

# BOA SIGN REVIEW COVERSHEET

**CASE:** C16-2022-0001

**BOA DATE:** February 14<sup>th</sup>, 2022

**ADDRESS:** 10107 Research Blvd SVRD NB **COUNCIL DISTRICT:** 7

**OWNER:** Eames Gilmore

**AGENT:** Esteban Arrieta

**ZONING:** NBG-NP (Gateway)

**LEGAL DESCRIPTION:** LOT 1 BLK A 183/ GREAT HILLS TRAIL SUBD

**VARIANCE REQUEST:** exceed sign height of 35 feet (maximum allowed) to 45 feet (requested)

**SUMMARY:** complete a free-standing sign for Target

**ISSUES:** trees

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	NBG-NP	Commercial Services
<i>North</i>	NBG-NP	Commercial Services
<i>South</i>	NBG-NP	Commercial Services
<i>East</i>	NBG-NP	Commercial Services
<i>West</i>	CS; CS-1	Commercial Services

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District

Austin Lost and Found Pets

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

North Burnet/Gateway Neighborhood Plan Staff Liaison

SELTexas

Sierra Club, Austin Regional Group

TNR BCP – Travis County Natural Resources

## 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 # C16-2022-0001 ROW # 12856313 Tax # 0254000202

### Section 1: Applicant Statement

Street Address: 10107 Research Blvd Austin, TX 78759

Subdivision Legal Description:

PERSONAL PROPERTY COMMERCIAL TARGET STORE T2409

Lot(s): 1 Block(s): A

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

Zoning District: CS; GR

Sign District: \_\_\_\_\_

I/We Esteban Arrieta on behalf of myself/ourselves as  
authorized agent for Walton Sinage affirm that on  
Month December, Day 10, Year 2021, 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: Pylon Monument

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

LDC, Section 25-10-123 - EXPRESSWAY CORRIDOR SIGN DISTRICT REGULATIONS

(3) To exceed the height the greater of (a)35' above frontage street pavement grade to 45'

## 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:

It will save the vegetation in the area as well as provide a marker for traffic on Great Hills Trl. As shown in the Flag test, the signs are not clearing any tree lines and would therefore be useless in their current positions and would provide no clear markers for traffic. We would also have remove the trees that would within its clearance which we plan to avoid

—OR—

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

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—OR—

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

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**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:

We are simply following the code for hardships when it comes to the existing landscaping of the site.

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**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: Esteban Vilchez Date: 12/10/2021

Applicant Name (typed or printed): Esteban Arrieta

Applicant Mailing Address: 7201 Baker Blvd Bldg C

City: Richland Hills State: TX Zip: 76118

Phone (will be public information): (808) 754-9020

Email (optional – will be public information): [REDACTED]

**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: 12.23.21

Owner Name (typed or printed): Eames Gilmore

Owner Mailing Address: 1000 Nicollet Mall

City: Minneapolis State: MN Zip: 55403

Phone (will be public information): (612) 761-1585

Email (optional – will be public information): [REDACTED]

**Section 5: Agent Information**

Agent Name: Esteban Arrieta

Agent Mailing Address: 7201 Baker Blvd Bldg C

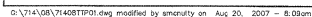
City: Richland Hills State: TX Zip: 76118

Phone (will be public information): (808) 754-9020

Email (optional – will be public information): [REDACTED]

**SAVE**





200700062

# 183/GREAT HILLS TRAIL SUBDIVISION

STATE OF TEXAS X  
COUNTY OF TRAVIS X

KNOW ALL MEN BY THESE PRESENTS THAT DEPT-GREAT HILLS PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY ITS VICE PRESIDENT, JAMES L. HARRIS, HAS HEREBY CAUSED THIS INSTRUMENT TO BE FORWARDED TO THE PUBLIC RECORDS OF THE COUNTY OF TRAVIS, TEXAS, FOR RECORDING. THE INSTRUMENT IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS IT WAS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF TRAVIS, TEXAS, ON THE 15th DAY OF FEBRUARY, 2007, AT 1:51 PM.

WITNESSETH THAT I, JAMES L. HARRIS, VICE PRESIDENT OF DEPT-GREAT HILLS PARTNERS, L.P., DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS IT WAS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF TRAVIS, TEXAS, ON THE 15th DAY OF FEBRUARY, 2007, AT 1:51 PM.

BY: *James L. Harris*  
JAMES L. HARRIS  
VICE PRESIDENT  
DEPT-GREAT HILLS PARTNERS, L.P.  
AUSTIN, TEXAS 78701

STATE OF TEXAS X  
COUNTY OF TRAVIS X

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY the 15th DAY OF FEBRUARY, 2007, BY *James L. Harris*, VICE PRESIDENT OF DEPT-GREAT HILLS PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY ITS VICE PRESIDENT, JAMES L. HARRIS, HAS HEREBY CAUSED THIS INSTRUMENT TO BE FORWARDED TO THE PUBLIC RECORDS OF THE COUNTY OF TRAVIS, TEXAS, FOR RECORDING. THE INSTRUMENT IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS IT WAS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF TRAVIS, TEXAS, ON THE 15th DAY OF FEBRUARY, 2007, AT 1:51 PM.

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BY: *James L. Harris*  
JAMES L. HARRIS  
VICE PRESIDENT  
DEPT-GREAT HILLS PARTNERS, L.P.  
AUSTIN, TEXAS 78701

FLOOD PLAIN NOTE:  
NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON COMBINED FLOOD INSURANCE RATE MAP, DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.

ENGINEER'S CERTIFICATION:  
I, GABRIEL A. BRUNO, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS INSTRUMENT IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS IT WAS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF TRAVIS, TEXAS, ON THE 15th DAY OF FEBRUARY, 2007, AT 1:51 PM.

BY: *Gabriel A. Bruno*  
GABRIEL A. BRUNO  
REGISTERED PROFESSIONAL ENGINEER  
NO. 12457  
AUSTIN, TEXAS 78701

SURVEYOR'S CERTIFICATION:  
I, MARK J. ATCHESON, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS INSTRUMENT IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS IT WAS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF TRAVIS, TEXAS, ON THE 15th DAY OF FEBRUARY, 2007, AT 1:51 PM.

BY: *Mark J. Atcheson*  
MARK J. ATCHESON  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 12457  
AUSTIN, TEXAS 78701

## GENERAL NOTES

- NO USE OF THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNETTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
- WATER AND WASTEWATER SERVICES SERVING THIS SUBDIVISION SHALL BE OBTAINED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS, PLANS AND SPECIFICATIONS. THE CITY OF AUSTIN STANDARDS, PLANS AND SPECIFICATIONS SHALL BE OBTAINED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS, PLANS AND SPECIFICATIONS.
- LANDSCAPING FOR CITY STREET LIGHTING AND WALKWAYS SHALL BE PROVIDED FOR ALL CITY STREETS.
- ALL STREET LIGHTING STANDARDS, WATER AND WASTEWATER LINES, AND OTHER UTILITIES SHALL BE CONSTRUCTED AND MAINTAINED TO CITY OF AUSTIN STANDARDS.
- PROVIDE TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, UNLESS PLANS INDICATE OTHERWISE, THE CITY OF AUSTIN STANDARDS, PLANS AND SPECIFICATIONS SHALL BE OBTAINED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS, PLANS AND SPECIFICATIONS.
- NO BUILDING, FENCE, OR OTHER STRUCTURE SHALL BE CONSTRUCTED OR MAINTAINED IN VIOLATION OF THE CITY OF AUSTIN STANDARDS, PLANS AND SPECIFICATIONS.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE FACILITIES AS MAY BE REQUIRED BY THE CITY OF AUSTIN STANDARDS, PLANS AND SPECIFICATIONS.
- ALL DRAINAGE FACILITIES ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNEE.
- PUBLIC UTILITIES, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING LINES AND AS SHOWN BY A UTILITY LINE ON THE FACE OF THE PLAT. GREAT HILLS TRAIL AND U.S. HIGHWAY 683 SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS, PLANS AND SPECIFICATIONS.
- THE CITY OF AUSTIN STANDARDS, PLANS AND SPECIFICATIONS SHALL BE OBTAINED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS, PLANS AND SPECIFICATIONS.
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THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THE 15th DAY OF FEBRUARY, 2007.

CITY CERTIFICATION:  
ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR OF THE WATERWORKS DEPARTMENT AND THE DIRECTOR OF THE PUBLIC UTILITIES DEPARTMENT, CITY OF AUSTIN, TEXAS COUNTY, TEXAS, ON THE 15th DAY OF FEBRUARY, 2007, AT 1:51 PM.

BY: *David Burroughs*  
DAVID BURROUGHS  
DIRECTOR  
WATERWORKS DEPARTMENT  
PUBLIC UTILITIES DEPARTMENT

STATE OF TEXAS X  
COUNTY OF TRAVIS X

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JAMES L. HARRIS  
VICE PRESIDENT  
DEPT-GREAT HILLS PARTNERS, L.P.  
AUSTIN, TEXAS 78701

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COUNTY OF TRAVIS X

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JAMES L. HARRIS  
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AUSTIN, TEXAS 78701

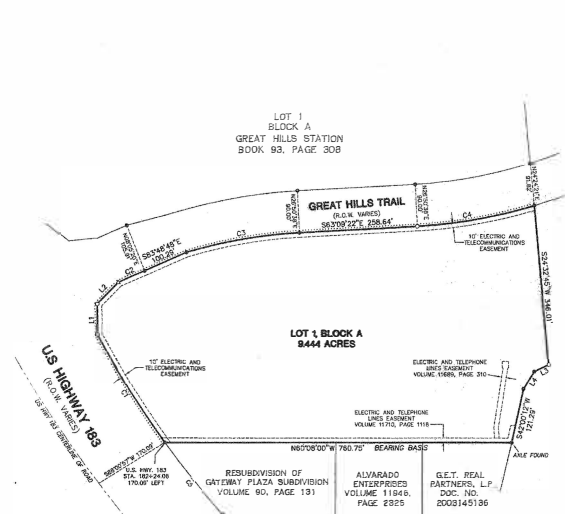
## 183/GREAT HILLS TRAIL SUBDIVISION

A ONE LOT SUBDIVISION  
CONSISTING OF 8.444 ACRES  
DATE: NOVEMBER 1, 2006  
PREPARED BY:

**Bury+Partners**  
ENGINEERING SOLUTIONS  
3505 Bee Grove Road, Suite 200, Austin, Texas 78746  
Tel: (512) 208-0011 Fax: (512) 208-0020  
Bury+Partners, Inc. ©Copyright 2006

Drawn by: MLL Approved for Sub: Project No. 183-017010-01 11/30/2006/31/000001.dwg  
CB-06-0256.OA

# 183/GREAT HILLS TRAIL SUBDIVISION



SHEET 1 OF 2

LINE	BEARING	DISTANCE	AREA
1	N 89° 00' 00" E	100.00	1.00
2	S 89° 00' 00" E	100.00	1.00
3	N 89° 00' 00" E	100.00	1.00
4	S 89° 00' 00" E	100.00	1.00

LINE	BEARING	DISTANCE	AREA
1	N 89° 00' 00" E	100.00	1.00
2	S 89° 00' 00" E	100.00	1.00
3	N 89° 00' 00" E	100.00	1.00
4	S 89° 00' 00" E	100.00	1.00

## 183/GREAT HILLS TRAIL SUBDIVISION

A ONE LOT SUBDIVISION  
CONSISTING OF 8.444 ACRES  
DATE: NOVEMBER 1, 2006  
PREPARED BY:

**Bury+Partners**  
ENGINEERING SOLUTIONS  
3505 Bee Grove Road, Suite 200, Austin, Texas 78746  
Tel: (512) 208-0011 Fax: (512) 208-0020  
Bury+Partners, Inc. ©Copyright 2006

Drawn by: MLL Approved for Sub: Project No. 183-017010-01 11/30/2006/31/000001.dwg  
CB-06-0256.OA

STREET PLAN EXTRACT

DATE: 03/16/07  
FILE: G:\714\06\71406PLT01.DWG  
DRAWN BY: SPW  
DESIGNED BY: CBL  
REVIEWED BY: SMW  
PROJECT NO.: 714-08.00

**TARGET**  
AUSTIN ARBORETUM  
10107 RESEARCH BLVD, AUSTIN, TEXAS

## SUBDIVISION PLAT

**Bury+Partners**  
ENGINEERING SOLUTIONS  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel: (512) 208-0011 Fax: (512) 208-0020  
Bury+Partners, Inc. ©Copyright 2007



**Bury+Partners**  
ENGINEERING SOLUTIONS  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512) 328-0011 Fax (512) 328-0025  
Bury+Partners, Inc. e@buryt.com



# SITE PLAN A

**© TARGET**  
AUSTIN ARBORETUM  
10107 RESEARCH BLVD. AUSTIN, TEXAS

PLOTTING SCALE: 1" = 1'  
 DATE PLOTTED: 03/16/07  
 FILE: G:\714\08\714085\PN01.DWG  
 DRAWN BY: SPW  
 DESIGNED BY: CBL  
 REVIEWED BY: SMW  
 PROJECT NO.: 714-08 00

SPC-2007-0216C

