

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

**DATE: Aug 13, 2012**

**CASE NUMBER: C16-2012-0011**

☒ Y Jeff Jack  
☒ Y Will Schnier - Michael Von Ohlen absent  
☐ - Nora Salinas absent  
☒ Y Fred McGhee  
☒ Y Susan Morrison **2<sup>nd</sup> the Motion**  
☒ Y Melissa Hawthorne  
☒ Y Heidi Goebel **Motion to Deny**

**APPLICANT: Kevin Hull**

**OWNER: Bryan Hardeman**

**ADDRESS: 3400 STECK AVE**

**VARIANCE REQUESTED:** The applicant has requested a variance to increase the maximum sign height of a freestanding sign requirement of Section 25-10-130 (G) (1) from 30 feet above frontage street pavement grade to 60 feet above frontage street pavement grade in order to erect a freestanding sign for an Automotive Sales use in an "LI", Limited Industrial zoning district. (Commercial Sign District)

**BOARD'S DECISION:** July 9, 2012 POSTPONED TO AUG. 13, 2012

AUG 13, 2012 - The public hearing was closed on Board Member Heidi Goebel motion to Deny, Board Member Susan Morrison second on a 6-0 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

August 23, 2012

**VIA EMAIL ([susan.walker@austintexas.gov](mailto:susan.walker@austintexas.gov))**  
**and HAND-DELIVERY**

Board of Adjustment and Sign Review Board  
c/o Susan Walker  
City of Austin  
505 Barton Springs Road  
Development Assistance Center, 1<sup>st</sup> Floor  
Austin, Texas 78704

Re: Request for Reconsideration - Case No. C16-2012-0011,  
Kevin Hull and Bryan Hardeman for 3400 Steck Avenue

Dear Ms. Walker:

This letter is the applicants' request for reconsideration of the Board's action on the above-referenced case at its August 13, 2012, meeting pursuant to Article 4.G. of the Rules of Procedure for the Board of Adjustment and Sign Review Board. The request is filed by our firm on behalf of the applicants.

We respectfully request that the board reconsider its denial of the variance to allow additional height of a free standing sign on the property. We believe the Board erred in its decision on the request because it did not have an opportunity consider all information pertinent to the case board at the time of the original hearing, as follows:

Austin

• • • •

Dallas

• • • •

Houston

1. at the time of the hearing, the applicant had not yet had an opportunity to discuss the case with the surrounding neighborhood association, neighborhoods, and interested parties. We have now done so;
2. at the time of the hearing, information concerning the exact topography of the site and the surrounding tracts was not available, and such information has now been obtained;
3. inaccurate and incomplete information was presented by citizens about visibility of the sign from neighboring residential properties and MoPac Expressway; and
4. conflicting information was presented at the hearing concerning the height and size of other signs in the vicinity, and applicant has obtained information to clarify that several other signs in the vicinity are as large and tall as the subject sign.

**RECEIVED**  
AUG 23 2012

Board of Adjustment and Sign Review Board  
c/o Susan Walker  
August 23, 2012  
Page 2

The case should be reconsidered so that the Board has an opportunity to review this additional information and deliberate with regard thereto. We request that this request be placed on the board's next agenda for action. Thank you, and please contact me if any additional information is needed.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nikelle Meade".

Nikelle Meade

cc: Bryan Hardeman  
Will Hardeman  
Kevin Hull

**North Shoal Creek Neighborhood Association**  
Post Office Box 66443  
Austin, Texas 78766-0443

August 7, 2012

City of Austin  
Planning & Development Review Department  
ATTN: Susan Walker  
P. O. Box 1088  
Austin, TX 78767-1088

Re: Case Number C16-2012-0011-3400 Steck Avenue

Dear Ms Walker:

The North Shoal Creek Neighborhood Association objects to the variance requested to permit a 60 foot tall sign at the Honda dealership. The 30 foot tall sign restriction is not considered a hardship warranting a waiver in this case. A 60 foot sign at this location is not justified.

Any sign at the proposed location would not be visible from the main lanes of Mopac north of Steck Avenue due to the height of the large building adjacent to Mopac and the lanes being lowered under the Steck overpass. Since part of the Honda building is visible from the main lanes and access roads south of Steck Avenue, it is believed that a 30 foot sign would likewise be visible.

The 30 foot sign for Lowes across Steck from Honda is visible from Steck Avenue west of Mopac and from the overpass over Mopac. A 30 foot sign is believed to be adequate to help motorists locate the dealership.

Sincerely,

  
Kenneth R. Webb

President,  
North Shoal Creek Neighborhood Association



VIA HAND DELIVERY

Board of Adjustment and Sign Review Board  
c/o Susan Walker  
City of Austin  
505 Barton Springs Road  
Development Assistance Center, 1st Floor  
Austin, Tx. 78704

RECEIVED  
SEP 10 2012

RE: Request for Reconsideration - Case No. C16-2012-0011  
Kevin Hull and Bryan Hardeman for 3400 Steck Avenue

Dear Ms. Walker,

This correspondence is written in opposition to the above-referenced applicant's request for reconsideration of the actions of the Board of Adjustment and Sign Review Board at the August 13 hearing pursuant to Article 4 G of the Rules of Procedure of the board. I respectfully request this letter be filed as part of the permanent record in Case No. C16-2012-011 and made available for review to all board members of the Board of Adjustment and Sign Review Board prior to any vote on the above-referenced applicant's Request for Reconsideration.

My name is Vicki McFadden; I have been a resident of the North Shoal Creek neighborhood for over 17 years, a past board member of the North Shoal Creek Neighborhood Association (NSCNA) and live very close to the site at 3400 Steck Avenue. The views expressed in this correspondence represent my personal views as well as the views of many of the neighboring residents of North Shoal Creek.

The applicant argues the Board of Adjustment and Sign Review Board erred in its judgment on August 13 in denying the applicant's request for a variance in order to establish a 60 foot sign on Steck Avenue and is requesting the board reconsider its decision and grant a rehearing based on Article 4 G of the Rules of Procedure of the Board of Adjustment and Sign Review Board. It is our position that the board did not err in its judgment in denying the request and would like to respectfully submit this response to the applicant's filing for Reconsideration dated August 23, 2012 outlining the reasons we believe, according to the Rules of Procedure, the board did not err in its judgment and the denial should be upheld.

We will begin by addressing the Rules of Procedure for the Board of Adjustments and Sign Review as they relate to this case and follow with our response to the applicant's offered reasons they believe the board erred in its judgment to deny the variance.

Under Article 4(G)(2) "A request to reconsider shall state clearly how the Board erred in its determination, why the action should be reconsidered, and be supported by new or clarified evidence." In the applicant's filing for reconsideration, they ".....believe the Board erred in its decision on the request because it did not have an opportunity (sic) consider all the information pertinent to the case board (sic) at the time of the original hearing...."

Article 3 outlines the Substantive Requirements for Variances and Article 3 A(1) clearly puts the burden on the applicant to provide all required information for the board to base its decision stating "An applicant for a variance shall contain information addressing each of the factual elements upon which the board must base the required findings." Without this rule placing

the burden of proof on the applicant to provide all pertinent information at the first hearing, there would always be an open invitation for applicants to continually ask for reconsideration when the client has not fully met his evidentiary burden and wants another chance to add additional information that arguably was readily available to be presented at the decisive hearing.

It is a circular argument that the board erred because they did not have the opportunity to consider all information pertinent to the case when the burden is on the applicant to provide to the board all information pertinent to the case.

We would now like to respond with four corresponding paragraphs to applicant's Request for Reconsideration filed with Susan Walker on August 23, 2012 wherein the applicant submitted four reasons they believed the board erred in denying the variance on August 13, 2012. They are as follows:

**1. Applicant argues there had not been an opportunity to discuss the case with surrounding neighborhood associations, neighborhoods and interested parties.** However, in discussions with Friends of North Shoal Creek held on August 27, Will Hardeman admitted that he knew when he purchased the property that a variance would be needed for signage of the type requested. According to Travis County Appraisal District records, the property was purchased by Mr. Hardeman's business, Continental Cars on April 25, 2007. During that five-year period neither Mr. Hardeman nor any of his representatives solicited input from the surrounding neighbors concerning how a construction site and business of this magnitude would impact the neighborhood. Mr. Hardeman did not initiate discussions concerning increased traffic, lighting and sound issues, environmental issues as well as any other concerns having a "substantially adverse impact upon neighboring properties" until a week before the planned opening of the dealership and the variance had been denied.. See Art. 3 C(2) of the Board of Adjustment and Sign Review Board Procedures.

**It is the position of the interested parties opposing the variance that there has been more than sufficient time for applicants to contact, hold discussions and negotiate with the neighboring community prior to the variance request on August 13, 2012.** It is our position that granting applicant's request for a rehearing based on this argument does a disservice to the neighbors and all interested parties who have been available for discussions since the inception of applicant's plans to build the largest Honda dealership in the United States. Granting a rehearing further fails to hold the dealership accountable for waiting until a week before a planned opening to request input from the neighborhood on a sign variance that was anticipated for five years.

Since the denial of the variance, applicant met with members of Friends of North Shoal Creek and NSCNA and both neighborhood associations maintain their opposition to the variance as expressed at the August 13 hearing.

**2. Applicant argues at the time of the hearing, information concerning the exact topography of the site and surrounding tracts was unavailable.** Art. 3 C(1) of the board's Rules of Procedure states one of the findings for granting the sign variance must be "the variance is necessary because strict enforcement of the provisions of the sign regulations prohibit any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site, such as its dimensions, landscaping or *topography*...." (emphasis added)

Again, this project has been in planning since its purchase in April of 2007 and it would have been impossible for the dealership, the engineers and architects of this property to not have

access to topography maps in order to prepare the site for construction. Mr. Hardeman informed neighbors on August 23, that during construction, First Texas Honda removed underground gas tanks for environmental reasons. It is certainly reasonable to infer knowledge of the topography of the site was essential to the removal of these dangerous underground gas tanks.

**The argument that owners of the property would not have done due diligence in beginning construction on a project of this magnitude with no prior knowledge of the topography is untenable and warrants no consideration.**

**3. Applicant argues inaccurate and incomplete information was presented by the citizens about visibility of the sign from neighboring residential properties and Mopac Expressway, yet offers no evidence of the statements applicant contends are inaccurate or incomplete.**

**At a meeting with NSCNA on September 4, 2012, Nikelle Meade, applicant's attorney was asked to clarify this vague statement and cite specifically the "inaccurate and incomplete information" alleged to have been presented by the citizens and Ms. Meade failed to cite the specific statements she is alleging were inaccurate.**

**Applicant was represented at the Board of Adjustment and Sign Review Board on August 13 by legal counsel from one of the most prestigious law firms in the state. Note that the neighborhood associations and concerned citizens were not represented by counsel. Applicant's attorney, Nikelle Meade had ample opportunity to rebut any perceived inaccuracies at the time of the hearing. To grant a rehearing on this basis, is to reward Brown McCarroll and it's representatives for being less prepared than necessary to combat neighborhood arguments. It is certainly an anticipated argument that sign visibility in the neighborhood and from Mopac would be a major component of opposition from the neighborhood. Applicant had access to prior written comments from neighbors who presented their concerns, many of which focused on the visibility of the sign from the neighborhoods. This argument warrants no further consideration as applicant should have anticipated visibility would be a concern of the neighbors and applicant had an opportunity to address this issue fully at the August 13 hearing.**

**4. Finally, applicant argues conflicting information was presented at the hearing concerning the height and size of other signs in the vicinity and applicant has now obtained information to clarify that several other signs in the vicinity are as large and tall as the subject sign.**

**At a meeting with NSCNA on September 4, Nikelle Meade conceded that there are no other free-standing advertising signs in the area that are 60 feet high, therefore applicant's argument is false and therefore should not be considered. When questioned, Ms. Meade clarified that she was speaking of the flag pole at Mopac and Steck.**

**Neighborhood representatives presented photographic evidence of the other signs in the neighborhood on August 13, and the height and size of other signs in the vicinity is a foreseen argument that applicant had ample opportunity to address at the last hearing and does not warrant a reconsideration. Basically, First Texas Honda is asking the board for a "Do Over" because they were not fully prepared on August 13 to address neighborhood concerns that should have been fully anticipated. Under the board's Rules of Procedure the applicant does not meet the criteria necessary for the board to grant a Reconsideration.**

**In summary and conclusion, all the "additional information" applicant cites in their**

argument that the board erred in its judgment was readily available to legal counsel and the property owners prior to the hearing on August 13 and counsel had the opportunity to address those issues prior to the decision of the board to deny the variance. It is the duty of legal counsel to foresee all possible arguments and opposition and address them at the proper time in the proper forum. Legal counsel had access to written comments from the neighborhood prior to August 13 and the applicant had more than five years to confer with surrounding neighborhoods in regards to the adverse impact the dealership may or may not impose and chose not to do so until the sign variance had been denied.

Further, legal counsel had access to files and information from attorneys, engineers and architects and any other prior representatives of First Texas Honda for review prior to presenting their case on August 13. For these reasons, we respectfully request the Board of Adjustment and Sign Review Board deny applicant's request for reconsideration and sustain the board's decision of August 13, 2012 to deny the variance.

Sincerely,

A handwritten signature in black ink, appearing to read "Vicki McFadden", with a long, sweeping horizontal line extending to the right.

Vicki McFadden  
2706 Benbrook Drive  
Austin, Tx. 78757

## 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
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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

MARY ARNETT

Your Name (please print)

3209 A MOSSROCK DR 78757

☐ I am in favor  
☒ Object

Your address(es) affected by this application

Mary Arnett

Signature

Date

Daytime Telephone: 512 803 1540

Comments: MOORAC IS DESIGNATED A

SCENIC HIGHWAY. THIS VARIANCE

REQUEST WOULD SET A PRECEDENT

FOR THE ENTIRE CORRIDOR. PLEASE

PRESERVE OUR VIEWS ON MOORAC.

THE APPEAL SHOULD BE DENIED. THERE

IS NO NEW EVIDENCE + THE BOARD DID

NOT ERR.

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

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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

*Patricia Courtwright*  
Your Name (please print)

☐ I am in favor  
☒ I object

8507 Stillwood Ln, Austin, Tx 78757  
Your address(es) affected by this application

*Patricia Courtwright*  
Signature

9/6/12  
Date

Daytime Telephone: 512/452-5339

Comments: *I don't see any reason for such a tall sign (60') as there are no obstructions near the front Ryan blade direction to sign and a high sign.*

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

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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

PATRICIA SULLIVAN

Your Name (please print)

8712 MURRAY DRIVE

Your address(es) affected by this application

Patricia Sullivan

Signature

9/14/12

Date

Daytime Telephone: 512-458-4480

Comments: Honda's address in 3400 Steck.

There is an exit onto Steck Ave from the front of the house and one from the back - easy exit, good signage.

We strongly participate in Austin's car - which more

adapts. There is no need for a 60' sign.

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

☐ I am in favor  
☒ I object

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**Case Number:** C16-2012-0011 – 3400 Steck Avenue

**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Sign Review Board, September 17th, 2012

*Mrs. Montie J. Simpson*

Your Name (please print)

*8410 Millway Dr.*

Your address(es) affected by this application

*Austin TX*

Signature

Date

Daytime Telephone: *512-459-0595*

Comments:

*I am against the appeal.*

*I know the restrictions on the sign when they bought the property. The restrictions are the same everywhere. Please, make them abide by the rules of the neighborhood.*

*Montie J. Simpson*

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

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--



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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

Your Name (please print)

*John Cooper*

☐ I am in favor  
☒ I object

Your address(es) affected by this application

*7450 Waco Road*

Signature

Date

Daytime Telephone:

*787-1214*

Comments:

*207 is cream  
heights of Sign &  
Houder*

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

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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

Susan Ross

Your Name (please print)

2703 Benbrook Dr Austin TX 78757

Your address(es) affected by this application



Signature

Date

Daytime Telephone: 512-6571656

Comments:

A modest sign is fine but a 60' sign is obscene. Everyone finds locations using smart phones & GPS - a large sign towering is not necessary. We need to keep the scenic by Mopac not create a billboard mentality.

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

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

## PUBLIC HEARING INFORMATION

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Case Number: C16-2012-0011 - 3400 Steck Avenue  
 Contact: Susan Walker, 512-974-2202  
 Public Hearing: Sign Review Board, September 17th, 2012

Deanna Toner  
 Your Name (please print)

☐ I am in favor  
☒ I object

8604 Stillwood Ln. Austin, TX 78757  
 Your address(es) affected by this application

Deanna Toner 9-6-12  
 Signature Date

Daytime Telephone: 512-453-6667

Comments: As a resident of the neighborhood, I am against the 60 foot sign appeal, and I am also against the variance.

If you use this form to comment, it may be returned to:  
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 Susan Walker  
 P. O. Box 1088  
 Austin, TX 78767-1088

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**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Sign Review Board, September 17th, 2012

Your Name (please print) F J McFERRIN

☐ I am in favor  
☒ I object

Your address(es) affected by this application 8001 STECKWOOD LN

F J McFerrin 9/6/12  
 Signature Date

Daytime Telephone: (512) 451-2752

Comments: \_\_\_\_\_

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Case Number: C16-2012-0011 - 3400 Steck Avenue  
Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

*MARIA FLANNERY*

Your Name (please print)

☐ I am in favor  
☒ I object

*3600 STELLWOOD LN*

Your address(es) affected by this application

*Maria Flannery*

Signature

*9/6/12*

Date

Daytime Telephone: *459-5522*

Comments: *I have lived at North Shoal Creek neighborhood since 1977. I was against the appeal. It has been denied. We have been through it before. They can have a 30' high sign.*

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P. O. Box 1088  
Austin, TX 78767-1088

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Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

TEX R. FLANNIKEN

Your Name (please print)

☐ I am in favor  
☒ I object

8600 STILLWOOD LANE AUSTIN, TX 78757-6943

Your address(es) affected by this application

Tyler R. Flanniken

Signature

Date

Daytime Telephone: 512 459-5522

Comments: THE REQUEST FOR THE VARIANCE SLAPS

AT THE CITY'S PROTECTION OF ZONING DISTRICTS  
AND NEARBY NEIGHBORHOODS, ZONING REGULATIONS ARE  
PUT IN PLACE FOR THE BENEFIT OF THE MANNY, PLEASE  
DENY THIS REQUEST FOR A VARIANCE TO DOUBLE THE  
SIGN HEIGHT FROM 30 FEET TO 60 FEET AS REQUESTED  
IN CASE #: C16-2012-0011. MUCH OBLIGED.

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

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P. O. Box 1088  
Austin, TX 78767-1088

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**Case Number:** C16-2012-0011 - 3400 Steck Avenue

**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Sign Review Board, September 17th, 2012

Your Name (please print)

W L D E NSON

☒ I am in favor  
of this object

Your address(es) affected by this application

8603 Stillwood Dr

Signature

W L Denson

Date

Daytime Telephone:

512-451-263

Comments:

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

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Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

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**Case Number: C16-2012-0011 – 3400 Steck Avenue**

**Contact: Susan Walker, 512-974-2202**

**Public Hearing: Sign Review Board, September 17th, 2012**

TERAY HORN

Your Name (please print)

8607 DENNIS GAIL DR

AUSTIN TX 78757

Your address(es) affected by this application

[Signature]

Signature

9-6-12

Date

Daytime Telephone: (512) 452-5068

Comments:

☐ I am in favor  
☒ I object

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

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**Case Number:** C16-2012-0011 - 3400 Steck Avenue

**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Sign Review Board, September 17th, 2012

Palline Denson  
Your Name (please print)

8603 Stillwood Ln.

Your address(es) affected by this application

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

Palline Denson 9-6-12  
Signature Date

Daytime Telephone: 512-451-2163

Comments:


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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

Your Name (please print)

Teri Rodriguez

☐ I am in favor  
☒ I object

Your address(es) affected by this application

8503 Rockwood Lane Austin, TX 78757

[Signature]

Signature

Date

Daytime Telephone:

512-451-2131

Comments:

Variance will establish  
a precedent for other businesses  
in our vicinity/neighborhood,

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

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P. O. Box 1088

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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

Thomas Rodriguez

Your Name (please print)

8503 Rockwood Ln Austin, TX 78757

Your address(es) affected by this application

*[Signature]*

Signature

9/6/2012

Date

Daytime Telephone: 512-870-7306

Comments:

The variance does NOT conform with MOPAC designation as a "Scenic Highway" and will cause other businesses to demand the same obstructive heights cluttering the skyline.

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

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Susan Walker  
P. O. Box 1088  
Austin, TX 78767-1088

☐ I am in favor  
☒ I object

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**Case Number: C16-2012-0011 – 3400 Steck Avenue**  
**Contact: Susan Walker, 512-974-2202**  
**Public Hearing: Sign Review Board, September 17th, 2012**

Eleanor Foley

Your Name (please print)

☐ I am in favor  
☒ I object

8516 Rockwood Lane      78757

Your address(es) affected by this application

Eleanor Foley

Signature

Date

Daytime Telephone: 454-3257

Comments: There is a neighborhood, next to

retail development. We live here and

we do not want to be bothered by

large signs advertising a business.

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

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 P. O. Box 1088  
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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

JORGE L. GARCIA

Your Name (please print)

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

8515 SHORE CREEK BLVD #208

Your address(es) affected by this application

*Jorge Garcia*

Signature

*Sept 6, 2012*

Date

Daytime Telephone: 512-323-2724

Comments: I AM AGAINST THIS VARIANCE REQUEST. AGAIN, MOPAC IS NOT 1435'. FIRST TEXAS KNEW THIS BEFORE ANYTHING HERE. IF THIS IS ALLOWED, MORE WILL FOLLOW. IF FIRST TEXAS WANTS TO BE PART OF OUR BEAUTIFUL NEIGHBORHOOD - THEY ARE OFF TO A BAD START. I WOULD HATE TO SEE THEM LOSE BUSINESS IF THIS GOES PUBLIC IN OUR TOWN NEIGHBORHOODS.

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

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**Case Number:** C16-2012-0011 - 3400 Steck Avenue

**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Sign Review Board, September 17th, 2012

Imogene E. Tompkins  
Your Name (please print)

☐ I am in favor  
☒ I object

8420 Briarwood Ln.  
Your address(es) affected by this application

Imogene E. Tompkins  
Signature

9-6-2012  
Date

Daytime Telephone: 467-7872

Comments: I AM AGAINST THE APPEAL

I AM AGAINST THE VARIANCE REQUEST

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Case Number: C16-2012-0011 - 3400 Steck Avenue  
Contact: Susan Walker, 512-974-2202  
Public Hearing: Sign Review Board, September 17th, 2012

Candice Swindle 11  
Your Name (please print)

☐ I am in favor  
☒ I object

8420 Briarwood Ln, Austin, TX 78757  
Your address(es) affected by this application

Candice Swindle 11  
Signature Date 9-6-12

Daytime Telephone: 467-7872

Comments: I am against the appeal  
I am against the variance request

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**Case Number:** C16-2012-0011 – 3400 Steck Avenue

**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Sign Review Board, September 17th, 2012

*Patricia Smith*

Your Name (please print)

*8208 Millway Drive*

Your address(es) affected by this application

*Patricia Smith*

Signature

Daytime Telephone: *512-431-5074*

Date

Comments:

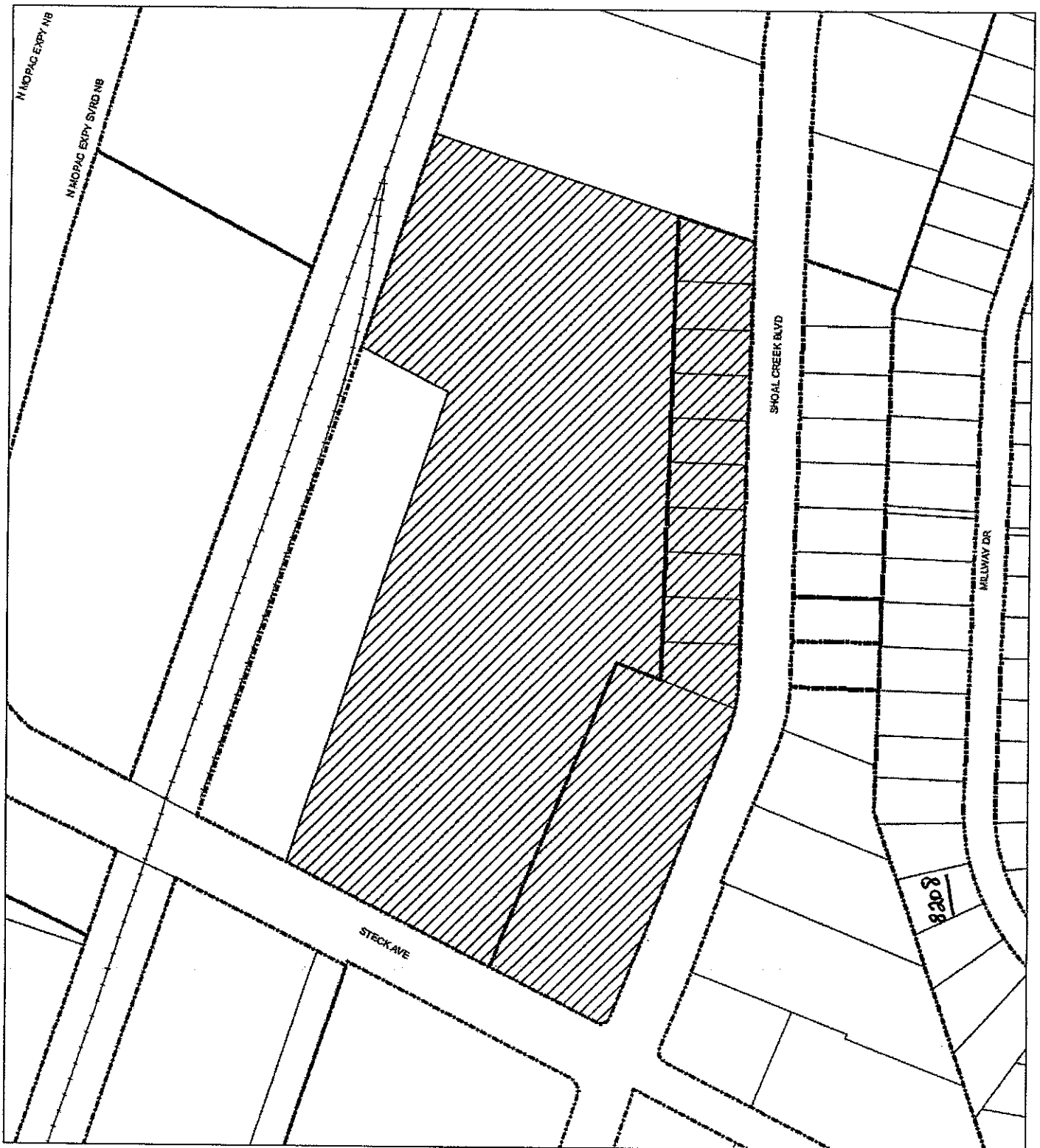
*Please see Attached Letter 1 Map*

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<input type="checkbox"/> I am in favor
<input type="checkbox"/> I object





SUBJECT TRACT



ZONING BOUNDARY

CASE#: C16-2012-0011  
LOCATION: 3400 STECK AVE



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.

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**Case Number:** C16-2012-0011 - 3400 Steck Avenue  
**Contact:** Susan Walker, 512-974-2202  
**Public Hearing:** Sign Review Board, September 17th, 2012

*Mary Jane Hulsano*  
 Your Name (please print)

☐ I am in favor  
☒ I object

*8207 Stearns Lane Austin TX 78757*  
 Your address(es) affected by this application

*[Signature]*  
 Signature

*9/9/12*  
 Date

Daytime Telephone: *512 470-1850*

Comments: *I object to the variance.*

*The height of the sign*

*colored is adequate.*

*There is no reason to approve a*

*larger sign.*

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**Case Number: C16-2012-0011 – 3400 Steck Avenue**

**Contact: Susan Walker, 512-974-2202**

**Public Hearing: Sign Review Board, September 17th, 2012**

RAY CHAN

Your Name (please print)



8500 Shoal Creek

Your address(es) affected by this application

[Signature]

9/10/12

Daytime Telephone: 512-241-1777

Comments:

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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

Cynthia Tays

Your Name (please print)

☐ I am in favor  
☒ I object

8500 Shoal Creek Blvd., Bldg 4, Ste. 106

Your address(es) affected by this application

Cynthia Tays

Signature

9-6-12

Date

Daytime Telephone: 512-794-6300

Comments: This could start a trend toward many businesses doing the same thing.

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Contact: Susan Walker, 512-974-2202  
Public Hearing: Sign Review Board, September 17th, 2012

FLORIDA MARITIME

Your Name (please print)

8505-8515-8525 SUBACASTRE BLVD

☐ I am in favor  
☒ I object

*Your address as listed on this application*

*[Signature]*

Signature

Daytime Telephone:

512 451 7328

Date

9-11-12

Comments: PROPERTY WAS PURCHASED WITH RESTRICTIONS IN PLACE. VARIANCE NOT NEEDED FOR OUR COMMUNITY

THIS HAS ALREADY BEEN DENIED ONCE.

ARE THEY GOING TO KEEP WAITING TIME FOR A YES?

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**Case Number: C16-2012-0011 – 3400 Steck Avenue**  
**Contact: Susan Walker, 512-974-2202**  
**Public Hearing: Sign Review Board, July 9th, 2012**

Your Name (please print)

Thomas Shaw  
 8202 Millway

☐ I am in favor  
☒ I object

Your address(es) affected by this application

T. Shaw

Signature

7-9-12

Date

Daytime Telephone:

626 8964

Comments:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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**Case Number:** C16-2012-0011 - 3400 Steck Avenue

**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Sign Review Board, July 9th, 2012

Michael T. Lucero

Your Name (please print)



8204 Millway Drive, Austin, TX 78757

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512-745-5886

7/9/12

Comments: I wholeheartedly object to the taller sign. First Texas Honda would have been presented with all the information prior to breaking ground. Nopac is NOT an interstate. This decision gives needs to bend in with all the other businesses in this neighborhood.

Please NO Big sign!

[Signature]

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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, July 9th, 2012

Nancy W. Daniels

Your Name (please print)

8203 Millway Drive, Austin, TX 78757

Your address(es) affected by this application

Nancy W. Daniels

Signature

Date

Daytime Telephone: (512) 263-1701

Comments: I am absolutely opposed to the Honda dealership relocating signage at 60 ft. above street level. This is not I-35, this is a residential area co-existing with business entities. I have kept their signs at the prescribed height and so can Honda. I attended the July 9 hearing, only to have Honda request a delay until August 13th. Who will the adverse-

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**Nancy Daniels**  
8203 Millway Dr.  
Austin, TX 78757-7520

ments for the Aug 13 hearing be sent to the affected parties?  
Nancy Daniels  
8203 Millway Dr.  
Austin, TX 78757



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

**DATE:** July 9, 2012

**CASE NUMBER:** C16-2012-0011

\_\_\_\_ Jeff Jack  
\_\_\_\_ Michael Von Ohlen  
\_\_\_\_ Nora Salinas  
\_\_\_\_ Bryan King  
\_\_\_\_ Susan Morrison  
\_\_\_\_ Melissa Hawthorne Absent - Will Schuler  
\_\_\_\_ Heidi Goebel  
\_\_\_\_ Cathy French (SRB only)  
\_\_\_\_ Dan Graham (SRB only)

**APPLICANT:** Kevin Hull

**OWNER:** Bryan Hardeman

**ADDRESS:** 3400 STECK AVE

**VARIANCE REQUESTED:** The applicant has requested a variance to increase the maximum sign height of a freestanding sign requirement of Section 25-10-130 (G) (1) from 30 feet above frontage street pavement grade to 60 feet above frontage street pavement grade in order to erect a freestanding sign for an Automotive Sales use in an "LI", Limited Industrial zoning district. (Commercial Sign District)

**BOARD'S DECISION:** POSTPONED TO AUG. 13, 2012

**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:

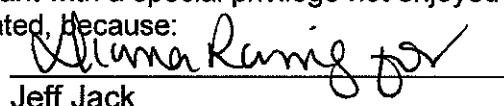
OR,

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

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Case Number: C16-2012-0011 – 3400 Steck Avenue  
Contact: Susan Walker, 512-974-2202  
Public Hearing: Sign Review Board, July 9th, 2012

JORGE GARZA

Your Name (please print)

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

8515 SHOLC CREEK BLVD

Your address(es) affected by this application

Jorge Garza

Signature

Date

Daytime Telephone: 323-2726

Comments: THIS REQUEST IS RIDICULOUS, IT IS NOT IN  
KEEPING WITH OUR NEIGHBORHOOD, EVERYBODY KNOWS  
THE HONDA BRAND AND WHERE THE DEALERSHIPS ARE  
IN TOWN, THERE IS NO NEED TO RUN THE  
LANDSCAPE WITH A POINTLESS SIGN,

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

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**Case Number:** C16-2012-0011 – 3400 Steck Avenue  
**Contact:** Susan Walker, 512-974-2202  
**Public Hearing:** Sign Review Board, July 9th, 2012

Your Name (please print)

*Est. Johnson*



Your address(es) affected by this application

*8307 Shoal Creek Blvd*

*[Signature]*

Signature

Daytime Telephone:

*512/455-6566*

Date

*7/9/12*

Comments:

*42 ft height Maximum*

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**Case Number:** C16-2012-0011 – 3400 Steck Avenue

**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Sign Review Board, July 9th, 2012

Juan Creixe II

Your Name (please print)

8305 Shoal Creek Blvd.

Your address(es) affected by this application

*[Signature]*

Signature

07/02/12

Date

Daytime Telephone: (512) 453-6566

Comments: 45ft is more than enough

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

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Susan Walker  
P. O. Box 1088  
Austin, TX 78767-1088

**Walker, Susan**

---

**From:** [REDACTED]  
**Sent:** Monday, July 09, 2012 12:27 PM  
**To:** Walker, Susan  
**Cc:** Chris Engen; Janet  
**Subject:** Case Number C16-2012-0011 - 3400 Steck Public Hearing: Sign Review Board July 9th, 2012

I am James Savage, treasurer of the Steck Plaza Community, an association of building condo owners at 3200 Steck. The Steck Plaza Community has 10 owners in a building just east of the intersection of Steck and Shoal Creek Boulevard on Steck Avenue. I received the public notice of a public hearing for a land development code variance for the Steck Plaza Community on June 29<sup>th</sup> from a notice sent to Steck Plaza Community, Suite 100.

The members of the Steck Plaza Community object to the approval of a 60 foot sign at the First Texas Honda at 3400 Steck. I have not received responses from First Texas Honda or the sign company when I called requesting why they needed such a large sign. We have no objection to the location of the sign at the west end of the 3400 Steck property. However we do object to a sign of that size. We believe it will mar site views from our building to the west with potential detrimental impact on our property values. We believe any signage should meet requirements of the current Land Development Code.

Thank you for allowing us to respond and register our objection to this variance request.

James Savage  
Treasurer  
Steck Plaza Community  
[Jim@eciaustin.com](mailto:Jim@eciaustin.com)  
512-342-2774 X6

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Case Number: C16-2012-0011 - 3400 Steak Avenue  
Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, July 9th, 2012

James A. Alcindor

Your Name (please print)

8817 Shoal Creek Blvd.

Your address(es) affected by this application

Susan Walker Signature 7/9/12 Date

Daytime Telephone: 346-7030

Comments: This lease sign is

like Block Signs up  
and down Stark Ave. No  
need for signage this  
fall.

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

If you use this form to comment, it may be returned to:  
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Susan Walker  
P. O. Box 1088  
Austin, TX 78767-1088

Blag. #1

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Case Number: C16-2012-0011 - 3400 Steck Avenue  
Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, July 9th, 2012

*James A. Alkeidgc*  
Your Name (please print)

8313-A Steck Creek Blvd.

Your address(es) affected by this application

*James A. Alkeidgc* 7/9/12  
Signature Date

Daytime Telephone: 512-670-7030

Comments:

*This large sign will block the view's up and down street view. There's no justification for a sign 100 ft. tall.*

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

*Blks. # 2*

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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, July 9th, 2012

Your Name (please print) Nicki McEdder

☐ I am in favor  
☒ I object

Your address(es) affected by this application 2206 Benbrook Drive

Signature Nicki McEdder Date 07/19/12

Daytime Telephone: 512-458-1411

Comments: I strongly oppose this variance because my residential neighborhood is detrimentally affected by their change as the look & feel of a family-oriented, "neighborhood" is slowly being changed out by these businesses that have taken over the "neighborhood plan."

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  
neighborhood at all, just taken over by businesses that contribute nothing to the property values



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**Contact:** Susan Walker, 512-974-2202  
**Public Hearing:** Sign Review Board, July 9th, 2012

Your Name (please print)

SECTON

☐ I am in favor  
☒ object

Your address(es) affected by this application

8764 MILLWAY DR.

Signature

Date

Daytime Telephone: (512) 452 2179

Comments:

GO' GEN EXCESSIVE FOR  
 IDEA.

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

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**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Sign Review Board, July 9th, 2012

*Susan Walker*

Your Name (please print)

*3202 Mossvale #104, Austin, TX 78757*

Your address(es) affected by this application

*Susan Walker*

Signature

Daytime Telephone:

*512-908-9941*

Date

*7/9/2012*

Comments:

*Not in keeping with the neighborhood character.*

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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, July 9th, 2012

Nancy Alexis

Your Name (please print)

☐ I am in favor  
☒ I object

8800 Davenport Circle 78757

Your address(es) affected by this application

Nancy Alexis

Signature

Date

Daytime Telephone: 512 462-9009

Comments:

Do not need a 60 foot sign at this location. Not consistent with other signs in this area which are no higher than 30 feet.

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Austin, TX 78767-1088

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**Public Hearing:** Sign Review Board, July 9th, 2012

*SHARON DAYTON*

Your Name (please print)

*8704 Milway Dr*

Your address(es) affected by this application

*Susan Walker*

Signature

Date

Daytime Telephone: *512-452-2179*

*7-8-2012*

Comments: *There is no need for a 60' sign. Everyone will know where the new dealership will be.*

☐ I am in favor  
☒ I object

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

## PUBLIC HEARING INFORMATION

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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, July 9th, 2012

ELIZABETH DOUGLASS

Your Name (please print)

8800 MURRAY DRIVE

Your address(es) affected by this application

Signature

Signature

Date

Daytime Telephone:

458-1812

Comments:

Not necessary - 301 is subject of all this area

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Case Number: C16-2012-0011 – 3400 Steck Avenue  
Contact: Susan Walker, 512-974-2202  
Public Hearing: Sign Review Board, July 9th, 2012

*Monica J. Simpson*

Your Name (please print)

*8410 Millway Dr. Austin, TX 78757*

Your address(es) affected by this application

*Monica J. Simpson*

Signature

*7-9-12*

Date

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

☐ I am in favor  
☒ I object

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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, July 9th, 2012

Randall W. Alexis

Your Name (please print)

8800 Dawnridge Creke

Your address(es) affected by this application

Randall W. Alexis

Signature

July 8 2012

Date

Daytime Telephone:

~~512~~ 472-0174

Comments: 60' exceeds the other signs

on Steck and Noyes South of

183. It is way out of proportion

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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, July 9th, 2012

*Patricia Solcivad*

Your Name (please print)

*8713 MILLWAY DRIVE*

Your address(es) affected by this application

*Patricia Solcivad*

Signature

*7/8/12*

Date

Daytime Telephone:

*512-458-4480*

Comments:

*There is no need.*

*There are no signs to be put anywhere around. This is adjacent to a neighborhood. It is not a problem and*

*it is not a problem. It is not a problem and it is not a problem. It is not a problem and it is not a problem.*

*It is not a problem. It is not a problem and it is not a problem. It is not a problem and it is not a problem.*

*It is not a problem. It is not a problem and it is not a problem. It is not a problem and it is not a problem.*

*It is not a problem. It is not a problem and it is not a problem. It is not a problem and it is not a problem.*

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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, July 9th, 2012

Robert Oberstrom  
Dahlia Gutierrez

Your Name (please print)

8305 DAWKINS CIR A1X 78757

Your address(es) affected by this application

*Robert Oberstrom* 7-9-12  
Signature Date

Daytime Telephone:

Comments: I DON'T WANT A 60' SIGN FOR  
~~THESE~~ *THESE* ~~REAR~~ *REAR* ~~LAND~~ *LAND*.

*THERE'S NO OTHER AUTO STOPS ANYWHERE  
NEAR STREET & SHAL CREEK. WHY SO BIG?*

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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, July 9th, 2012

Susan Ross

Your Name (please print)

2103 Berbrook Dr Austin TX 78757

Your address(es) affected by this application

*[Signature]*

Signature

7/9/12

Date

Daytime Telephone: 512 457 1686

Comments: everyone has a smart

phone w/ capabilities to find/search for locations.

In this town of wif —  
we need to use authorized  
tools not 60' signs!!

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P. O. Box 1088

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**Case Number:** C16-2012-0011 - 3400 Steck Avenue  
**Contact:** Susan Walker, 512-974-2202  
**Public Hearing:** Sign Review Board, July 9th, 2012

*MAH WILLIAMS*

Your Name (please print)

*8312 Milburn DR  
 Austin, TX 78757*

Your address(es) affected by this application

*MAH WILLIAMS*

Signature

Date

Daytime Telephone: *512 451 9442*

Comments:

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, July 9th, 2012

MARY ARNETT

Your Name (please print)

3209 A Mossrock Dr 78757

Your address(es) affected by this application

Mary Arnett 7-8-12

Signature

Date

Daytime Telephone: 512 803 1540

Comments:

1. NOT NECESSARY FOR GOVT TO BE SEEN FROM MORAC
2. OUT OF CHARACTER - NO OTHER SIGNS LIKE IT
3. WOULD SET PRECEDENCE THAT WE DON'T WANT

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**Case Number: C16-2012-0011 – 3400 Steck Avenue**  
**Contact: Susan Walker, 512-974-2202**  
**Public Hearing: Sign Review Board, July 9th, 2012**

*Aaron Luther*  
 Your Name (please print)

☐ I am in favor  
☒ I object

*8201 Deeridge Circle*  
 Your address(es) affected by this application

*Aaron Luther* *7/9/12*  
 Signature Date

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, July 9th, 2012

Andrea C. Williams

Your Name (please print)

8312 Millway Dr

Your address(es) affected by this application

Andrea C. Williams

Signature

Date

Daytime Telephone: 512-451-9442

Comments:

I don't think a sign that large is necessary in this neighborhood. Even though there are many businesses across neighborhood, none of them have such large signs - not even house signs. I don't think it's a sign that large. I don't think it's a sign that large. I don't think it's a sign that large.

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Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

☐ I am in favor  
☒ I object

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Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, July 9th, 2012

E JOHNNIE MC FERRIN

Your Name (please print)

☐ I am in favor  
☒ Object

3601 STECKWOOD LN

Your address(es) affected by this application

E J McFerrin

Signature

7/9/12

Date

Daytime Telephone: (512) 457-8752

Comments:

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

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Case Number: C16-2012-0011 - 3400 Steck Avenue  
Contact: Susan Walker, 512-974-2202  
Public Hearing: Sign Review Board, July 9th, 2012

MARINA FLANDERS  
Your Name (please print)

☐ I am in favor  
☒ I object

3600 STILLWOOD LN  
Your address(es) affected by this application

Marina Flanders  
Signature

Daytime Telephone: 459-5522

Date

Comments: Keep our neighborhood  
free from these types of signs

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

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Susan Walker  
P. O. Box 1088  
Austin, TX 78767-1088



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**Case Number:** C16-2012-0011 – 3400 Steck Avenue  
**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Sign Review Board, July 9th, 2012

Cynthia Tays  
 Your Name (please print)

☒ I am in favor  
☐ I object

8500 Shoal Creek Blvd., Bldg. 4, Ste. 106  
 Your address(es) affected by this application

Cynthia Tays  
 Signature

7-6-12  
 Date

Daytime Telephone: 512-794-6300

Comments: \_\_\_\_\_

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 Susan Walker  
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**Case Number: C16-2012-0011 – 3400 Steck Avenue**  
**Contact: Susan Walker, 512-974-2202**  
**Public Hearing: Sign Review Board, July 9th, 2012**

Your Name (please print)

☒ I am in favor  
☐ I object

Your address(es) affected by this application

Signature

Date

Daytime Telephone:

Comments:

NO PROBLEMS WITH SIGNAGE  
 WILL BE GOOD FOR TOWN BUSINESSES  
 AND BECOME LANDMARK FOR NEIGHBORHOOD

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

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**Case Number:** C16-2012-0011 – 3400 Steck Avenue  
**Contact:** Susan Walker, 512-974-2202  
**Public Hearing:** Sign Review Board, July 9th, 2012

*Isabel Sweet*

Your Name (please print)

8525 Shoal Creek Blvd, Apt 109

Your address(es) affected by this application

*Isabel Sweet*

Signature

Date

Daytime Telephone: *unnecessary*

Comments:



**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

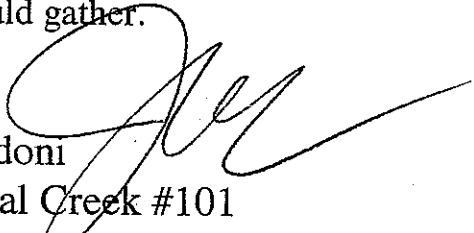
Case Number C16-2012-0011-3400 Steck Ave  
Public Hearing Sign Review Board , July 9, 2012  
Susan Walker

I oppose the variance.

There are no special circumstances nor hardships or inequities unique to the car dealership; a variety of businesses at that intersection have done just fine over the years with non-gargantuan scale signage. Hart Graphics, Stripling Blake, BMC and more recently Lowes have all prevailed without a 60 ft sign.

In my opinion a 60 foot sign would be an eyesore. While Shoal Creek is a commercial corridor, this area is essentially residential . The proposed sign would be an unnecessary esthetic blight.

Clearly this is an economic request. The irony is that Mopac is 750 feet away and buried at the Steck overpass so the sign will be invisible from the freeway. A 30 ft sign should manage to catch all the drive- by business a 60 ft sign would gather.



John Ghidoni  
8229 Shoal Creek #101  
Austin , Tx 78757  
512.371.7400

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**Case Number:** C16-2012-0011 – 3400 Steck Avenue  
**Contact:** Susan Walker, 512-974-2202  
**Public Hearing:** Sign Review Board, July 9th, 2012

Your Name (please print)

Susan Walker

☐ I am in favor  
☒ I object

Your address(es) affected by this application

8229 Shoal Creek #101 78757



Signature

Date

Daytime Telephone: 512 3717400

Comments:

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

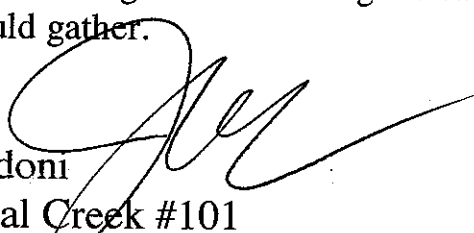
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John Ghidoni  
8229 Shoal Creek #101  
Austin , Tx 78757  
512.371.7400

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**Case Number:** C16-2012-0011 – 3400 Steck Avenue  
**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Sign Review Board, July 9th, 2012

Your Name (please print)

Susan Walker

☐ I am in favor  
☒ I object

Your address(es) affected by this application

8000 Shoal Creek #101 78757

Daytime Telephone:

512 3717400

Date

7-3-12

Comments:

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

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

CASE #

ROW #

016-2012-0011

10781041

TP-024305-11-12

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

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

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 3400 Steck Ave

LEGAL DESCRIPTION: Subdivision -

Lot(s) 1-12 Block V Outlot \_\_\_\_\_ Division Willandale Estate, Dec 2

I/We Kevin Hull

on behalf of myself/ourselves as authorized agent for

First Texas Honda

affirm that on April 2, 2012,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

X ERECT    ATTACH    COMPLETE    REMODEL    MAINTAIN

a 60 ft Tall Cabinet Sign

in a LI district.  
(zoning district)

**NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. 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 (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The zoning regulations only allow for a 30 ft tall sign which will not be visible to Mopac

---

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

The Railroad grade that runs along the west side of the property and the mult. story building between the location and Mopac are not visible without the 60 ft tall sign

---

- (b) The hardship is not general to the area in which the property is located because:

Prevent location from being visible to customer base

---

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The location of the sign will be next to railroad tracks and not next to any other location.

---

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

NA

---

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

NA

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

NA

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NA

**NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**

**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 K. Hull Mail Address: 12885 Research Blvd Ste 101-A

City, State & Zip Austin, TX 78750

Printed Kevin Hull Phone 512-401-6500 Date 5/17/12

**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 See next page Mail Address 1301 W Koenig Ln

City, State & Zip Austin, TX 78756

Printed Bryan Hardeman Phone 512-381-1342 Date \_\_\_\_\_

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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City, State & Zip \_\_\_\_\_ Austin, TX 78750

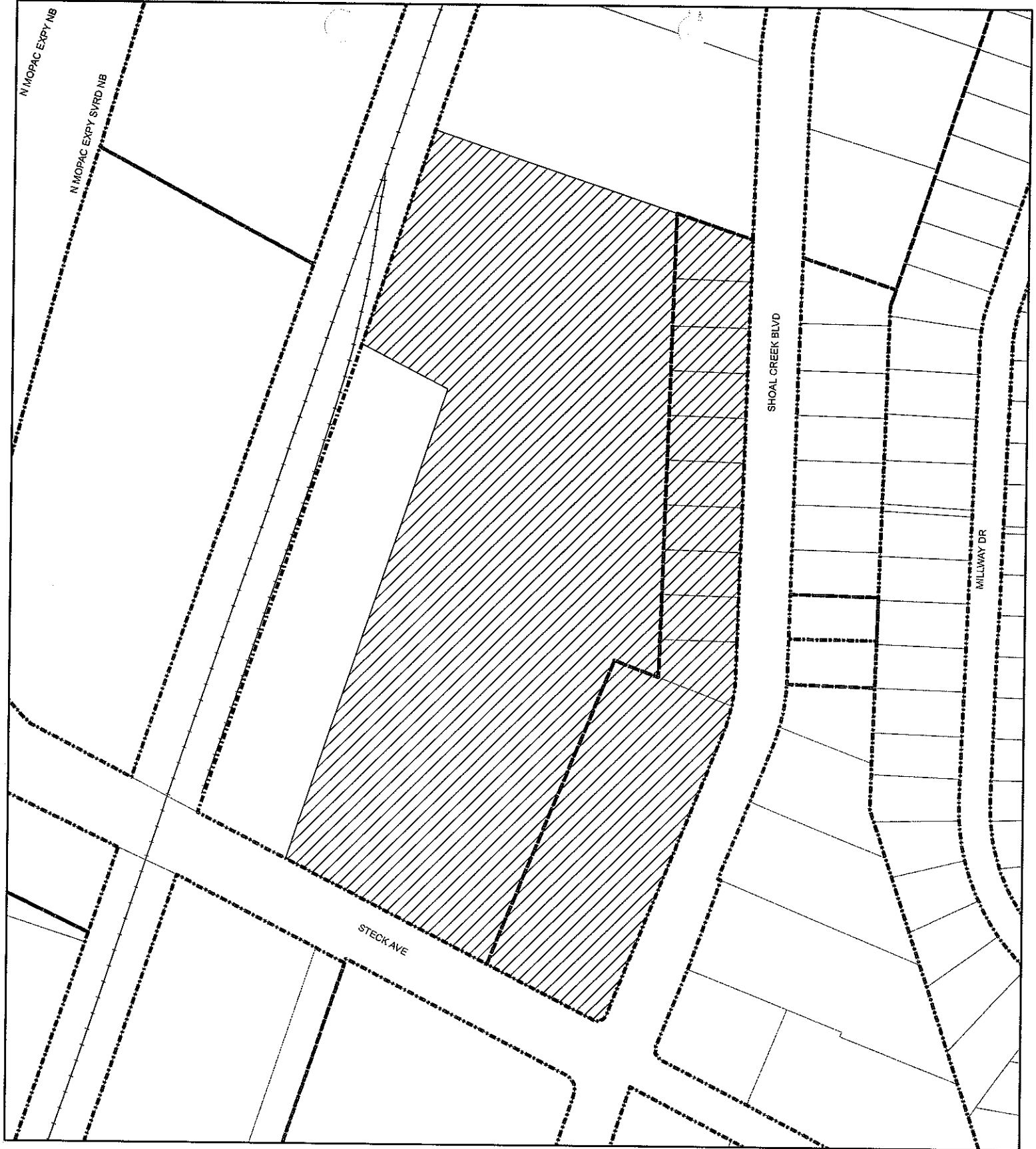
Printed \_\_\_\_\_ Kevin Hull \_\_\_\_\_ Phone \_\_\_\_\_ 512-401-6500 \_\_\_\_\_ Date \_\_\_\_\_

**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 Bryan Hardeman Mail Address \_\_\_\_\_ 1301 W Koenig Ln

City, State & Zip \_\_\_\_\_ Austin, TX 78756

Printed \_\_\_\_\_ Bryan Hardeman \_\_\_\_\_ Phone \_\_\_\_\_ 512-381-1342 \_\_\_\_\_ Date 5/17/12



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C16-2012-0011  
LOCATION: 3400 STECK AVE



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.





## City of Austin

Austin's Community-Owned Electric Utility

[www.austinenergy.com](http://www.austinenergy.com)

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

May 10, 2012

Continental Cars Inc  
6757 Airport Blvd  
Austin, Texas 78752-3602  
Via email to Kevin Hull at: [Kevin@texascustomsigns.com](mailto:Kevin@texascustomsigns.com)

Re: 3400 Steck Avenue  
Lot 1-12 Blk V Allandale Estates Sec 2 2.69 AC J Wallace

Dear Kevin,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to erect a 60 foot tall cabinet sign. Austin Energy does not oppose this application as requested and shown on the attached red-stamped sketch provided all AE clearance criteria requirements are met as well as compliance with the National Electric Safety Code and OSHA.

Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6587.

Sincerely,

A handwritten signature in black ink, appearing to read "Lena Lund".

Lena Lund  
Public Involvement/Real Estate Services

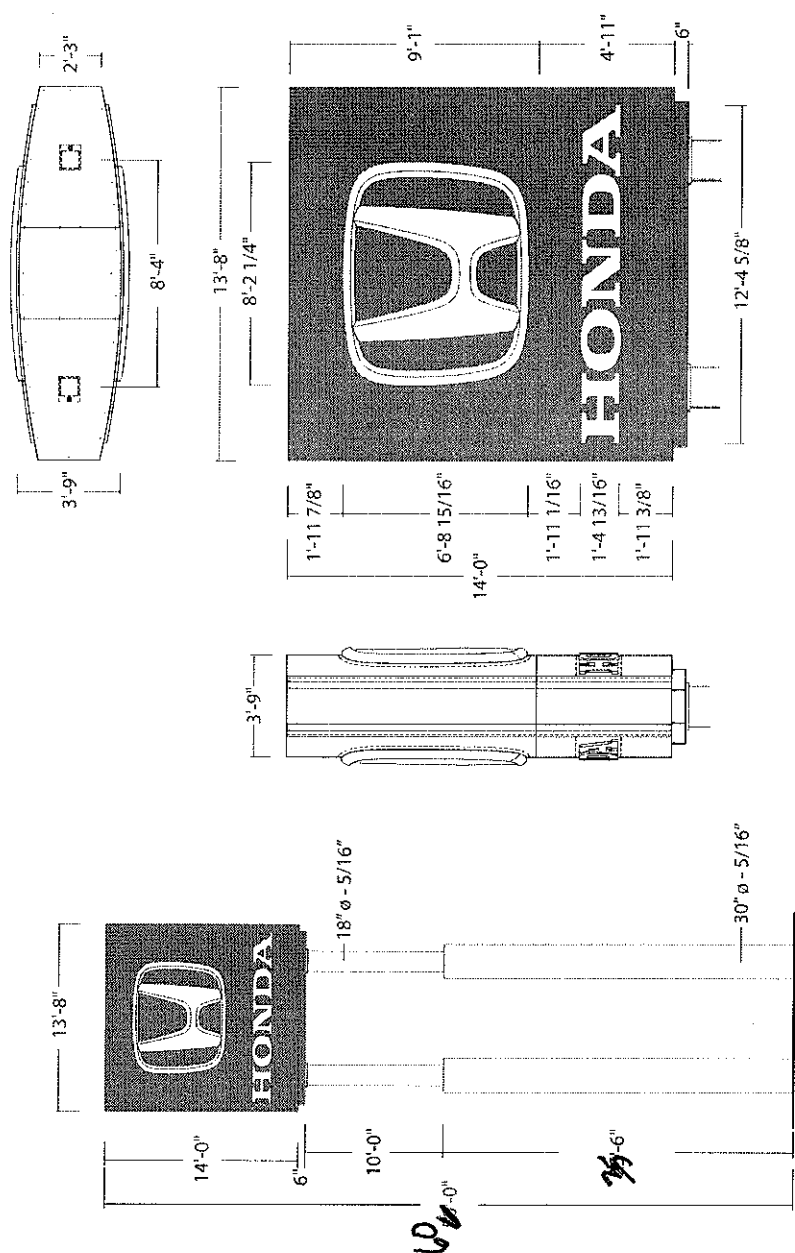
Cc: Diana Ramirez and Susan Walker



**HBS-14x14x50 - GEN 3**  
**Supply & Install (1) One D/F Illuminated Pylon Sign**

**Specifications:**

Aluminum construction  
Cabinet & escutcheon painted to match Honda Blue (PMS 285c)  
Aluminum face routed out  
Pushed through 3D molded white acrylic logo & letters  
White LED illumination  
Blue LED recessed lighting on side of cabinet  
Electrical hook-up by others  
18" / 30" Support poles painted Honda white  
Direct bury installation



Customer Approval:

10

410 N. Cedar Street Rd. • Suite 101 Knoxville, TN 37923  
Tel: 665-222-1199 Fax: 665-624-1100 Toll-Free: 1-800-336-1118

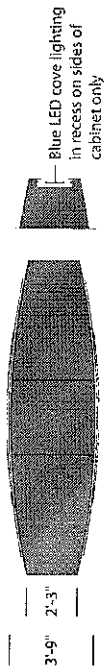
[illegible]



# Conceptual Design based on Preliminary Engineering Drawing

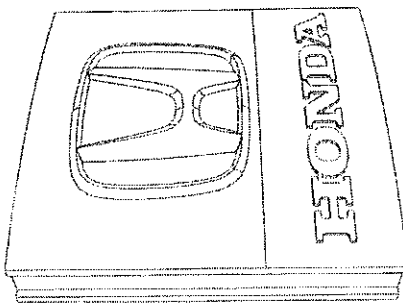
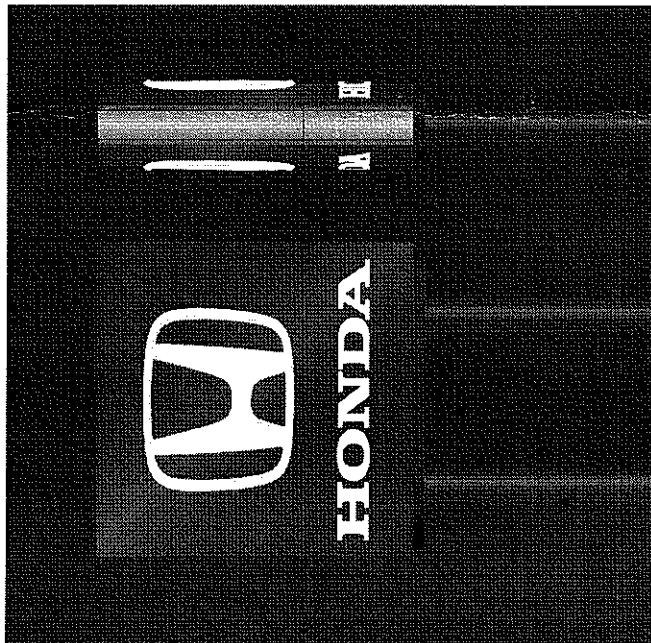
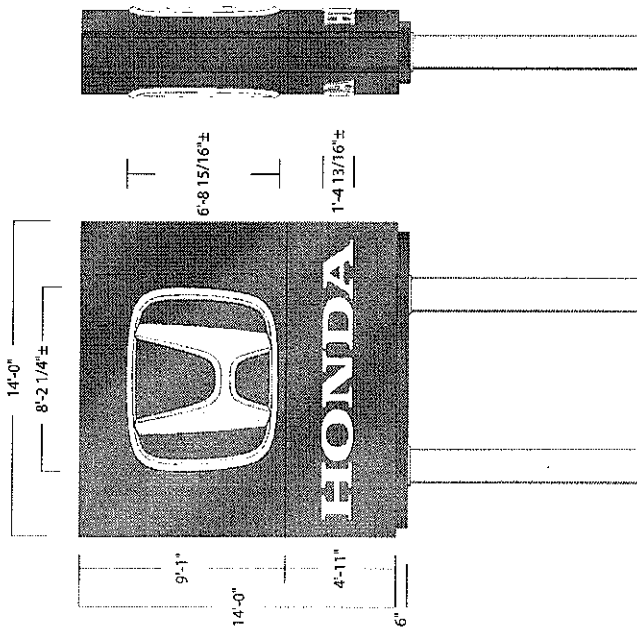
## GEN-3 HBS-14x14

Available in 50' / 60' / 100' heights

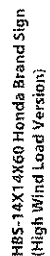


## Fabrication Detail

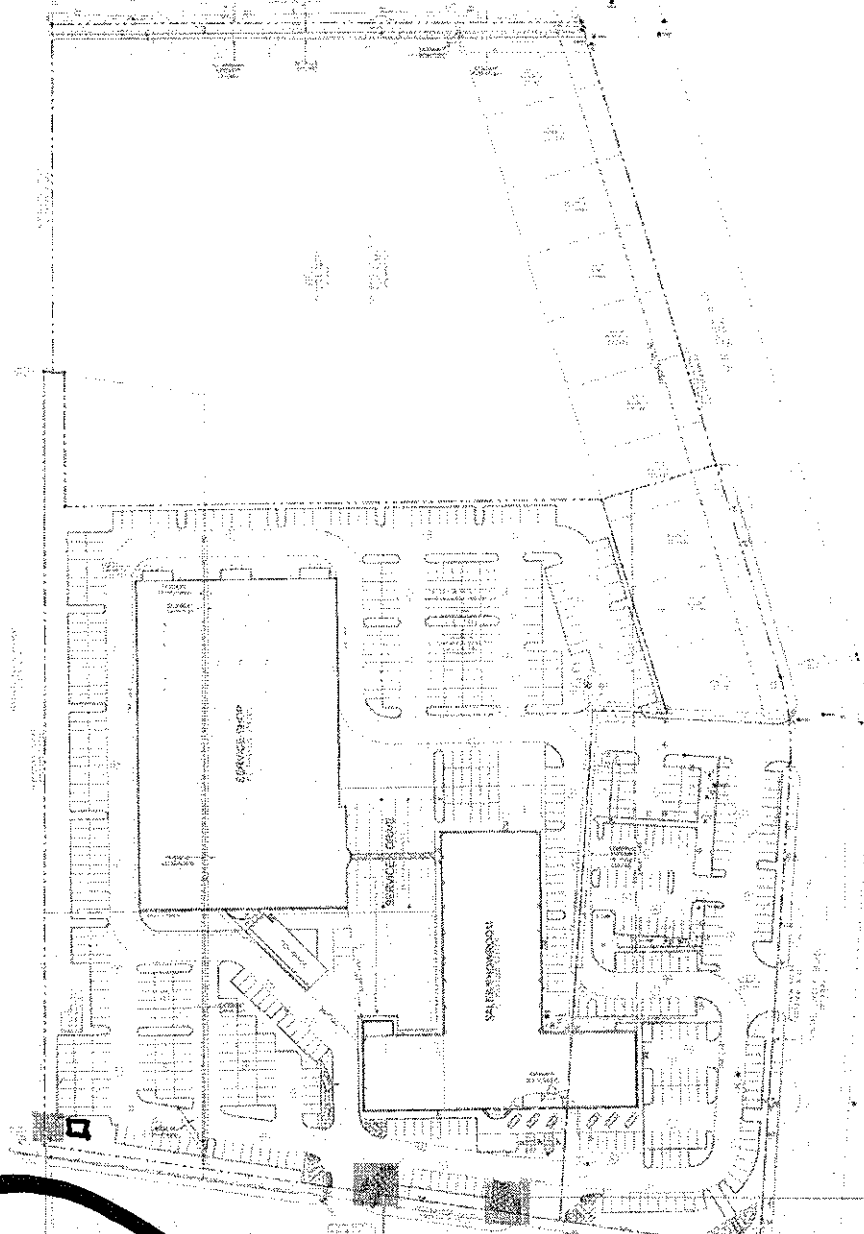
- Aluminum sign cabinet with recessed reveals on sides of cabinet
- Cabinet painted Honda Blue
- Aluminum face routed out with pushed through 3D molded acrylic logo & letters
- Internally illuminated
- Blue LED cove lighting in recess on sides of cabinet



15182



HB5-DIR-3X3 Directional Sign



**HBS-CUC-2X8X11**  
**Certified Used Cars Pylon**

ARCHITECTURAL SITE PLAN



**PATISSON**

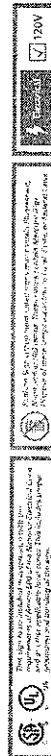
**THE SIGN GROUP, INC.**

4470 N. Cedar Bluff Rd. • Suite 101 • Knoxville, TN 37923

440 N. Cedar Bluff Rd. • Suite 101 • Knoxville, TN 37923  
Tel: (605) 523-7705 • Fax: (605) 524-1155 • Telex: (605) 218-1976

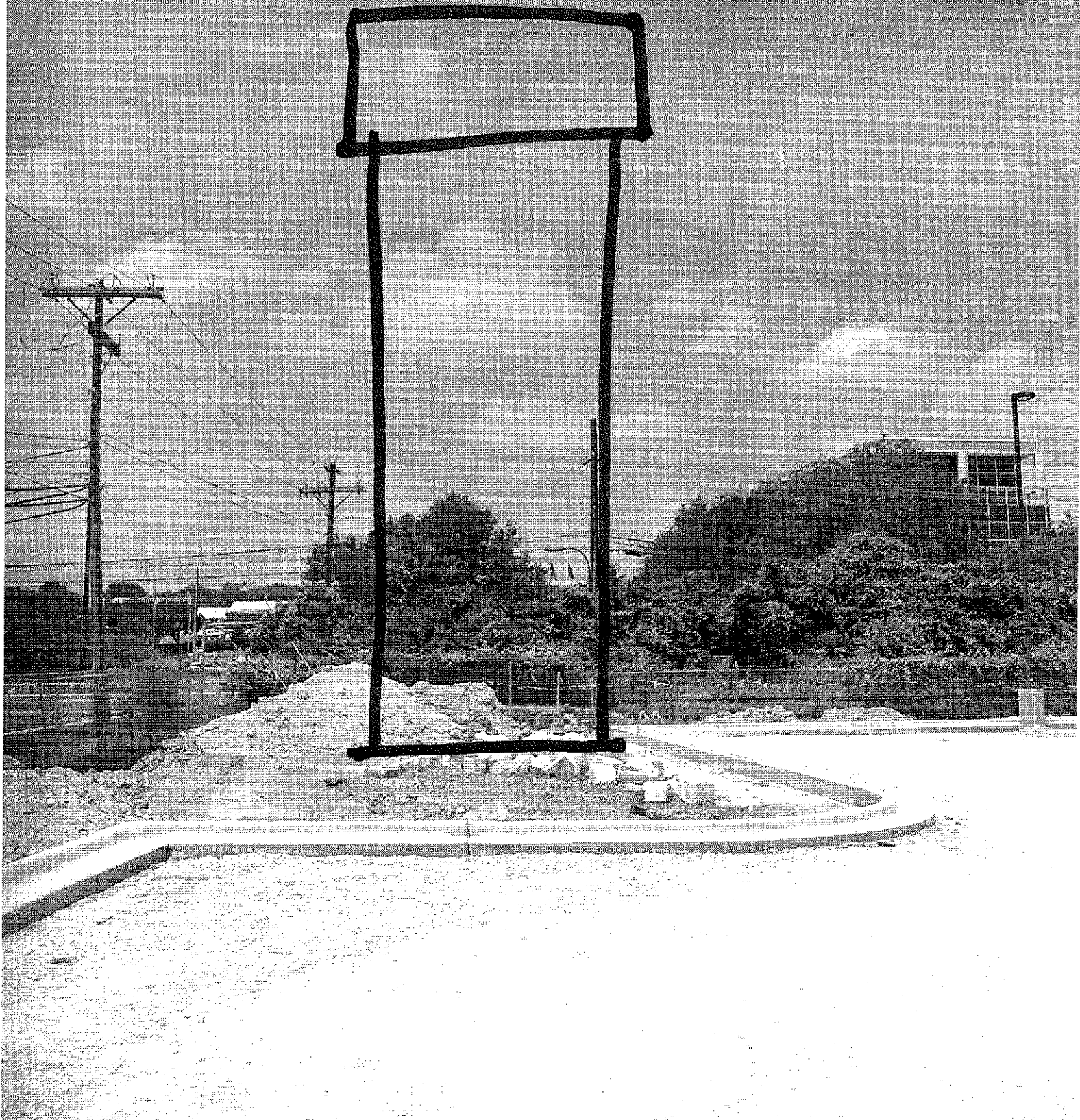
Casey, J. A.

25



Client	FFS Texas Assoc.	11-2070
Site	1201 Wasi Hooping Lane	
Sales Rep.	Cathy Farmer	4/14/12
Replicate	Plushen	5/21/10
Replicate		7/28/11
Replicate	F2-7MAR11	1/6/11

# Proposed Sign Location



**Walker, Susan**

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**From:** Sita Lakshminarayan <[REDACTED]>  
**Sent:** Monday, September 17, 2012 2:05 PM  
**To:** Walker, Susan  
**Subject:** BOA Appeal Case C16-2012-0011 3400 Steck Ave

From:  
Sita Lakshminarayan  
3309, Bryker Drive  
Austin,  
Texas - 78703

To:  
Ms. Susan Walker  
City of Austin Board of Adjustment:  
PO Box 1088  
Austin TX 78767-1088  
**RE: Board of Adjustment Appeal CASE C16-2012-0011 3400 Steck Ave**

Dear Ms. Walker,

I write to you on behalf of the Bryker Woods Neighborhood Association Board and in my capacity as Board President. The Bryker Woods Board is in support of denial of the Applicant's request for reconsideration and in opposition to the application itself. We believe that a very bad precedent needs to be avoided and therefore strongly support the denial of Applicant's request.

Thanking you for your consideration.

Sincerely,  
Sita Lakshminarayan  
President  
Bryker Woods Neighborhood Association

## PUBLIC HEARING INFORMATION

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- 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
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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

Claudia Perez

Your Name (please print)

8002 Rockwood Lane

78757

Your address(es) affected by this application

Claudia Perez

Signature

09-14-2012

Date

Daytime Telephone: 512-905-8004

Comments: Please do not approve

this variance. A 60 foot

sign is inappropriate for

our beautiful neighborhood.

It would be an eyesore.

Thanks.

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



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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

David Newman  
Your Name (please print)

☐ I am in favor  
☒ I object

8002 Rockwood Ln. 78757  
Your address(es) affected by this application

David Newman 9-14-2012  
Signature Date

Daytime Telephone: 512-428-8834

Comments: Do not approve this variance. I do not want this eyesore in my neighborhood. There are no signs of this type here and that is one of the reasons we bought a house here.

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

Attorneys  
at Law

**BROWN  
MCCARROLL**

NIKELLE S. MEADE  
512-479-1147 direct  
512-226-7373 direct fax  
~~XXXXXXXXXXXX~~

September 17, 2012

**VIA EMAIL** ([susan.walker@austintexas.gov](mailto:susan.walker@austintexas.gov))

Board of Adjustment and Sign Review Board  
c/o Susan Walker  
City of Austin  
505 Barton Springs Road  
Development Assistance Center, 1<sup>st</sup> Floor  
Austin, Texas 78704

Re: Withdrawal of Case - Case No. C16-2012-0011  
Kevin Hull and Bryan Hardeman for 3400 Steck Avenue

Dear Ms. Walker:

By this letter we respectfully withdraw the variance application in the above-referenced case. After working with the North Shoal Creek and Friends of North Shoal Creek neighborhood associations to attempt to come to an agreement concerning the request for the 60' sign, no agreement could be reached. Accordingly, we are withdrawing the application. We will continue to work with both associations and other neighbors in the area to find some workable solution for signage on the property.

Austin

Thank you. Please contact me if any additional information is needed.

....

Sincerely,

Dallas



Nikelle S. Meade

....

Houston

cc: Bryan Hardeman  
Will Hardeman  
Kevin Hull

**Walker, Susan**

---

**From:** Paulette Kern <[REDACTED]>  
**Sent:** Sunday, September 16, 2012 11:23 PM  
**To:** Walker, Susan  
**Subject:** ACTION ITEM: Board of Adjustment Appeal CASE C16-2012-0011 3400 Steck Av

Dear Ms. Walker/ BOA,

In the above case, I ask that the Board of Adjustments deny the applicants request for variance to a 60' height for the Honda sign. I support the neighborhood in its opposition and believe that, if allowed, a very detrimental precedent will be set.

Thank you,

Paulette Kern  
2705 Twin Oaks Dr.  
Austin, Texas 78757



**Walker, Susan**

---

**From:** Joyce Basciano <[REDACTED]>  
**Sent:** Sunday, September 16, 2012 7:52 PM  
**To:** Walker, Susan  
**Cc:** Ramirez, Diana  
**Subject:** Board of Adjustment Appeal CASE C16-2012-0011 3400 Steck Av

Chair Jack, Vice Chair Goebel and Members of the Board of Adjustment,

Re Board of Adjustment Appeal C16-2012-0011 3400 Steck Ave (First Texas Honda sign)

I live in Bryker Woods which is bounded on the West by MoPac (Loop 1). This matter concerns me and my neighbors as granting a variance will set a very bad precedent for the entire MoPac corridor. MoPac is included in the Scenic Roadways designation of section 25-10-6 of the City Code and does not have the sign pollution visible from other highways in the city. Signage along MoPac is typically found on buildings and not freestanding as First Texas Honda's would be.

There is much opposition to the proposed sign in the neighborhoods most affected by it. The applicant/owner failed to engage the neighborhoods before the initial BOA hearing (July) and failed at an August stakeholders meeting to reach a resolution.

Please deny the applicant/owner the Request for Reconsideration. There is no hardship imposed on First Texas Honda if their variance request remains denied.

Thank you,

Joyce Basciano  
1907 West 34<sup>th</sup> St  
Austin, Tx 78703

North Shoal Creek Neighborhood Association  
Post Office Box 66443  
Austin, Texas 78766-0443

RECEIVED

SEP 13 2012

CITY OF AUSTIN

September 12, 2012

City of Austin  
Planning & Development Review Department  
ATTN: Susan Walker  
P. O. Box 1088  
Austin, TX 78767-1088

Re: Case Number C16-2012-0011-3400 Steck Avenue

Dear Ms Walker:

The North Shoal Creek Neighborhood Association (NSCNA) objects to the variance requested to permit a 60 foot tall sign at the Honda dealership at 3400 Steck Avenue.. The 30 foot tall sign restriction is not considered a hardship warranting a waiver in this case. A 60 foot sign at this location is not justified. That objection was stated previously in our letter of August 7, 2012. This letter provides additional related information.

The letter of August 23, 2012 from Brown McCaroll requesting reconsideration of this case contains some statements with which we disagree:

*1. The Sign Review Board erred in its decision because it did not have an opportunity to consider all the pertinent information at the time of the original hearing.*

NSCNA does not agree that the board erred in its decision, and recommends the request for reconsideration be denied. NSCNA submitted the letter of objection August 7, 2012, stating some reasons for objecting to the variance. In the limited speaking time available in the August 13 hearing, the NSCNA president had displayed three photographs that showed a degree of visibility of parts of the Honda buildings from portions of MoPac and stated the opinion that a sign 30 feet high, properly located, would provide adequate visibility.

*2. Applicant had not had an opportunity to discuss the case with the surrounding neighbors, neighborhood associations, and other interested parties.*

Mr. Will Hardeman, the managing partner for the dealership, spoke to the members of the Association at the general membership meeting on September 4, and answered numerous questions from those present. Mr. Bryan Hardeman, owner, and counsel Nikelle Meade were also present and provided comments and answers.

Following that discussion, the members discussed the sign, and voted to object to the variance to permit the 60 ft sign.

*3. Inaccurate and incomplete information was presented by citizens about the visibility of the sign from neighboring residential properties and MoPac Expressway.*

As stated above, the NSCNA president had displayed three photographs that showed a degree of visibility of parts of the Honda buildings from portions of MoPac and stated the opinion that a sign 30 feet high, properly located, would provide adequate visibility.

On August 31, the dealer had a blue weather balloon tethered at the site, at a height of 60 feet to demonstrate the proposed sign height. Photographs of the balloon and site from several locations along MoPac are enclosed. The first three are photographs taken before the balloon was displayed; the remaining eight were taken as the balloon was visible. I believe these photographs provide proof that the 60 ft height is excessive and not necessary for visibility.

The entitlement to a high sign to be visible from MoPac is questionable. I understand the MoPac is designated as a "Scenic Highway" and that such free standing signs along the road are not permitted.

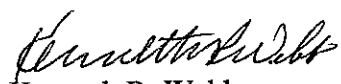
*4. Conflicting information was presented at the hearing concerning the height and size of other signs in the neighborhood.*

There are high signs along US Highway 183, particularly the elevated portions; however that should have no bearing on this case. Along Burnet Road and Anderson Lane there are signs that may be slightly over 30 feet high. An example is the sign at Shoal Creek Plaza at Anderson Lane and Shoal Creek Blvd, which is estimated to be 30 to 35 feet high. Farther North along MoPac, the signs at the Arbor Walk are estimated to be about the same height. I know of no 60 ft signs on MoPac.

Any sign at the proposed location would not be visible from the main lanes of MoPac north of Steck Avenue due to the height of the large building adjacent to MoPac and the lanes being lowered under the Steck overpass. Since part of the Honda building is visible from the main lanes and access roads south of Steck Avenue, as shown in the enclosed photographs, it is believed that a 30 foot sign would likewise be visible.

The 30 foot sign for Lowes across Steck from Honda is visible from Steck Avenue west of Mopac and from the overpass over Mopac. A 30 foot sign is believed to be adequate to help motorists locate the dealership.

Sincerely,



Kenneth R. Webb

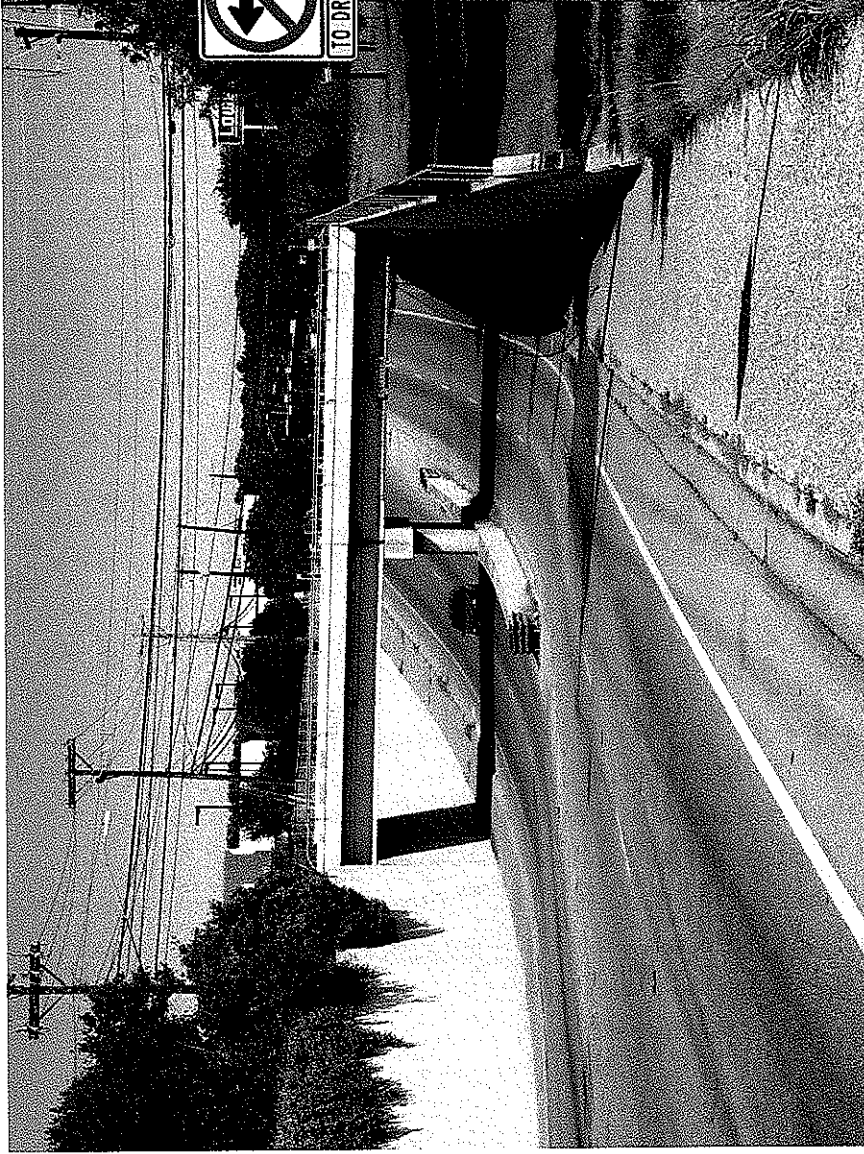
President,

North Shoal Creek Neighborhood Association

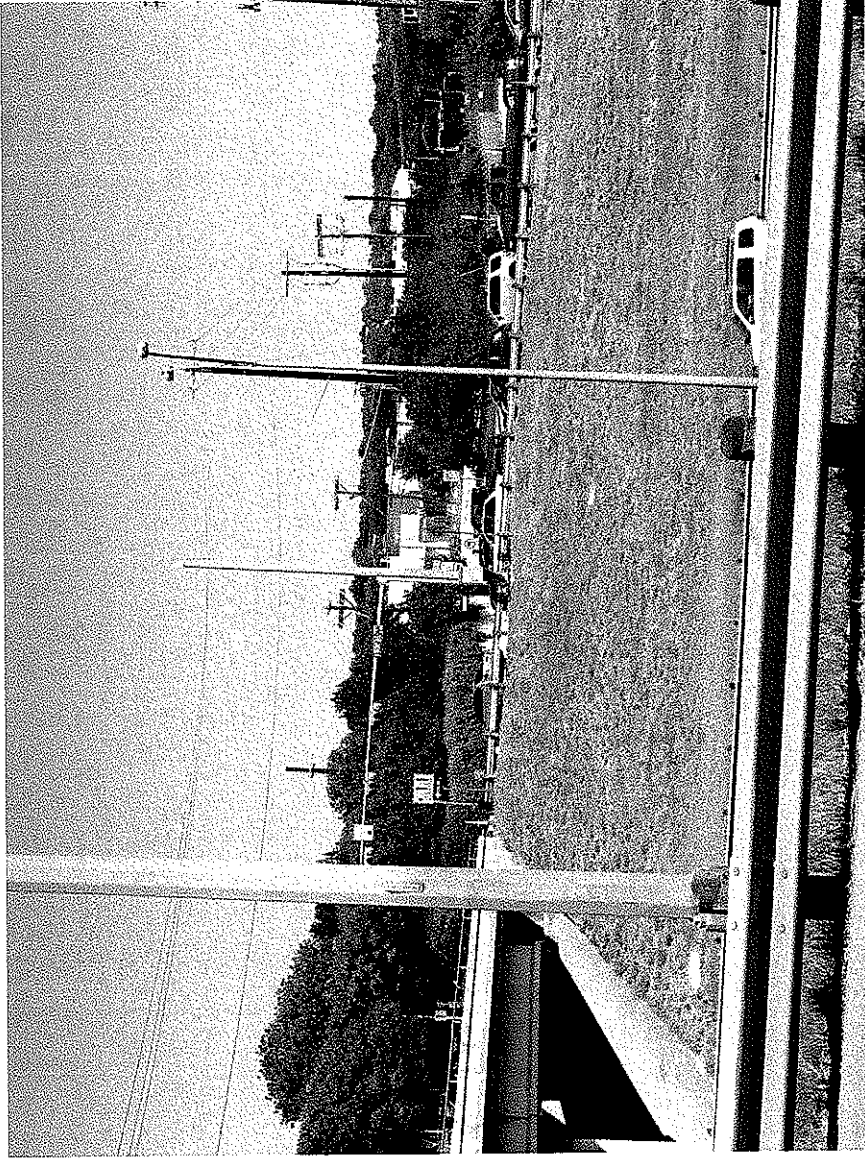
11 Enclosures (PowerPoint photos)



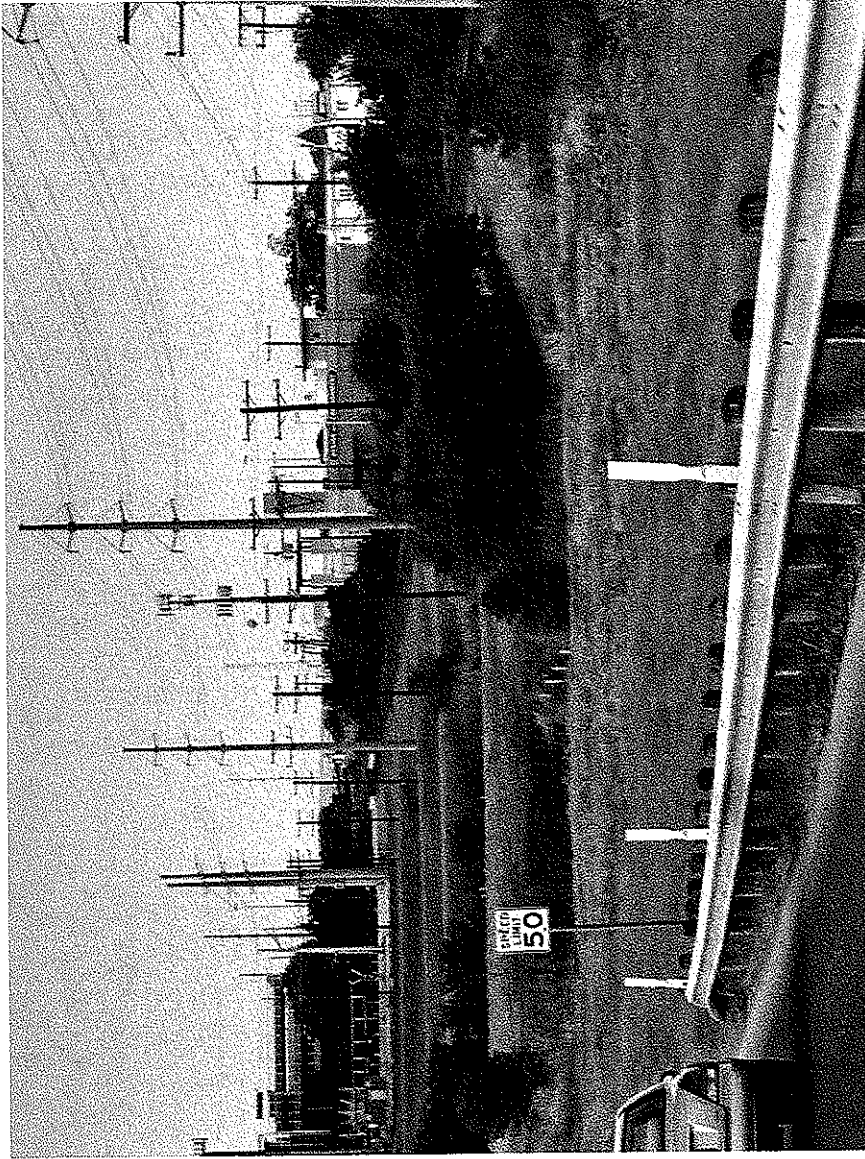
**View from MOPAC North Bound Access Road**



**From corner of MOPAC North Bound Access  
Road and Steck Avenue**



**View from MOPAC South Bound Access Road**

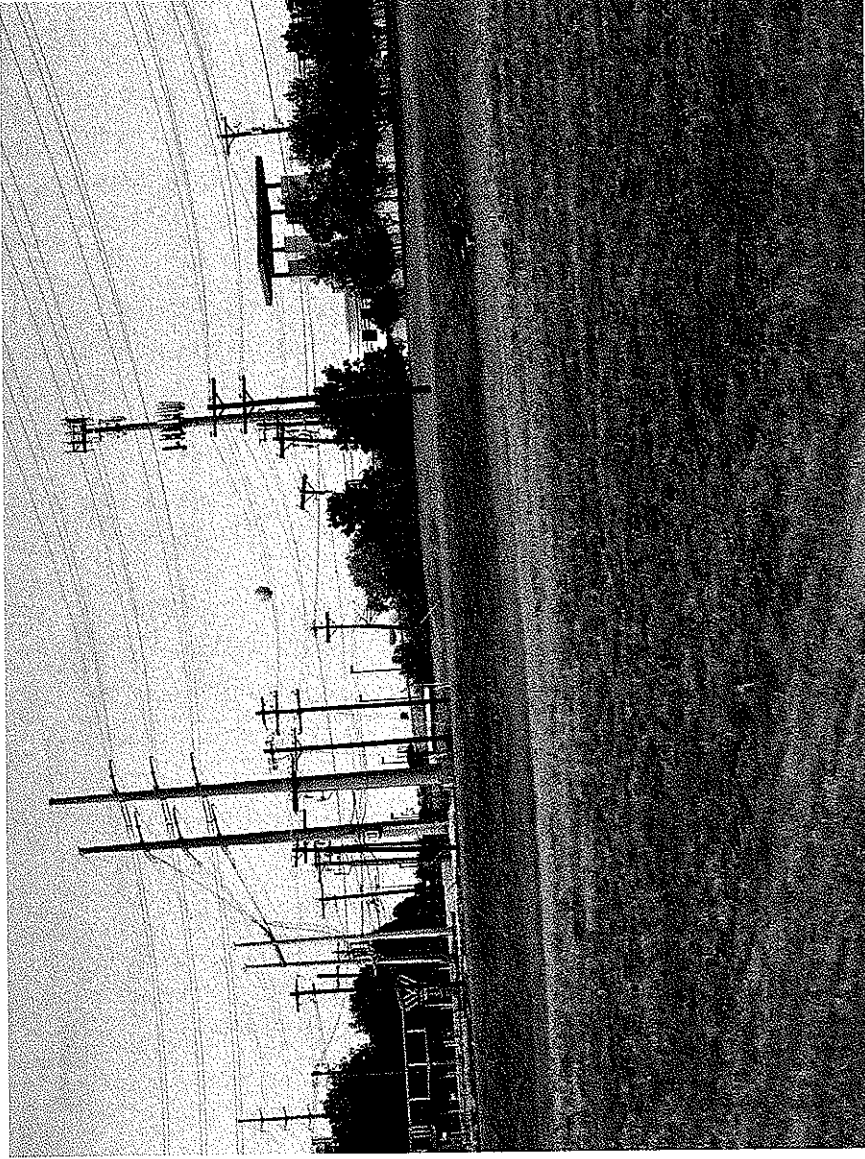


**2498\_A NB MOPAC Access Road near Anderson**

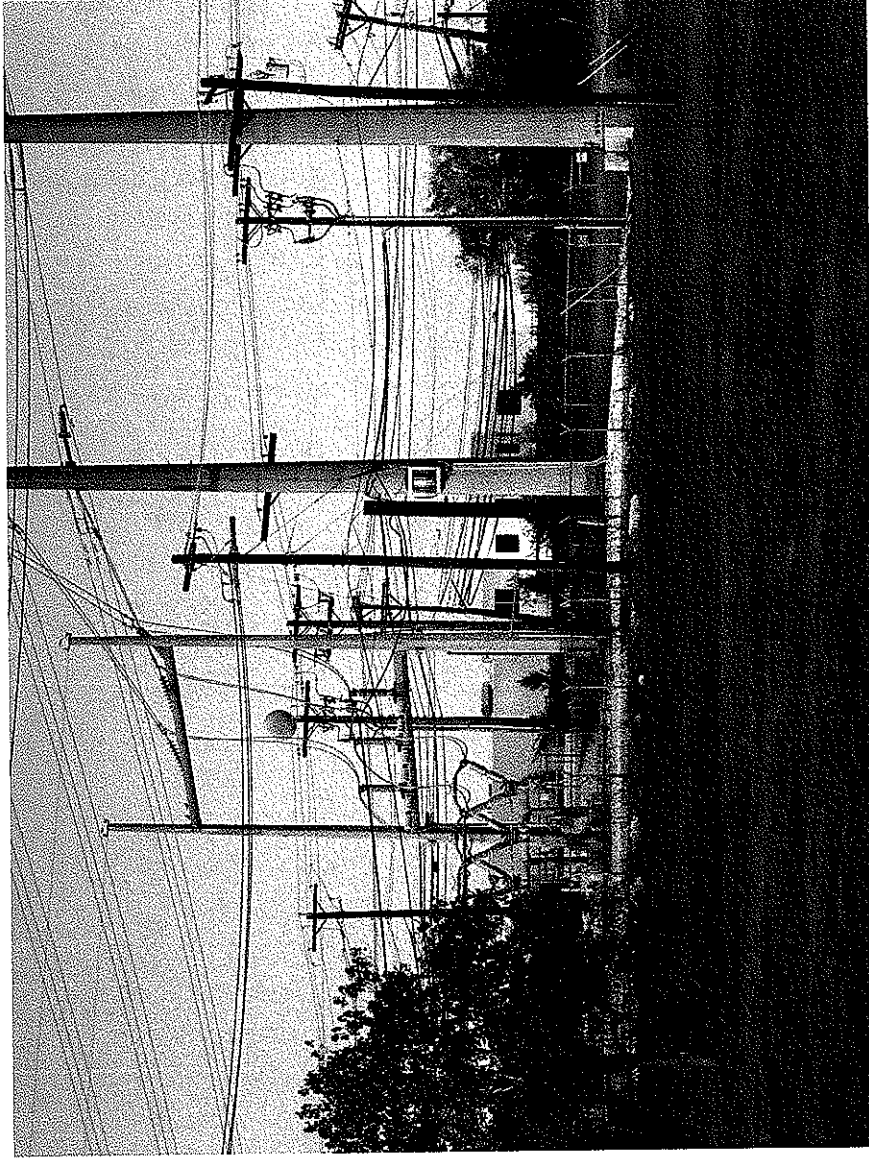


**2502\_A NB MOPAC Access Road - 2**

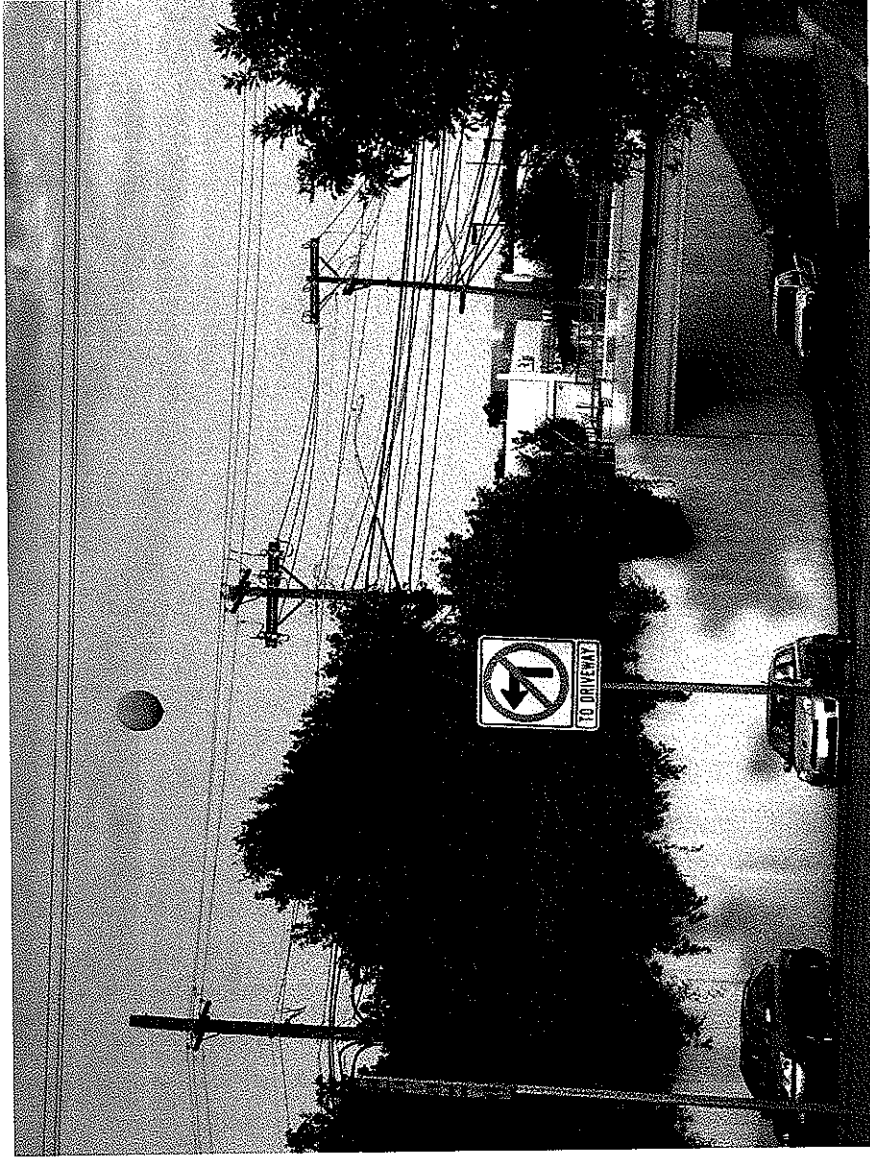




**2504\_A NB MOPAC Access Road - 3**



**2506\_A NB MOPAC Access Road – 4 Near Steck**



**2509\_A NB MOPAC Access Road at Steck**



**2510\_A SB MOPAC Access Road near Luby's**



**2514\_A NB MOPAC at Steck Exit**



**2516\_A NB MOPAC Exit at Access Road**

## Walker, Susan

---

**From:** Zelda Cook <[REDACTED]>  
**Sent:** Wednesday, September 12, 2012 12:58 PM  
**To:** Walker, Susan  
**Subject:** Case # C16-2012-0011 - First Texas Honda

Dear Ms. Walker,

My name is Zelda Cook. I own office space at 3200 Steck Avenue in Suite 245, and my family's business (Nine Point Mesa Land & Cattle Company) owns space at Suite 240 at that same address. We are in receipt of your Notices of Public Hearing for First Texas Honda's appeal of a Land Development Code variance application for signage at 3400 Steck Avenue, but will be unable to attend the hearing with the Sign Review Board on September 17.

Please allow me to submit objections to this application for variance on behalf of both Nine Point Mesa Land & Cattle Company and myself.

In my opinion, a sign of up to sixty feet in height would be out of character with what is currently visible in the vicinity, and would be excessive, unsightly and unnecessary. To my knowledge, there is no free-standing signage of this type along MoPac south of Highway 183, Steck Avenue, Shoal Creek Boulevard or Anderson Lane. I'll presume that, when they obtained the property, First Texas Honda was aware of the existing restrictions within the Land Development Code regarding this issue. By approving this variance, a precedent would be set for other businesses to request similar consideration from the City, and the "Scenic Highway" aspect to MoPac might be irrevocably altered.

I don't understand how complying with the current Code would place a hardship on this business, and I respectfully request the Sign Review Board decline this application for variance.

Thank you for the opportunity to be heard.

ZELDA COOK  
3200 STECK AVENUE, SUITE 245  
AUSTIN, TEXAS 78757  
(512) 420-0497  
E-MAIL: [REDACTED]



## Walker, Susan

---

**From:** Jim Savage [REDACTED]  
**Sent:** Wednesday, September 12, 2012 10:30 AM  
**To:** Walker, Susan  
**Cc:** Chris Engen; Janet  
**Subject:** C16 2012 0011 First Texas Honda Sign Variance Request

I am James Savage, treasurer of the Steck Plaza Community, an association of building condo owners at 3200 Steck. The Steck Plaza Community has 10 owners in a building just east of the intersection of Steck and Shoal Creek Boulevard on Steck Avenue. I received the public notice of a public hearing for a second attempt at a land development code variance for the Steck Plaza Community last week from a notice sent to Steck Plaza Community, Suite 100.

Steck Plaza Community objects to the approval of a variance for a 60 foot sign at the First Texas Honda at 3400 Steck. I have not received responses from First Texas Honda or the sign company when I called requesting why they needed such a large sign. Mr. Hardeman did call me on the afternoon of the date that their first attempt at this variance was defeated. I told him I could not get 10 building owners together with no notice to discuss why First Texas Honda should be allowed a 60 foot advertising sign on the date of the hearing. He told me he is thinking about putting a large sign close to our building which he is sure we would not want. I told him that as long as it met current city of Austin requirements we had no reason to object. Although weeks have passed, Mr. Hardeman has not contacted me since.

We have no objection to the location of the sign at the west end of the 3400 Steck property. However we do object to a sign of that size. We believe it will mar site views from our building to the west with potential detrimental impact on our property values. We believe any signage should meet requirements of the current Land Development Code. It is our understanding that Mopac is designated a scenic highway with restrictions on signage. We sincerely hope that this continues to be the case and that no precedent-setting variance to allow a 60 foot sign for First Texas Honda will be allowed.

Thank you for allowing us to respond and register our objection to this variance request.

Jim Savage  
Treasurer  
Steck Plaza Community, Inc..  
3200 Steck Ave., #100  
Austin, TX. 78757  
512-696-3841



**Ramirez, Diana**

---

**From:** Joyce Basciano [REDACTED]  
**Sent:** Sunday, September 16, 2012 7:52 PM  
**To:** Walker, Susan  
**Cc:** Ramirez, Diana  
**Subject:** Board of Adjustment Appeal CASE C16-2012-0011 3400 Steck Av

Chair Jack, Vice Chair Goebel and Members of the Board of Adjustment,

Re Board of Adjustment Appeal C16-2012-0011 3400 Steck Ave (First Texas Honda sign)

I live in Bryker Woods which is bounded on the West by MoPac (Loop 1). This matter concerns me and my neighbors as granting a variance will set a very bad precedent for the entire MoPac corridor. MoPac is included in the Scenic Roadways designation of section 25-10-6 of the City Code and does not have the sign pollution visible from other highways in the city. Signage along MoPac is typically found on buildings and not freestanding as First Texas Honda's would be.

There is much opposition to the proposed sign in the neighborhoods most affected by it. The applicant/owner failed to engage the neighborhoods before the initial BOA hearing (July) and failed at an August stakeholders meeting to reach a resolution.

Please deny the applicant/owner the Request for Reconsideration. There is no hardship imposed on First Texas Honda if their variance request remains denied.

Thank you,

Joyce Basciano  
1907 West 34<sup>th</sup> St  
Austin, Tx 78703

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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

*Betke Family L.P.*

Your Name (please print)

*8217 Shoal Creek Blvd. Austin*

Your address(es) affected by this application

*9/12/12*

*Owner's signature was received*

Daytime Telephone: *512-346-7030*

Comments: *We remain of the*

*opinion that this sign is*

*too large for an office*

*building and residential area.*

*We have had no further*

*input from the applicant or*

*the law firm representing it.*

*We do not have any information as to the sign location.*

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

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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

ELK B, L, P.

Your Name (please print)

8013-A Steeple Creek Blvd.

Your address(es) affected by this application

Shirley R. Ahnaker

☐ I am in favor  
☒ object

Shirley R. Ahnaker Agent Date 9/12/12

Daytime Telephone: 512-670-2030

Comments: We remain of the opinion their this sign is too large for an office building/residential area such as the Steeple Creek area. We have had no input at all from the applicant or its lead firm regarding the case or location of the sign.

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

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**Case Number: C16-2012-0011 – 3400 Steck Avenue**

**Contact: Susan Walker, 512-974-2202**

**Public Hearing: Sign Review Board, September 17th, 2012**

Your Name (please print)

Susan Walker

☐ I am in favor  
☒ I object

Your address(es) affected by this application

8889 Shoal Creek #101 78757

Signature

Date

Daytime Telephone: 512 8263334

Comments:

This sign variance is clearly sought for advertising purposes, there is no site need for same.

**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

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and:

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Case Number: C16-2012-0011 - 3400 Steck Avenue  
 Contact: Susan Walker, 512-974-2202  
 Public Hearing: Sign Review Board, September 17th, 2012

Sherran Williams

Your Name (please print)

☐ I am in favor  
☒ I object

8601 Donna Gail Dr. Austin, TX 78757

Your address(es) affected by this application

Shenan Williams 9-10-2012

Signature

Date

Daytime Telephone: 512 925-7440 or 512 451 2417

Comments:

See attached

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Below are five points expressed by the applicant in his Request for Reconsideration to support his belief that the Sign Review Board erred in its decision to deny the applicant's request for a sign variance. My responses to each of the five points are in bold.

A. Sign Review Board did not have an opportunity to consider all the pertinent information at the time of the original hearing.

**It is the responsibility of the applicant to make sure the Sign Review Board had all the information it needed to make its decision. Applicant is represented by one of the most prestigious law firms in the State of Texas, Brown McCarroll. To grant a rehearing is to reward Brown McCarroll and its representatives for being poorly prepared to respond to neighborhood concerns and arguments.**

B. Applicant did not have an opportunity to discuss the case with the surrounding neighbors, neighborhood associations, and other interested parties.

**Applicant purchased the property in 2007 and the location has been under construction for more than a year. The applicant waited 5 years before contacting the neighborhood associations about anything, including his desire to have a 60 foot sign rather than the restricted 30 foot sign. Applicant has admitted that he has known for some time that he wanted a 60 ft sign for his business. Why would applicant wait until the month before opening his business to submit a request for a sign variance?**

C. Information on site topography was unavailable at the time of the original hearing.

**Topography information must be given to architects and engineers in order to prepare the site for construction. Would the applicant's legal representative have forgotten to include the topography information when making its request to the Sign Review Board for a variance?**

D. Inaccurate and incomplete information was presented by citizens about the visibility of the sign from neighboring residential properties and Mopac.

**Applicant's legal representative had ample time to counter any perceived inaccuracies at the time of the hearing. North Shoal Creek neighbors (citizens) presented pictures to support the adequate visibility of a 30 ft. sign and gave convincing arguments against the sign variance request. North Shoal Creek neighbors did not have the benefit of legal council at this hearing.**

E. Conflicting information was presented at the hearing concerning the height and size of other signs in the neighborhood.

**There is an American flag flying above a business in North Shoal Creek that does not have to comply with zoning and code compliance restrictions. If there are signs in the neighborhood that do not meet zoning and code compliance restrictions, then legal council should have had and**

**provided that information before and during the August 13th hearing.**

For the reasons stated above in **bold**, I believe the Sign Review Board did not err in its decision to deny the applicant's request for a sign variance. Therefore, the applicant's request for a rehearing should be denied. The applicant and his legal representatives had ample time to prepare for the original hearing.

First Texas Honda is asking for a do-over, but according to the rules, they must submit substantially different evidence or show that an error of procedure has occurred. In their application, they have submitted no such evidence. In fact, at the North Shoal Creek Neighborhood Association (NSCNA) General Membership meeting, Sept. 4, 2012, applicant's lawyer admitted that some of her own statements were erroneous in her client's appeal request.

MOPAC is designated as a "Scenic Highway." Allowing this variance would set a precedent that has not been broken in 40 years of MOPAC's existence. We do not want to open the door to more tall signs being erected in order to grab attention on MOPAC. As one Commissioner already stated, "It would create a domino effect" where other businesses would want the same visibility.

The sign does not fit the area, is proposed to be 15' x 15' and will clutter the skyline above the treetops, as we see on HWY 183. Neither the Arbor Walk nor Domain have a sign like this proposed sign.

The dealerships in the area do just fine with the 30' signs that some of them have. First Texas Honda knew what the ordinances were when they bought the property in April, 2007, yet they waited until now to ask for this variances. The applicant's other dealership, Infinity, in North Shoal Creek has a sign that complies with the sign ordinance.

Friends of North Shoal Creek met August 27th, 2012, with the owner and his lawyer. NSCNA members met with the owners and their lawyer Sept. 4th, 2012. At this meeting a majority of NSCNA members voted against supporting the variance request.

Thank you for your attention and consideration of my objections to the applicant's appeal and variance request.

*Sherran Williams*  
*Sherran Williams*  
*Sept 10, 2012*

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Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

Lee Schuennemann

Your Name (please print)

☐ I am in favor  
☒ I object

3112 Stanwood Dr Austin TX 78757  
Your address(es) affected by this application

Lee Schuennemann

Signature

Date

Daytime Telephone: 512-452-4349

Comments: 30 feet is high enough to be seen.

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



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**Contact:** Susan Walker, 512-974-2202  
**Public Hearing:** Sign Review Board, September 17th, 2012

MARGARET SCHUENEMANN  
 Your Name (please print) ☐ I am in favor ☒ I object

3112 STANWOOD DR-AUSTIN, TX 78757

Your address(es) affected by this application

Margaret Schuenemann 9-11-2012  
 Signature Date

Daytime Telephone: 512-452-4349

Comments: The Has been our home for 46  
years and expect it to be our home for  
many more years. Past businesses at this  
location on Steck allowed to the sign  
ordinance we have there in the area. Just  
before our personal trade service center) knew  
the restriction when they chose this location.  
I do not want a variance granted that  
would set a precedent along Mo Pac we

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residential area. Just Susan Honda has  
proposed at their Koenig Lane location

without a 60ft height sign.

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Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

Steven Weintraub

Your Name (please print)

☐ I am in favor  
☒ I object

8709 Stillwood Ln

Your address(es) affected by this application



Signature

Sep 9, 2012  
Date

Daytime Telephone: 512-698-6953

Comments: A sign this size is a eyesore for the neighborhood. While ~~not~~ bad in itself it also sets a precedent in the MOPEC corridor. I grew up in the neighborhood. There has always been a promise that MOPEC would remain noncommercial from before it opened. Don't Break That Promise MO!.

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

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Susan Walker

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**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Sign Review Board, September 17th, 2012

Christina Luckabe  
Your Name (please print)

☐ I am in favor  
☒ I object

8709 Stillwood Lane Austin 78757  
Your address(es) affected by this application

[Signature] 9/10/12  
Signature Date

Daytime Telephone: 512-453-6453

Comments: I believe the grant of  
a variance for this very  
tall sign would negatively  
impact this neighborhood as a  
vis safety an unsightly presence of  
large signs (commercial) on  
public.

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**Case Number:** C16-2012-0011 – 3400 Steck Avenue  
**Contact:** Susan Walker, 512-974-2202  
**Public Hearing:** Sign Review Board, September 17th, 2012

David and Kate Watson

Your Name (please print)

☐ I am in favor  
☒ I object

8306 Millman Drive

Your address(es) affected by this application

Kate H. Watson

Signature

9.11.12

Date

Daytime Telephone: 512.420.9037

Comments:

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Susan Walker  
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 Austin, TX 78767-1088

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Case Number: C16-2012-0011 - 3400 Steck Avenue  
 Contact: Susan Walker, 512-974-2202  
 Public Hearing: Sign Review Board, September 17th, 2012

Your Name (please print) Nan G Creixell

☐ I am in favor  
☒ I object

Your address(es) affected by this application  
8305 and 8307 Shoal Creek Blvd

[Signature] 09/12/2012  
 Signature Date

Daytime Telephone: (512) 453-6566

Comments: We are AGAINST the variance request  
• 30' sign is good enough  
• we do not want to open the door to more  
111 signs close to NORAC  
• A big sign like the one 1st Texas Hands is  
requesting does not fit the area.

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**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Sign Review Board, September 17th, 2012

Sarah A. Harrington  
Your Name (please print)

☐ I am in favor  
☒ I object

3400 Steck Ave Ste 330 Austin TX 78757  
Your address(es) affected by this application

[Signature] 9/12/12  
Signature Date

Daytime Telephone: 512-459-8117

Comments: I object to the sign variance. It would be an eyesore + not fit with the rest of existing commercial + residential area

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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

Richard Duggan  
Your Name (please print)

☐ I am in favor  
☒ I object

Your address(es) affected by this application

8800 Mikulay Drive  
USA

Signature

Date

Daytime Telephone: 512-454-8321

Comments:

Fees: Sign Review Board

Meeting 9/17/12

Case # C16-2012-0011

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Case Number: C16-2012-0011 - 3400 Steck Avenue  
Contact: Susan Walker, 512-974-2202  
Public Hearing: Sign Review Board, September 17th, 2012

Elizabeth Douglas  
Your Name (please print)

☐ I am in favor  
☒ I object

8806 Murrey Lane  
Your address(es) affected by this application

Elizabeth Douglas  
Signature  
9/11/12  
Date

Daytime Telephone: 512-458-1812

Comments:

I am against the appeal.  
There is no reason for it to be over.  
There is no need to be over.  
There are no other issues.

I am also opposed to the appeal.  
I am also opposed to the appeal.

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

For: Sign Review Board  
Meeting 9/17/12  
Case # C16-2012-4500



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Case Number: C16-2012-0011 - 3400 Steck Avenue  
Contact: Susan Walker, 512-974-2202  
Public Hearing: Sign Review Board, September 17th, 2012

*Carrie Steck*

Your Name (please print)

☐ I am in favor  
☒ I object

Your address(es) affected by this application

*8103 Davenport Cir.* *9-12-12*

Signature

Date

Daytime Telephone:

*797-3198*

Comments:

*I am against the appeal.*

*I am against the Varance Request*

*NO COFF SIGN*

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

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Susan Walker  
P. O. Box 1088  
Austin, TX 78767-1088

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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

Robert Overkrom

Your Name (please print)

8705 Daurios Circle

Your address(es) affected by this application

Robert Overkrom

Signature

Daytime Telephone: 512-454-6550

Date

9-12-12

Comments: I am against the appeal.

They have had their say.

Let's keep Mopac a "Scenic Highway"

I am also against the "Interstate Request."

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Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

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**Case Number:** C16-2012-0011 – 3400 Steck Avenue  
**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Sign Review Board, September 17th, 2012

Your Name (please print)

*Patricia C. Ryan*

☐ I am in favor  
☒ I object

Your address(es) affected by this application

*8707 Darnridge Circle*

Signature

*Patricia C. Ryan*

Date

Daytime Telephone:

*452-7049*

Comments:

**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

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Case Number: C16-2012-0011 - 3400 Steck Avenue  
Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

Dahlia Gutierrez  
Your Name (please print)

☐ I am in favor  
☒ I object

8705 Duvalville Circle  
Your address(es) affected by this application

Dahlia Gutierrez  
Signature

9-12-12  
Date

Daytime Telephone: 512-454-0550

Comments: I am against the Appeal.

I am against "the Variance Request"

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Austin, TX 78767-1088

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**Case Number:** C16-2012-0011 -- 3400 Steck Avenue  
**Contact:** Susan Walker, 512-974-2202  
**Public Hearing:** Sign Review Board, September 17th, 2012

Nancy Daniels

Your Name (please print)

8203 Millway Drive

Your address(es) affected by this application

Nancy W. Daniels 9/12/12

Signature

Date

Daytime Telephone: (512) 263-1701

Comments: I am opposed to the reconsideration of the Board's action on Case # C-16-2012-0011. The Council made its decision based on CS zoning allowing signs 30' or shorter. I believe this decision will set a precedent.

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 Susan Walker  
 P. O. Box 1088  
 Austin, TX 78767-1088

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

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Case Number: C16-2012-0011 - 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

William E. Manning

Your Name (please print)

☐ I am in favor  
☒ I object

8204 Millway Drive, Austin TX 78757

Your address(es) affected by this application

WE Manning

Signature

Date

Daytime Telephone: 512-406-9096

Comments: I am not in favor of the Sign Review Board reconsidering their earlier denial of the requested variance. Furthermore, I am opposed to a sign exceeding the size and height restrictions currently in place. The appeal should be denied.

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Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

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**Contact:** Susan Walker, 512-974-2202  
**Public Hearing:** Sign Review Board, September 17th, 2012

Michael J. Green  
 Your Name (please print) ☐ I am in favor  
☒ I object

8204 Milkway Drive, Austin, TX 78757

Your address(es) affected by this application

[Signature] 9/12/2012  
 Signature Date

Daytime Telephone: 512-745-5886

Comments: I urge the Sign Review Board to  
refuse to reconsider their decision  
of 8/13/12 denial of signvariance  
request for First Lake Honda  
I also oppose their effort  
to construct a higher/larger sign  
than regulations presently permit

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Case Number: C16-2012-0011 – 3400 Steck Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, September 17th, 2012

James Allan

Your Name (please print)

☐ I am in favor  
☒ I object

Your address(es) affected by this application

8313 Milway Dr.

Signature

Date

Daytime Telephone: 512 206 9315

Comments: there is nothing on Nopac

that is that height.

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

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 Contact: Susan Walker, 512-974-2202  
 Public Hearing: Sign Review Board, September 17th, 2012

Alicia Israel ☐ I am in favor  
 Your Name (please print) ☒ I object

8806 Millway Dr, Austin, TX, 78757

Your address(es) affected by this application

Alicia A. Israel 9-10-12  
 Signature Date

Daytime Telephone: 210.473.4114

Comments:

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

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**Contact:** Susan Walker, 512-974-2202  
**Public Hearing:** Sign Review Board, September 17th, 2012

*Susan Walker*  
 Your Name (please print)

☐ I am in favor  
☒ I object

8313 Collin  
 Your address (if affected by this application)

*[Signature]*  
 Signature

9/10/12  
 Date

Daytime Telephone: 512 206 9154

Comments: *This would be an eye sore and inconsistent with existing neighborhood standards*

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

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 Austin, TX 78767-1088

## 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](http://www.ci.austin.tx.us/development).

Written comments must be submitted to 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: C16-2012-0011 - 3400 Steck Avenue  
Contact: Susan Walker, 512-974-2202  
Public Hearing: Sign Review Board, September 17th, 2012

PAMELA ELLEN FERGUSON

Your Name (please print)

☐ I am in favor  
☒ I object

2706 KEEPER BROOK LAKE - AUSTIN TX 78757

Your address(es) affected by this application

*[Signature]* SEP 7 2012

Signature

Date

Daytime Telephone: 512-467-1859

Comments: IT'S RIDICULOUS FOR

FIRST TEXAS HONDA TO REQUEST

A 60' SIGN + IGNORE PROTESTS

FROM THOSE OF US IN THE

IMMEDIATE NEIGHBORHOOD!

A 30' SIGN IS MORE THAN

ENOUGH! WE DO NOT WANT HONDA

TO LOOK LIKE 183.

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

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**Contact: Susan Walker, 512-974-2202**  
**Public Hearing: Sign Review Board, September 17th, 2012**

*Bernadette Walker*

Your Name (please print) *2706 Lemaybank*

☐ I am in favor  
☒ I object

Your address(es) affected by this application *2706 Lemaybank*

Signature *[Signature]* Date *9/8/12*

Daytime Telephone: *512 462-1893*

Comments: *There is too much to put*

*up a lot of it for hands.*  
*They must stay in the hand*  
*like every body else!*

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 Austin, TX 78767-1088