CASE # C16-2013-0002
ROW-10871003
TP-0258280103

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: 717 East Parmer Lane at Tech Ridge Boulevard, Austin, TX 78753

LEGAL DESCRIPTION: Subdivision –

Lot(s) 2A Block A Outlot_____Division Parmer South Subd Resub of Lots 2&3 BLK A

I/We Fairmont Sign Company on behalf of myself/ourselves as authorized agent for

Karlin Parmer Office, LLC affirm that on 13 Dec , 2012, hereby apply for a hearing before

the Sign Review Board for consideration:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

Erect two (2) Wall ID signs and two (2) Ground ID signs

---

in a LI-PDA/LTD Industrial zoning district, located within the Scenic Roadway 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 requeste 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: **Issue #1**: Regarding need for a Second Ground Sign: the site has frontages on two very busy roadways, East Parmer Lane and Tech Ridge Boulevard, both of which have multiple entrance driveways and safety concerns with traffic forced to make hurried decisions where these proposed signs will ensure safety and best traffic flow.

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: The second requested ground sign, in combination with the first sign which is allowed, will greatly aid private and commercial vehicle traffic in determining in which building General Motors has offices versus all the almost identical buildings occupied by another company (Dell Computer) -- so actually these Ground ID signs will benefit all businesses in that large campus area.

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: **Issue #2:** Regarding request to internally illuminate the Blue Square that is an integral part of the Global General Motors Corporate ID Logo: All four (4) proposed internally illuminated ID signs display the GM logo as a small part of the overall design, but a critical element in maintaining GM's image as supported in ALL other forms of media presentation. The balance of the graphics is only illuminated letters and conforms to the Scenic Roadway Sign District criteria.

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: General Motor's building is uniquely situated within what was up until just recently a single company's large campus of very similar appearing buildings; and traffic approaches this site along two distinct roadways that both need adequate ID signage to allow safe driving decisions to be made in a timely manner.

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 Patrick W. Clark for Fairmont Sign Company Mail Address 3750 East Outer Drive

313-407-0353

City, State & Zip Detroit, MI 48234-2900

Printed Patrick W. Clark Phone 313.731.2126 Date 13 December, 2012

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 Attached Letter from Karlin Parmer Office, LLC Mail Address 11755 Wilshire Boulevard, Suite 1400

City, State & Zip Los Angeles, CA 90025

Printed _____ Phone _____ Date December 12, 2012

KARLIN PARMER OFFICE, LLC
KARLIN ASSET MANAGEMENT
11755 Wilshire Boulevard, Suite 1400
Los Angeles, CA 90025

December 12, 2012

Ms. Susan Walker
CITY OF AUSTIN - PLANNING & DEVELOPMENT REVIEW DEPARTMENT
One Texas Center
505 Barton Springs Road, 1st Floor
Austin, TX 78704

RE: Sign Variance
General Motors, LLC
717 E. Parmer Lane
Austin, TX 78753

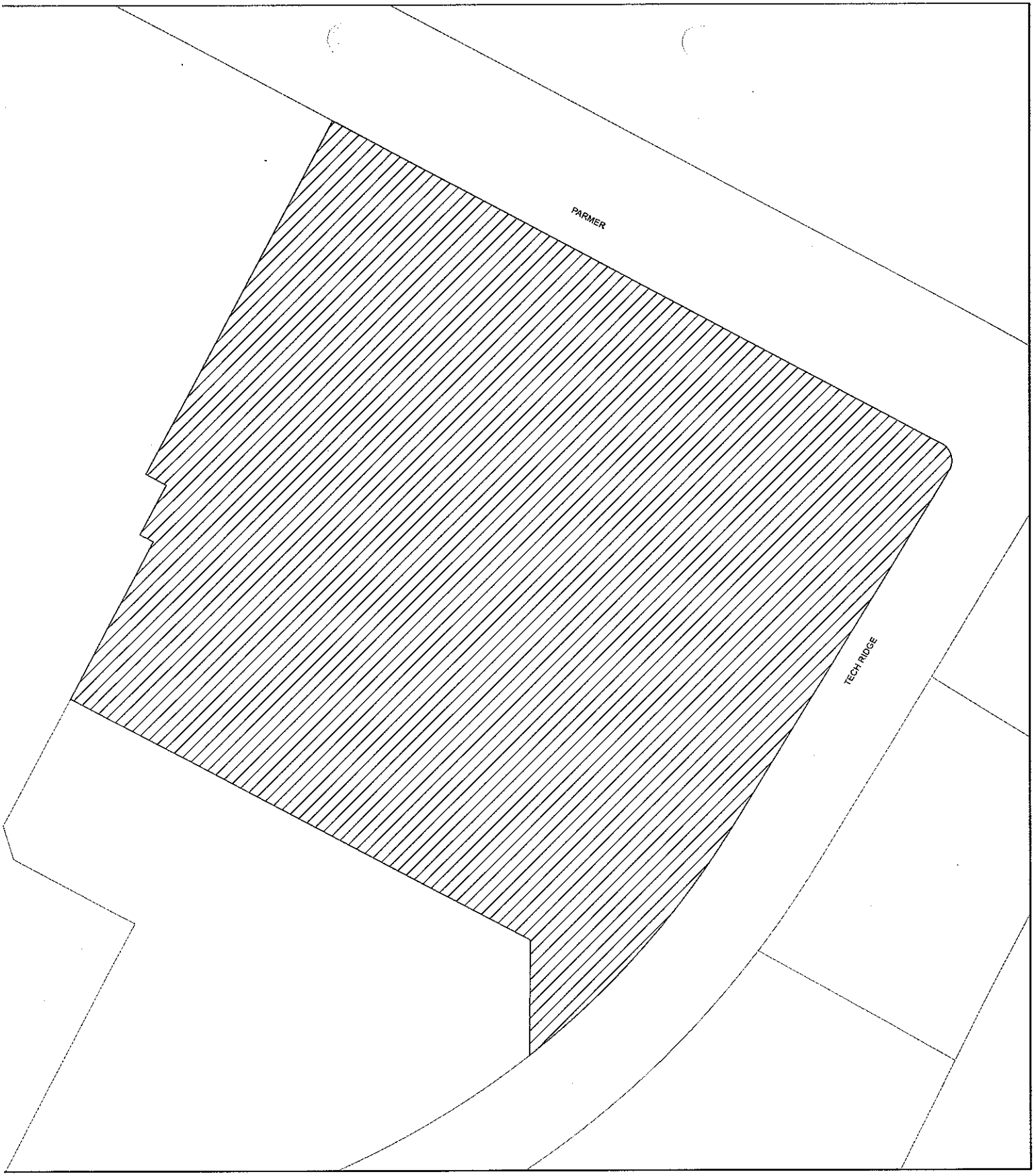
Dear Ms. Walker,

Please accept this letter as notification that Fairmont Sign Company may act on behalf of Karlin Parmer Office, LLC (Owner) in the submittal of signage variances for General Motors, LLC (Tenant) at 717 E. Parmer Lane, Austin, TX 78753.

If you have any questions, please feel free to contact me.

Sincerely,

Rachel Lee
KARLIN PARMER OFFICE, LLC
KARLIN ASSET MANAGEMENT



N

SUBJECT TRACT

ZONING BOUNDARY

CASE#: C16-2013-0002
LOCATION: 717 East Parmer Lane

CITY OF AUSTIN
FOUNDED 1839

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.

Per Viktor Auzenne, after he reviewed our sign package, the following issues need Board of Adjustment/Sign Review Board Approval:

1. ITEM #1: The need for a second Ground Mounted ID Sign – This site has quite a long frontage on two heavily traveled roadways, and on both East Parmer Lane as well as Tech Ridge Bouldevard, there are multiple driveways to choose from when approaching the site. Furthermore, all the buildings within what once was a single business's campus appear quite similar and lead to a lot of confusion as to where to turn in for which building. This becomes a safety issue during mornings and evenings, as well as an inconvenience to the many drivers, both private vehicles and delivery trucks, who need this clear information as to where to go. Accordinly, we are requesting a second ground sign so that each roadway can be safely identified.

2. ITEM #2: General Motor's logo is a Blue Square, within which "GM [Underscore]" is universally displayed. They never simply use only the letters. This is true throughout their global inventory of building signage, badging on vehicles, brand usage in print, websites, TV ads and all other visual imaging. This trademarked branding is maintained with a most critical eye to uniformity as any deviation could lead to copyright legal issues. We simply wish to illuminate the entire square logo: Blue field and White lettering. The balance of the signs' graphics is individual lettering where only the letters light at night – conforming to your district zoning. We propose to use this totally illuminated logo on four (4) signs: Two (2) Building Wall Mounted Signs that otherwise conform to all code specifications, and Two (2) Ground Mounted ID Signs to be placed at driveway entrances off of both East Parmer Lane and Tech Ridge Boulevard, one (1) of which is otherwise allowed by code.

ALL other signs in our overall signage package conform to code, per Mr. Auzenne. We provided these sign details to show the complete wayfinding system of directing traffic into the site from the two (2) main driveways and avoiding issues and inconvenience to visitors, delivery trucks, and even the regular employees.

General Motors

Austin IT Innovation Center

717 East Parmer Lane

Austin, TX 78753

FAIRMONT SIGN COMPANY
3750 East Outer Drive
Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
www.fairmontsign.com

General Motors
717 E. Parmer Lane
Austin, TX 78753

Date: 9/25/12

File: Accounts/GM/Elev/Austin IT Center

Designer: DRW

Scale: N/A

Job#	Sheet#
00000	cover

Revision #	Date:
2	10-16

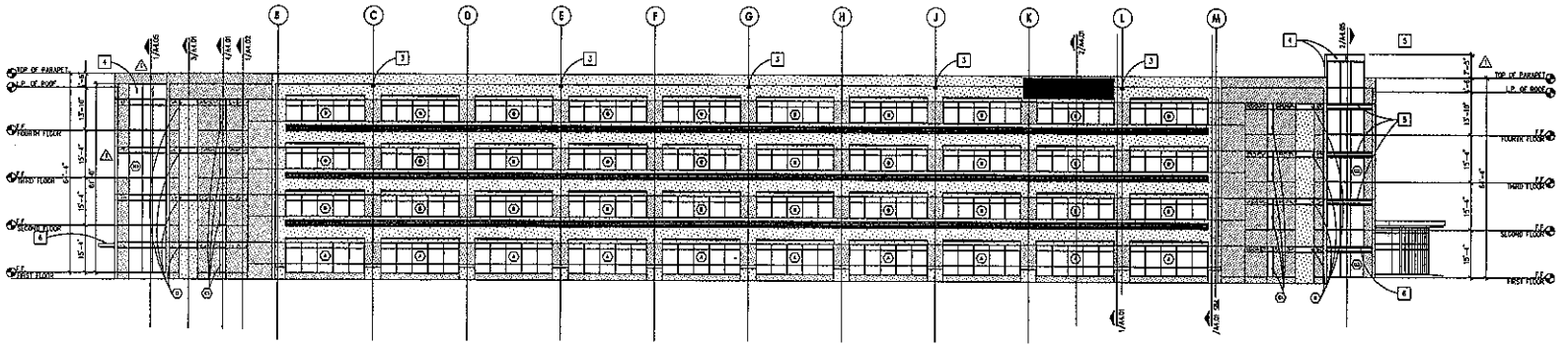
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Customer Approval:

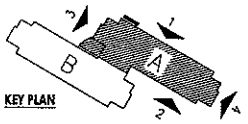
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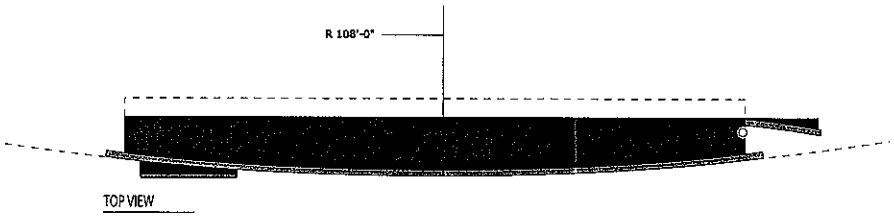
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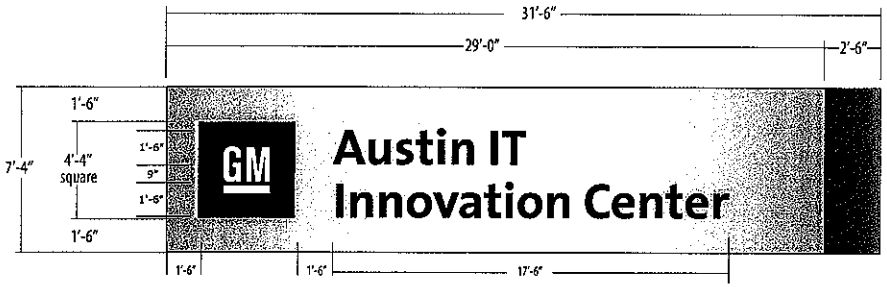


1 NORTH PARTIAL ELEVATION @ AREA "A"

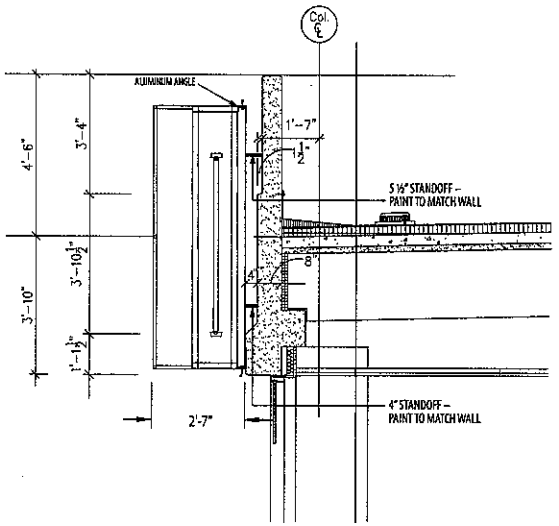




TOP VIEW



Type 304 1 **Illuminated Wall Signs**
Primary Building Identification Sign



ENLARGED SECTION VIEW

FAIRMONT SIGN COMPANY
3750 East Outer Drive
Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
www.fairmontsign.com

Client:

General Motors
717 E. Parmer Lane
Austin, TX 78753

Date: 9/25/12

File: Accounts/GM/Elev/Austin IT Center

Designer: DRW

Scale: 3/16"=1'

Job# 00000 | Sheet# 1 of 6

Revision # 2 | Date: 10-16

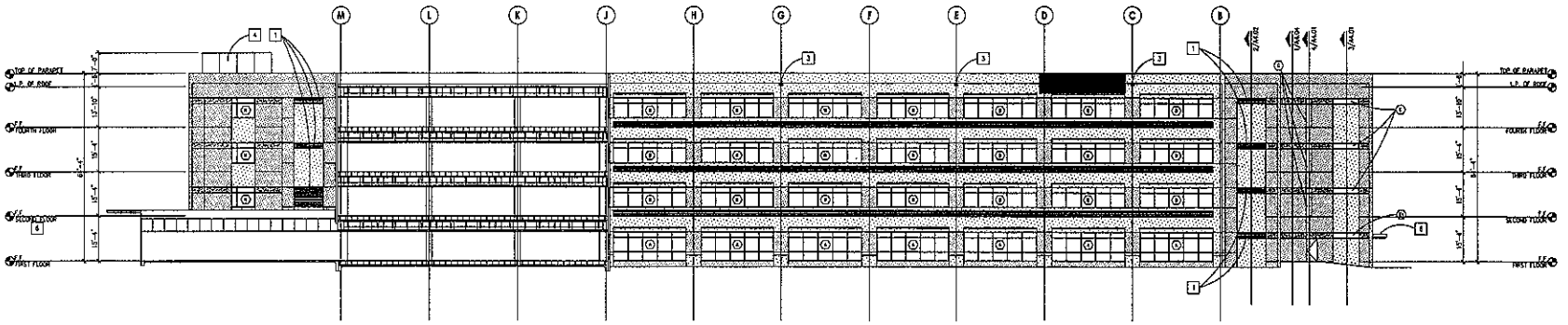
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Customer Approval:

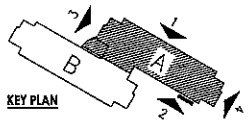
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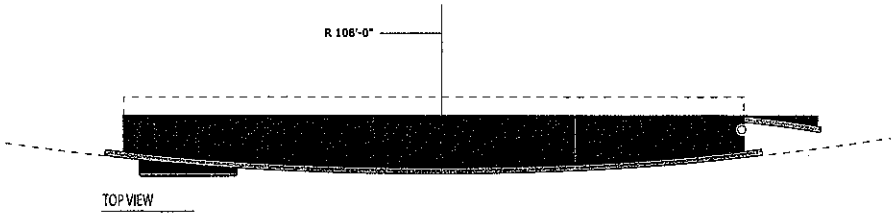
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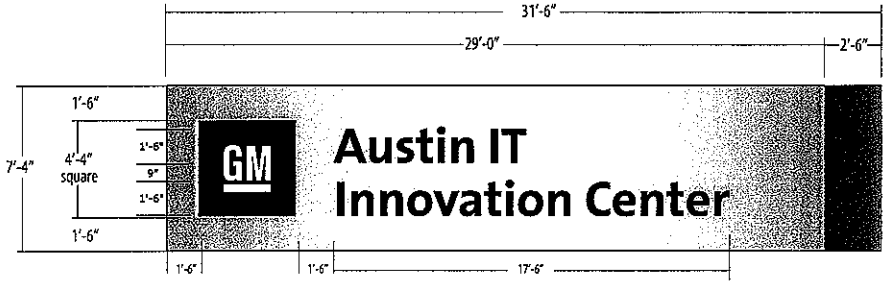
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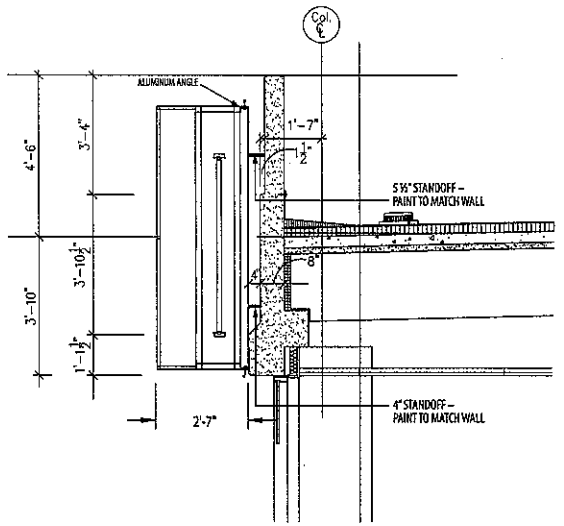
2 SOUTH PARTIAL ELEVATION @ AREA "A"







Type 304 2 **Illuminated Wall Signs**
Primary Building Identification Sign



ENLARGED SECTION VIEW

FAIRMONT SIGN COMPANY
3750 East Outer Drive
Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
www.fairmontsign.com

Client:

General Motors
717 E. Parmer Lane
Austin, TX 78753

Date: 9/25/12

File: Accounts/GM/Elev/Austin IT Center

Designer: DRW

Scale: 3/16"=1'

Job# . 00000 **Sheet#** 2 of 6

Revision # 2 **Date:** 10-16

Revision Description:

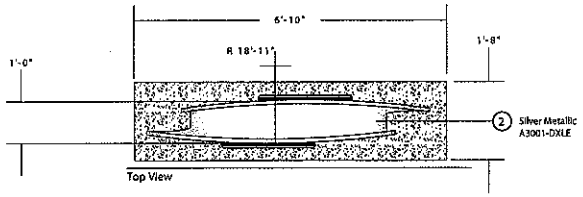
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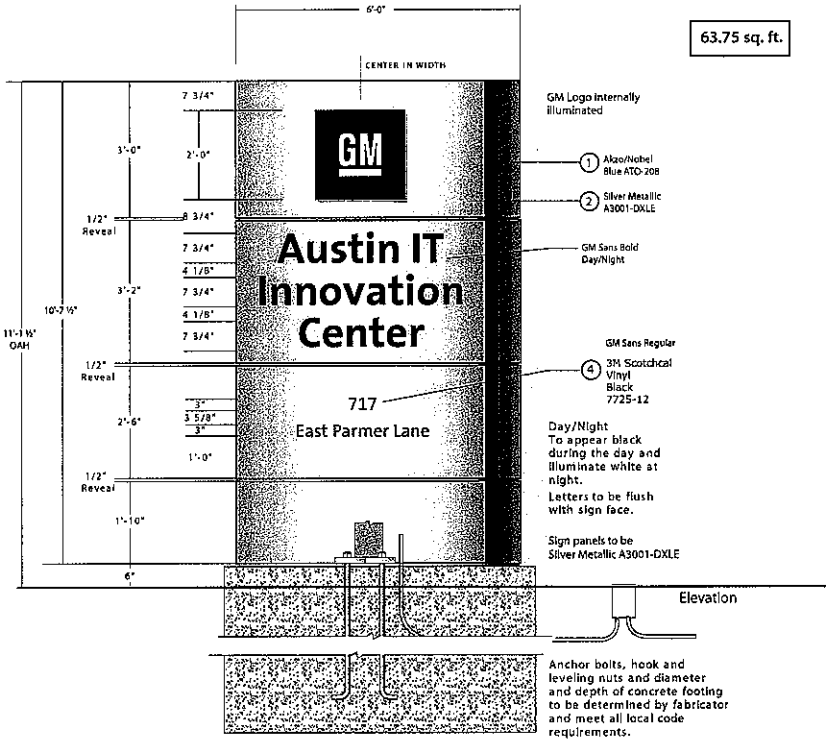
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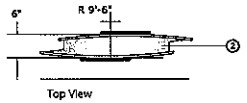
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General Motors | Austin IT Innovation Center

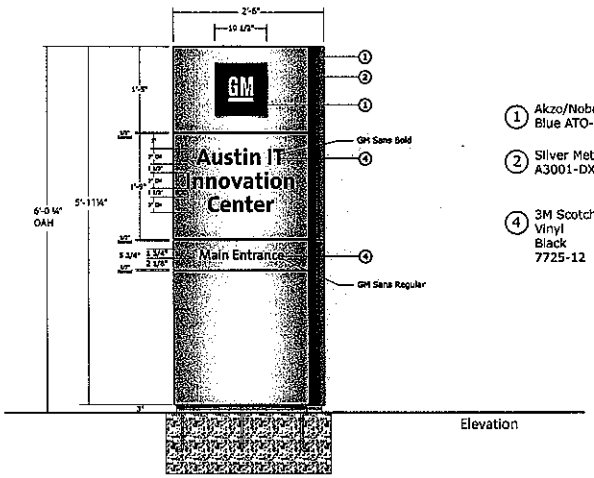




Sign Type 124 3 **Sign Type 124 4** **QTY 2: Freestanding Identification Signs**
SCALE: 3/8"=1'



14.84 sq. ft.



Sign Type 601 5 **Freestanding Building Entrance ID**
SCALE: 1/2"=1'

FAIRMONT SIGN COMPANY
3750 East Outer Drive
Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
www.fairmontsign.com

Client:

General Motors
717 E. Parmer Lane
Austin, TX 78753

Date: 9/25/12

File: Accounts/GM/Elev/Austin IT Center

Designer: DRW

Scale:

Job# 00000 | Sheet# 3 of 6

Revision # 2 | Date: 10-16

Revision Description:

Customer Approval:

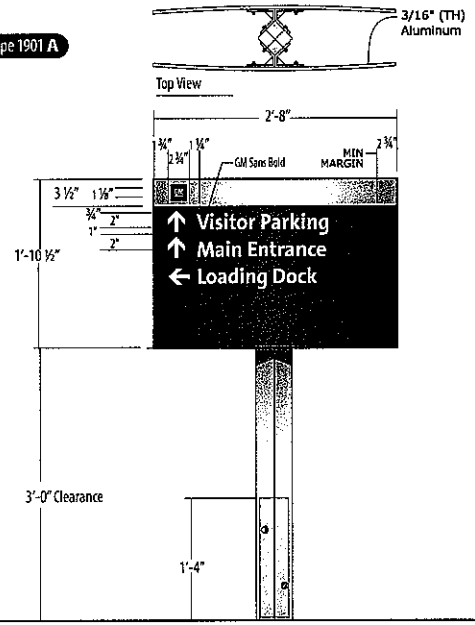
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QTY 5: Non-illuminated Directional Signs

Type 1901 A



Type 1901 B



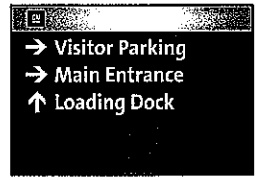
Type 1901 C



Type 1901 D

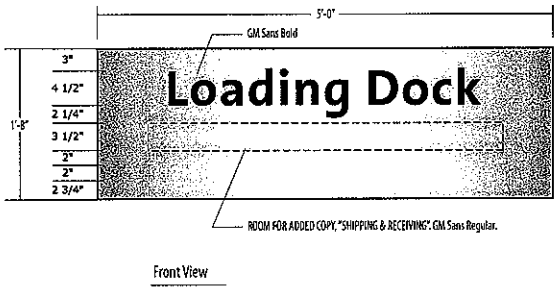


Type 1901 E

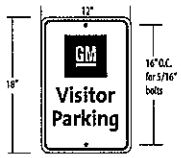


Type 606 F Non-illuminated Wall Sign



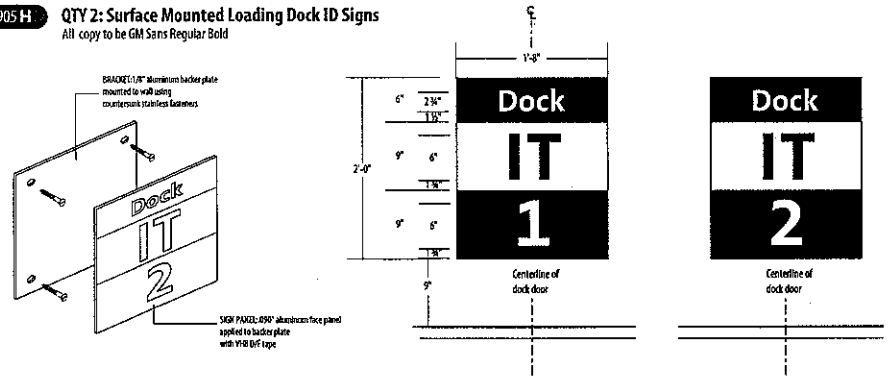


Type VIS G QTY 14: Flat Aluminum Panels



Type 905 H QTY 2: Surface Mounted Loading Dock ID Signs

All copy to be GM Sans Regular Bold



FAIRMONT SIGN COMPANY
3750 East Outer Drive
Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
www.fairmontsign.com

GM

General Motors
717 E. Parmer Lane
Austin, TX 78753

Date: 9/25/12

File: Accounts/GM/Elev/Austin IT Center

Designer: DRW

Scale: 3/4"=1'

Job#	Sheet#
00000	4 of 6

Revision #	Date:
2	10-16

Revision Description:

Customer Approval:

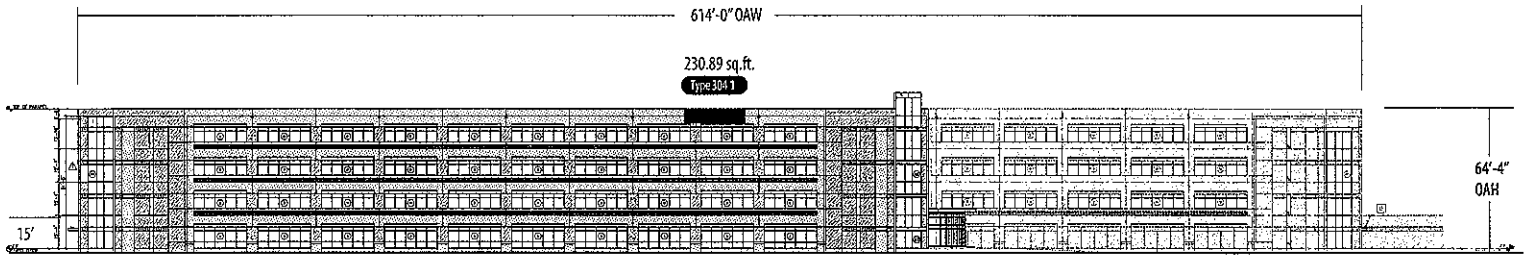
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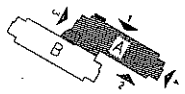
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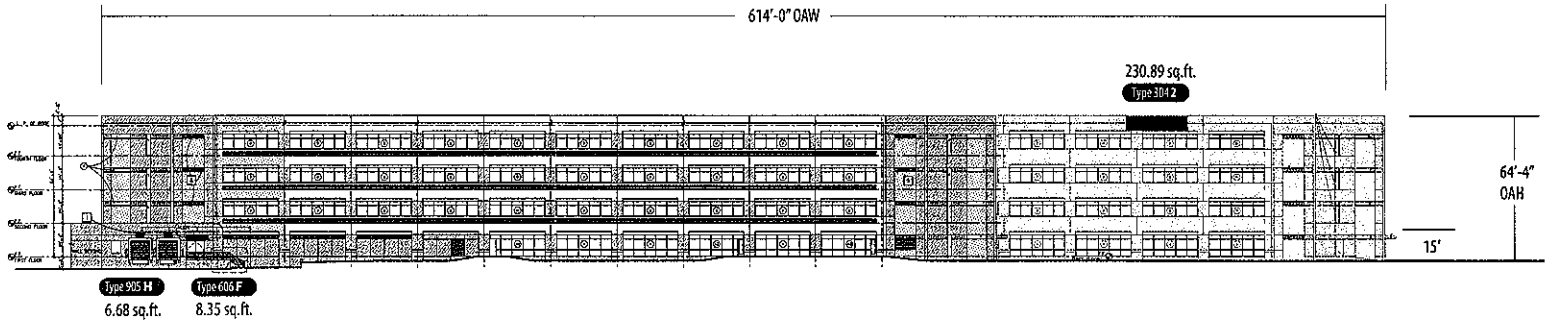
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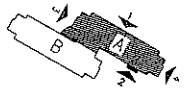
SCALE: 30 ft.





1 NORTH ELEVATION @ AREA "A"
NO SCALE





2 SOUTH ELEVATION @ AREA "A"
NO SCALE

ALLOWABLE SIGN AREA CALCULATION

Bottom 15' x 614' width = 9,210 sq.ft.

x 10%

Elevation Allowed = 921 sq.ft.

NEW SIGNS – TOTAL Sq.Ft.

Sign Type 304 **1** = 230.89 sq.ft.
Sign Type 304 **2** = 230.89 sq.ft.
Sign Type 606 **F** = 8.35 sq.ft.
(2) Sign Type 905 **H** = 6.68 sq.ft.

476.81 TOTAL sq.ft.

FAIRMONT SIGN COMPANY
3750 East Outer Drive
Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
www.fairmontsign.com

Client:

General Motors
717 E. Parmer Lane
Austin, TX 78753

Date: 9/25/12

File: Accounts/GM/Elev/Austin IT Center

Designer: DRW

Scale: N/S

Job# 00000 **Sheet#** 5 of 6

Revision # 2 **Date:** 10-16

Revision Description:

Customer Approval:

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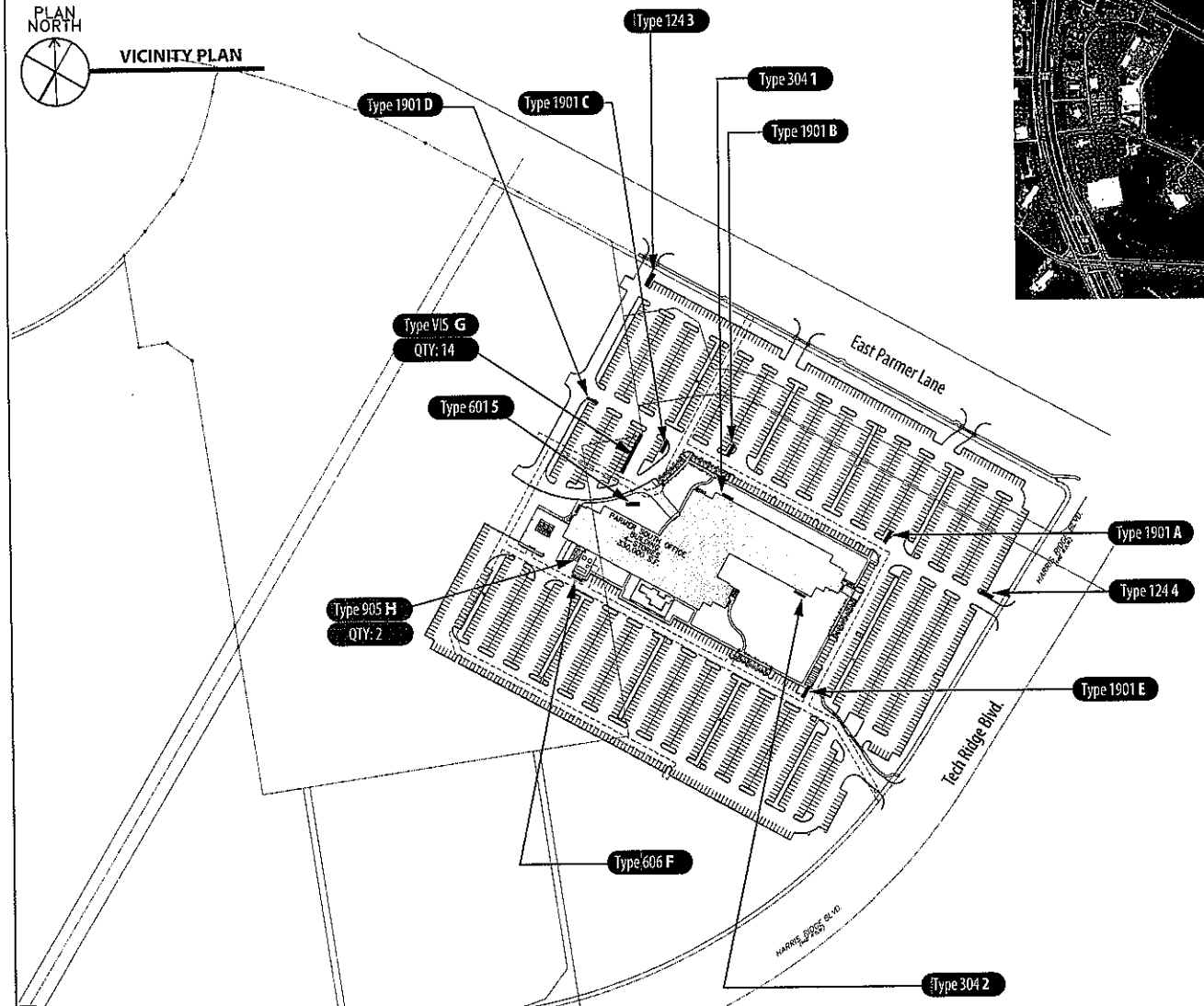
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ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO INSTALLATION

General Motors | Austin IT Innovation Center Sign Locator

PLAN NORTH

VICINITY PLAN



LOCATION PLAN



LEGEND

- Type 304 1, Type 304 2 — Illuminated Wall Signs Primary Building Identification
- Type 124 3, Type 124 4 — Freestanding Identification Signs
- Type 601 5 — Freestanding Building Entrance ID
- Type 1901 A, Type 1901 B, Type 1901 C, Type 1901 D, Type 1901 E — Non-Illuminated Directional Signs
- Type 606 F — Non-Illuminated Wall Sign–dock
- Type VIS G — Aluminum Parking Signs
- Type 905 H — Surface Mounted Loading Dock ID Signs

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Client:

GM

General Motors
717 E. Parmer Lane
Austin, TX 78753

Date: 9/25/12

File: Accounts/GM/Elev/Austin IT Center

Designer: DRW

Scale: N/S

Job#	Sheet#
00000	6 of 6

Revision #	Date:
2	10-16

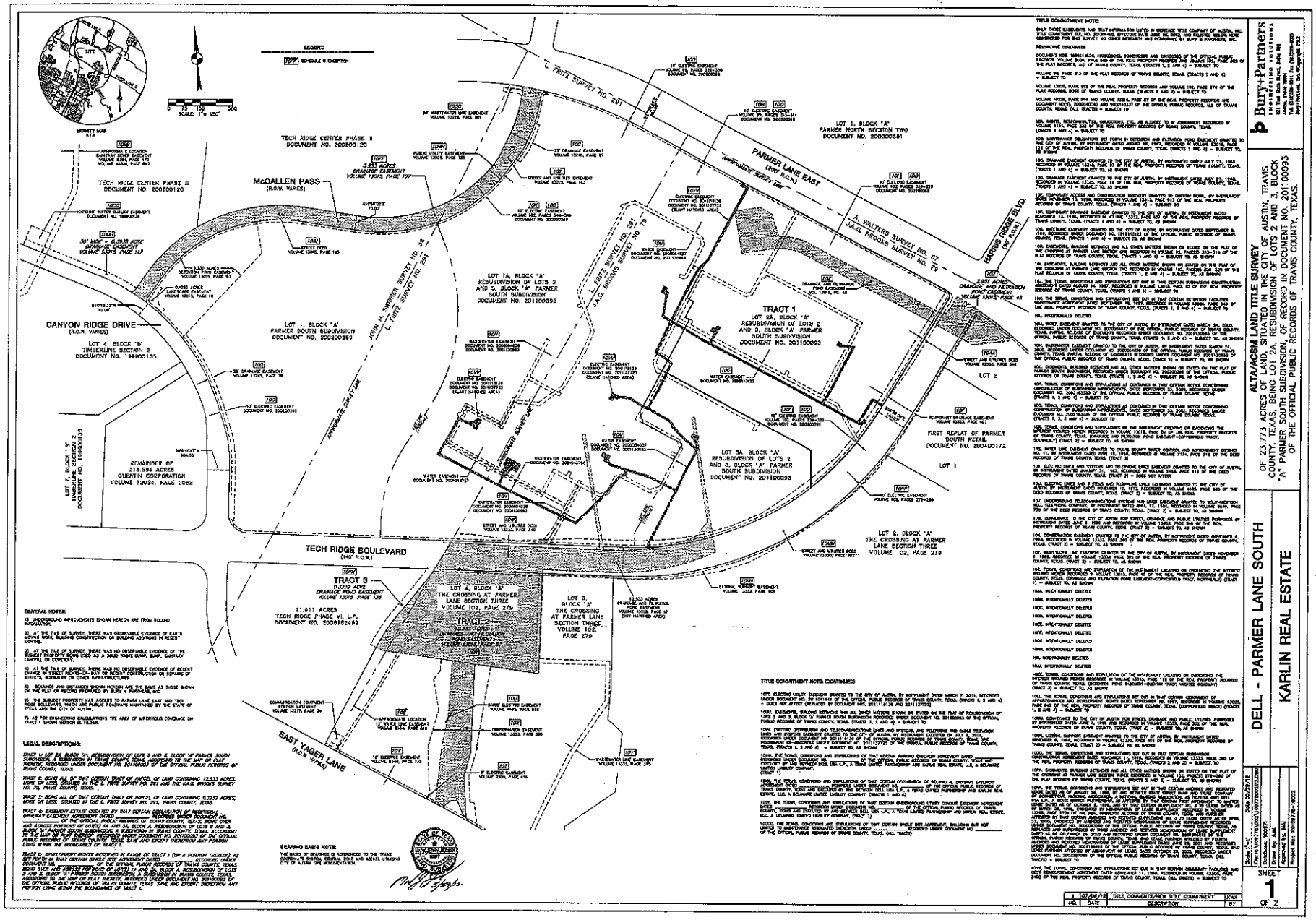
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ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO INSTALLATION



GENERAL NOTES:

13. UNDERGROUND IMPROVEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION.

20. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS.

21. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR CEMETERY.

22. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT CHANGE IN STREET RIGHT-OF-WAY OR RECENT CONSTRUCTION OR REPAIRS OF STREETS, EXCEPT AS SHOWN HEREON.

23. BEARINGS AND DISTANCES SHOWN HEREON ARE THE SAME AS THOSE SHOWN ON THE PLAT OF RECORD PREPARED BY BURY + PARTNERS, INC.

31. THE SUBJECT PROPERTY HAS ACCESS TO PARMER LANE EAST AND TECH RIDGE BOULEVARD, WHICH ARE PUBLIC ROADWAYS MAINTAINED BY THE STATE OF TEXAS AND THE CITY OF AUSTIN.

32. AT FEW ENGINEERING CALCULATIONS THE AREA OF IMPERVIOUS COVERAGE OF TRACT 1 SHOWN HEREON IS 75.56%.

LEGAL DESCRIPTIONS:

TRACT 1: LOT #1, BLOCK "A", RESUBDIVISION OF LOTS 2 AND 3, BLOCK A" PARMER SOUTH SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 201100093 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

TRACT 2: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 13.533 ACRES, MORE OR LESS, SITUATED IN THE L. TWITE SURVEY NO. 261 AND THE J.A.G. BROOKS SURVEY NO. 79, TRAVIS COUNTY, TEXAS.

TRACT 3: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.232 ACRES, MORE OR LESS, SITUATED IN THE L. TWITE SURVEY NO. 261, TRAVIS COUNTY, TEXAS.

TRACT 4: EASEMENT ESTATE CREATED BY THAT CERTAIN DECLARATION OF RECIPROCAL DRIVEWAY EASEMENT AGREEMENT DATED _____, RECORDED UNDER DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING OVER AND ACROSS PORTIONS OF LOTS 1A AND 3A, BLOCK A, RESUBDIVISION OF LOTS 2 AND 3, BLOCK "A" PARMER SOUTH SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 201100093 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SAVE AND EXCEPT THEREFROM ANY PORTION LYING WITHIN THE BOUNDARIES OF TRACT 1.

TRACT 5: EASEMENT RIGHTS CREATED IN FAVOR OF TRACT 1 (OR A PARCEL THEREOF) AS SET FORTH IN THAT CERTAIN SHARED SITE AGREEMENT DATED _____, RECORDED UNDER DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING OVER AND ACROSS PORTIONS OF LOTS 1A AND 3A, BLOCK A, RESUBDIVISION OF LOTS 2 AND 3, BLOCK "A" PARMER SOUTH SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, ACCORDING TO THE MAP OF PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 201100093 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SAVE AND EXCEPT THEREFROM ANY PORTION LYING WITHIN THE BOUNDARIES OF TRACT 1.

BEARING BASIS NOTE:

THE BASIS OF BEARINGS IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83/93), UTILIZING CITY OF AUSTIN GPS MONUMENTATION.

TITLE COMMITMENT NOTE:

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN HERITAGE TITLE COMPANY OF AUSTIN, INC. TITLE COMMITMENT G.F. NO. 30129145, EFFECTIVE DATE JUNE 30, 2012, AND RELATED NOTE DOCUMENTS FOR SAID SURVEY, NO OTHER RESEARCH WAS PERFORMED BY THE SURVEYOR.

RESTRICTIVE COVENANTS

DOCUMENT NOS. (APPROXIMATE, UNKNOWN, UNDISCLOSED, INDISTINCT AND DOCUMENTS OF THE OFFICIAL PUBLIC RECORDS, VOLUME, BOOK, PAGE AND OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, PAGE 329 OF THE PLAT RECORDS & ALL OF TRAVIS COUNTY, TEXAS. (TRACTS 1, 2 AND 4) – SUBJECT TO

VOLUME 96, PAGE 313 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 4) – SUBJECT TO

VOLUME 13405, PAGE 813 OF THE REAL PROPERTY RECORDS AND VOLUME 102, PAGE 279 OF THE PLAT RECORDS, BOTH OF TRAVIS COUNTY, TEXAS (TRACTS 2 AND 3) – SUBJECT TO

VOLUME 10334, PAGE 914 AND VOLUME 12310, PAGE 87 OF THE REAL PROPERTY RECORDS AND DOCUMENT NOS. 2000040042 AND 2000140127 OF THE OFFICIAL PUBLIC RECORDS, ALL OF TRAVIS COUNTY, TEXAS. (ALL TRACTS) – SUBJECT TO

10D. EASEMENTS, RESTRICTIONS, RESERVATIONS, ETC., AS ALLUDED TO IN ASSESSMENT RECORDED IN VOLUME 8154, PAGE 532 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 4) – SUBJECT TO

10E. MAINTENANCE OBLIGATIONS SET FORTH IN DETENTION AND FILTRATION POND EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED AUGUST 16, 1967, RECORDED IN VOLUME 13013, PAGE 126 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 4) – SUBJECT TO, AS SHOWN

10G. DRAINAGE EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED JULY 27, 1966, RECORDED IN VOLUME 13248, PAGE 87 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 4) – SUBJECT TO, AS SHOWN

10H. DRAINAGE EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED JULY 27, 1966, RECORDED IN VOLUME 13248, PAGE 97 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 4) – SUBJECT TO, AS SHOWN

10I. TEMPORARY ACCESS AND CONSTRUCTION EASEMENT GRANTED TO QUENTIN CORP., BY INSTRUMENT DATED NOVEMBER 13, 1996, RECORDED IN VOLUME 13311, PAGE 913 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 4) – SUBJECT TO, AS SHOWN

10K. TEMPORARY DRAINAGE EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED NOVEMBER 13, 1996, RECORDED IN VOLUME 13311, PAGE 919 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 4) – SUBJECT TO, AS SHOWN

10L. WATERLINE EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED SEPTEMBER 4, 1996, RECORDED UNDER DOCUMENT NO. 9613139 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 4) – SUBJECT TO, AS SHOWN

10M. EASEMENTS, AGREEMENTS AND ALL OTHER MATTERS SHOWN ON EXHIBIT ON THE PLAT OF THE CROSSING AT PARMER LANE SECTION TWO RECORDED IN VOLUME 96, PAGES 313-314 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 4) – SUBJECT TO, AS SHOWN

10N. EASEMENTS, BUILDING SETBACKS AND ALL OTHER MATTERS SHOWN ON EXHIBIT ON THE PLAT OF THE CROSSING AT PARMER LANE SECTION TWO RECORDED IN VOLUME 102, PAGES 326-329 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1, 2 AND 4) – SUBJECT TO, AS SHOWN

10O. TERMS, CONDITIONS AND STIPULATIONS SET OUT IN THAT CERTAIN SUBDIVISION CONSTRUCTION AGREEMENT DATED AUGUST 14, 1967, RECORDED IN VOLUME 13013, PAGE 62 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 4) – SUBJECT TO

10P. INTENTIONALLY DELETED

10Q. NOTICE EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED MARCH 24, 2000, RECORDED UNDER DOCUMENT NO. 2000040042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. PARTIAL RELEASE OF EASEMENTS RECORDED UNDER DOCUMENT NO. 2001139041 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1, 2 AND 4) – SUBJECT TO, AS SHOWN

10R. WATERWATER EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED MARCH 31, 2000, RECORDED UNDER DOCUMENT NO. 2000040043 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1, 2 AND 4) – SUBJECT TO, AS SHOWN

10S. TERMS, CONDITIONS AND STIPULATIONS AS CONTAINED IN THAT CERTAIN NOTICE CONCERNING DEDICATION OF SUBDIVISION IMPROVEMENTS, DATED SEPTEMBER 20, 2000, RECORDED UNDER DOCUMENT NO. 2000155500 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1, 2 AND 4) – SUBJECT TO

10T. TERMS, CONDITIONS AND STIPULATIONS AS CONTAINED IN THAT CERTAIN NOTICE CONCERNING DEDICATION OF SUBDIVISION IMPROVEMENTS, DATED SEPTEMBER 20, 2000, RECORDED UNDER DOCUMENT NO. 2000155501 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1, 2 AND 4) – SUBJECT TO

10U. TERMS, CONDITIONS AND STIPULATIONS OF THE INSTRUMENT CREATING OR EVIDENCING THE INTEREST INSURED HEREIN RECORDED IN VOLUME 13013, PAGE 57 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (DRAINAGE AND DETENTION POND EASEMENT-CONFIRMED TRACT, SURPRISINGLY) (TRACT 2) – SUBJECT TO, AS SHOWN

10V. WATER LINE EASEMENT GRANTED TO TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17, BY INSTRUMENT DATED JUNE 28, 1968, RECORDED IN VOLUME 5184, PAGE 376 OF DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 3) – DOES NOT AFFECT

10W. ELECTRIC LINES AND SYSTEMS AND TELEPHONE LINES EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED JANUARY 31, 1962, RECORDED IN VOLUME 5446, PAGE 418 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 3) – DOES NOT AFFECT

10X. ELECTRIC LINES AND SYSTEMS AND TELEPHONE LINES EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED NOVEMBER 10, 1975, RECORDED IN VOLUME 6485, PAGE 840 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 3) – SUBJECT TO, AS SHOWN

10Y. UNDERGROUND TELECOMMUNICATIONS SYSTEMS AND LINES EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, DATED NOVEMBER 11, 1975, RECORDED IN VOLUME 6485, PAGE 723 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 3) – SUBJECT TO, AS SHOWN

10Z. DRAINAGE, DRAINAGE AND PUBLIC UTILITIES EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED JUNE 4, 1996 AND RECORDED IN VOLUME 13303, PAGE 90 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) – SUBJECT TO, AS SHOWN

10AA. CONSERVATION EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED NOVEMBER 8, 1996, RECORDED IN VOLUME 13333, PAGE 389 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) – SUBJECT TO, AS SHOWN

10AB. WASTEWATER LINE EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED NOVEMBER 6, 1996, RECORDED IN VOLUME 13333, PAGE 395 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) – SUBJECT TO, AS SHOWN

10AC. TERMS, CONDITIONS AND STIPULATIONS OF THE INSTRUMENT CREATING OR EVIDENCING THE INTEREST INSURED HEREIN RECORDED IN VOLUME 13013, PAGE 62 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (DRAINAGE AND DETENTION POND EASEMENT-CONFIRMED TRACT, SURPRISINGLY) (TRACT 2) – SUBJECT TO, AS SHOWN

10AD. INTENTIONALLY DELETED

10AE. INTENTIONALLY DELETED

10AF. INTENTIONALLY DELETED

10AG. INTENTIONALLY DELETED

10AH. INTENTIONALLY DELETED

10AI. INTENTIONALLY DELETED

10AJ. INTENTIONALLY DELETED

10AK. INTENTIONALLY DELETED

10AL. INTENTIONALLY DELETED

10AM. TERMS, CONDITIONS AND STIPULATION OF THE INSTRUMENT CREATING OR EVIDENCING THE INTEREST INSURED HEREIN RECORDED IN VOLUME 13013, PAGE 118 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (DETENTION POND EASEMENT-SOUTHERN TRACT, WASTED HIGHWAY) (TRACT 2) – SUBJECT TO, AS SHOWN

10AN. TERMS, CONDITIONS AND STIPULATIONS SET OUT IN THAT CERTAIN AGREEMENT OF APPORTIONMENT AND DEVELOPMENT AGREEMENT DATED SEPTEMBER 19, 1997, RECORDED IN VOLUME 13025, PAGE 2602 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. COPYRIGHTED SHEETS (TRACTS 1, 2 AND 3) – SUBJECT TO, AS SHOWN

10AO. INTENTIONALLY DELETED

10AP. INTENTIONALLY DELETED

10AQ. TERMS, CONDITIONS AND STIPULATIONS OF THE INSTRUMENT CREATING OR EVIDENCING THE INTEREST INSURED HEREIN RECORDED IN VOLUME 13013, PAGE 62 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (DRAINAGE AND DETENTION POND EASEMENT-CONFIRMED TRACT, SURPRISINGLY) (TRACT 2) – SUBJECT TO, AS SHOWN

10AR. INTENTIONALLY DELETED

10AS. INTENTIONALLY DELETED

10AT. INTENTIONALLY DELETED

10AU. TERMS, CONDITIONS AND STIPULATIONS SET OUT IN THAT CERTAIN SUBDIVISION CONSTRUCTION AGREEMENT DATED NOVEMBER 13, 1996, RECORDED IN VOLUME 13303, PAGE 399 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 4) – SUBJECT TO, AS SHOWN

10AV. EASEMENTS, BUILDING SETBACKS AND ALL OTHER MATTERS SHOWN ON EXHIBIT ON THE PLAT OF THE CROSSING AT PARMER LANE SECTION THREE RECORDED IN VOLUME 102, PAGES 279–280 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 2 AND 3) – SUBJECT TO, AS SHOWN

10AW. THE TERMS, CONDITIONS AND STIPULATIONS SET OUT IN THAT CERTAIN AGREEMENT AND RESTRICTIVE COVENANT DATED APRIL 23, 2004, RECORDED UNDER DOCUMENT NO. 2004076111 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. AS AMENDED BY THAT CERTAIN AMENDMENT AND RESTATED SUPPLEMENT NO. 1 TO LEASE DATED APRIL 23, 2004, RECORDED UNDER DOCUMENT NO. 2004076112 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. AS AMENDED BY THAT CERTAIN AMENDMENT AND RESTATED SUPPLEMENT NO. 2 TO LEASE DATED APRIL 23, 2004, RECORDED UNDER DOCUMENT NO. 2004076113 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. AS AMENDED BY THAT CERTAIN AMENDMENT AND RESTATED SUPPLEMENT NO. 3 TO LEASE DATED APRIL 23, 2004, RECORDED UNDER DOCUMENT NO. 2004076114 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. AS AMENDED BY THAT CERTAIN AMENDMENT OF LEASE DATED JUNE 30, 2005, RECORDED UNDER DOCUMENT NO. 2005207076 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (AS TRACTS) – SUBJECT TO

10AX. THE TERMS, CONDITIONS AND STIPULATIONS SET OUT IN THAT CERTAIN COMMUNITY FACILITIES AND COST SHARING AGREEMENT DATED SEPTEMBER 11, 1996, RECORDED IN VOLUME 13303, PAGE 2492 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (ALL TRACTS) – SUBJECT TO

TITLE COMMITMENT NOTE (CONTINUED)

10AY. ELECTRIC UTILITY EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED MARCH 7, 2011, RECORDED UNDER DOCUMENT NO. 2011041446 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1, 3 AND 4) – DOES NOT AFFECT (REPLACED BY DOCUMENT NOS. 2011114012A AND 2011127702)

10BA. EASEMENTS, BUILDING SETBACKS AND ALL OTHER MATTERS SHOWN OR STATED ON THE PLAT OF SUBDIVISION OF LOTS 2 AND 3, BLOCK "A" PARMER SOUTH SUBDIVISION RECORDED UNDER DOCUMENT NO. 201100093 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1, 3 AND 4) – SUBJECT TO

10BC. ELECTRIC DISTRIBUTION AND TELECOMMUNICATIONS LINES AND SYSTEMS, AND TELEPHONE AND CABLE TELEVISION LINES AND SYSTEMS EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT EXECUTED ON JULY 6, 2011, RECORDED UNDER DOCUMENT NO. 2011114012A OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND RECORDED UNDER DOCUMENT NO. 2011127702 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1, 3 AND 4) – SUBJECT TO, AS SHOWN

10BD. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN PARKING EASEMENT AGREEMENT DATED _____, RECORDED UNDER DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BETWEEN BCG 130, L.P., A TEXAS LIMITED PARTNERSHIP AND KARLIN REAL ESTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY. (TRACTS 1 AND 4)

10BE. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN DECLARATION OF RECIPROCAL DRIVEWAY EASEMENT AGREEMENT DATED _____, RECORDED UNDER DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BETWEEN BCG 130, L.P., A TEXAS LIMITED PARTNERSHIP AND KARLIN REAL ESTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY. (TRACTS 1)

10BF. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN SHARED SITE AGREEMENT, INCLUDING BUT NOT LIMITED TO UNDERGROUND ASSOCIATED ENCROACHMENTS DATED _____, RECORDED UNDER DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (ALL TRACTS)

NO.	DATE	DESCRIPTION	BY
1	07/06/12	TITLE COMMENTS/NEW TITLE COMMITMENT	KWA

Bury+Partners
ENGINEERING • SURVEYING • PLANNING
221 West Fifth Street, Suite 600
Austin, Texas 78701
Tel No. (512) 328-0011 Fax No. (512) 328-0325
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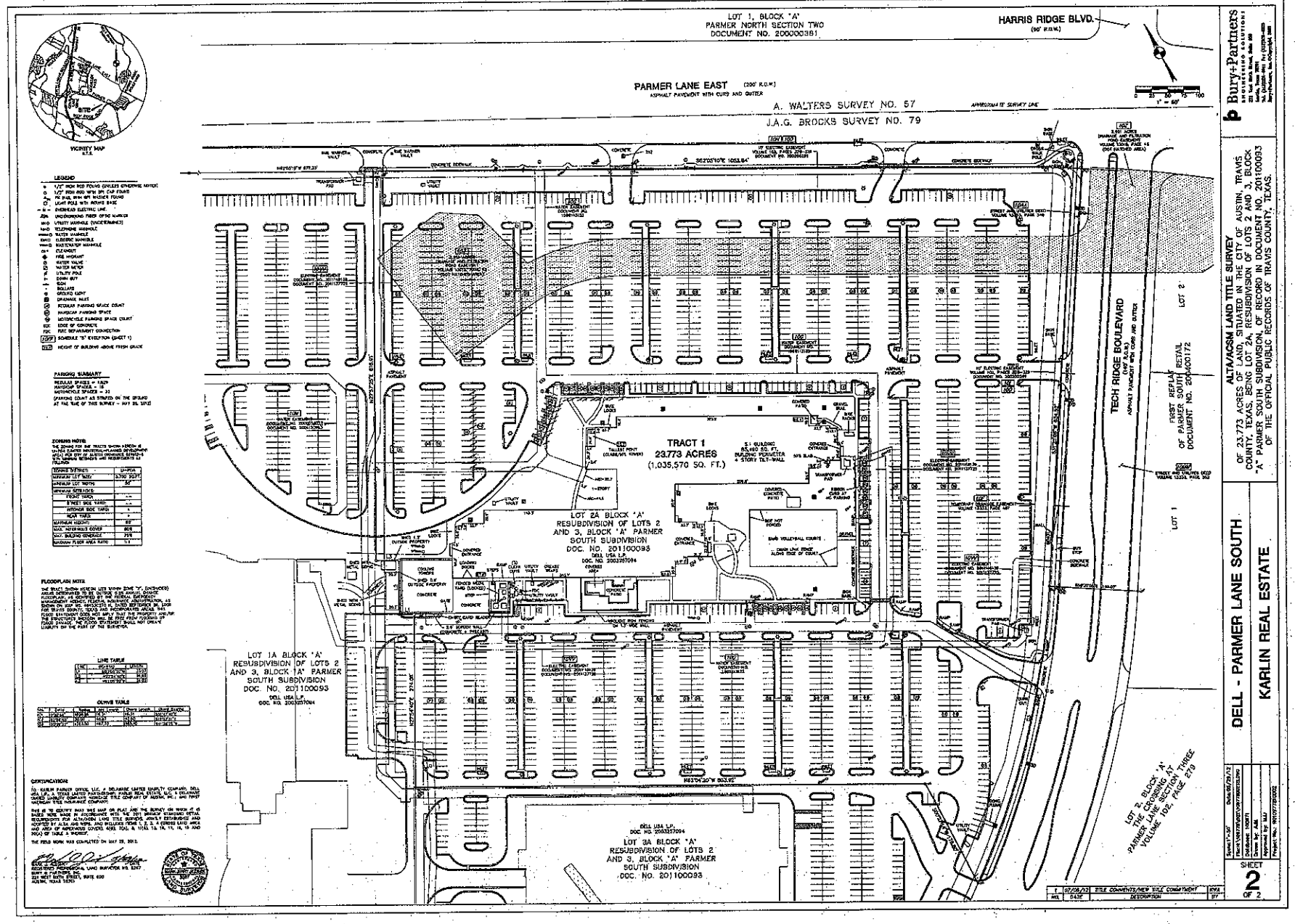
ALTA/ACSM LAND TITLE SURVEY
OF 23.773 ACRES OF LAND, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING LOT 2A, RESUBDIVISION OF LOTS 2 AND 3, BLOCK "A" PARMER SOUTH SUBDIVISION, OF RECORD IN DOCUMENT NO. 201100093 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DELL - PARMER LANE SOUTH

KARLIN REAL ESTATE

Date: 05/29/13
File No. V:\PROJECTS\1997760013\Dwg\
Scale: 1"=1'
Drawn by: AM
Approved by: MJ
Project No.: 1997760013-00022

SHEET 1 OF 2



Bury+Partners

ALTA/ACSM LAND TITLE SURVEY

OF 23.773 ACRES OF LAND, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING LOT 2A, RESUBDIVISION OF LOTS 2 AND 3, BLOCK "A" PARMER SOUTH SUBDIVISION, OF RECORD IN DOCUMENT NO. 201100093 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

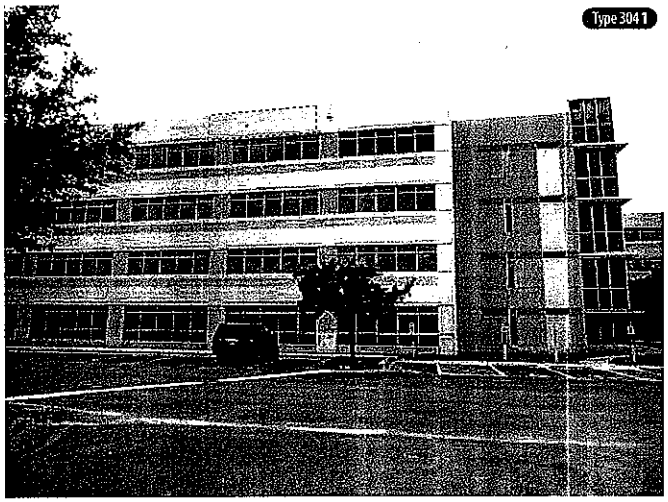
DELL - PARMER LANE SOUTH

KARLIN REAL ESTATE

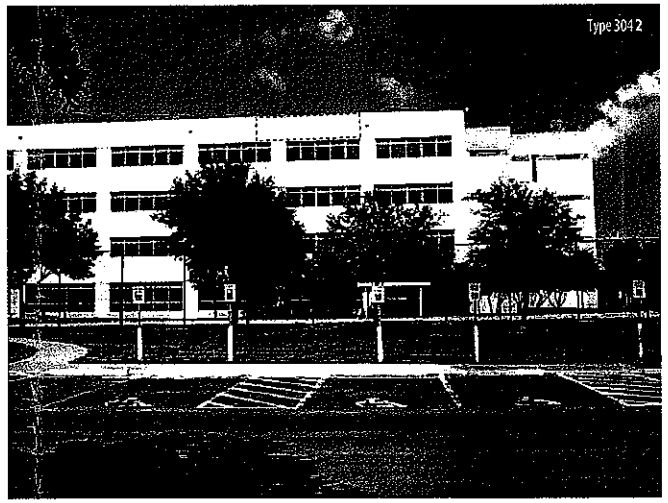
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Drawn by:	AM
Approved by:	BJJ
Project No.:	057-057-01-0002

SHEET 2 OF 2

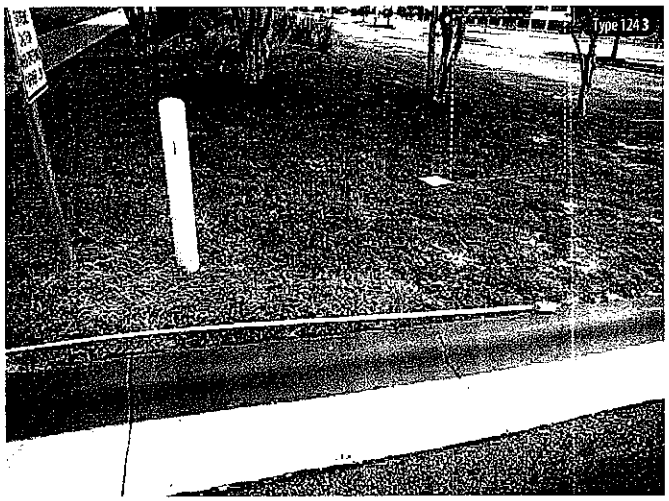
NO.	DATE	DESCRIPTION	BY
1	07/06/12	TITLE COMMENTS/NEW TITLE COMMITMENT	KVA
NO.	DATE	DESCRIPTION	BY



Sign to align bottom of sign to top of 4th floor windows; right end of sign above right end of second from right group of 5 windows, left of farthest right roof drain scupper. Electrical power to be brought to middle of sign area, inside building, above 4th floor drop ceiling – by Others. Sign Installer to make final electrical connection to wires brought to sign location.



Sign to align bottom of sign to top of 4th floor windows; right end of sign above right end of second from right group of 5 windows, left of farthest right roof drain scupper. Electrical power to be brought to middle of sign area, inside building, above 4th floor drop ceiling – by Others. Sign Installer to make final electrical connection to wires brought to sign location.



Sign to be setback minimum 13 feet from sidewalk to assure 12 from ROW; perpendicular to E. Parmer; 4' East of driveway curb. Concrete pedestal to be formend above grade with 45° chamfered top edges.



Note: Electrical power will be trenched from adjacent parking lot light pole approx. 35' – by Others. Sign Installer to make final electrical connection to wires brought to sign location.

1.

FAIRMONT SIGN COMPANY
3750 East Outer Drive
Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
www.fairmontsign.com

Client:

GM

General Motors
717 E. Parmer Lane
Austin, TX 78753

Date: 9/25/12

File: Accounts/GM/Elev/Austin IT Center

Designer: DRW

Scale:

Job#	Sheet#
00000	1 of 5
Revision #	**Date:**
2	10-16

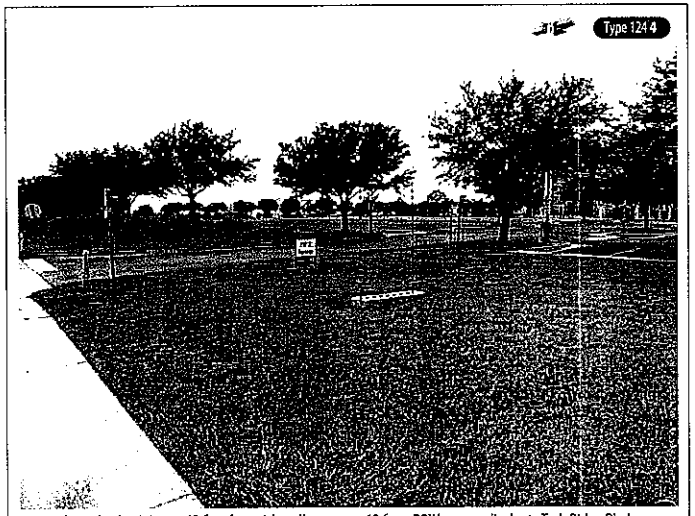
Revision Description:

Customer Approval:

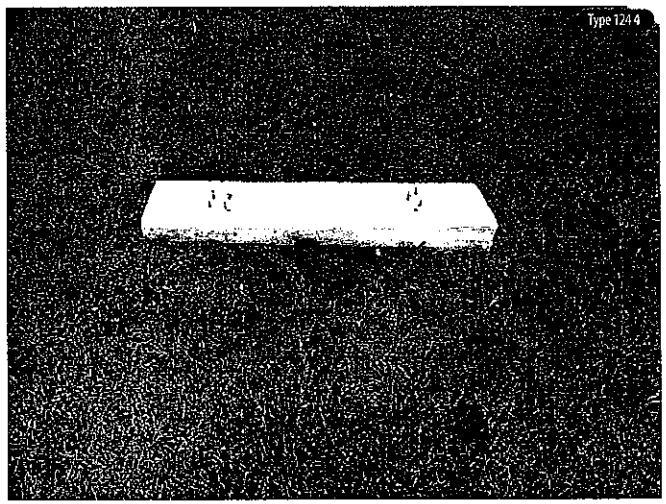
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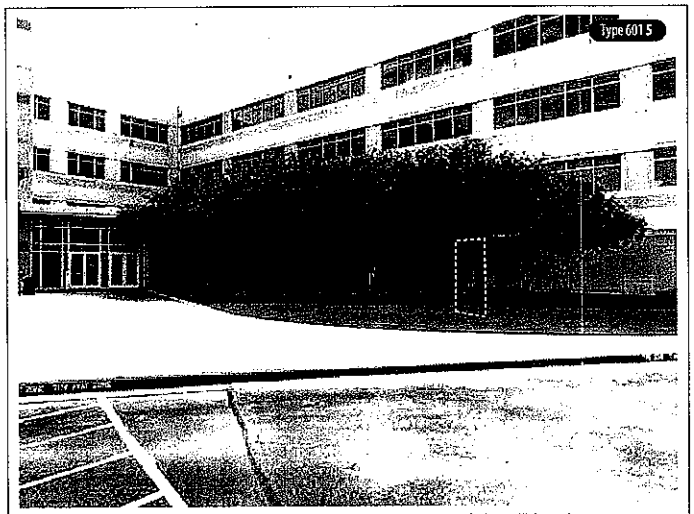
ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO INSTALLATION



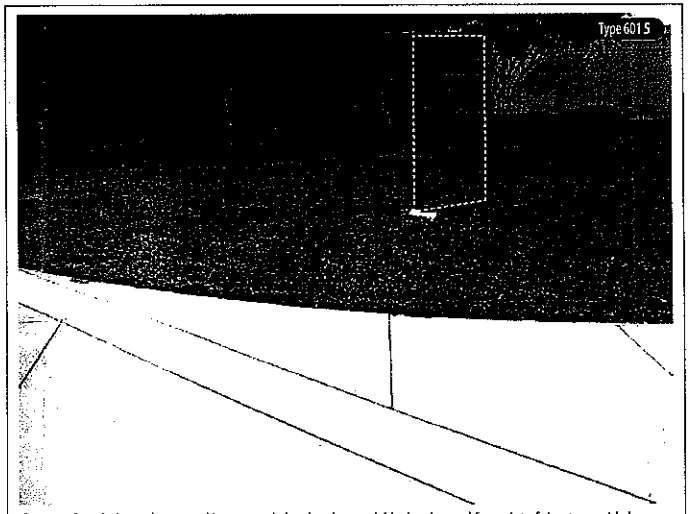
Sign to be setback minimum 13 feet from sidewalk to assure 12 from ROW; perpendicular to Tech Ridge Blvd; approx. 22'- 6" south of driveway curb; adjacent to existing old Dell sign footing. Note: Electrical power will be trenched from adjacent parking lot light pole approx. 65' – by Others. Sign Installer to make final electrical connection to wires brought to sign location.



Installer to demolish old concrete pedestal base to minimum 8 inches below grade and backfill with dirt from new footing excavation. Concrete pedestal to be formend above grade with 45° chamfered top edges.



Sign to be set in grassy area to right of Main Entrance sidewalk. Align at an angle "aimed" through Visitor Parking area toward E. Parmer Lane's Western entrance driveway; 8' from curved concrete sidewalk; lined up approx. between two expansion joints closest to lobby doors.



Concrete foundation to be poured just to grade level and extend 6 inches beyond footprint of sign to provide lawn cutting safety margin; top of concrete to be finished smooth, bevel/chamfer periphery edges to prevent chipping. Non-illuminated.

FAIRMONT
SIGN COMPANY
3750 East Outer Drive
Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
www.fairmontsign.com

Client:

GM

General Motors
717 E. Parmer Lane
Austin, TX 78753

Date:
9/25/12

File:
Accounts/GM/Elev/Austin IT Center

Designer:
DRW

Scale:

Job#	Sheet#
00000	2 of 5
Revision #	**Date:**
2	10-16

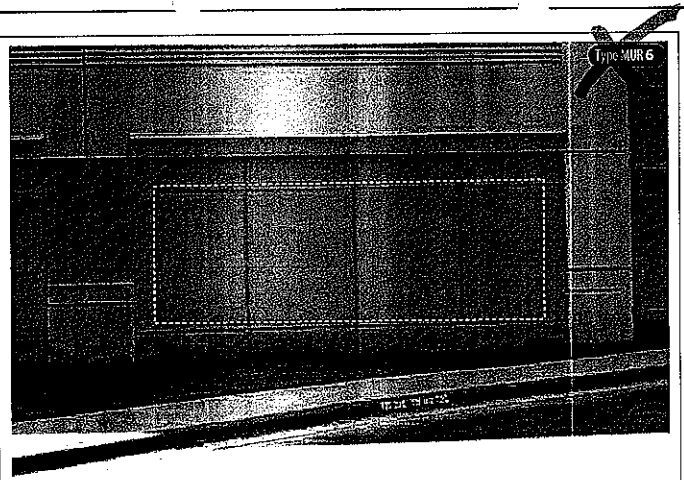
Revision Description:

Customer Approval:

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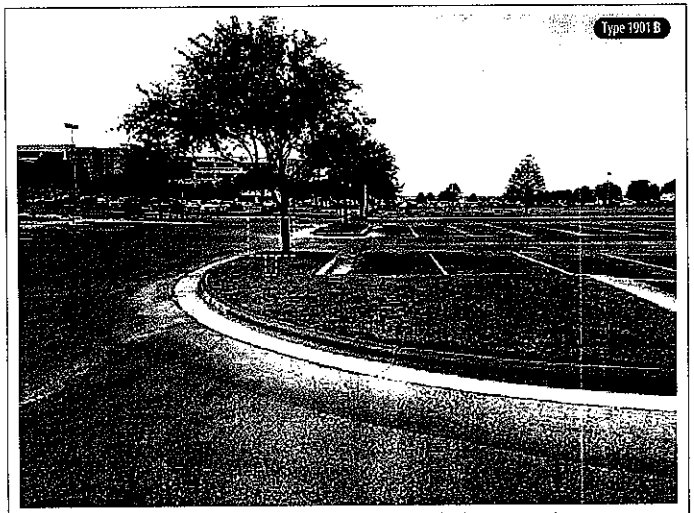
ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO INSTALLATION



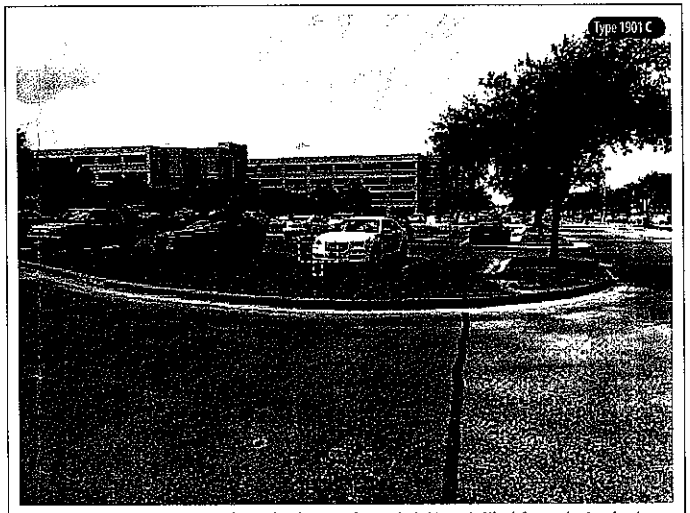
Frame to install onto precast wall, then flexible fabric face is tensioned onto frame and cover secured to frame to conceal periphery clips. System designed to allow easy face changes on a periodic basis, displaying marketing messages and images – content developed by GM. Non-illuminated.



Sign to install in grassy area; post to align with curb at side of parking space, fronting drain; approx. half way between front of parking spots curb and curved red painted curb – about in line with tree to right.



Sign to install in grassy area in front of tree; post to align with front curb of parking spots to right.



Sign to install in grassy area in front of second parking spot from right (white car), 5' back from red painted curb. Sign to be parallel to front curb of parking spots, facing East.

FAIRMONT SIGN COMPANY
3750 East Outer Drive
Detroit, MI 48234
t:313.368.4000 f:313.368.9335
www.fairmontsign.com

Client:

General Motors
717 E. Parmer Lane
Austin, TX 78753

Date: 9/25/12

File: Accounts/GM/Elev/Austin IT Center

Designer: DRW

Scale:

Job#	Sheet#
00000	3 of 5
Revision #	**Date:**
2	10-16

Revision Description:

Customer Approval:

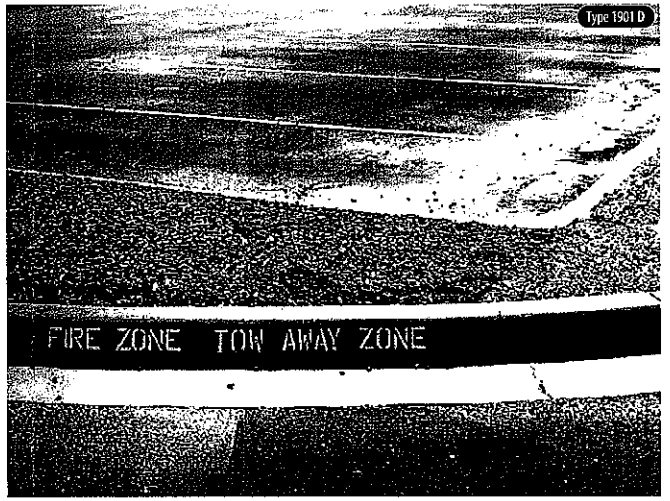
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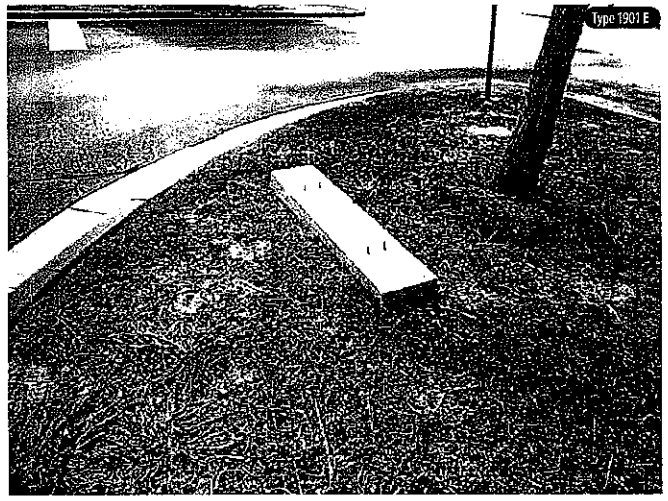
Sign to install in mulch area in between red painted curb and first parking spot adjacent to tree at left end of the peninsula; approx. half way between tree and front curb of parking row.



Sign D Install area close-up.



Sign to install in grassy area in between red painted curb tree, adjacent to or in same spot as concrete footing from old Dell sign. Sign to align with old base, facing East.



Installer to demolish old concrete pedestal base to minimum 8 inches below grade and backfill with dirt from new footing excavation.

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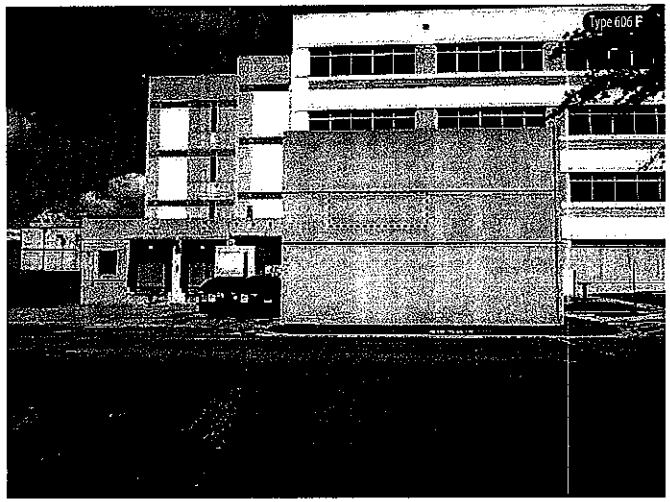
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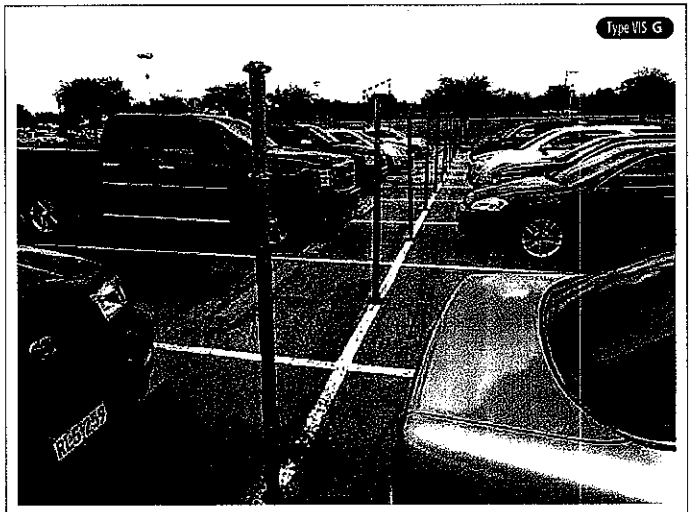
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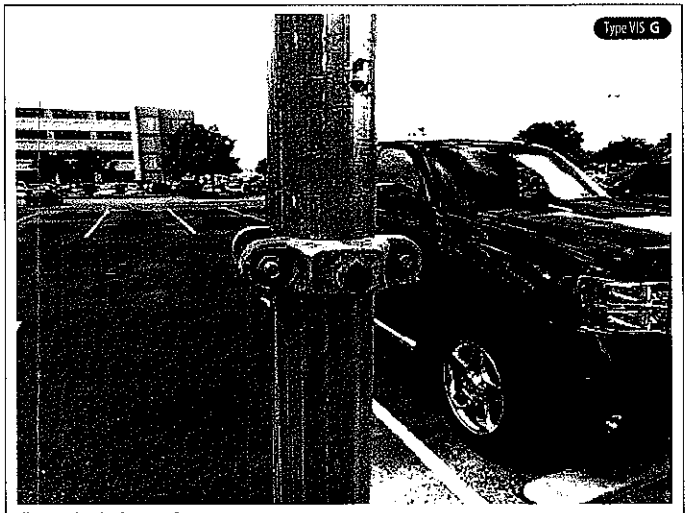
Text: Sign to install onto precast wing wall. Align top of sign with reveal at approx. 9'- 6" height; left side of sign 3'- 0" in from left end of wall.



Remove existing flat panel signs reading: "S1.1" and "S1.2". Install new wall signs in same locations.



A Quantity of fourteen (14) replacement panels to bolt onto existing poles, using existing bolts. New signs to face East, toward Main Entrance.



Close-up details of existing fastener system.

5.

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Patrick Clark

From: Roger Briddick
Sent: Wednesday, December 12, 2012 5:07 PM
To: gis_info@tcadcentral.org
Cc: Patrick Clark
Subject: General Motors - Austin, TX - Plat Map help
Attachments: 27 - ALTA Survey.pdf

Hello Mr. Oehler,

We are working towards submitting the required materials for a Variance hearing in January. These materials must be submitted by this Friday. The property is located at 717 East Parmer Lane in Austin (see attached Survey)

I am asking for your help on how we can get a Tax Plat of the location showing properties within a 500ft radius. We have found Plat Maps online, but cannot find a larger one for this purpose. We are remotely handling this variance application from Detroit (MI) and would appreciate some guidance and help on how we can get the proper plat map materials to submit.

Can you please let us know how you can help us in this regard.

Yours truly,

Roger W Briddick, Project Management
Fairmont Sign Company
rbriddick@fairmontsign.com
(313) 731-2117
(313) 368-9335 (fax)
3750 East Outer Drive
Detroit, MI 48234

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.

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: C16-2013-0002 – 717 E Parmer Lane
Contact: Susan Walker, 512-974-2202
Public Hearing: Sign Review Board, January 14th, 2013

Akelat Gebreyesus
Your Name (please print)

☐ **I am in favor**
☑ **I object**

12501 Tech Ridge Blvd #1823 Austin, Tx 78753
Your address(es) affected by this application

Akelat Gebreyesus — 1-8-13
Signature — *Date*

Daytime Telephone: (512) 736-6012

Comments: I can Speak and Reasen Good English.

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