

Revised

CASE # C16-2015-0004

**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: 615 West 7th Austin Texas 78701

LEGAL DESCRIPTION: Subdivision – Seven Apartments

Lot(s) 7 & 8 & 6A(amended plat of lots 5 & 6 Block 75 Outlot Division
See siteplan attached exhibit A

We Fource Communcations on behalf ourselves as authorized agent for

CSW Capital Partners LLC affirm that on 02-05, 2015, hereby apply for a hearing before

the Sign Review Board for consideration:

ERECT

2 single face freestanding signs, x1 located on the frontage of Rio Grande, x1 located on the frontage of west 7th. The signs do not meet the 12' setback from property line due to the nature of the building and the landscape environment. They do set back from the property line by 3-4' respectively.

in a *(online information not available-website down to be verified)* zoning district and located within the Downtown or Commercial *(website was down-to be verified)* Sign District.

Please contact Eben Kellogg with the Electric Utility at (512)322-6050 and send him a scan of your request to eben.kellogg@austinenergy.com 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 an NESC violation.

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

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

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

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because: Due to the nature of the architecture of the Seven project, the building is constructed on the property line, the landscape area that is allotted is directly under the first floor ceiling (overhang), to meet adequate setback as required by code (12'), the signs would be located "within or against" the building dependent on location. Through the following exhibits, you'll see that this is the most logical location for the signs. The condition on West 7th actually has a 32' setback from the curb cut with the sign located 3' behind the property line. The sign on Rio Grande has a 10' setback from curb cut and is elevated 4'6" above the sidewalk with the sign located 4' behind the property line.

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: The signs are low emitting LED with the Roman Numeral "VII" being of Channel letter style and the word "SEVEN" being of push-thru acrylic with halo style lighting. The signs point toward commercial properties respectively on 7th and Rio Grande that for the most part close at 6-8pm. The light factor will have no adverse affect on the neighboring properties. Landscape lighting and cove lighting are already part of the building structure and landscape area. In fact, with the indigenous landscape elements and the lighting of said & the signs, it is a picturesque ambiance of contemporary style merged with natural elements in a city environment.

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: by code, the only issue of adherence is meeting the prescribed 12' setback from property line

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: Given the nature of the building design and architecture, there exist similar conditions within the city for high rise apartment dwellings. Granting this variance would not provide a privelege that other developments of similar design would not seek the same allowances.

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 1351 Regal Row

City, State & Zip Dallas, Texas 75247

Printed Murphy Webster 3 Phone 214-914-8292 Date 2-5-15

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 9606 North Mopac Expwy #500

City, State & Zip Austin, Texas 78759

Printed Hal Heemstra Phone 512-658-7102 Date 2-5-15

ADDITIONAL INFORMATION TO BE SUBMITTED WITH COMPLETED APPLICATION:
(FAILURE TO SUBMIT ALL THE REQUIRED MATERIALS WILL RESULT IN NON-
ACCEPTANCE OF THE APPLICATION. **BACKUP MATERIAL WILL BE ACCEPTED
UNTIL 9:00 A.M. THE MONDAY PRIOR TO THE MEETING. THERE WILL BE NO
EXCEPTIONS.**)

SITE PLAN: Must be drawn to scale, showing present and proposed construction
and locations of existing structures on adjacent lots.

All Sign Review Board cases must submit location and
elevation drawings, drawn to scale, in addition to the site
plan required.

APPLICATION FEES: Residential	\$403.52
All Other	\$703.52

Please be advised that the Board can only hear 16 new cases per month, therefore, applications will be accepted on a first come, first served basis.

Please be advised that a request for reconsideration of any Board action must be filed within 10 days from the Board meeting/action.

If you need assistance completing this application (general inquires only) please contact:
Leane Heldenfels, (512)974-2202, leana.heldenfels@austintexas.gov
or Diana Ramirez, 974-2241, Diana.ramirez@austintexas.gov
505 Barton Springs Road, 1st 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 DECISION STATES OTHERWISE.**



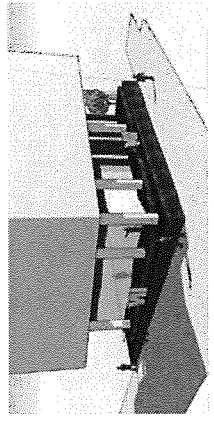
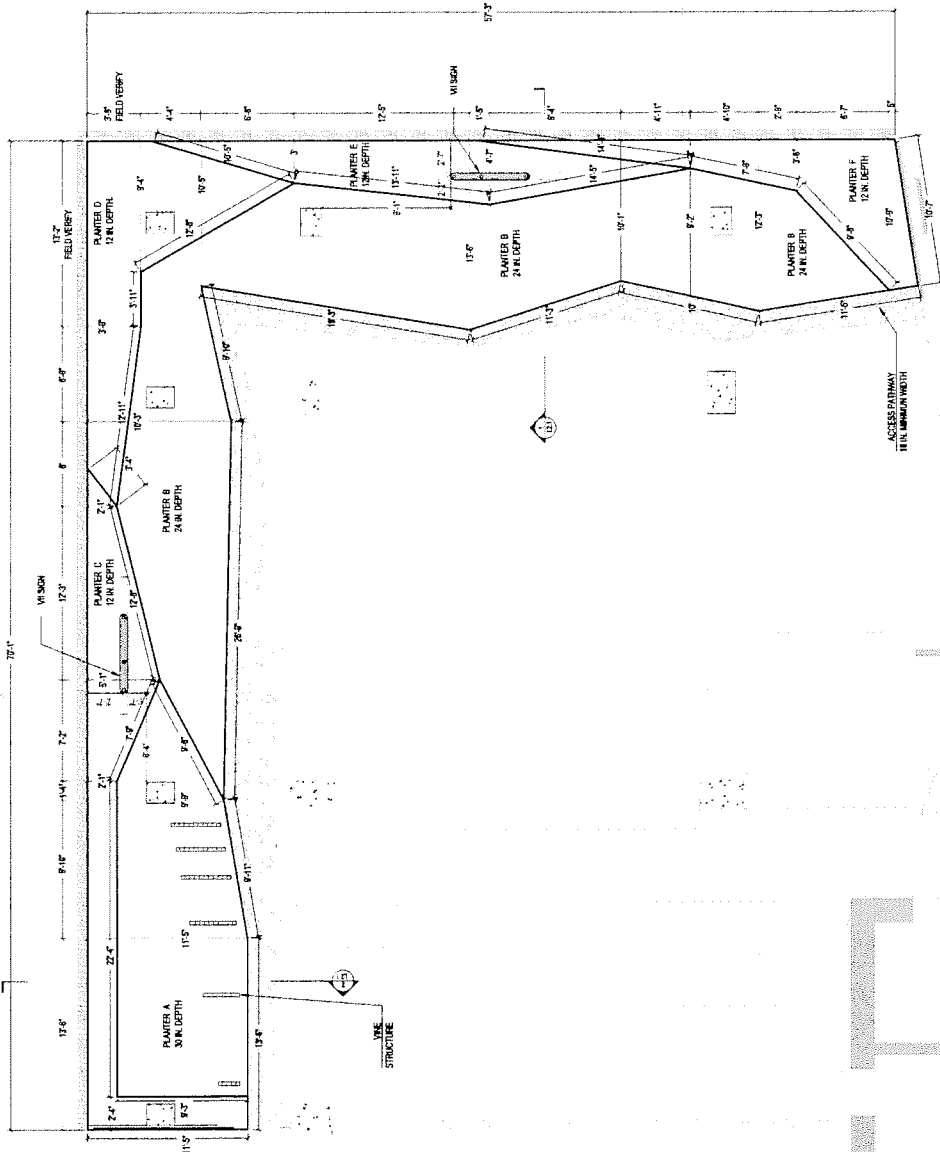
SEVEN RIO
AUSTIN, TX 78701

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Landscape Architecture & Urban Design
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Architects Association (ALAA).

PROJECT
Name: Seven Rio
Date: 01/12/2014
Sheet: 1467

Project No. 1467
FRONT ENTRY
LANDSCAPE
PLANTERS
L1.2

- WALDO PLANTING BED
1224 SQ. FT.
- 2" 4" COLORADO RIVER ROCK
224 SQ. FT. (4" DEEP)
- 1" 2" COLORADO RIVER ROCK
88 SQ. FT. (4" DEEP)



PLANTER LAYOUT
SCALE: 1/4" = 1'-0"

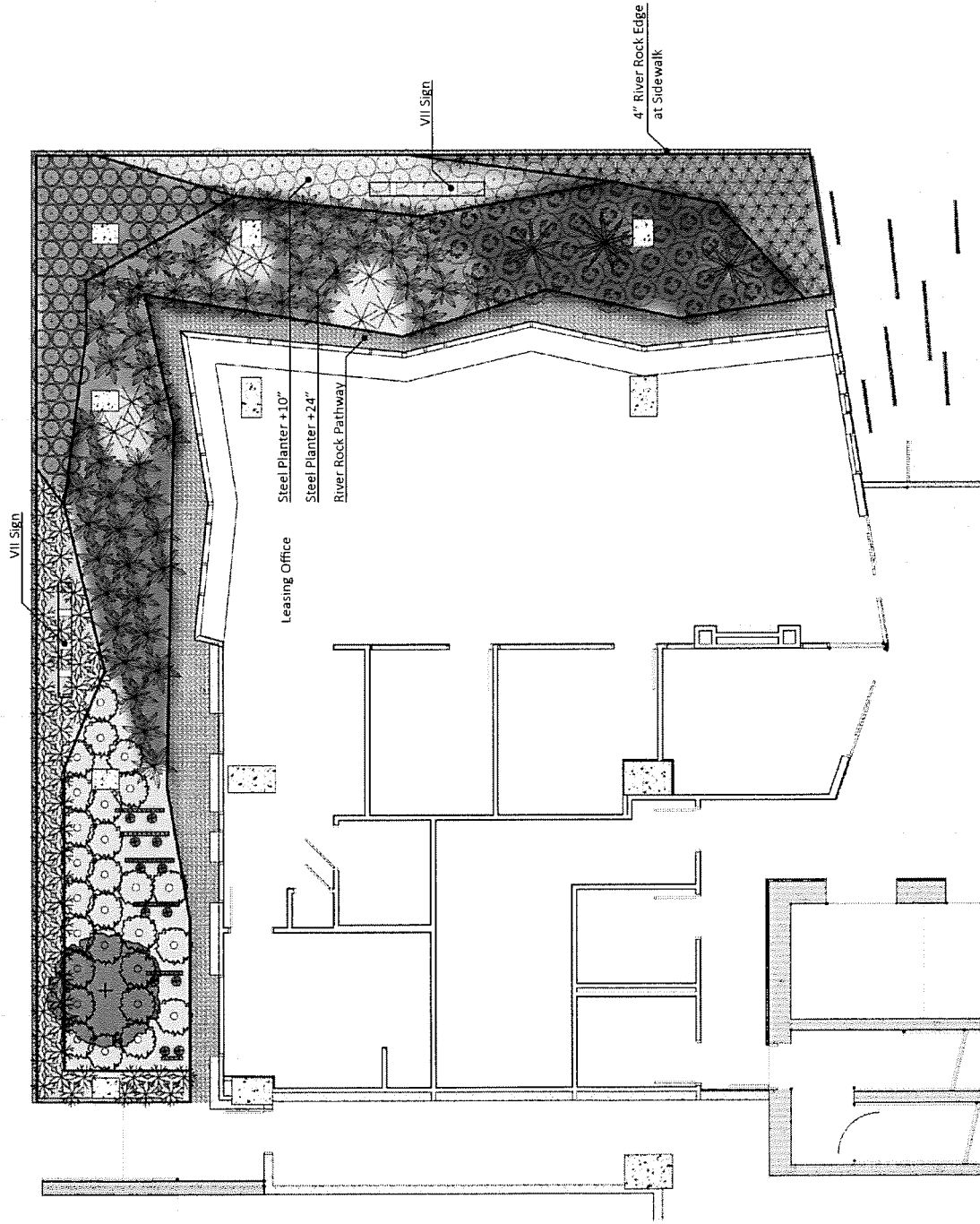
Seven RIO
Front Entrance Landscape Plan
14.11.08



STUDIO BALCONES
LANDSCAPE ARCHITECTURE + URBANISM

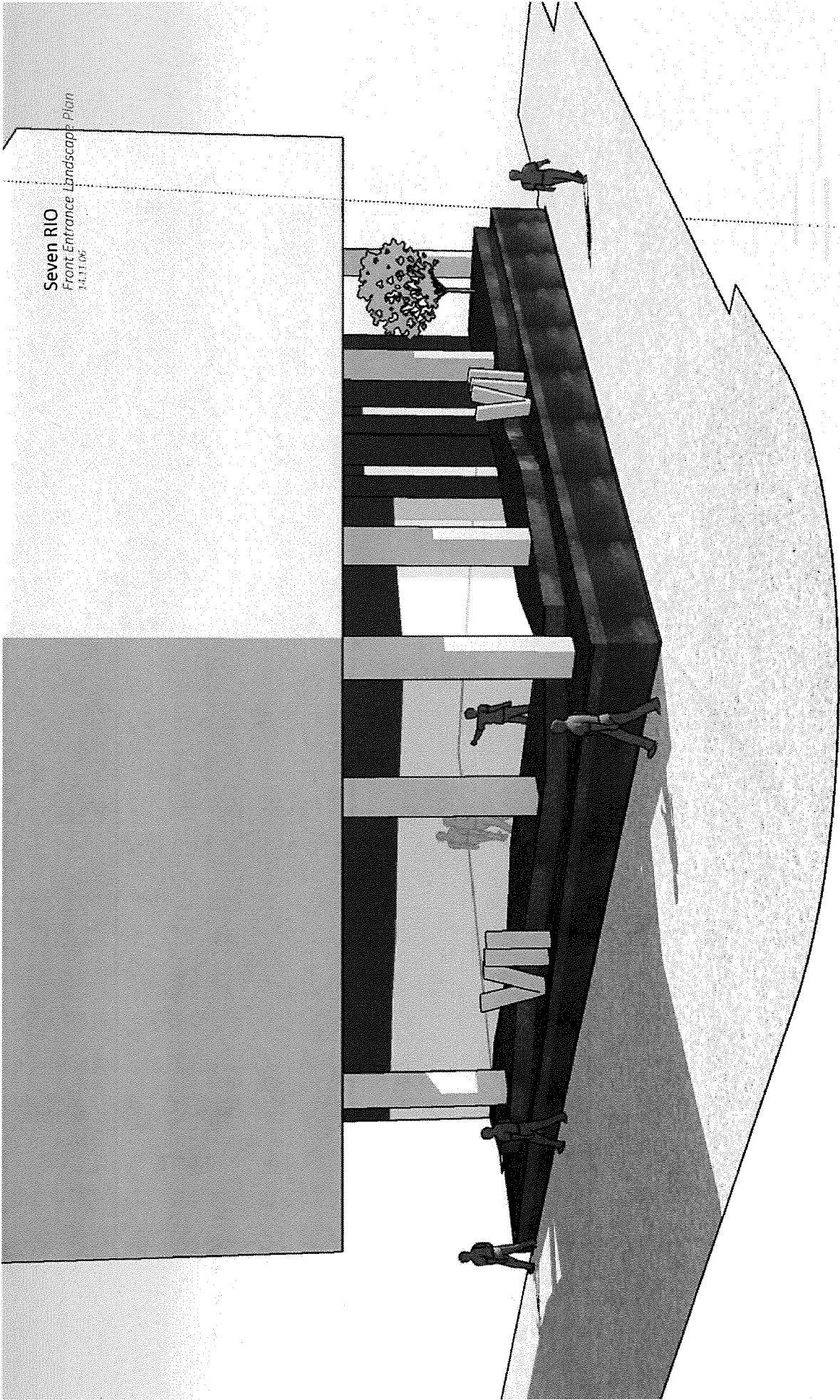
Seven RIO Front Entrance Landscape Plan 1411166

- Anacacho Orchid Tree
Bauhinia linearis
- Sabal Brazoria
Sabal x brazoriae 'Sabalini'
- Blue Grama Grass
Bouteloua gracilis 'Fountain of Ardenice'
- Gopher Plant
Eriogonum fasciculatum
- Pale Leaf Yucca
Yucca pallida
- Mangrove Manfredo
Alphitonia flaccida
- Dwarf Horsetail
Equisetum hyemale
- Bamboo Muhly
Anthusa perfoliata
- Spotted Leopard Plant
Fa. ligularis 'Aureum'
- Dianella
Dianella caerulea
- Berkeley Sedge
Carex decisa
- Virginia Creeper
Parthenocissus quinquefolia



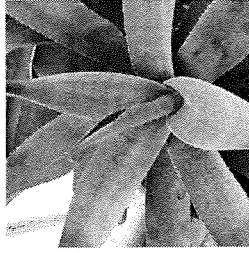
1. All plants are to be installed by the end of the year.
 2. All plants are to be installed by the end of the year.
 3. All plants are to be installed by the end of the year.

Seven RIO
Front Entrance Landscape Plan
14.11.06

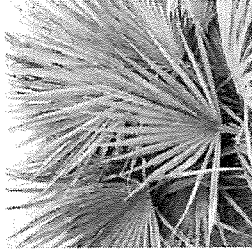


STUDIO BALCONES
LANDSCAPE ARCHITECTURE + URBANISM

Seven RIO
Front Entrance Landscape Palette
14.11.06



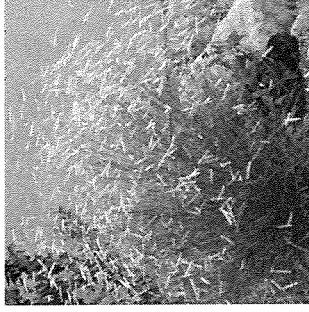
Mangave Manfreda
Paleleaf Yucca



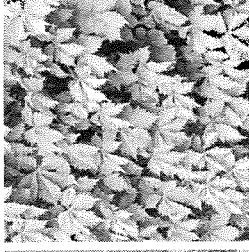
Sabal Brazoria



Dwarf Spotted Leopard Plant



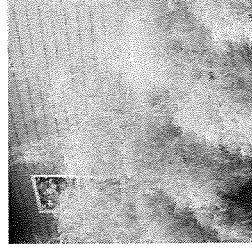
Blue Grama Grass



Virginia Creeper



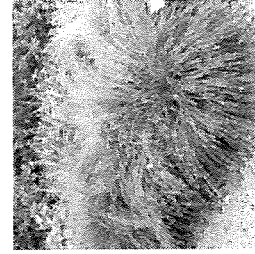
Anacacho Orchid Tree



Bamboo Muhly

SHADY

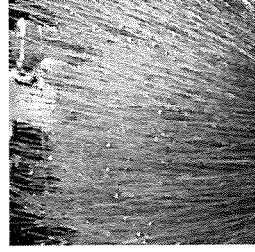
..... SUNNY



Berkeley Sedge



Dianella



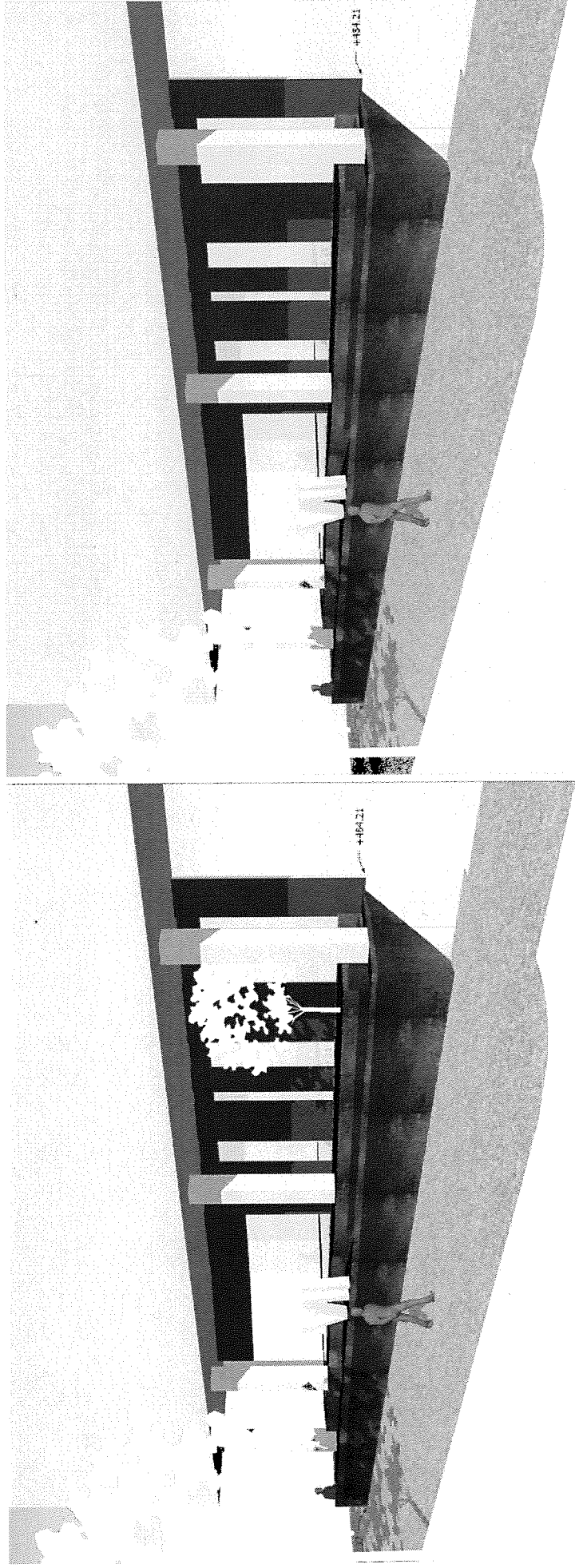
Dwarf Horsetail



Gopher Plant

STUDIO BALCONES
LANDSCAPE ARCHITECTURE + URBANISM

Seven RIO Front Entrance Landscape Palette



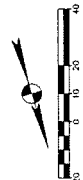
Anacacho Orchid Tree

STUDIO BALCONES
LANDSCAPE ARCHITECTURE + URBANISM

[illegible]

SITE PLAN

THIS DOCUMENT IS RELEASED FOR THE USE OF THE PUBLIC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

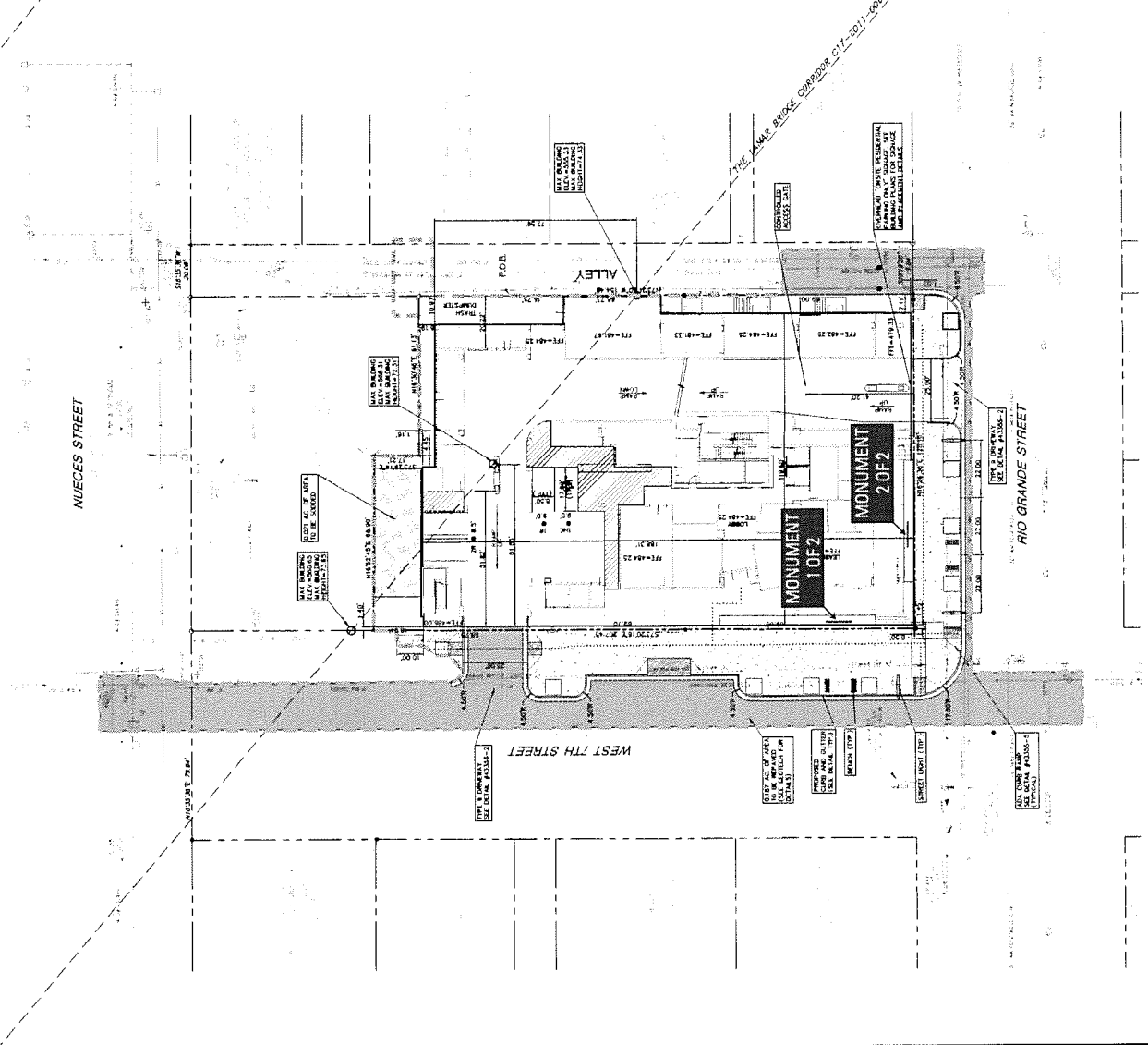


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1. ALL INFORMATION SHALL BE MADE AVAILABLE TO THE PUBLIC AND TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL OF THE PLANNING AND DEVELOPMENT DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE LANDING AND PINE CODE COMPLIANCE FOR BUILDING PERMIT APPLICANT.
3. ALL SITE PLAN COMMENTS WITH RECOMMENDATIONS OF A LATER DATE.
4. ADDITIONAL ELECTRIC CADDISGAYS MAY BE REQUIRED AT A LATER DATE.
5. WATER AND WASTEWATER SERVICES MAY BE PROVIDED BY THE CITY OF AUSTIN (OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN).
6. ALL EXISTING UTILITIES SHOWN TO BE PROTECTED WILL BE PRESERVED.
7. A PLANNING PERMIT SHALL BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR THIS PROJECT.
8. A PLANNING PERMIT SHALL BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR THIS PROJECT.
9. FOR SPECIAL CIRCUMSTANCES, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR CONSTRUCTION OF THE RIGHT-OF-WAY, A PUMP ELEVATION PERMIT FOR FLOOD CONTROL, OR DRAINAGE TO UNITS.

A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN
 STATE POLICE (BIOGRAPHIC) STAFF TO THE FIELD OFFICE

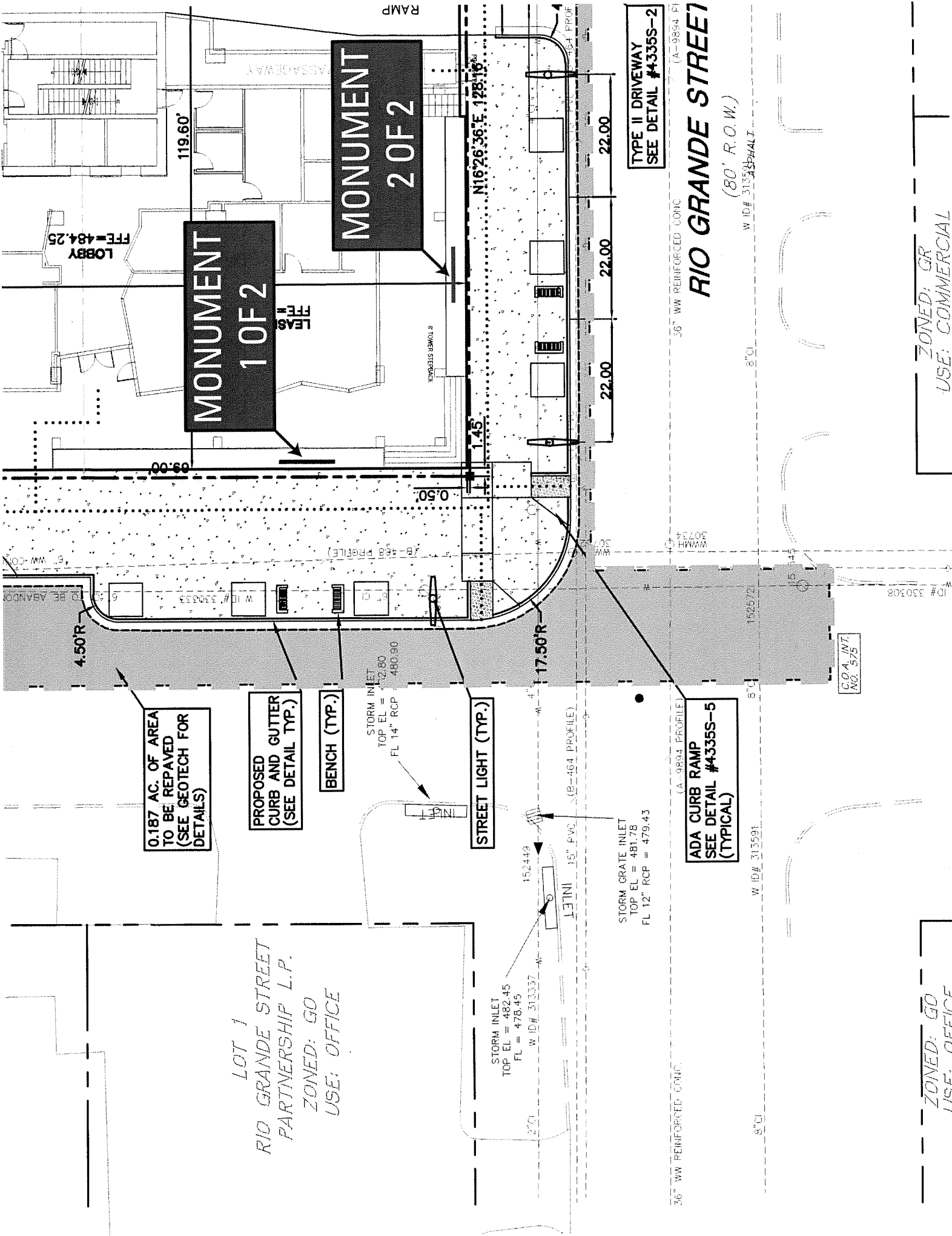
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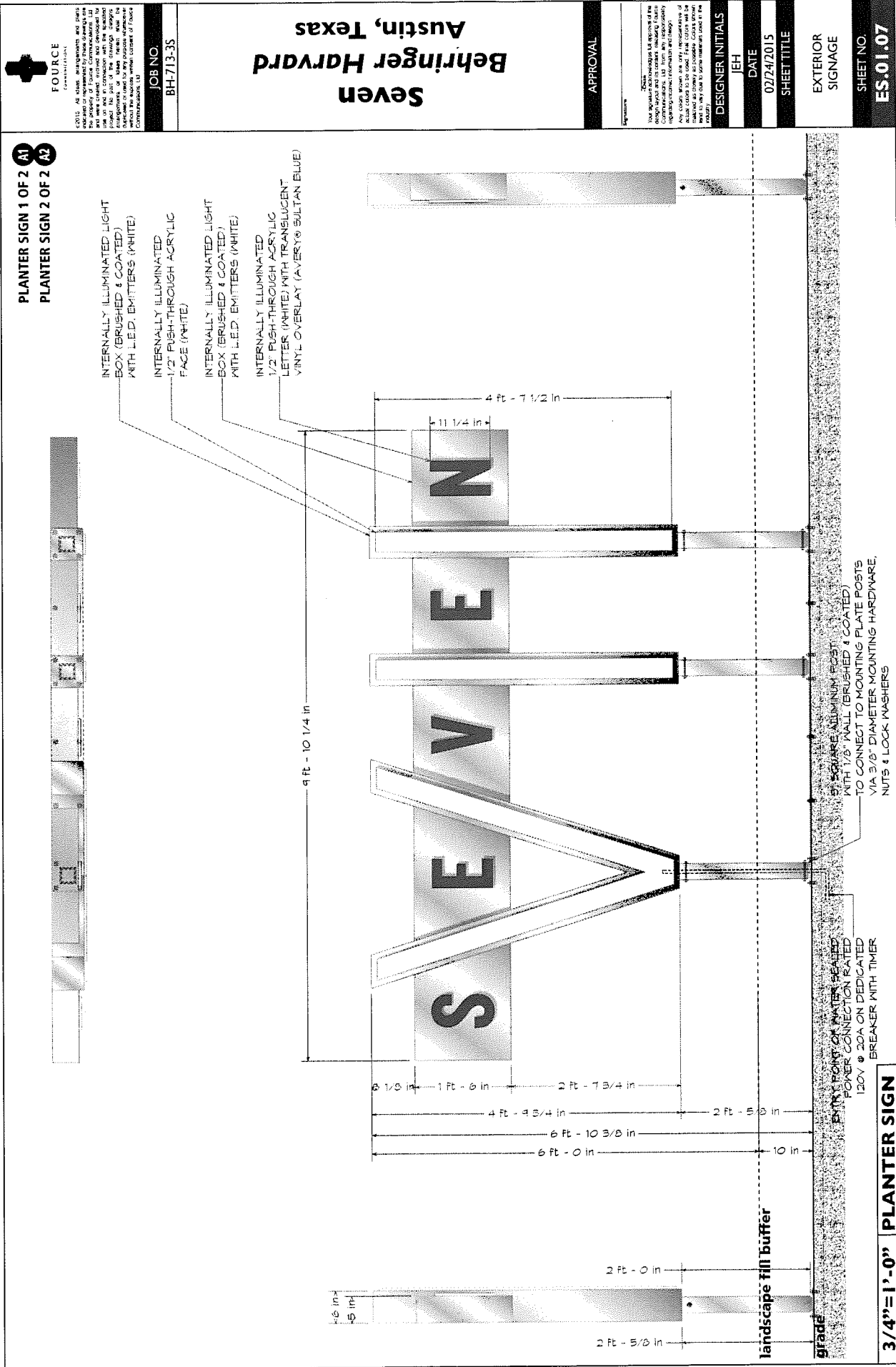


ZONED: GO
USE: OFFICE

TYPE II DRIVEWAY
SEE DETAIL #4335S-2

RIO GRANDE STREET
(80' R.O.W.)







FOURCE
COMMUNICATIONS

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JOB NO.

BH-713-35

Seven
Behringer Harvard
Austin, Texas

APPROVAL

Signature

Title

Your signature and title must be approved by the design engineer and the owner. The design engineer must sign and date the drawing. The owner must sign and date the drawing. The design engineer must sign and date the drawing. The owner must sign and date the drawing.

DESIGNER INITIALS

JEH

DATE

01/14/2015

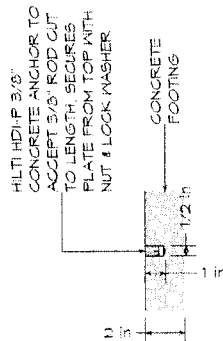
SHEET TITLE

EXTERIOR

SIGNAGE

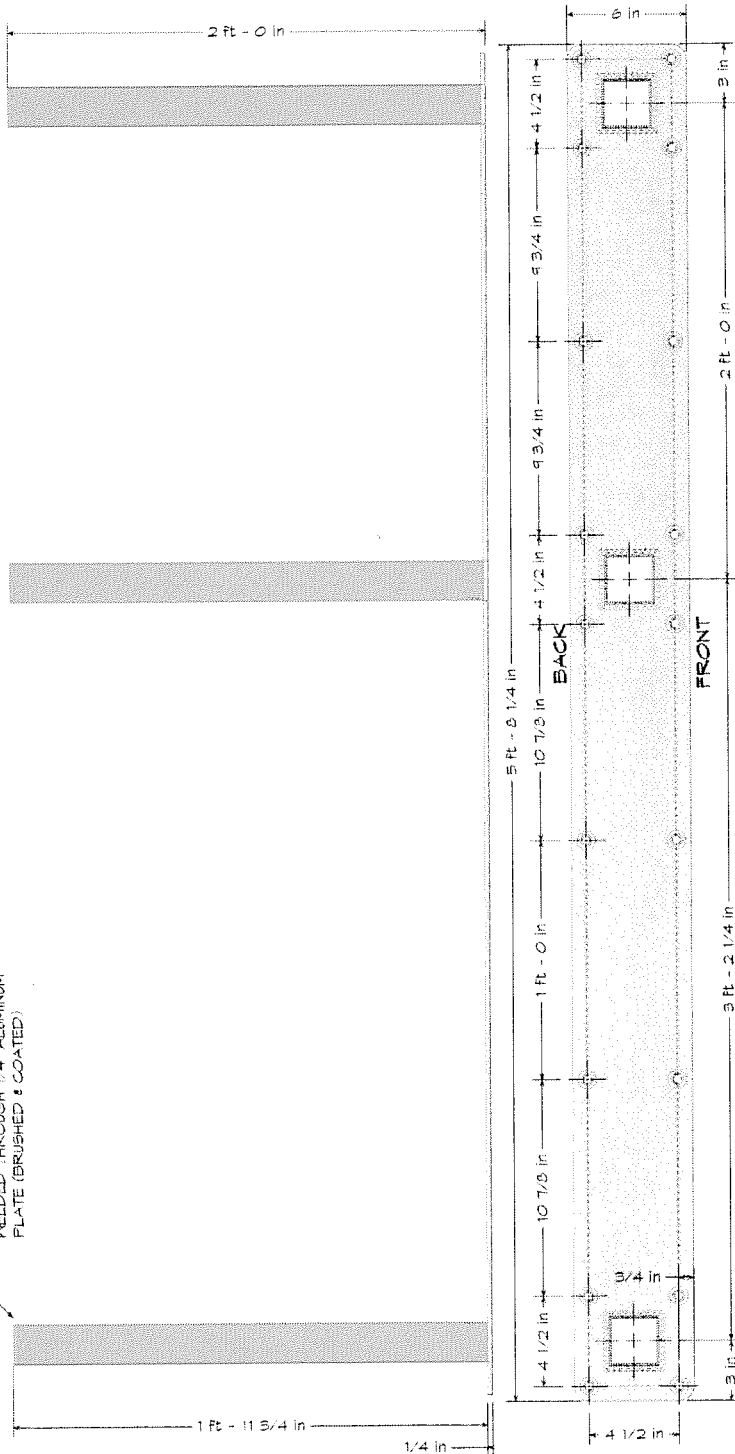
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ES.01A.06

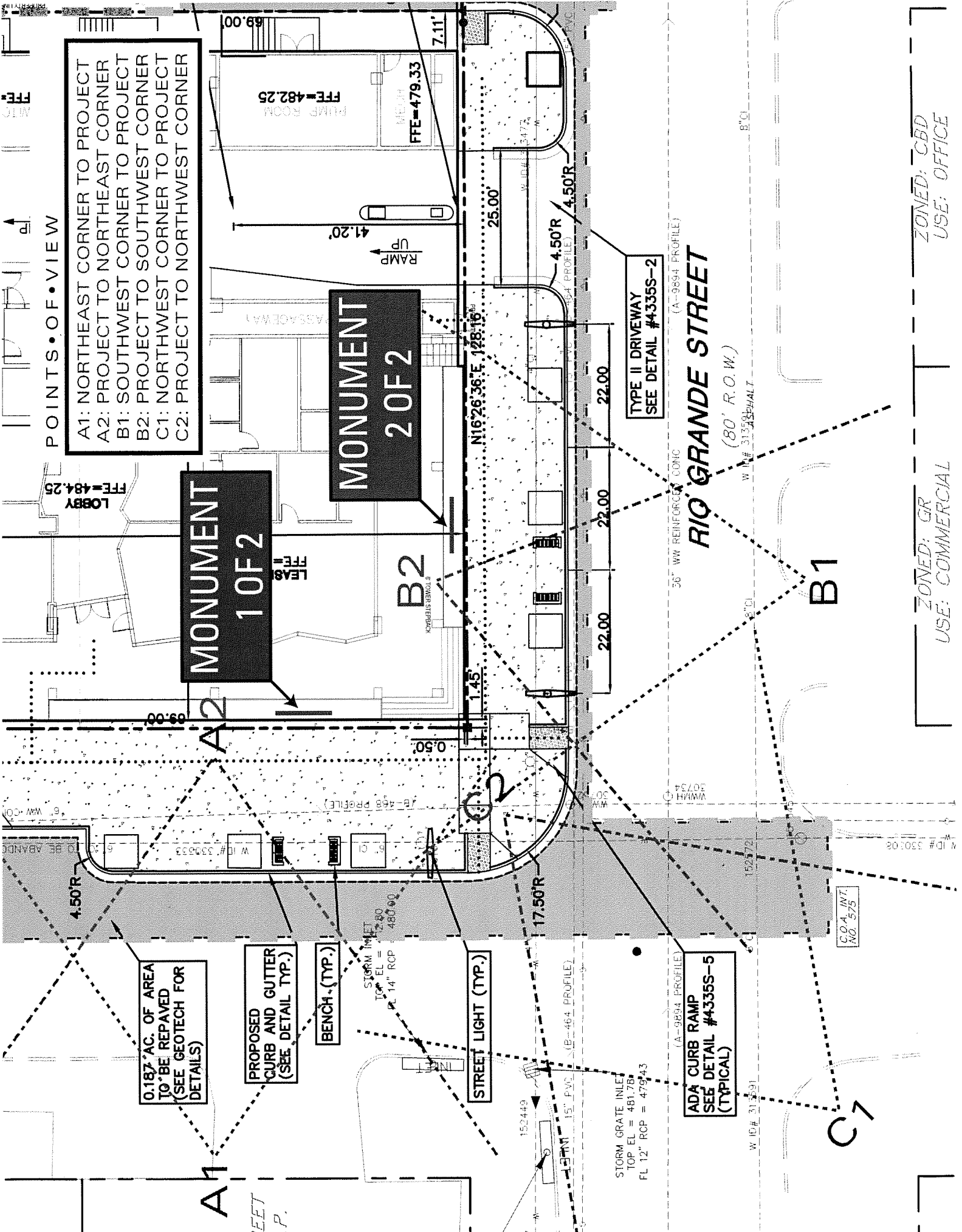


2"=1'-0" HARDWARE

2 1/2" SQUARE ALUMINUM POST WITH 1/4" WALL PENETRATION WELDED THROUGH 1/4" ALUMINUM PLATE (BRUSHED & COATED)



2"=1'-0" MOUNTING PLATE



POINTS OF VIEW

- A1: NORTHEAST CORNER TO PROJECT
- A2: PROJECT TO NORTHEAST CORNER
- B1: SOUTHWEST CORNER TO PROJECT
- B2: PROJECT TO SOUTHWEST CORNER
- C1: NORTHWEST CORNER TO PROJECT
- C2: PROJECT TO NORTHWEST CORNER

MONUMENT
10F2

MONUMENT
20F2

RIO GRANDE STREET

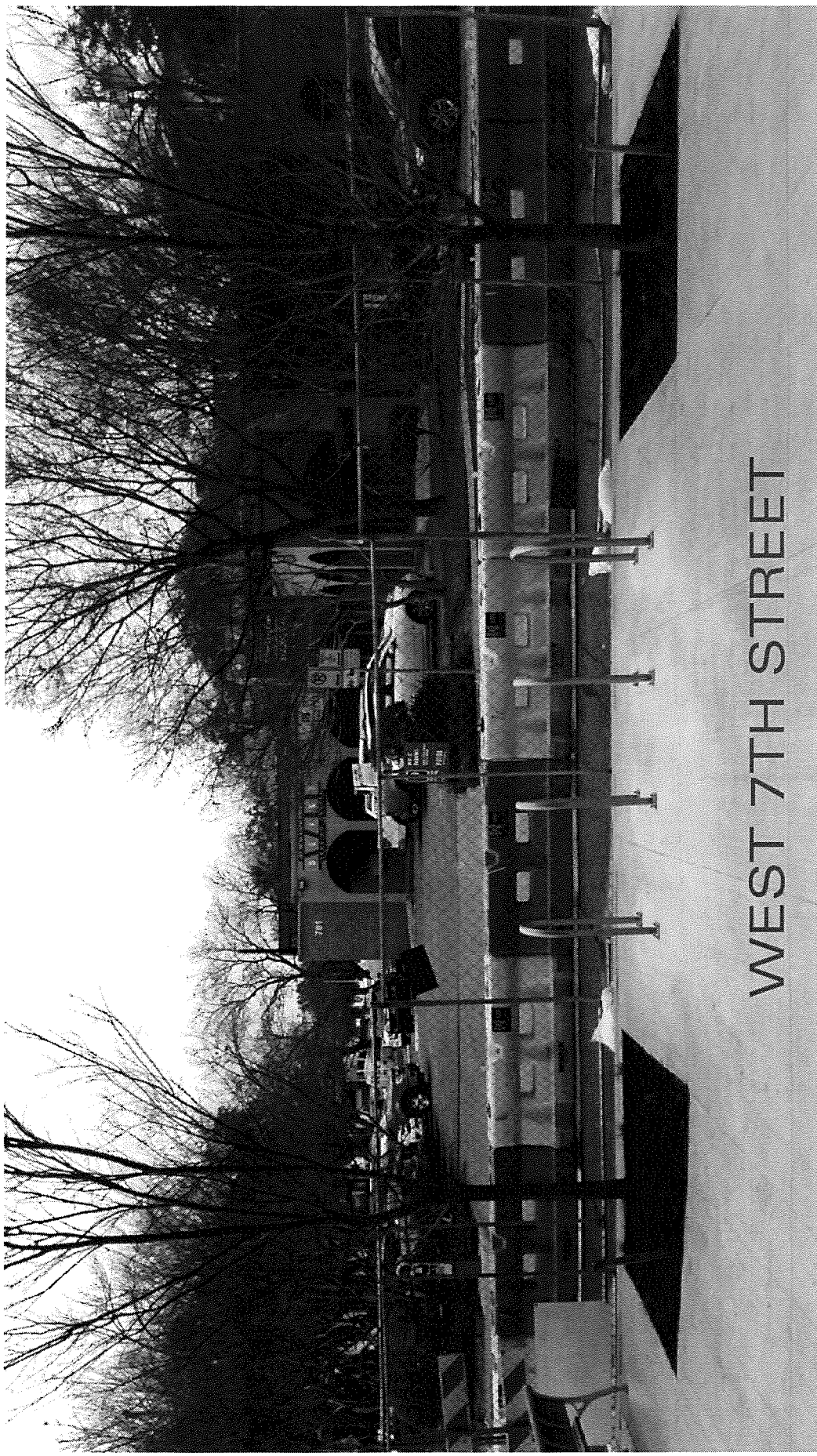
ZONED: GR
USE: COMMERCIAL

ZONED: CBD
USE: OFFICE



WEST 7TH STREET







P.O.V. B2



