

CASE # C16-2012-0016  
ROW-10841425  
TP-0234140308

**CITY OF AUSTIN**  
**APPLICATION TO SIGN REVIEW BOARD**  
**SIGN VARIANCE**

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

**PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.**

STREET ADDRESS: 109 W. Anderson Lane

LEGAL DESCRIPTION: Subdivision – Lot B \* Less NE 2638 SQ FT Northcrest Addn

Lot(s) B Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We Site Enhancement Services on behalf of myself/ourselves as authorized agent for  
Darden SW, LLC (GMRI Texas) affirm that on Oct 3, 2012, hereby apply for a hearing before  
the Sign Review Board for consideration:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

a pylon sign that exceeds the height restriction of 35' above grade (replace the cabinet on a pylon sign).

Existing sign is 171 SF at 48'-6" OAH. Proposed sign is 99.69 SF at 45'-4" OAH.

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

District.

If your variance request is for a reduction in setbacks or height limits, please contact Lena Lund with the Electric Utility at 322-6587 before filing your application with this office to discuss your request. The Electric Utility will recommend the board deny your request if it will result in an encroachment into an electric easement or a NESC violation.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. In order to grant your request for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because: the building is situated well below the grade of the adjacent highway (U.S. 183). The sign at a code-compliant 35' OAH will not be adequate to provide motorists with the proper visibility that the sign currently provides.

**OR,**

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: the request is to REDUCE the existing sign by 71 SF and by 3'-2" OAH. Granting of this variance will not adversely impact the neighboring properties or traffic flow. On the contrary, granting this variance will enhance the efficiency, safety, and beauty of the commercial corridor and the surrounding properties.

**OR,**

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: the request is not detrimental to the health, safety, or general welfare of the community. The relief requested is the minimum degree of deviation from the code that is necessary for the sign to continue to act as such, by providing clear and legible visibility to the motoring public for the purpose of offering goods and services to the local community and to the public in transit.

**AND,**

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because: there are other businesses that currently have highway visibility. The request is simply to continue utilizing the highway visibility that Red Lobster already enjoys. A code-compliant sign at 35' OAH would deprive Red Lobster and the city of Austin of the opportunity to generate business.

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 \_\_\_\_\_ Mail Address 6001 Nimitz Pkwy

City, State & Zip South Bend, IN 46628

Printed Ty Robbins Phone 574-232-4474 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 see authorization letter Mail Address 1000 Darden Center Drive

City, State & Zip Orlando, FL 32837

Printed see authorization letter Phone 407-245-4000 Date \_\_\_\_\_

**ADDITIONAL INFORMATION TO BE SUBMITTED WITH COMPLETED APPLICATION:  
(FAILURE TO SUBMIT ALL THE REQUIRED MATERIALS WILL RESULT IN NON-  
ACCEPTANCE OF THE APPLICATION. LATE BACKUP MATERIAL WILL BE  
ACCEPTED UNTIL 9:00 A.M. THE MONDAY PRIOR TO THE MEETING. THERE  
WILL BE NO EXCEPTIONS.)**

**SITE PLAN:** Must be drawn to scale, showing present and proposed construction  
and locations of existing structures on adjacent lots.

All Sign Review Board cases must submit location and  
elevation drawings, drawn to scale, in addition to the site  
plan required.

**APPLICATION FEES:** Residential See Current Fee Schedule for Applicable Fees  
All Other See Current Fee Schedule for Applicable Fees

**<http://www.austintexas.gov/department/fees>**

Please be advised that the Board can only hear so many cases a month, therefore, first come, first served.

Please be advised that a request for reconsideration must be filed within 10 days from the Board meeting.

If you need assistance completing this application (general inquires only) please Susan Walker, 974-2202 or Diana Ramirez, 974-2241, 505 Barton Springs Road, 1<sup>st</sup> floor, Development Assistance Center

**NOTE: ALL VARIANCES EXPIRE 1 YEAR (12 MONTHS) FROM DATE OF  
APPROVAL BY BOARD AS STATED IN SECTION 25-1-217 OF THE LAND  
DEVELOPMENT CODE UNLESS BOARD DEEMS OTHERWISE.**



We, Darden Restaurants (GMRI, Inc.), hereby authorize Site Enhancement Services, acting as agent for Darden Restaurants (GMRI, Inc.), to proceed with the sign variance request for Red Lobster located at 109 W. Anderson Lane, Austin, TX 78752.

I/We have reviewed the proposed sign changes and authorize Site Enhancement Services to move forward with the sign variance process and any/all issues regarding signage.

Corporate Representative's Name: Randy Calvanelli

Representative's Signature: Randy Calvanelli

Company Name: Darden Restaurants (GMRI, Inc.)  
1000 Darden Center Drive Orlando FL 32837

Phone Number: 407.458.8109

Position: Design Project Manager

Date: 10/3/12

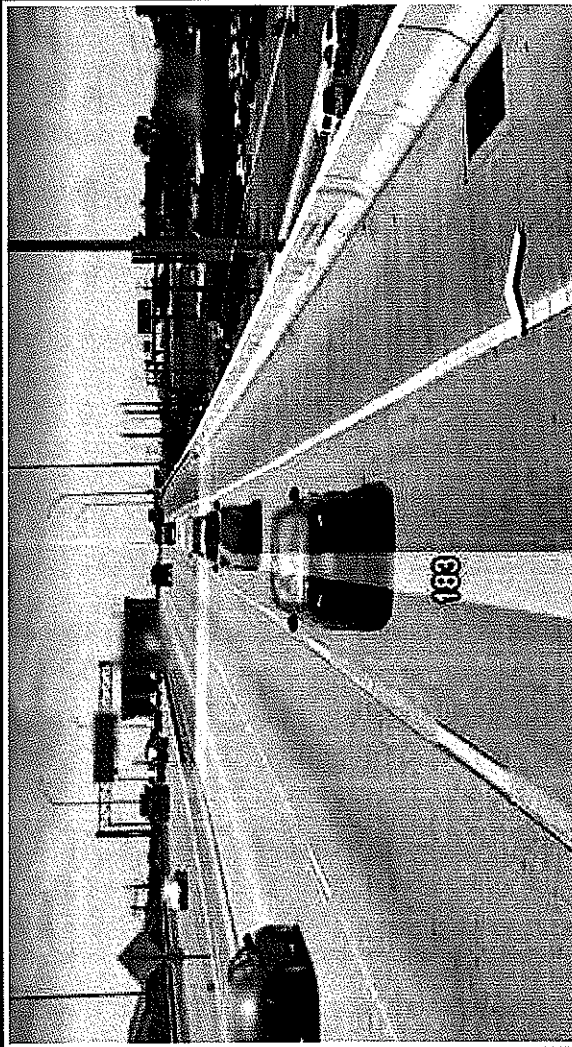
The foregoing instrument was acknowledged before me this  
3 day of October, 2012 By Randy Calvanelli  
who is ✓ personally known to me or        who has produced  
       as identification.

Kelly Solomon  
Signature of Notary Public





**RED LOBSTER™**  
FRESH FISH • LIVE LOBSTER



109 W. Anderson Lane  
Austin, TX 78752

Store #0095

October 5, 2012 - Submittal



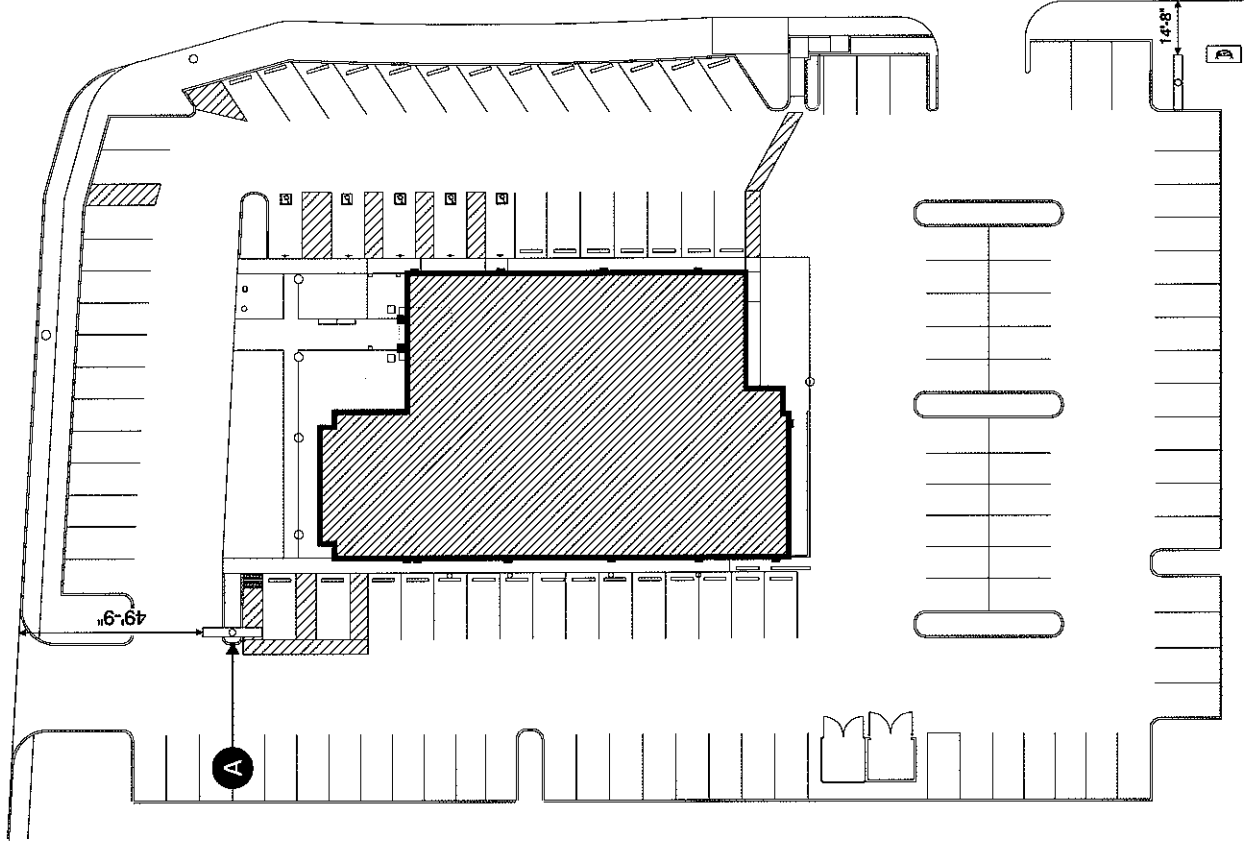
Ph: 1 . 800 . 599 . 7696  
Fax: 1 . 574 . 237 . 6166  
[www.siteenhancementservice.com](http://www.siteenhancementservice.com)

# Site Plan

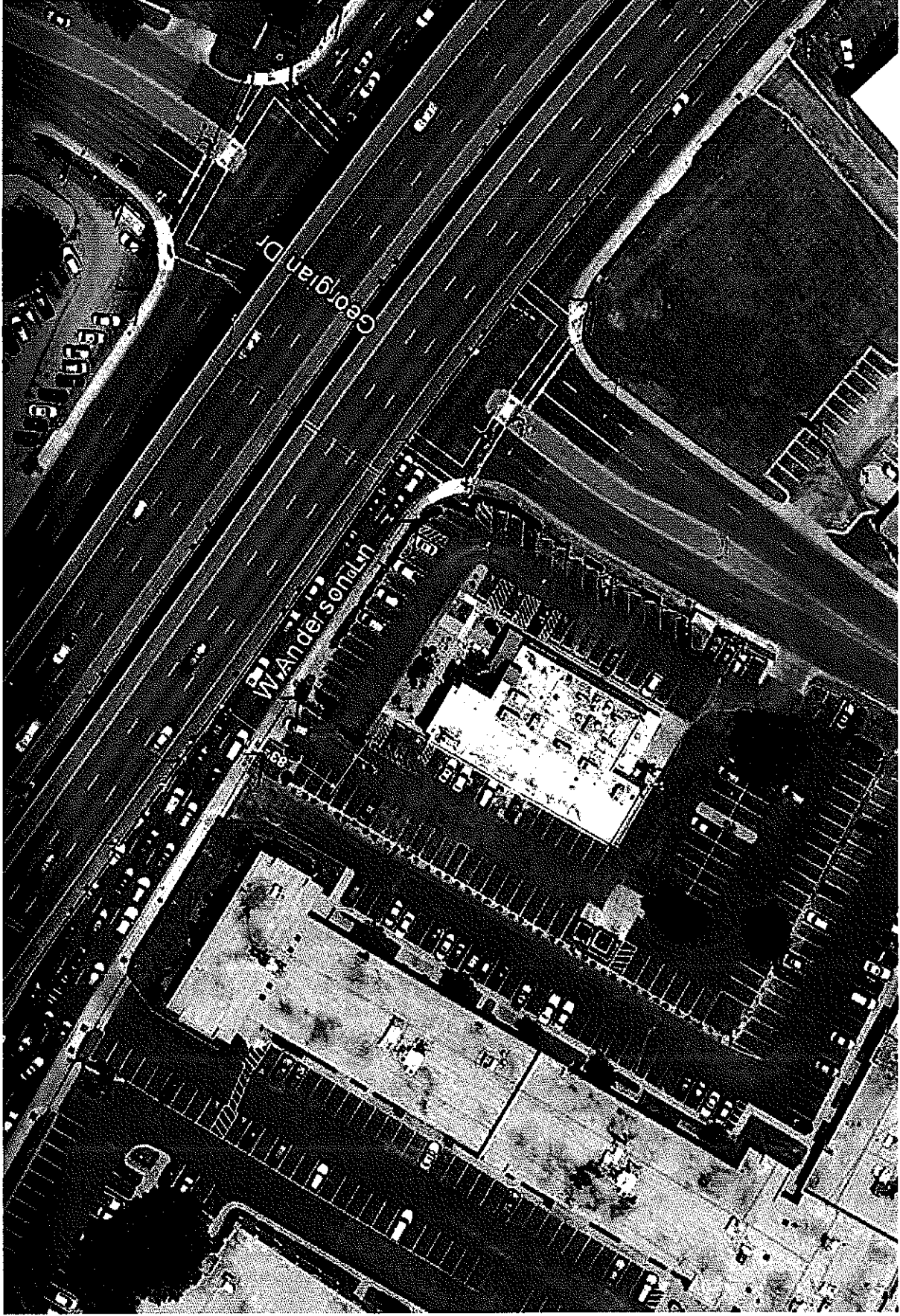
## Store #0095

W. ANDERSON LANE

**Existing:** 9'-4" x 18'-4" Pylon at 48'-6" OAH: 171.11 SF  
**Proposed:** 6'-2" x 16'-2" Pylon at 45'-4" OAH: 99.69 SF  
 71.42 SF Smaller and 3'-2" Shorter than Existing



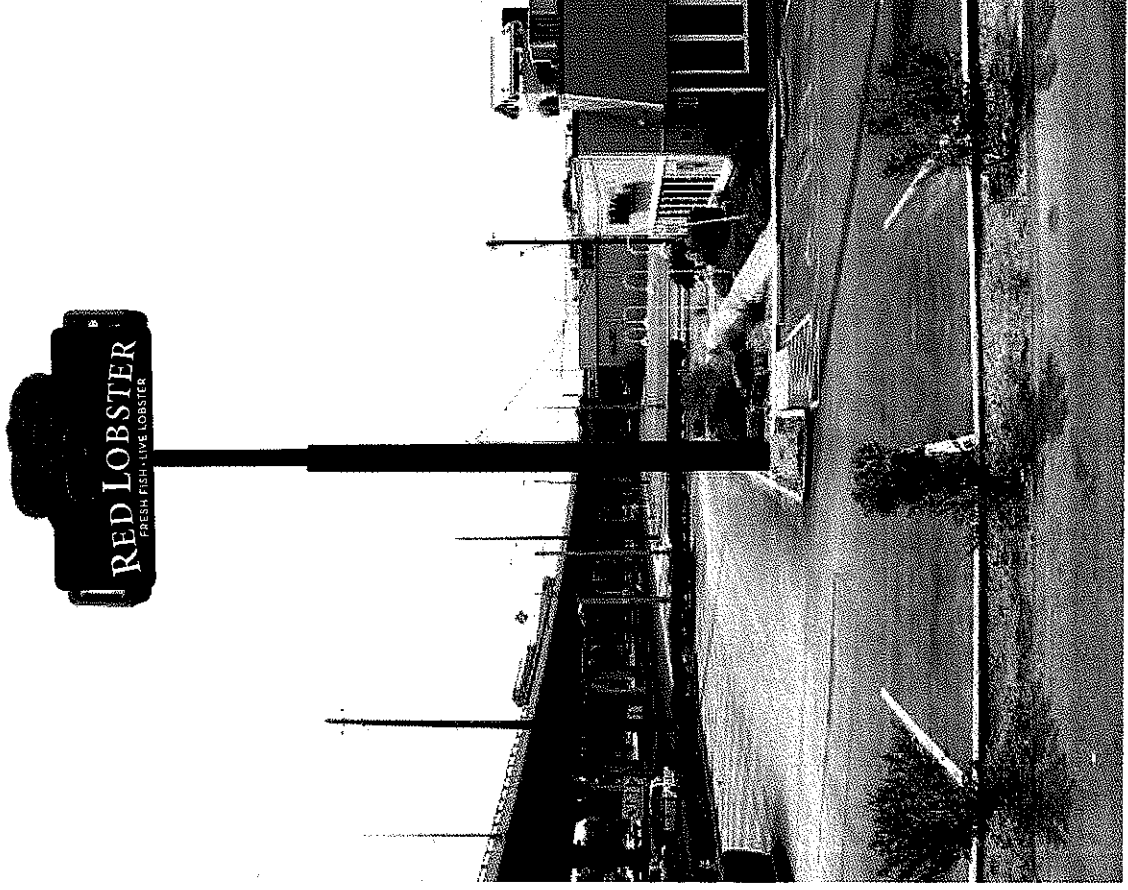
**Aerial View**  
Store #0095



# Pylon Overlay

Store #0095

Existing: 9'-4" x 18'-4" Pylon at 48'-6" OAH: 171.11 SF  
Proposed: 6'-2" x 16'-2" Pylon at 45'-4" OAH: 99.69 SF (71.42 SF Smaller and 3'-2" Shorter than Existing)

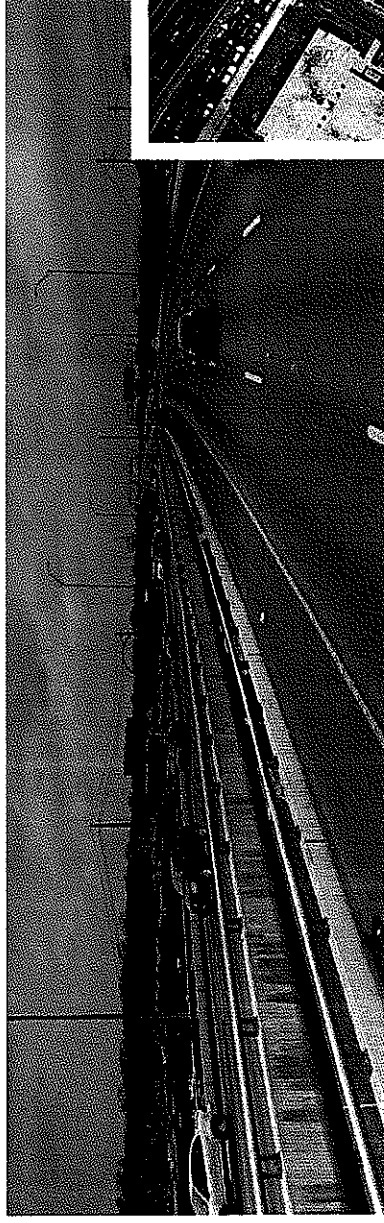


# **Pylon Overlay** Store #0095

**Existing: 9'-4" x 18'-4" Pylon at 48'-6" OAH: 171.11 SF**



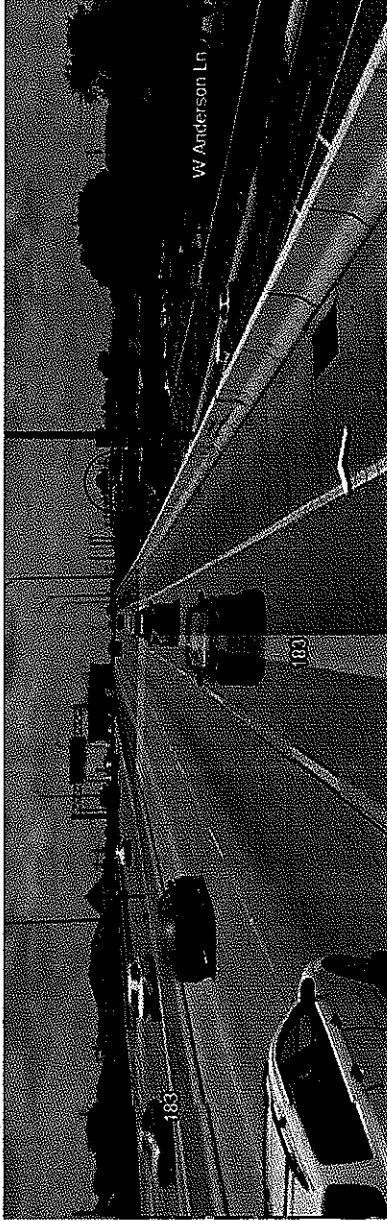
**Proposed: 6'-2" x 16'-2" Pylon at 45'-4" OAH: 99.69 SF (71.42 SF Smaller and 3'-2" Shorter than Existing)**



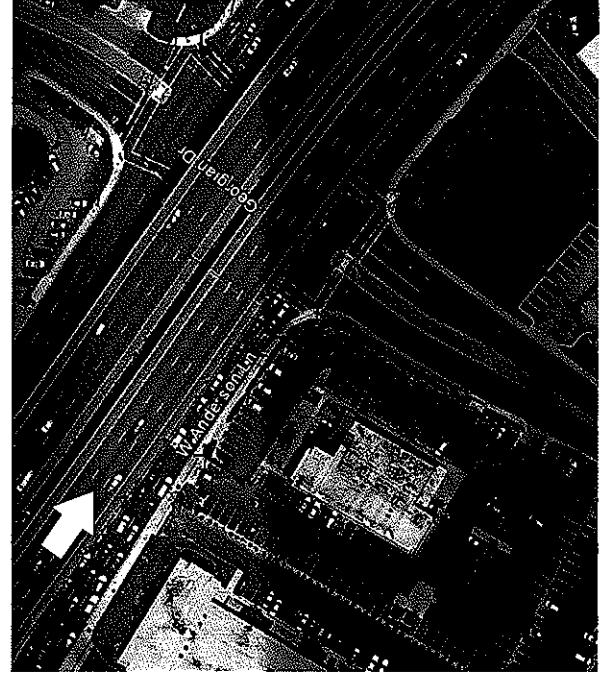
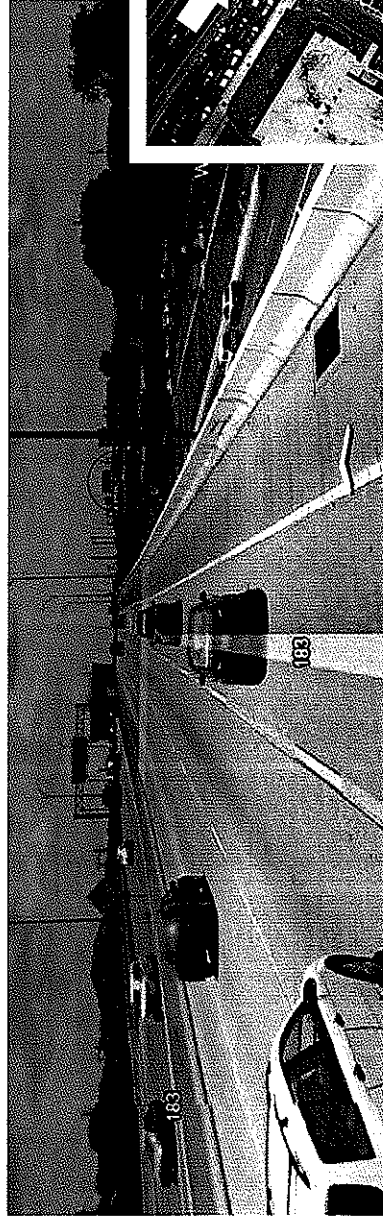
# Pylon Overlay

## Store #0095

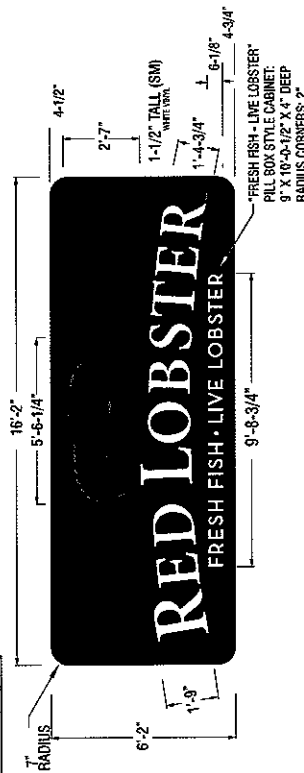
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RL-SIG-P100-PPCL-LED



RL-SIG-P100-PPCL-LED

SQ. FT. = 99.59

SCALE: 1/4" TO 1'-0"

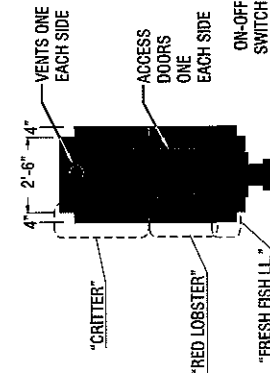
COLOR KEY



MAIN CABINET: .060\"/>

"MAIN CABINET"  
CONSTRUCTED W/ CONVENTIONAL CONSTRUCTION METHODS OF  
ANGLE IRON & ALUMINUM SKIN FOR FACE & SIDES.  
INTERIOR SUPPORT STEEL TO BE DETERMINED  
ALL OF THE CABINET TO BE PAINTED (BLACK SATIN FINISH)  
"CRITTER"  
CRITTER LOGO OF CHANNEL LETTER CONSTRUCTION TO BE ATTACHED  
TO CABINET FACE.  
CRITTER FACE OF CLEAR IMPACT MODIFIED ACRYLIC  
W/ 1st SURFACE DIGITAL GRAPHIC APPLIED.  
TO HAVE A 1" BLACK TRIM CAP ADDED.  
INTERIOR ILLUMINATION OF WHITE G.E. MINI MAX WHITE L.E.D.'s  
W/ POWER SUPPLY  
EXTERIOR TO BE PRECOAT MATTE BLACK INTERIOR WHITE.  
"RED LOBSTER"  
"RED LOBSTER" OF CHANNEL LETTER CONSTRUCTION TO BE ATTACHED  
TO CABINET FACE.  
FACE OF #2447 WHITE .177 ACRYLIC  
TO HAVE A 1" BLACK TRIM CAP ADDED.  
INTERIOR ILLUMINATION OF G.E. WHITE MINI MAX  
L.E.D. MODULES W/ POWER SUPPLY  
EXTERIOR TO BE PRECOAT MATTE BLACK INTERIOR WHITE.  
"FRESH FISH - LIVE LOBSTER"  
"FRESH FISH - LIVE LOBSTER"  
PILL BOX STYLE CABINET 4" DEEP TO BE ATTACHED TO CABINET FACE.  
RETURN OF .063 ALUM. & FACE TO BE OF .125 ALUM COPY IS ROUTED  
OUT AND BACKED W/ #2447 WHITE .177 ACRYLIC. THIS FACE TO ATTACH  
TO THE RETURNS "SHOE BOX INSERT STYLE" AND USE G.S. SCREWS THRU  
THE RETURNS & INTO INTERIOR WELDED 1" LIP ON BACK OF FACE  
(FOR SERVICE)  
ILLUMINATION W/ GE WHITE MINI MAX L.E.D.'s. W/ POWER SUPPLIES.  
EXTERIOR PAINT TO MATCH PRECOAT MATTE BLACK INTERIOR WHITE.

NO BAFFLES IN ANY OF  
THE LETTERS.



SCALE: 1/4" TO 1'-0"

ELEVATION

NOTE: DIGITAL GRAPHIC WILL ALWAYS  
MATCH LOGO OF CRITTER  
COMPLETE LOGO ANY TIME PRINTED.



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MATCH LOGO OF CRITTER  
COMPLETE LOGO ANY TIME PRINTED.

CUSTOMER TO PROVIDE:  
(For New / Reworked Construction) ADEQUATE BEHIND THE WALL BACKING AND ACCESS AS REQUIRED TO INSTALL  
SIGN. SIGN TO BE INSTALLED IN A LOCATION THAT IS EASILY ACCESSIBLE FOR MAINTENANCE AND REPAIRS.  
SO THAT THESE SIGNS CAN BE MADE DURING CONSTRUCTION AND PRIOR TO SIGN INSTALLATION.  
ALL SIGNAGE (PRIMARY ELECTRICAL, SIGNAL, SECURITY & SIGNAL CONSTRUCTION) TO EACH SIGN WITHIN 5 FT. TO BE BY CERTIFIED ELECTRICIAN.  
A. All branch circuits for signs must be installed in accordance with applicable codes and standards (per NEC).  
B. All branch circuits for signs must be installed in accordance with applicable codes and standards (per NEC).  
C. Properly sized ground wire must be installed back to the nearest panel and be properly grounded.  
D. Number and size of conductors for each sign to meet Federal Health Sign requirements.  
Any deviation from the above recommendations may result in:  
1. Sign not being installed.  
2. Delay in additional work.  
Notes: - Critical electrical components of signs will not be replaced for period of time, once with City. For best performance,  
we recommend signs to be constructed in accordance with applicable codes and standards (per NEC). The City or State will  
not be responsible for the sign for a period of time, once with City. For best performance, we recommend signs to be  
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INSTALLER IS RESPONSIBLE FOR:  
● PROVIDING AND INSTALLING ALL COMPONENTS REQUIRED TO RUN SECONDARY WIRING, CONNECTORS, GTO CIRCUIT,  
ETC.) TO BE DETERMINED BY LOCAL CODE AND SITE CONDITIONS.  
● PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.  
● SEALING BUILDING PENETRATIONS WITH SILICONE TO PREVENT MOISTURE PENETRATION @ EXTERIOR LOCATIONS.







SCALE: 1/4" TO 1'-0"

SIDE VIEW

SCALE: 1/4" TO 1'-0"

ELEVATION

RL-SIG-P100-PPCL-LED

Tetra® LED Systems		MATERIAL ESTIMATE		Drwg #: 012138-02	
*** SPECIAL INSTRUCTIONS ***		THIS MATERIAL IS TO BE INSTALLED BY T-CC		White Non-MARSH	
CUSTOMER INFORMATION		REFERENCE		RL-SIG-P100-PPCL-LED	
<div><p>RED LOBSTER FRESH FISH • LIVE LOBSTER</p></div>		<div><p>CRITTER</p></div>		<div><p>31" • " CRITTER "</p></div>	
<div><p>RED LOBSTER FRESH FISH • LIVE LOBSTER</p></div>		<div><p>21" • " R "</p></div>		<div><p>21" • " R "</p></div>	
RENOTE		FACE OF BACKLIT		4.3 Amps	
THE ABOVE CHANGE IS FOR REFERENCE ONLY and should not be used for construction purposes. The material estimate is for 100' LED systems and is based on engineering standards and information provided pertaining to this material. The material estimate is for 100' LED systems and is based on engineering standards and information provided pertaining to this material. The material estimate is for 100' LED systems and is based on engineering standards and information provided pertaining to this material.		292.9 Watts		0.00 Sq Ft	
LED MODULE PLACEMENT AND QUANTITY IS AN APPROXIMATION ONLY. The high manufacturer must verify module placement and quantity to ensure even illumination.		0.00 Sq Ft		0.00 Watts/Sq Ft	
For detailed information refer to the applicable Tetra® product found under <a href="http://www.tetra.com">www.tetra.com</a> .		0.00 Sq Ft		0.00 Watts/Sq Ft	
Tetra® LED Systems		Lumination		Drwg #: 012138-02	
EAST CLEVELAND, OH 44112		E-MAIL: <a href="mailto:TETRA@BAWSS&amp;G.COM">TETRA@BAWSS&amp;G.COM</a>		Rev b	
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