

CASE

C16-2013-0001

CITY OF AUSTIN  
APPLICATION TO SIGN REVIEW BOARD  
SIGN VARIANCE

TV-0307010301;027  
0307110505  
ROW-10870128

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

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

STREET ADDRESS: 4410 East Riverside Drive

LEGAL DESCRIPTION: Subdivision - Park Green

Lot(s) 1,2,3,&4 Block A Out lot          Division         

I, Jim Bennett as authorized agent for Cielo Realty Partners affirm

that on 12/3/12, hereby apply for a hearing before the Sign Review Board for consideration:

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

A second free standing entry sign providing for more than one free standing sign

in a CR zoning district, located within the Scenic Sign District.

If your variance request is for a reduction in setbacks or height limits, please contact Christine Esparza with the Electric Utility at 322-6112 before filing your application with this office to discuss your request. The Electric Utility will recommend the board deny your request if it will result in an encroachment into an electric easement or a NESC violation.

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

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

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

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 required landscaping has matured and prevent visibility of the building signage from the street. The buildings setback approximately 200 ft. from the street. This large frontage has three driveway cuts and only one sign to direct the flow of traffic.

OR,

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

the proposed sign complies with the requirements of the Scenic Roadway and will not interfere with other signs on other properties.

OR,

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

the proposed sign complies with the sign requirements except for the number of signs. This additional sign will lessen traffic congestion because if you miss this entrance to the center a u- turn to the west and then a u-turn to the east is required to enter the site. Both requested signs will help to identify the tenant's location making a safer driving environment while following the Scenic regulations.

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:

other large retail centers along this section have more than one entry signs due to more than one driveway to serve these larger center sites.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim Bennett Mail Address 11505 Ridge Drive  
City, State & Zip Austin, Texas 78748

Printed Name Jim Bennett Phone (512)282-3079 Date \_\_\_\_\_

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed \_\_\_\_\_ Mail Address 720 Brazos Suite 520  
City, State & Zip Austin, TX 78701

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

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

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because: \_\_\_\_\_

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: \_\_\_\_\_

**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 Jini Bennett Mail Address 11505 Ridge Dr  
City, State & Zip Austin, TX 78748  
Printed JINI BENNETT Phone 282-3079 Date 1/14/13

**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 R. Dillard Mail Address 720 Brazos, Suite 520  
City, State & Zip Austin TX 78701  
Printed Robert W. Dillard Phone 406-1010 Date 1/14/13



N



SUBJECT TRACT



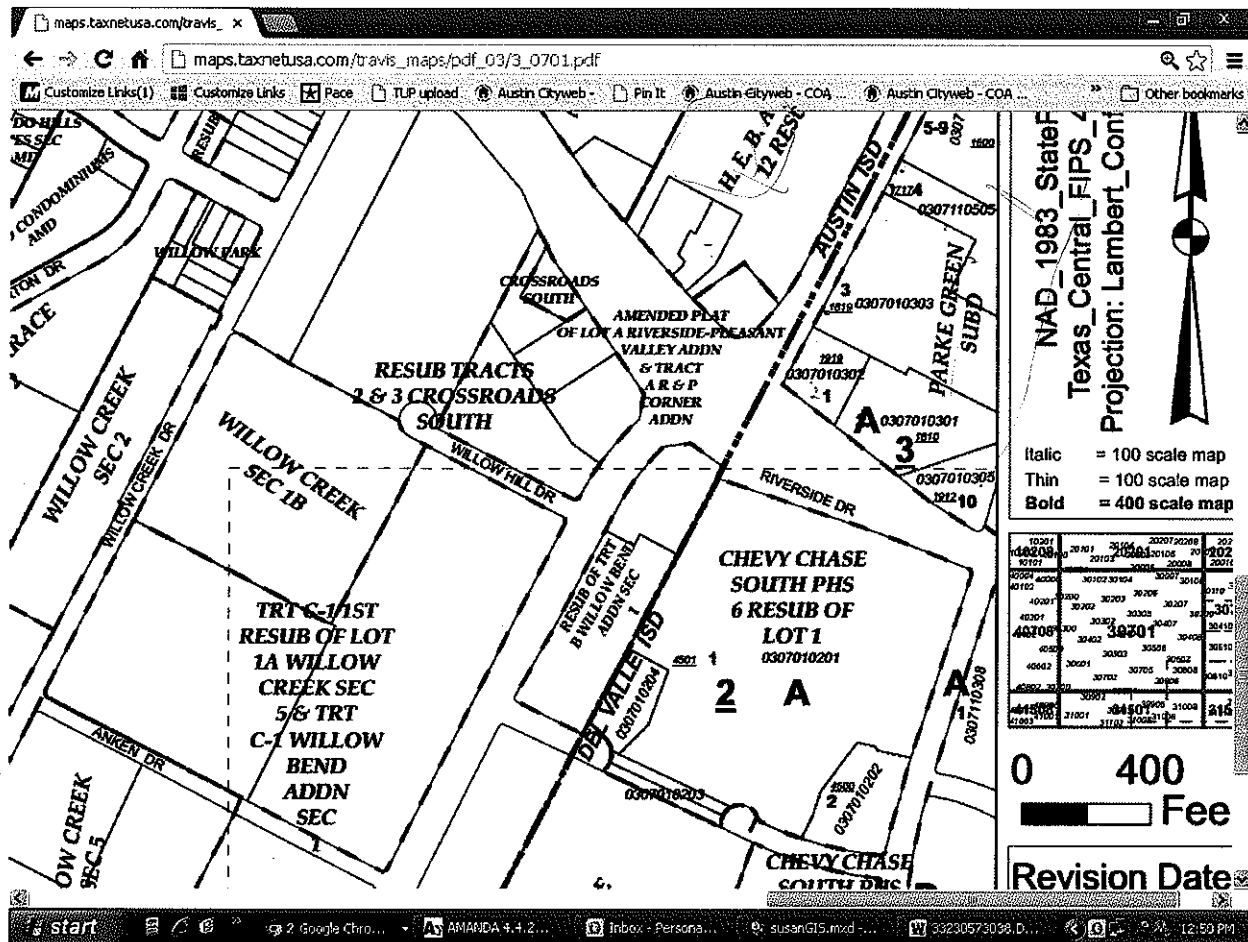
ZONING BOUNDARY

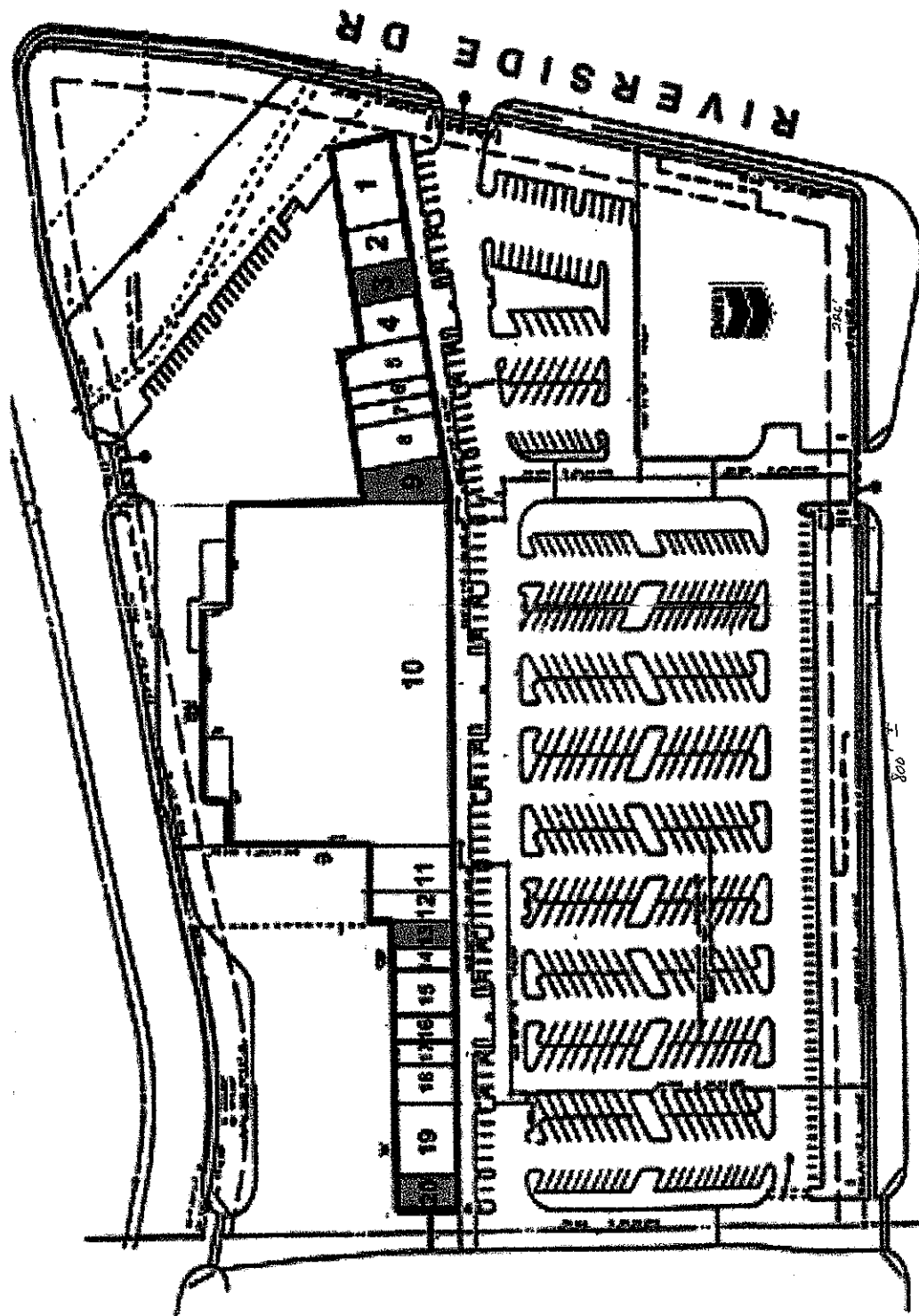
CASE#: C16-2013-0001  
LOCATION: 4410 E Riverside Drive, Lots 1-4



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.





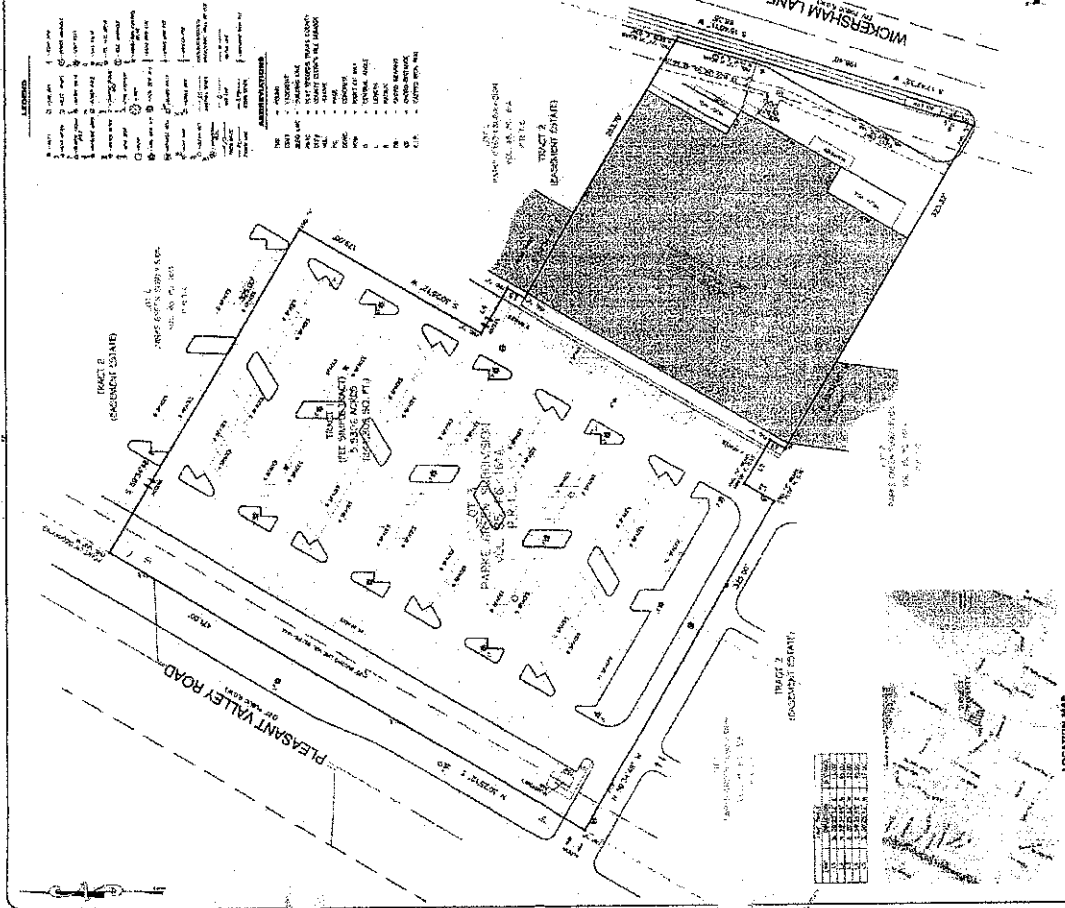
South West Land Surveying Co.  
11111 Highway 100, Suite 100  
Tucson, Arizona 85743  
Tel: (520) 298-0000  
Fax: (520) 298-0000  
www.southwestland.com



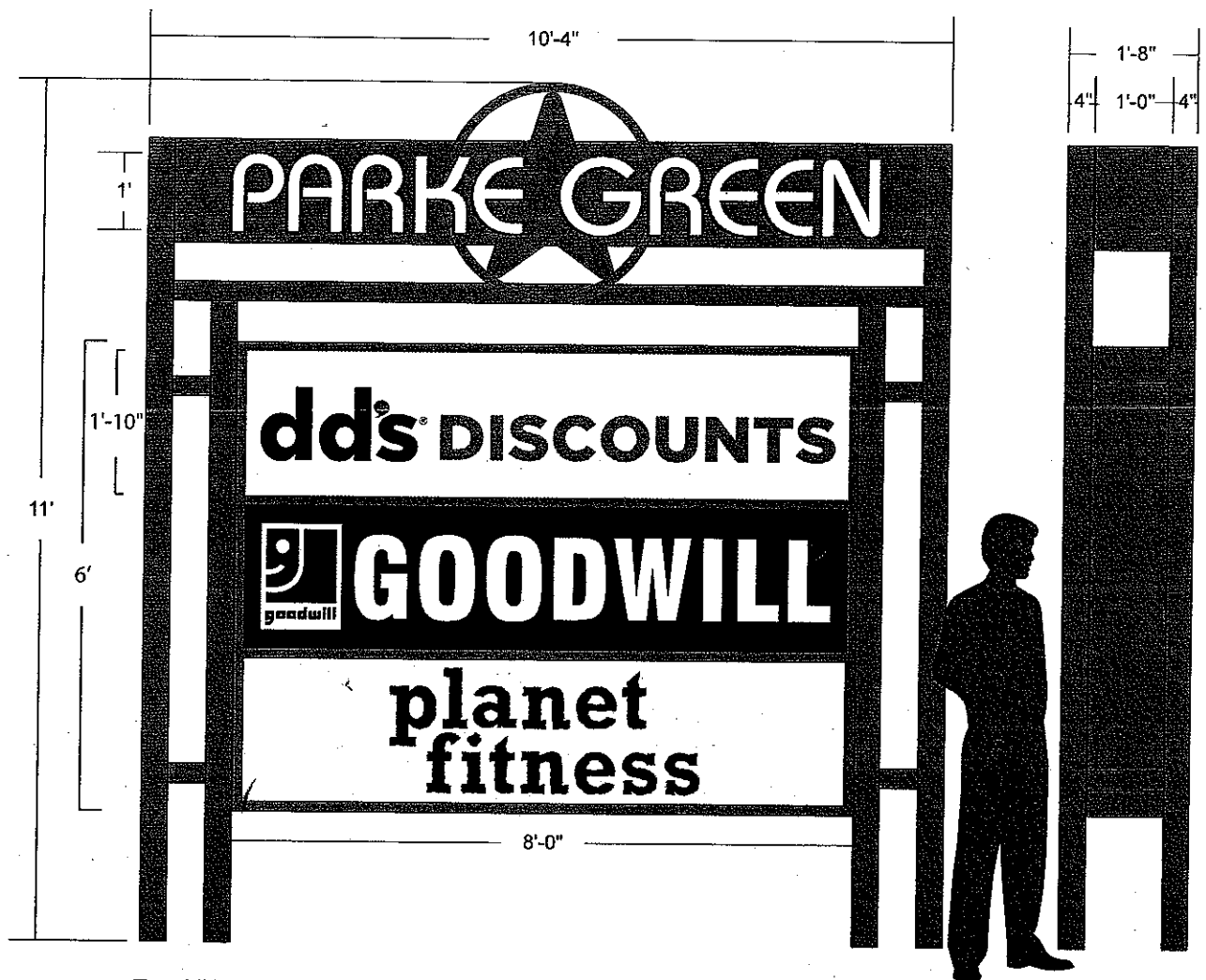
**SURVEY COORDINATOR**

**South-Western  
National Corporation**

100 N. K. Ave. #1007  
Dayton, OH 45404  
Tel. 513-241-1500

[illegible]

PARKE GREEN CENTER / MULTI-TENANT CABINET /



**A** MULTI TENANT CABINET - FRONT / SIDE VIEW  
3/8" = 1'-0"



**FABRICATE AND IN:**

- Extruded aluminum
- Tenant Panels finish

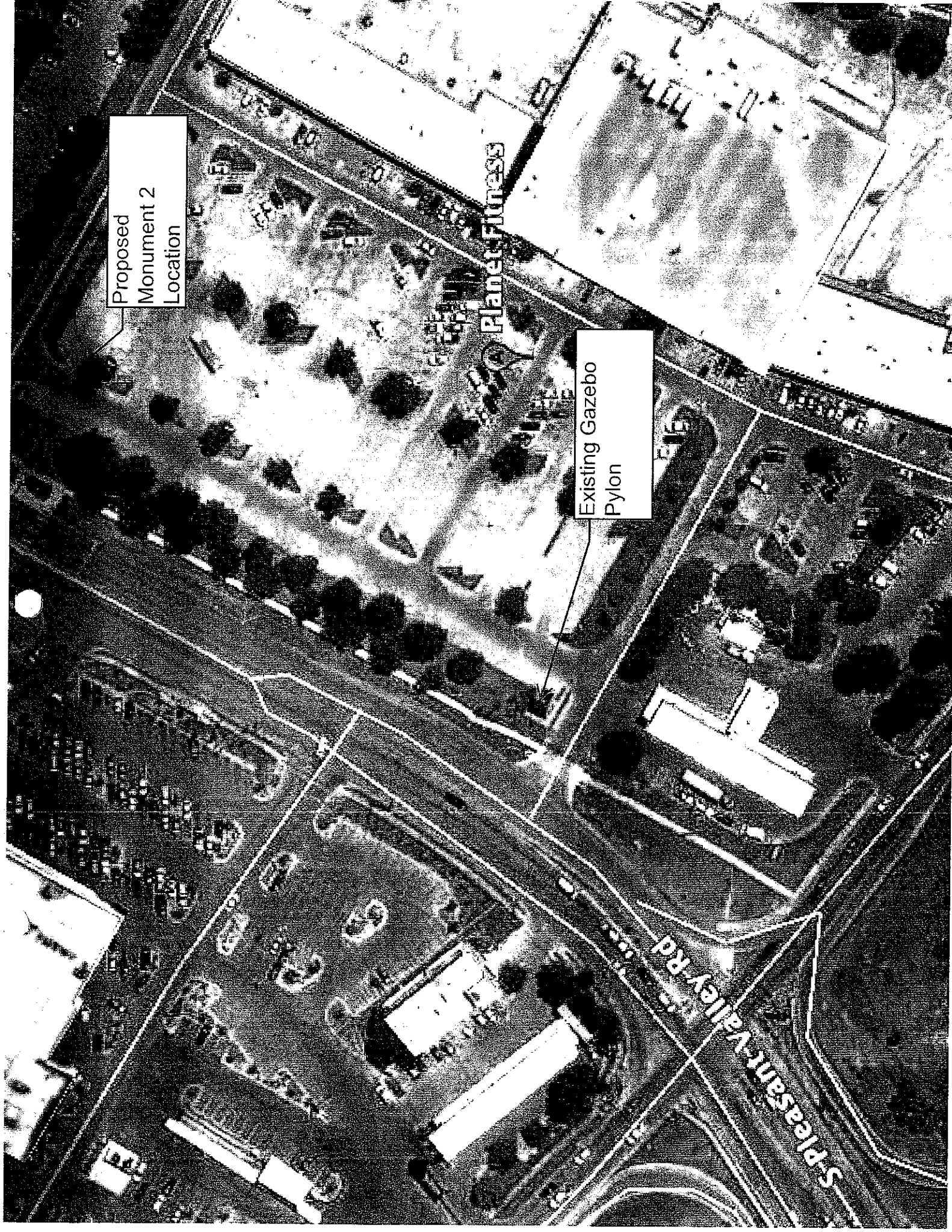


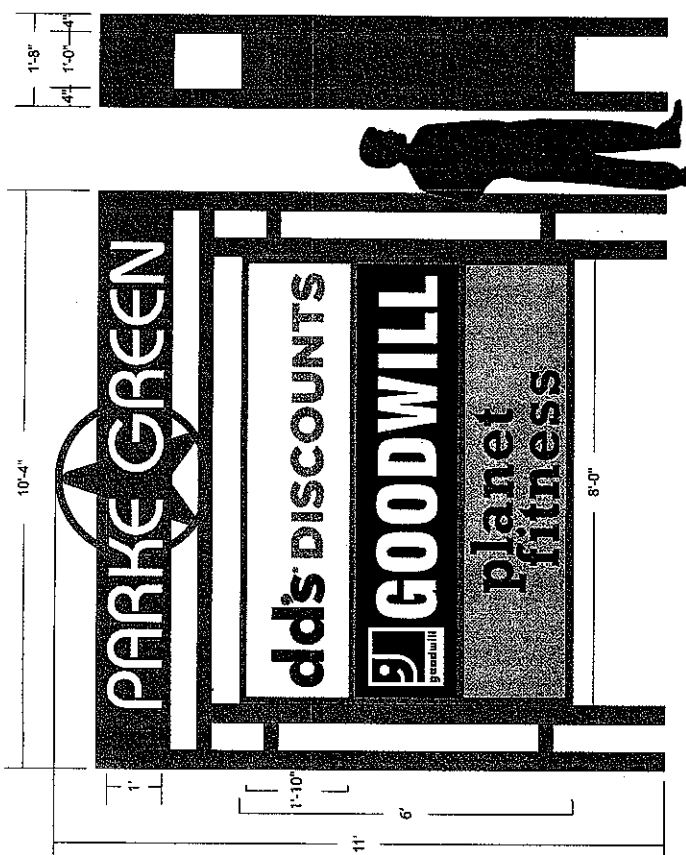
Proposed Monument 2 Location

Planet Fitness

Existing Gazebo Pylon

S. Pleasant Valley Rd





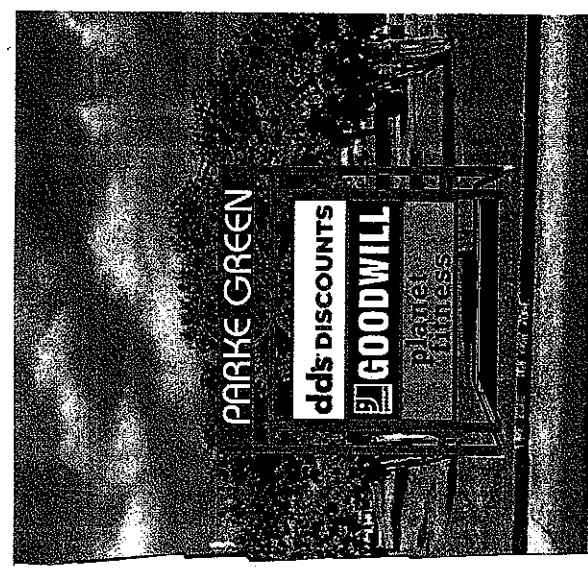
MULTI TENANT CABINET - FRONT / SIDE VIEW

A 3/16" = 1'-0"



MULTI TENANT CABINET - PLAN View

A 3/16" = 1'-0"



MULTI TENANT CABINET - ELEVATION

A 3/16" = 1'-0"

FABRICATE AND INSTALL ONE (1) DOUBLE SIDED TENANT CABINET

- Extruded aluminum cabinet, aluminum square tubing & FCO star finished MP 61B-4D What' Green;
- Tenant Panels finish and copy per clients color schedule:
- dd's Discount: Panel painted white, 1/2" clear acrylic acrylic push through overlaid with 3M Intense Magenta 3630-118 & 3M Teal Green vinyl applied first surface
- Goodwill: Panel painted PMS 2767 Indigo Blue, 1/2" clear acrylic push through; white diffuser applied second surface
- "Parke Green" to be LED illuminated 3" front lit channel letters pin mounted 1" from cabinet; Letters to have 7328 white acrylic faces, with matching white vitrimcaps and sidewalls

Parke Green Center 4410 E Riverside Austin, TX	Start Date: 05/03/12 Last Revision: 00/00/00 Job#: 9241416 Drawing #: 9241416B/021	Design Rep. Jay Campbell Sales Rep. Nicky Blanton	00000000
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Client Approval _____ Leadford Approval _____			
<b>UL INSTALLATION REQUIREMENTS:</b> THIS SIGN IS DESIGNED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE (NEC) AND OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.			
LISTED UL 1000			

