

Board of Adjustment Sign Variance Application

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

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. All information is required (if applicable).

For Office Use Only

Case # C16-2017-0003 ROW # 11673823 Tax # 0147380101

Section 1: Applicant Statement

Street Address: 4800 Steiner Ranch Blvd., Austin, Texas 78732

Subdivision Legal Description:

Steiner Ranch, Phase 2, Section 10

Lot(s): 4 Block(s): B

Outlot: _____ Division: _____

Zoning District: City of Austin Two-Mile Extraterritorial Jurisdiction

PUD

Sign District: Multifamily Residential (closest applicable district based on use)

I/We Ray Oujesky and David Morales, Kelly, Hart LLP on behalf of myself/ourselves as authorized agent for Bell Steiner Ranch LLC affirm that on Month December, Day 22, Year 2016, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☒ Other: Maintain and remodel

Type of Sign: Freestanding

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Chapter 25-10-127- Sign height may not exceed six feet; sign area may not exceed 35 square feet. The prior owner of the subject property erected the existing sign without a permit. Applicant, the current owner of the subject property, wishes to maintain the existing signage (see Exhibit 1), but replace the face of the sign as reflected in Exhibit 2.

Section 2: Variance Findings

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 supporting documents.

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 the site such as dimensions, landscaping, or topography, because:

The signage sits on a substantial grade with landscaping to one side that makes the sign difficult to see (see Exhibit 3). The larger square footage enhances the ability to read the signage.

—OR—

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

The existing signage (see Exhibit 1) was erected by the previous owner in 2014 and has existed without complaint. The sign setback from Steiner Ranch Blvd. does not obscure the vision of vehicular traffic (Exhibit 3). The Meritage at Steiner Ranch apartments utilizes similar monument signage (see Exhibit 4). Surrounding property is undeveloped (see Exhibit 5).

—OR—

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

Although the square footage and height of the existing sign exceed the permitted square footage and height for the multifamily district, the signage is more akin to subdivision identification signage, which cannot exceed 128 square feet. The entryway to the multifamily complex looks more like a subdivision (see Exhibit 6).

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:

With the subject property being located in Two-Mile ETJ of the city of Austin, the most similarly situated property is the Meritage at Steiner Ranch apartments at 4500 Steiner Ranch Blvd. Comparing the signage for both properties (see Exhibits 2 and 4), the subject property has no special privilege which the Meritage at Steiner Ranch is deprived of. Similarly situated properties use similar signage (see Exhibits 7-13).

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Ray Oujesky Digitally signed by Ray Oujesky
DN: cn=Ray Oujesky, o=Kelly, Hart, ou,
email=ray.oujesky@kellyhart.com, c=US
Date: 2016.12.16 14:41:32 -0500 Date: _____

Applicant Name (typed or printed): Ray Oujesky

Applicant Mailing Address: Kelly, Hart, 201 Main St., Suite 2500

City: Fort Worth State: Texas Zip: 76102

Phone (will be public information): (817) 878-3556

Email (optional – will be public information): ray.oujesky@kellyhart.com

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: _____ Date: _____

Owner Name (typed or printed): Bell Steiner Ranch LLC

Owner Mailing Address: 300 North Greene St., Suite 1000

City: Greensboro State: NC Zip: 27401

Phone (will be public information): (336) 232-1900

Email (optional – will be public information): marketing@bellpartnersinc.com

Section 5: Agent Information

Agent Name: David Morales

Agent Mailing Address: Kelly, Hart, Colorado Tower, 303 Colorado St.

City: Austin State: Texas Zip: 78701

Phone (will be public information): (512) 495-6400

Email (optional – will be public information): david.morales@kellyhart.com

SAVE

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Ray Oujesky

Digitally signed by Ray Oujesky
DN: cn=Ray Oujesky, o=Kelly, Hart, ou=
email=ray.oujesky@kellyhart.com, c=US
Date: 2016.12.16 14:41:52 -0500

Date: _____

Applicant Name (typed or printed): Ray Oujesky

Applicant Mailing Address: Kelly, Hart, 201 Main St., Suite 2500

City: Fort Worth State: Texas Zip: 76102

Phone (will be public information): (817) 878-3556

Email (optional – will be public information): ray.oujesky@kellyhart.com

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: X Bell Steiner Ranch, SVP Marketing

Date: 13 Jan 2017

Owner Name (typed or printed): Bell Steiner Ranch LLC

Owner Mailing Address: 300 North Greene St., Suite 1000

City: Greensboro State: NC Zip: 27401

Phone (will be public information): (336) 232-1900

Email (optional – will be public information): marketing@bellpartnersinc.com

Section 5: Agent Information

Agent Name: David Morales

Agent Mailing Address: Kelly, Hart, Colorado Tower, 303 Colorado St.

City: Austin State: Texas Zip: 78701

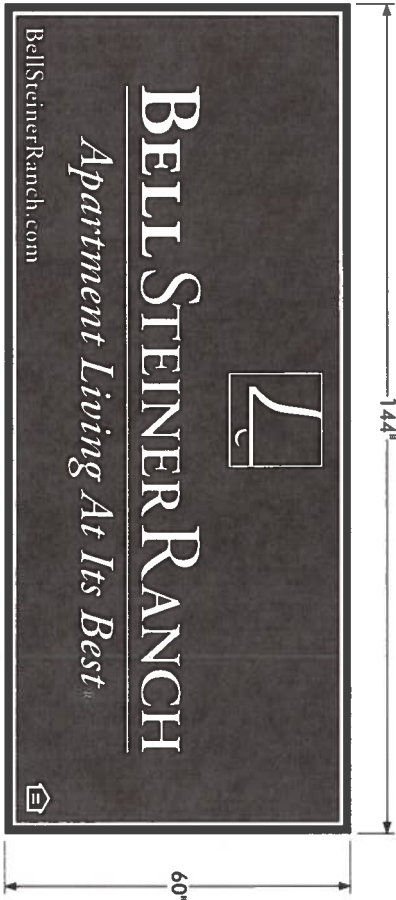
Phone (will be public information): (512) 495-6400

Email (optional – will be public information): david.morales@kellyhart.com

SAVE



08/24/2016



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| 1. Temp Main ID 1 - SF Unit(s) 1/2" = 1' 0" Order ID 40898 (ref.00000) DSG Rev. #1 Illb/jem <input type="checkbox"/> CS <input type="checkbox"/> SO <input type="checkbox"/> DI <input type="checkbox"/> SI <input type="checkbox"/> CP <input type="checkbox"/> SD | Panels: (3mm DiBond) (1-SF) 144" x 60" x .118" Digital Print: (vinyl) (1) 144" x 60" - apply 1st surface w/ UV laminate Structure: (existing) | Digital Print: (white vinyl w/matte laminate) <input checked="" type="checkbox"/> Brown - outer border, panel background <input type="checkbox"/> White - inner border, logo, copy, rule & EHO symbol | Hardware: |
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EXHIBIT
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4763 Steiner Ranch Blvd



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STEINER RANCH
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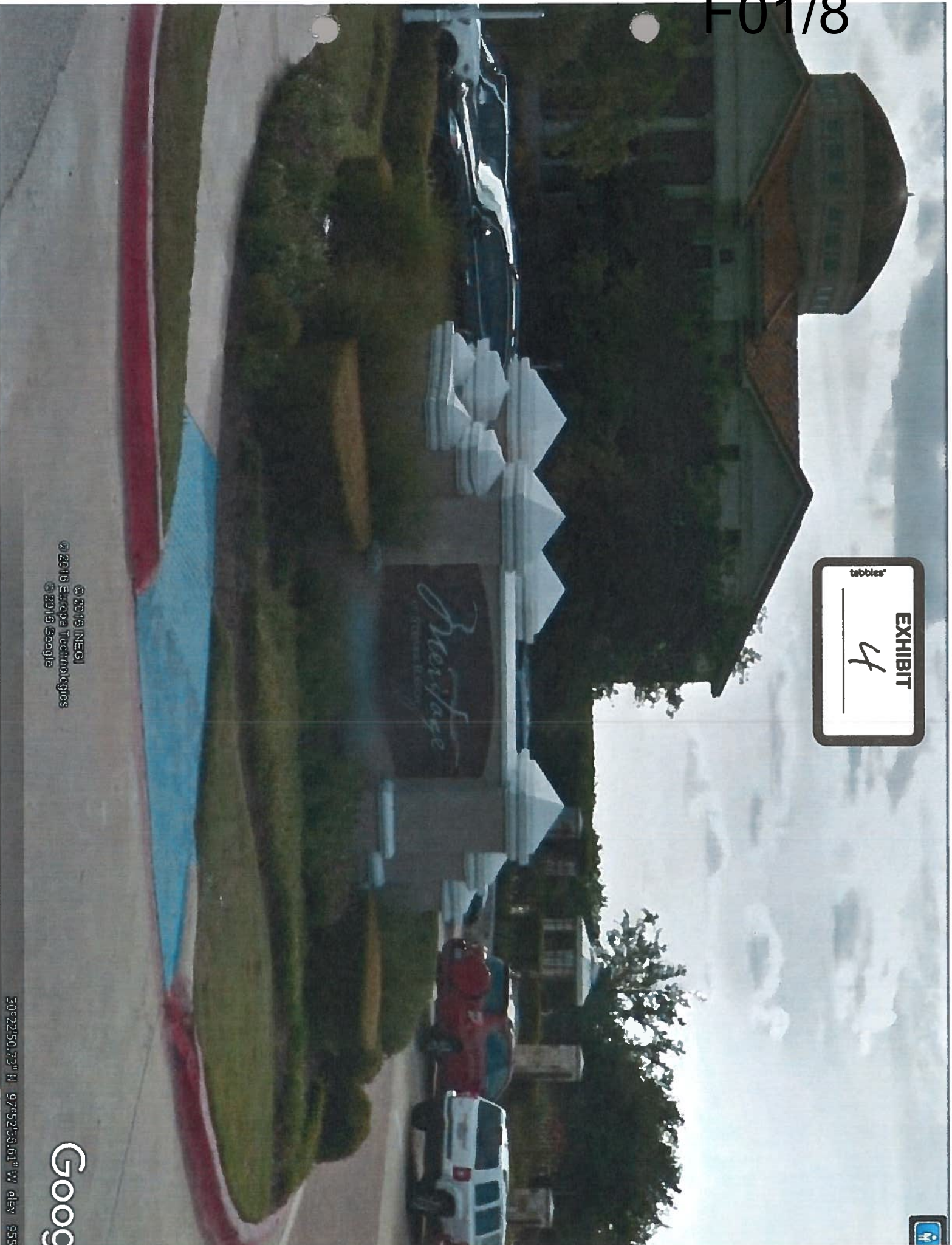
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EXHIBIT

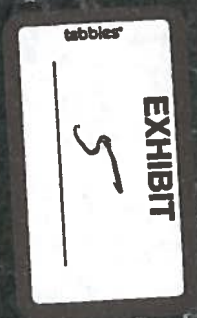
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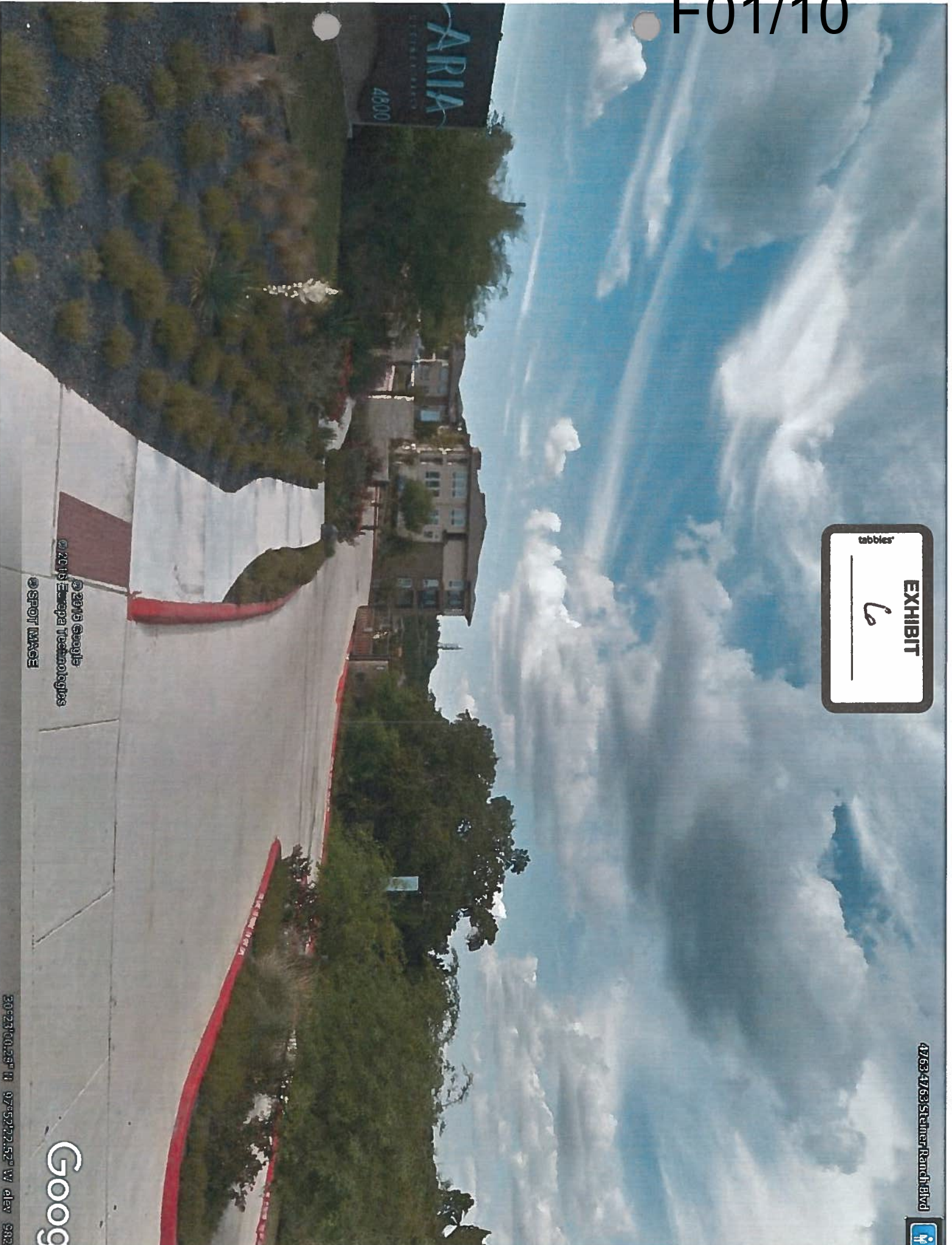
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47.634763 Steiner Ranch Blvd



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EXHIBIT

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THE PRESERVE

AT FOUR POINTS

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EXHIBIT



FIRE LANE

EXHIBIT

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EXHIBIT

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EXHIBIT
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Canyon Creek



APARTMENT HOMES

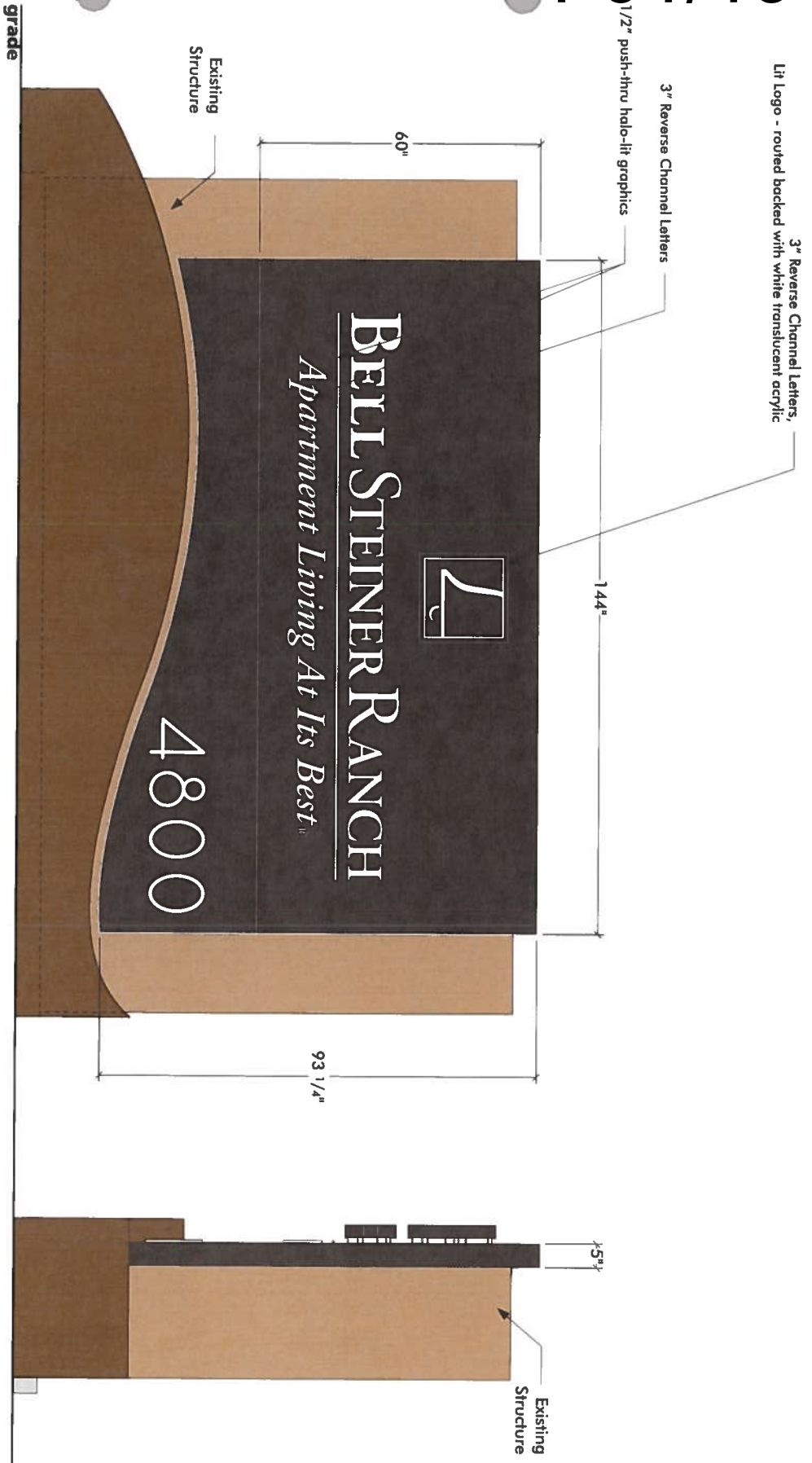
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EXHIBIT

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SIGNAGE SITE PLAN



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|---|--|---|--|
| 1. ID Pan/Halo-Lit Graphics 1 - SF Unit(s) 1/2" = 1' 0" Order ID 41000 (ref.40898) DSG Rev. #0 CS <input type="checkbox"/> SO <input type="checkbox"/> DI <input type="checkbox"/> SI <input type="checkbox"/> CP <input type="checkbox"/> SD <input type="checkbox"/> | Pan: (alum. fabricated) (1-SF) 144" x 93-1/4" x 5" - w/ LT reverse channel graphics - 1/2" push-thru halo-lit graphics Rev. Channel Letters: (alum. fabricated) (1-Set) 121" x 11" x 3" - 1" spacers Rev. Channel Logo: (alum. fabricated) (1-SF) 19" x 19" x 3" - 1" spacers Lit Logo - routed backed with translucent acrylic | Overlay Graphics Faces: (alum.) (1-SF) 121" x 11" x .063" (rule/tag copy) (1-SF) 41-5/8" x 12" x .063" (address) Structure: (existing) | Colors: (Enamel, unless otherwise noted) MP36589 (SW6006) Black Bean - pan; - logo face, edges; channel letter edges N202 White - Rev. channel Letters faces; - tag copy/rule/address overlay faces |
| Hardware: | | | |

SUBJECT PROPERTY SITE PLAN

(Approved by City of Austin)



CITY OF AUSTIN
 One Texas Center-505 Barton Springs Road
 Site Plan Permit-Drinking Water Protection Zone

Application Date: 07/21/2011

Site Plan Expiration Date: 07/21/2014

Permit No.: SP-2011-0200D

Project Duration Expiration Date: 07/21/2014

Project Name: Steiner Ranch Apartments

Address or Location Description: 4800 STEINER RANCH BLVD

Watershed: Bear Creek

Owner of Property: Gerald Kucera MU 13 Investments, LTD, (512) 346-0025

Address: 7200 N MOPAC EXPY SUITE 450 AUSTIN TX 78731

Owner's Representative: Sarah Crocker Crocker Consultants, (504) 237-4288

Address: 6505 COOPER LN AUSTIN TX 78745

Legal Description: Steiner Ranch Phase 2, Section 10, Lot 4, Block B

PERMIT IS HEREBY ISSUED FOR:

The construction of 23 multi-family buildings, clubhouse, amenity center, water quality and detention, parking, drives, and utilities for a total of 9.65 acres impervious cover (approx 18.58%). The project is located within the Bear Creek watershed and is subject to all watershed protection regulations as set forth in Chapter 25 of the City of Austin Code of Ordinances. This project is located within the City's 2-Mile Extra Territorial jurisdiction.

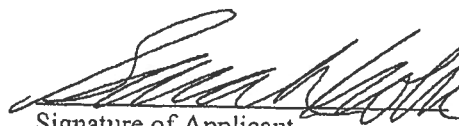

CONDITIONS OF PERMIT

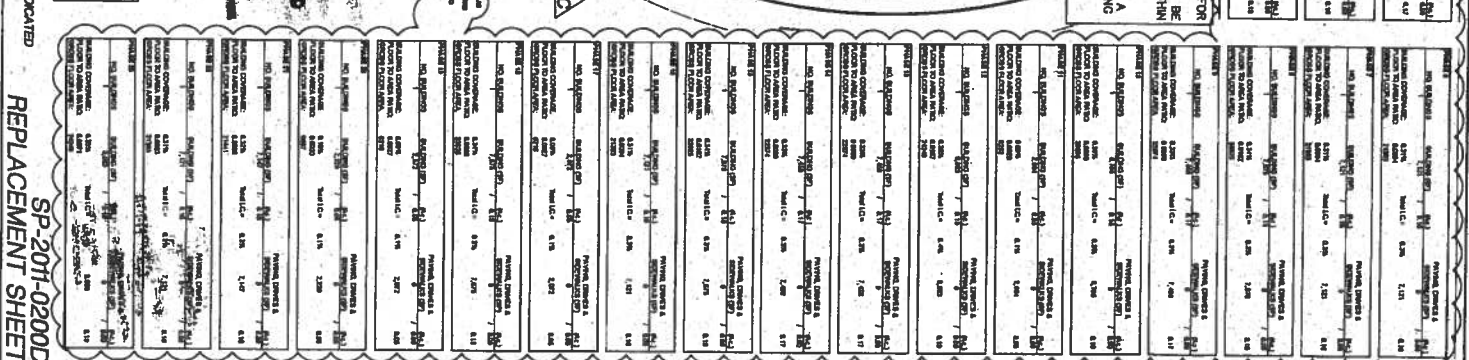
It is agreed that the proposed development shall be performed and completed in accordance with the plans and specifications approved by the City of Austin Standard Specifications and Code requirements, and State of Texas construction safety statutes. All development approved by this permit is subject to the inspection and control of the City of Austin.

It is the responsibility of the permit holder to identify all utilities in the work area and to notify each utility of the scope of work in the immediate area of the utilities.

ENGINEER'S CERTIFICATION: Inspection and a "Certification of Completion" by a Texas Licensed Engineer is required for the development approved by this permit. No Certificate of Occupancy may be approved until the Engineer's Certification is filed. The engineer is responsible for the adequacy of the plans submitted with this application.

SPECIAL CONDITIONS: This project is located in the Drinking Water Protection Zone (DWPZ). An administrative, one time one year, extension may be requested under Sec. 25-1-537 for this project provided the request is submitted at least 60 days prior to the expiration date noted above. Progress under 25-1-537 must be met for the extension. No other extensions may be granted.

 For MU 13 Investments 8-7-12
 Signature of Applicant Owner Date

 Permit Approved by City of Austin 8/4/12
 Date



**SUBJECT PROPERTY
SURVEY WITH SIGN
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