

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday August 13, 2018

CASE NUMBER: C16-2018-0006

_____ Brooke Bailey
 _____ William Burkhardt
 _____ Christopher Covo
 _____ Eric Golf
 _____ Melissa Hawthorne
 _____ Bryan King
 _____ Don Leighton-Burwell
 _____ Rahm McDaniel
 _____ Martha Gonzalez (Alternate)
 _____ Veronica Rivera
 _____ James Valdez
 _____ Michael Von Ohlen
 _____ Kelly Blume (Alternate)
 _____ Pim Mayo (Alternate)

APPLICANT: Albert Morales

OWNER: Roberta Swischuk

ADDRESS: 1165 AIRPORT BLVD

VARIANCE REQUESTED: The applicant has requested a variance(s) to Section 25-10-191 (Setback and Structural Requirements):

~~A. (E) to decrease the distance a sign support more than 36 inches in diameter must be set back from the street right-of-way from at least 12 feet (required) to 7.5 feet (requested); and to~~

B. (F) (1) to increase the height of a sign that is within 12 feet of a street right-of-way from not more than 30 inches (required, permitted) to 66 inches (requested); and to

C. (F) (2) to decrease clearance of a sign that is within 12 feet of a street right-of-way from at least 9 feet (required) to 0 feet (requested)

in order to erect a 96 inch diameter monument sign in a "CS-MU-NP", General Commercial Services – Mixed Use - Neighborhood Plan zoning district. (MLK)

BOARD'S DECISION: BOA MEETING AUG 13, 2018 POSTPONED TO SEPTEMBER 10, 2018 BY APPLICANT (RE-NOTICE MAY BE REQUIRED)

EXPIRATION DATE:

FINDING:

1. The variance is necessary because strict enforcement of the Article prohibits and reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscape, or topography, because:

OR,

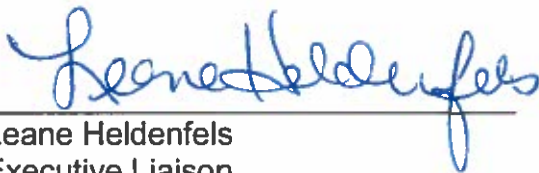
2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

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:



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman

From: [Heldenfels, Leane](#)
To: [Ramirez, Diana](#)
Subject: c16-2018-0006/1165 Airport Blvd amanda upload and 9/10 advance packet (both email below and attachment behind the decision sheet from Aug meeting)
Date: Monday, September 03, 2018 1:51:36 PM
Attachments: [Integral Care Removable Entry Signage 27 August 18.pdf](#)

From: Albert Morales
Sent: Monday, August 27, 2018 4:09 PM
To: Heldenfels, Leane
Cc: Trevor Ingram
Subject: RE: Draft minutes for Aug 13, 2018

Hi Leane,

Please accept the attached for final sign location for case **C16-2018-0006**

I've noted on the first sheet that Eben and I agreed on a solution, however, I do not expect a formal approval until later this week.

Take care.

-Albert



ALBERT MORALES | Design & Project Management

Entry Monument (Removable) Proposed Signage

C16-2018-0006

Albert Morales
For Capital Architectural Sign, Inc.
INTEGRAL CARE
1165 Airport Boulevard

The applicant has requested a variance(s) to Section 25-10-191 (Setback and Structural Requirements):

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- C. (F) (2) to decrease clearance of a sign that is within 12 feet of a street right-of-way from at least 9 feet (required) to 0 feet (requested) in order to erect a 96 inch diameter monument sign in a "CS-MU-NP", General Commercial Services – Mixed Use - Neighborhood Plan zoning district. (MLK)

REVISED
27 AUGUST 18

UPDATE 27 AUGUST 2018

Eben Kellogg, property agent for COA and I (Albert), from Capital Architectural Signs, agreed on a solution that satisfies all utility access requirements by utilizing a removable or temporary sign closest to the property line with at least 10'-0" clearance from utilities in lieu of a permanent monument sign.

-Albert Morales 27 Aug 18

Content Developed By

Entry Monument (Removable)
Structure and Design

1. Double-sided aluminum cabinet; all copy is machine routed from face.
2. Internally illuminated white acrylic push through logo with 1/2" projection.
3. Internally illuminated address; backed with white acrylic; inset 1/8" or thickness of cabinet.

C. Finish/Color: Cabinet painted to match Weathered corten stainless steel. Logo and address numerals are white acrylic as noted in descriptions 2 and 3.

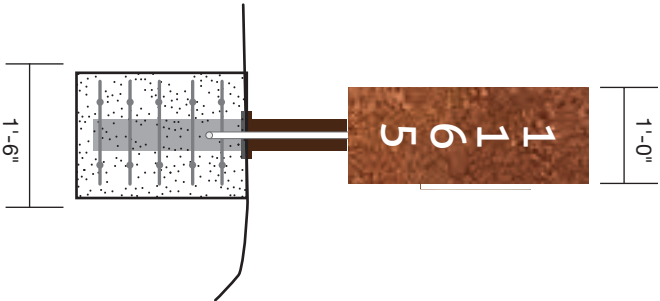
Notes:

A. Concrete Foundation: 1'-6" planked concrete above grade; ~1'-0" direct embed with #4 rebar @ 12" O.C.; ~2'-0" footing with #4 rebar @ 18" O.C; T & B, each way.

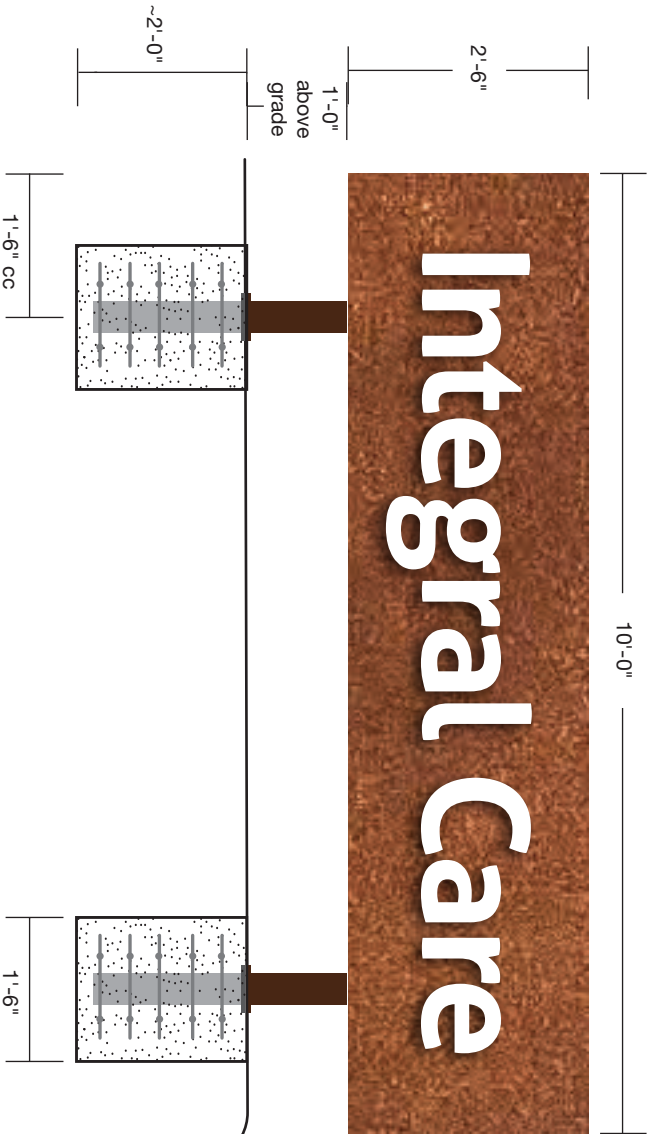
*Corten Steel is the rust-like appearance after several years exposure to weather. A simulated finish cannot be guaranteed to exactly match this natural process.



1 Reference Image
Address Cut Outs



2 Profile Section
Scale: 1/2"=1'-0"



3 Elevation
Scale: 1/2"=1'-0"



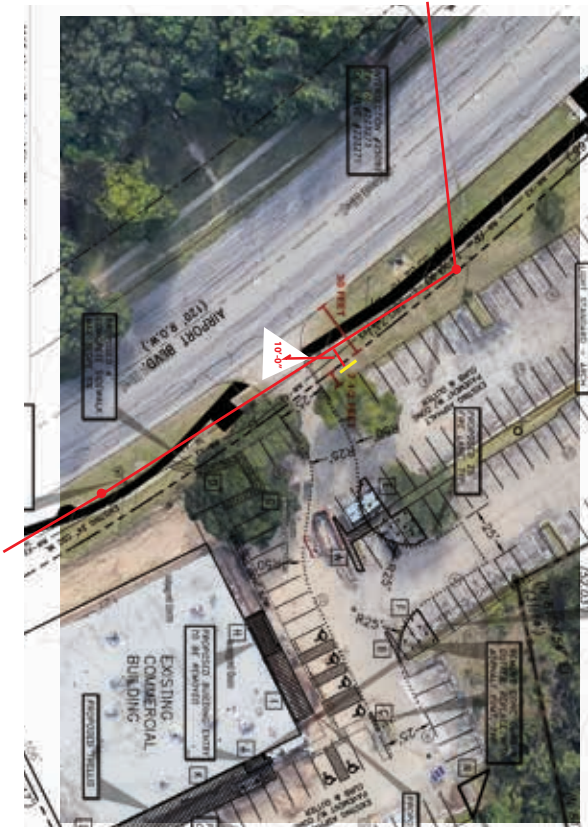
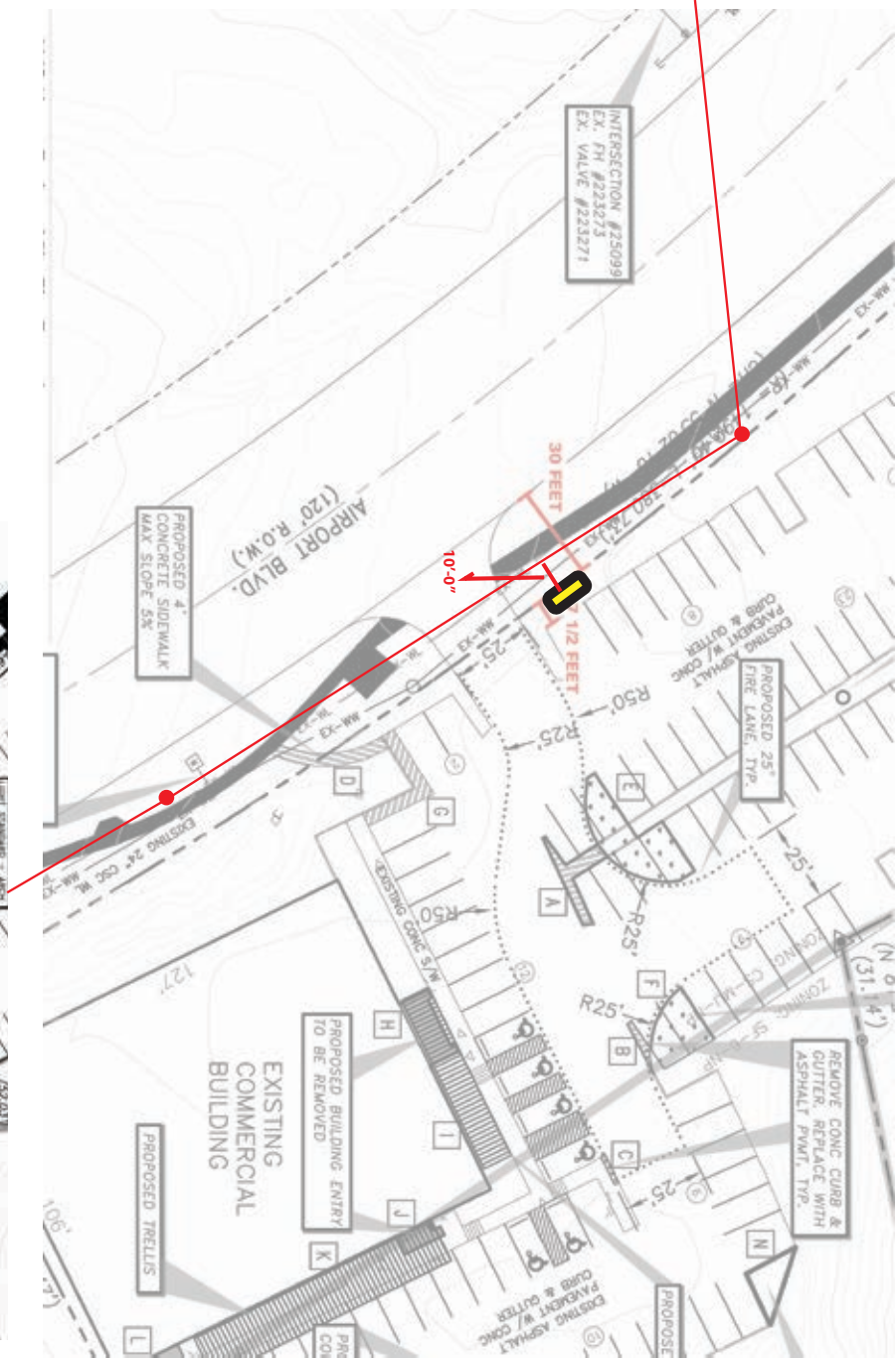
4 Reference Image
Push Through Letters

REVISED
27 AUGUST 18

CLIENT	PROJECT	DRAWING TITLE	ADDITIONAL NOTES	DRAWN BY	FILEPATH	DATE	VERSION	SHEET
Integral Care Main Office	Exterior Graphics Package	Entry Monument		Albert Morales		11 March 2018 REV 6 June 2018 REV 23 August 2018	3	01




Entry Monument (Removable)
Utility Surroundings (UTILITY LINES DESIGNATED IN RED)



REVISED
27 AUGUST 18



	CLIENT Integral Care Main Office	PROJECT Exterior Graphics Package	DRAWING TITLE Entry Monument	ADDITIONAL NOTES	DRAWN BY Albert Morales	FILEPATH	DATE 11 March 2018 REV 6 June 2018 REV 23 August 2018	VERSION 3	SHEET 02
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Entry Monument (Removable)
Intended Location (UTILITY LINES DESIGNATED IN RED)



1 Photo Renderings
Actual Scaling May Vary

REVISED
27 AUGUST 18

CAS	CLIENT Integral Care Main Office	PROJECT Exterior Graphics Package	DRAWING TITLE Entry Monument	ADDITIONAL NOTES	DRAWN BY Albert Morales	FILEPATH	DATE 11 March 2018 REV 6 June 2018 REV 23 August 2018	VERSION 3	SHEET 03
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C02/8

12TH

RIDGE

BREEDLOVE

GREENWOOD

AIRPORT

PENNSYLVANIA

OAK SPRINGS

TILLERY



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C16-2018-0006
1165 AIRPORT BLVD.



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" = 167'

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 # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 1165 Airport Blvd. Austin, TX 78752

Subdivision Legal Description:

1.766 AC OLT 15 Division B

Lot(s): L23 Block(s): 1100

Outlot: N/A Division: B

Zoning District: CS-MU-NP

Sign District: Commercial

I/We Albert Morales on behalf of myself/ourselves as authorized agent for Capital Architectural Signs Inc affirm that on Month Select July, Day Select 9, Year Select 2018 hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Sign: Illuminated aluminum freestanding monument

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

City code requires 12-foot setback from property line on Airport

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 standard 12-foot setback falls within the parking lot and there is about 30 feet of city land between the property line and city street. The setback would not be visible to individuals who are seeking counseling & mental health assistance

—OR—

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

Airport has a slight curve that doesn't block any neighboring signage or buildings

—OR—

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

The setback on the property line is sufficient for cars to have a visible view when exiting the property

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:

This is a unique property with substantial amount of land between the property line and the street

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: [Signature] Date: 7/9/2018

Applicant Name (typed or printed): Albert Morales

Applicant Mailing Address: 6500 N. Lamar Blvd

City: Austin State: TX Zip: 78752

Phone (will be public information): (512) 490-0049

Email (optional – will be public information): _____

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: [Signature] Date: 7/9/2018

Owner Name (typed or printed): Roberta Swischuk

Owner Mailing Address: 1165 Airport Blvd

City: Austin State: TX Zip: 78752

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Albert Morales

Agent Mailing Address: 6500 N. Lamar Blvd.

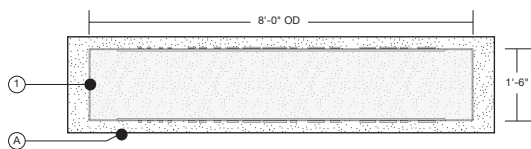
City: Austin State: TX Zip: 78752

Phone (will be public information): (512) 490-0049

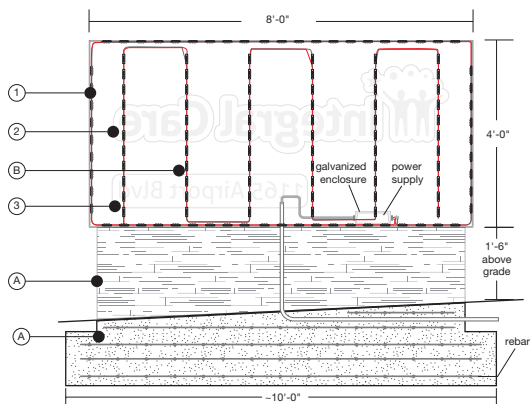
Email (optional – will be public information): _____

SAVE

Entry Monument Structure and Design



1 Top View
scale: 1/2"=1'-0"



3 Structural Section
scale: 1/2"=1'-0"

1. Double-sided aluminum cabinet; all copy is machine routed from face.
2. Internally illuminated white acrylic push through logo with 1/2" projection.
3. Internally illuminated address; backed with white acrylic; inset 1/8" or thickness of cabinet.

Notes:
A. Concrete Foundation: 1'-6" planked concrete above grade; -1'-0" direct embedment with #4 rebar @ 12" O.C.; -2'-0" footing with #4 rebar @ 18" O.C.; T & B, each way.

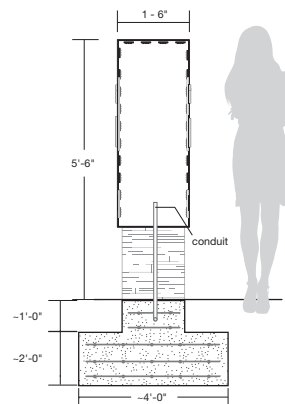
B. Illumination: bright white LEDs mounted inside cabinet faces and returns; connected to power supplies others to run main electrical via conduit. Must coordinate prior to pouring of concrete form.

C. Finish/Color: Cabinet painted to match Weathered corten stainless steel. Logo and address numerals are white acrylic as noted in descriptions 2 and 3.

*Corten Steel is the rust-like appearance after several years exposure to weather. A simulated finish cannot be guaranteed to exactly match this natural process.



2 Reference Images



4 Profile Section
scale: 1/2"=1'-0"



5 Elevation
scale: 1/2"=1'-0"



CLIENT
Integral Care Main
Office

PROJECT
Exterior Graphics
Package

DRAWING TITLE
Entry Monument

ADDITIONAL NOTES

DRAWN BY
Albert Morales

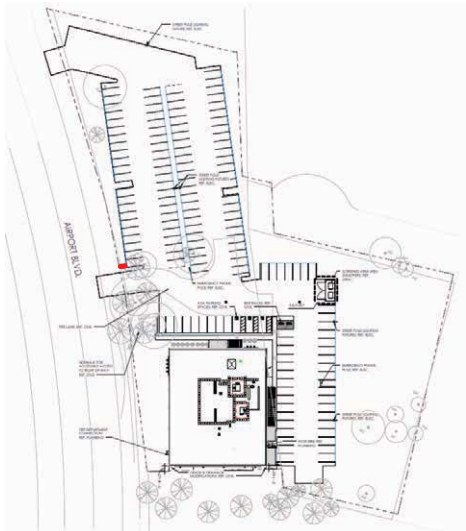
FILEPATH

DATE
11 March 2018
REV 6 June 2018

VERSION
2

SHEET
12

Entry Monument
Site Location



	CLIENT Integral Care Main Office	PROJECT Exterior Graphics Package	DRAWING TITLE Entry Monument	ADDITIONAL NOTES	DRAWN BY Albert Morales	FILEPATH	DATE 11 March 2018 REV 6 June 2018	VERSION 2	SHEET 13
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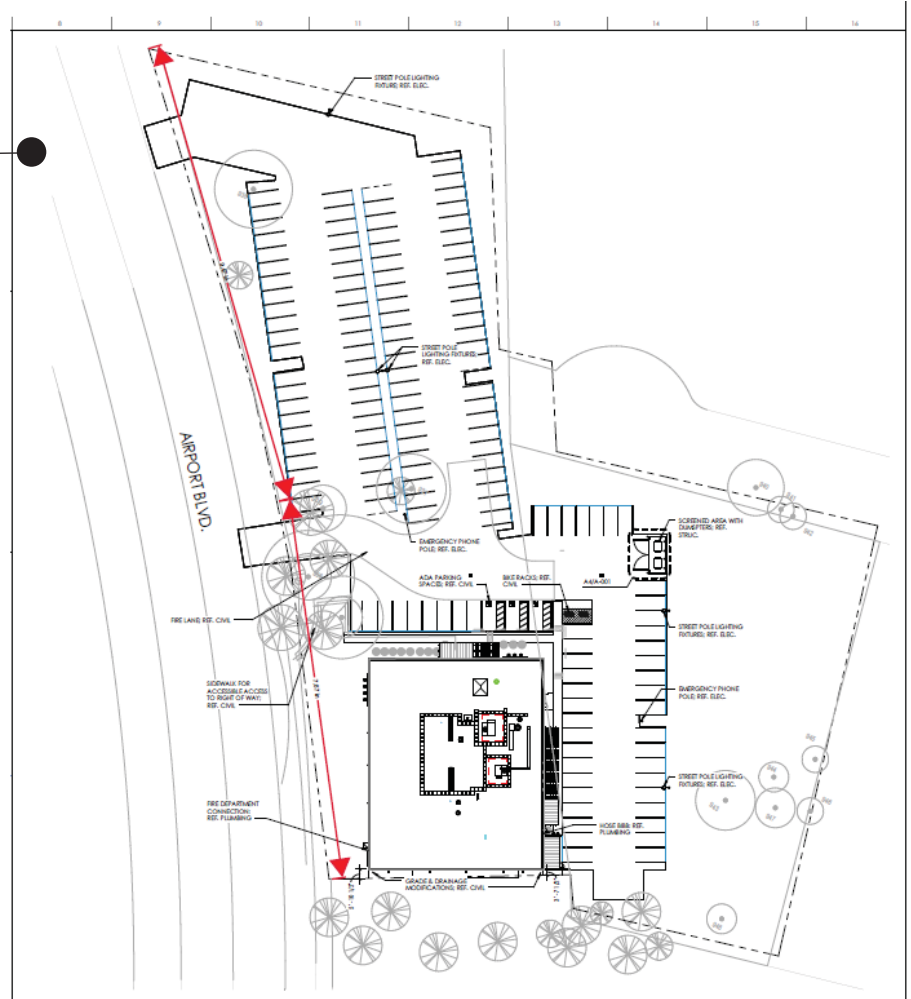
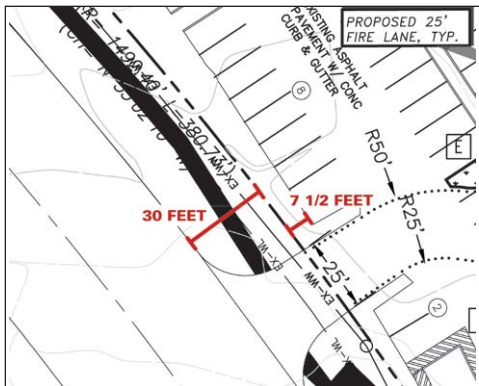
Entry Monument
Site Location

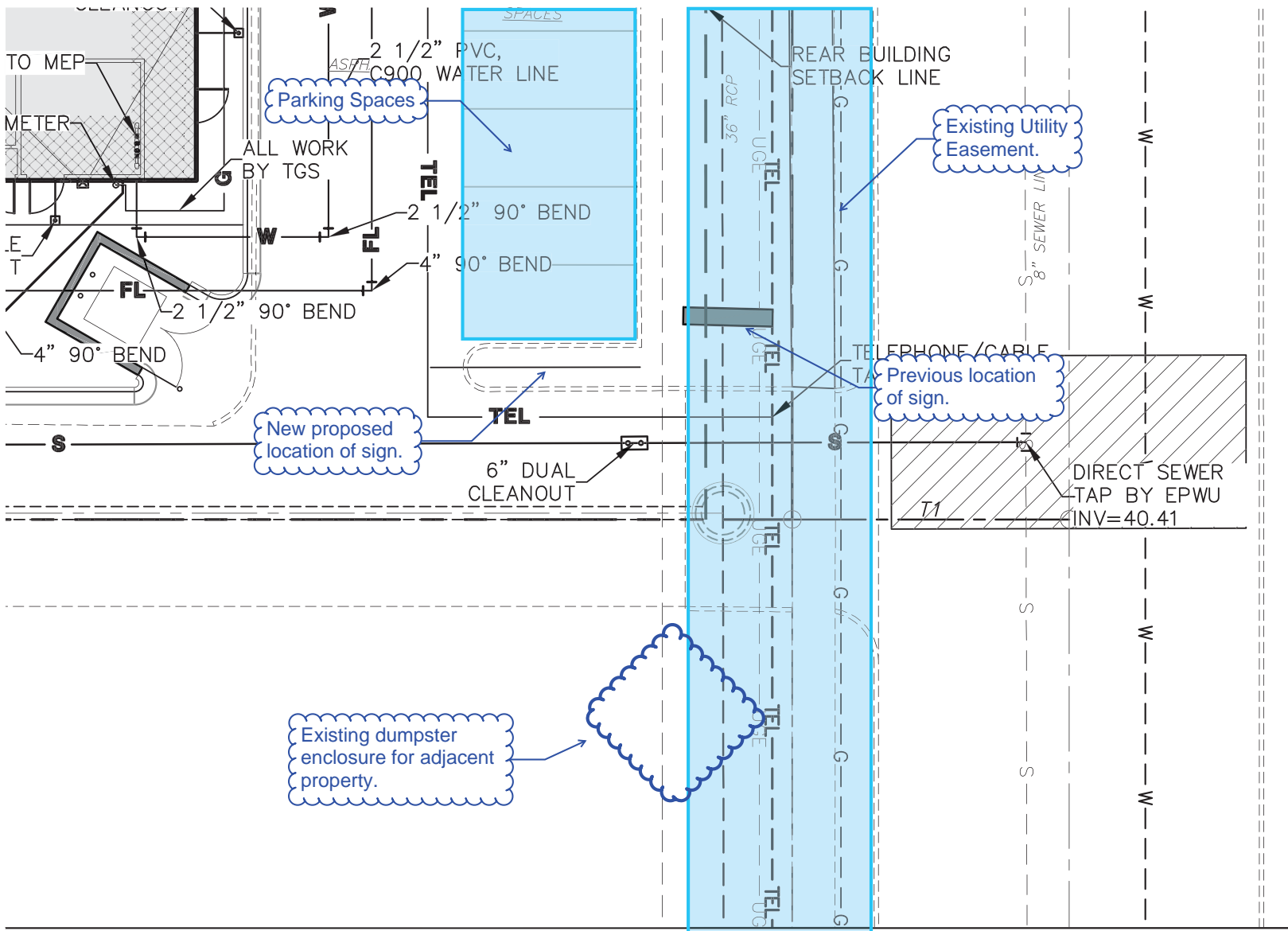


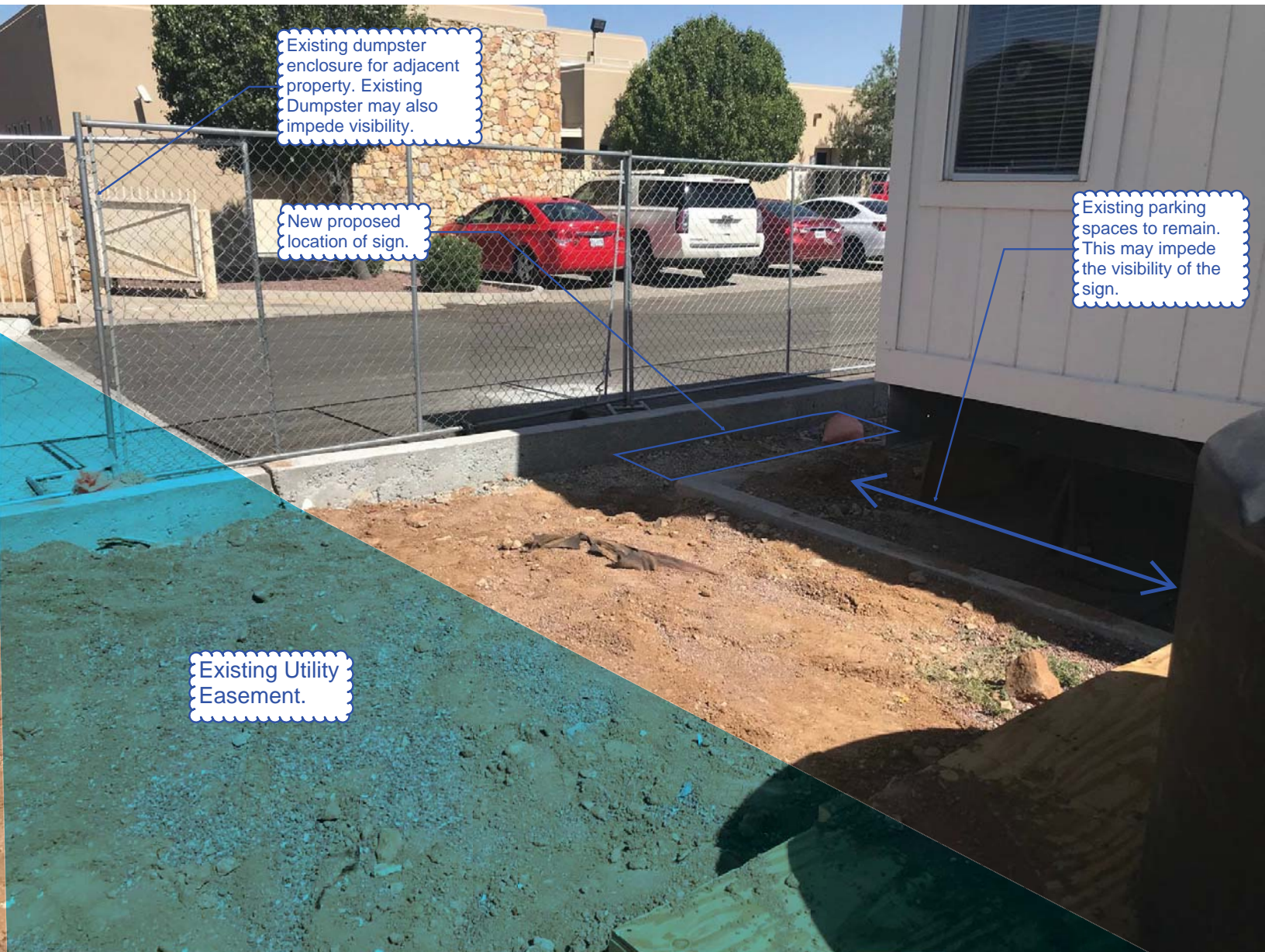
	CLIENT Integral Care Main Office	PROJECT Exterior Graphics Package	DRAWING TITLE Entry Monument	ADDITIONAL NOTES	DRAWN BY Albert Morales	FILEPATH	DATE 11 March 2018 REV 6 June 2018	VERSION 2	SHEET 14
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Linear Feet Street Frontage
518'-0"

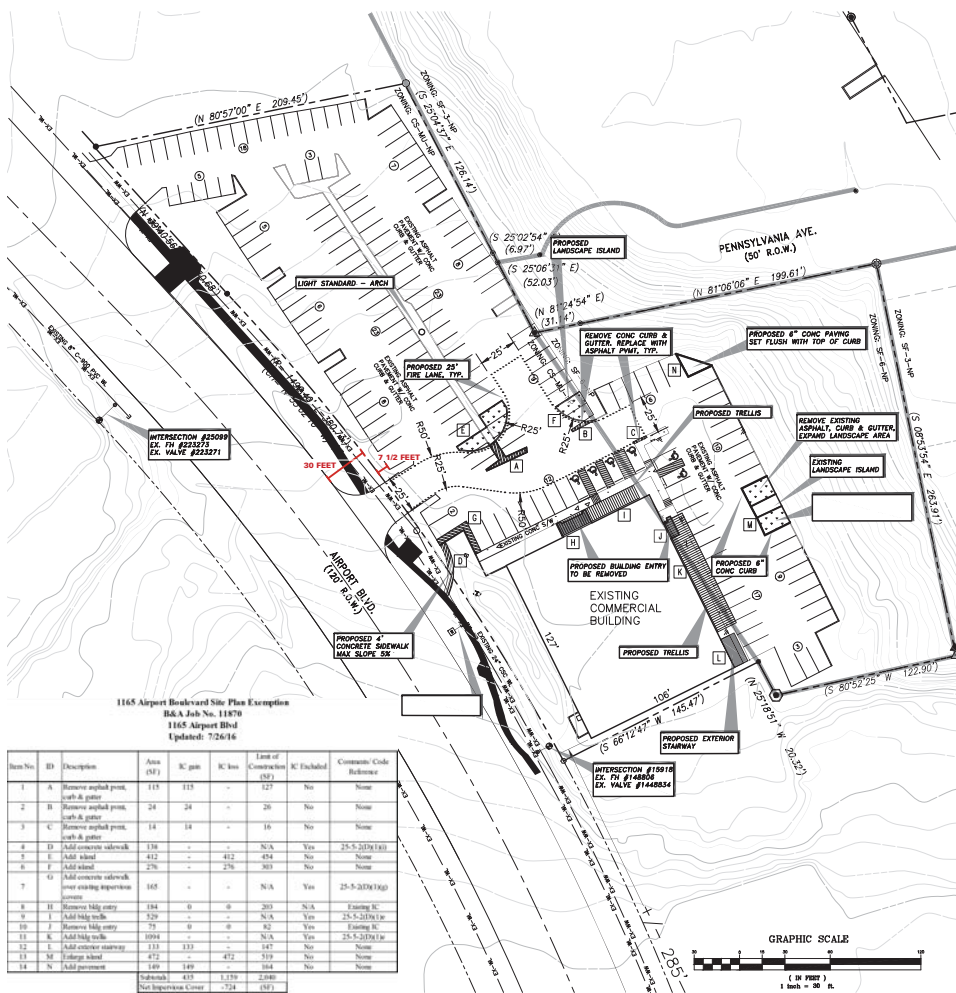
Linear Feet Public Setback
30'-0" from Airport to Property Line.







Bleyl & Associates



Bleyl & Associates

LEGAL DESCRIPTION:
A 2.716 ACRE TRACT OF LAND BEING A 1.766 ACRE TRACT OUT OF OUTLOT 15 & OUTLOT 16, DIVISION B, GOVERNMENT OUTLOTS OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND ALL OF LOT 17, SAM-HUSTON HEIGHTS, AS RECORDED IN BOOK 3, PAGE 249, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND A PORTION OF TILER STREET ABANDONED BY ORDER OF THE COMMISSIONERS COURT OF TRAVIS COUNTY ON OCTOBER 15, 1947, AS RECORDED IN VOLUME 1022, PAGE 279 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

FIRE FLOW DEMAND:

CONSTRUCTION TYPE PER IFC 2012:

V-B

BUILDING AREA:

13,572 SF

RORD FIRE FLOW DEMAND PER IFC 2012:

4500 GPM

DEDUCTION FOR NFPA 13 SPRINKLER SYS:

3750 GPM

RORD FIRE FLOW AFTER DEDUCTION:

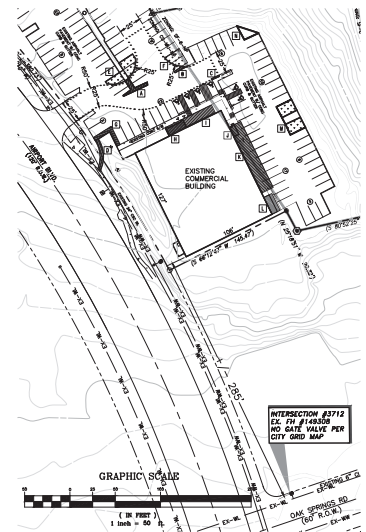
1250 GPM

MINIMUM FIRE FLOW DEMAND PER COA:

1,500 GPM

FIRE FLOW AVAILABLE:

PENDING TEST



REV	DATE	BY	APP	COMMENT
1	07/26/16	JB	JB	ISSUED FOR PERMIT
2	07/26/16	JB	JB	ISSUED FOR PERMIT
3	07/26/16	JB	JB	ISSUED FOR PERMIT
4	07/26/16	JB	JB	ISSUED FOR PERMIT
5	07/26/16	JB	JB	ISSUED FOR PERMIT
6	07/26/16	JB	JB	ISSUED FOR PERMIT
7	07/26/16	JB	JB	ISSUED FOR PERMIT
8	07/26/16	JB	JB	ISSUED FOR PERMIT
9	07/26/16	JB	JB	ISSUED FOR PERMIT
10	07/26/16	JB	JB	ISSUED FOR PERMIT

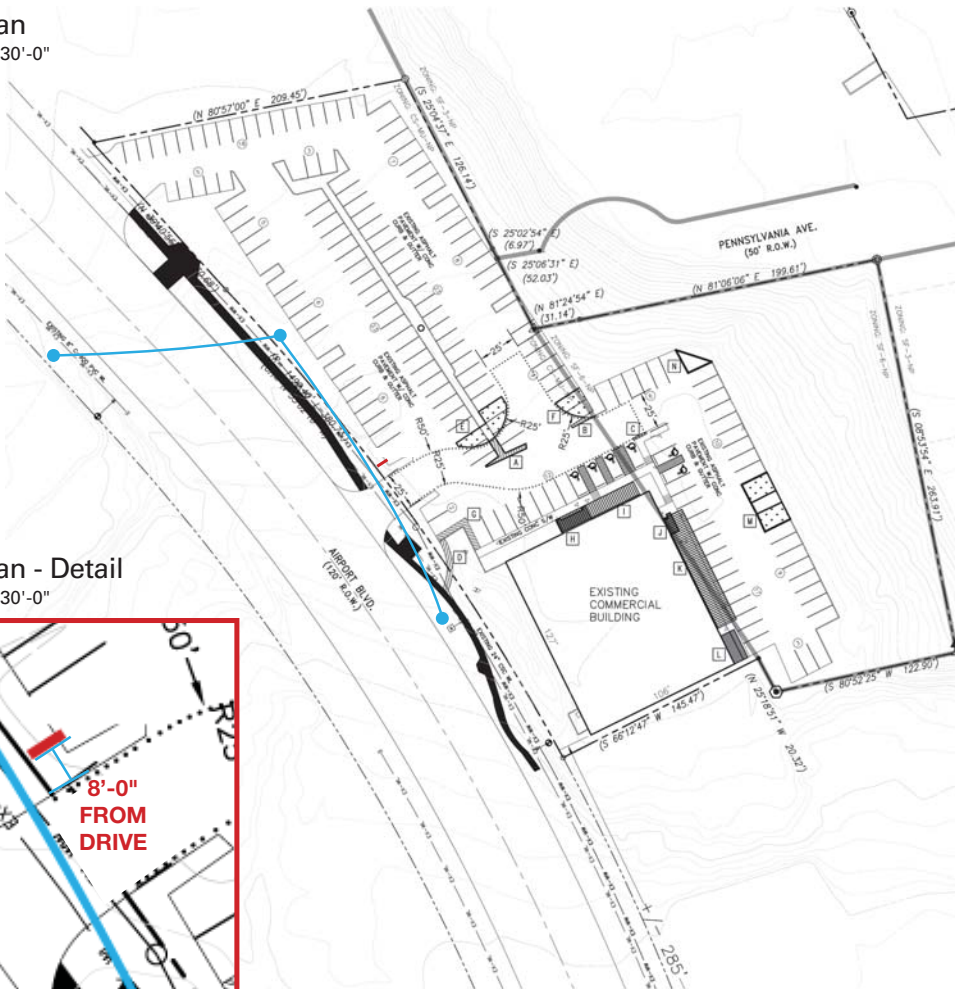
Bleyl & Associates
Project Engineering & Management
1115 CAPITAL OF TEXAS HWY. S. SUITE 109
AUSTIN, TEXAS 78704
TEL: 512-221-7800
FAX: 512-221-7801
WWW.BLEYL.COM

SITE PLAN EXEMPTION
ATC 1165 AIRPORT BLVD



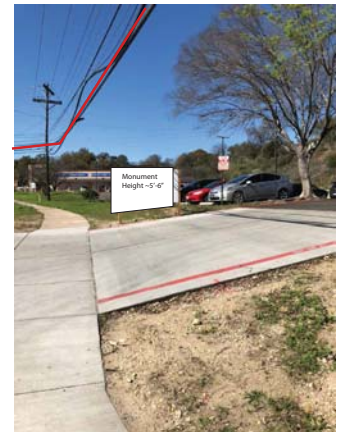
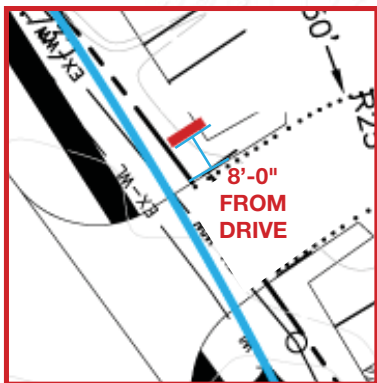
1 Site Plan

scale: 1"= 30'-0"



2 Site Plan - Detail

scale: 1"= 30'-0"



3 Reference Photos