

CITY OF AUSTIN  
APPLICATION TO SIGN REVIEW BOARD  
SIGN VARIANCE

CASE #

C16-2012-0017

ROW- 10 852217

WCAD

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

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

STREET ADDRESS: 13945 HIGHWAY 183 NORTH

LEGAL DESCRIPTION: Subdivision - NORTH FORK PLAZA (AULSTAR SUBDIVISION)

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

I/We 360 SIGNS on behalf of myself/ourselves as authorized agent for

SANDALWOOD MANAGEMENT affirm that on 9/20, 2012, hereby apply for a hearing before

the Sign Review Board for consideration:

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

Replace 3 existing signs with 2 multi-tenant signs with  
height of approximately 45 feet each.

in a CS-1-CO zoning district, located within the COMMERCIAL Sign

District. GR (COMMUNITY COMMERCIAL)  
CS-1-CO COMMERCIAL LIQUOR SALES

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: \_\_\_\_\_

See Exhibit 1 Attached

OR,

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

See Exhibit 1 Attached

OR,

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

See Exhibit 1 Attached

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: \_\_\_\_\_

See Exhibit 1 Attached

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 [Signature] Mail Address 4109 TODD LANE Ste 400  
City, State & Zip AUSTIN, TX 78744 TOM@360SIGNS.COM  
Printed TOM HUMPHRIES Phone 512 769 3605 Date 9/20/12

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 [Signature] owner Mail Address 500 Capital of Texas Hwy  
City, State & Zip Austin TX 78746 Blk 7  
Printed Clay Hodges Phone 512 329-0753 Date 10/2/12

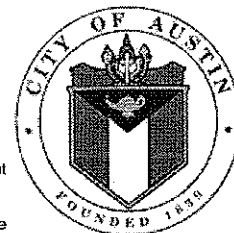


SUBJECT TRACT



ZONING BOUNDARY

CASE#: C16-2012-0017  
LOCATION: 13945 Hwy 183 North



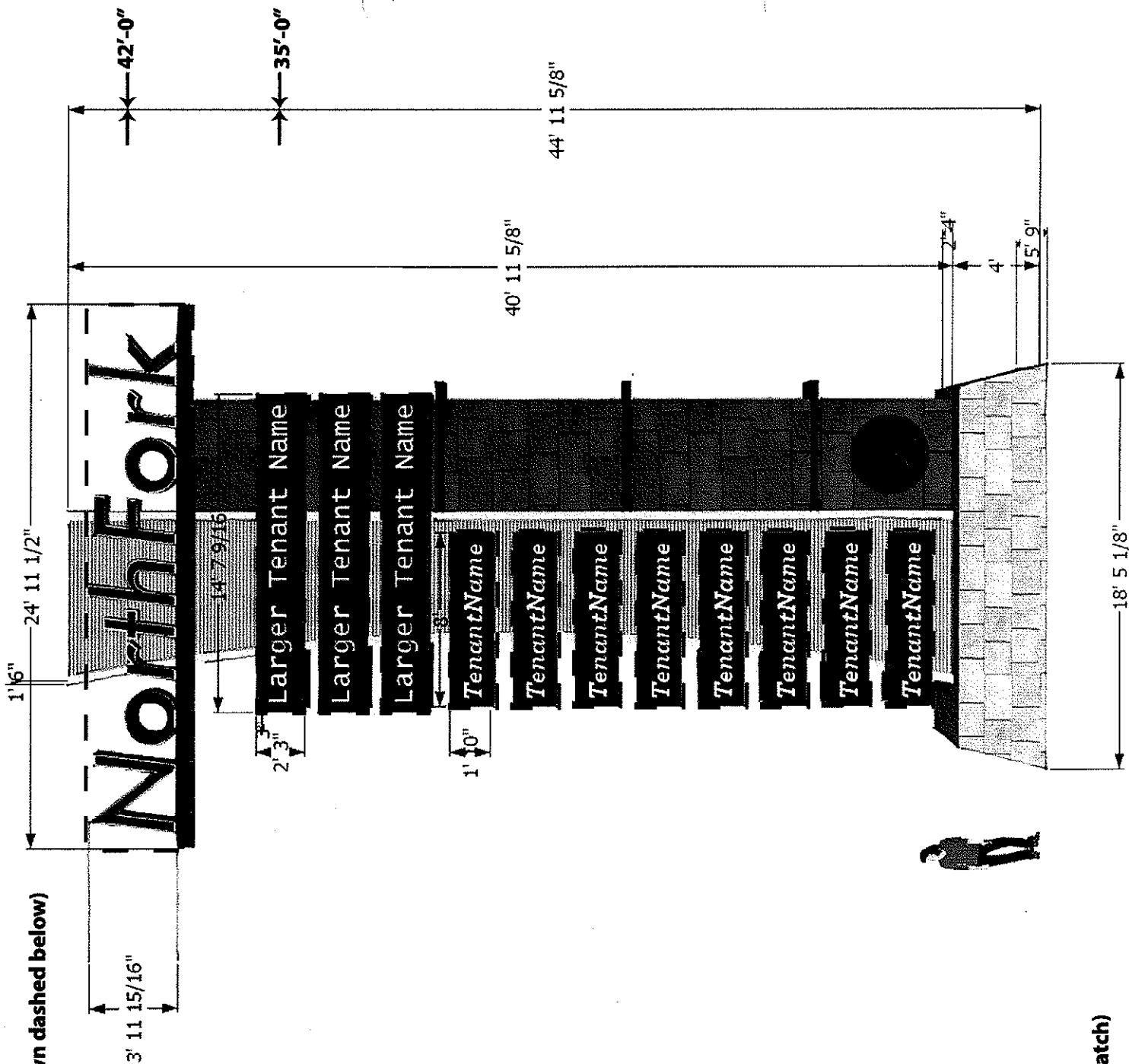
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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  
Application to Sign Review Board  
Sign Variance for  
Northfork Plaza  
Exhibit 1

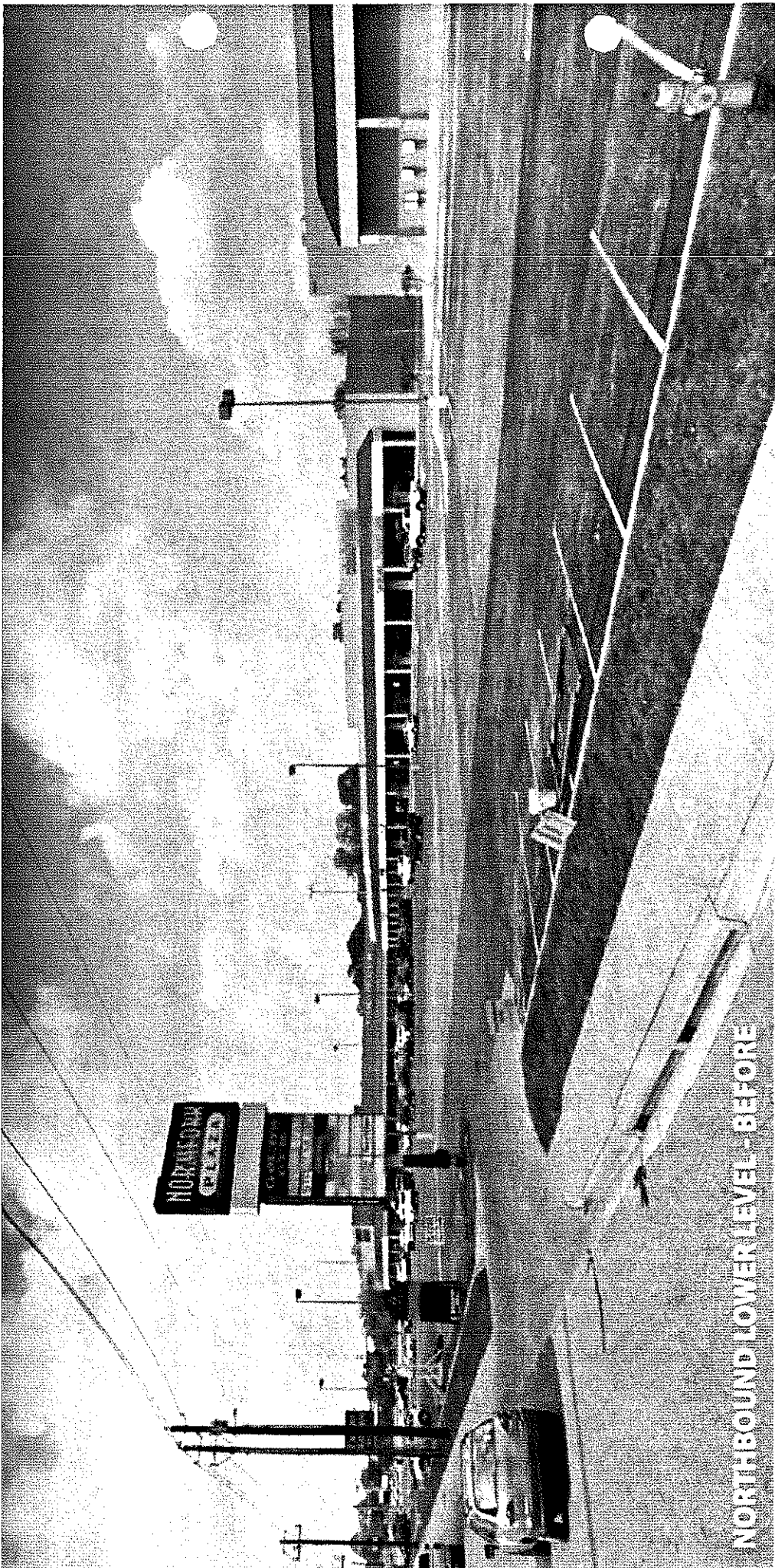
- 1) The subject property has a unique problem in that it has been overwhelmingly impacted by major highway projects not foreseen when it was originally developed. It is located on the northeast corner of the intersection of US Hwy 183 N, FM 620 and SH45 and falls under the shadows of the highway interchange elevated approximately 70 feet. There are currently 3 pylon signs on the site. The intent is to "clean up" the site and reduce the number of signs to 2 attractive state of the art multi-tenant signs that can be more easily read increasing ease of direction for motorists approaching the center.
- 2) There are no other adjacent developments. The properties on the other three corners cannot easily see this project and would not be adversely impacted.
- 3) The variance does not conflict with the stated purpose of the sign regulation since:
  - a. Unique circumstances exists that makes compliance with the requirements impractical.
  - b. The modification does not lessen public safety requirements.
- 4) As previously stated, this older but sizable shopping center was built before the massive interchange was designed. The other three corners of the intersection were more recently developed with the then known highway improvements in mind. In that way, the other retail developments are more privileged and Northfork is disadvantaged.

Sign Area = 280.75 square feet (shown dashed below)

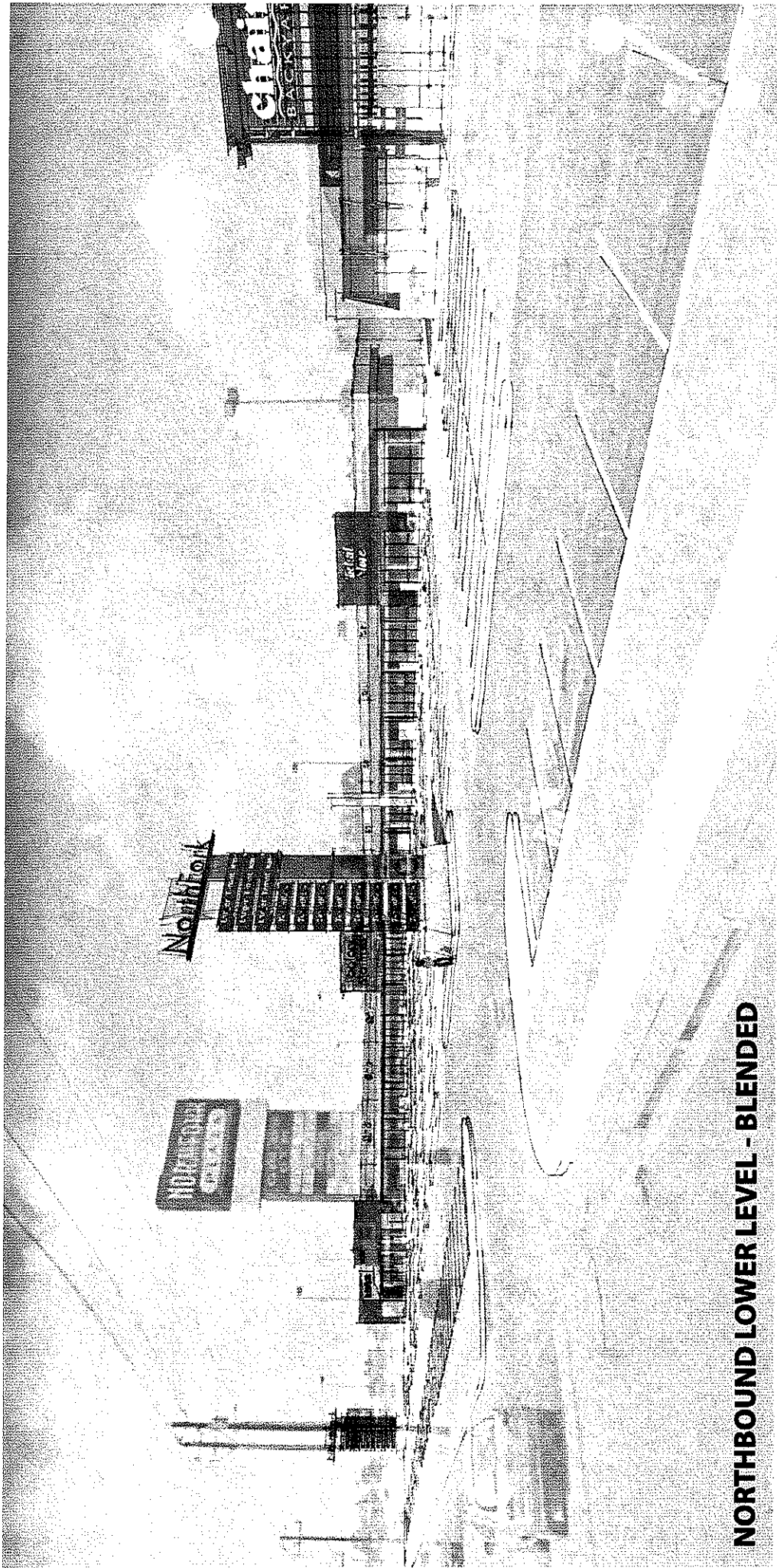


Front Elevation (back elevation to match)



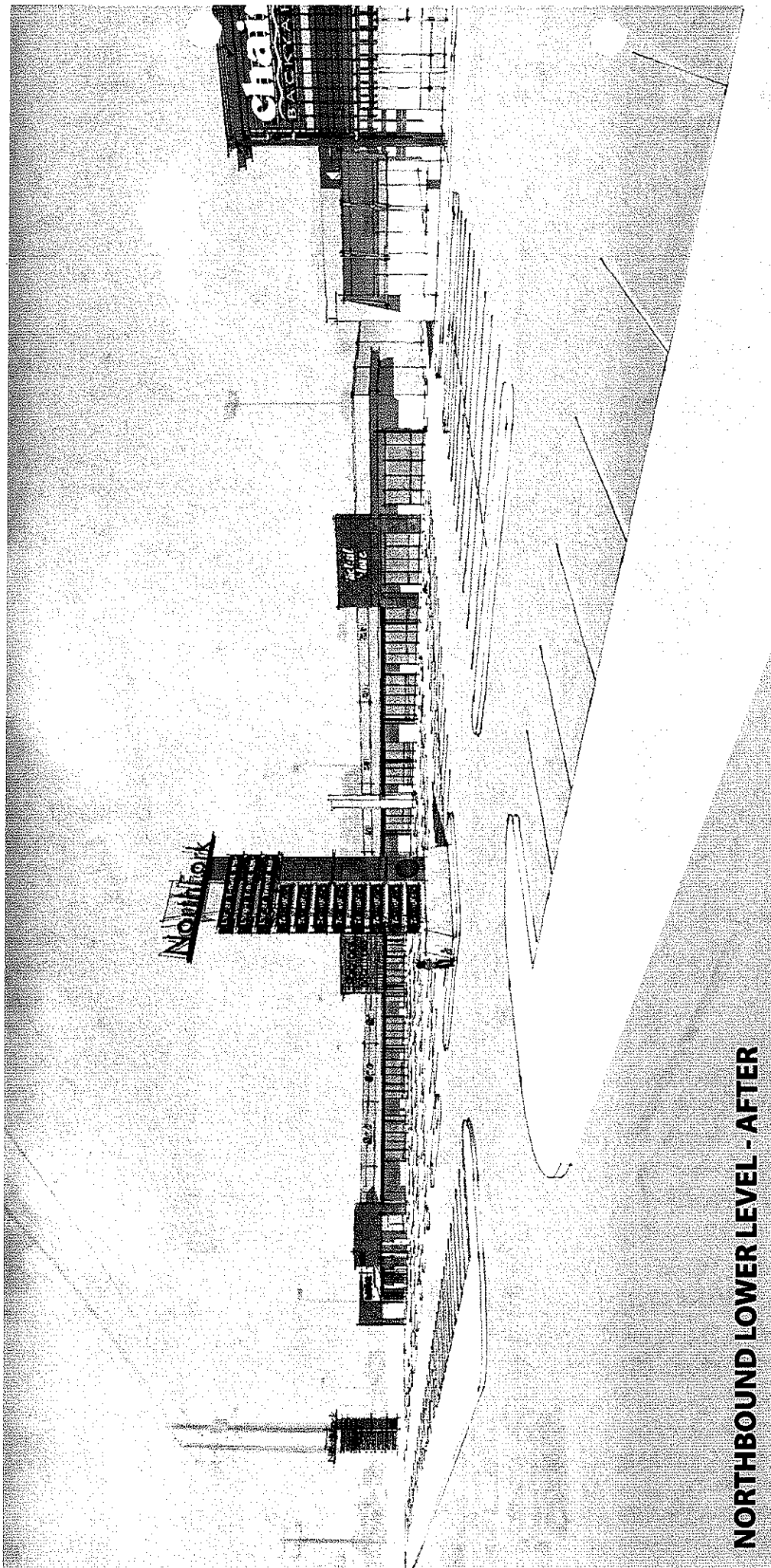


NORTHBOUND LOWER LEVEL - BEFORE

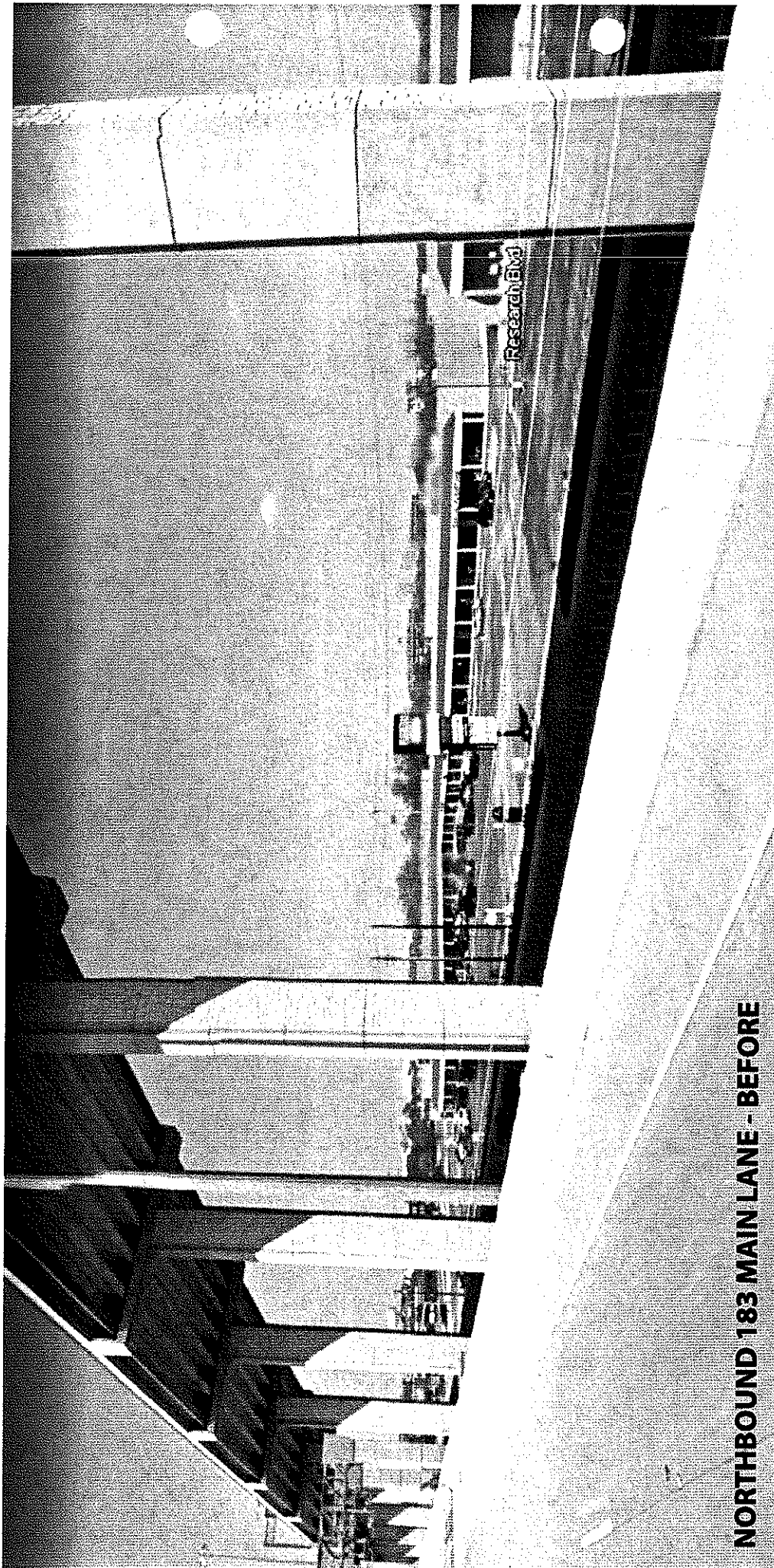


**NORTHBOUND LOWER LEVEL - BLENDED**

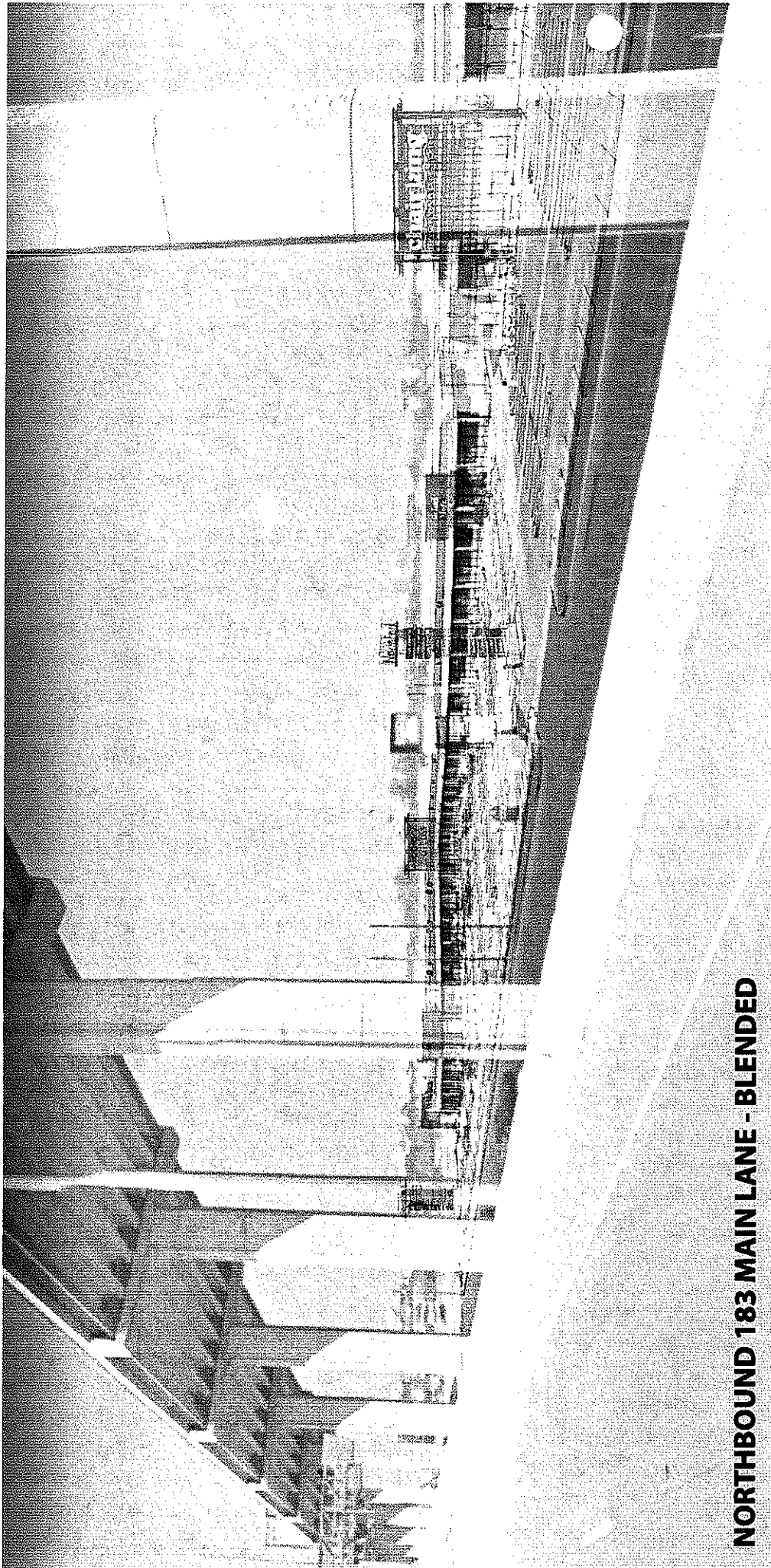




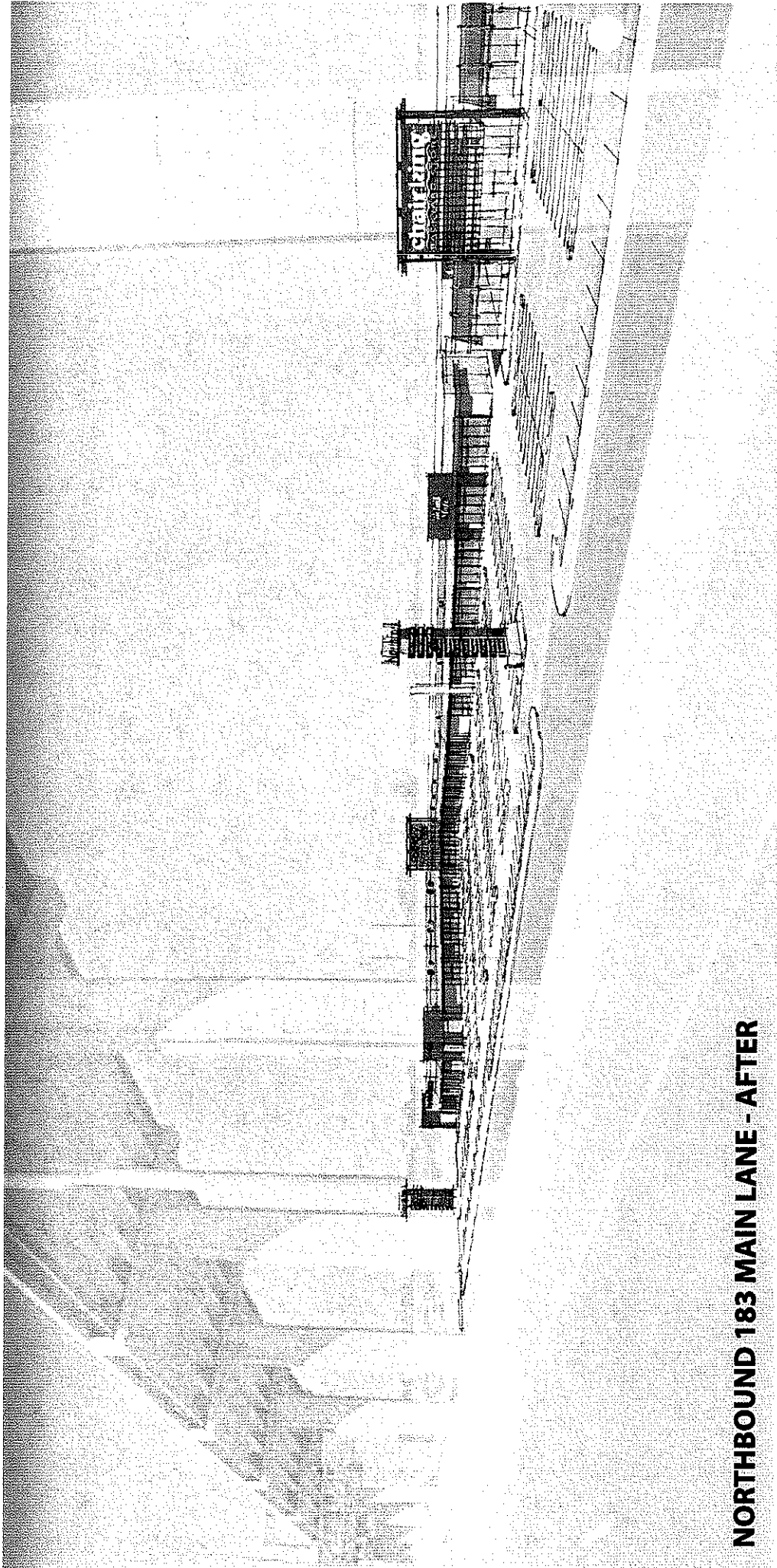
# NORTHBOUND LOWER LEVEL - AFTER



**NORTHBOUND 183 MAIN LANE - BEFORE**

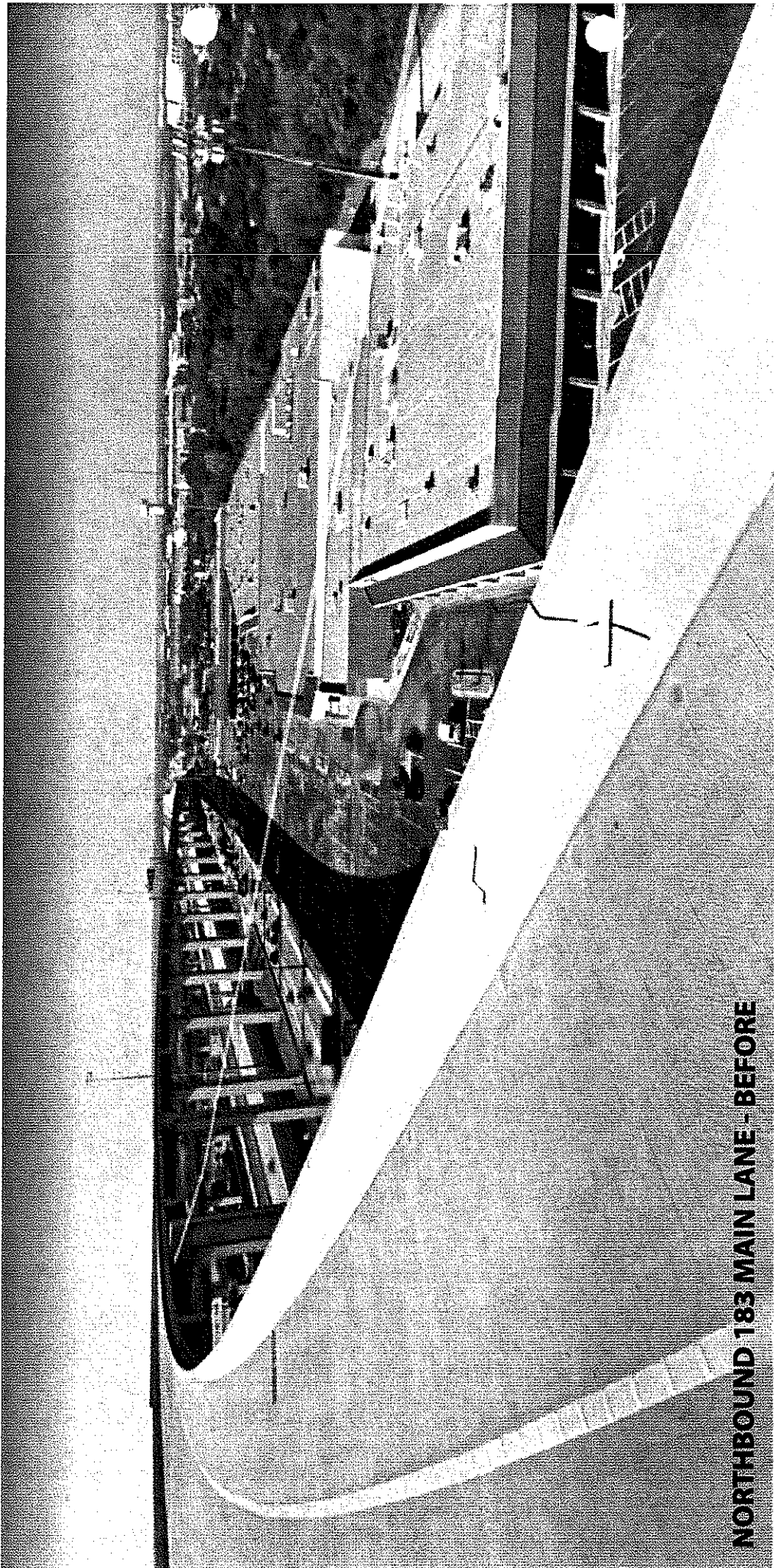


**NORTHBOUND 183 MAIN LANE - BLENDED**

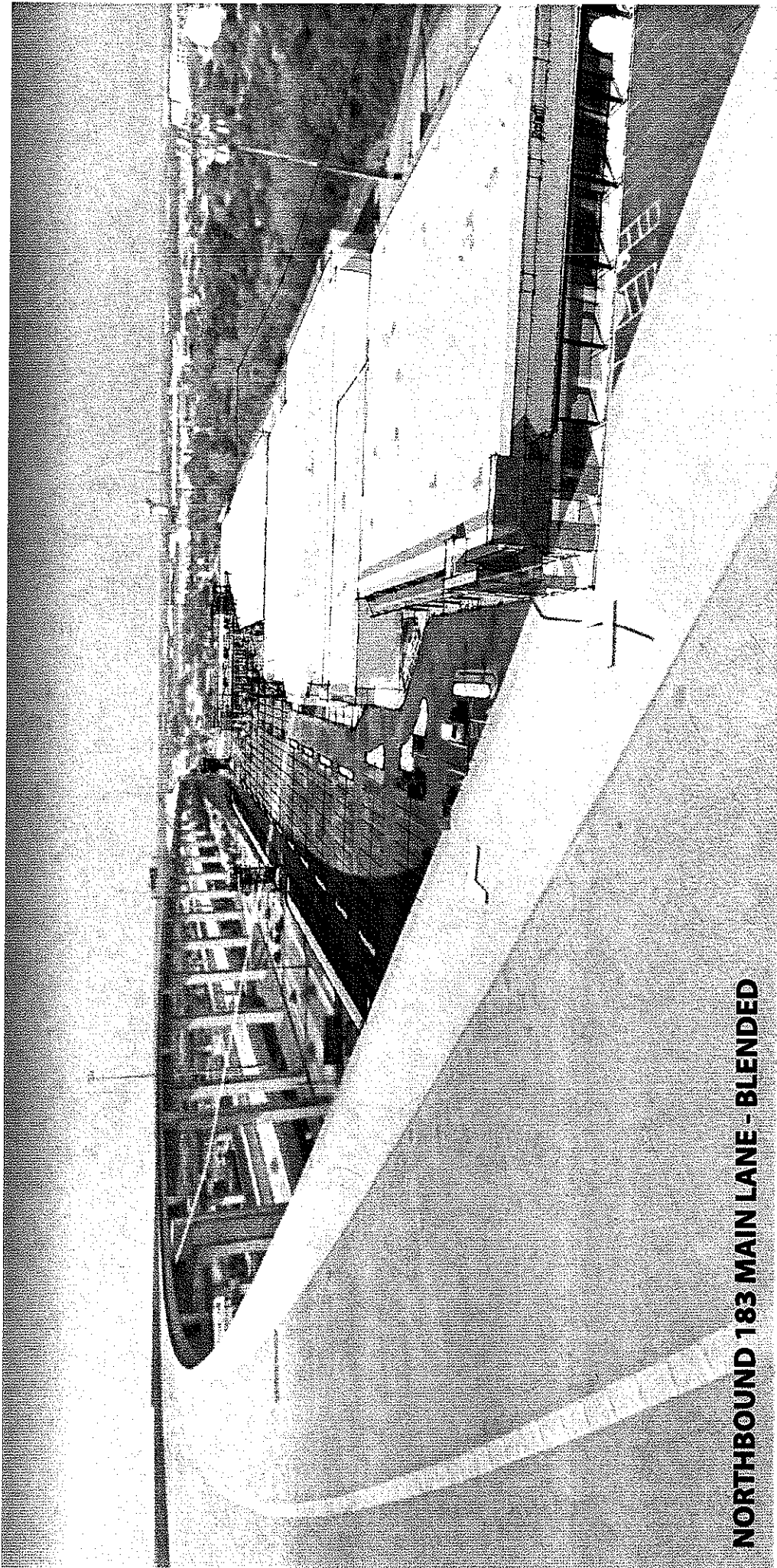


**NORTHBOUND 183 MAIN LANE - AFTER**

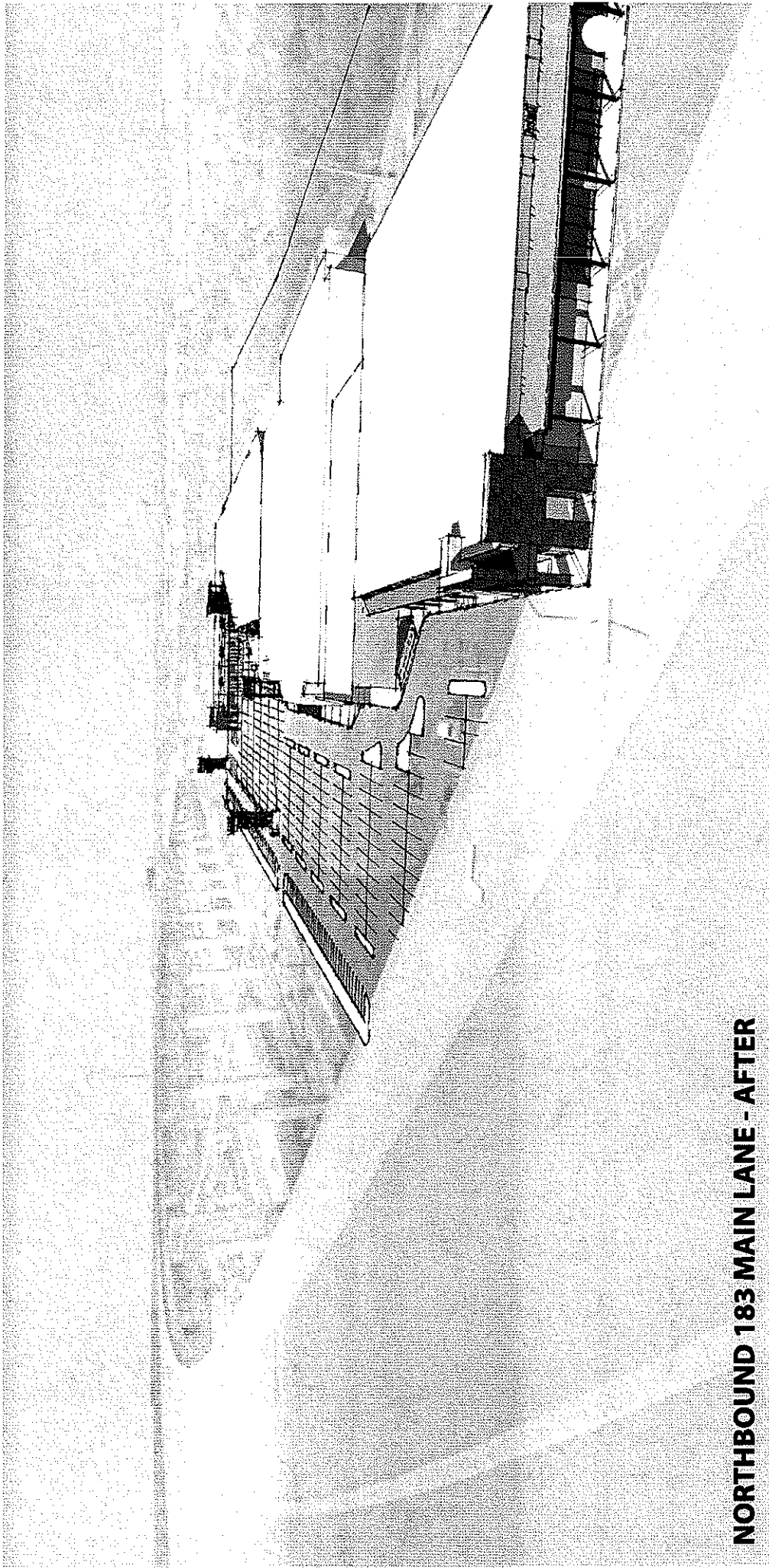




**NORTHBOUND 183 MAIN LANE - BEFORE**



**NORTHBOUND 183 MAIN LANE - BLENDED**



**NORTHBOUND 183 MAIN LANE - AFTER**

**[lila@atxpartners.com](mailto:lila@atxpartners.com)**

---

**Subject:** 13945 Hwy 183 North - Northfork Plaza - BOA Variance Request.  
**Attachments:** Scan 1.PDF; ATT00001.htm

**From:** "Lund, Lena" <[Lena.Lund@austinenergy.com](mailto:Lena.Lund@austinenergy.com)>  
**Date:** October 15, 2012 1:44:31 PM CDT  
**To:** "[lila@atxpartners.com](mailto:lila@atxpartners.com)" <[lila@atxpartners.com](mailto:lila@atxpartners.com)>, "Walker, Susan" <[Susan.Walker@austintexas.gov](mailto:Susan.Walker@austintexas.gov)>, "Ramirez, Diana" <[Diana.Ramirez@austintexas.gov](mailto:Diana.Ramirez@austintexas.gov)>  
**Subject:** 13945 Hwy 183 North - Northfork Plaza - BOA Variance Request.

Dear Lila,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to replace 3 existing signs with 2 multi-tenant signs with an increased height of approximately 45 feet each. Austin Energy does not oppose this application as requested and shown on the attached red-stamped sketch provided the proposed signs are in compliance with AE clearance criteria requirements as well as be in 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.

Lena Lund  
Austin Energy  
Public Involvement/Real Estate Services  
721 Barton Springs Road, Suite 102.4  
Austin, TX 78704-1145  
512-322-6587  
512-322-6101 Fax



