

CASE #

C16-2012-0013  
ROW-10814835  
TP-0236120308

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: 8107 Research Blvd.

LEGAL DESCRIPTION: Subdivision - Portion of lot 2 Ben Hur Subdivision

Lot(s) 2 Block Outlot Division

I, Jim Bennett as authorized agent for Covert Chrysler, Dodge, Jeep affirm that on  
8/1/12, hereby apply for a hearing before the Sign Review Board for consideration:

ERECT - ATTACH - COMPLETE - REMODEL -- MAINTAIN

A sign providing a total height of 45 ft.

in a CS - NP zoning district, located within the Expressway Corridor Sign District.

*(North Austin Civic Assoc)*  
NP  
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:

the sign is located toward the center portion of the site in order to get the maximum exposure possible, but due to the elevated Research Blvd roadway and the Lamar Blvd under pass the sign cannot be seen to properly identify the business.

OR,

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

because of the placement of the sign it will not interfere with any other business signs in the area.

OR,

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

the purpose of the ordinance is to allow for a reasonable opportunity to advertise the business, and to reduce congestions and increase safety of the traveling public.

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:

several similar businesses along this portion and other portion of the elevated roadways have taller signs. The proposed sign will not block or interfere with any other signs.

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 \_\_\_\_\_ Mail Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed Name \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_

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 entire front of our property faces an elevated freeway. The existing sign is not visible when travelling either direction on the freeway. A taller sign would be of similar height of most others along the roadway.

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: Most all of the signs along this roadway are taller and are visible from the elevated freeway. This is not putting us at a competitive disadvantage.

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, TX 78748

Printed Jim Bennett Phone 282-3079 Date 8/1/12

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 Buddy Hagman Mail Address 8107 Research -

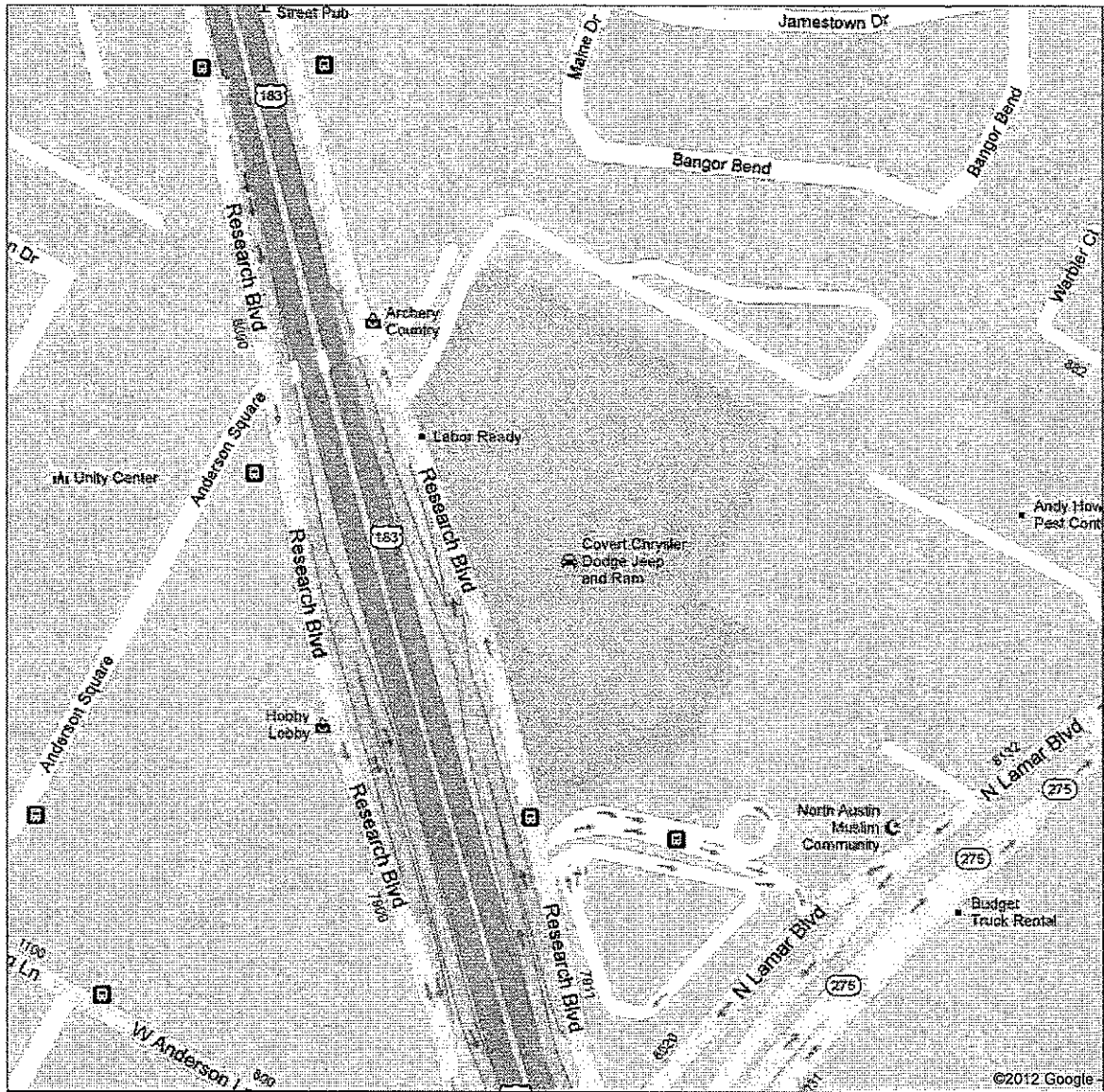
City, State & Zip Austin, TX 78758

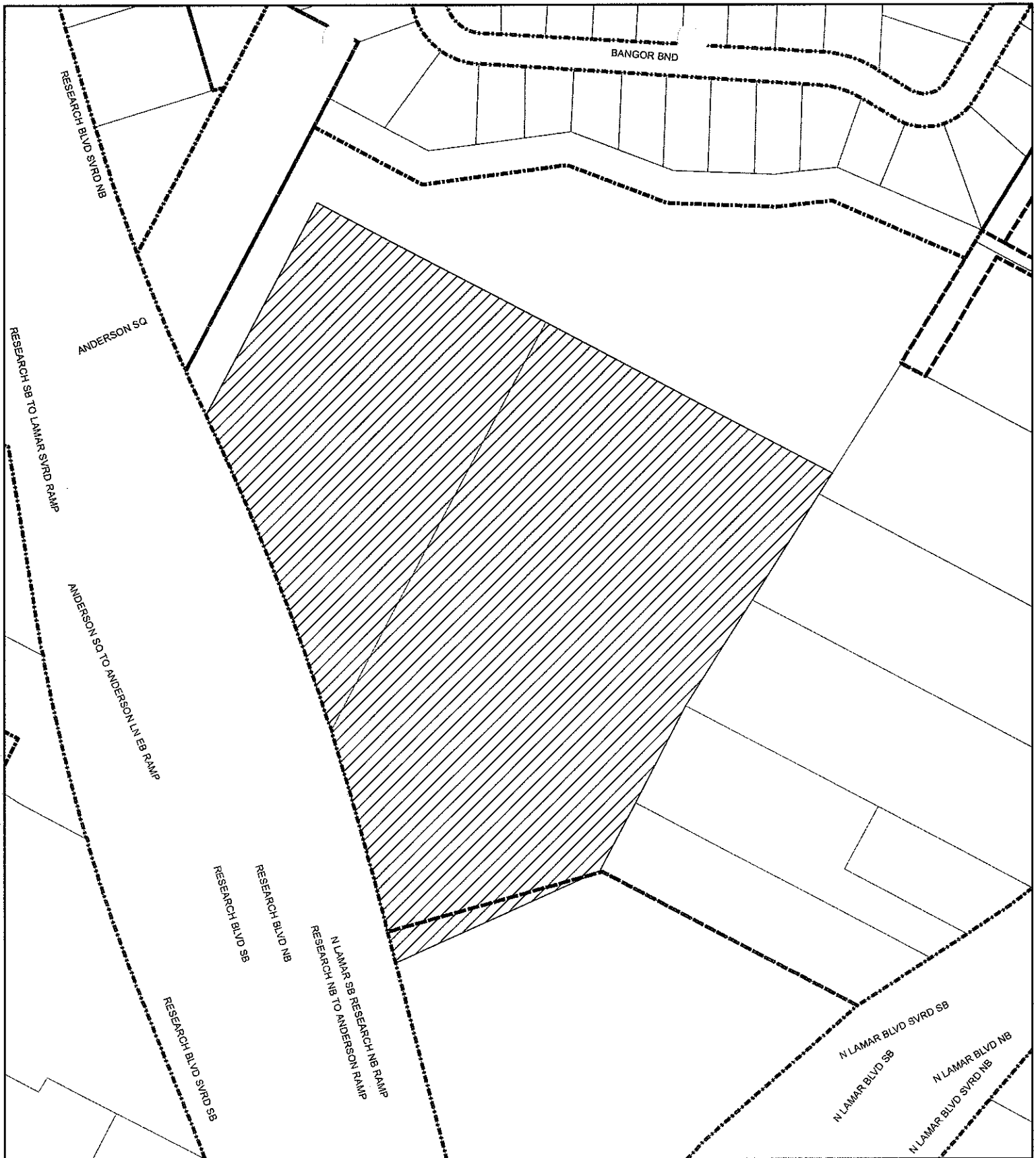
Printed Buddy Hagman Phone 512-730-3780 Date 7/17/12

Google

Get Google Maps on your phone

Text the word "GMAPS" to 466453



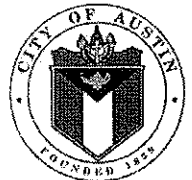


SUBJECT TRACT



ZONING BOUNDARY

CASE#: C16-2012-0013  
LOCATION: 8107 RESEARCH BLVD



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.

NOTES CORRESPONDING TO SCHEDULE "B"

1. The Survey was made by the Surveyor General of the State of Texas, and the same is hereby certified to be correct and true.

2. The Survey was made by the Surveyor General of the State of Texas, and the same is hereby certified to be correct and true.

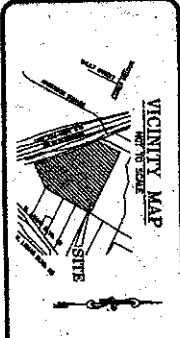
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STATEMENT OF ENCROACHMENTS

A statement of all encroachments on the land described in this survey.



ZONING NOTES

The land described in this survey is located in the City of Austin, Texas, and is zoned for residential use. The zoning regulations require that the land be used for residential purposes and that the buildings be constructed in accordance with the zoning code.

LAND AREA  
1.0000 AC.

MISCELLANEOUS  
1.0000 AC.

PARKING STALLS  
1.0000 AC.

CURVE DATA  
1.0000 AC.

GENERAL NOTES

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LEGEND

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BASIS OF BEARINGS

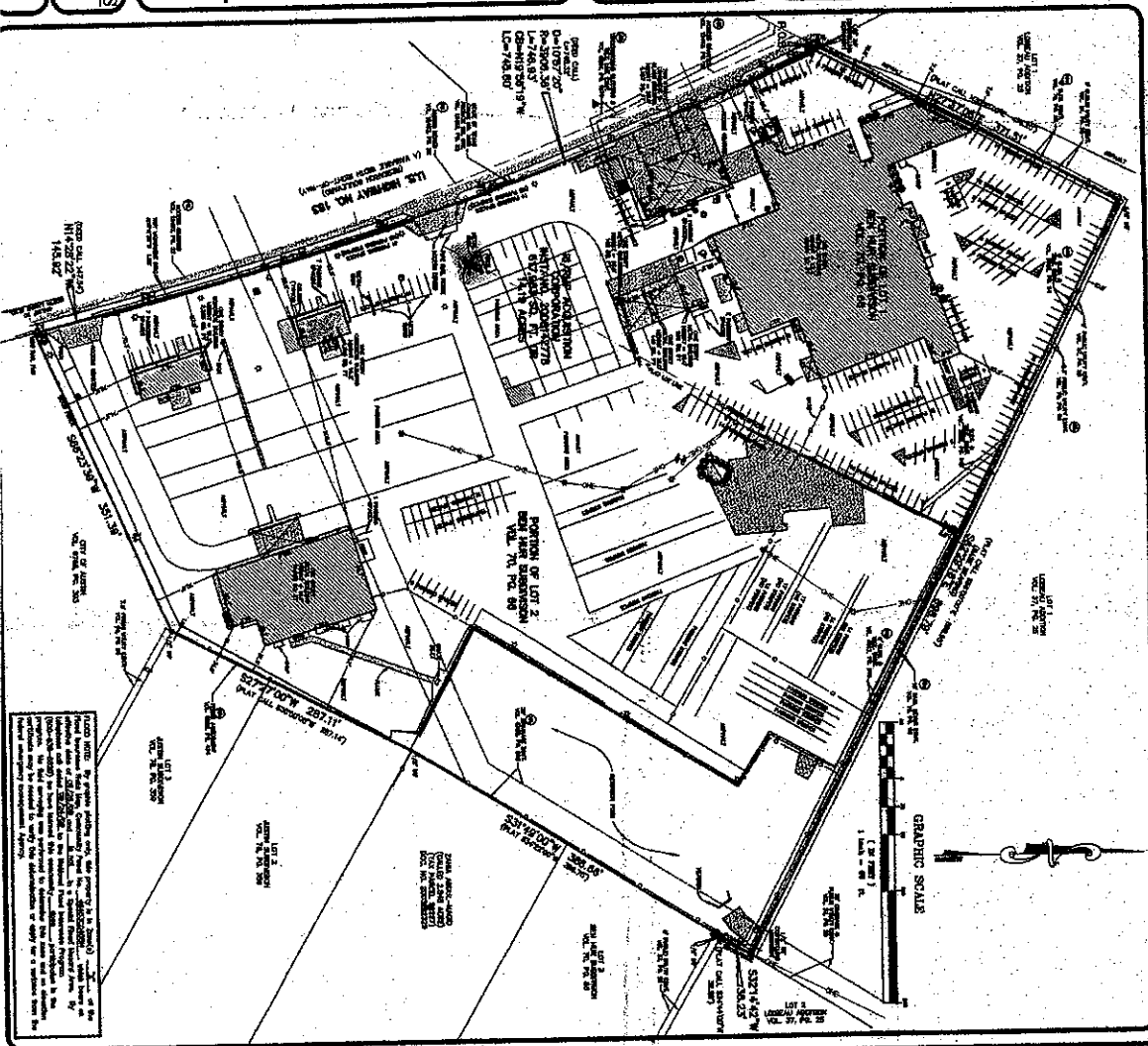
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LEGAL DESCRIPTION

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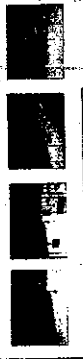
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PROPERTY PICTURE



ADJACENT LAND TITLE SURVEY

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REVISION

NO.	DATE	REVISION
1.	10/14/00	GENERAL REVISIONS
2.	08/27/00	GENERAL REVISIONS
3.	DATE	
4.	DATE	
5.	DATE	

SHIRT TITLE  
RI/RMP ACQUISITION CORPORATION  
PROJECT  
8107 RESEARCH BOULEVARD  
AUSTIN, TEXAS

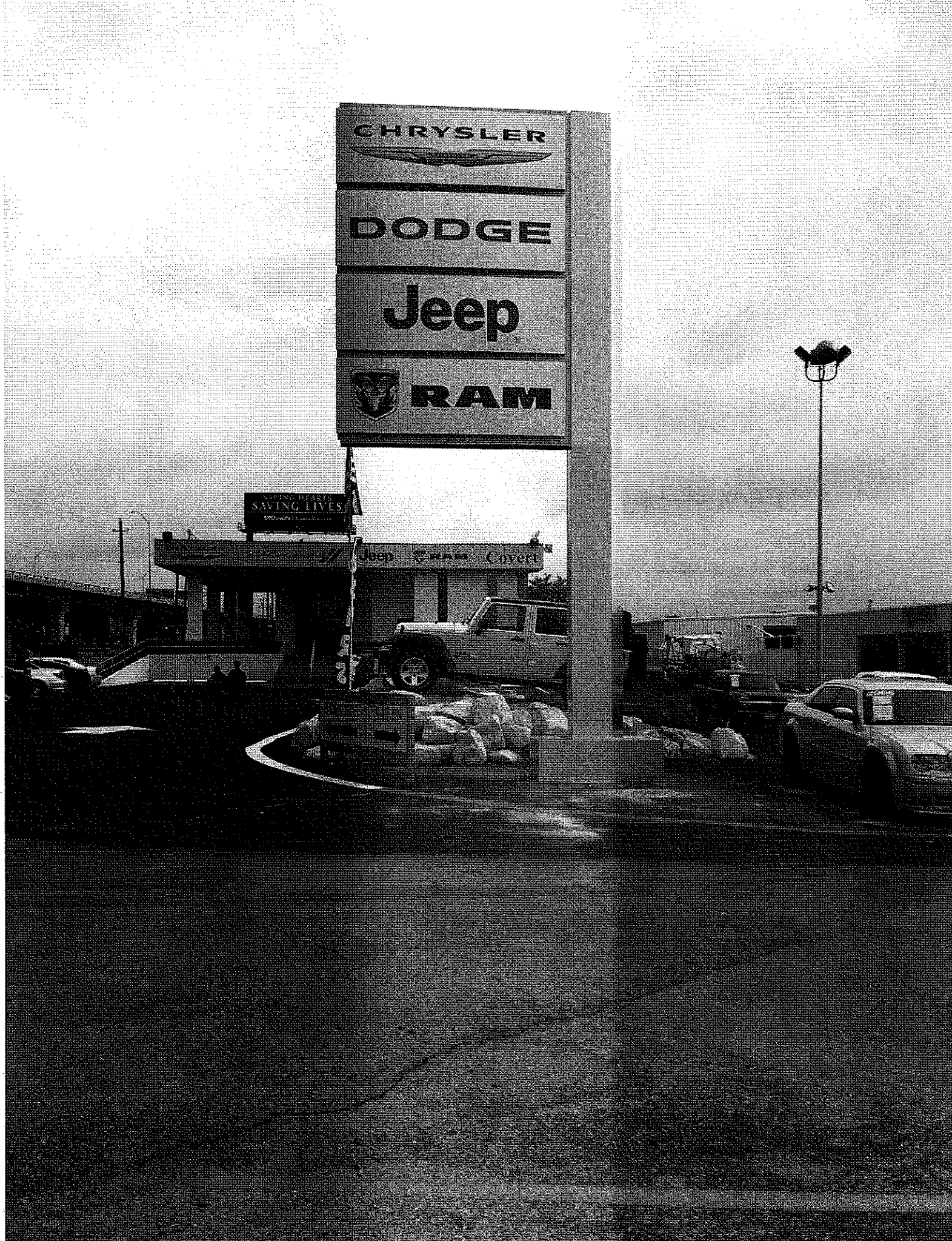
OLD REPUBLIC  
17330 Preston Road, Suite 150A  
Dallas, Texas 75252  
P:(469) 737-7000 F:(469) 737-7070

SHEET  
1 OF 1

0R090785











**REPURPOSE EXISTING SIGNAGE**  
SCALE: NTS

- REMOVE AND RE-ENGINEER EXISTING SIGN TO ELEVATE TO A 50'-0" OVERALL HT.
- INSTALL SECOND STEEL-SUPPORT;
- FABRICATE MATCHING POLE COVER:



EXISTING SIGNAGE