

**Heldenfels, Leane**

C16-2014-0006

**From:** Gregg Farrar ~~gregg.farrar@medspring.com~~  
**Sent:** Monday, June 02, 2014 11:37 AM  
**To:** Heldenfels, Leane  
**Subject:** RE: 517 South Lamar  
**Attachments:** variance 2.pdf; VarianceApplication 52614.docx

Leane

We met with Eben and got things worked out, we are going to submit to him an updated site plan and he'll issue the approval letter, I had hoped it would be complete this morning but it looks as though it will be late this afternoon, anyways I will personally deliver to him once complete.

In addition we have resubmitted to the Zilker Neighborhood Association and have not heard back from them as of yet?? I have attached a copy for you as well and feel that perhaps we should add it to the back up for next week's meeting to show we have attempted to work with them on the issues they were concerned about. Have you received any correspondence from them at this point? We have requested a few times to get on their agenda for this evening but have not heard back from them at all??

I have also attached an updated variance application as I was incorrect in thinking the bicycle sport shop has been there since 1988 and wanted to make sure all the facts were correct.

Please let me know if there is additional information you feel is necessary for our meeting next week.

Gregg Farrar  
Construction Manager

**MedSpring**  
1250 S. Capital of Texas Hwy, Building One - Suite 500 • Austin, TX 78746  
P: 512.861.6399 F: 512.532.0691 C: 512.470.4548  
[gregg.farrar@medspring.com](mailto:gregg.farrar@medspring.com) • [www.medspring.com](http://www.medspring.com)

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**From:** Heldenfels, Leane [<mailto:Leane.Heldenfels@austintexas.gov>]  
**Sent:** Wednesday, May 14, 2014 6:35 PM  
**To:** Gregg Farrar  
**Subject:** FW: 517 South Lamar

See below regarding Austin Energy approval for June 8<sup>th</sup> meeting. Looks like he's going to require a location change for your requested sign.

Sorry you didn't realize this approval needed to be gained prior to the meeting. I actually got his report last TH 4pmish and didn't notice he was recommending denial -99% of the time they're all approved, I'll have to be more careful next time – you might have been able to resolve it between Th and Mon. I think on our application it says contact them if variance is about height, which really should be more emphatic that all should seek approval regardless of request – because in your case any height he wouldn't have approved – even code height. Sorry for your case delay –

Leane

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**From:** Kellogg, Eben [<mailto:Eben.Kellogg@austinenergy.com>]  
**Sent:** Tuesday, May 13, 2014 4:13 PM  
**To:** Heldenfels, Leane  
**Subject:** 517 South Lamar

Leanne



C16-2014-0006

medspring.com

PO Box 162323  
Austin, Texas 78716-2323

P: 512.402.6242  
F: 512.532.0691

May 29, 2014

Mr. David King  
Association Members  
Zilker Neighborhood Association  
Austin, Texas 78704

517 South Lamar  
Sign Variance Application C16-2014-0006

Dear David King and Association Members

As a request to present additional findings and information regarding the sign variance application scheduled for presentation to the Board of Adjustment on June 9<sup>th</sup> we offer the following is a response from the Zilker HOA's concerns sent to Ms. Leane Heldenfels via email on May 08, 2014. I would request the opportunity to present additional information and modifications incorporated in the design and construction of the sign at 517 S. Lamar.

Below is a list of the Zilker HOA's concerns and MedSpring's remediation strategy to minimize or eliminate the concern.

*Concern 1) The proposed sign will increase the visual clutter on South Lamar Boulevard and eliminate several existing parking spaces.*

As you look at the site plan, the proposed sign does not create a visual clutter due to the spacing for the sign from the existing sign and building. The proposed sign is 226 feet from the existing sign and another 175 feet to the closest pole sign to the south, there are no other features in close proximity to the proposed sign. The proposed sign is also inclusive of a stone planter for seasonal plantings. Additionally the sign has been "skinned" to enhance the design of the sign and building.

Please refer to the attached aerial view of the site. It shows the existing parking field with the proposed sign location shown. The proposed sign will occupy a portion a parking spot, but a slight modification will arrange the parking spaces to not eliminate a spot.

Also, the city code requires the sign to be 10' in from the side property line. Currently the location requires 65 parking spaces, we have 66 designated. In addition speaking with Mr. Jack Gray if necessary to restripe the entire lot to pick up additional spaces is required it is an effort he'd be willing to do.

*Concern 2) The proposed sign is inconsistent with the neighborhood priority for more pedestrian oriented access and will set a precedent for more signs in the area.*

The proposed sign is setback 15' from the closest sidewalk and 20' from the street. The area where the proposed sign will be located will in fact improve the area and promote "pedestrian access". We received input from a neighbor and modified to sign to install three light bands to illuminate the sidewalk area without interrupting neighbors or traffic. Also, we have added a security light to the sign that will shine back into the parking lot which will brighten a current dark area and illuminate the area promoting security for our staff, guests and neighbors. Adding this security light will also reduce some of the light pollution currently seen on the hilltop mentioned by some association members on Josephine Street.

A precedent for more signs will not be set, we will submit as a referendum to the variance application that this is not a variance to add an additional sign but to install a replacement sign until a time where the iconic sign has to be removed. At that time the proposed sign becomes the permanent sign for this parcel.

In addition attached are renderings of what the sign would look like when the existing sign is removed. Even adding the Bicycle Sport Shop atop the proposed sign we would not be at the allowable height nor would we use all the allowable square footage based on current city code for this area.

Allowed Height: 30'	Current Proposed : 20'	Extended Proposed: 22'
Allowable SF: 249sf	Current Proposed: 80sf	Extended Proposed: 117sf

*Concern 3) A sign on the front face of the building would be an effective alternative to the proposed sign along South Lamar Boulevard.*

Traffic heading northbound on S. Lamar Boulevard building is obstructed by the AGC building next door due to its configuration to the street and due to the far setback from the roadway relative to its neighbors and all the new 0' setback construction occurring today. The building is not visible for this traffic until immediately before the egress to the parking lot, which could cause a traffic accident. Traffic heading southbound on S. Lamar Boulevard is still difficult to read a façade sign on the building due to the angle of the building. The proposed pole sign gives drivers more reaction time to turn into the parking lot on a congested street of more than 35,000 vehicles a day.

*Concern 4) The existing sign on South Lamar Boulevard provides good visibility to potential customers.*

The existing pole sign was designed and installed in 1958, the existing lighting for the entire sign is by 2 standard 500 watt halogen fixtures mounted to the top of the sign shining downward, and the bottom portion of the sign receives very little to no light at night. Since the iconic sign is a "non-conforming" sign MedSpring does not

have the ability to add additional lighting or electrical to the existing sign. This restriction hinders MedSpring from having a lighted sign on the existing iconic sign. The only modification allowed would be to paint signage onto the existing "non-conforming" sign structure.

In addition, I have attached copies of letters received from neighbors and members of the Zilker Neighborhood Association and from businesses along S. Lamar as well as a letter from Preservation Austin supporting the variance request.

We appreciate your team re-evaluating the sign variance with the new information and modifications MedSpring has completed with the sign design.

Please allow us the opportunity to present our case again before your members and answer any questions or concerns they might have, we have gone through great lengths to adapt as neighbors have suggested, we have inquired with other businesses along S. Lamar Boulevard and worked well within the parameters to provide a sign that fits into the South Austin culture.

If you have any questions or want additional information, please don't hesitate to call or email me. We are happy to provide at any time. I look forward to meeting and presenting to the Zilker Neighborhood Association next week.

Respectfully,



T. Gregg Farrar  
Construction Manager-Medspring

Revised

C 16-2014-0006

Case # \_\_\_\_\_

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:** 517 South Lamar

**LEGAL DESCRIPTION:** Subdivision-Bobby Layne Subdivision

Lot(s) 1 Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division plat book 8, page 146

I/We **Gregg Farrar** on behalf of myself/ourselves as authorized agent for **Medspring Urgent Care / CRG**

**Operating Company LLC**, affirm that on the **6th** day of **April** in the year **2014**, hereby apply for a hearing before the

Sign Review Board for consideration to:

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain

A second freestanding pole sign on south end of lot, lot currently has one existing pole sign (erected 1958-Bobby Layne's Bowl-O-Rama)(Exhibit A), existing sign (141sf) is "iconic" south Austin and currently used as a multi-tenant sign with Bicycle Sport Shop being the primary user (Exhibit A), modification to the existing sign is restricted by code, 25-10-152, as to the amount of work that can be performed to the existing pole sign. Some of the restrictions imposed:

- a) Cannot "increase the illumination of the sign".
- b) Must reduce the sign area by 20% as well as the height by 20%

This limits the sign area available for a new business to establish a neighborhood identity.

in a **CS-V** zoning district, located within the **Commercial Sign District**.

If your variance request is for a reduction in setbacks or height limits, please contact Lena Lund with the Electric Utility at (512) 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:
  - a. the existing iconic sign is undersized based on current code, (25-10-130.F.2.A.C) which allows for "0.7sf for each linear foot of street frontage", with a street frontage of 356 feet ( $0.7 \times 356 = 249$ ), 249sf is allowed-141sf existing=108sf unused (Exhibit B)
  - b. the property sits at the end/start of a bend in the road,
    - i. while heading north as you navigate through the bend the building is barely visible and the existing pole sign is hardly recognizable amid the buildings and the power poles and lines, as you leave the bend the pole sign and building become visible, pole sign not readable at this point, (Exhibit C)
    - ii. while heading south as you proceed through the Barton Springs Intersection the existing pole sign is recognizable, left turn into property is restricted by the left hand turn lane onto Barton Springs, the designated turning lane into the property starts once you past the existing pole sign, often vehicles pause and attempt to enter the first drive aisle cutting through turning lane traffic which causes undue congestion at this already busy intersection. (Exhibit D)
2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:
  - a. With the lot being rectangular shaped the proposed sign is 220 feet south of the existing iconic pole sign which exceeds the distance often used between other neighboring properties pole signs.
  - b. Sign has been designed to have that "South Austin" feel and will improve the "sea of parking lot" now seen when traveling on Lamar by adding a planter and accent lights and not making it just a pole in the ground with a sign on it. (Exhibit E)
  - c. The proposed sign is "undersized" by what is allowed by code:
    - i. Code allows for a 30' high sign, the proposed is only 20' height
    - ii. Code allows for 249 sf of signage, the proposed is only 80sf, with the existing being 141sf, if variance is approved total signage would still be less than the allowable square footage by 8,
3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:
  - a. City Code 25-10-131.C makes allowance for an additional freestanding sign on lots exceeding 400 feet of street frontage, this property has a 356 foot frontage which is 11% less, based on the road configuration and existing building the "site line" of drivers exceed that in either direction.
  - b. The total square footage of the proposed sign and the existing iconic sign will be less than that allowed by city code 25-10-130.F.2.A which allows for 249 square foot of sign with a maximum height of 30 feet, both signs together will not exceed the square footage allowed by 3%, proposed sign height is 20', a third less than what is allowed in the CS-V sign district.

and,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly or potentially similarly situated, because: **The variance request has been submitted not to ask for any additional height or square footage, it is being requested due to some unusual circumstances, there's dealing with the legacy of "Bobby Layne's Bowl-O-Rama" and removing the existing sign would remove another piece of iconic Austin**
- a. **The request is not for additional square footage or additional height, only to be allowed signage based on current city code, the existing sign is undersized and cannot be modified without severe restrictions.**
  - b. **A stipulation can be added to the variance that does not set a precedent for additional signage, once the original sign is removed from the premises the proposed sign would then become the only pole sign for this location, no long term 2<sup>nd</sup> pole sign variance is being requested, only that a modern and more efficient sign be installed until a time where the existing sign is removed.**

**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 **1250 South Capital Of Texas, B1-500**

**City, State, & Zip Austin, Texas 78716**

**Printed Gregg Farrar**

**Phone (512) 861-6399**

**Date April 5, 2014**

**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 \_\_\_\_\_ for **Murphey Gray Properties** Mail Address: **PO Box 50202**

**City, State, & Zip Austin, Texas 78763-0202**

**Printed Jack S. Gray Jr. for Murphey Gray Properties Phone 512-477-6566 Date 04-07-2014**

**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 9:00AM 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/departments/fees>**

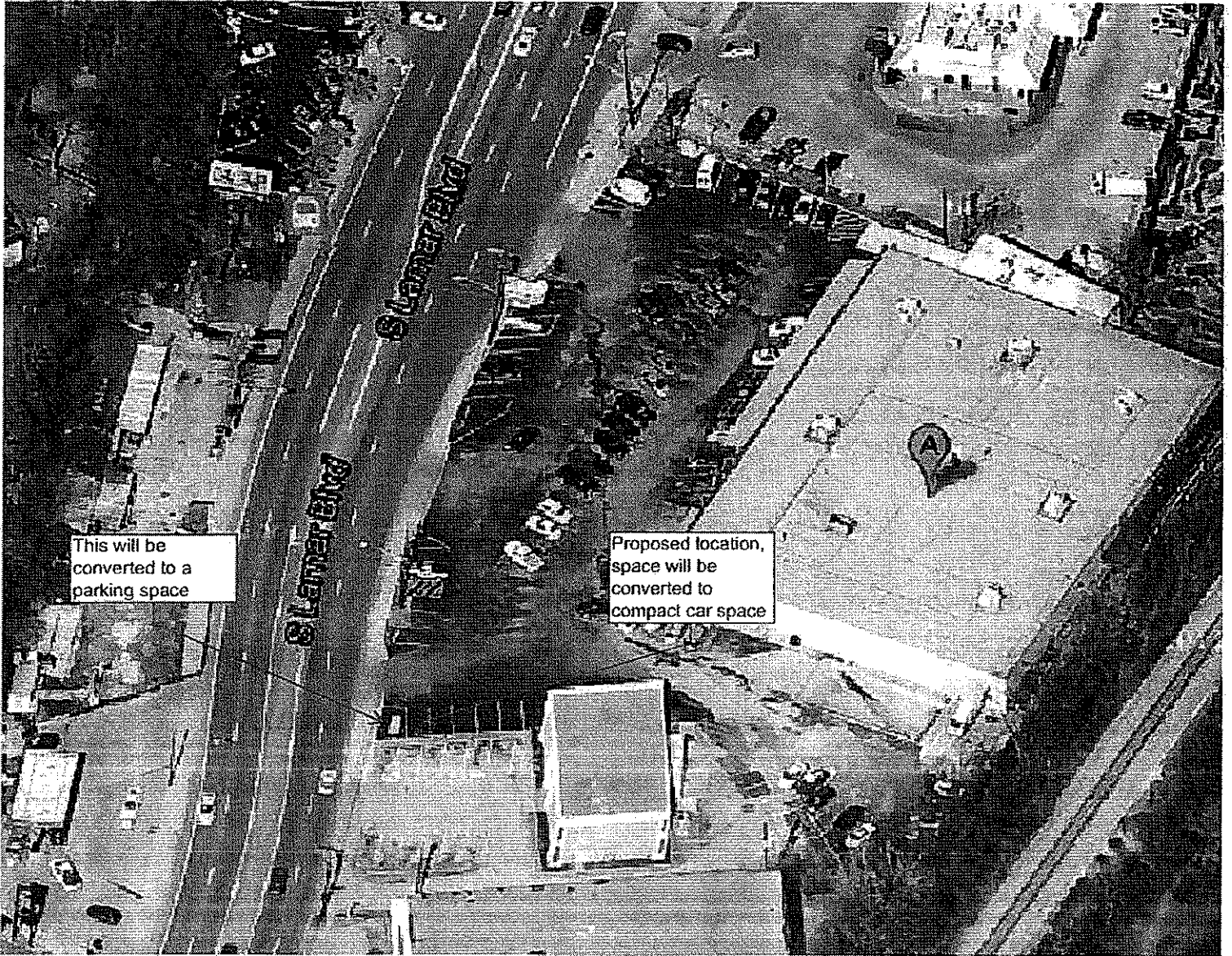
Please be advised that the Board can only hear so many cases a month, therefore, first come, first served.

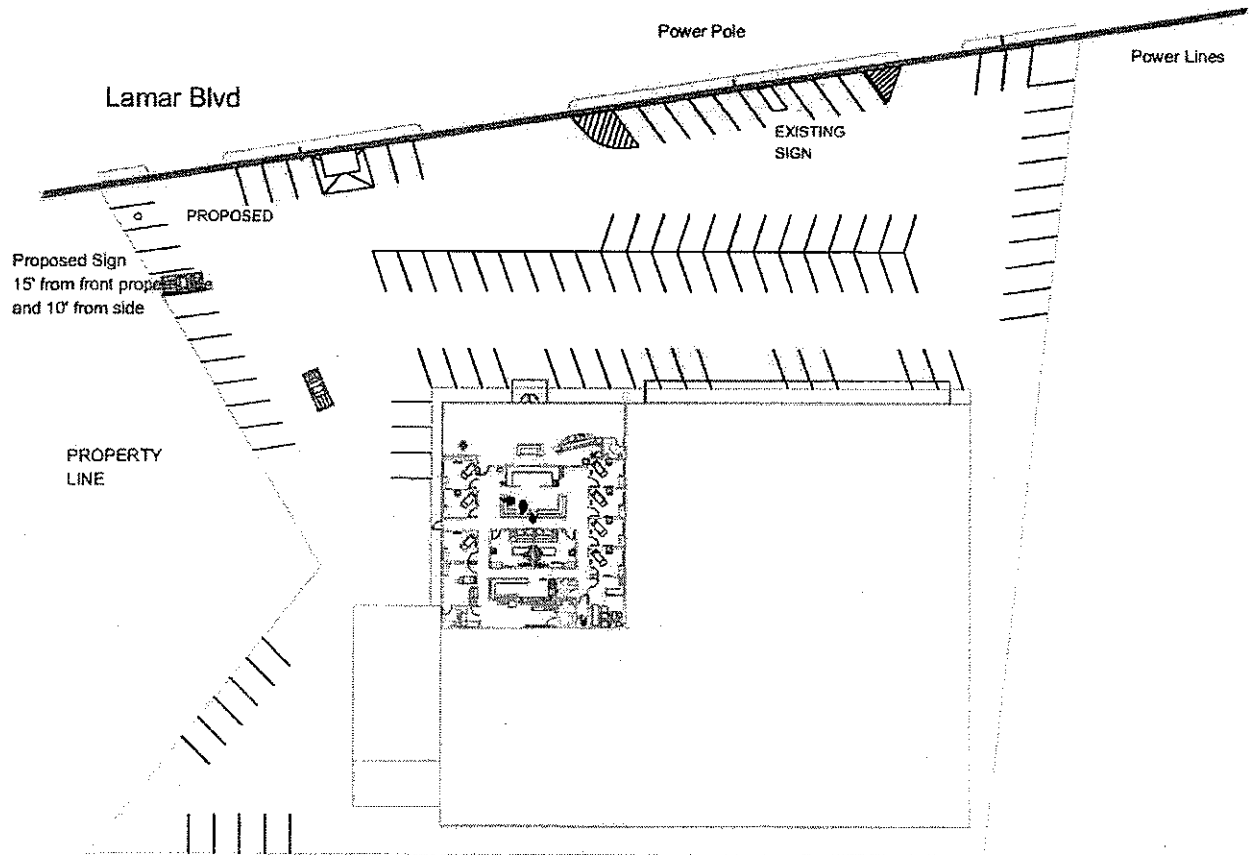
Please be advised that a request for reconsideration must be filed within 10 days from the board meeting.

If you need assistance completing this application (general inquiries only) please contact Leane Heldenfels (512) 974-2202 or Diana Ramirez, (512) 974-2241, 505 Barton Springs Road, 1<sup>st</sup> floor, Development Assistance Center.

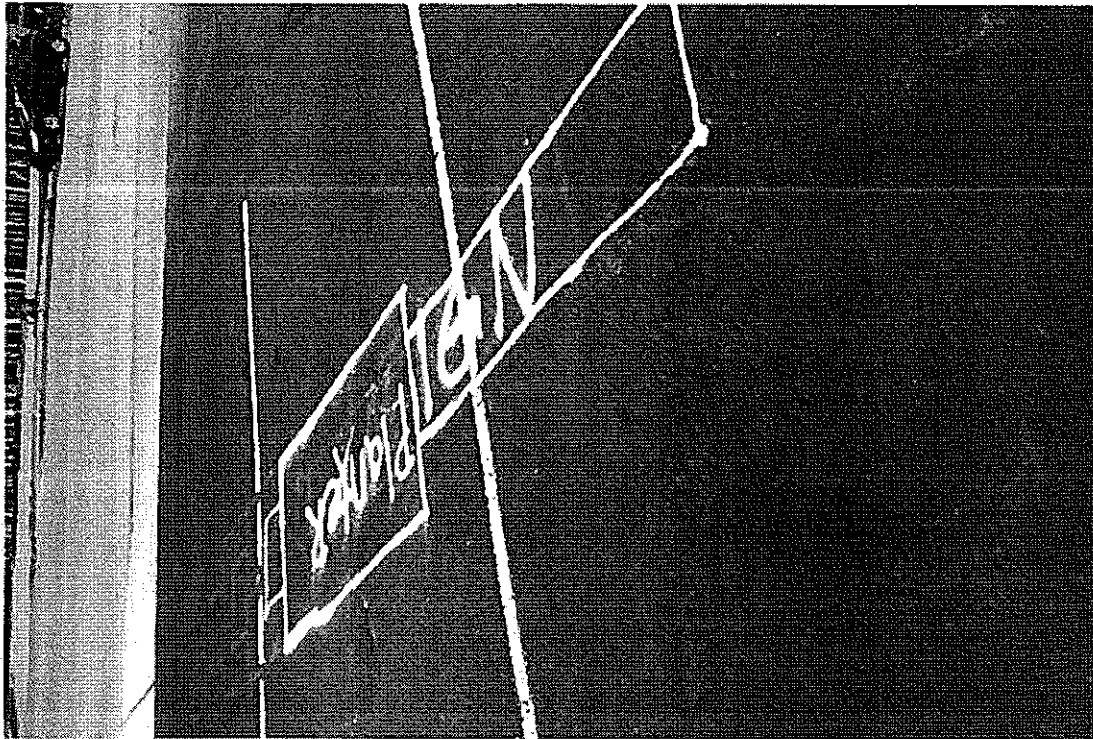
**NOTE: ALL VARIANCES EXPIRE 1 YEAR (12 MONTHS) FROM DATE OF APPROVAL BY BOARD AS STATED IN SECTION 25-1-217 OF THE LAND DEVELOPMENT CODE UNLESS BOARD DEEMS OTHERWISE.**







517 SOUTH LAMAR  
AUSTIN, TEXAS





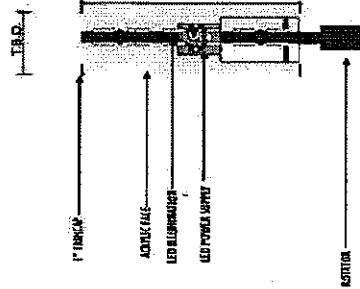
# BICYCLE SPORT ★ SHOP

SALES ★ SERVICE ★ RENTALS  
= MUSICMAKERS =

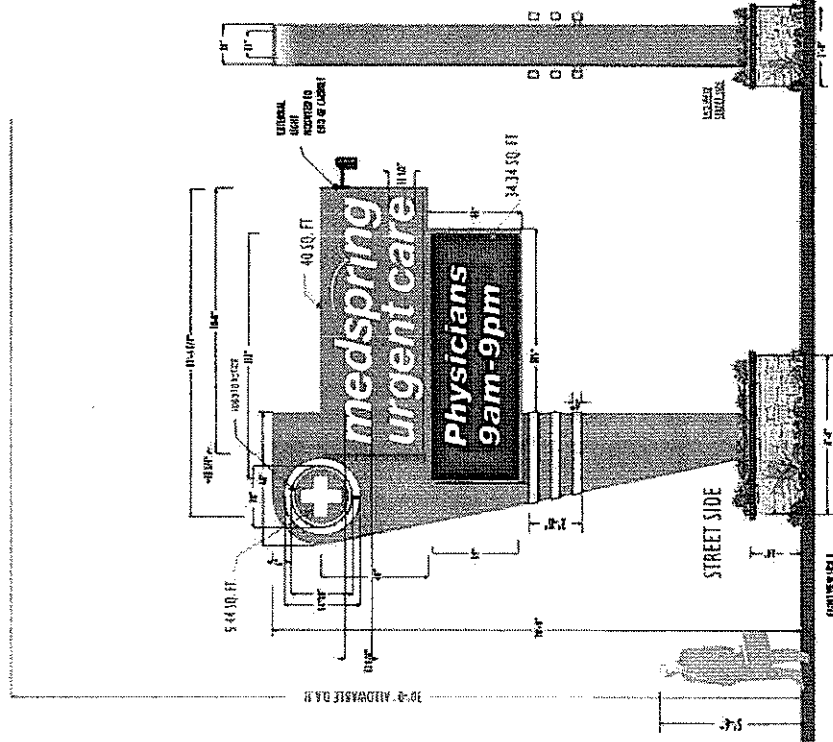
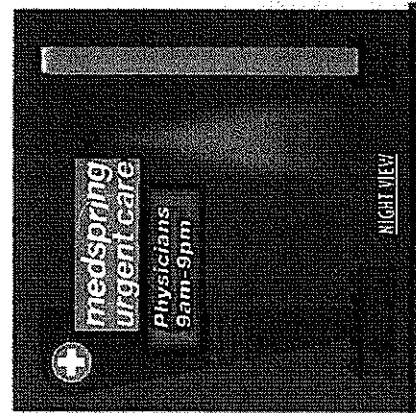
AUSTIN  
GUITARS • AMPS • KEYBOARDS • PA

79.78 TOTAL SQ. FT.

**DOUBLE FACE PYLON**      **SCALE: 1/4" = 1'**  
FONT: CUSTOMER SUPPLIED



**SECTION DETAIL (LOGO)**  
FRONT LIT CHANNEL LETTERS LED ILLUMINATED

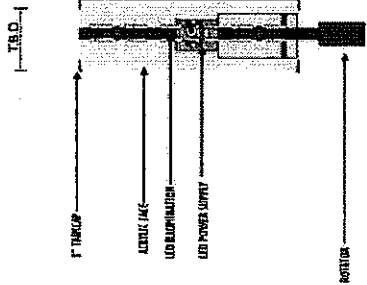
[illegible]

# LEWIS SIGN

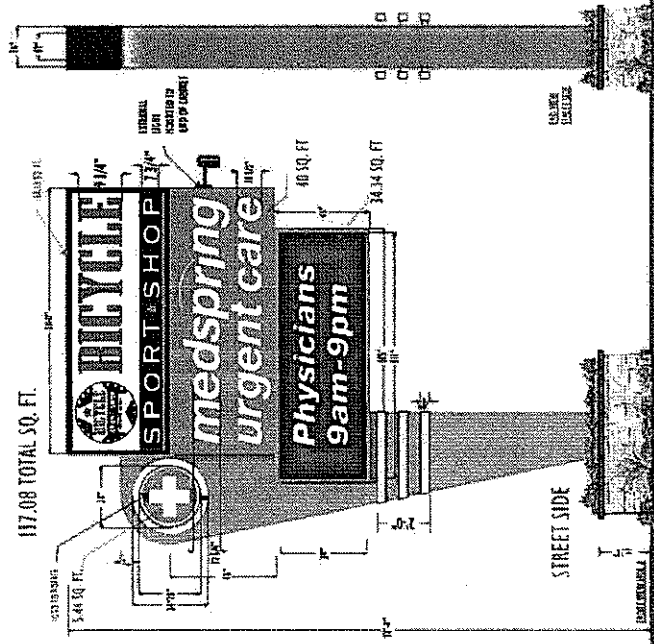
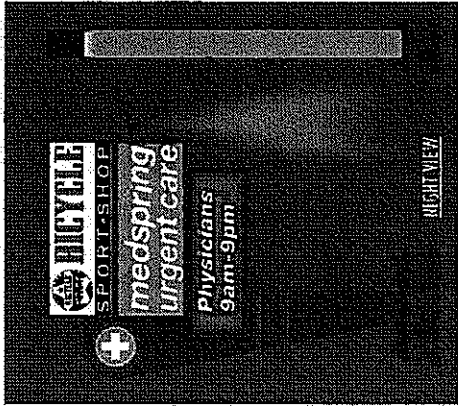


**DOUBLE FACE PYLON** SCALE: 3/8" = 1'  
 (NOTE: CUSTOMER SUPPLIED)

SCOPE OF WORK:	FACTORY AND INSTALL
QUANTITY:	ONE (1)
CABINET:	ALUMINUM CABINET PAINTED PMS BLACK, 1" RETAINERS
FACE:	3/4" #7318 WHITE PLEX W/HIST SURFACE ANOD. #33 RED / #61 BLACK VINYL
CABINET:	ALUMINUM CABINET PAINTED PMS 314- GREEN, 1" RETAINERS
FACE:	3/4" #7318 WHITE PLEX W/HIST SURFACE 3M 3490-124 LINE GREEN VINYL
ILLUMINATION:	WHITE LEDS
POLE COVER:	ROUTED ALUM. PANELS PAINTED PMS 65% BLUE END OF POLE COVER TO BE WHITE POLYCARBONATE W/ FRONT SURFACE 3M 3490-124 LINE GREEN VINYL (STREET SIDE)
FACE: (LOGO)	WHITE LED ILLUMINATION, LOGO TO ROTATE. #7318 WHITE PLEX FACE W/ 3M 3490-124 LINE GREEN VINYL W/ WHEELED CHANNELLET 1" HOLDING GREEN TRILCAP LOGO TO BE DOUBLE FACE AND ROTATE IN POLE COVER OPENING.
EMC:	GALAXY 3500 100W RGB DUALAY MODEL NO. M-3500-48 X160-64-48A-7V UP TO 6 LINES OF COPY 35 CHARACTERS/LINE CHARACTER HEIGHT: 54" - 31"
CABINET (REAR):	ALUMINUM CABINET PAINTED PMS 314- GREEN, 1" RETAINERS
NOTES:	WHITE INTERIORS FOR INCREASED ILLUMINATION.
ACCENTS: REVERSE CHANNEL LETTERS	REVERSE LIT CHANNEL LETTERS:
CHANNEL LETTERS:	175 ALUM. TUBES PMS 65% BLUE 41-347 BURNISHED ALUMINUM 1" JAG RETURN PMS FACE, 3/4" CLEAR LEXAN BACKS W/ HIST SURFACE 3M 3490-124 LINE GREEN VINYL / 3490-57 OLIMPK BLUE WHITE WHITE LEDS



**SECTION DETAIL (LOGO)**  
 FRONT LIT CHANNEL LETTERS LED ILLUMINATED



CLIENT APPROVAL:		DATE: 04-01-14		TIME: 1:00 PM	
B. HALL		ACC. SMC		P. 140	
K. DUBOSE		RECEIVED		DATE: 04/07/14	
MEDI SPRING		LOCATION:		CITY/ST:	
517 S. LAMAR		AUSTIN, TX			

**LEWIS SIGN**  
 ESTABLISHED 1977

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President-Elect  
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Jim DeCosmo  
Treasurer  
Tara O'Connell  
Immediate  
Past President

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Sabrina Brown  
Lisa Byrd  
August Harris III  
Jerry Harris  
Ann S. Graham  
Sandra Kitz

Tim League  
Emily Little  
Jennifer Marsh  
Melanie Martinez  
Scott Mason  
Peter Ragg Mauston  
Alyson McGee

Kim McKnight  
Andrea McWilliams  
Margaret Mettauer  
Marion Sanchez  
Tammy Shallice  
Britten Thomson  
Stephen Webb

CLB-2014-0006

VOTING REPRESENTATIVES  
Michael Holeran, UT School of Arch  
Michael McGill, Inherit Austin  
John Roark, Landmark Commission  
Nikie Ward, Pioneer Farms

STAFF  
Jacqui Schraad  
Executive Director

April 21, 2014

Gregg Farrar  
Construction Manager  
MedSpring  
1250 S. Capital of Texas Hwy  
Building One, Suite 500  
Austin, TX 78746  
Sent via e-mail

Re: 517 S. Lamar sign for MedSpring

Dear Mr. Farrar,

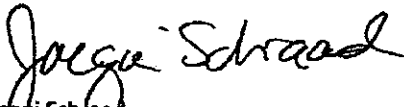
Thank you for presenting your case to Preservation Austin about your request for a sign variance for MedSpring at 517 South Lamar. Our understanding from your presentation is that the variance as requested will ultimately allow the existing Bicycle Sport Shop sign--originally a sign for Bobby Layne's Bowl-O-Rama -- to remain intact as it currently stands.

While most factors of this case are outside Preservation Austin's usual scope of attention, we acknowledge that the existing sign has some historic value and that it contributes to the character of the neighborhood. We therefore express our support for MedSpring's efforts to respect the context of the original built environment and for your desire to maintain South Austin's historic integrity.

Preservation Austin appreciates MedSpring's request to retain the sign with its original cabinet intact. This allows for the possibility of future restoration of the Bobby Layne's Bowl-O-Rama sign, and preserves its original shape and size so it displays the Mid-century character of South Lamar's commercial corridor.

We thank you for your efforts to preserve Austin's past, and wish you luck in your endeavors.

Regards,

  
Jacqui Schraad  
Executive Director

C16-2014-0006

613 South Lamar, LLC  
613 South Lamar  
Austin, Texas 78736

April 28, 2014

To: Board of Adjustment

RE: Medspring Urgent Care  
517 South Lamar  
Austin, Texas 78704

Dear Board of Adjustment,

I am writing in reference to the sign variance request of adding an additional pole sign on 517 South Lamar by Medspring. As an adjacent property and business owner, we are very supportive of Medspring and their variance. In fact, we are very supportive and excited to have Medspring as a neighbor. Their medical service will be a fantastic resource for our employees and other people in the neighborhood. Medspring being able to have a visible sign on the street for people in need is truly important.

Please let me know if you have any questions. I can be reached at 512-426-9994, [jscott@stubbsbbq.com](mailto:jscott@stubbsbbq.com).

Best regards,

  
John M. Scott

Manager



April 17, 2014



City of Austin  
Sign Review Board

517 S. LAMAR BLVD  
AUSTIN TEXAS 78704  
PHONE 512.477.3472  
FAX 512.477.5312

Re: Variance request for 517 S. Lamar Blvd

To Whom It May Concern:

I'm writing in support of the request for a variance requested by Medspring Urgent Care/ CRG Operating Company LLC.

16947 RESEARCH BLVD  
AUSTIN TEXAS 78759  
PHONE 512.345 7460  
FAX 512.345.0715

Bicycle Sport Shop has operated in the building at 517 S. Lamar Blvd since 2004. We welcome Medspring Urgent Care to the building and support their request to install a new sign pole on the southwest corner of the property.

Thank you for your consideration.

8900 WEST PARKER LANE  
AUSTIN TEXAS 78717  
PHONE 512 637.6800  
FAX 512 637-6897

Hill Abell  
President, Bicycle Sport Shop



C16-2014-0006

medspring.com

One Cielo Center  
1250 South Capital of Texas Hwy  
Suite 500 • Austin, TX 78746

P: 512.402.6242

F: 512.532.0691

TO: Board of Adjustment

RE: Medspring Urgent Care  
517 South Lamar  
Austin, Texas 78704

Sign Variance Request  
Additional Pole Sign

I have reviewed the information provided by Medspring for a sign variance application submitted to the Board of Adjustment for the location at 517 South Lamar and scheduled for a public meeting on May 12, 2014.

☐ I object to the variance application submitted by Medspring.  
Comments:

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☒ I support and have no objections to the variance application submitted by Medspring.  
Comments:

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Name: DANIEL - DANIEL, LTO.

Address: 723 MAIN ST., Suite 810

City, State, Zip: HOUSTON, TX 77002

Owner's Property Address: 1003 Barton Springs

Signature:

Phone/Email: 713 223-2543



216-2014-0006

medspring.com

One Cielo Center  
1250 South Capital of Texas Hwy  
Suite 500 • Austin, TX 78746

P: 512.402.6242  
F: 512.532.0691

TO: Board of Adjustment

RE: Medspring Urgent Care  
517 South Lamar  
Austin, Texas 78704

Sign Variance Request  
Additional Pole Sign

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☐ I object to the variance application submitted by Medspring.  
Comments:

☒ I support and have no objections to the variance application submitted by Medspring.  
Comments:

Please grant Medspring Urgent Care the sign variance  
they are requesting. Their supporting data and  
pictures seem to be quite reasonable.

Name: M.H. Crockett, Jr. - President  
Crockett Partners, Ltd.

Address: P.O. Box 2066

City, State, Zip: Austin, TX 78768-2066

Owner's Property Address: 1200 Barton Springs

Signature:

M.H. Crockett, Jr.

Phone/Email:

512-444-2301



C16-2014-0006

medspring.com

One Cielo Center  
1250 South Capital of Texas Hwy  
Suite 500 • Austin, TX 78746

P: 512.402.6242

F: 512.532.0691

TO: Board of Adjustment

RE: Medspring Urgent Care  
517 South Lamar  
Austin, Texas 78704

Sign Variance Request  
Additional Pole Sign

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Comments:

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Name:

Doc Sigal

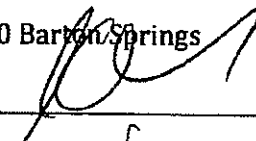
Address:

City, State, Zip:

Owner's Property Address: 1210 Barton Springs

Signature:

Phone/Email:

  
info@barton5th.com



C16-2014-000

medspring.com

One Cielo Center  
1250 South Capital of Texas Hwy  
Suite 500 • Austin, TX 78746

P: 512.402.6242  
F: 512.532.0691

TO: Board of Adjustment

RE: Medspring Urgent Care  
517 South Lamar  
Austin, Texas 78704

Sign Variance Request  
Additional Pole Sign

I have reviewed the information provided by Medspring for a sign variance application submitted to the Board of Adjustment for the location at 517 South Lamar and scheduled for a public meeting on May 12, 2014.

☐ I object to the variance application submitted by Medspring.  
Comments:

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☒ I support and have no objections to the variance application submitted by Medspring.  
Comments:

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Name: Randy Roberts (R.G.R. 500 LLC.)

Address: 224 Spyglass Rd.

City, State, Zip: McQueeney, Tx. 78123

Owner's Property Address: 500 South Lamar

Signature: Randy Roberts

Phone/Email: 713-480-5212 SP103/HCAR/WSH @ yahoo.com.



C16-2014-0006

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TO: Board of Adjustment

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☐ I object to the variance application submitted by Medspring.  
Comments:

☒ I support and have no objections to the variance application submitted by Medspring.  
Comments:

Name:

Phil Thoden

Address:

609 S. Lamar

City, State, Zip:

Austin, TX 78704

Owner's Property Address: 609 South Lamar

Signature:

Phil Thoden

Phone/Email:

(512) 442-7887

Phil@2agcaustin.org



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TO: Board of Adjustment

RE: Medspring Urgent Care  
517 South Lamar  
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☐ I object to the variance application submitted by Medspring.  
Comments:

☒ I support and have no objections to the variance application submitted by Medspring.  
Comments:

Name:

TOM BERGSTROM

Address:

6102 Open Range Ln

City, State, Zip:

Austin, TX 78749

Owner's Property Address: 409 Jessie Street

Signature:

*Tom Bergstrom*

Phone/Email:

512 971 6152

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: 517 South Lamar**

**LEGAL DESCRIPTION: Subdivision-Bobby Layne Subdivision**

Lot(s) **1** Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division **plat book 8, page 146**

I/We **Gregg Farrar** on behalf of myself/ourselves as authorized agent for **Medspring Urgent Care / CRG**

**Operating Company LLC**, affirm that on the **6th** day of **April** in the year **2014**, hereby apply for a hearing before the Sign Review Board for consideration to:

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain

A second freestanding pole sign on south end of lot, lot currently has one existing pole sign (erected 1958-Bobby Layne's Bowl-O-Rama)(Exhibit A), existing sign (141sf) is "iconic" south Austin and currently used as a multi-tenant sign with Bicycle Sport Shop being the primary user (Exhibit A), modification to the existing sign is restricted by code, 25-10-152, as to the amount of work that can be performed to the existing pole sign. Some of the restrictions imposed:

- a) Cannot "increase the illumination of the sign".
- b) Must reduce the sign area by 20% as well as the height by 20%

This limits the sign area available for a new business to establish a neighborhood identity.

in a **CS-V** zoning district, located within the **Commercial** Sign District.

If your variance request is for a reduction in setbacks or height limits, please contact Lena Lund with the Electric Utility at (512) 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:
  - a. the existing iconic sign is undersized based on current code, (25-10-130.F.2.A.C) which allows for "0.7sf for each linear foot of street frontage", with a street frontage of 356 feet ( $0.7 \times 356 = 249$ ), 249sf is allowed-141sf existing=108sf unused (Exhibit B)
  - b. the property sits at the end/start of a bend in the road,
    - i. while heading north as you navigate through the bend the building is barely visible and the existing pole sign is hardly recognizable amid the buildings and the power poles and lines, as you leave the bend the pole sign and building become visible, pole sign not readable at this point, (Exhibit C)
    - ii. while heading south as you proceed through the Barton Springs Intersection the existing pole sign is recognizable, left turn into property is restricted by the left hand turn lane onto Barton Springs, the designated turning lane into the property starts once you past the existing pole sign, often vehicles pause and attempt to enter the first drive aisle cutting through turning lane traffic which causes undue congestion at this already busy intersection. (Exhibit D)
2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:
  - a. With the lot being rectangular shaped the proposed sign is 220 feet south of the existing iconic pole sign which exceeds the distance often used between other neighboring properties pole signs.
  - b. Sign has been designed to have that "South Austin" feel and will improve the "sea of parking lot" now seen when traveling on Lamar by adding a planter and accent lights and not making it just a pole in the ground with a sign on it. (Exhibit E)
  - c. The proposed sign is "undersized" by what is allowed by code:
    - i. Code allows for a 30' high sign, the proposed is only 20' height
    - ii. Code allows for 249 sf of signage, the proposed is only 80sf, with the existing being 141sf, if variance is approved total signage would still be less than the allowable square footage by 8,
3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:
  - a. City Code 25-10-131.C makes allowance for an additional freestanding sign on lots exceeding 400 feet of street frontage, this property has a 356 foot frontage which is 11% less, based on the road configuration and existing building the "site line" of drivers exceed that in either direction.
  - b. The total square footage of the proposed sign and the existing iconic sign will be less than that allowed by city code 25-10-130.F.2.A which allows for 249 square foot of sign with a maximum height of 30 feet, both signs together will not exceed the square footage allowed by 3%, proposed sign height is 20', a third less than what is allowed in the CS-V sign district.

and,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly or potentially similarly situated, because: **The variance request has been submitted not to ask for any additional height or square footage, it is being requested due to some unusual circumstances, there's dealing with the legacy of "Bobby Layne's Bowl-O-Rama" and removing the existing sign would remove another piece of iconic Austin**
- The request is not for additional square footage or additional height, only to be allowed signage based on current city code, the existing sign is undersized and cannot be modified without severe restrictions.
  - A stipulation can be added to the variance that does not set a precedent for additional signage, once the original sign is removed from the premises the proposed sign would then become the only pole sign for this location, no long term 2<sup>nd</sup> pole sign variance is being requested, only that a modern and more efficient sign be installed until a time where the existing sign is removed.

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 **1250 South Capital Of Texas, B1-500**

City, State, & Zip **Austin, Texas 78716**

Printed **Gregg Farrar**

Phone **(512) 861-6399**

Date **April 5, 2014**

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 \_\_\_\_\_ for **Murphey Gray Properties** Mail Address: **PO Box 50202**

City, State, & Zip **Austin, Texas 78763-0202**

Printed **Jack S. Gray Jr. for Murphey Gray Properties** Phone **512-477-6566** Date **04-07-2014**

**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 9:00AM 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/departments/fees>