

CASE **CL6-2015-004**
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 Communications 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@austinenenergy.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 ambience 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 
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, leaneheldenfels@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.**



FOURCE
COMMUNICATIONS

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JOB NO.
BH-713-3S

**Seven
Behringer Harvard
Austin, Texas**

APPROVAL

Signature

Date

Your signature acknowledges the approval of the design layout and its content, releasing Fource Communications, Ltd. from any responsibility regarding incorrect information and design. Any colors shown are only representative of actual colors to be used. Final colors will be determined by the manufacturer and may vary from those shown. Colors are not to scale and may vary due to some materials used in the industry.

DESIGNER INITIALS

JEH

DATE

02/24/2015

SHEET TITLE

EXTERIOR
SIGNAGE

SHEET NO.

ES.01.07

INTERNALLY ILLUMINATED LIGHT
BOX (BRUSHED & COATED)
WITH L.E.D. EMITTERS (WHITE)

INTERNALLY ILLUMINATED
1/2" PUSH-THROUGH ACRYLIC
FACE (WHITE)

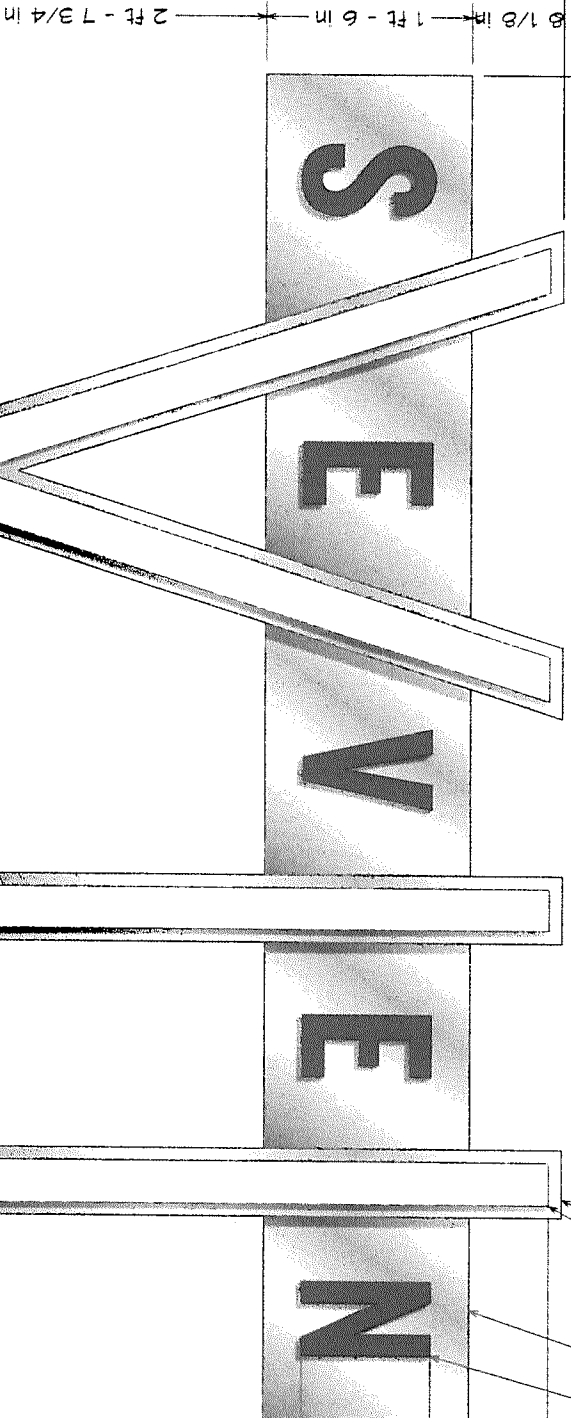
INTERNALLY ILLUMINATED LIGHT
BOX (BRUSHED & COATED)
WITH L.E.D. EMITTERS (WHITE)

INTERNALLY ILLUMINATED
1/2" PUSH-THROUGH ACRYLIC
LETTER (WHITE) WITH TRANSLUCENT
VINYL OVERLAY (AVERY® SULTAN BLUE)

9 ft - 10 1/4 in

11 1/4 in

4 ft - 7 1/2 in



8 1/8 in

1 ft - 6 in

2 ft - 7 3/4 in

4 ft - 9 3/4 in

6 ft - 10 3/8 in

6 ft - 0 in

2 ft - 5/8 in

10 in

2 ft - 5/8 in

5 in

6 in

5 in

5 in

3/4"=1'-0"

PLANTER SIGN

ENTRY POINT OF WATER SEALED
POWER CONNECTION RATED
120V @ 20A ON DEDICATED
BREAKER WITH TIMER

5" SQUARE ALUMINUM POST
WITH 1/8" WALL (BRUSHED & COATED)
TO CONNECT TO MOUNTING PLATE POSTS
VIA 3/8" DIAMETER MOUNTING HARDWARE,
NUTS & LOCK WASHERS



COMMUNICATIONS, Ltd

100

01-01-19

Seven
Behringer Harvard
Austin, Texas

APPROVAL

Signature

Your signature acknowledges full approval of the design layout and its content, releasing Focus Communications, Ltd from any responsibility regarding incorrect information and design.

Any colors shown are only representative of actual colors to be used. Final colors will be matched as closely as possible. Colors shown tend to vary due to some materials used in the industry.

DESIGNER INITIALS

何

DAI E

01/14/2013

3HEE 11116

SIGNATURE

SHEET NO.

המחירים

Diagram illustrating the installation of a rod anchor into a concrete footing:

- The rod is cut to length and secured with a nut and lock washer.
- The rod is positioned 2 inches from the top of the footing.
- The rod is secured with a nut and lock washer.
- The rod is positioned 1/2 inch from the top of the footing.
- The footing is 1 inch thick.

2"=1'-0" **HARDWARE**

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

11-5741

116 *Journal of*

410-147

10

70

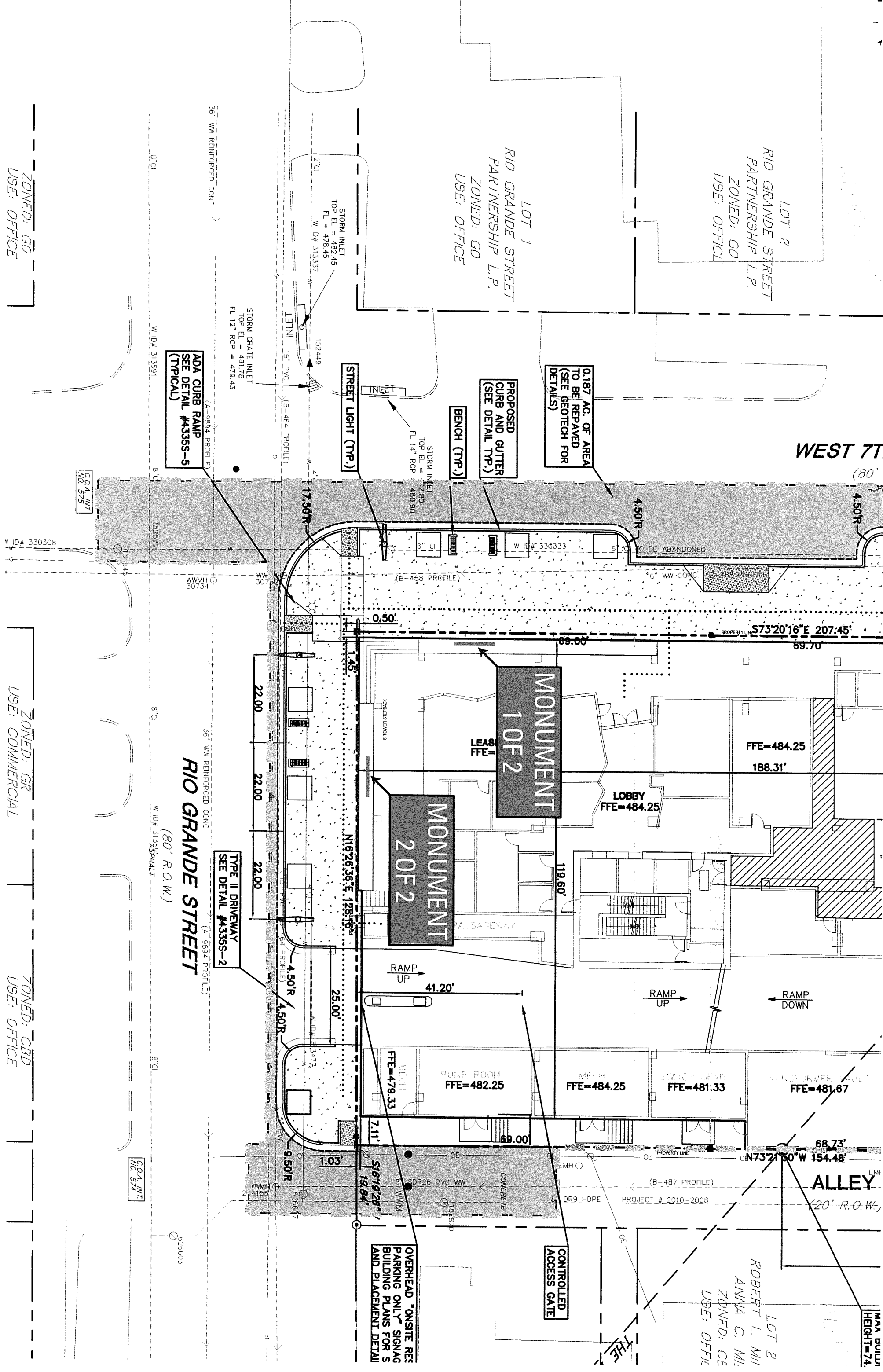
2”=1’-0”

MOUNTING PLATE

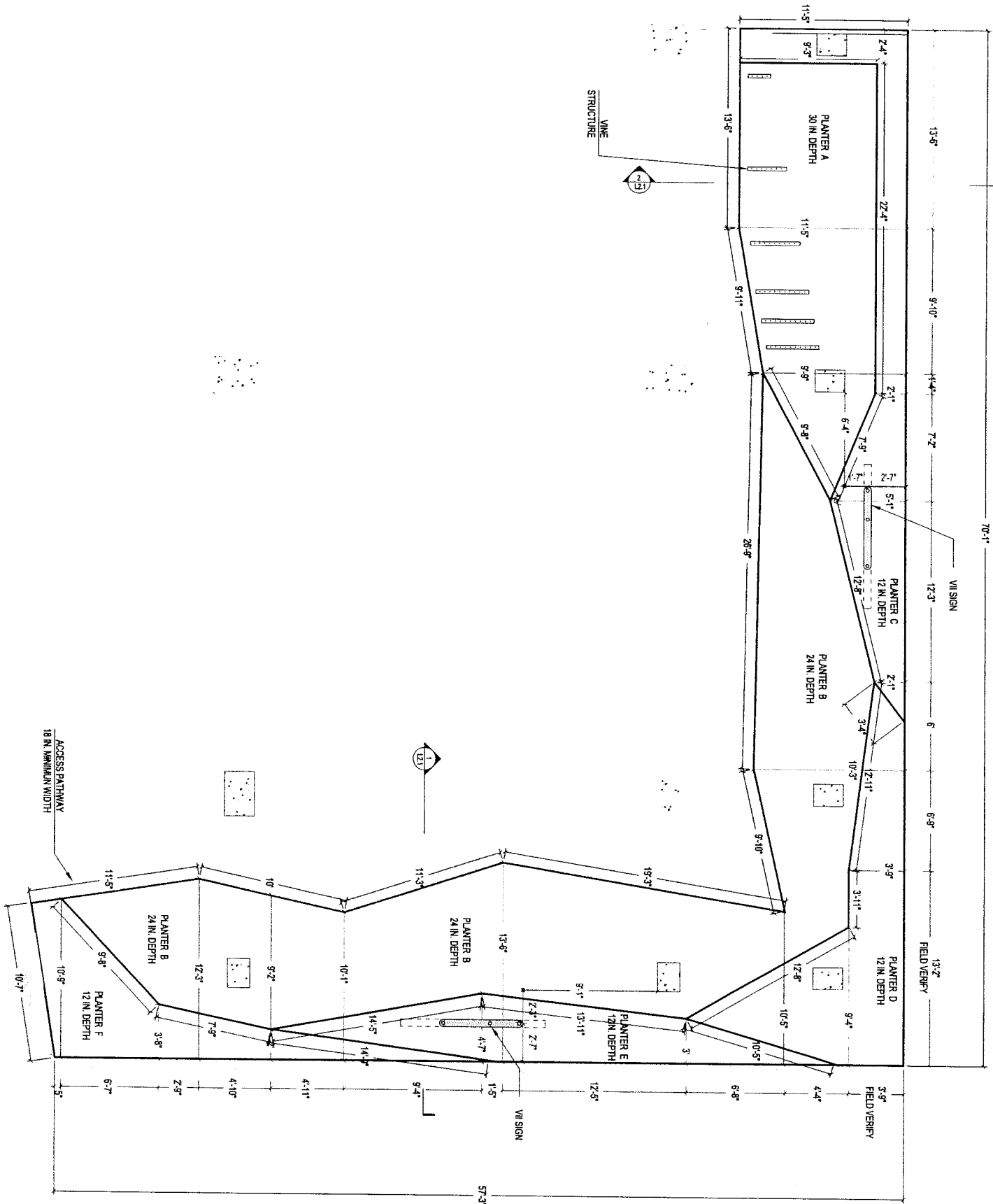
ZONED: GO
USE: OFFICE

ZONED: GR
USE: COMMERCIAL

ZONED: CBD
USE: OFFICE



MAX. BUILDING HEIGHT=74'



- MULCHED PLANTING BED
1224 SQ. FT.
- 2'-4" COLORADO RIVER ROCK
226 SQ. FT. (4' DEEP)
- 1'-2" COLORADO RIVER ROCK
85 SQ. FT. (4' DEEP)

SEVEN RIO
AUSTIN, TX 78701



STUDIO BALCONES
LANDSCAPE ARCHITECTURE & URBAN DESIGN

702 SAN ANTONIO STREET
AUSTIN, TX 78701
OFFICE 512.383.8815
www.studiobalcones.com

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ISSUED SETS:
Description Date Issued
95% CD Nov. 26, 2014

Project No. 1407

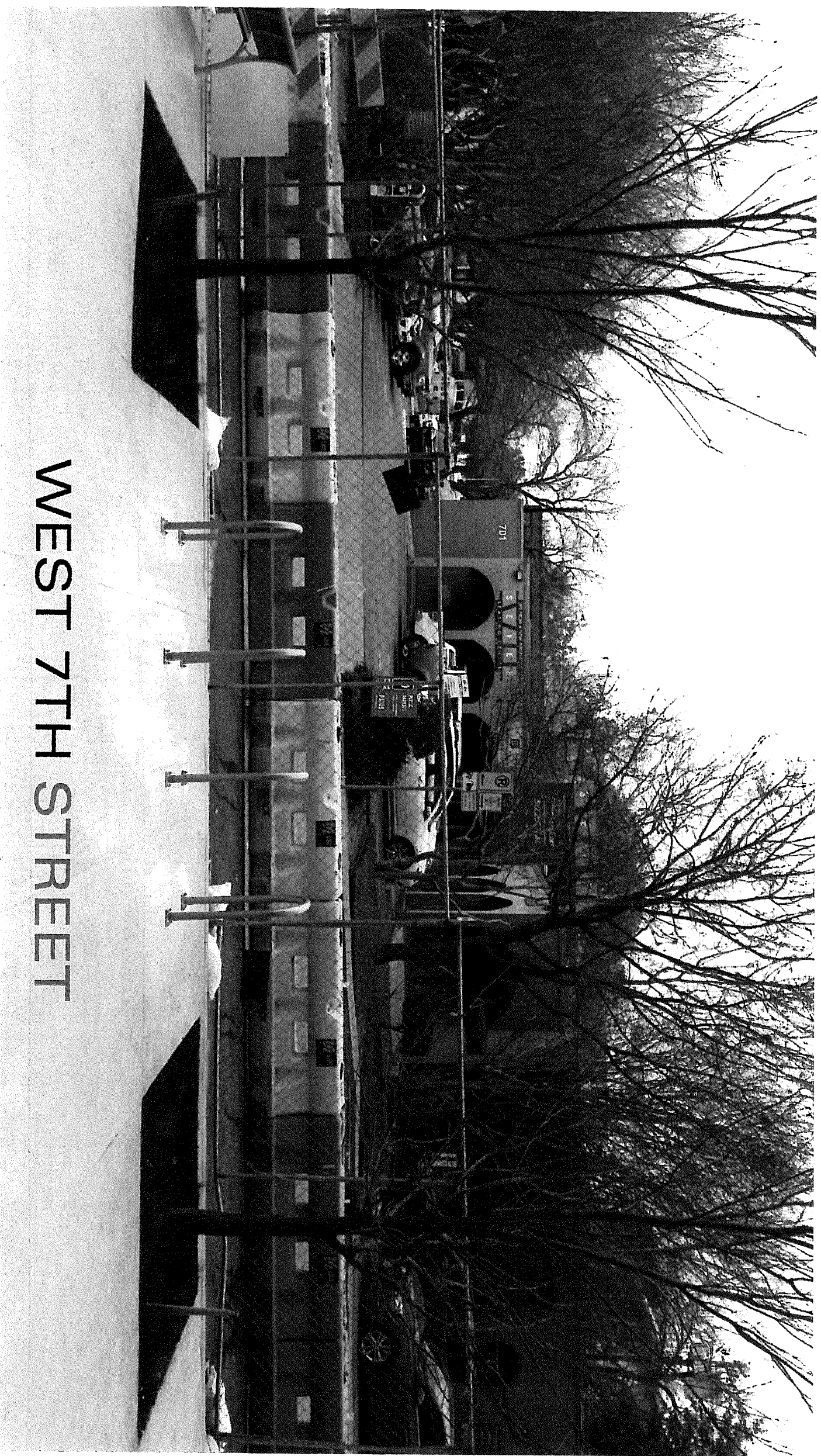
FRONT ENTRY
LANDSCAPE
PLANTERS

L1.2



WEST 7TH STREET



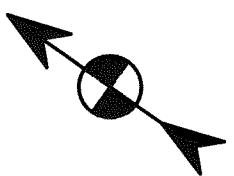


WEST 7TH STREET



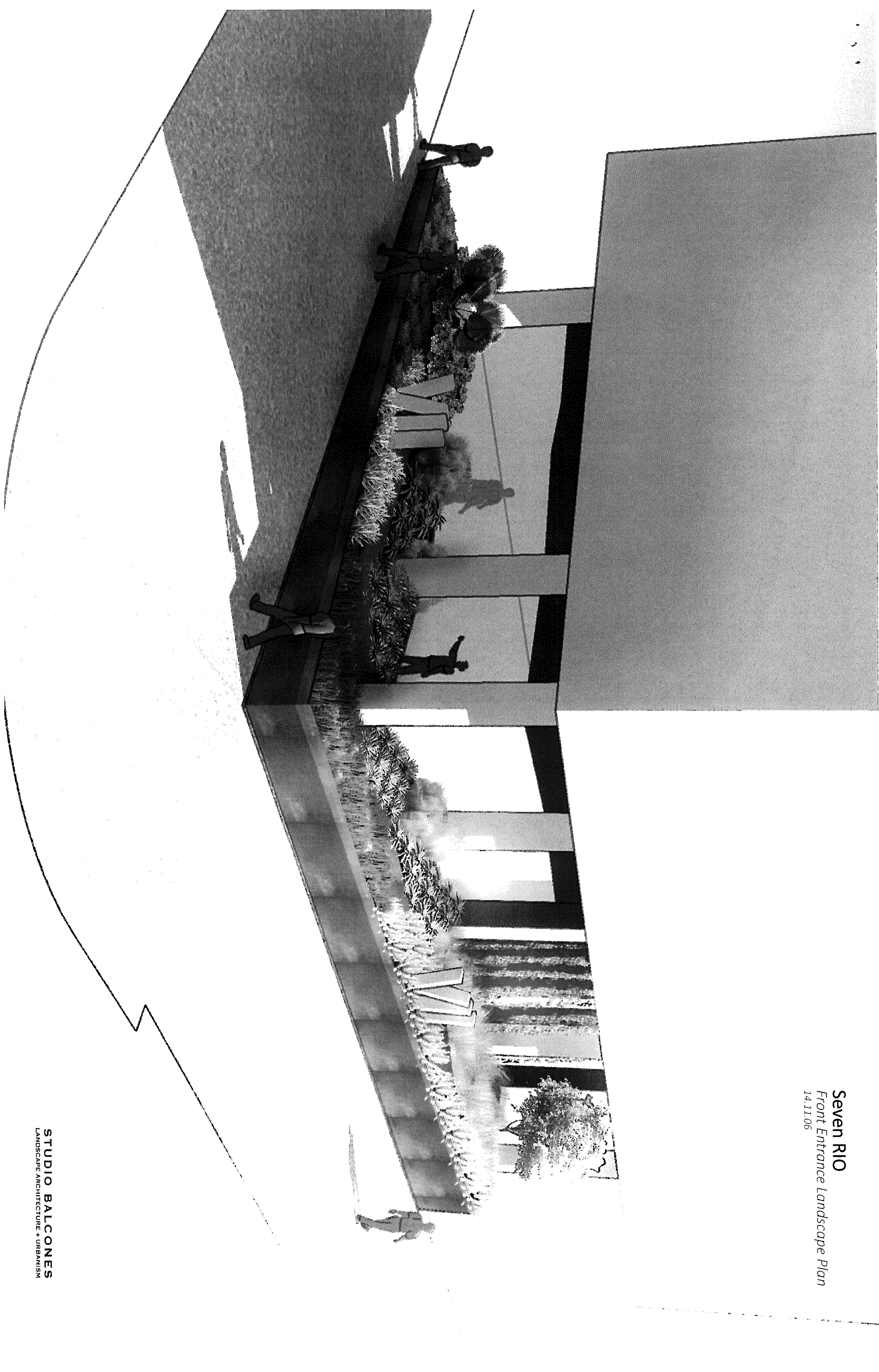




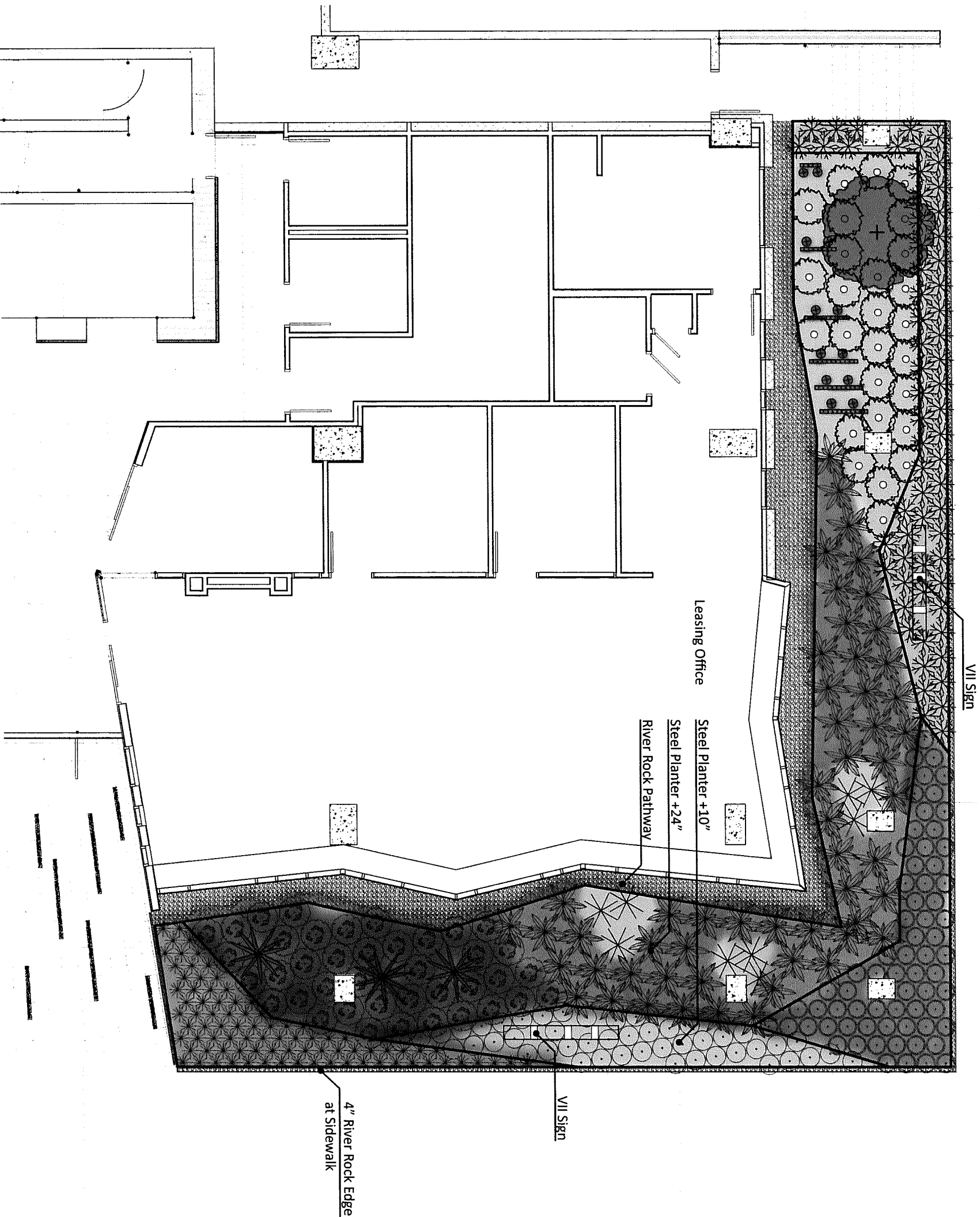


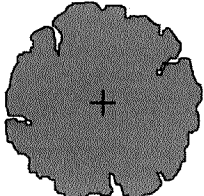


Seven RIO
Front Entrance Landscape Plan
14.11.06



Seven RIO
Front Entrance Landscape Plan
14.11.06



 **Anacacho Orchid Tree**
Bauhinia lunarioides

 **Sabal Brazoria**
Sabal x texensis 'Brazoria'

 **Blue Grama Grass**
Bouteloua gracilis 'Blonde Ambition'


 **Gopher Plant**
Euphorbia latifolia


 **Pale Leaf Yucca**
Yucca pallida


 **Mangave Manfreda**
Agave 'Nacho Nacho'

 **Dwarf Horsetail**
Equisetum scirpoides

 **Bamboo Muhly**
Muhlenbergia dumosa

 **Spotted Leopard Plant**
Farfugium japonicum 'Aureomaculatum'

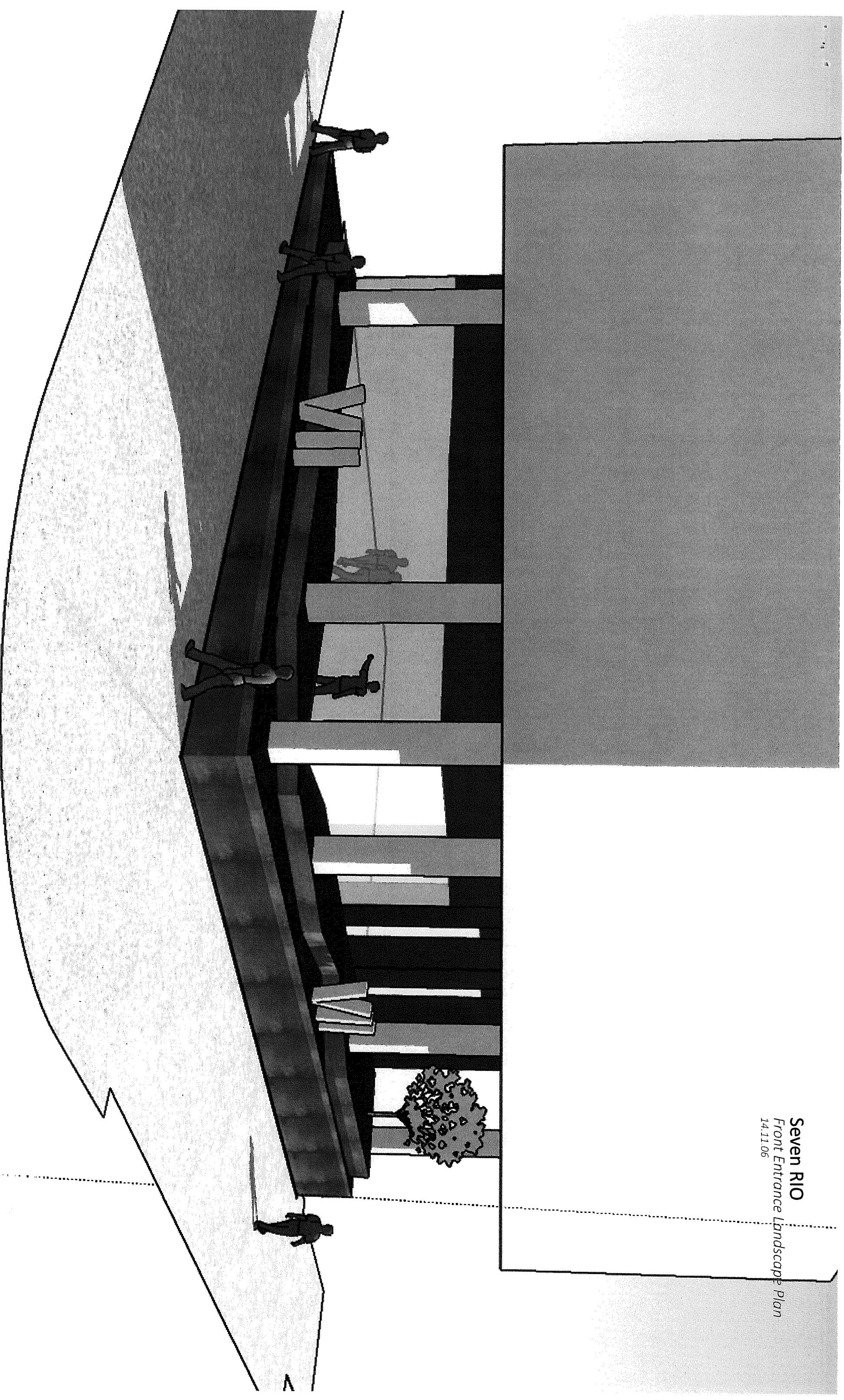
 **Dianella**
Dianella caerulea

 **Berkeley Sedge**
Carex divulsa

 **Virginia Creeper**
Parthenocissus quinquefolia a

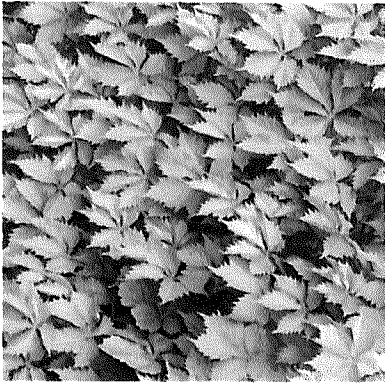
Seven RIO

Front Entrance Landscape Plan
14.11.06



Seven RIO

Front Entrance Landscape Palette
14.11.06



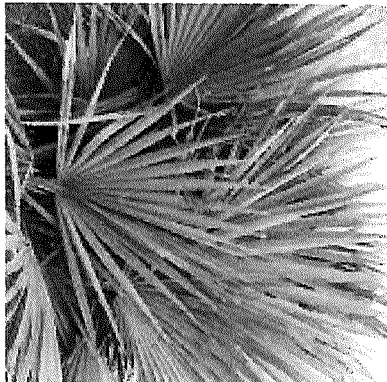
Virginia Creeper



Blue Grama Grass



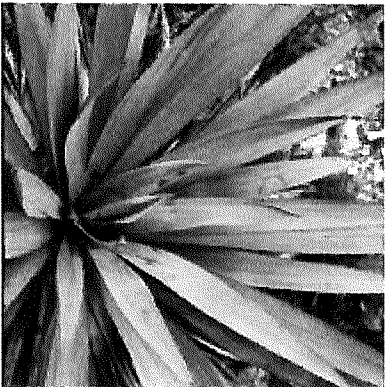
Anacacho Orchid Tree



Sabal Brazoria



Dwarf Spotted Leopard Plant



Mangave Manfreda
Paleleaf Yucca

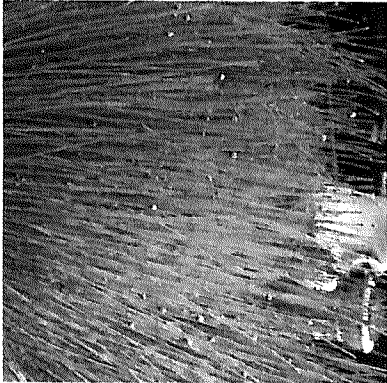


Bamboo Muhly

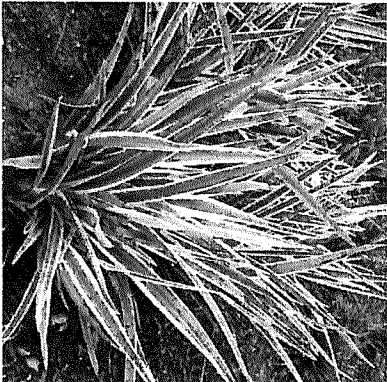
SHADY SUNNY



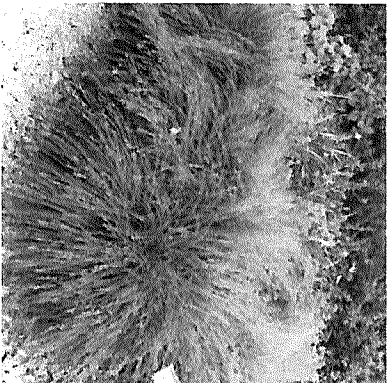
Gopher Plant



Dwarf Horsetail

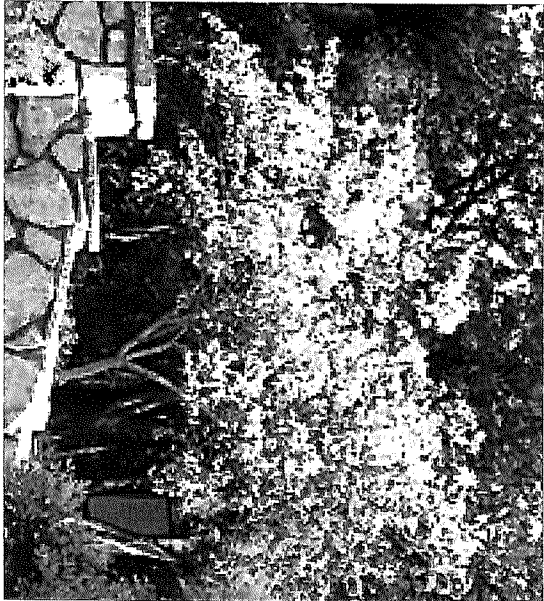


Dianella



Berkeley Sedge

Seven RIO
Front Entrance Landscape Palette
14.11.06



Anacacho Orchid Tree