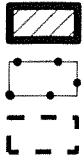


N



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

CASE#: C16-2015-0006
Address: 5701 W SLAUGHTER LN



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 250'

CASE # UB-2015-0006

CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD
SIGN VARIANCE

0420360501
Row# 11327969

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

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

STREET ADDRESS: 5701 West Slaughter Lane

LEGAL DESCRIPTION: Subdivision - Parkway Village

Lot(s) 1 Block Outlot Division

I, Jim Bennett as authorized agent for On Call Emergency Center

affirm that on 03/21/2015, hereby apply for a hearing before the Sign Review Board for consideration to:

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

A third freestanding sign with internally lit symbols

In a GR-CO zoning district, located within the Sign District.

If your variance request is for a reduction in setbacks or height limits, please contact Christine Esparza with the Electric Utility at 322-6112 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 site has over 2000' of street frontage; 1000ft. is along West Slaughter Lane where the driveways are located. The existing landscaping limits the placement of the sign, as well as intervening buildings.

OR,

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

the amount of frontage distances this sign from interfering with other signs on this site as well as other signs in the area.

OR,

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

the symbols proposed are not logos, but consist of a directional arrow and the universal medical cross symbol.

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by other similarly situated or potentially similarly situated, because:

this use is for a community emergency identification, which will limit traffic confusion for someone needing this facility in an emergency situation. There are State licensing rules which apply to signage for this type of 24/7 emergency facility.

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 Jim Bennett Mail Address 11505 Ridge Drive

City, State & Zip Austin, Texas 78748

Printed Name Jim Bennett Phone (512)282-3079 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 _____

City, State & Zip _____

Printed Name Ann Lewis/Lewis Sign Co. Phone _____ Date _____

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: _____

OR,

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

OR,

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

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: _____

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 _____

City, State & Zip _____

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 Ann B. Lewis Mail Address PO Box 1665

City, State & Zip Buda Tx 78610

Printed Ann B. Lewis Phone 512 921-0603 Date 3-23-15



**DEPARTMENT OF
STATE HEALTH SERVICES
REGULATORY LICENSING UNIT
FACILITY LICENSING GROUP**

**TITLE 25
TEXAS ADMINISTRATIVE CODE
CHAPTER 131
FREESTANDING EMERGENCY MEDICAL
CARE FACILITIES
LICENSING RULES**

**EFFECTIVE
JUNE 1, 2010**

(i) Projects involving alterations of or additions to existing buildings shall be programmed and phased so that on-site construction shall minimize disruptions of existing functions.

(ii) Access, exit access, and fire protection shall be maintained so that the safety of the occupants shall not be jeopardized during construction.

(iii) A noncombustible or limited combustible dust and vapor barrier shall be provided to separate areas undergoing demolition and construction from occupied areas. When a fire retardant plastic material is used for temporary daily usage, it shall be removed at the end of each day.

(iv) The air inside the construction area shall be protected by mechanical filtration that recirculates inside the space or is exhausted directly to the exterior.

(v) The area shall be properly ventilated and maintained. The area under construction shall have a negative air pressure differential to the adjoining areas which shall continue as long as construction dust and odors are present.

(vi) Temporary sound barriers shall be provided where intense prolonged construction noises will disturb patients or staff in the occupied portions of the building during patient treatment times.

(vii) When construction occurs after hours or on weekends, the facility shall thoroughly clean all areas of construction and provide a clean safe environment before treating patients. The facility shall ensure all fire safety protection and building systems are in place and working properly.

(c) A previously licensed facility which has been vacated or used for other purposes shall comply with all the requirements for new construction contained in §131.143 of this title in order to be licensed.

§131.143. Construction Requirements for a New Facility.

(a) Any proposed new facility shall be easily accessible to the community and to service vehicles such as delivery trucks, ambulances, and fire protection apparatus. No building may be converted for use as a facility which, because of its location, physical condition, state of repair, or arrangement of facilities, would be hazardous to the health and safety of the patients.

(1) A facility shall have at least two exits remotely located in accordance with National Fire Protection Association (NFPA) 101, Life Safety Code, 2003 Edition (NFPA 101), §20.2.4.1. When a required means of egress from the facility is through another portion of the building, that means of egress shall comply with the requirements of NFPA 101 which are applicable to the occupancy of that other building. Such means of egress shall be open, available, unlocked, unrestricted, and lighted at all times during the facility hours of operation. All documents published by National Fire Protection Association (NFPA) as referenced in this

section may be obtained by writing or calling the NFPA at the following address or telephone number: National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts 02269-9101 or (800) 344-3555. NFPA documents are also available for public inspection during regular working hours at the offices of Architectural Review Group, Texas Department of State Health Services, 1100 West 49th Street, Austin, Texas 78756-3199.

(2) Hazardous locations.

(A) A new facility or an addition to an existing facility shall not be constructed within 150 feet of easement boundaries or setbacks of hazardous underground locations including but not limited to liquid butane or propane, liquid petroleum or natural gas transmission lines, high pressure lines, and not within the easement of high voltage electrical lines. Municipality's main natural gas lines in right-of ways serving dwellings and gas lines on property servicing gas meter(s) under this provision are not consider natural high pressure lines.

(B) A new facility and an addition to an existing facility shall not be built within 300 feet of above ground or underground storage tanks containing liquid petroleum or other flammable liquids used in connection with a bulk plant, marine terminal, aircraft refueling, bottling plant of a liquefied petroleum gas installation, or near other hazardous or hazard producing plants.

(3) Undesirable locations.

(A) In lieu of local codes, a new facility shall not be located closer than 1500 feet to nuisance producing industrial sites, feed lots, sanitary landfills, or manufacturing plants producing excessive noise or air pollution.

(B) Flood plains.

(i) When a new facility is constructed in a designated 100-year flood plain, the building finished floor elevation shall be one foot above the set base flood plain elevation. The building shall meet all local flood code ordinances and local flood control requirements.

(ii) To obtain a license as a facility, a previously licensed facility and an existing building or a portion of an existing building located in a designated 100-year flood plain shall meet the requirement of clause (i) of this subparagraph.

(iii) Facility required functional components shall be constructed above the designated flood plain in a new addition to an existing facility located in a designated 100-year flood plain. The new addition shall meet the requirement of clause(i) of this subparagraph.

(iv) Currently licensed facilities located within a designated 100-year flood plain are exempted from these requirements for renovations and repairs.

(b) The facility site shall include paved roads, walkways, and parking in accordance with the requirements set out in this subsection.

(1) Paved roads and walkways.

(A) Paved roads shall be provided within lot lines for access from public roads to the main entrance and to service entrances.

(B) Finished surface walkways shall be provided for pedestrians. When public transportation or walkways serve the site, finished surface walkways or paved roads shall extend from the public conveyance to the building entrance.

(2) Parking and disability requirements.

(A) Off-street parking shall be available for visitors, employees, and staff. Parking structures directly accessible from a facility shall be separated with two-hour fire rated noncombustible construction. When used as required means of egress for facility occupants, parking structures shall comply with National Fire Protection Association 88A, Standard for Parking Structures, 2002 edition. This requirement does not apply to freestanding parking structures.

(B) In the absence of local code, one parking space shall be provided for each staff member on duty, plus one space for each three treatment or examination stations, one space for each three diagnostic rooms and one visitor's space for every five treatment/exam/diagnostic stations/rooms. Parking facilities shall be increased accordingly when the size of existing facilities is increased.

(C) When on-street parking is available and acceptable to the local authorities having jurisdiction, the numbers of parking spaces may be reduced accordingly and shall meet the requirement of subparagraph (B) of this paragraph.

(D) Special considerations benefiting disabled staff, visitors, and patients shall be provided. Each facility shall comply with the Americans with Disabilities Act (ADA) of 1990, Public Law 101-336, 42 United States Code, Chapter 126, and Title 36 Code of Federal Regulations, Part 1191, Appendix A, Accessibility Guidelines for Buildings and Facilities or 16 TAC, §68.20 (relating to Buildings and Facilities Subject to Compliance with the Texas Accessibility Standards), Texas Accessibility Standards (TAS), April 1, 1994 edition, issued by the Texas Department of Licensing and Regulation, under the Texas Architectural Barriers Act, Government Code, Chapter 469.

(c) Every building and every portion thereof shall be designed and constructed to sustain all dead and live loads in accordance with accepted engineering practices and standards and the local governing building codes. Where there is no local governing building code, the facility shall be constructed in accordance with the International Building Code, 2003 edition, published by the International Code Council, 500 New Jersey Avenue, Northwest, 6th Floor, Washington, District of Columbia 20001-2070, (888) 422-7233.

(1) All new construction, including conversion of an existing building to a facility or establishing a separately licensed facility within another existing building, shall comply with NFPA 101, Chapter 20, New Ambulatory Health Care Occupancies, of the National Fire Protection Association 101, Life Safety Code, 2003 edition (NFPA 101), and Subchapters F and G of this chapter (relating to Fire Prevention and Safety Requirements, and Physical Plant and Construction Requirements, respectively). Construction documents shall be submitted to the department in accordance with §131.146 of this title (relating to Preparation, Submittal, Review and Approval of Plans, and Retention of Records).

(A) Construction types for multiple building occupancy.

(i) When a facility is part of a larger building which complies with NFPA 101, §20.1.6, Minimum Construction Requirements for (fire resistance) construction type, the designated facility shall be separated from the remainder of the building with a minimum of one-hour fire rated construction.

(ii) When a facility is located in a multistory building of two or more stories, the entire building shall meet the construction requirements of NFPA 101, §20.1.6.3. A facility shall not be located in a multistory building which does not comply with the minimum construction requirements of NFPA 101, §20.1.6.3.

(iii) When a facility is part of a one-story building that does not comply with the construction requirements of NFPA 101, §20.1.6.2, the facility shall be separated from the remainder of the building with a 2-hour fire rated construction. The designated facility portion shall have the construction type upgraded to comply with NFPA 101, §20.1.6.2.

(B) Special provisions shall be made in the design of a facility if located in a region where local experience shows loss of life or extensive damage to buildings resulting from hurricanes, tornadoes, or floods.

(2) A facility shall provide a physical environment that protects the health, safety, and welfare of patients, personnel, and the public.

(3) The more stringent standard, code or requirement shall apply when a difference in requirements for construction exists.

(4) Nothing in this subchapter shall be construed to prohibit a better type of building construction, more exits, or otherwise safer conditions than the minimum requirements specified in this subchapter.

(5) Nothing in this subchapter is intended to prevent the use of systems, methods, or devices of equivalent or superior quality, strength, fire resistance, effectiveness, durability, safety to health and welfare of individuals, and safety to those prescribed by this subchapter,

(B) Emergency entry signage. An emergency sign shall be provided at the entry from the public road(s) or street(s) serving the site. The emergency sign at the entry to the site shall be illuminated and connected to the emergency essential electrical system. Additional sign(s) on-site may be required to direct patients to the emergency treatment area entrance when the emergency treatment area is not visible from the site entry. The letters on the entry sign shall be red or white with a contrasting background, all capitalized, at least eight inches in height, and include an arrow indicating direction.

(C) A facility that is not in continuous operation 24 hours per day and 7 days per week shall display clearly visible signage at the main entry and ambulance entry points of the facility. The signage letter size shall be readable and not smaller than half an inch in height. The signage shall provide the information required under §131.22(c) of this title (relating to Classifications of Facilities).

(D) A facility that is not in continuous operation shall comply with the requirements under §133.22(d) of this title.

(3) Emergency suite.

(A) Control station/nurse station shall be located to permit staff observation and control of access to treatment room(s), exam rooms, pedestrian and ambulance entrances, and public waiting area(s). Video cameras may be substituted for direct visual observation for pedestrian and ambulance entrances, and public waiting area(s). The nurse station shall contain cabinets, work counter, and a hand washing fixture with hands-free operable controls. The counter height shall not exceed 42 inches. The nurse station may be combined with or include centers for reception and communication.

(B) When a dedicated triage space/room is provided, it shall include a counter with a hand washing fixture with hands-free operable controls.

(C) Charting and dictation space for physician's space may be in a separate room or alcove or control station/nurse station. Suitable space shall be provided when computers are used for the clinical records.

(D) As a minimum requirement, all facilities shall provide at least one emergency treatment room to handle emergencies. The room(s) and facilities shall meet the following requirements.

(i) The emergency treatment room for a single patient shall have a minimum clear area of 120 square feet clear floor area exclusive of fixed and movable cabinets and shelves. The minimum clear room dimension exclusive of fixed cabinets and built-in shelves shall be 10 feet. The emergency treatment room shall contain cabinets, work counter, examination light, and a hand washing fixture with hands-free operable controls.

(ii) When a multiple-bed emergency treatment room is provided, the clearance between the side of a bed/gurney and a wall/partition shall be a minimum of four

PROPOSED SIDE A

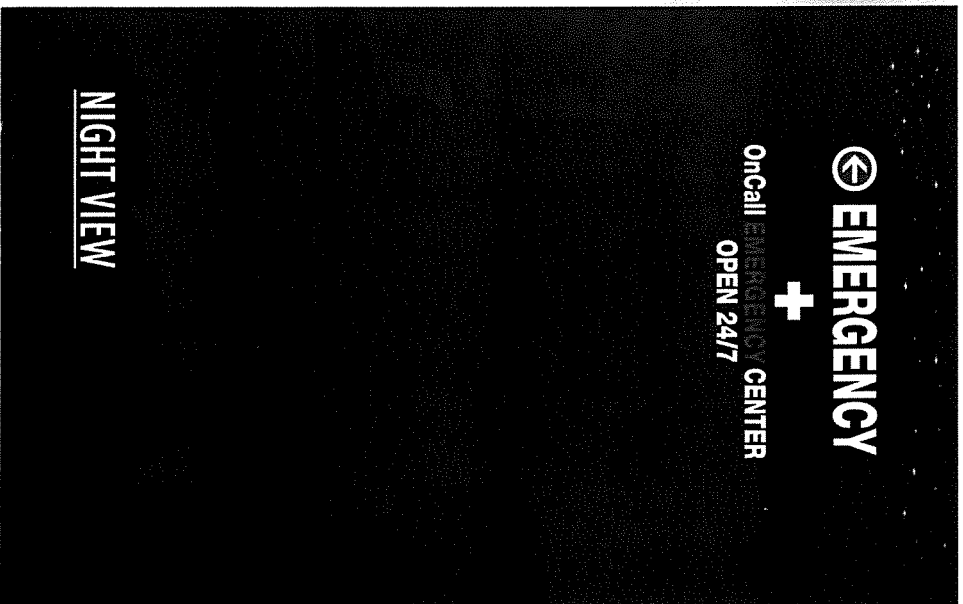
*** IMPORTANT NOTE ***
PHOTO RENDERING IS FOR VISUALIZATION ONLY. ACTUAL
SIGN(S) MAY BE LARGER OR SMALLER THAN DEPICTED



STREET END

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FONT: CUSTOMER SUPPLIED
SCOPE OF WORK: FABRICATE AND INSTALL
QUANTITY: ONE (1)

SCALE: 1" = 1'
SQ. FT. 11.36



NIGHT VIEW

LEWIS SIGN
ESTABLISHED 1977

CUSTOMER		MEET FILE		DWG#	
ON CALL EMERGENCY CENTER	5701 W. SLAUGHTER LN	BUDG	STE 101	03-030	2 OF 2
AUSTIN, TX 78749	CITY ST	DESIGNER	K. DUBOISE	DATE	03/19/15

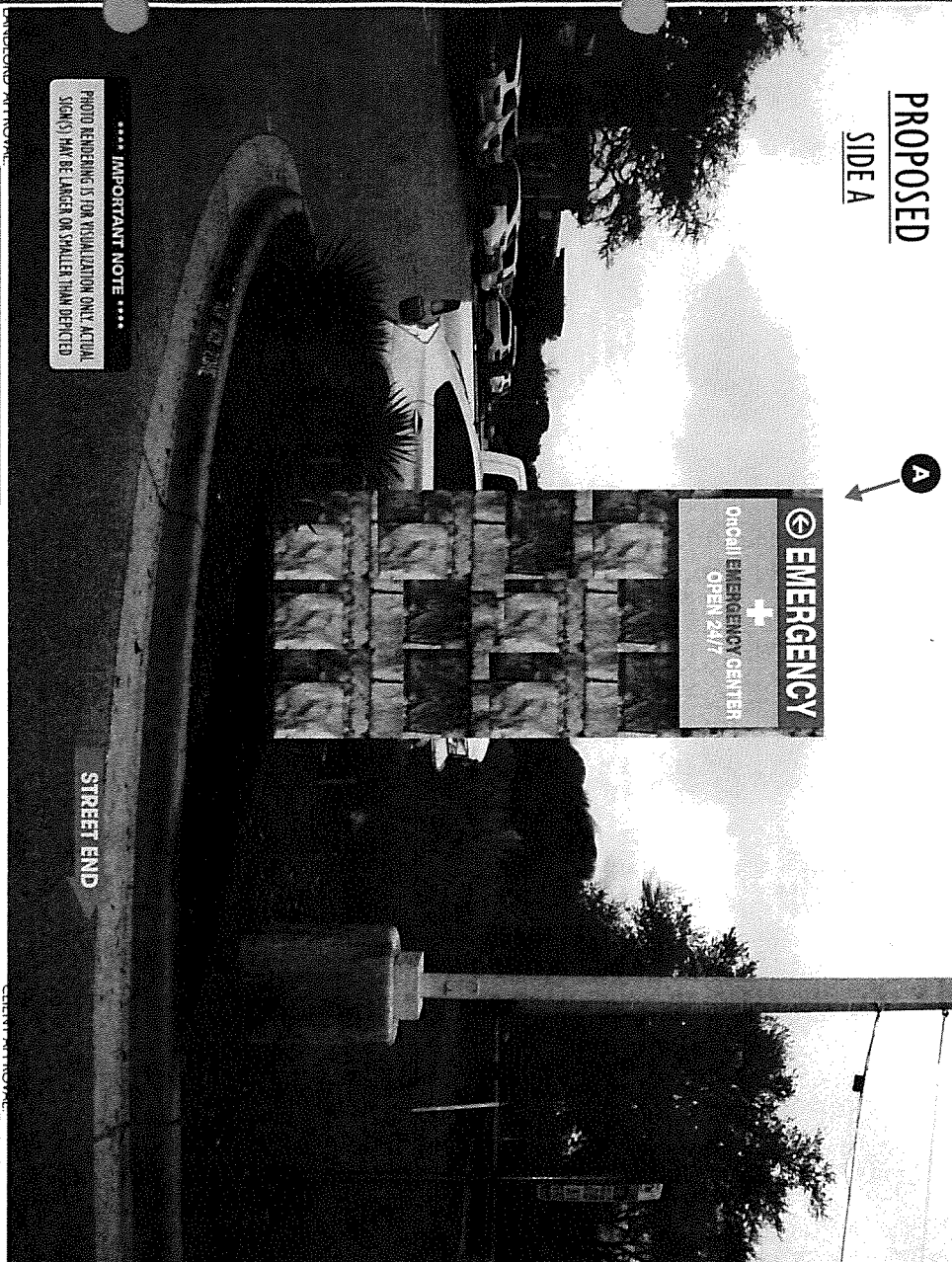
REV	DATE	BY	DESCRIPTION	APPROVED BY
1				

16910 South IH 35, Buda, TX 78610 Office: 512-312-4555 Fax: 512-312-4551 www.LewisSign.com

PROPOSED SIDE A

A

.... IMPORTANT NOTE
PHOTO RENDERING IS FOR VISUALIZATION ONLY. ACTUAL
SIGNS MAY BE LARGER OR SMALLER THAN DEPICTED



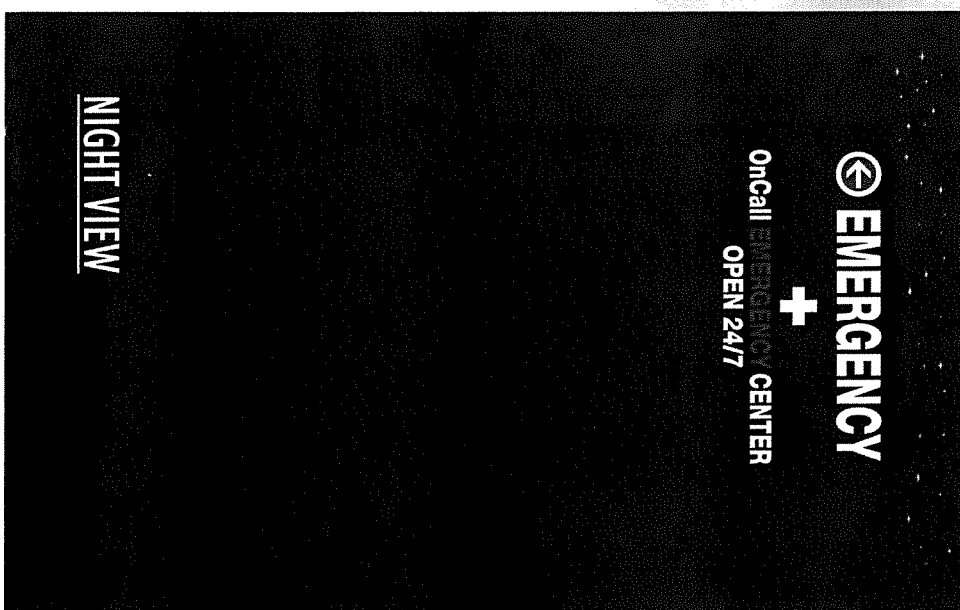
STREET END

F DOUBLE FACE MONUMENT SIGN

FONT: CUSTOMER SUPPLIED

SCALE: 1" = 1'

SCOPE OF WORK: FABRICATE AND INSTALL
QUANTITY: ONE (1)



NIGHT VIEW

LEWIS SIGN

ESTABLISHED 1977

ON CALL EMERGENCY CENTER	CUSTOMER
5701 W. SLAUGHTER LN BLDG 6	LOCATION
AUSTIN, TX 78749	CITY ST
L. APOSTOLO	ACT. EXEC
K. DUBOSE	DESIGNER
03/030	DATE
2 OF 2	PAGE
03/19/15	DATE

NO	DATE	BY	DESCRIPTION

16910 South IH 35, Buda, TX 78610

Office: 512-312-4555

Fax: 512-312-4551

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NOTES:

SIGN CONNECTED TO THE EMERGENCY ESSENTIAL SYSTEM

DOUBLE FACE MONUMENT SIGN
SCALE: 1" = 1'
SQ. FT. 15.83

SCOPE OF WORK: FABRICATE AND INSTALL

QUANTITY: ONE (1)

CABINET: (MAIN ID)

ALUMINUM SKINNED CABINET WITH WELDED
INNER ANGLE FRAME. CABINET PAINTED TO MATCH ARLON
33 RED
ROUTED ALUM. FACE PAINTED TO MATCH ARLON #33 RED
BACKED W/ #7328 WHITE PLEX. FACE TO OPEN FROM
FRONT. MOUNTED W/ COUNTER SUNK SCREWS

FACE: (MAIN ID)

ILLUMINATION:

WHITE LEDS

CABINET: (BASE)

ROUTED ALUM. FACE PAINTED TO MATCH SW 6107 NOMATIC
DESERT BACKED W/ #7328 WHITE PLEX W/ ARLON #33
RED VINYL FOR "EMERGENCY". FACE TO OPEN FROM
FRONT. MOUNTED W/ COUNTER SUNK SCREWS. STREET
SIDE OF CABINET TO 125 E.C.O. PIN MOUNTED ADDRESS
NUMBERS PIN-MOUNTED FLUSH TO STONE FASCIA

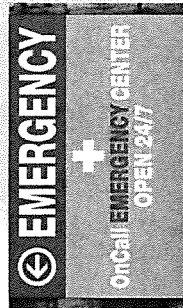
STONE:

STONE BASE

10.83 SQ. FT.

SIDE A

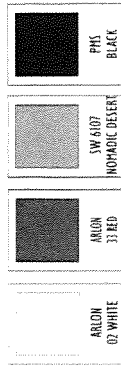
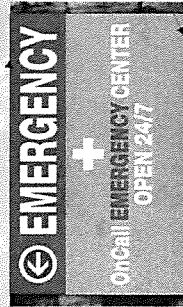
5'-5"
5'-0"
1'-0"
6"
6"
6 1/4"



ALUM E.C.O.'S

SIDE B

5.0 SQ. FT.



ELECTRICAL LOAD - SIGN:
36 Amps @ 120V
ELECTRICAL REQUIREMENT:
THREE 20 Amp CIRCUIT @ 120V
PROVIDE PRIMARY ELECTRICAL
WITHIN 6'-0" OF BUILDING SIDE OF SIGN

- CABINETS INTERNALLY ILLUMINATED BY LEDS
- ALL INTERNAL STEEL TO BE PRIMED
- ALUMINUM ANGLE FRAME
- NO VISIBLE FASTENERS ON FACE
- COUNTER SUNK SCREWS ON ENDS

STREET END SIGN LAYOUT SCALE: 1" = 1'-0"

SIDE VIEW
FACING
STREET

LANDLORD APPROVAL

CLIENT APPROVAL

ON CALL EMERGENCY CENTER
5701 W. SLAUGHTER LN. BLDG G STE 101
AUSTIN, TX 78749

ACT. DEC.
L. APOSTOLO
DESIGNER
K. DUBOSE

URGENT
03-030
PAGE
1 OF 2
DATE
03/19/15

DESCRIPTION

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NOTES:

SIGN CONNECTED TO THE EMERGENCY ESSENTIAL SYSTEM

A DOUBLE FACE MONUMENT SIGN
 SCALE: 1" = 1'
 30. FT. 15.83

SCOPE OF WORK: FABRICATE AND INSTALL

QUANTITY: ONE (1)

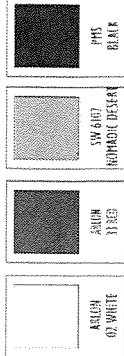
CABINET (MAIN ID)
 ALUMINUM SKINNED CABINET WITH WELDED
 INNER ANGLE FRAME. CABINET PAINTED TO MATCH ARLON
 33 RED

FACE: (MAIN ID)
 ROUTED ALUM. FACE PAINTED TO MATCH ARLON #33 RED
 BACKED W/ #7328 WHITE PLEX. FACE TO OPEN FROM
 FRONT. MOUNTED W/ COUNTER SUNK SCREWS

ILLUMINATION: WHITE LEDS

CABINET (BASE)
 ROUTED ALUM. FACE PAINTED TO MATCH SW 6107 NOMATIC
 DESERT BACKED W/ #7320 WHITE PLEX W/ ARLON #33
 RED VINYL FOR EMERGENCY. FACE TO OPEN FROM
 FRONT. MOUNTED W/ COUNTER SUNK SCREWS. STREET
 SIDE OF CABINET TO 125 E.C.O. PIN MOUNTED ADDRESS
 NUMBERS PIN-MOUNTED FLUSH TO STONE FACIA

STONE: STONE BASE

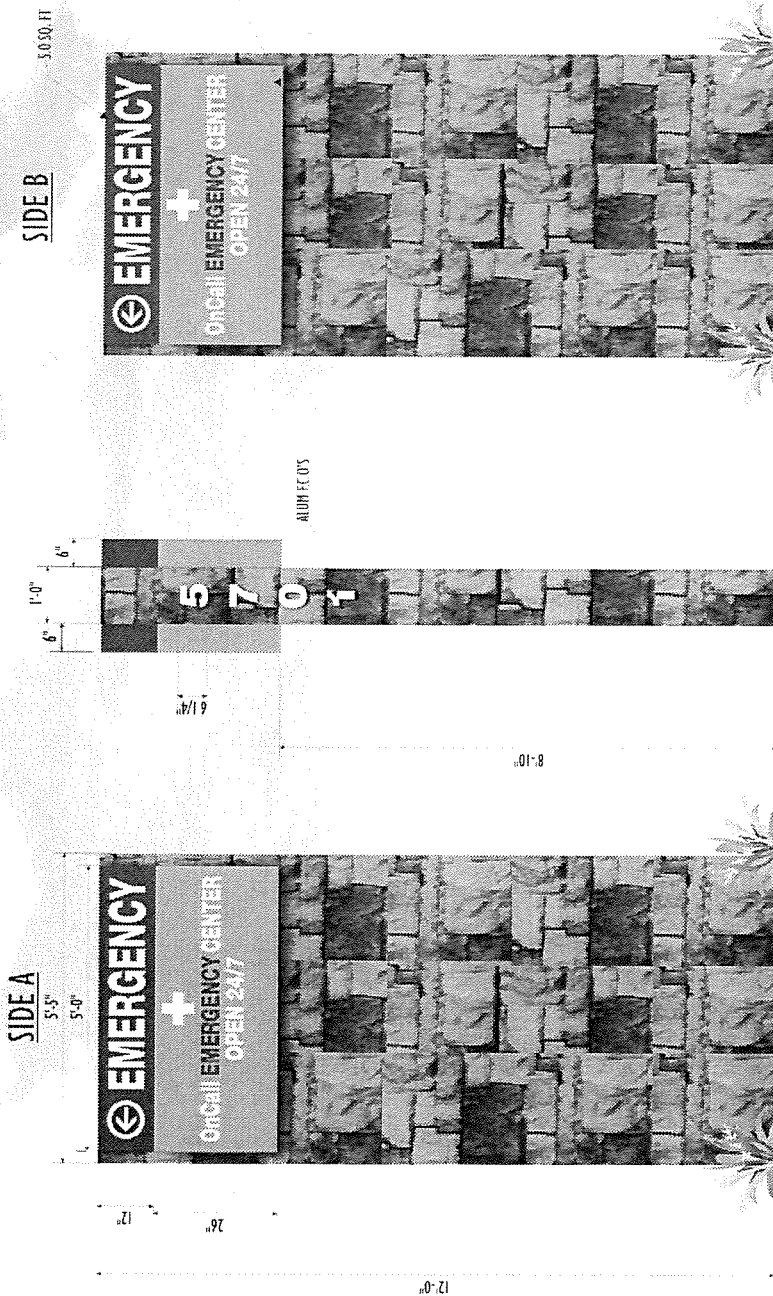


ELECTRICAL LOAD - SIGN:
 36 Amps @ 120V

ELECTRICAL REQUIREMENT:
 THREE 20 AMP CIRCUIT @ 120V

PROVIDE PRIMARY ELECTRICAL
 WITHIN 6'-0" OF BUILDING SIDE OF SIGN

- * CABINETS INTERNALLY ILLUMINATED BY LEDS
- * ALL INTERNAL STEEL TO BE PRIMED
- * ALUMINUM ANGLE FRAME
- * NO VISIBLE FASTENERS ON FACE
- * COUNTER SUNK SCREWS ON ENDS



STREET END SIGN LAYOUT SCALE: 1" = 1'-0"

SIDE VIEW
 FACING
 STREET

CLIENT APPROVAL

ON CALL EMERGENCY CENTER
 5701 W. SLAUGHTER LN BLDG G STE 101
 AUSTIN, TX 78749

DESIGNER
 K. DUBOSE
 03/19/15

DATE: 03-19-15
 PAGE: 1 OF 2
 DRAWING: 03-19-15

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