

**BOA SIGN REVIEW COVERSHEET****CASE:** C16-2020-0003**BOA DATE:** July 13, 2020**ADDRESS:** 14231 Tandem Blvd**COUNCIL DISTRICT:** N/A**OWNER:** Mark Schlossberg**AGENT:** Joe Bucher**ZONING:** 2 mile ETJ**LEGAL DESCRIPTION:** LOT 1A BLK A WELLS BRANCH PHS A SEC 5 A AMD LTS 1 & 2 BLK A**VARIANCE REQUEST:** increase maximum sign area to 247.87 sq. ft. and overall height to 30 ft.**SUMMARY:** erect a sign**ISSUES:** diminished visibility due to utility lines and poles, grade differential and thick tree coverage.

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	2 mi. ETJ	N/A
<i>North</i>	2 mi. ETJ	N/A
<i>South</i>	2 mi. ETJ	N/A
<i>East</i>	2 mi. ETJ	N/A
<i>West</i>	2 mi. ETJ	N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Lost and Found Pets

Bike Austin

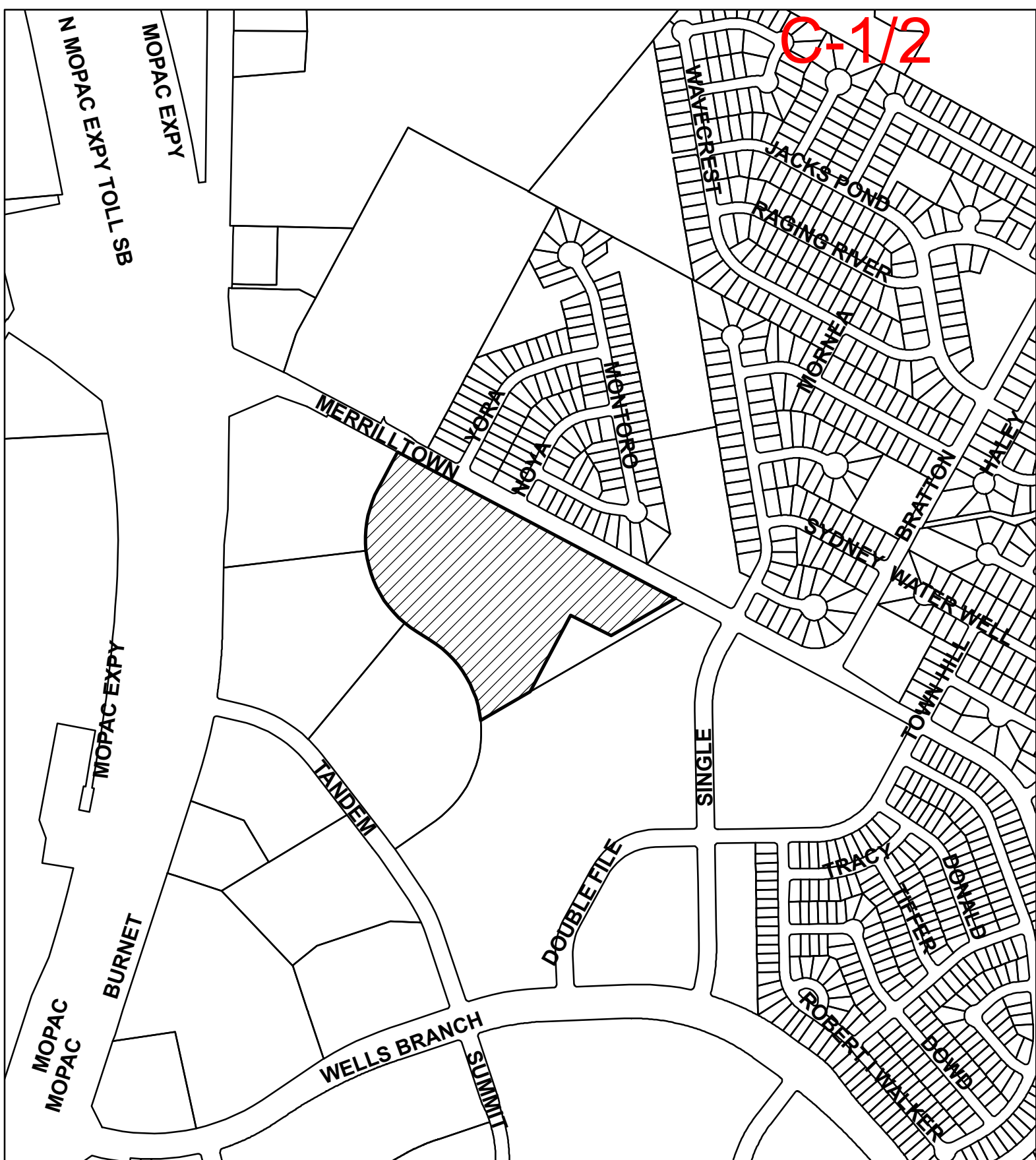
Friends of Austin Neighborhoods

Homeless Neighborhood Association

Sierra Club, Austin Regional Group

Wells Branch Neighborhood Association

C-1/2



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: C16-2020-0003  
LOCATION: 14231 TANDEN 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" = 583'

## 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: 14231 Tandem Boulevard, Austin, TX

Subdivision Legal Description:

\_\_\_\_\_

Lot(s): 2 Block(s): A

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

Zoning District: Austin 2 mile ETJ

Sign District: Scenic Corridor

I/We Southwest Value Partners on behalf of myself/ourselves as

authorized agent for SWVP Tandem Blvd LLC affirm that on

Month June, Day 8, Year 2020, 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: Internally illuminated cabinet sign - designed as sculptural feature

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

Scenic Corridor zoning as it pertains to sign codes for height and square footage.

We request a variance from Section (B) (1) (b) The sign area may not exceed the lesser of 64 square feet and Section (B) (2) The sign height may not exceed 12 feet as it pertains to 25-10-124 of the Scenic Roadway Sign District Regulations. We are requesting our sign to be 30 feet overall height and 247.87 square feet.

## 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:
  - i. Sign location sits 30ft from ROW plus curb line 30ft removed from ROW results in 60ft offset from closest lane of travel materially diminishing visibility behind utility lines & poles; and,
  - ii. the grade differential of approximately 15ft between MoPac and the site renders the sign not visible and useless in wayfinding if built to code; and,
  - iii. existing trees obscure building and facilities on the site from MoPac & MoPac Service Road.

—OR—

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:
  - i. Signage designed to be minimally obstructive to views of existing foliage; and,
  - ii. signage designed as an aesthetically pleasing architectural/sculptural piece rather than large block sign; and,
  - iii. minimal focused internal illumination of signage copy only; and,
  - iv. no neighbors across MoPac service road or MoPac.

—OR—

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:
  - i. The signage is designed to enhance wayfinding from MoPac and site entry points while negating any material tree removal to improve visibility; and,
  - ii. signage is sculptural, architecturally appropriate, and visually enhancing by design; and,
  - iii. greater signage height is necessary to achieve traditional site identification, information, and wayfinding purposes of the signage while preserving trees and accommodating topography.

**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:
  - i. Existing precedent, as neighboring property's (Shell Gas Station at Merriltown Rd and MoPac) signage is approximately 30ft high and totals 384sqft; and,
  - ii. Requested variance is for equal height and lesser square footage.



**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:  Date: 6/9/2020

Applicant Name (typed or printed): JOE BUCHER

Applicant Mailing Address: 161 ROSA PARKS BLVD

City: NASHVILLE State: TN Zip: 37203

Phone (will be public information): 901-619-0165

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:  Date: 06/08/2020

Owner Name (typed or printed): Mark Schlossberg

Owner Mailing Address: 12770 El Camino Real Suite 200

City: San Diego State: California Zip: 92130

Phone (will be public information): (858) 480-2900

Email (optional – will be public information): 

**Section 5: Agent Information**

Agent Name: Jones Lang LaSalle Americas Inc.

Agent Mailing Address: 1703 W 5th Street Suite 850

City: Austin State: Texas Zip: 78703

Phone (will be public information): (512) 225-2700

Email (optional – will be public information): 

**SAVE**

**From:** Kellogg, Eben  
**To:** [REDACTED]  
**Cc:** [Ramirez, Elaine](#); [Ramirez, Diana](#)  
**Subject:** 14231\_TANDEM\_BLV\_D Chandler\_Signs\_20200414  
**Date:** Tuesday, April 14, 2020 4:02:47 PM  
**Attachments:** [image001.png](#)  
[14231\\_TANDEM\\_BLV\\_D Chandler\\_Signs\\_20200414.pdf](#)

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Good afternoon Katherine,

Austin Energy does not object to the location of your proposed sign, for the above address, which is shown on the attached pdf, for your anticipated board of adjustment sign variance for height and area. However, the proposed sign and any improvements, to both existing and proposed features, must follow Austin Energy clearance requirements, The National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense.

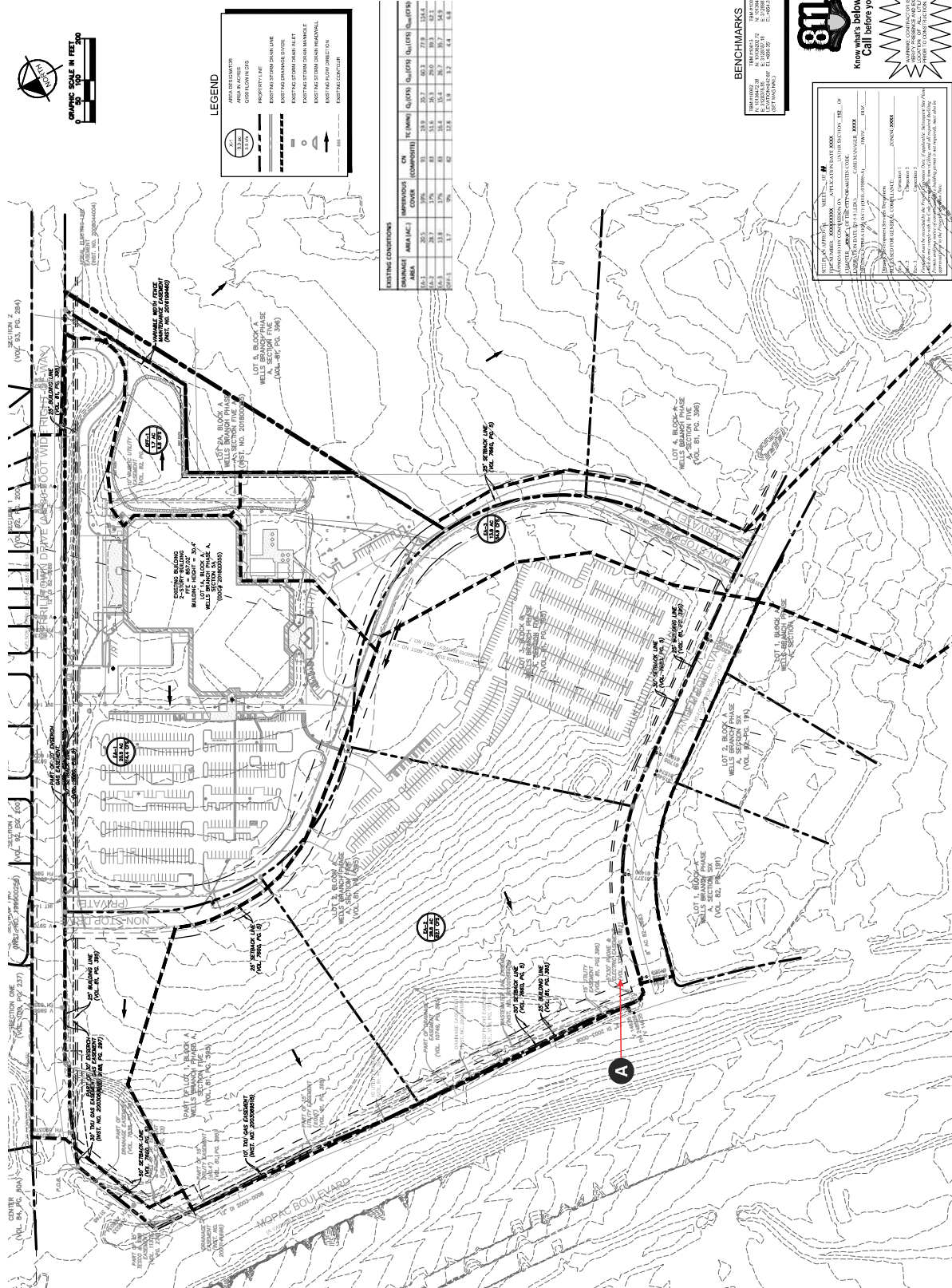
\_ I have attached the relevant section- 1.10.3 Permanent Clearances from AE Overhead Lines and Facilities

The Customer's facilities/installations shall maintain clearances from AE electric distribution overhead facilities as required in Section 234 of the NESC. In addition, the Customer's facilities shall not be installed under or over AE overhead distribution facilities and shall maintain a minimum horizontal clearance of 7 feet-6 inches from overhead AE distribution facilities. See the NESC and Austin Energy Permanent Clearance Envelopes and the OSHA/TxHSC Working Clearance Envelopes shown in the diagram below and in Appendix C - Exhibits, Figures 1-33, 1- 34, 1-35, and 1-36. (Also see Section 1.10.6 for service drop clearances and Section 1.10.7 for clearances from swimming pools). These include, but are not limited to, clearances from Customer's buildings, parking garages, light poles, signs, billboards, chimneys, radio and television antennas, tanks, and other installations. As required by AE Design, the Customer shall provide AE with a survey showing the proximities of the Customer's existing and/or proposed facilities to existing AE primary voltage facilities. For more information, contact AE Design.

*Please see page 93-95*

Link for our clearance requirements - <https://austinenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES>





<b>Design #</b>	<b>0624165AR4</b>		
<b>Sheet</b>	<b>2 of 7</b>	<b>Client</b>	<b>JLL</b>
<b>Address</b>	14321 Tanden Blvd Austin, TX 78728		
<b>Arch. Firm</b>	KATHERINE MORITZ ARCHITECTS		
<b>Designer</b>	JOEL GONZALES		
<b>Date</b>	10/31/2019		
<b>Approval / Date</b>			
<b>Client</b>			
<b>Sales</b>			
<b>Estimating</b>			
<b>Art</b>			
<b>Engineering</b>			
<b>Landlord</b>			
<b>Revision / Date</b>			



**CHANDLER**  
SIGNS  
chandler signs.com

<b>National</b>	10101 Severn Avenue Ferryville, NY 13051 Tel 518-752-7100 Fax 518-752-7101 Toll 800-441-2844
<b>Headquarters</b>	12155 S. W. 26th Ave Miami, FL 33195 Tel 305-551-1000 Fax 305-551-1001 Toll 800-441-2844
<b>San Antonio</b>	17315 San Pedro Ave San Antonio, TX 78232 Tel 214-349-1000 Fax 214-349-1001 Toll 800-441-2844
<b>West Coast</b>	3210 Executive Ridge Dr San Jose, CA 95131 Tel 415-351-1000 Fax 415-351-1001 Toll 800-441-2844
<b>Northeast US</b>	2301 River Road Suite 101 York, PA 17402 Tel 717-759-2222 Fax 717-759-2223 Toll 800-441-2844
<b>Florida</b>	2948 Sand Hill Circle Dunstrom, FL 33537 Tel 813-420-1389 Fax 813-420-1389 Toll 800-441-2844
<b>South Texas</b>	111 Woodshore Place Dumasville, TX 10534 Tel 409-275-4832 Fax 409-275-4832 Toll 800-441-2844

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**FINAL ELECTRICAL  
CONNECTION BY  
CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED  
IN ACCORDANCE WITH THE CODES OF THE  
NATIONAL ELECTRICAL CODE AND/OR OTHER  
APPLICABLE LOCAL CODES. THIS INCLUDES  
PROPER GROUNDING & BONDING OF THE SIGN.



SOON WILL MEAN (R. LAMB, 1995)

[illegible]





Photo showing sign from Mopac North bound showing sign height at 12 feet, code compliant.





Photos showing sign from Mopac North bound showing sign height at 30 ft, variance requested.



Entering Mopac Northbound from Wells Branch and Mopac Service Road – Image 1 of 4  
Approaching Tandem Boulevard on image right



Entering Mopac North bound from Wells Branch and Mopac Service Road – Image 2 of 4  
Approaching Tandem Boulevard on image right



Entering Mopac North bound from Wells Branch and Mopac Service Road – Image 3 of 4  
Approaching Tandem Boulevard on image right



Entering Mopac North bound from Wells Branch and Mopac Service Road – Image 4 of 4  
Approaching Tandem Boulevard on image right





Mopac Service Road from Wells Branch – Image 1 of 4

Approaching Tandem Boulevard on image right



Mopac Service Road from Wells Branch – Image 2 of 4

Approaching Tandem Boulevard on image right



Mopac Service Road from Wells Branch – Image 3 of 4

Approaching Tandem Boulevard on image right



Mopac Service Road from Wells Branch – Image 4 of 4

Approaching Tandem Boulevard on image right





Mopac South bound – Image 1 of 2 Approaching

Tandem Boulevard on the image left



Mopac South bound – Image 2 of 2

Approaching Tandem Boulevard on the image left



Mopac South and north bound Topography to the north of the property. Tandem Boulevard is plan south east. This shows the varying grade differentials. Each contour shown is a two-foot interval.

The existing sign currently sits thirty feet from the ROW line and curb line is approximately thirty feet inside the ROW. Our sign location would be sixty feet offset from the closest lane of travel.

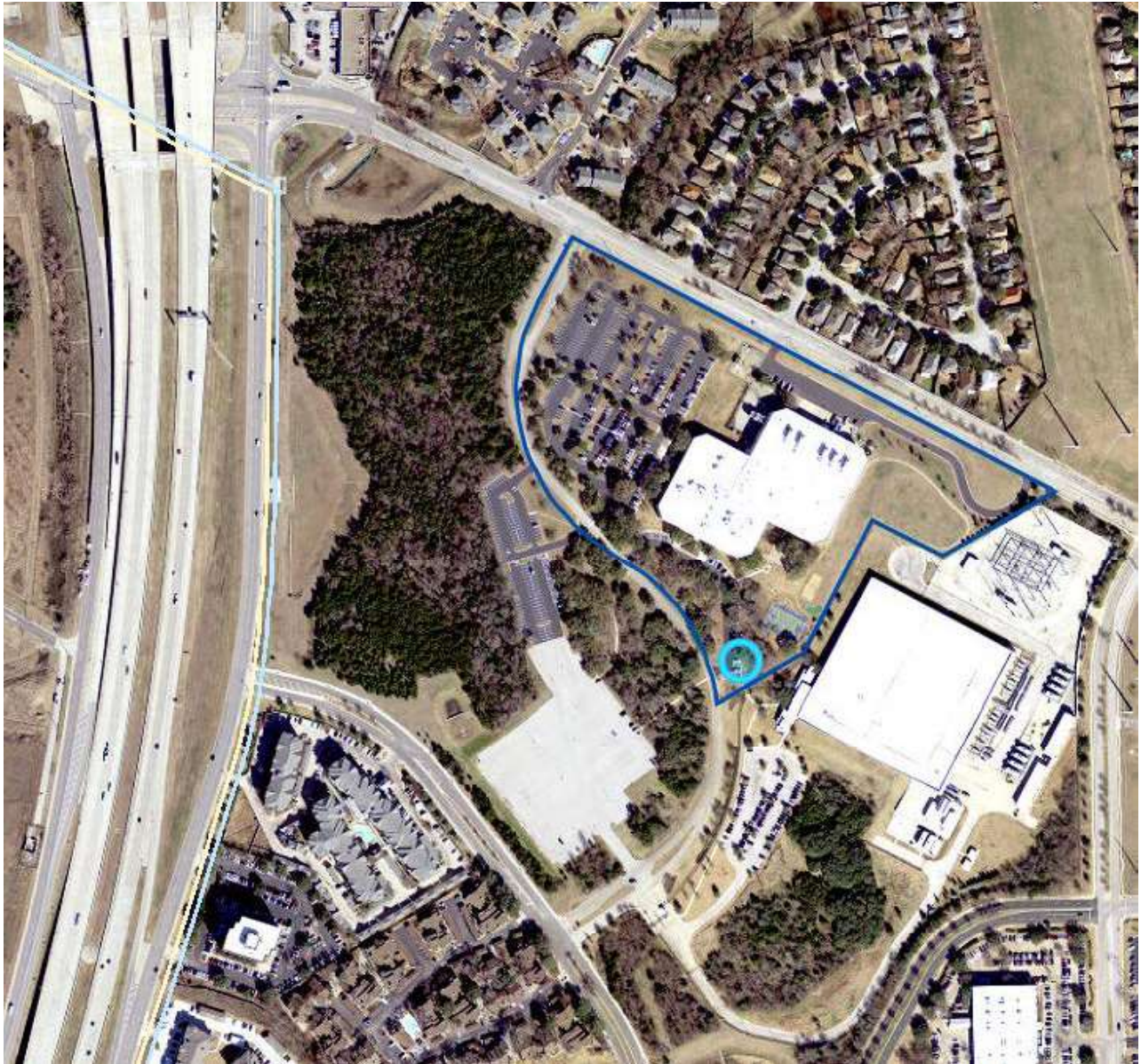




Mopac South and north bound Topography to the north of the property. Tandem Boulevard is plan north east. This shows the varying grade differentials. Each contour shown is a two-foot interval.



Extracted image from GIS Property Profile, showing extensive tree coverage.





Existing sign at corner of Merriltown Drive and Mopac Service Road/Burnet Road. Signage is approximately 30 feet high and 384 SF.

