

Revised

CASE # 152040017

**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: 6406 N Interstate Highway 35, Austin, Texas 78752

LEGAL DESCRIPTION: Subdivision: 15.6129 acres out of Abstract 789, Survey 57 Wallace J

Lot(s) _____ Block _____ Outlot _____ Division _____

I, Nikelle Meade on behalf of Husch Blackwell LLP as authorized agent for Lemuel Scarbrough Jr. affirm that on _____, 2013, hereby apply for a hearing before the Sign Review Board for consideration:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

a network of signs within the to-be-developed project known as The Linc in variance to Section 25-10 of the City Code of the City of Austin in a CS and CS-1 zoning district, located within the Expressway Corridor and Commercial Sign Districts.

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.

CS-1-CO-NP (Highland) ^{st. john}
CS NP (Highland) ^{st. john}

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:

the proposed project to be known as The Linc (hereinafter, the "Project") will be a planned, large-scale development intended to be a destination within the Airport Corridor. It will include a variety of uses and several of them all with unique needs for signage. In order to make the signage on the site uniform and aesthetically consistent with Austin's design goals while still visible, unique, and consistent with the airport plan, variance from the current sign ordinance is necessary.

OR,

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

the property is bordered by IH-35 to the East, Middle Fiskville to the West, and FM 2222 to the South. It is directly across Middle Fiskville from the ACC campus/Highland Mall redevelopment tract. The signage plan is designed to be compatible with and complimentary to all of the surrounding uses and properties and to aid visitors to both the subject property and the Highland Mall development as a destination. The proposed signage plan is also designed to be consistent with and further the goals of the future Airport Plan.

OR,

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

although the proposed signage plan creates a signage regulations specific to this property, all of the proposed regulations are in concert with the intent and principles of the City's existing sign ordinance set forth in 25-10 of the City Code. The goals of the proposed plan, as those of the City's existing ordinance, are to reduce signage clutter and visual blight from signs, reduce the number of signs needed for a particular development, utilize signage for direction, increase the aesthetic appeal of signage, minimize branding and commercialization, and enhance the existing character of the city.

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: the project and property for which the variance would be granted is unique as to adjacent roadways, inclusion within a development master plan, tract size, and number and variety of uses which the regulations will govern.

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: 433 N. Camden Drive #1177

City, State & Zip: Beverly Hills, California 90210

Printed: _____ Phone: _____ 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: 433 N. Camden Drive #1177

City, State & Zip Beverly Hills, California 90210

Printed _____ Phone _____ Date _____

July 7, 2014

To: Leane Heldenfels, Sign Review Board Staff Liaison, 505 Barton Springs Road, Austin, TX 78704

Martha Kooch Ward's comments in support for Sign Variances, for 6406 N. IH 35 Lincoln Village (The LINC).

Dear Signage Review Board Members:

As a 5th generation Austinite, I have a long term perspective on changes occurring to our city's landscape. I am a 20 year resident of a nearby neighborhood of The LINC. I serve on the Airport Blvd. Advisory Group, on ACCHighland's Community Advisory Committee, and now participate in a north central IH 35 neighborhoods' coalition, NINC2, concerning TXDOT proposed changes, 183 to MLK. My understanding about the essential value of good signage, for way-showing, safety, and economic well-being, has increased through these participatory activities.

The era of the Highland area of IH 35/290/183 becoming regional hub is upon us. The addition of Travis County Tax & Licensing services on Airport brought 10,000 additional car trips daily to the area. Combine this with ACCHighland opening September 2014 with an initial 6,000 students + support staff; the continuing growth of housing, businesses, imminent at Mueller; the increased number of new local restaurants, and services on Airport, underlines how good signage is essential for both public safety and to support business access and viability.

Austin Renaissance Limited's purchase and redevelopment of The LINC requires both the quality and quantity of signage requested, to meet the needs of ACC's students + support staff, increasing to 10-15,000 in 4 years, along with the thousands of residents in the surrounding neighborhoods of Highland, Windsor Park, Ridgetop, Northfield, Skyview, St. Johns. We want to know where these businesses are located and how to get there.

Representatives of The LINC reached out to me and others, over a year ago to learn what was important to us. We shared that many resident did not know where Lincoln Village was located nor how to get there, nor why to even look. Now, as The LINC develops, neighborhood residents are ready to realize the City's long promised possibility, that we can live and work within an increasingly more walkable area, where we can patronize a diversity of local businesses and access services we want and need, daily. Yes, The LINC's effective, iconic, easily read signage is essential. Please help the City make good on its promises to our neighborhoods at this regional business/community hub.

Sincerely,

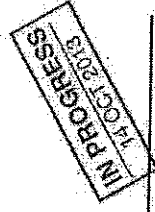


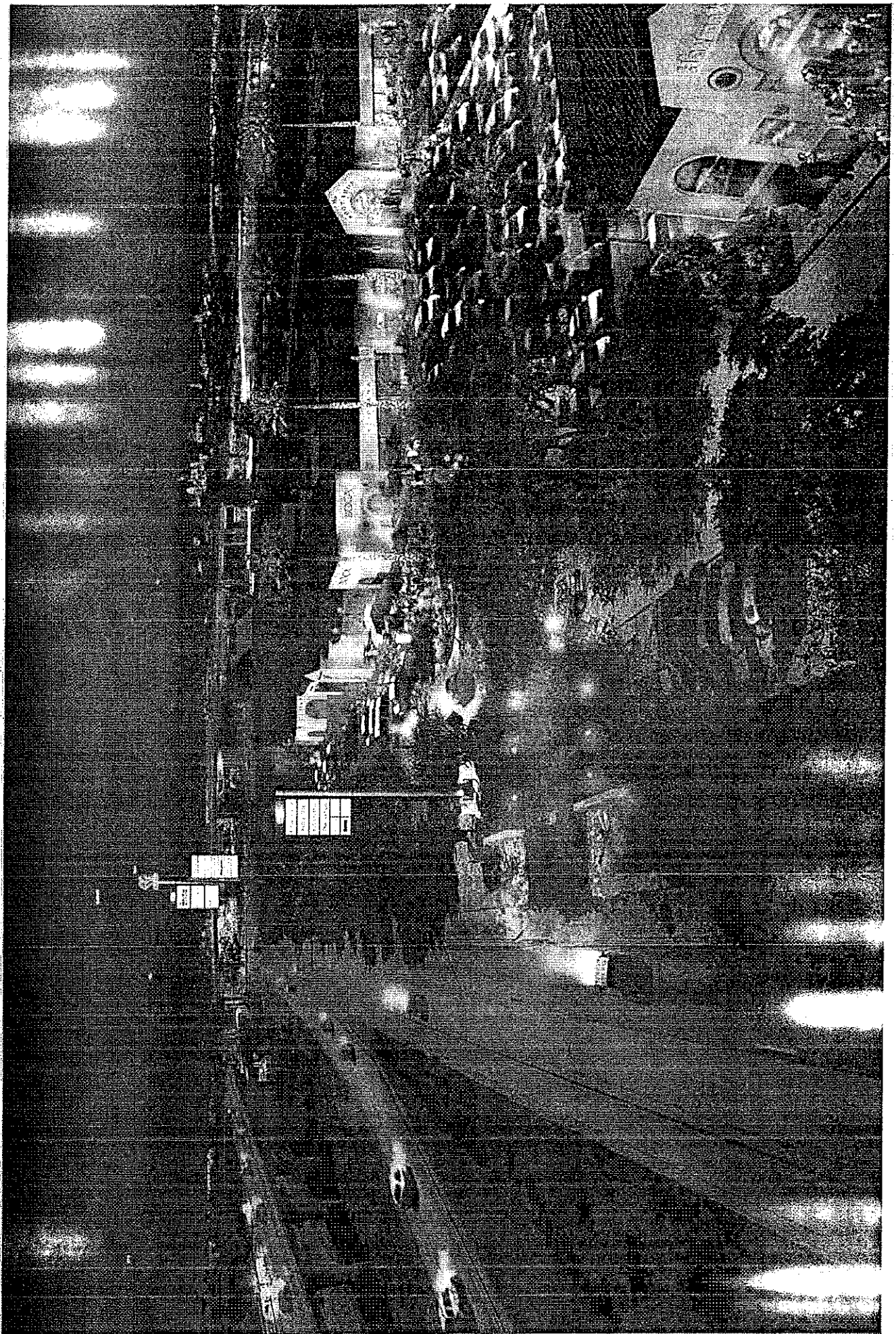
Martha Kooch Ward, 905 East 55 1/2 Street, Austin, TX 78751 – 512-574-9224 text

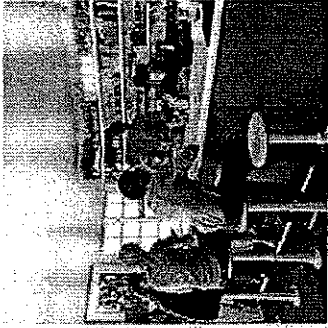
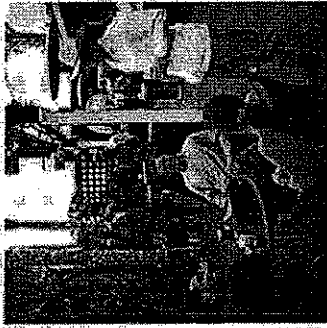
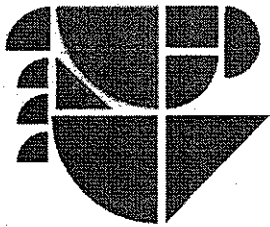
The Linc Austin, Texas Project Identity Signage

Dyal and Partners
Planning and Design

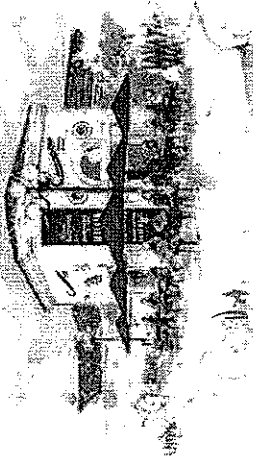
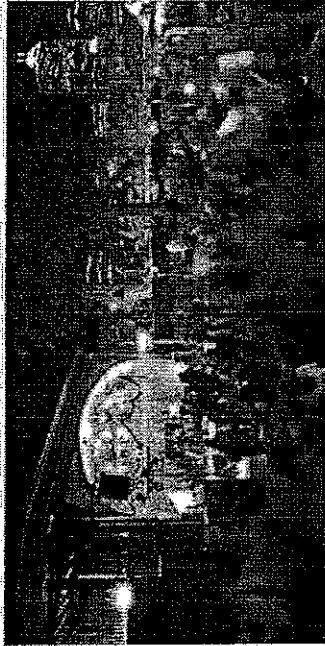
14 October 2013
Project Identity Signage





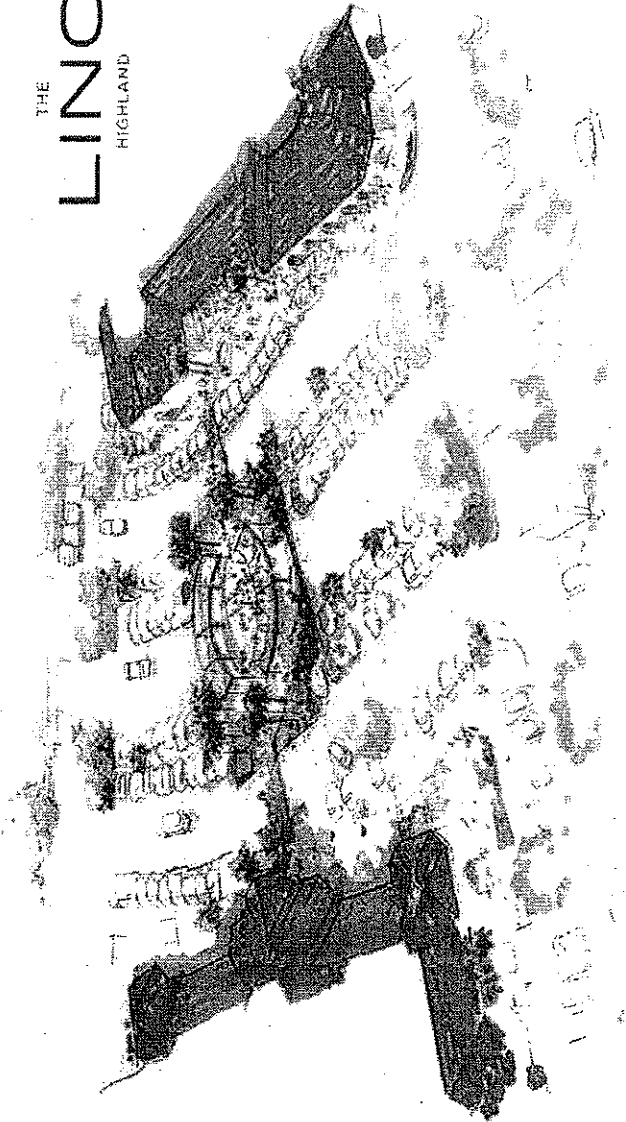


Where
Laid Back
Meets
High Energy



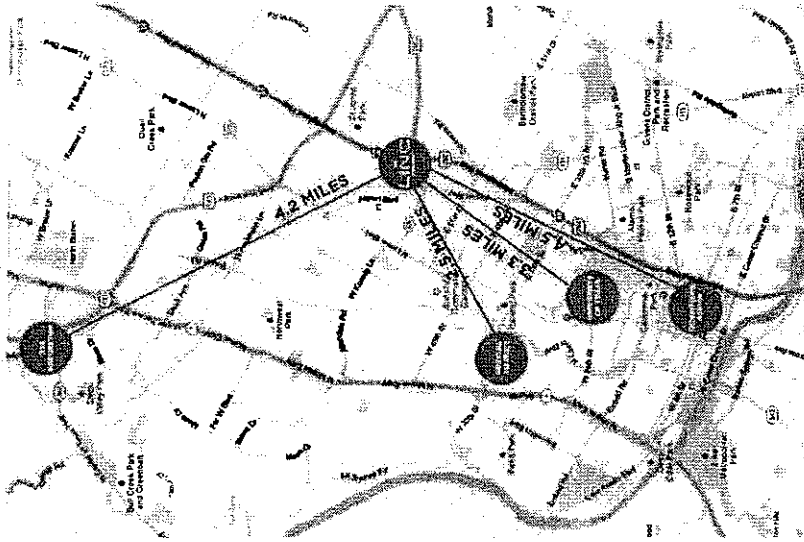
IN PROGRESS
14 OCT 2013

THE LINC HIGHLAND



The Linc Highland is a new urban infill redevelopment in Central Austin.

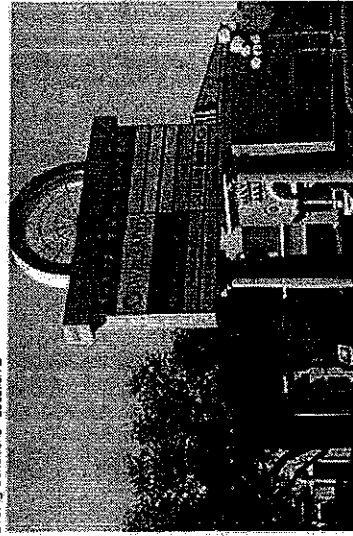
The Linc is located at the intersection of US 290 and IH-35. With the transformation of Highland Mall and major upgrades to the surrounding neighborhoods, The Linc Highland is poised for a bright future, sitting at the crossroads of Austin; where East meets West.



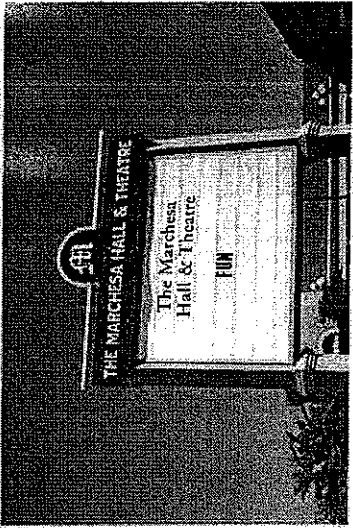
IN PROGRESS
14 OCT 2013



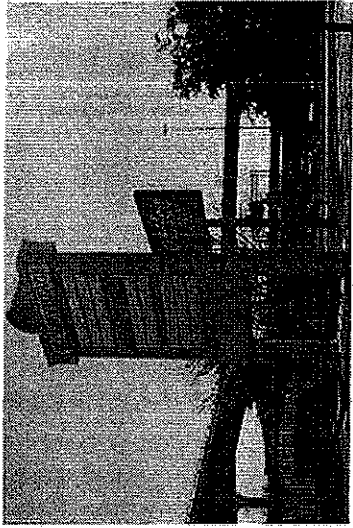
Existing Conditions - Location I



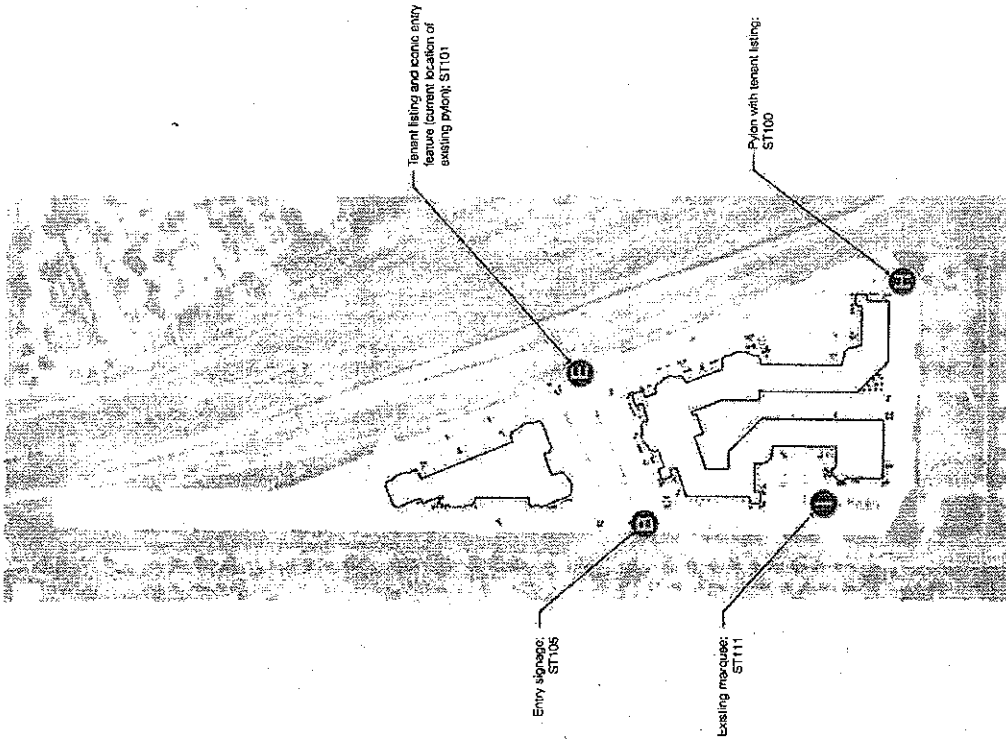
Existing Conditions - Location E



Existing Conditions - Location F

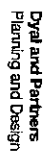


Existing Conditions - Location H



Signage Locations

IN PROGRESS
14 OCT 2013

14 October 2013
Project Identity Signage

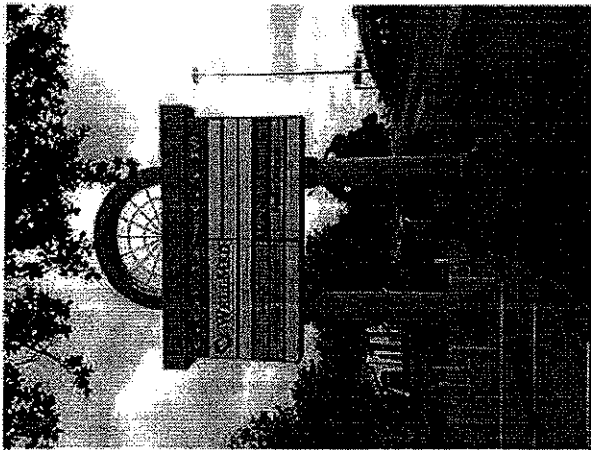
Site Signage Locations with Major Tenant Identity

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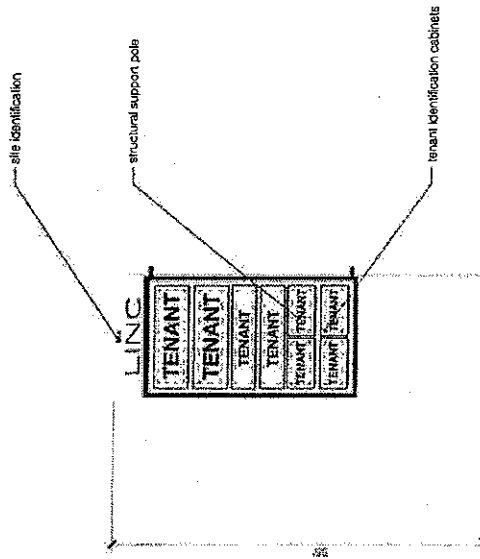
A & G - ST110 - Directional
B - ST105 - Secondary Monument
C & D - ST110 - "Tenant Branded Directional"
E - ST101 - Primary Monument
F - Existing Tenant Freestanding Sign
H - ST100 - Gateway Monument
I - ST111 - Plaza Orientation
J - ST120 - Plaza Identification
K, L, M, N, O, & P - ST112 -
Pedestrian Orientation
Q - ST105.1 - Tenant Monument

IN PROGRESS
DEC 2013

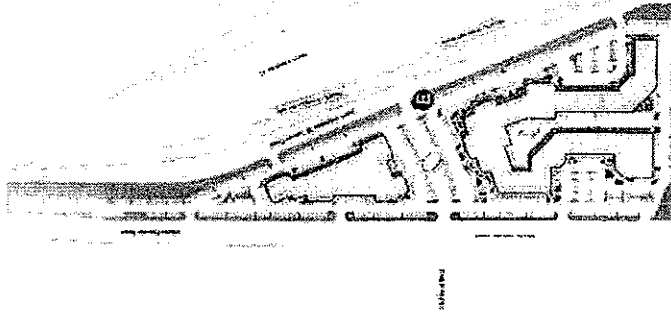




1 Existing Sign
SCALE: NTS

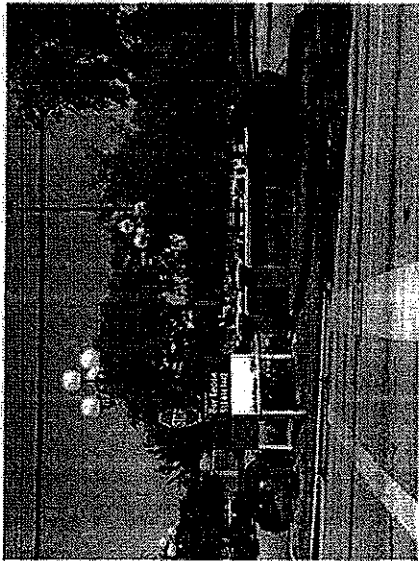


2 Elevation
SCALE: 1/16"=1'

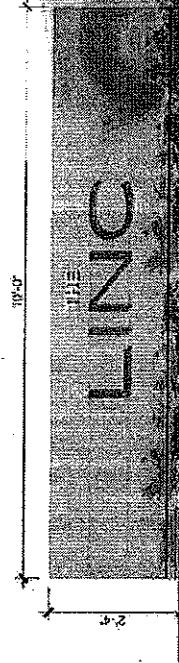
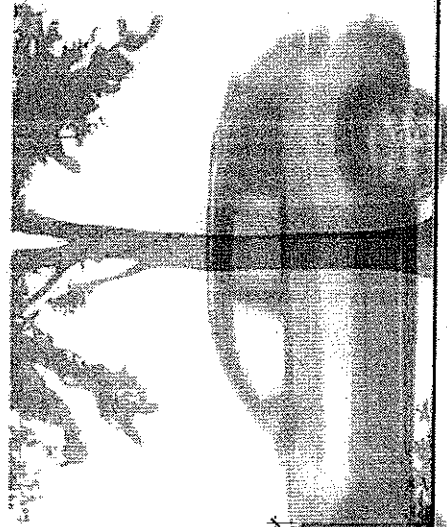


3 Key Plan
SCALE: NTS

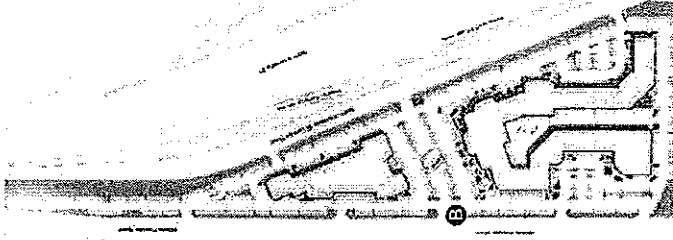
IN PROGRESS
14 OCT 2013



1 Existing Sign
SCALE: NTS

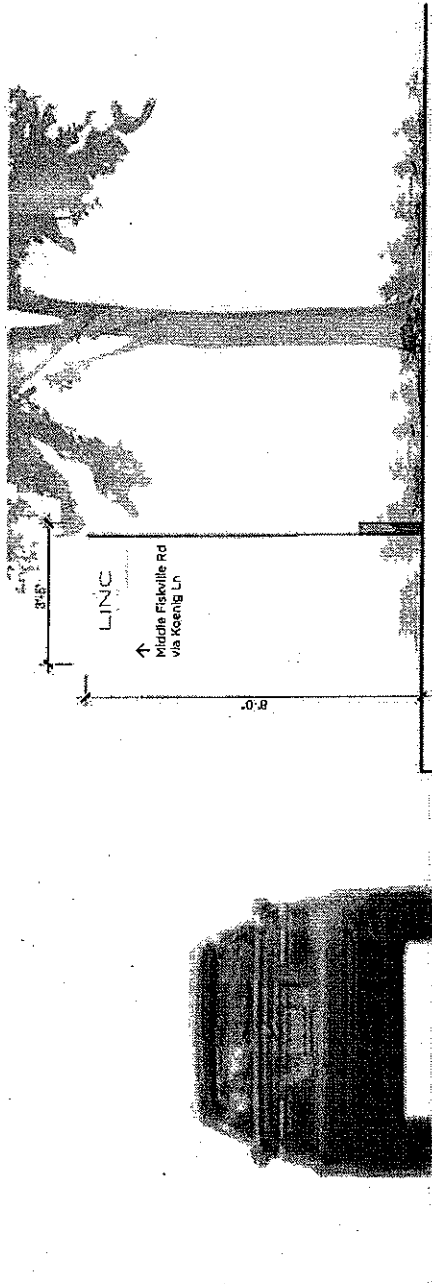


2 Elevation
SCALE: 1/2"=1'

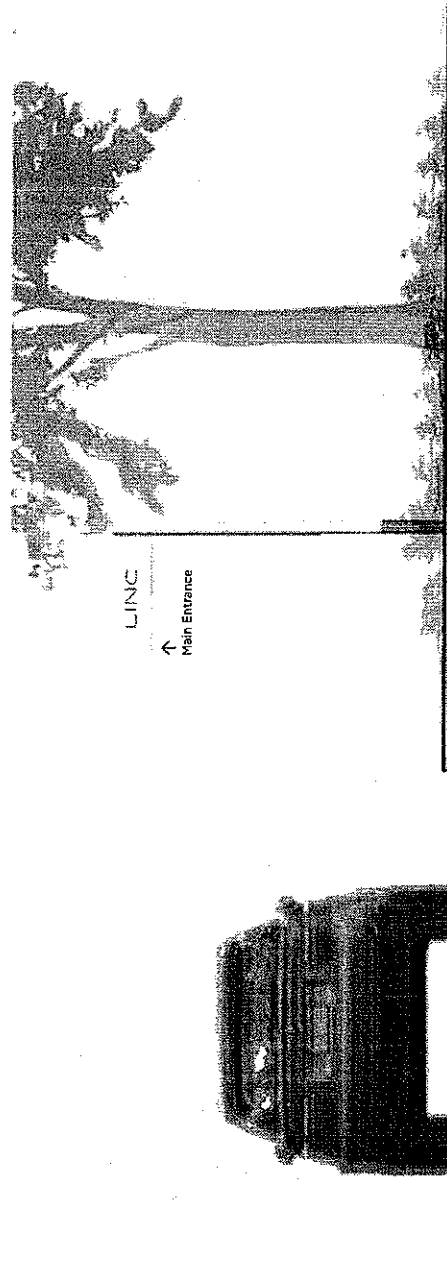


3 Key Plan
SCALE: NTS

IN PROGRESS
30 AUG 2013



1 Example Elevation
SCALE: 3/8" = 1'



2 Example Elevation
SCALE: 3/8" = 1'

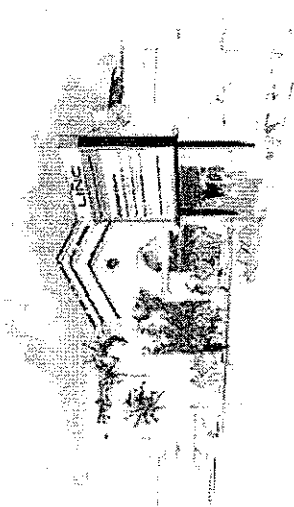


3 Key Plan
SCALE: NTS

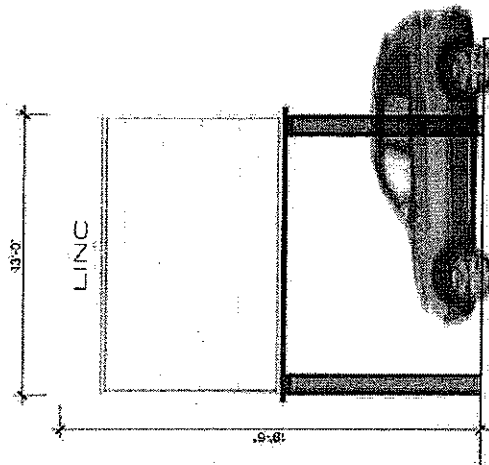
IN PROGRESS
30 AUG 2013



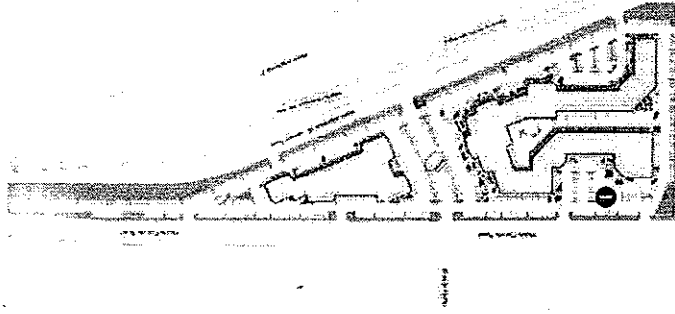
1 Existing Sign
SCALE: NTS



2 Concept Rendering
SCALE: NTS

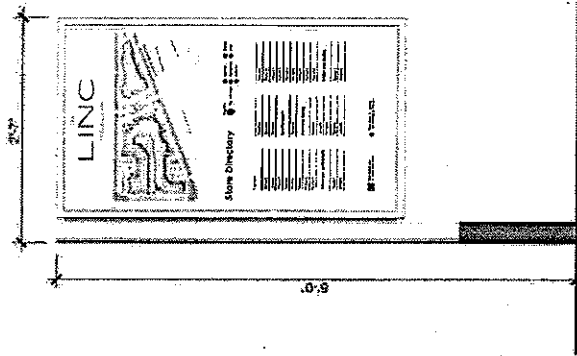


3 Elevation
SCALE: 3/16" = 1'

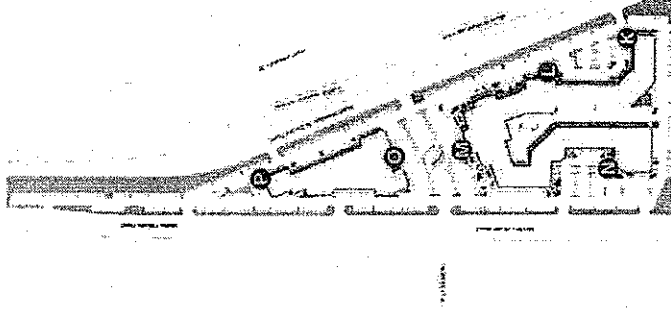


3 Key Plan
SCALE: NTS

IN PROGRESS
30 AUG 2013



1 Example Elevation
SCALE: 3/4"=1'



2 Key Plan
SCALE: NTS

IN PROGRESS
30 AUG 2013

Site Improvements

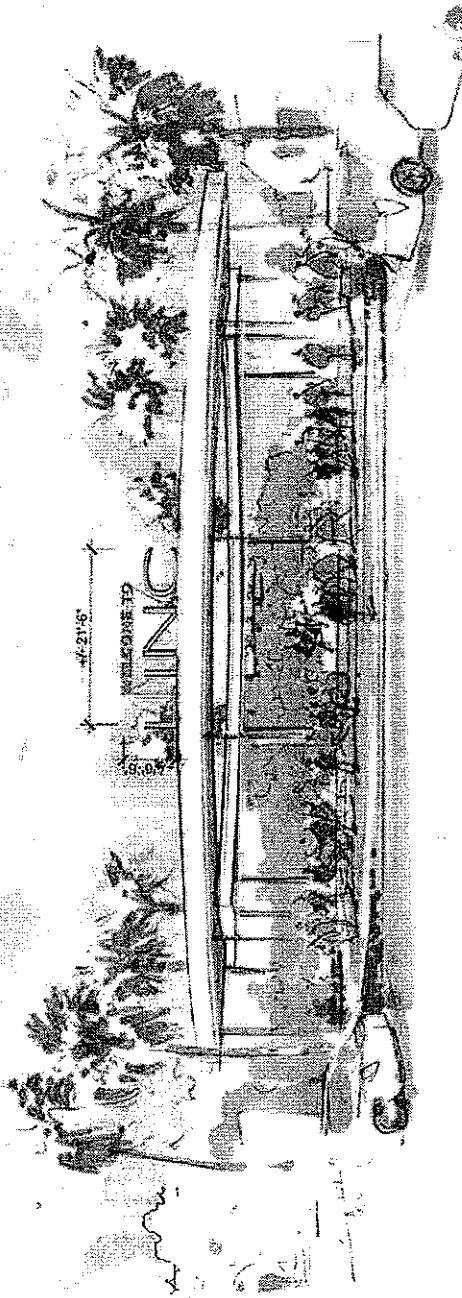
The Linc would benefit tremendously from a centralized meeting place. It would enhance the overall environment, help create a sense of place, and provide a place for discovery.

Solutions

- The addition of a new plaza and music venue would act as a hub of activity in the center of the site.
- This area would not only liven up the entire environment, but would also make the center feel more complete and intimate.
- The plaza would be a welcoming hangout spot and would encourage shoppers to linger at The Linc.
- It would also help break the traffic flow of outside vehicles cutting through the parking lot to cross through, making it a more pedestrian-friendly destination.



Key Plan Diagram
SCALE: NTS



NEW PLAZA & MUSIC VENUE

IN PROGRESS
14 OCT 2013

Site Improvements

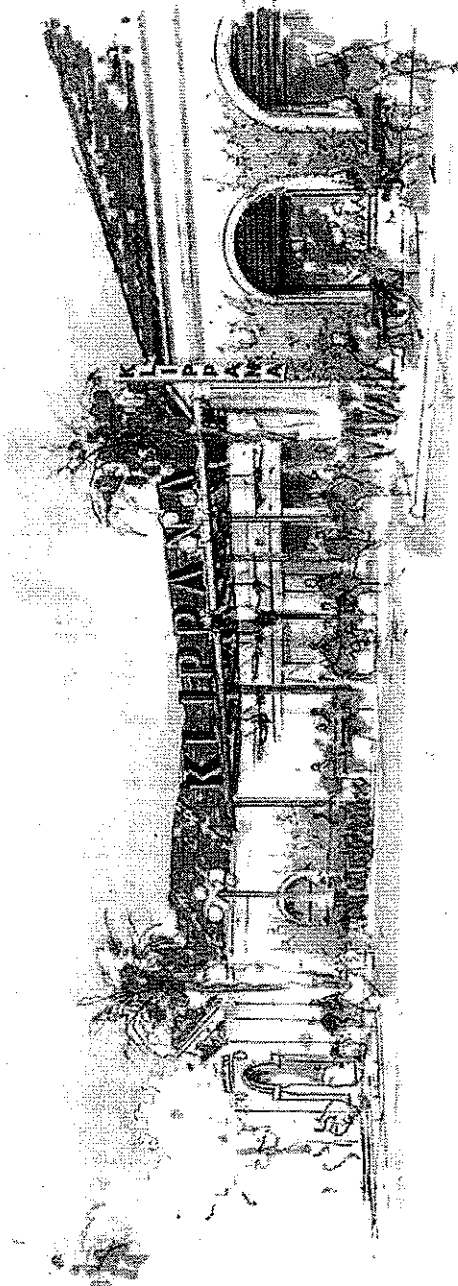
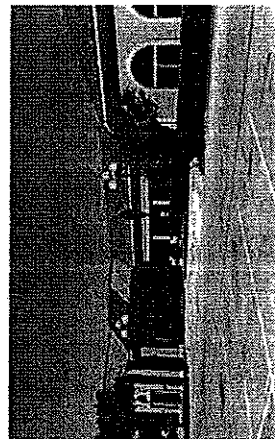
The Linc could benefit and flourish from a greater restaurant presence at the North end of the site. There are a few simple solutions to help achieve a more lively environment.

Solutions

- Adding color and variety in the plantings brighten up the area, giving it a more warm and welcoming ambience. Allowing vine growth on the buildings helps achieve this as well.
- Adding more visible al fresco dining areas will entice shoppers to the destination.
- Blade signs and other signage that are not hidden behind or underneath elements will increase invisibility and give more flavor/character.



Key Plan Diagram
SCALE: NTS



14 OCT 2013

IN PROGRESS
14 OCT 2013

VIA EMAIL -- leanne.heldenfels@austintexas.gov

Leanne Heldenfels, Staff Liaison
Sign Review Board
505 Barton Springs Road, 1st Floor
(Development Assistance Center)
Austin, Texas 78704

RE: Letter of Support for Sign Variances; 6406 N. IH-35; Lincoln Village

Dear Ms. Heldenfels:

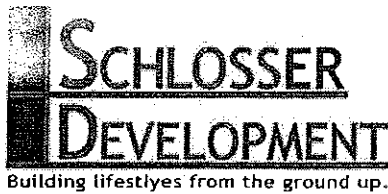
The purpose of this letter is to express support for the sign variance being proposed by the owners of the former Lincoln Village tract located at 6406 N. IH-35. We support the sign proposal and the variance request. We are tenants of the property currently and feel strongly that better, more visible, more updated, more attractive signage is needed on the property to attract patrons, for way-finding, and to support a high-quality image for our center. We currently have outdated signage that is not visible from any of the major transportation corridors surrounding the property, which makes it very difficult for many patrons to even locate us. Further, the signage that is visible is extremely outdated and needs to be reconstructed.

The comprehensive sign plan being proposed by the property owner will be beneficial not only to the tenants in Lincoln Village, but to the entire Airport Corridor that is developing around us. These signs will serve as marquee signs for the entire area which will help create a sense of place for those who visit Lincoln Village and the area as a whole. The proposal will also allow for unique, very Austin, iconic signage that is critical in attracting a unique, interesting set of tenants to a shopping center such as this one. As you know, Austin's small businesses don't want cookie-cutter, uniform signage in a shopping center. They want to be located in places where they can express what their businesses are all about through tasteful but unique, creative signs. The proposed plan will allow the type of expression these businesses seek within a comprehensive, master development.

For all of these reasons, we wholeheartedly support the proposed variances.

Sincerely,


The Marchesa



08 July 2014

Leanne Heldenfels, Staff Liaison
Sign Review Board

505 Barton Springs Road, 1st Floor
(Development Assistance Center)
Austin, Texas 78704

RE: Letter of Support for Sign Variances
6406 N. IH-35; Lincoln Village

Dear Ms. Heldenfels:

The purpose of this letter is to express support for the pending sign variance being proposed by the owners of the former Lincoln Village tract, Austin Renaissance, L.P. We support their sign proposal and the variance request.

As you know, our firm is the owner of the Highland Pavilion, across Middle Fiskville Rd. from Lincoln Village.

Please let me know if you have any questions. Please also forward this letter of support to the

Board. Sincerely,

A handwritten signature in black ink, appearing to read 'Bradley Schlosser', written over a horizontal line.

Bradley Schlosser
Principal



4330 Gaines Ranch Loop, Ste 100
Austin, Texas 78735

July 8, 2014

VIA EMAIL -- leanne.heldenfels@austintexas.gov

Leanne Heldenfels, Staff Liaison
Sign Review Board
505 Barton Springs Road, 1st Floor
(Development Assistance Center)
Austin, Texas 78704

RE: Letter of Support for Sign Variances; 6406 N. IH-35; Lincoln Village

Dear Ms. Heldenfels:

The purpose of this letter is to express support for the pending sign variance being proposed by the owners of the former Lincoln Village tract, Austin Renaissance, L.P. We support their sign proposal and the variance request.

As you know, our firm is the developer of the Highland Mall tract, one of the most significant and largest properties in the Airport Boulevard Corridor.

Please let me know if you have questions. Please also forward this letter of support to the Board.

Sincerely,

Matt Whelan
Principal



Dr. Richard M. Rhodes • President/CEO

Highland Business Center • 5930 Middle Fiskville Road • Austin, Texas 78752 • (512) 223.7000

July 8, 2014

VIA EMAIL – leanne.heldenfels@austintexas.gov

Leanne Heldenfels, Staff Liaison
Sign Review Board
505 Barton Springs Road, 1st Floor
(Development Assistance Center)
Austin, Texas 78704

RE: Letter of Support for Sign Variances; 6406 N. IH-35; Lincoln Village

Dear Ms. Heldenfels:

The purpose of this letter is to support the sign variance being proposed for the Lincoln Village tract. We support the proposed signage plan and the variances needed for it.

As you know, we are owners of the Highland Mall property located directly across Middle Fiskville from the subject property. Our property and the subject property are in an area that is being reinvented and reinvigorated. The success of Lincoln Village in its ability to attract high-quality, sustainable tenants is critical to the revitalization of the entire corridor, and appropriate, visible signage is a major component of such success.

For this reason, we support the requested sign variances and ask you to convey our support to the Board.

Sincerely,



Austin Community College District



**AUSTIN
FILM
SOCIETY**



PRESENTED BY THE AUSTIN FILM SOCIETY

1901 East 51 Street
Austin, Texas 78723
T 512.322.0145
F 512.322.5192

afs@austinfilm.org
austinfilm.org

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Abe Zimmerman

VIA EMAIL -- leanne.heldenfels@austintexas.gov

Leanne Heldenfels, Staff Liaison
Sign Review Board
Development Assistance Center
505 Barton Springs Road, 1st Floor
Austin, Texas 78704

RE: Letter of Support for Sign Variances; 6406 N. IH-35; Lincoln Village

Dear Ms. Heldenfels:

I'm writing to express our support for the sign variances being proposed at Lincoln Village. We believe that allowing them will serve to transform the Lincoln Village property into a jewel within the Airport Boulevard Corridor.

Austin Film Society is a major tenant of the property currently, and we struggle with having visible, appropriate, aesthetically-appealing signage. We are asking the city to allow for signage to be taller, slightly larger, and more visible on this property and to allow some signage on the property to be iconic and unique rather than standard and uniform. The property spans across almost 16 acres, from IH-35 to Middle Fiskville, so visibility throughout the property is a challenge. We believe that allowing these variances will make or break the future revitalization and sustainability of the center, as it has been difficult for any tenant not directly situated on Middle Fiskville to have any visibility at all.

Please support the requested variances so that we can have a thriving, exciting center in this very important corridor of the City.

Sincerely,

Rebecca Campbell
Executive Director

VIA EMAIL -- leane.heldenfels@austintexas.gov

Leane Heldenfels, Staff Liaison
Sign Review Board
505 Barton Springs Road, 1st Floor
(Development Assistance Center)
Austin, Texas 78704

RE: Letter of Support for Sign Variances; 6406 N. IH-35; Lincoln Village
C16-2013-0017

Dear Ms. Heldenfels:

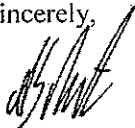
Highland Neighborhood Association supports the above-referenced sign variance case in which the new owner of the Lincoln Village property is seeking to put in place a unified sign plan for the Lincoln Village property which will include taller, larger signs and iconic signs.

Lincoln Village is one of the major development parcels in our community, and it is set to return to being one of our most important activity and amenity centers. We have seen the center decline over the years, in part because of the changed landscape of highway infrastructure surrounding it. It has become buried in the adjacent highway. For this reason, many tenants have either failed at the center or have chosen to or had to relocate to other properties. Updated, visible signage will help tenants like the ones we have lost be seen on the site so that patrons can find them and utilize their businesses.

Although we know the Board has been very cautious in the past about allowing increased sign heights on any property, we believe that in this location taller, larger, and more unique signs will not create any blemish whatsoever on the surrounding landscape while greatly benefitting the ability of Lincoln Village's tenants to thrive. In fact, we think that attractive signage at this site will actually serve to enhance the landscape and improve it.

For these reasons, Highland Neighborhood Association supports the proposed sign variance case and asks for the Sign Review Board's support of it as well.

Sincerely,



Alex Schmitz, President

HIGHLAND NEIGHBORHOOD ASSOCIATION

Lincoln Village is being reimagined as THE LINC

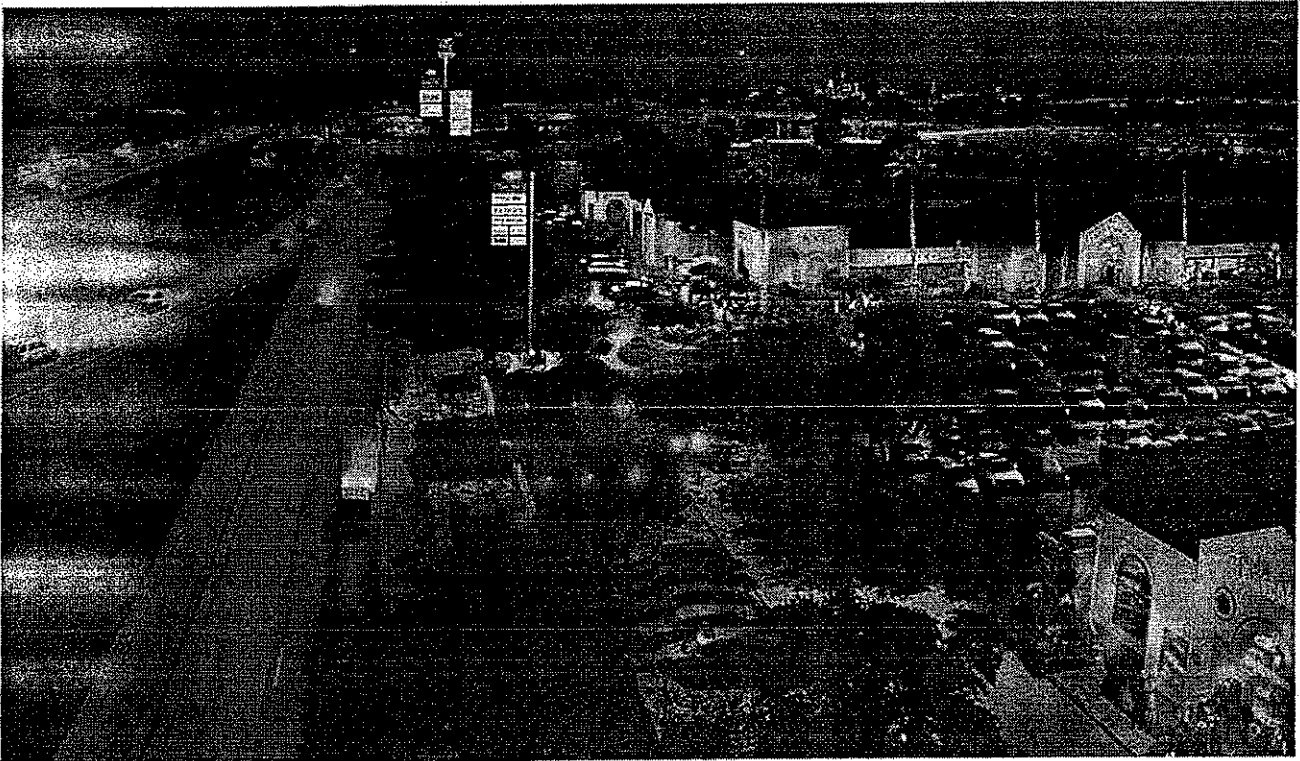


Photo Rendering looking south toward Downtown Austin

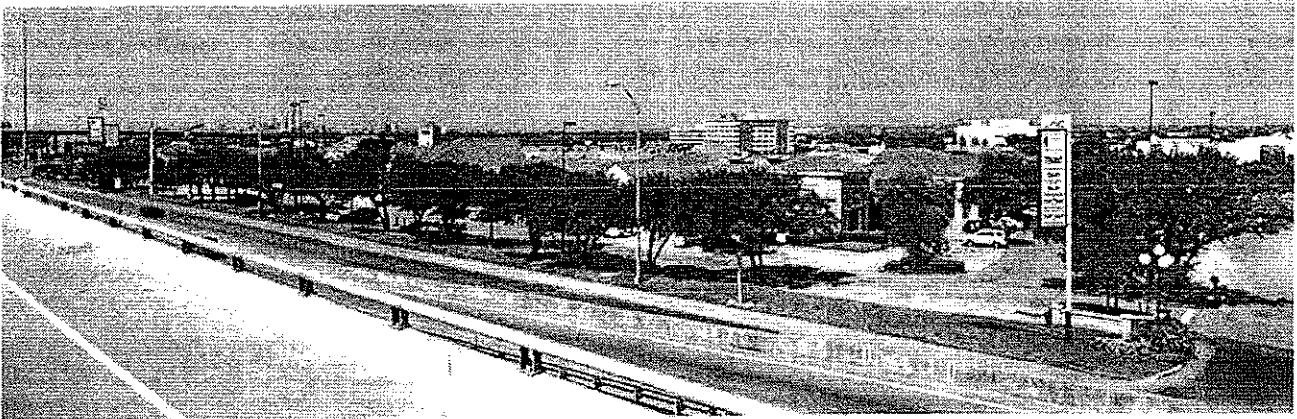
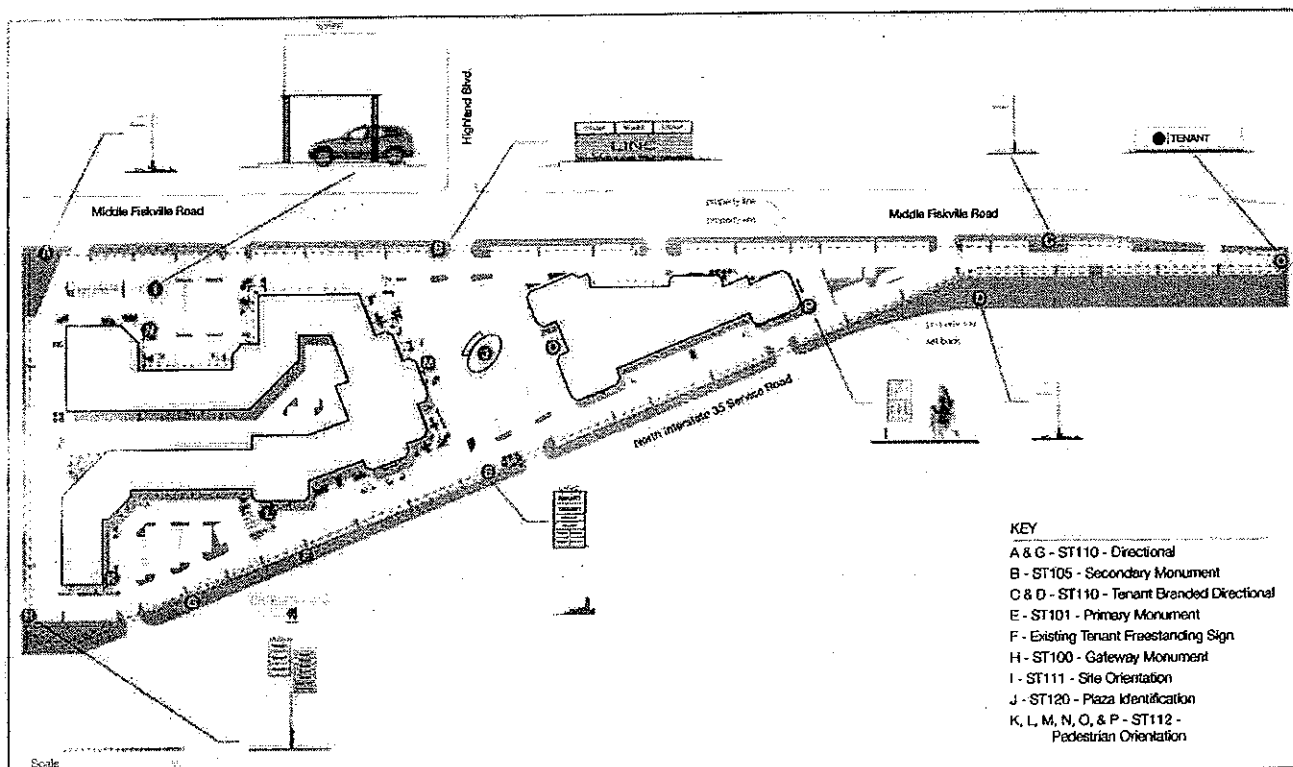


Photo Rendering from I-35 South Bound exit lane to 290 East

- The Linc is an Austin-centric, 16 acre retail, dining, and entertainment district.
- 40-50 unique, mostly local and iconic tenants in 180,000 SF of retail space.
- 1/2 mile of frontage along elevated Interstate 35.

THE LINC
6406 North IH 35, Austin, Texas 78752
www.TheLincAustin.com



Site Signage Locations with Major Tenant Identity

Why We Are Here

- Lincoln Village was sold to Austin Renaissance LTD in January 2013.
- Lincoln Village is being reimagined by its new owners. They are seeking to rehabilitate the once successful retail property.
- Changes in local highway and roadway infrastructure, and development of new, relatively advantaged retail developments (e.g., Mueller) have contributed to the decline of Lincoln Village and made it difficult for the businesses, especially the small and local businesses, to survive.
- The new owners are instituting a plan to revitalize the center into a retail and entertainment district that will exhibit a character more consistent with Austin's local culture.
- Signage upgrades are the crucial element in addressing and remediating the hardships which strongly contributed to the decline of Lincoln Village.

More detailed images of the proposed site signage can be found on page 4 and at the end of the book. Additional images can be made available upon request.

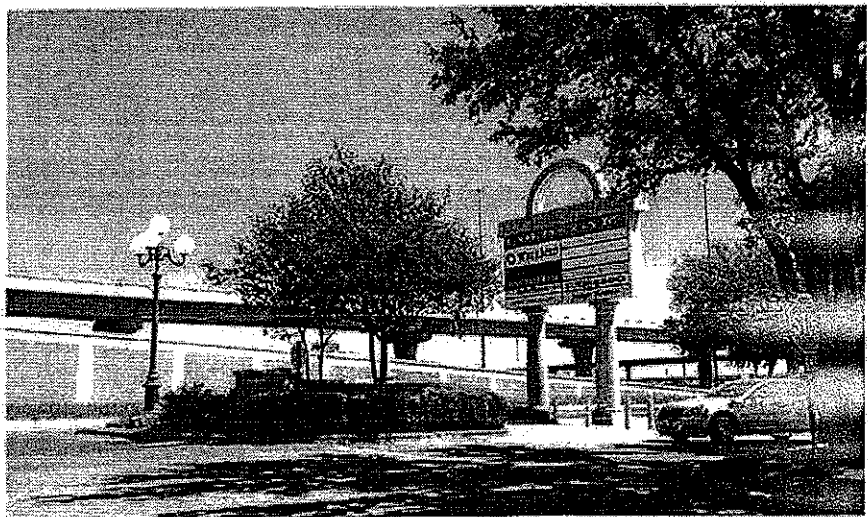
Background

This sign variance request is a key step in:

- Addressing the hardships created by changes in the infrastructure.
- Redefining the property after years of decline.
- Signaling to the Austin community that the whole neighborhood is transforming.
- Attracting new and local tenants with a need to communicate their existence to customers.



Aerial Photo showing Existing Sign and Elevated Freeway Structure



Existing Signage

Since Lincoln Village was built in 1985, several major highway infrastructure changes have negatively affected the visibility of and access to it and its tenants. These infrastructure changes include:

- These changes have created physical and psychological barriers, causing Lincoln Village to become a buried property with obscured tenants.

1 The Lino
SCALE: 1/8"=1'



Hardship: Highway Alterations

Lincoln Village's existing signage serves little practical purpose given the re-configuration of its environment since it was originally developed.

- Existing entry sign is visible only from the I-35 frontage road which has a relatively small traffic count of 5,660 cars (less than 3% of overall drive-by traffic) and less on the frontage road north of the exit.
- There is no visibility of entry sign due to negative grade differential.
- When combined with placement of changed exit ramp, the existing entry sign becomes invisible.
- The existing entry sign cannot even be seen from the frontage road, much less the elevated interstate and flyover.

5,660 VPD < 3% of traffic



SB I-35 Frontage Road showing proposed sign in Red

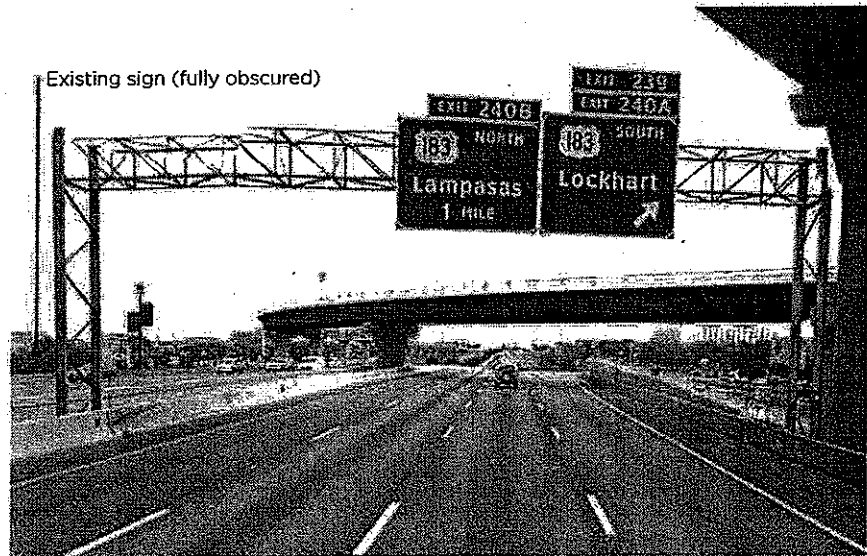


Photo Rendering from I-35 South Bound exit lane to 290 East

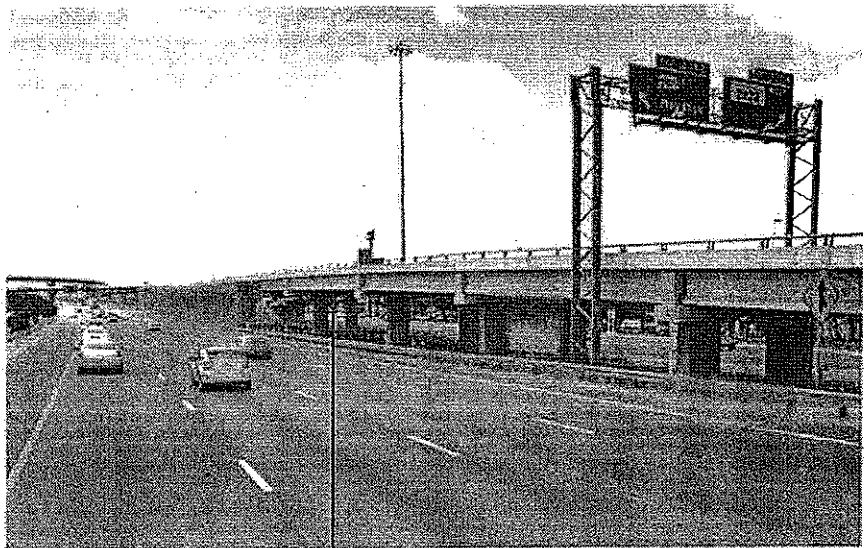
Hardship: Existing Signage Visibility

Existing property signage is obsolete as a result of the changes in surrounding infrastructure. It no longer serves its purpose.

- When fully occupied, The Linc will be an alliance of 40 - 50 small businesses, not a center dominated by one anchor-tenant.
- Tenants change out over time and these small businesses must effectively communicate their existence in order to survive. They cannot thrive under the current circumstances because no one knows they are there.
- Existing signs cannot be seen from these approaches.



NB I-35 showing proposed sign in Red



SB I-35 showing proposed sign in Red

Existing sign (fully obscured)

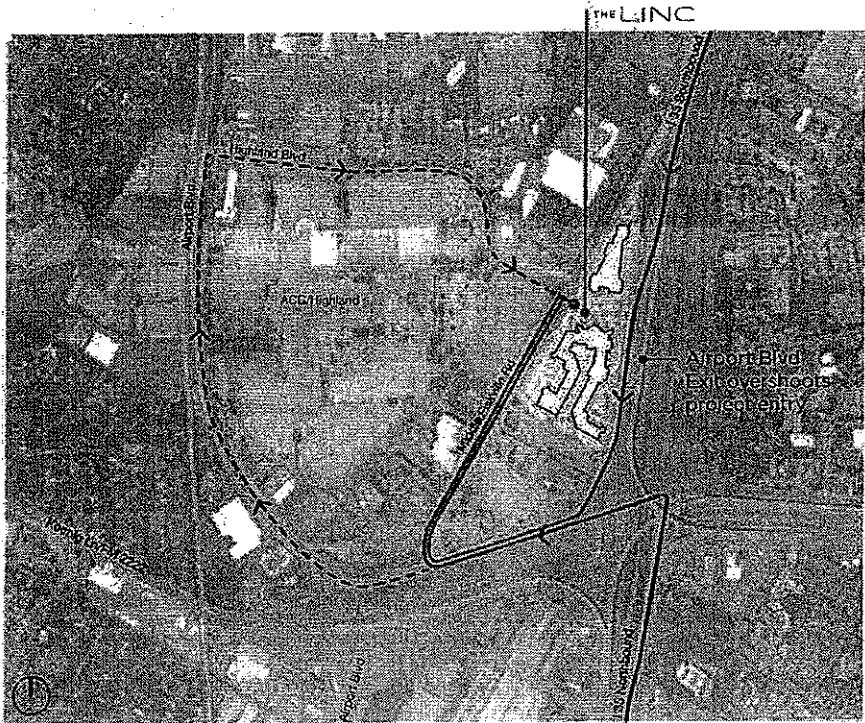
THE LINC

6406 North IH 35, Austin, Texas 78752
www.TheLincAustin.com

Hardship: Access

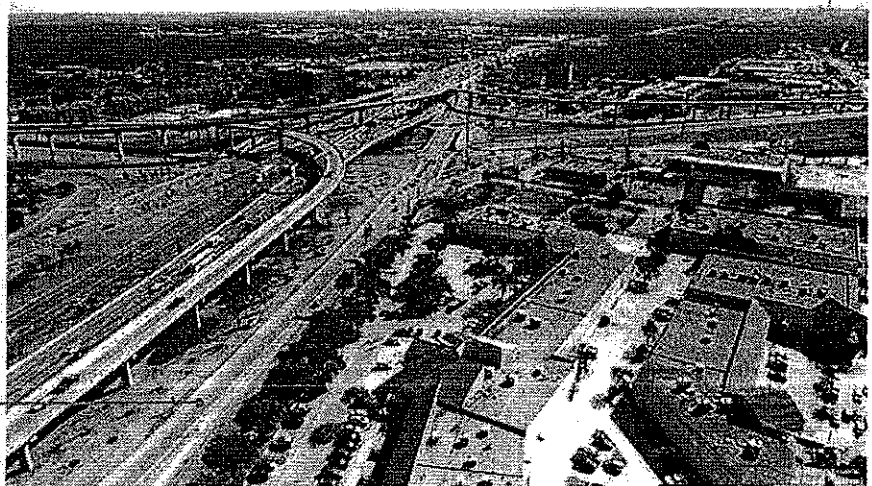
From major road access and visibility is of limited value.

- Access will remain difficult and confusing, but the proposed signage can help make The Linc more accessible.
- Signs can serve as a beacon to patrons, helping guide them through the turns required to reach the center.



Area Map showing Vehicular Approaches

Airport Blvd Exit
Overshoots Project
Entry



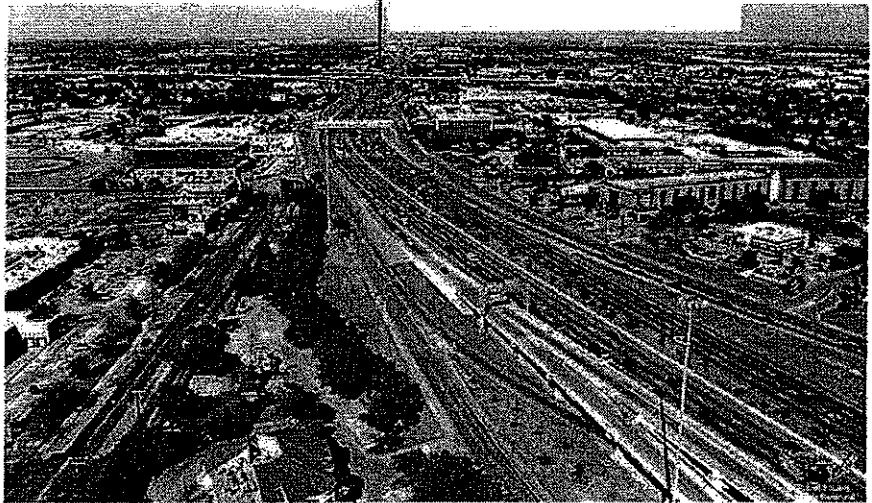
Aerial photo showing Airport Blvd. exit lane

Hardship: Access

Signage needs to be visible from highways to help address access issues.

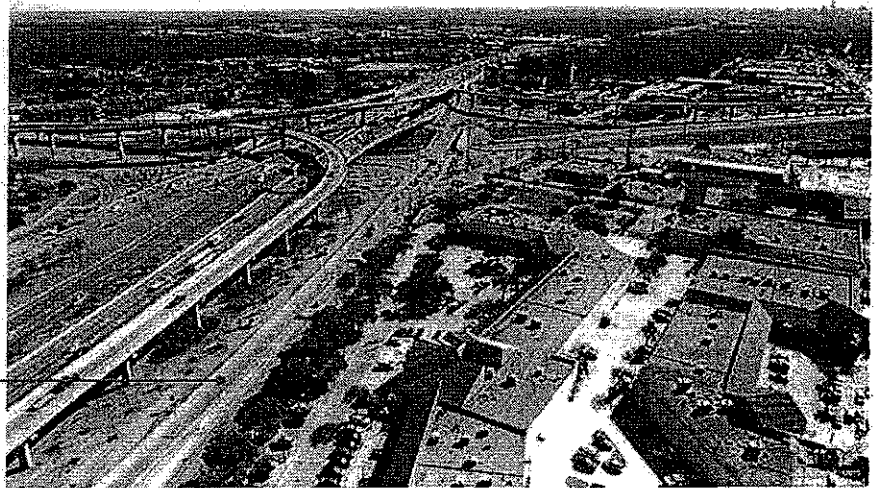
- The exit which originally served the Lincoln Village development was since moved and now fails to provide access to frontage road entry points.
- There is a high cost in time and customer sentiment in navigating the access.
- Poor signage adds to increased, unnecessary vehicle trips and traffic around the center, contributing to already existing congestion.
- While signage cannot solve the access issues, it does help with navigation and way finding.

Exit Location from Southbound I-35
Exit 240-Highway 183 2 miles away



Aerial photo showing looking North

Airport Blvd Exit
Overshoots Project
Entry



Aerial photo showing Airport Blvd. exit lane

Hardship: Competitors

Other developments have a competitive advantage

- The request for taller signage puts the Linc in a similar position to (but still not as good as) nearby retail which does not have the same kind of relative elevation challenges.

Compare Mueller

- Mueller's primary signage is above grade from the bottom and -40 feet at its top.
- Our highest proposed sign begins 15 feet below I-35 and tops out 35 feet above it. The other signs are even less elevated. See diagram on page 4.
- I-35 is the necessary and appropriate grade reference as frontage road is lightly travelled and fails to practically serve the property entrances.



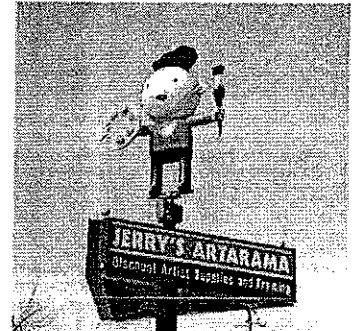
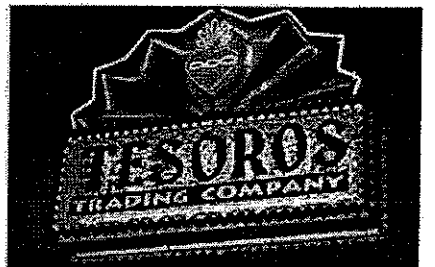
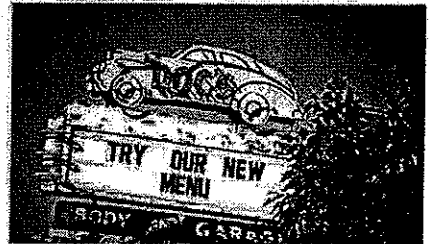
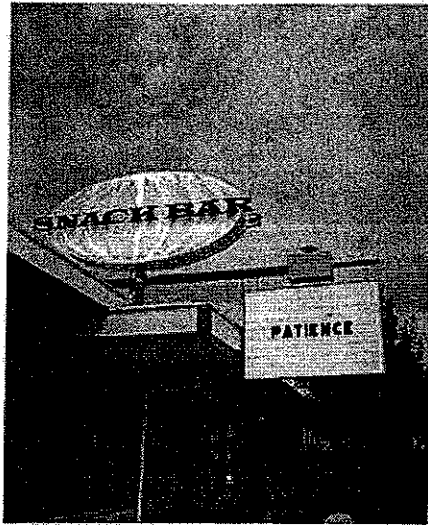
Photo of Mueller Retail Center Sign along I-35

Community Benefits

- Given the likely increase in population density in and around the property over the next 5 years, along with a dearth of community retail (grocery, restaurants, services, etc.), The center needs to be capable of meeting the community's needs for dining, medical, retail, and entertainment services.
- The vision includes taking chances with local tenants and incubating local businesses (e.g., brick and mortar locations for popular food trucks)—the types of businesses that connect with the community and that Austinites will seek out.
- Tenants would struggle to survive at The Linc without place identity and/or signage.

Sign variance would have multiple benefits to the community, including:

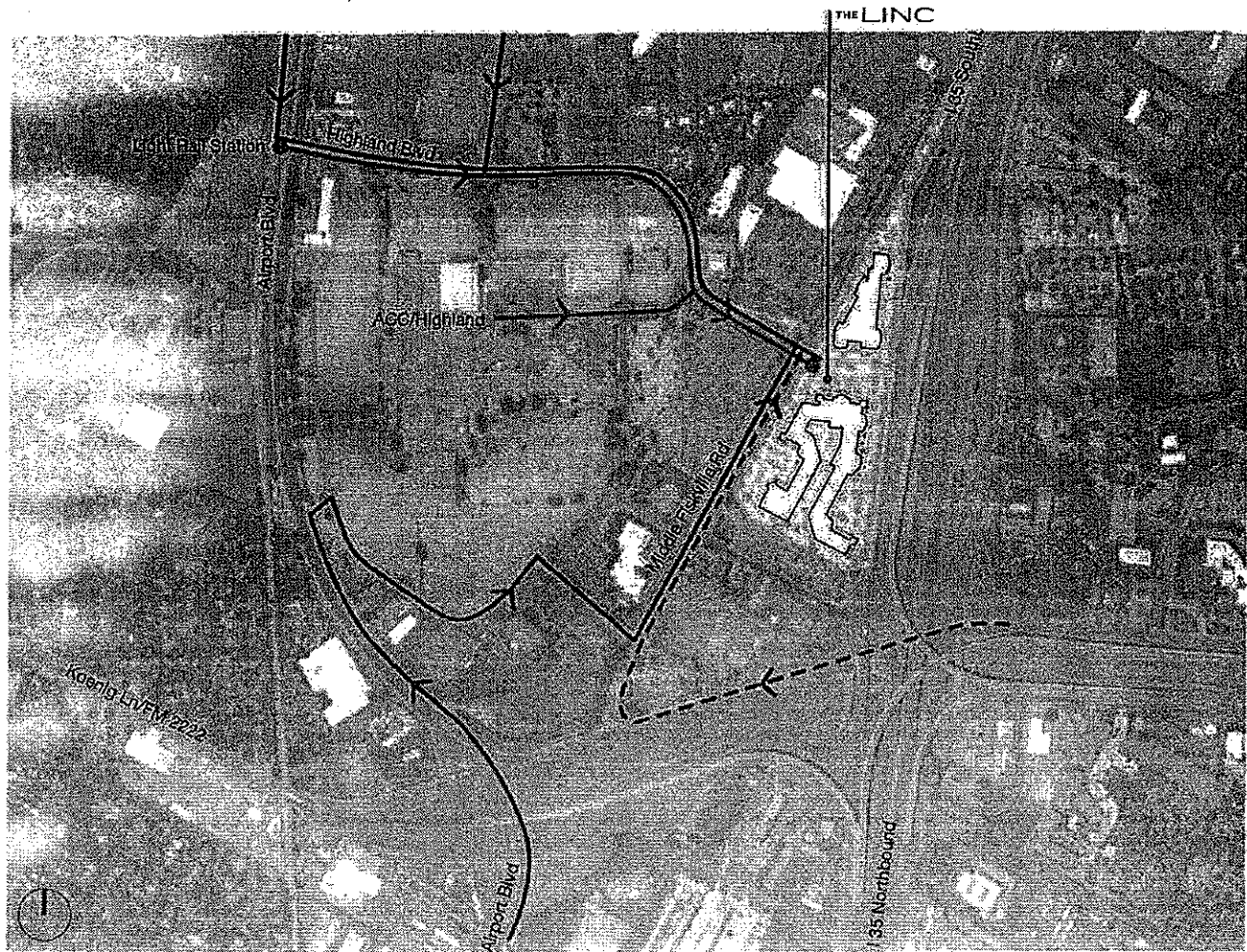
- Increase awareness of the existence of these local businesses that often lack brand recognition of nationals;
- Create a unique "sense of place" to justify customers' effort to get there and tenants' investment in the property; and
- Encourage local businesses to have creative and unique signs, befitting the new vision for the center with a character consistent with Austin's most interesting districts.



Examples of Local Austin Iconic Signs

THE LINC

6406 North IH 35, Austin, Texas 78752
www.TheLincAustin.com

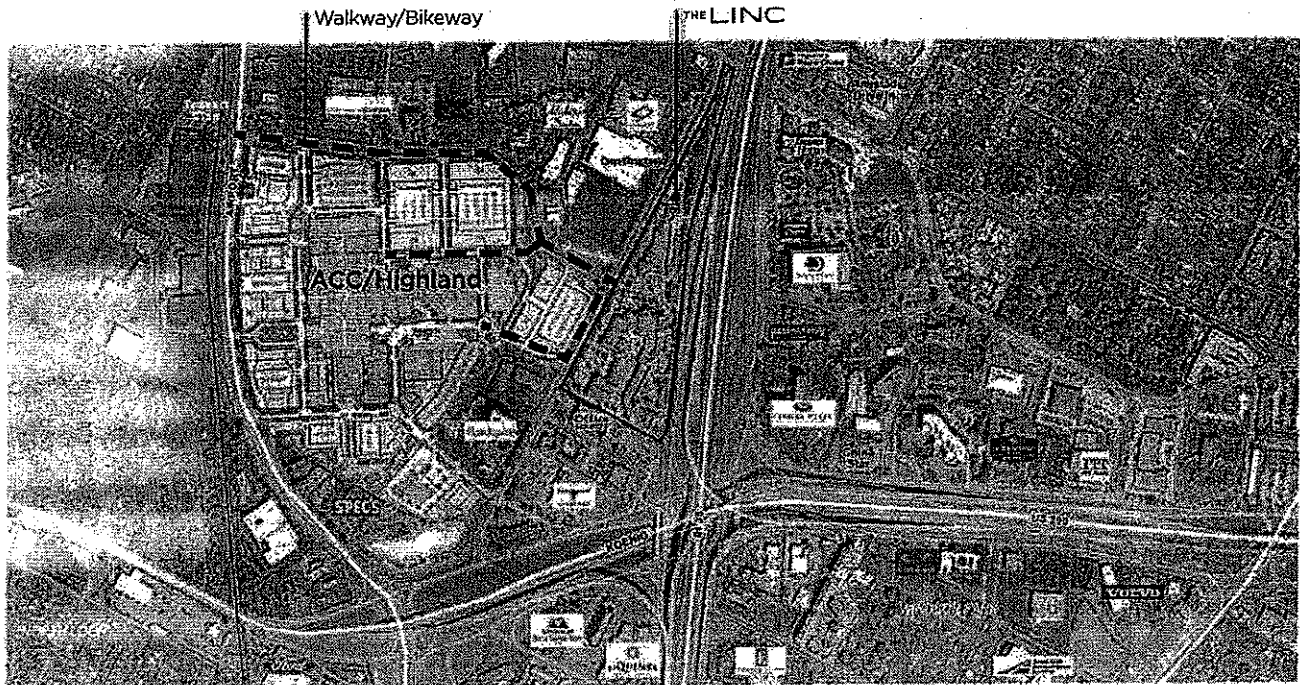


Area Map showing Pedestrian and Bicycle Approaches

Relationship to Neighborhood Development

The Goal for Highland is to be a walkable, bikable, fully serviced neighborhood. Transformation of The Linc is an important element in achieving that goal.

- The Linc development timeline is moving faster than other nearby developments, but its owners are working closely with consultants, specialists, and decision-makers of the nearby developments to ensure its direction is complementary. (For example: Bike paths / walking paths through ACC Highland will connect to Linc entrance for the same.)
- The request is in compliance with the goals of Airport Boulevard Redevelopment Plan.
- With almost 1/2 mile of frontage on I-35, The Linc is the highway frontage for a large portion of the transforming Highland neighborhood.
- Signage will help signal neighborhood transformation to the larger community.
- Support letters from all conceivable corners show that we are working in coordination with all local stakeholders.

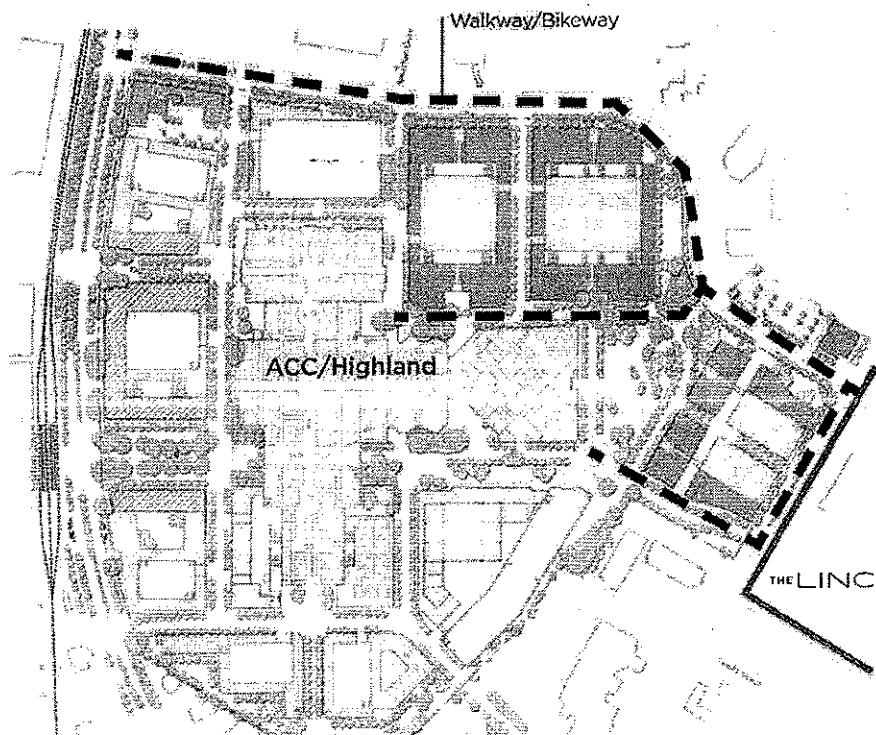


Lincoln Village Site Context

Relationship to Neighborhood Development

Sign variance has multiple benefits for the overall neighborhood:

- Required to bring strong, capable retail and service operators to the center and community;
- Symbol communicates that something new is happening in Highland; and
- Helps "Brand" the neighborhood with something iconic.



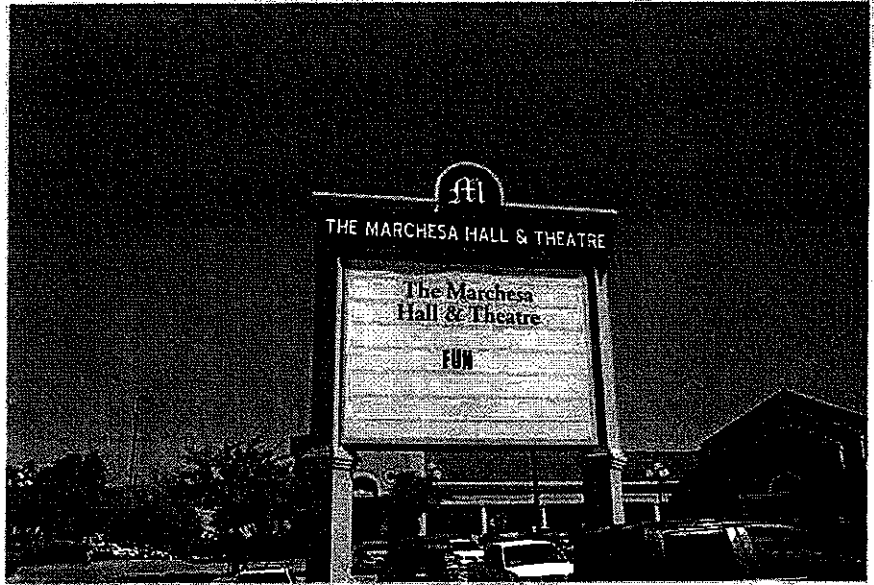
Austin Community College/Red Leaf Development

THE LINC

6406 North IH 35, Austin, Texas 78752
www.TheLincAustin.com

Limited Adverse Impacts

- The property is unique in size, scope and surroundings.
- Support from all stakeholders.
- Strong owner control over quality; high production values befitting the dynamics of the neighborhood; see Marchesa Marquee.
- Owner control will be accomplished through a comprehensive site sign plan along with tenant design and construction standards. The Marchesa Marquee is the first implementation of these standards and guidelines.
- Allows us to keep nice elements like trees, because signs allow visibility that are no longer obscured by trees and not increase building heights across the property.
- Our signage plan is the result of 18 months of work to address these hardships and achieve a win-win for the Highland Community and the tenants of The Linc.



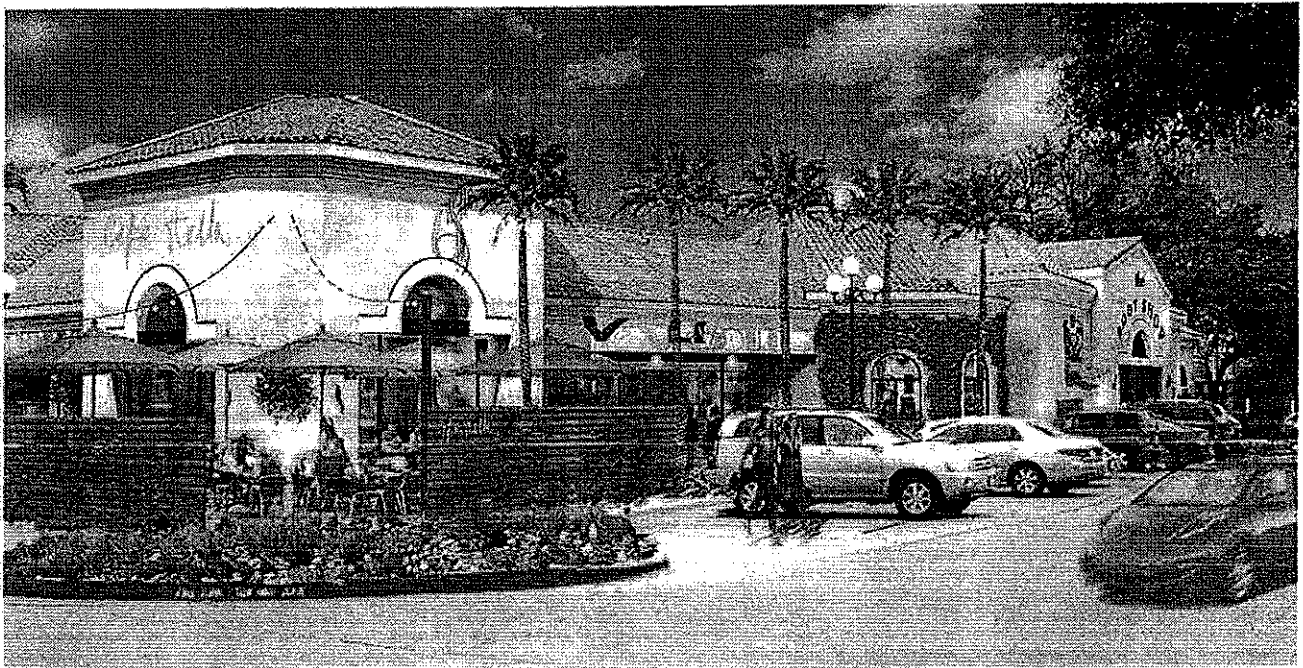
Original Marchesa Hall & Theatre sign



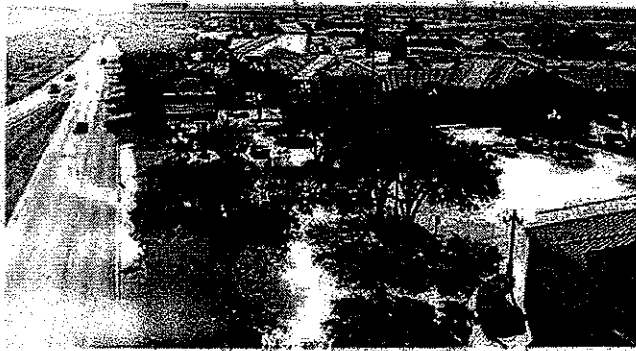
Renovated Marchesa Hall & Theatre sign



Before



After - Gold's gym



Before



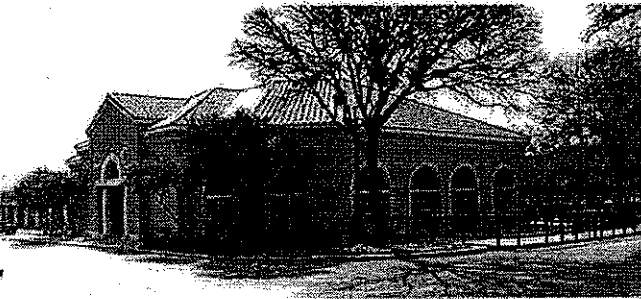
After; looking south toward Downtown Austin



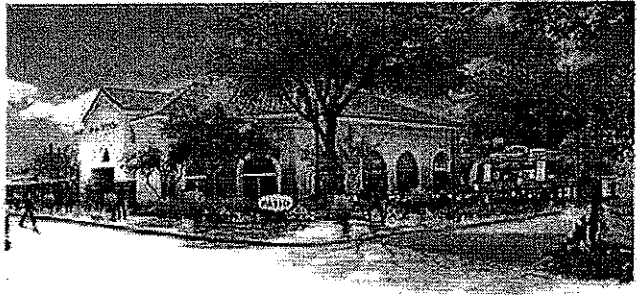
Before



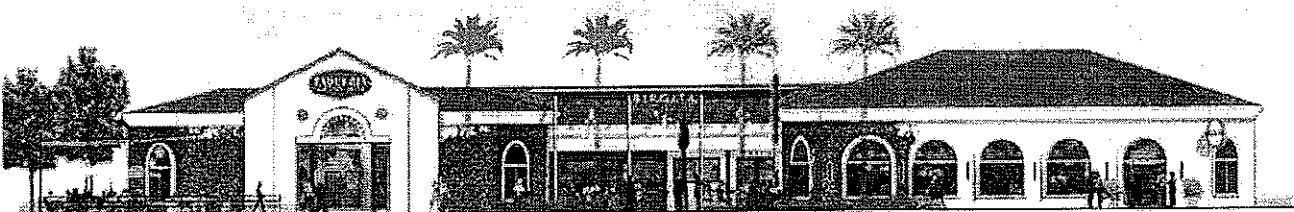
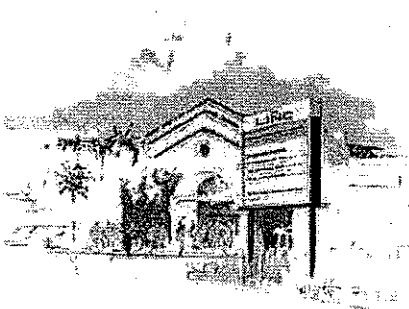
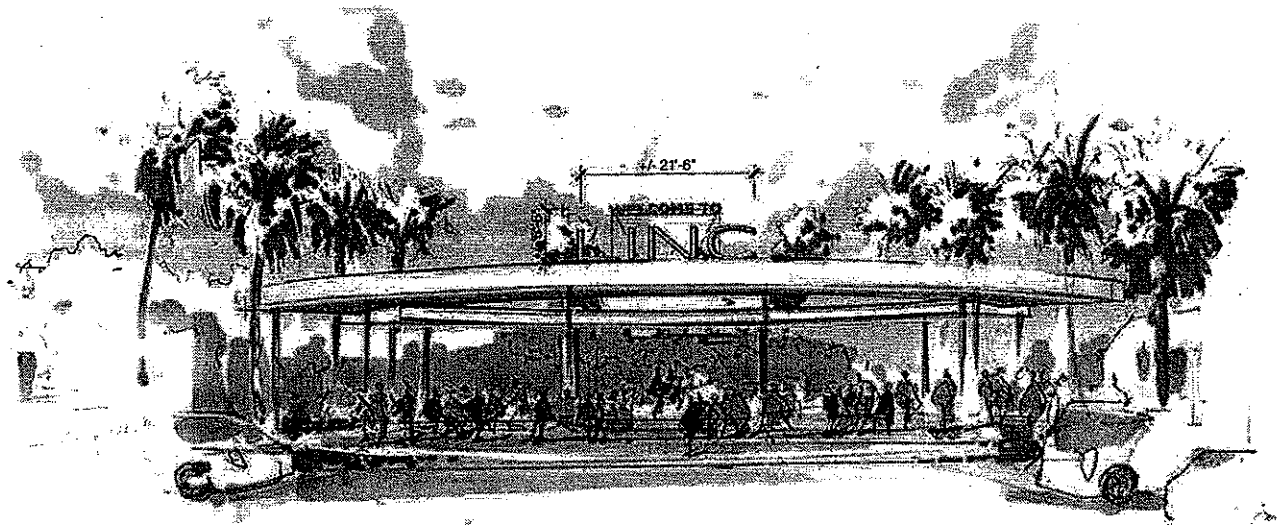
After - Restaurant Row



Before



After - North Building



THE LINC
 6406 North IH 35, Austin, Texas 78752
www.TheLincAustin.com

VIA EMAIL -- leane.heldenfels@austintexas.gov

Leane Heldenfels, Staff Liaison
Sign Review Board
505 Barton Springs Road, 1st Floor
(Development Assistance Center)
Austin, Texas 78704

RE: Letter of Support for Sign Variances; 6406 N. IH-35; Lincoln Village
C16-2013-0017

Dear Ms. Heldenfels:

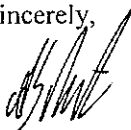
Highland Neighborhood Association supports the above-referenced sign variance case in which the new owner of the Lincoln Village property is seeking to put in place a unified sign plan for the Lincoln Village property which will include taller, larger signs and iconic signs.

Lincoln Village is one of the major development parcels in our community, and it is set to return to being one of our most important activity and amenity centers. We have seen the center decline over the years, in part because of the changed landscape of highway infrastructure surrounding it. It has become buried in the adjacent highway. For this reason, many tenants have either failed at the center or have chosen to or had to relocate to other properties. Updated, visible signage will help tenants like the ones we have lost be seen on the site so that patrons can find them and utilize their businesses.

Although we know the Board has been very cautious in the past about allowing increased sign heights on any property, we believe that in this location taller, larger, and more unique signs will not create any blemish whatsoever on the surrounding landscape while greatly benefitting the ability of Lincoln Village's tenants to thrive. In fact, we think that attractive signage at this site will actually serve to enhance the landscape and improve it.

For these reasons, Highland Neighborhood Association supports the proposed sign variance case and asks for the Sign Review Board's support of it as well.

Sincerely,



Alex Schmitz, President

HIGHLAND NEIGHBORHOOD ASSOCIATION

CASE # C16-2013-0017

ROW-41048015

TP-022614-01-01

**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: 6406 N Interstate Highway 35, Austin, Texas 78752

LEGAL DESCRIPTION: Subdivision: 15.6129 acres out of Abstract 789, Survey 57 Wallace J

Lot(s) _____ Block _____ Outlot _____ Division _____

I, Nikelle Meade, on behalf of Husch Blackwell LLP as authorized agent for 35 Austin Partners, Ltd., affirm that on October 31, 2013, hereby apply for a hearing before the Sign Review Board for consideration:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

a network of signs within the to-be-developed project known as The Linc in variance to Section 25-10 of the City Code of the City of Austin as set forth in Exhibit "A" in a CS and CS-1 zoning district, located within the Expressway Corridor and Commercial Sign Districts.

If your variance request is for a reduction in setbacks or height limits, please contact Lena Lund with the Electric Utility at 322-6587 before filing your application with this office to discuss your request. The Electric Utility will recommend the board deny your request if it will result in an encroachment into an electric easement or a NESC violation.

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

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

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

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

the proposed project to be known as The Linc (hereinafter, the "Project") will be a planned, large-scale development intended to be a destination within the Airport Boulevard Redevelopment Corridor to replace an existing development in need of remodel and reinvigoration. The existing development, however, was designed and constructed prior to the elevation of the adjacent expressway lanes, making changes to buildings and signage necessary. In order to make the signage on the site uniform and aesthetically-consistent with Austin's design goals while still visible, unique, and consistent with the Airport Boulevard Redevelopment Plan, variance from the current sign ordinance is necessary.

OR,

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

the property is bordered by IH-35 to the East, Middle Fiskville to the West, and FM 2222 to the South. It is directly across Middle Fiskville from the ACC campus/Highland Mall redevelopment tract. The signage plan is designed to be compatible with and complimentary to all of the surrounding uses and properties and to aid visitors to both the subject property and the Highland Mall development as a destination. The proposed signage plan is also designed to be consistent with and further the goals of the future Airport Plan.

OR,

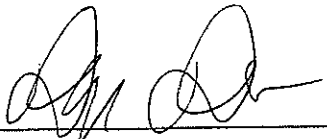
3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

although the proposed signage plan creates a signage regulations specific to this property, all of the proposed regulations are in concert with the intent and principles of the City's existing sign ordinance set forth in 25-10 of the City Code. The goals of the proposed plan, as those of the City's existing ordinance, are to reduce signage clutter and visual blight from signs, reduce the number of signs needed for a particular development, utilize signage for direction, increase the aesthetic appeal of signage, minimize branding and commercialization, and enhance the existing character of the city.

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: the project and property for which the variance would be granted is unique as to adjacent roadways, inclusion within a development master plan, tract size, and number and variety of uses which the regulations will govern.


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: 433 N. Camden Drive #1177

City, State & Zip: Beverly Hills, California 90210

Printed: Dean Davidov Phone: (310) 553-4302 Date: 10/17/2013

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: 433 N. Camden Drive #1177

City, State & Zip Beverly Hills, California 90210

Printed Dean Davidov Phone (310) 553-4302 Date 10/17/2013

EXHIBIT A

1.0 Sign Standards

1.1 Applicability: Except for sign types, sign dimensional standards, and as specifically listed in Table 1-1 below, all other signage and sign standards shall comply with the LDC Section 25-10.

1.2 Prohibited Sign: The following types of Signs shall be prohibited.

- (a) Any sign that flashes, blinks, revolves, or is put into motion will not be permitted.
- (b) Streamers and inflatable mascots.
- (c) Portable or wheeled signs and advertising devices on the site other than sandwich board signs permitted in Table 1-1.

1.3 Sign Types Permitted: All development to which this Section is applicable shall comply with the Sign Regulations in Table 1-1 below.

Table 1-1 Permitted Sign Types and Descriptions

<u>Sign Type</u>	<u>Description</u>
Permanent Signs	
HIGHWAY MONUMENT/PYLON SIGN	A sign not attached to a building, but permanently supported by a structure extending from the ground and permanently attached to the ground. These signs are located on IH35 and Koenig Lane frontages on lots with at least 1,000 ft. of expressway frontage.
CORRIDOR MONUMENT SIGNS	A sign not attached to a building, but permanently supported by a structure extending from the ground and permanently attached to the ground. A Corridor Monument sign shall be smaller than a Highway Monument Sign. These signs are located on frontages other than IH35 or Koenig Lane or on lots with less than 1,000 feet of expressway frontage.
BUILDING IDENTITY SIGN	A Wall Sign attached to the upper floor of a multiple story building or parapet of single tenant one-story building that provides identification of the entire building. (May be used instead of the Building Projecting Sign)

STOREFRONT/TENANT WALL SIGNS	Wall Sign attached to a retail storefront or sign band area directly adjacent to the retail storefront within a multi-tenant building. (May be used instead of a Tenant Canopy Sign)
BUILDING PROJECTING SIGNS	Wall Sign that extends a distance of more than 12' perpendicular from the building façade. Sign is placed on the upper floors of a multiple story building. (May be used instead of the Building Identity Sign)
ROOF SIGNS	A sign installed over or on the roof of a building.
TENANT CANOPY SIGNS	A sign mounted to a canopy or awning that is within or directly adjacent to a retail storefront. (May be used instead of a Storefront/Tenant Wall Sign)
TENANT BLADE SIGNS	Wall Sign that extends a distance more than 12" perpendicular from the building façade and is oriented towards the sidewalk. Sign is mounted to a retail storefront or may be mounted under a canopy.
WINDOW SIGNS	A sign mounted to or intended to be through a window.
DIRECTIONAL SIGNS	A vehicular sign with directional information intended to direct visitors to various destinations within a larger development with multiple buildings.
DIRECTORY SIGNS	A pedestrian oriented sign containing a listing and or map of the tenants and destinations within an area, block, building or development.
SANDWICH BOARD SIGNS	A temporary sign with two connected faces usually arranged back to back.
ADDRESS SIGNS	A sign containing only the lot, building or retail tenant address.
MARQUEE SIGNS	A sign placed over the entrance to a theatre or other public gathering venue. It has signage stating either the name of the establishment or, in the case of theatres or other public venues, the name of the event, artist, and other details of the event appearing at that venue. The marquee is often identifiable by a surrounding cache of light bulbs, usually yellow or white, that flash intermittently or as chasing lights. Marquee signs may often be combined with Building Projecting signs.

Temporary Signs

BANNERS

A temporary fabric or vinyl sign hung from a building façade, catenaries, or utility pole.

TEMPORARY CONSTRUCTION SIGNS

A temporary sign mounted to a building, construction fence, or other structure that announces a new business or construction project.

ICONIC SIGNS

A 2D or 3D fixture that promotes the spirit and character of the development/location area but that does not contain verbal advertising messages.

1.4 Highway Monument Sign

- (a) Located within 60 ft. of the edge of IH-35 or Koenig Lane service road.
- (b) Maximum height of 35 ft. above the street pavement grade of the elevated portion of the expressway.
- (c) Maximum total sign face area of 600 sq. ft. (cumulative of all advertising surfaces measured using only one face). Sign face may be divided into multiple segments. Area between segments does not count toward sign face area.
- (d) One sign allowed for lots with up to 1,000 ft. of expressway frontage. Two signs permitted for frontages greater than 1,000 ft. Signs to be a minimum of 800 ft. apart.

1.5 Corridor Monument Sign

- (a) Maximum sign face area of 50 sq. ft. for lots with 86 or less linear ft. of street frontage.
- (b) Maximum area of 0.7 sq. ft. for each linear foot of street frontage over 86 linear ft., with a maximum size of 150 sq. ft.
- (c) One per lot. For lots with a total street frontage greater than 500 ft., two signs are permitted. Signs must be a minimum of 400 ft. apart.
- (d) For lots fronting two streets, one sign is permitted on each street.
- (e) Maximum monument sign height of 12 ft. above frontage street pavement grade.
- (f) Monument structure shall include a base, frame, and cap around the sign area. Material shall be the same as the principal structure on the lot.

1.6 Building Identity Sign

- (a) IH-35 and Koenig Lane frontages only
 - (i) May be used for single tenant commercial or institutional buildings only (multiple tenant building shall be subject to 1.7 below).
 - (ii) May be used instead of a Building Projecting Sign or a Roof Sign.
 - (iii) Maximum area of 200 sq. ft. or 15% of linear frontage of façade, whichever is less.
 - (iv) Mount no lower than 25 ft. above finished grade.
 - (v) No more than 25% of face area above 25 ft. can contain Building Identity signs.
- (b) All frontages other than IH-35 and Koenig Lane frontages
 - (i) May be used for single tenant commercial or institutional buildings only (multiple tenant building shall be subject to 1.7 below).
 - (ii) May be used instead of a Building Projecting Sign.
 - (iii) Maximum area of 150 sq. ft. or 12% of linear frontage of façade, whichever is less.
 - (iv) Mount no lower than 25 ft. above finished grade.
 - (v) No more than 15% of façade area above 25 ft. can contain Building Identity signs.

1.7 Storefront Tenant Wall Sign

- (a) IH-35 and Koenig Lane frontages only
 - (i) May be used for multiple tenant commercial or institutional buildings only (single tenant building shall be subject to 1.6 above).
 - (ii) May be used instead of a Tenant Canopy Sign.
 - (iii) May be located on the ground floor façade only (sign to be mounted below 25 feet as measured from finished grade outside the façade).

- (iv) One sign per tenant space; area to be calculated at 2 sq. ft. per linear foot of tenant space façade along the building's frontage up to a maximum of 150 sq. ft.
 - (v) Sign to be located between demising walls of leased storefront.
 - (vi) Sign shall not overlap architectural features like window lintels, canopy support points, coping, etc.
 - (vii) Wall Sign may encroach, a maximum of 12", on to a sidewalk while maintaining a vertical clearance of 8 ft. from the finished sidewalk if it is non-illuminated and 11 ft. from the finished sidewalk if it is illuminated.
 - (viii) Building Signs may be internally or externally lit.
- (b) All frontages other than IH-35 and Koenig Lane frontages
- (i) May be used for multiple tenant commercial or institutional buildings only (single tenant building shall be subject to 1.6 above).
 - (ii) May be used instead of a Tenant Canopy Sign.
 - (iii) May be located on the ground floor façade only (sign to be mounted below 25 feet as measured from finished grade outside the façade).
 - (iv) One sign per tenant space; area to be calculated at 1.5 sq. ft. per linear foot of tenant space façade along the building's frontage up to a maximum of 100 sq. ft.
 - (v) Sign to be located between demising walls of leased storefront.
 - (vi) Sign shall not overlap architectural features like window lintels, canopy support points, coping, etc.
 - (vii) Wall Sign may encroach, a maximum of 12", on to a sidewalk while maintaining a vertical clearance of 8 ft. from the finished sidewalk if it is non-illuminated and 11 ft. from the finished sidewalk if it is illuminated.
 - (viii) Building Signs may be internally or externally lit.
 - (ix) Live-Work and Home occupations: One sign limited to an area of 30 sq. ft. max.

1.8 Building Projecting Signs

- (i) Building Projecting Sign may be permitted in place of a Building Identity Sign.
- (ii) Maximum area of 200 sq. ft. or 15% of the façade area, whichever is less.
- (iii) Will not obstruct any pedestrian or vehicular way (vertical clearance of 8 ft. from the finished sidewalk if it is non-illuminated and 11 ft. from the finished sidewalk if it is illuminated).
- (iv) Sign may project no more than 50% of the width of the sidewalk or 6 ft. from building façade line (whichever is less).
- (v) Sign may not extend above building parapet line or eaves line.
- (vi) Maximum of one per façade.

1.9 Roof Signs

- (i) Roof Sign may be permitted instead of a Building Identity Sign.
- (ii) Maximum area of 200 sq. ft. or 20% of the façade area of the first 15 feet of the building, whichever is less.
- (iii) Maximum height of 5 ft. above the building façade or 5 ft. above the maximum height permitted for a freestanding sign, whichever is lower.

1.10 Tenant Canopy Sign

- (i) May only be used instead of a Storefront/Tenant Wall Sign.
- (ii) One sign per tenant space; area to be calculated at 1.5 sq. ft. per linear foot of tenant space façade along the building's frontage up to a maximum of 100 sq. ft.
- (iii) Sign to be located between demising walls of leased storefront.
- (iv) Sign shall not extend beyond outermost edges of canopy.
- (v) Signs are to be mounted over the canopy, on the face of a canopy or over any awnings.

1.11 Tenant Blade Sign

- (i) One Blade Sign per tenant space.

- (ii) May be located on the ground floor façade only (sign to be mounted below 15 feet as measured from finished grade outside the façade).
- (iii) Maximum area of 20 sq. ft.
- (iv) Will not obstruct any pedestrian or vehicular way. Minimum vertical clearance of 8 ft. from the finished sidewalk if it is non-illuminated and 11 ft. from the finished sidewalk if it is illuminated.
- (v) Sign may project no more than 3 ft. from building wall or a distance equal to 50% of the width of the abutting sidewalk (whichever is less).

1.12 Window Sign

- (i) No permit is required for small-scale (under 1.0 sq. ft. in total area) signs placed at the pedestrian eye level. These exempted signs include: tenant logo and name, website or other social media address store hours and address, and public safety decals as required by applicable codes or government regulations.
- (ii) Window Signs include any signage attached to the storefront glazing or located on storefront interior with 3 ft. of the storefront and intended to be viewed from the storefront exterior.
- (iii) Maximum area of 25% of overall glazed storefront, including doors.

1.13 Directional Signs

- (a) Applies only to signs located within 400 feet of entrances accessible from public streets.
- (b) Maximum size of 60 sq. ft.
- (c) Maximum height of 8 ft. above frontage street pavement grade.
- (d) One sign permitted per development entrance. Maximum of two signs per street frontage.
- (e) Signs located on interior of site and not intended to be viewed or utilized by traffic on public streets do not require a permit.

1.14 Directory Signs

- (a) Signs located on interior of lot and not intended to be viewed or utilized by traffic on public streets do not require a permit. In such cases, any sign lettering or logos used must be less than 2" (max.).

1.15 Sandwich Board Signs

- (a) Permitted only for retail, service, or restaurant tenants.
- (b) Maximum area of 8 sq. ft. per sign face
- (c) Maximum height of 4 ft.
- (d) One per storefront.
- (e) Sign shall not interfere with any pedestrian way and a minimum of 6 ft. of sidewalk shall remain clear.
- (f) Chalkboards may be used for daily changing of messages. Reader boards (electronic and non-electronic) shall be prohibited.
- (g) Sign shall be removed every day after the business is closed.

1.16 Address Signs

- (a) Allowed per City of Austin regulations 25-10.

1.17 Marquee Signs

- (a) Permitted for theatres, auditoriums, and other public gathering venues of 100 persons or more.
- (b) Marquee Signs shall be attached to the building or located above or below a canopy only.
- (c) Area = 100 sq. ft. maximum.
- (d) Message board may be changeable copy (non-electronic).
- (e) Electronic message boards shall be permitted with an Administrative Modification.

1.18 Banners

- (a) Allowed per City of Austin regulations 25.10.

1.19 Temporary Construction Signs

- (a) Allowed per City of Austin regulations 25.10.

1.20 For Sale/Lease Signs

- (a) Allowed per City of Austin regulations 25.10.

1.21 Feature and Place-Making Element Signs

- (a) There may be a maximum of one Feature and Place-Making Sign per frontage.
- (b) A Feature and Place-Making Element Sign may be building-mounted or freestanding.
- (c) For a building-mounted Feature and Place-Making Element Signs, the maximum size of the sign fixture is 20% of the allowed sign area for the building. This maximum 20% will be a bonus applied on top of the maximum sign area otherwise allowed for the sign.
- (d) For a freestanding Feature and Place-Making Element Sign, the maximum size of the sign fixture is 20% of the allowed sign area for the allowed monument sign (Highway or Corridor depending on frontage location). This maximum 20% will be a bonus applied on top of the maximum sign area otherwise allowed for the sign.
- (e) Freestanding Feature and Place-Making Element Signs may be located within 50 ft. of another freestanding sign, including other monument signs or freestanding Feature and Place-making Element Signs located on the site or on neighboring sites.

1.22 Additional Standards

- (a) Signs located on interior of a lot and not intended to be viewed or utilized by traffic on public streets do not require a permit.
- (b) Retail, service, and restaurant business that wrap a building corner creating two or more storefronts will be permitted to place signs on each storefront.
- (c) Any encroachments into the public right-of-way may require additional license agreements with the city.

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2135835

ACCOUNT NUMBER: 02-2614-0101-0000

PROPERTY OWNER:

PROPERTY DESCRIPTION:

SCARBROUGH LEMUEL JR
%AUSTIN RENAISSANCE LTD
433 N CAMDEN DR #1177
BEVERLY HILLS, CA 90210

ABS 789 SUR 57 WALLACE J P ACR 15.
6129

ACRES

15.6129 MIN%

.000000000000 TYPE

SITUS INFORMATION: 6406 N INTERSTATE HY 35

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2013	AUSTIN ISD	119,285.79
	CITY OF AUSTIN (TRAV)	48,280.97
	TRAVIS COUNTY	47,503.02
	TRAVIS CENTRAL HEALTH	12,389.59
	ACC (TRAVIS)	9,114.51
TOTAL SEQUENCE 0		236,573.88
TOTAL TAX:		236,573.88
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		236,573.88

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2013 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 10/08/2013

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2135836

ACCOUNT NUMBER: 02-2614-0126-0000

PROPERTY OWNER:

STELGEN LLC
STE 100
185 NW SPANISH RIVER BLVD
BOCA RATON, FL 33431-4227

PROPERTY DESCRIPTION:

LOT 1-9 BLK 1 N 151 FT OF BROOKS S
UBD & LOT 1 N 151 FT OF BROOKS SUB
D SEC 1-A

ACRES

2.4177 MIN%

.000000000000 TYPE

SITUS INFORMATION: 816 TIRADO ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2013	AUSTIN ISD	23,295.44
	CITY OF AUSTIN (TRAV)	9,428.84
	TRAVIS COUNTY	9,276.91
	TRAVIS CENTRAL HEALTH	2,419.57
	ACC (TRAVIS)	1,779.98
TOTAL SEQUENCE 0		46,200.74
TOTAL TAX:		46,200.74
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		46,200.74

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Tax Assessor-Collector

By: 

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2135835

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%AUSTIN RENAISSANCE LTD
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BEVERLY HILLS, CA 90210

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Bruce Elfant
Tax Assessor-Collector

By: 

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
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(512) 854-9473

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PROPERTY OWNER:

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185 NW SPANISH RIVER BLVD
BOCA RATON, FL 33431-4227

PROPERTY DESCRIPTION:

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Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

HUSCH BLACKWELL

111 Congress Avenue, Suite 1400
Austin, Texas 78701
512.472.5456

Nikelle S. Meade
512.479.1147 direct
512.226.7373 direct fax
nikelle.meade@huschblackwell.com

October 31, 2013

Susan Walker
Senior Planner
Planning & Development Review Department
City of Austin
505 Barton Springs Road, 1st Floor
Austin, Texas 78704

Re: Sign Variance Application

Dear Susan:

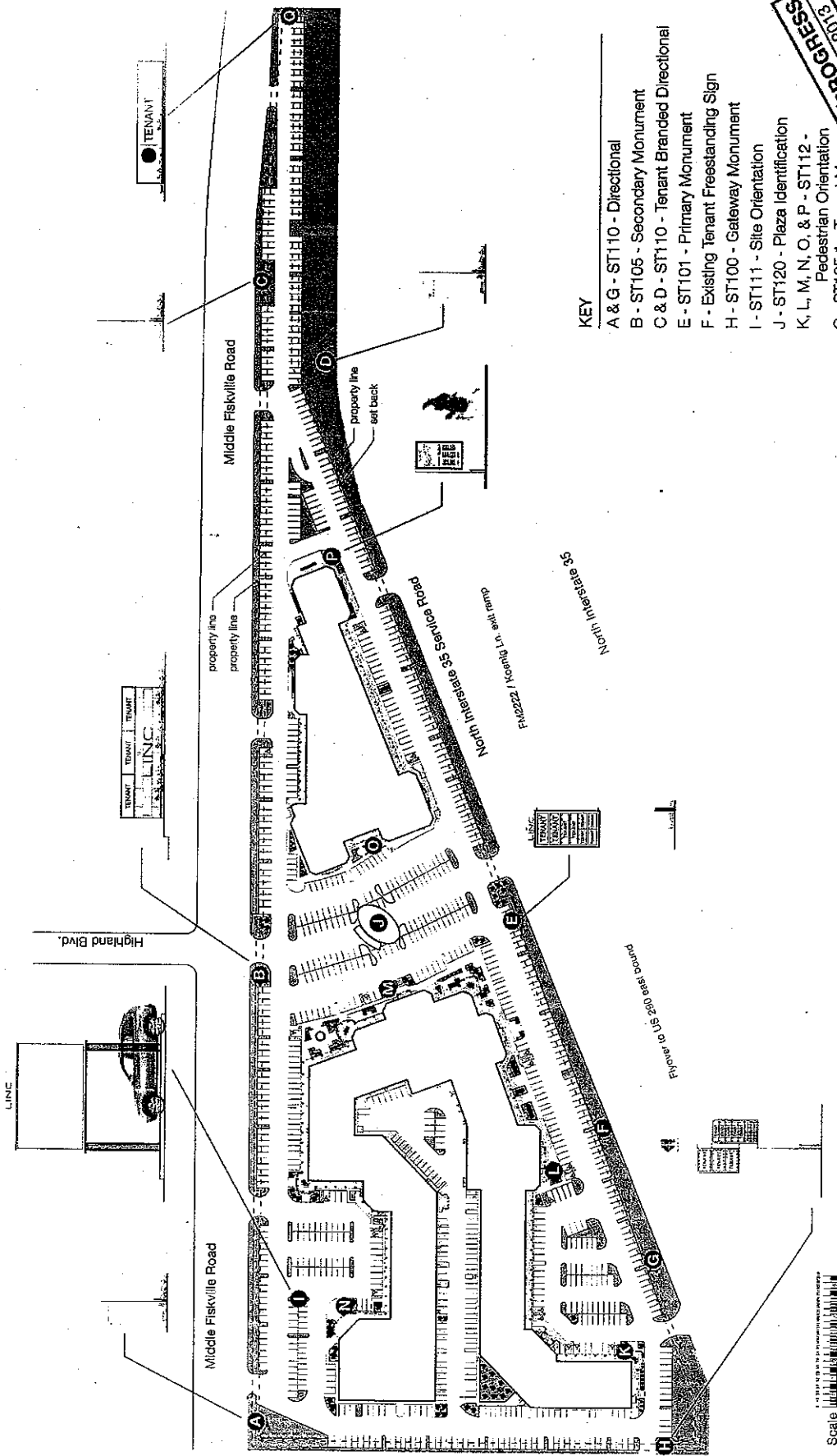
Attached is our sign application for the variance from all of 25-10 and replacement of it with Exhibit A for the property known as Lincoln Village at IH 35 and Middle Fiskville. Our request is a bit out of the ordinary, so let's meet to discuss when you can so that I can answer any questions.

Thank you.

Sincerely,


Nikelle Meade

Attachment



KEY

- A & G - ST110 - Directional
- B - ST105 - Secondary Monument
- C & D - ST110 - Tenant Branded Directional
- E - ST101 - Primary Monument
- F - Existing Tenant Freestanding Sign
- H - ST100 - Gateway Monument
- I - ST111 - Site Orientation
- J - ST120 - Plaza Identification
- K, L, M, N, O, & P - ST112 - Pedestrian Orientation
- Q - ST105.1 - Tenant Monument

INFOGRESS
 14 OCT 2013