

CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD
SIGN VARIANCE

CASE # C16-2015-0009
ROW 11356865
TAX 042821106
TCAD✓

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

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

STREET ADDRESS: 1824 W Slaughter Lane.

LEGAL DESCRIPTION: Subdivision – LA Fitness Subdivision

Lot(s) 3 Block A Outlot _____ Division _____

I/We Michele Haussmann on behalf of Land Use Solutions as authorized agent for
Embree Asset Group affirm that on , 20, hereby apply for a hearing before
the Sign Review Board for consideration:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

Increased height due to elevation of adjacent roadway.

in a GR-CO zoning district and located within the Scenic (Slaughter Lane) Sign District.

If your variance request is for a reduction in setbacks or height limits, 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 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 project is located on a large, uniquely-shaped site with joint-use driveway access on both Manchaca Road (Commercial Sign District) and Slaughter Lane (Scenic Sign District), though the subject property only abuts Slaughter Lane. Access from the property to Slaughter Lane (Commercial Sign District) is prohibited. The allowed sign height on Slaughter Lane is twelve feet (12'), however the Slaughter Lane roadway is approximately nine feet (9') higher than the subject property which causes the need for a variance to increase the height of the sign by nine feet (9') to make the sign effectively twelve feet (12') high from the roadway to allow visibility to drivers. The total sign height, from the ground, will be twenty-one (21') feet.

OR,

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

The effective height of this sign will be exactly what the regulations call for. Many of the neighboring properties have signs that are much larger and taller than this proposed sign, therefore, the proposed sign would be compatible with its neighboring properties and will aid visitors to the area in finding their destination. There are no residential properties within close proximity to the proposed sign.

OR,

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

This sign is designed to be in accordance with the stated principles of the City's sign ordinance. This variance is needed due to the unique elevation of the Slaughter Lane roadway, which is a bridge at this location that is nine feet (9') higher than the subject property. This sign variance is needed to clearly direct customers to the site without overwhelming the area or changing its character.

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:

Many of the neighboring properties have signs that are much larger and taller than the proposed sign. The proposed sign would be effectively at the height that the regulations allow due to the unique height difference between the Slaughter Lane roadway and this property. The elevation of the Slaughter Lane roadway, which is a bridge at this location that is nine feet (9') higher than the subject property. This sign would be compatible with its neighboring properties and will aid visitors to the area in finding their destinations.

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 Jearman Mail Address 1717 W. 6th st.

City, State & Zip Austin, TX 78704

Printed Michelle Haussmann Phone 972-212-4114 Date 4/24/15

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 BRYAN BARRY Mail Address 4747 WILLIAMS DRIVE

City, State & Zip GEORGETOWN, TX 78633

Printed BRYAN BARRY Phone (512)819-4786 Date 03/13/2015

Sign Variance – 1824 W. Slaughter Lane

City File Number C16-2015-0009

1. Aerial – zoomed out
2. Aerial—zoomed in
3. Site plan sign exhibit
4. Plat with subject property and joint access drive highlighted
5. Zoning & Land Use
6. Elevated roadway exhibit
7. Sign variance cross-section
8. Technical sign variance cross-section
9. Nearby sign comparison
10. Sign location on site plan
11. Comparison eastbound Slaughter Lane (200')
12. Comparison eastbound from Slaughter Lane and Manchaca Road
13. Comparison westbound Slaughter Lane (200')
14. Comparison westbound Slaughter Lane (400')
15. Comparison westbound Slaughter Lane (600')

LA Fitness



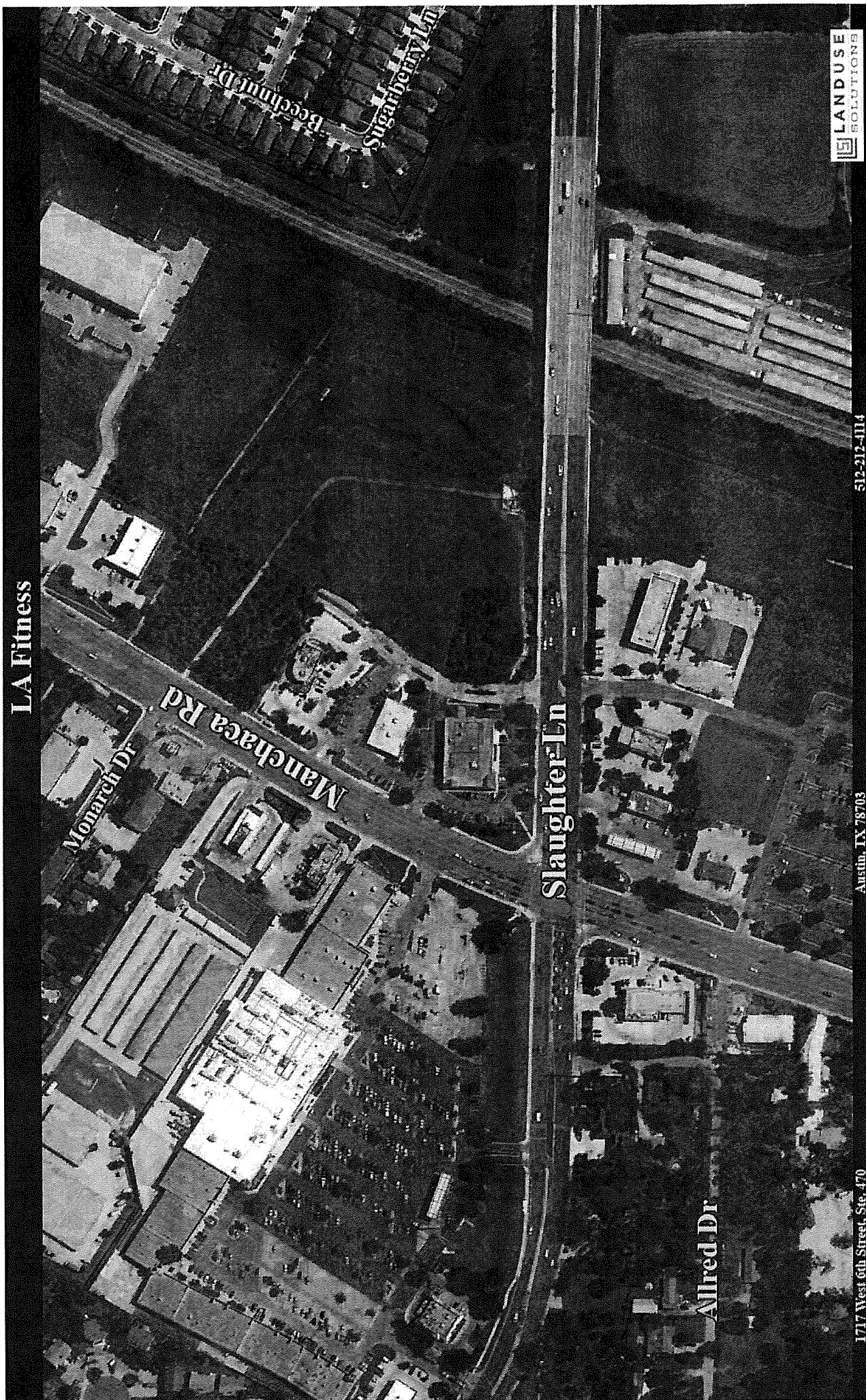
1717 West 6th Street, Ste. 470

Austin, TX 78703

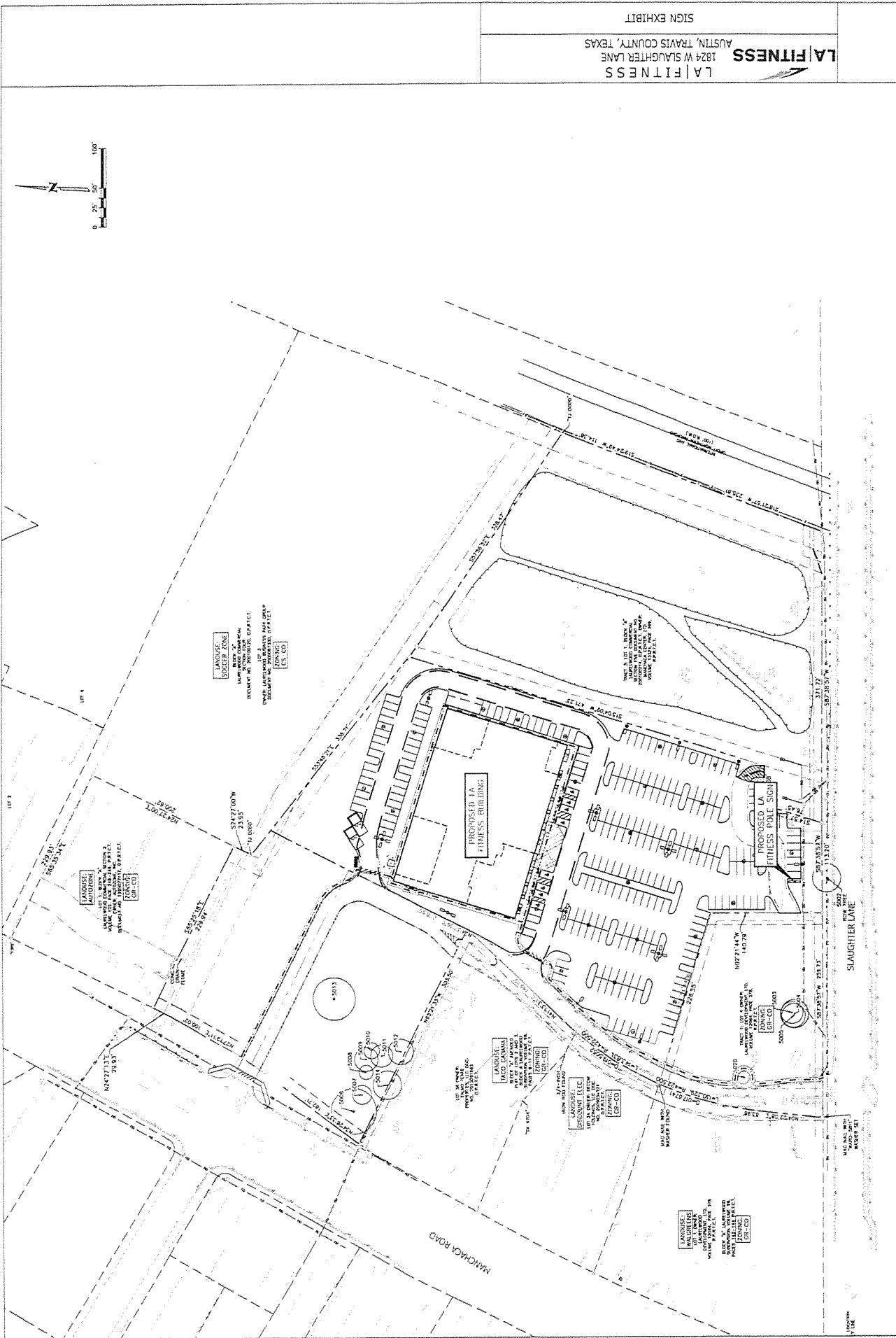
512-212-4114

LAND USE
SOLUTIONS

2



SIGN EXHIBIT



Subject Property

Overall Plat

Joint Access Private Drive

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	143.84'	422.00'	18°50'19"	N31°29'27"E	143.14'
(143.82')	(422.00')	-	(18°50'19")	(N31°29'27")	(143.23')
C2	122.89'	422.00'	18°39'09"	S30°23'57"W	122.36'
(122.87')	(422.00')	-	(18°39'09")	(S30°23'57")	(122.47')
C3	21.03'	422.00'	23°51'09"	S39°50'17"W	21.03'
(21.03')	(422.00')	-	(23°51'09")	(S39°50'17")	(21.03')

GRAPHIC SCALE: 1" = 100'

**WILLIAM CANNON
SURVEY NO. 19
SUBTRACT NO. 6**

VICINITY MAP

SCALE: 1" = 2000'

LINE TABLE			
LINE #	INIRECTION	LENGTH	
L1	S24°27'00"W	23.05'	
L2	S07°50'14"W	50.00'	(180°35'24"W)
L3	S14°57'27"W	70.45'	(151°50'35"E)
L4	S07°50'57"W	113.20'	
L5	N221°44'W	140.70'	(140.45')
L6	N17°53'44"N	224.45'	(115°55'44"W)
L7	N11°53'53"E	100.00'	(100.00')
L8	N11°11'30"E	52.64'	
L9	N37°26'37"E	126.87'	
L10	N271°01'15"E	100.00'	(N271°01'15")
L11	N227°37'E	20.00'	(20.00')
L12	N242°57'E	199.83'	(200.00')
L13	N227°37'E	100.00'	(N227°37'E)
L14	N242°57'E	224.56'	(N242°57'E)
L15	N280°57'W	371.72'	(157.94")
L16	S073°56'57"W	484.92'	(S073°56'57")
L17	S270°57'W	249.73'	(S270°57'W)
L18	S145°44'E	197.00'	(S145°44'E)
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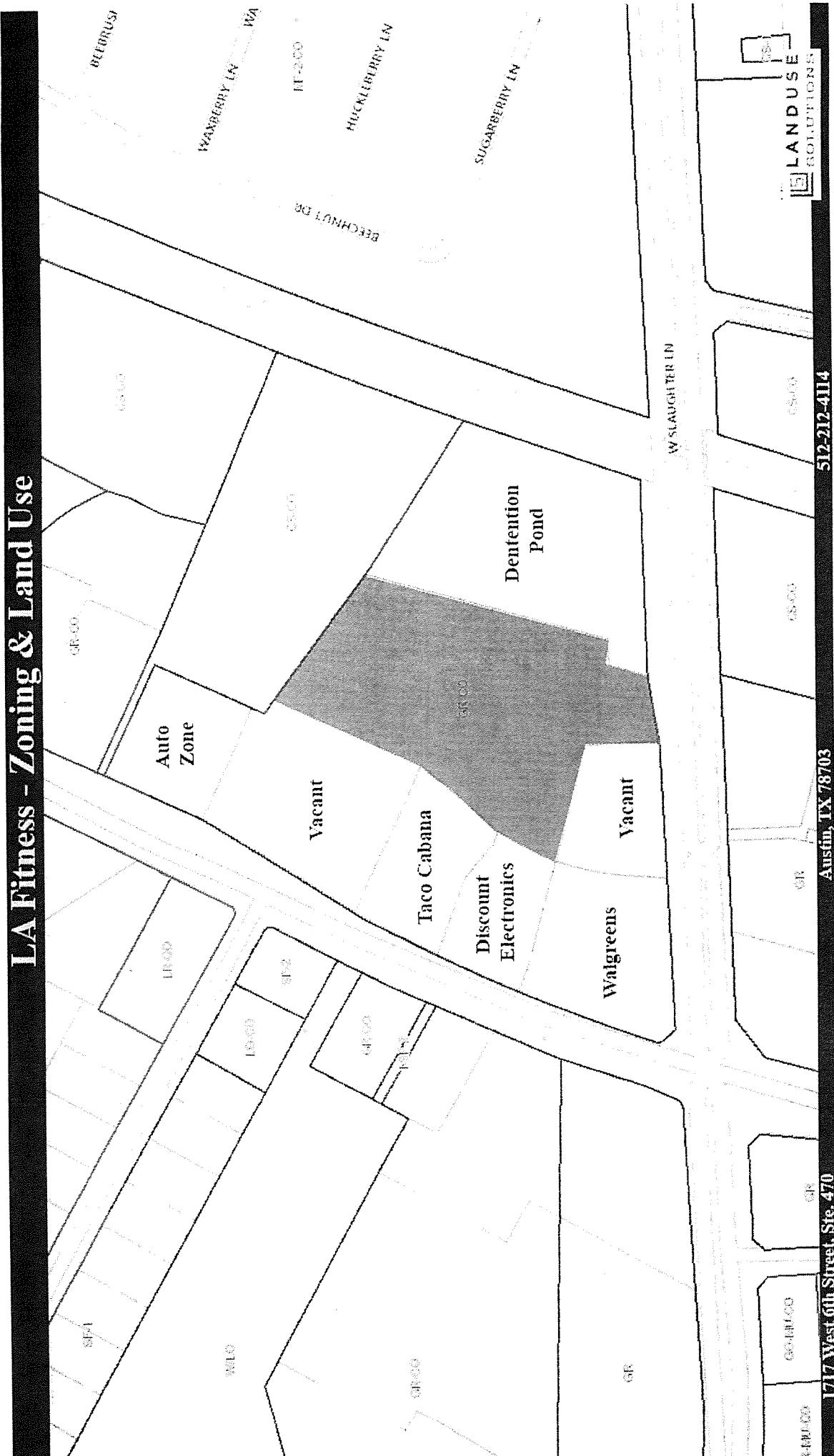
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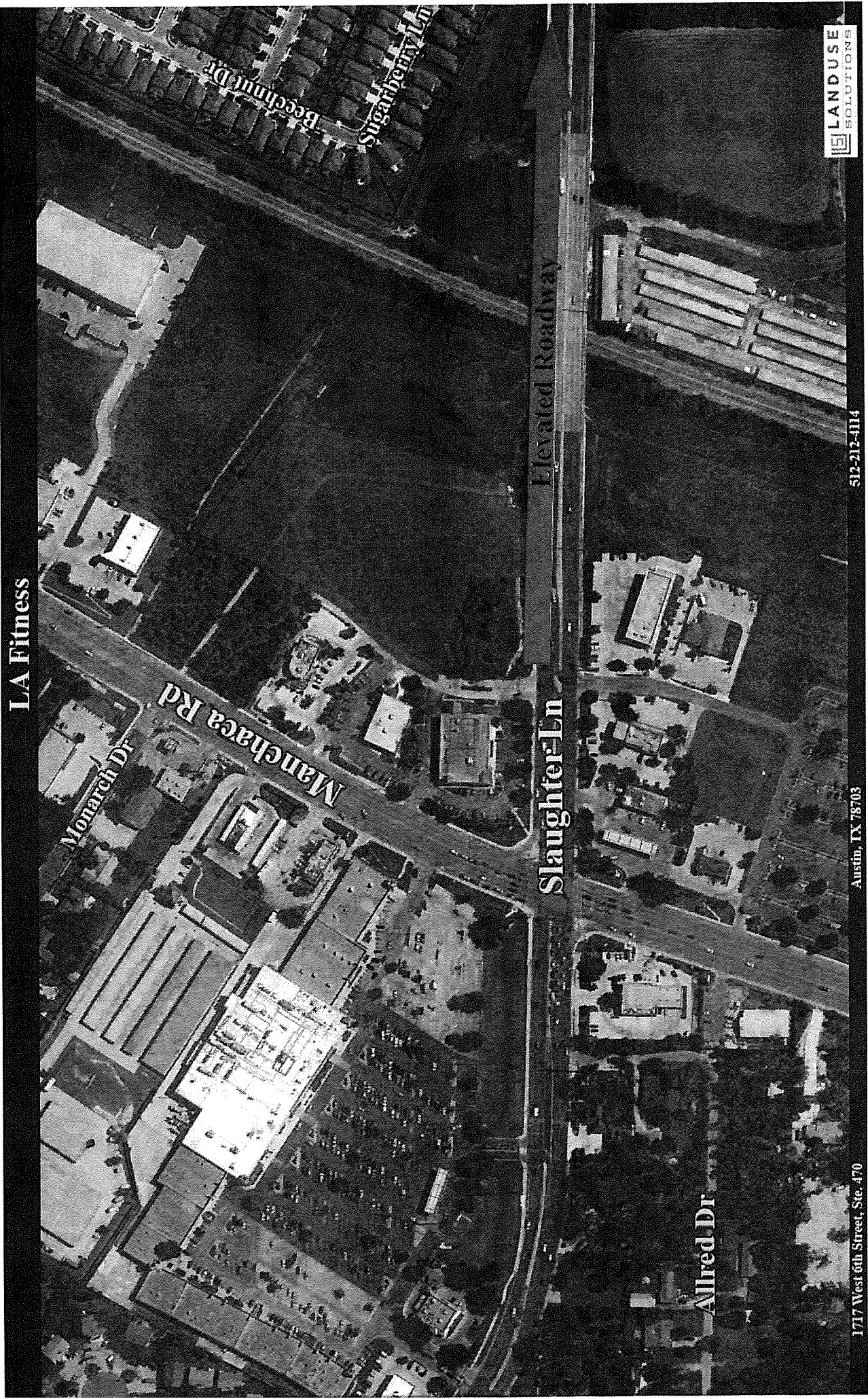
SCALE: 1" = 1800'

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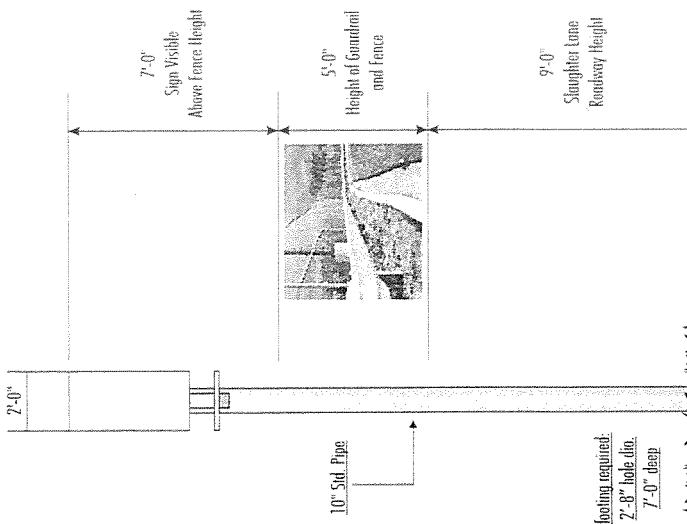
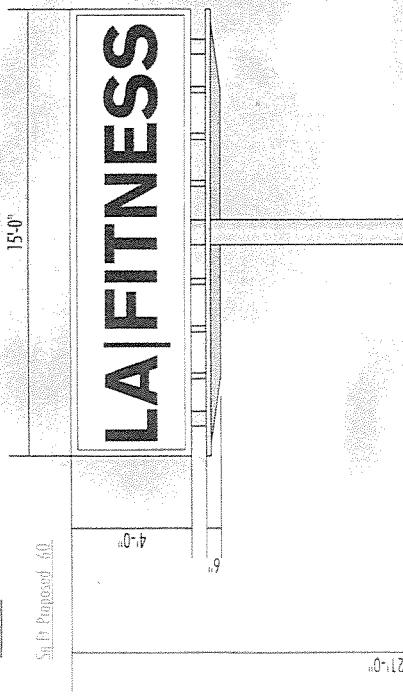
5

LA Fitness - Zoning & Land Use





SIGN F



Specifications.

Manufacture and install (1) new non-lit. pole sign As Shown.

D/F alum cabinet, pld white, Applied 2m vinyl / 3m 3630-36 blue bottom shelf - Alarm, construction painted or shown brushed silver grill work - 6" round supports on ends, 2.5" x 2.5" sq. tube between

footing required:
2.8" hole dia.
1'-0" deep



Front View - Scale: 1/4" = 1'-0"

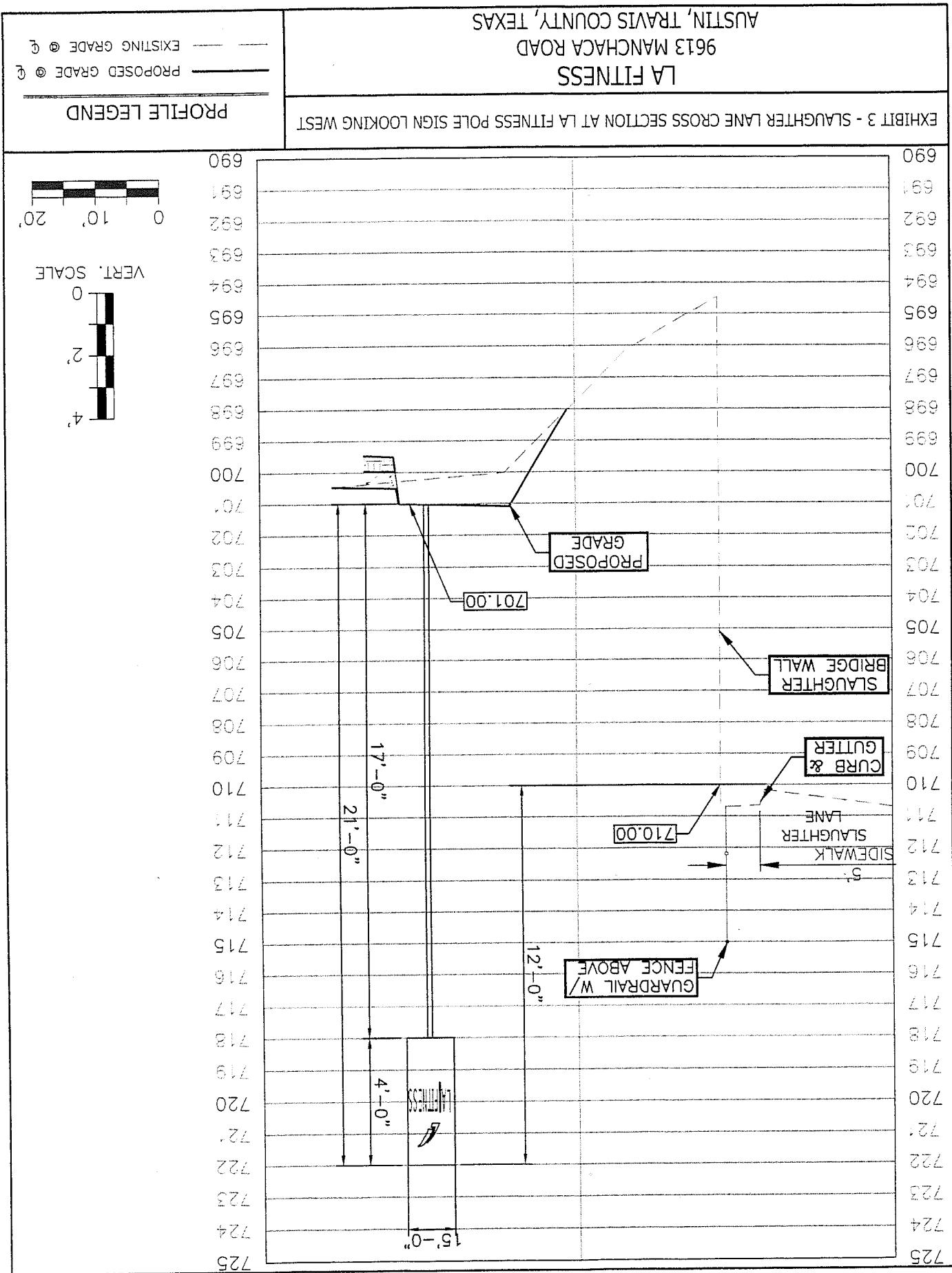
Cetina
SIGN GROUP

2438 FREEDOM DRIVE • SAN ANTONIO, TX 78217 • PH: 210.826.2800
FAX: 210.472.2323 • WWW.CETINA.COM • E-MAIL: info@cetina.com

All signs will be manufactured to accommodate 120 volt current unless otherwise instructed by customer. Note: Alpha will supply transistors, boxes, diodes, capacitors, switches & fuses. Alpha individuals are to provide all other necessary hardware to accomplish installation.

<p>Unpublished Work. Acta Sign Group, LTD. All rights reserved. This is an original drawing created by Acta Sign Group, LTD. It is submitted for your personal use; however, it shall at all times remain the property of Acta Sign Group, LTD. It may be used in connection with the project being planned for you by Acta Sign Group, LTD, but not otherwise.</p> <p>You are not authorized to show this drawing to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion. Violation of any of the above shall subject the violator(s) to all statutory and common law damages available to Acta Sign Group, LTD, including, but not limited to, the value of man hours incurred in the production of this design, attorney's fees, and any and all other costs incurred by Acta Sign Group, LTD, in the enforcement of its copyrights.</p> <p>National Building Codes may state all signs that utilize non-transformers, shed at 1-500 watts and up, must utilize UL2161 (GFN) transmitters. This type of transmitters must have a dedicated electrical (GFN) circuit with ground for the transmitter to work. You are responsible to have the proper electrical service to the sign location. Please contact your Acta Sign Group representative for more information.</p>

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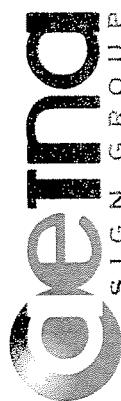


40-0



12-0

Front View - Scale: 1/8" = 1'-0"



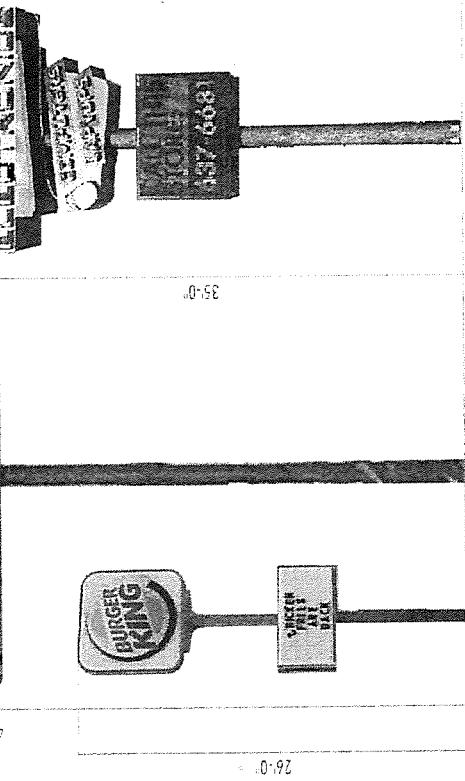
cetina
SIGN GROUP
2411 FREEDOM DRIVE • SAN ANTONIO, TX 78217 • PH: 210.426.2400
FAX: 210.477.3323 • WWW.ACEFRASION.COM • FOLLCW US, ONE
717-214-0161 • 516-5161 • 5-26-15 • 5-27-15
All signs will be manufactured to accommodate 120 volt current unless otherwise instructed.
by customer. Note: Acme will supply transformer boxes, receptacles, switches & fuses.
Installers are to provide all other necessary hardware to accomplish installation.

REF#:	93618
CLIENT:	LA Fitness
ADDRESS:	5007 Marbach Rd / Slaughter Lane
CITY:	Austin TX
TIME:	2-13-15

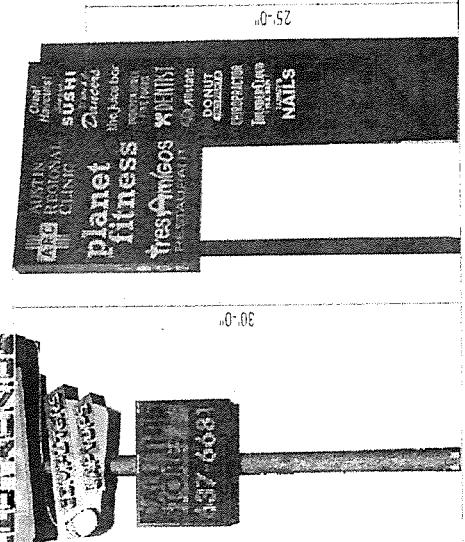
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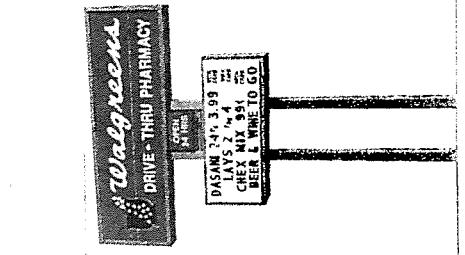
The type of transformer must have a dedicated electrical circuit with ground for line transformer to work. You are responsible to have the proper electrical service to the sign location. Please contact your Acme Sign Group representative if you need additional information.



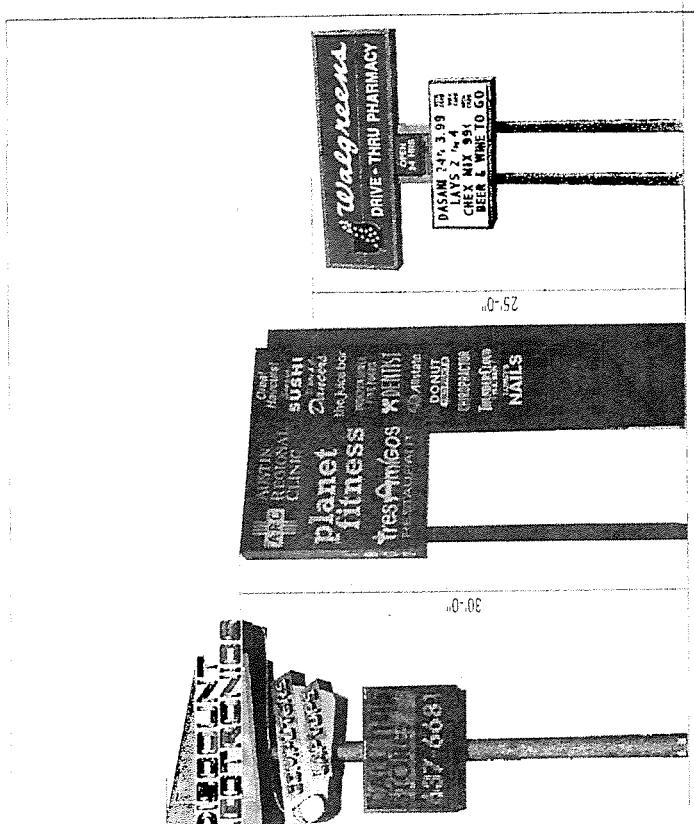
27-0

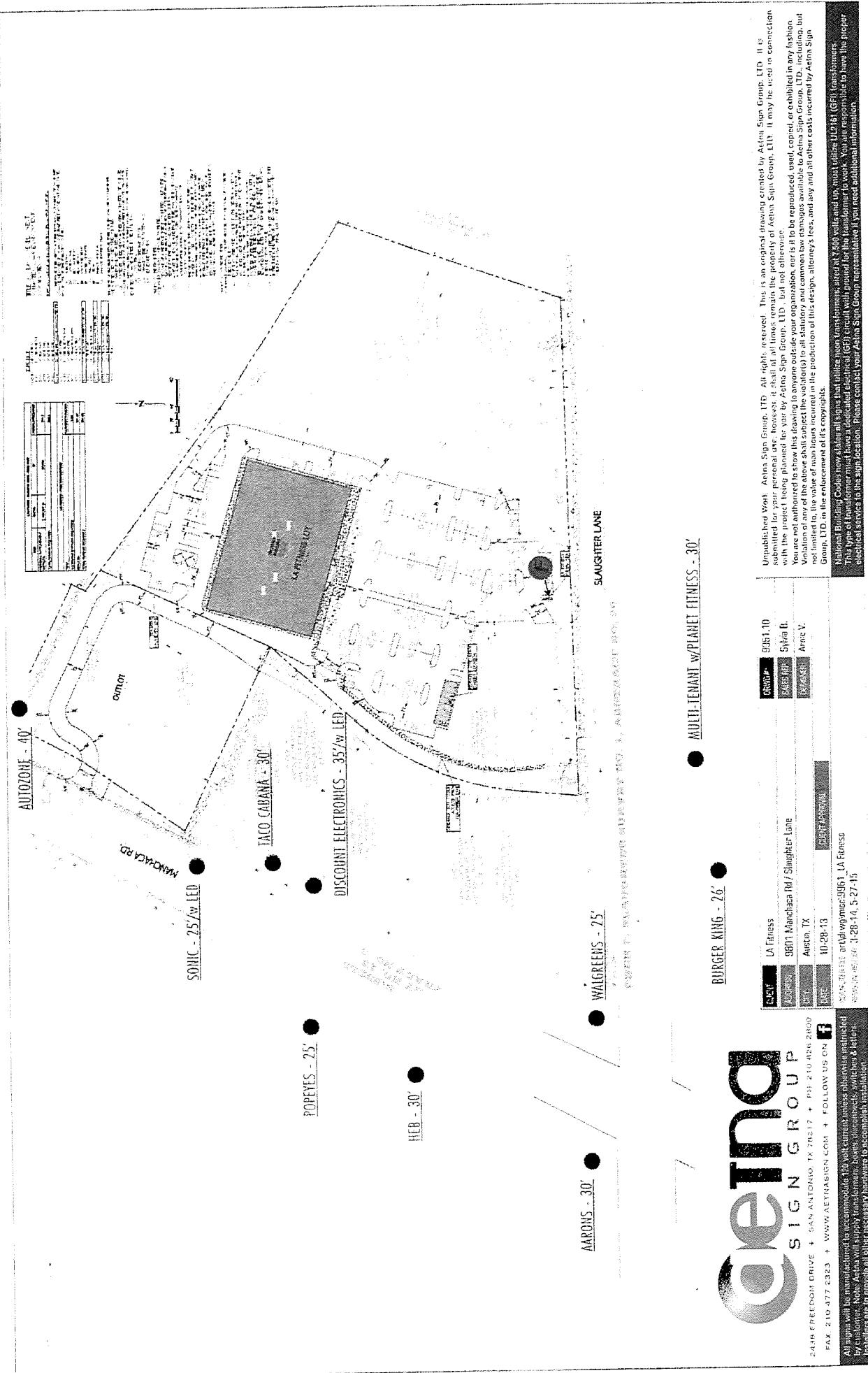


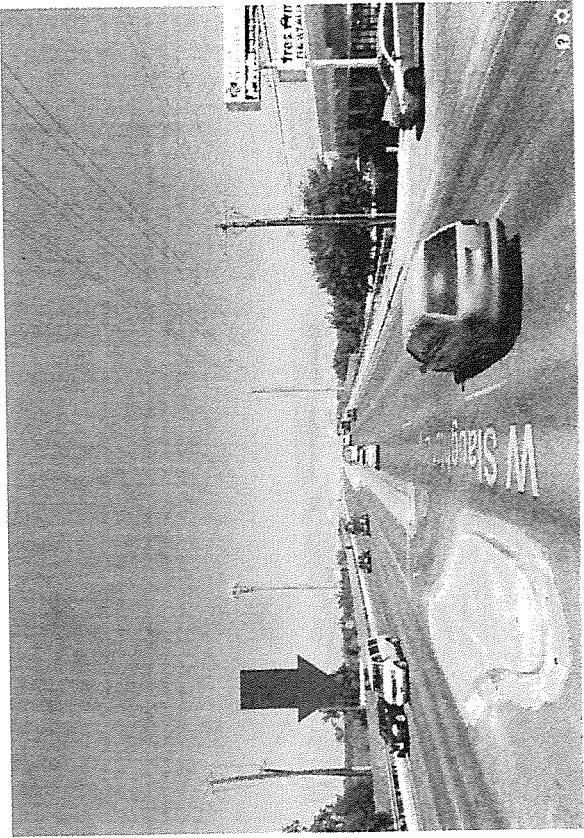
30-0



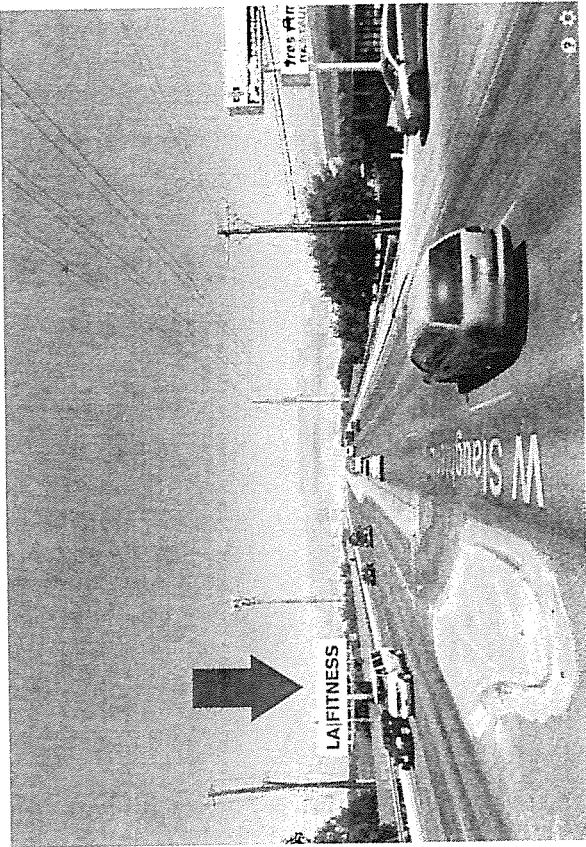
25-0







Approximate visibility of 17' pole sign - East Bound Slaughter Lane (approx. 200' from sign)



Approximate visibility of 21' pole sign - East Bound Slaughter Lane (approx. 200' from sign)

etna
SIGN GROUP

2415 FRIEDMAN DRIVE • SAN ANTONIO, TX 78217 • PH 210.626.2400
FAX 210.473.2323 • WWW.ETNA-SIGN.COM • FOLLOW US ON [F](#)

All signs will be manufactured to accommodate 120 volt current unless otherwise indicated by customer. Note: Arms will supply transformer, boxes, decoders, switches & relays. Installs are to provide all other necessary hardware to accomplish installation.

DRIVE:	30061.9A
SUPER:	Spiral B.
BEAM:	SAFESTRE
ARM:	Beamer
TYPE:	Angle V.

BLK/POLYOLE

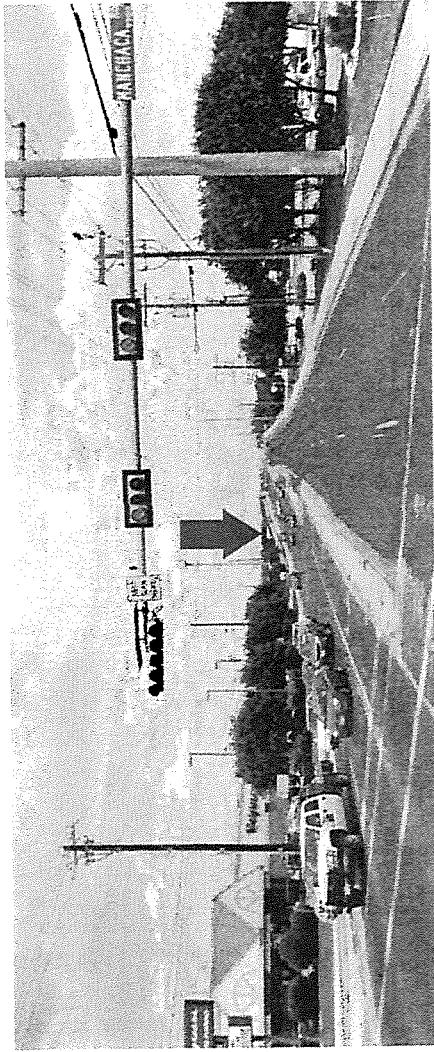
2-13-15

2005-2007 art#qjpmcs996 LA Fitness

5-26-15 5-27-15

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This type of transformer must have a dedicated electrical (GFI) circuit with ground for the transformer to work. You will be responsible for having a GFI installed at the sign location. Please contact your Etina Sign Group representative if you need additional information.



Approximate visibility of 12' pole sign - Earl Boyd, Marchant & Slaughter (approx 530' from sign)



Celina
SIGN GROUP
2434 FINE DRY DRIVE • SAN ANTONIO, TX 78217 • PHS 216-682-2809
FAX 210-477-2123 • WWW.CELINASIGN.COM • FON 1-800-378-8888
All signs will be manufactured to accommodate 150 volt current unless otherwise requested
by customer. Note: Alpha will supply transformer boxes, decouplers, switches & relays.
Installers are to provide all other necessary hardware to accomodate installation.

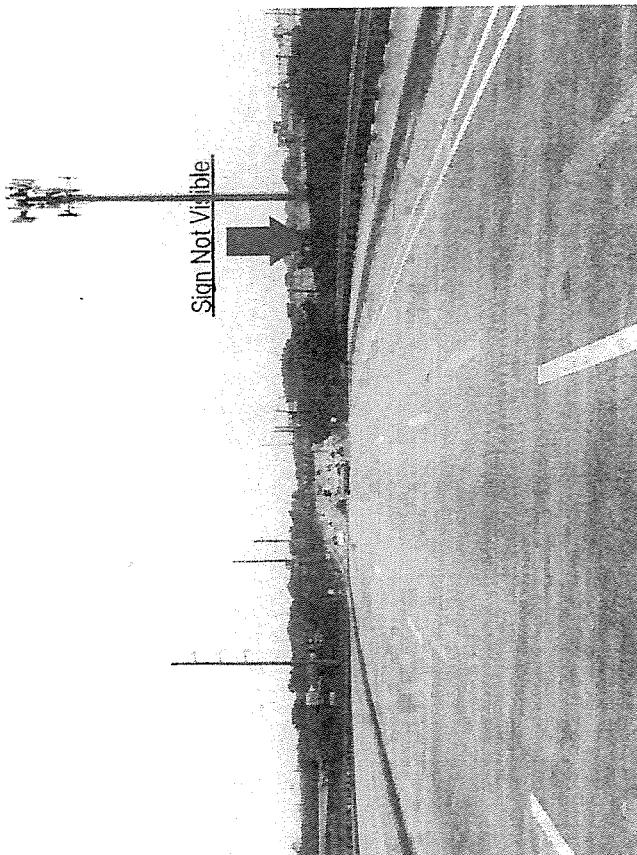
NAME	LA Fitness
ADDRESS	9801 Marchant Rd / Slaughter Lane
CITY	Austin TX
SITE#	213-15

NAME	9801 AC
ADDRESS	Sylvia B.
CITY	Arne V.
SITE#	213-16P

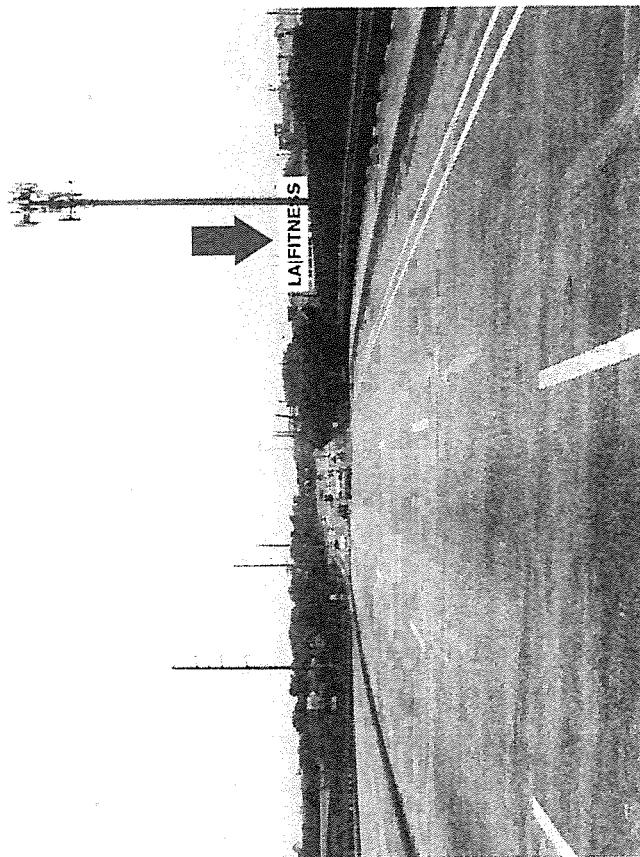
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13



Approximate visibility of 12' pole sign - West Bound Slaughter Ln. (approx 200' from sign)



Approximate visibility of 21' pole sign - West Bound Slaughter Ln. (approx 200' from sign)

Centra
SIGN GROUP

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FAX 210.427.2233 • WWW.CENTRASIGN.COM

All signs will be manufactured to accommodate 120 volt current unless otherwise instructed by customer. Note: Ashta will supply transformer boxes, disconnects, switches & fuses. Installers are to provide all other necessary hardware to accomodate installation.

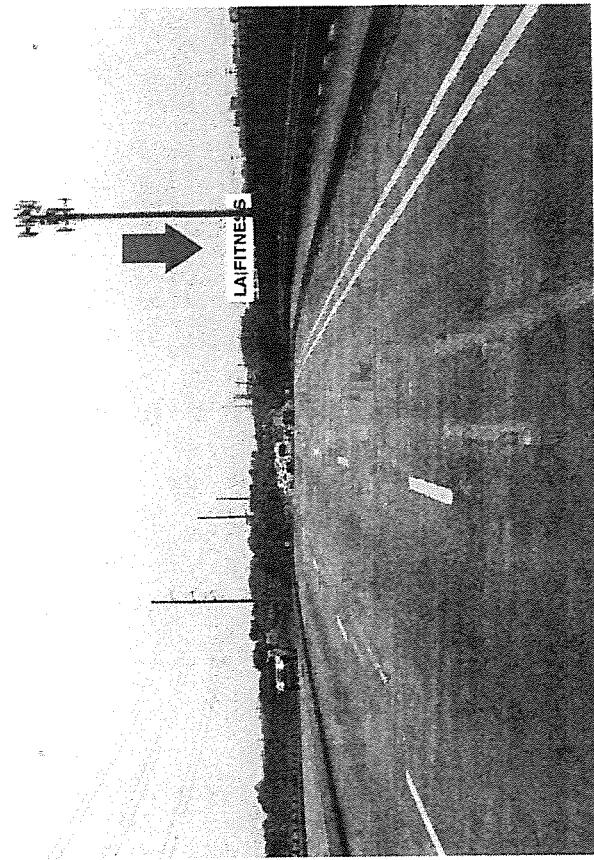
CLIENT:	LA Fitness
Address:	9801 Manchaca Rd / Slaughter Lane
City:	Austin TX
State:	TX
Zip:	78744-2704

CRATE#:	98513F
DATE REC#:	Sylvia R.
DESIGNER#:	Anne V.

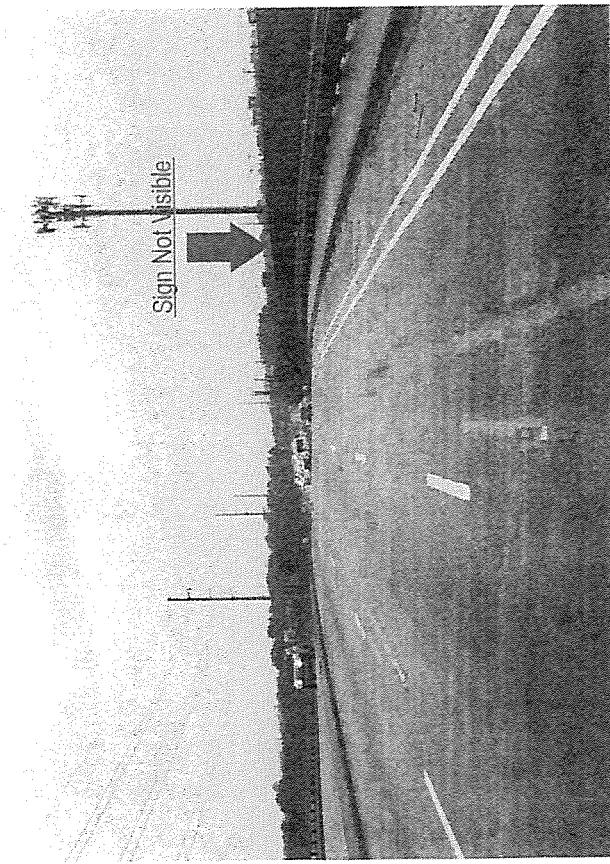
National Building Codes does not state all signs that utilize more than one transformer must utilize U216 (GFI) transistors. This type of transformer must have a dedicated electrical GFI circuit with ground for the transformer to work. You are responsible to have the proper electrical service to the sign location. Please contact your Ashta Sign Group representative if you need additional information.

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This type of transformer must have a dedicated electrical GFI circuit with ground for the transformer to work. You are responsible to have the proper electrical service to the sign location. Please contact your Ashta Sign Group representative if you need additional information.



Approximate visibility of 21'' pole sign - West Bound Straightaway La (approx. 400' from sign)



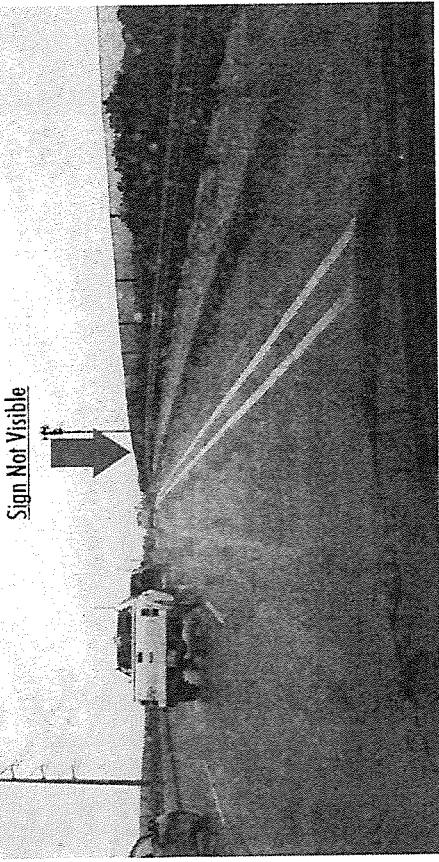
Approximate visibility of 12' pole sign - West Bound Straightaway La (approx. 400' from sign)

Ceina
SIGN GROUP
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All signs will be manufactured to accommodate 20 volt current ratings or higher as specified by customer. Note: Aetna will supply tools required to install signs, switches, & outlets. Installers are to provide all other materials necessary to accomplish installation.

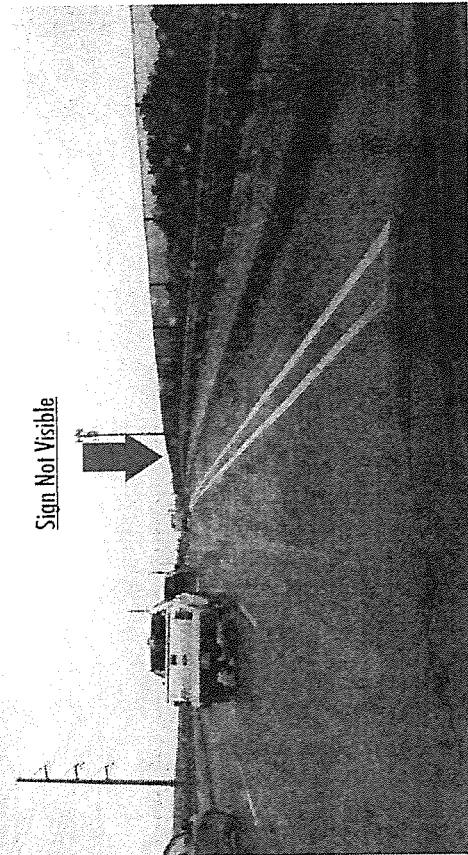
CEH	LA Fitness	9261.90
ARCHES	9801 Manchaca Rd / Straight Lane	94874
CITY	Austin, TX	Sales Rep
DEPT	2411 Freedom Drive	INTERIOR
ITEM	DATA SHEET	Area V
LINE	214.15	

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National Building Code requires all signs that utilize neon transformers, rated at 7,500 watts and up, must utilize UL2161 (GF) transformers. This type of transformer must have a dedicated electrical circuit with ground for the transformer to work. You are responsible to have the proper electrical service to the sign location. Please contact your Aetna Sign Group representative if you need additional information.

15



Sign Not Visible



Sign Not Visible

Ceina
SIGN GROUP

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All signs will be manufactured to acceptable ADA standards unless otherwise indicated by customer. Note: Aetna will supply materials, tools, documents, switches & others. Installers are to provide all other necessary hardware to complete installation.

NAME:	3951 BE
ADDRESS:	Slaughter Lane
CITY:	Austin, TX
STATE:	TX
DATE:	2-13-15

GROUP:
SITES:
DESIGNER:
Anne V.

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National Building Codes now state all signs shall be placed at 7'50" vertical distance from the transformer to the transformer to work. You are responsible to have the proper electrical service to the sign location. Please contact your Delta Sign Group representative if you need additional information.