

B-1/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: C16-2018-0007  
LOCATION: 510 W 26th Street

1" = 254'

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.

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## 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 # CL-2018-0008 ROW # 12077632 Tax # 0215020701

### Section 1: Applicant Statement

Street Address: 510 W 26TH ST. AUSTIN, TX 78705

Subdivision Legal Description:

246 X 216FT OLT 62 DIVISION D

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: CS-NP: MF4-NP

Sign District: INNER WEST CAMPUS SUBDISTRICT

I/We BRAGG SMITH on behalf of myself/ourselves as  
authorized agent for PHOENIX PROPERTY COMPANY affirm that on  
Month September, Day 18, Year 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: (2) LED BACKLIT BLADE SIGNS

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

UNIVERSITY NEIGHBORHOOD OVERLAY DISTRICT BOUNDARIES, SUBDISTRICT  
BOUNDARIES, AND HEIGHT LIMITS. Ord. 040902-58; Ord. 20080925-039.

## 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:

1. Building was permitted and constructed prior to 2017 Overlay
2. Landscaping along 26th Street and front entrance partially blocks current signage
3. Lack of pedestrian and driver visibility with current sign could hinder business
4. Height of surrounding buildings in West Campus decrease visibility of street level signs

—OR—

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

The proposed sign matches the dimensions and characteristics of existing signs in the same Zoning District.

—OR—

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

Proposed sign is in compliance with current total square footage allowance and maximum projection allowed by the City of Austin.

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:

The proposed sign will match, but not exceed, any and all requirements of existing signs in the area. The proposed sign will be in compliance with 2017 overlay.

**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: 09/19/2018

Applicant Name (typed or printed): BRAGG SMITH - PHOENIX PROPERTY COMPANY

Applicant Mailing Address: 5950 SHERRY LANE, SUITE 320

City: DALLAS State: TEXAS Zip: 75225

Phone (will be public information): (469) 862-0219

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: SEE BELOW Date: 09/19/2018

Owner Name (typed or printed): JASON RUNNELS - 26TH ST & NUECES PO LTD PARTNERSHIP

Owner Mailing Address: 5950 SHERRY LANE, SUITE 320

City: DALLAS State: TEXAS Zip: 75225

Phone (will be public information): (214) 880-0350

Email (optional – will be public information): \_\_\_\_\_

**Section 5: Agent Information**

Agent Name: \_\_\_\_\_

Agent Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

**26th STREET & NUECES PO LIMITED PARTNERSHIP,  
A TEXAS LIMITED PARTNERSHIP**

By: PPC 26<sup>th</sup> Street & Nueces Limited Partnership,  
a Texas limited partnership, its general partner

By: PPC 26<sup>th</sup> Street & Nueces GP, Inc.  
a Texas corporation, its general partner

By: [Signature]

**SAVE**







**CHANDLER**  
SINCE 1946

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