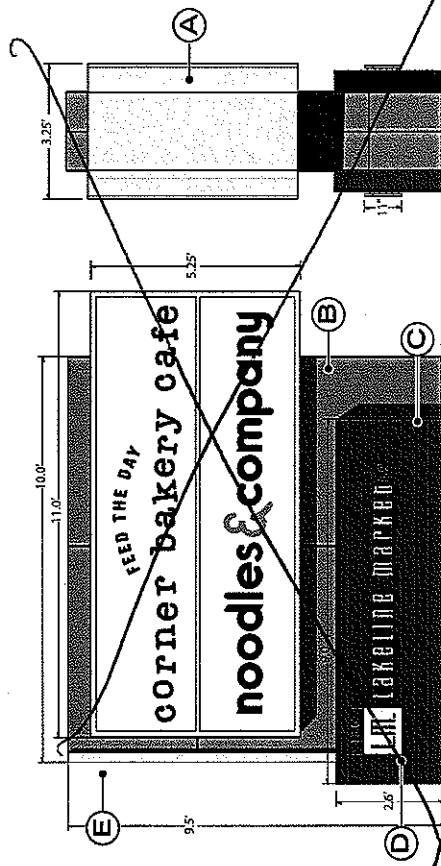
ALAMO DRAFTHOUSE	51.6	Sq. Ft.
SITE ID	6.5	Sq. Ft.
SIGN AREA	58.1	Sq. Ft.
TOTAL STRUCTURE	117.12	Sq. Ft.

B-1 & B-2 SPECIFICATIONS

- A** HEB / ALAMO logos are aluminum sign cabinet with polycarbonate faces, internally illuminated with fluorescent bulbs.
- B** Internal structure with aluminum cladding. Painted to match concrete.
- C** Decorative cladding to match Certainteed Weather Board Lap Siding (Maple).
- D** Routed aluminum, Lakeline Market logo and text mounted on 2 sides, may be landscape lit.
- E** Metal accent banding. Color to match SW #7016, "Mindful Grey".
- F** "Plus!" logo is a 5" deep aluminum channel cabinet w/ polycarb. face, internally illuminated with LED's.

B-3 SPECIFICATIONS

- A** Internally illuminated, extruded, multi-tenant, sign cabinets with white lean sign faces prepared for tenant vinyl.
- B** Internal structure with aluminum cladding. Painted to match concrete.
- C** Decorative cladding to match Certainteed Weather Board Lap Siding (Maple).
- D** Routed aluminum, Lakeline Market logo and text mounted on 2 sides, may be landscape lit.
- E** Metal accent banding. Color to match SW #7016, "Mindful Grey".



B-3 MONUMENT SIGN (Restaurants)
SCALE 1/8" = 1'

2 TENANTS	55	Sq. Ft.
SITE ID	6.5	Sq. Ft.
SIGN AREA	61.5	Sq. Ft.
TOTAL STRUCTURE	114.5	Sq. Ft.

IF YOU ARE NOT TO PLACE, INDICATE YOUR VOLUME HERE

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JOB#