

CITY OF AUSTIN  
APPLICATION TO SIGN REVIEW BOARD  
SIGN VARIANCE

CASE # C16-2013-0008

ROW- 10895242

TP-0111210201E

WARNING: Filing of this appeal stops all affected construction activity. 0111210202

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

STREET ADDRESS: 1120 and 1122 Capital of Texas Highway Austin, Texas

LEGAL DESCRIPTION: Subdivision -

Lot(s) Block Outlot Division

I/We TBG Partners on behalf of myself/ourselves as authorized agent for

Pearlmark / Transwestern affirm that on January 24, 2013, hereby apply for a hearing before

the Sign Review Board for consideration:

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

A site identification sign for a four building commercial development.

Sign height 12' → 20'

in a City of Austin zoning district, located within the Scenic Road way 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.

2013 JAN 24 10:02 AM  
028 37102 52018  
24585 XT 111204

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: There is a severe grade drop from Capital of Texas Highway to the property line where signage is allowed to be erected.

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OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: The sign is designed with attractive proportions, to compliment the surroundings, and be architecturally sound in construction with internally lit individual letterforms that will minimize and contain the light source. Allowing for an identification sign will create a safer intersection providing confidence for the driver in knowing they've arrived at their destination.

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OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: The sign design is less than the 64 square foot allowance. The additional height requested is only to get the signage to the max height of 12 feet at Capital of Texas Highway grade so it can utilize the same line of sight effectiveness as other signage constructed on land on even grade with Capital of Texas Highway.

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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: This variance request is only asking for a max height of 12 feet at Capital of Texas Highway grade so it can utilize the same line of sight effectiveness as other signage constructed on land on even grade with Capital of Texas Highway.

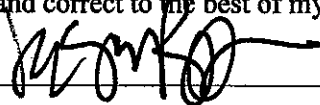
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APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed



Mail Address

TBG PARTNERS  
901 SOUTH MOPAC  
BLDG 2 SUITE 350  
AUSTIN, TX 78746

City, State & Zip AUSTIN, TEXAS 78746

Printed JEFF RAUDABAUGH <sup>SR</sup> Phone 327 1011 Date 2/4/13  
TBC PARTNERS

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 \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ 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.

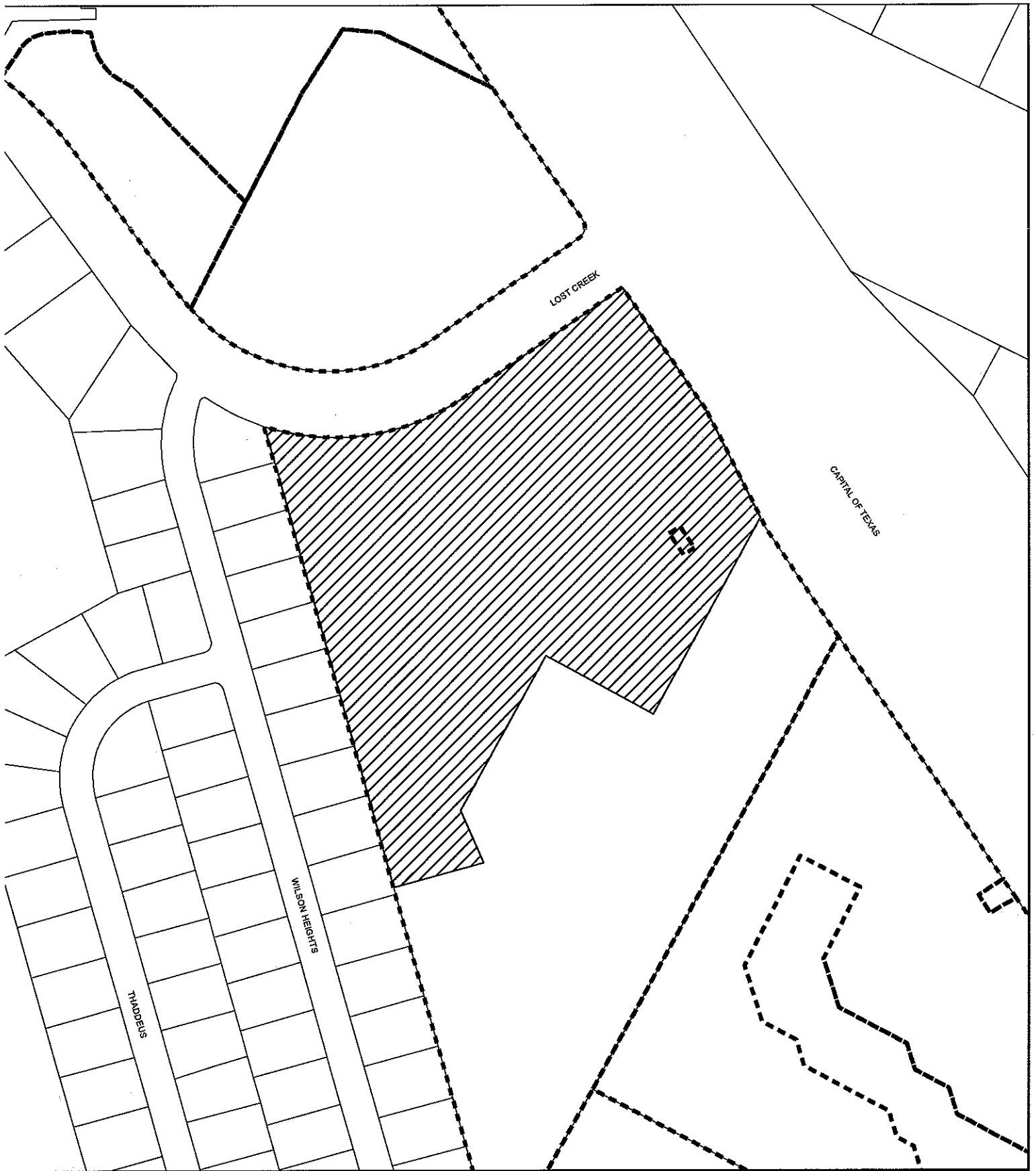
APPLICATION FEES: Residential	\$360.00
All Other	\$660.00

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.**



N



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C16-2013-0005  
LOCATION: 1120 AND 1122 CAPITAL OF TX HWY



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.

1"=30'

CAPITAL OF TEXAS HWY

878  
876  
874  
872  
870  
868

880

SIGN LOCATION  
872

870

868

LOST CREEK BLVD.

## CONSTRUCTION DRAWINGS FOR:

# CITYVIEW

# PLAZA RENOVATIONS

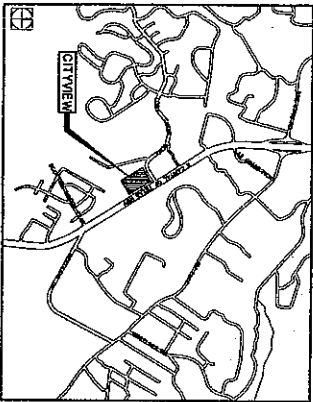
Westlake Hills, Texas

## Signage

VICINITY MAP



LOCATION MAP



### A PROJECT BY

**OWNER:**  
**TRANSWESTERN**  
  
**CONTACT:** ASHLEY BEAR  
801 South MoPac, Bldg 4, Suite 250  
Austin, Texas 78746  
O: 512/232-5500  
F: 512/232-9308

**LANDSCAPE ARCHITECT:**  
**TBG PARTNERS**  
  
**CONTACT:** TRENT RUSH  
801 South MoPac, Bldg 2, Suite 350  
Austin, Texas 78746  
O: 512/327-1011  
F: 512/327-0488



Landscape Architects  
801 South MoPac, Building 4  
Austin, Texas  
512/232-5500 Fax: 512/232-9308  
Austin • Dallas • Houston • San Antonio

Project:  
CityView  
Plaza Renovation  
1120 S CAPITAL OF  
TEXAS HIGHWAY

WESTLAKE HILLS, TX

Project Number:  
A12221

Designated: JLL

Drawn: RAS

Reviewed: JLL, TR

Date Issued:  
FEBRUARY 4, 2013

Revisions:  
1. ENTRY TOWERS & BASE  
2. ENTRY TOWERS & BASE

Sheet Title:  
CityView

1120 S. 1122

Sheet Number:

SG 1.0

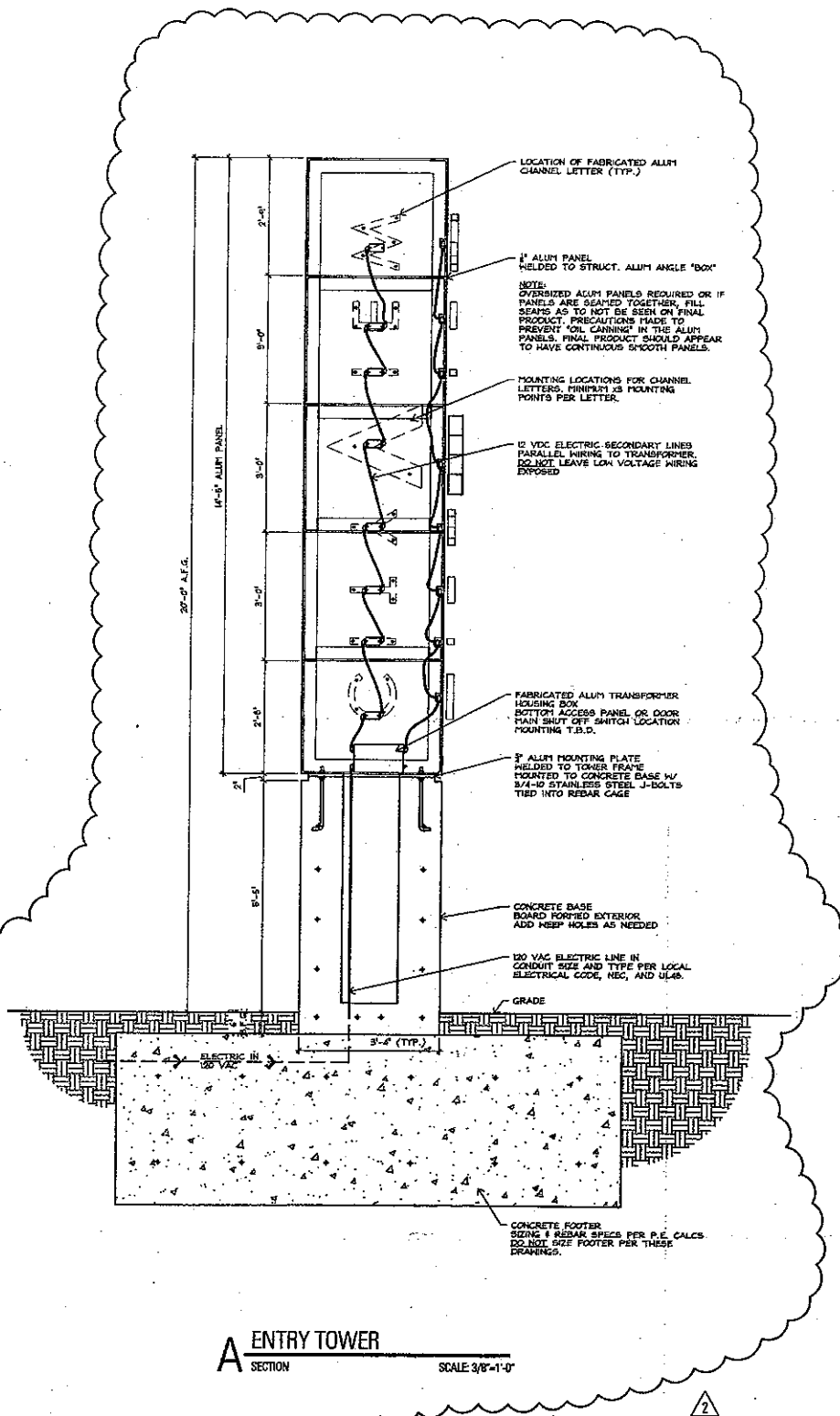
**Alaska Canteen Co.'s** 7 1/2" threaded, stainless steel style with clear vinyl coating will be accepted for cable connection or suspension. Any cable rope that goes through in any hole, eye hook, any piece of hardware or through a turn of rope or around turn, the manufacturer shall replace with a new cable rope. It shall be the responsibility of the user to inspect the cable rope before use. The manufacturer shall provide a 3 year outdoor warranty on the hardware components. Defects within the warranty period shall be repaired by the manufacturer at the dealer's discretion.

c. *Heart:* All men taking to be measured by glass third-off, with a silicone coating, and that with copper wire data.

## CHILIERIA

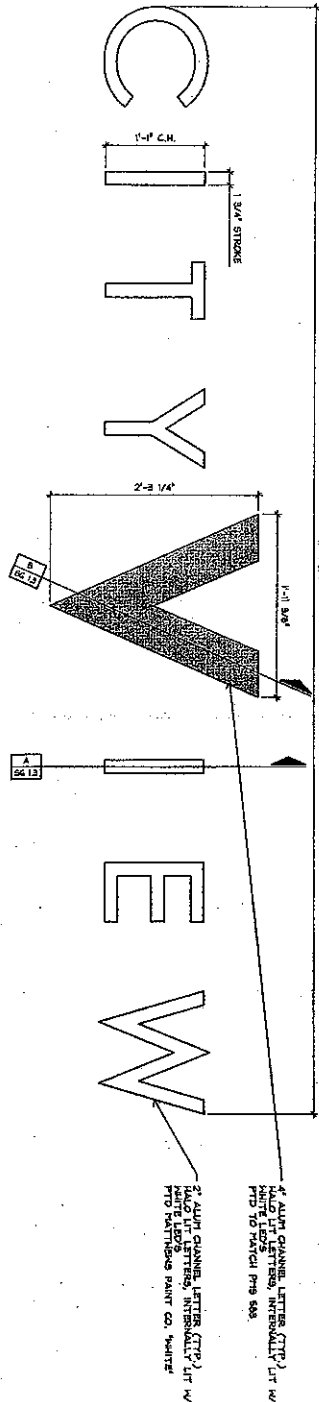
1





# 1 CHANNEL LETTERS

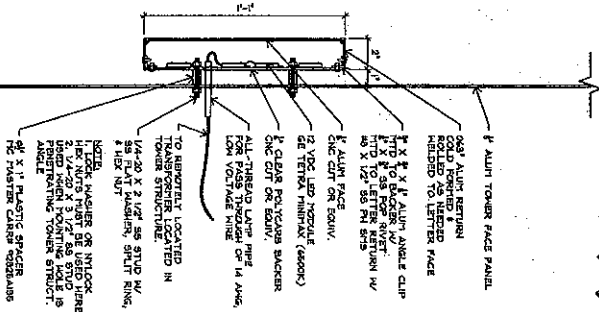
ELEVATION



SCALE 1/4\"/>

## A 3\"/>

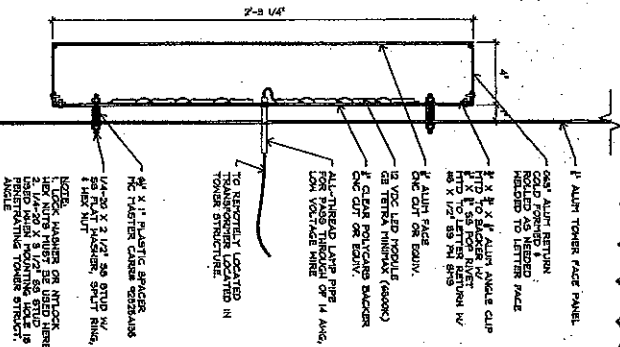
SECTION



SCALE 3\"/>

## B 6\"/>

SECTION



SCALE 3\"/>

TB

Landings Architects  
301 South Moore, Building  
Austin, Texas  
512.477.1011 Fax: 512.477.1012  
Austin - Dallas - Houston

Project:

CityView  
Plaza Renovation

1120 S CAPITAL OF  
TEXAS HIGHWAY

WESTLAKE HILLS,

Project Number:

A12321

Design:

JA

Drawn:

RLS

Reviewed:

JR, TN

Date Issued:

FEBRUARY 4, 2013

Indicates:

2. TOWER TOWER & BASE

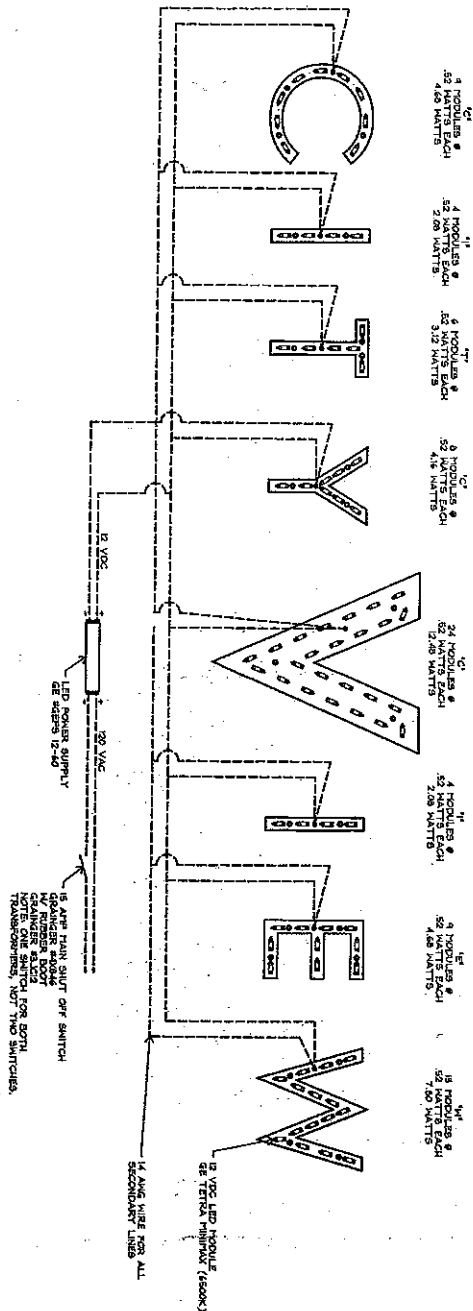
Sheet Title:  
CHANNEL  
LETTERS

Sheet Number:

SG 1.4

1 CHANNEL LETTER ELECTRICAL SCHEMATIC  
DETAIL

NOT TO SCALE



TOTAL WATTAGE PER LETTER SET  
4108 WATTS  
(OR 79 MODULES @ 52 WATTS EACH)



Unicomp Architects  
801 South Maple, Suite  
Austin, Texas  
512.227.1011  
Austin - Office - 10am

Project  
CityView  
Plaza Renovation  
1120 S CAPITAL  
TEXAS HIGHWAY

WESTLAKE HILL

Project Number:

A12321

Designer: JR

Drawn: RAS

Reviewed: JH, JR

Date Issued:  
FEBRUARY 4, 2013

Revised:

Revised:

Revised:

Revised:

Revised:

Sheet Title:

CHANNEL LETTER  
ELECTRICAL  
SCHEMATIC

Sheet Number:

SG 1.5



