

SIGN VARIANCE TARGET PYLON BOA MEETING

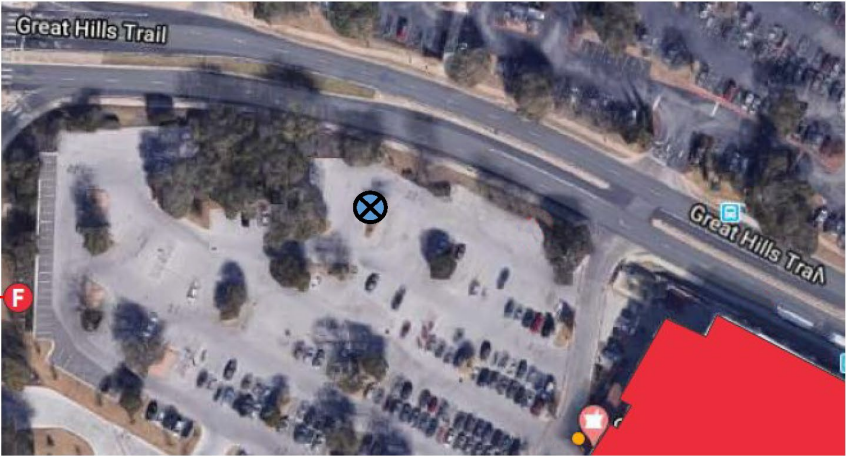
Walton Signage

Esteban Vilchez

VARIANCE FACTORS

- Existing Code: According to code, the max over all height is 35' from "grade". The Target parking lot is escalated above grade by 4' so we were allowed an over all height of 31' for this new pylon.
- Location Issues: We had a location for the pylon however, when we went to dig the hole, there was an underground pipe that was not detected as it was on Targets property and not part of the underground utilities that is marked by the underground utility locator.
- Variance Request: I would like to see if we can get an additional 10' – 12' of height approved. The location that would require this are within the tree line and would therefore need the height increase for the sign to be seen.

EXISTING PYLON
ADDRESSING
RESEARCH BLVD.



PROPOSED LOCATION

EXISTING PYLON
ADDRESSING
RESEARCH BLVD.

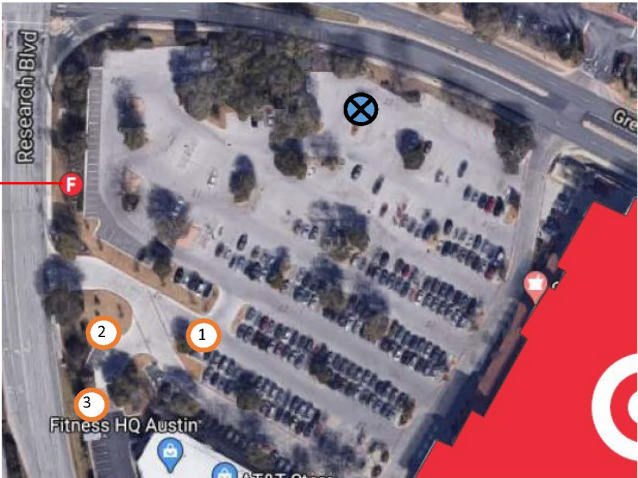


PHOTO LOCATION

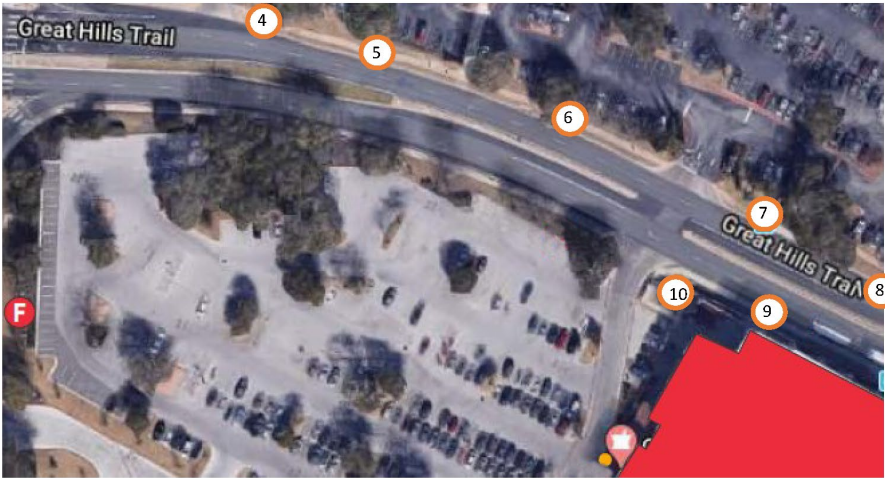


PHOTO LOCATION



10101 Reunion Place
Suite 200
San Antonio, TX 78216
P 210.896.0644
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Client: TARGET - 2409
Address: 10107 RESEARCH BLVD.
City/State: AUSTIN, TEXAS 78759
Sales: HOUSE
Date: 11.01.21
Designer: RH
PM JMD

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Revision:

H:\Target__LOCATIONS\TX12409 Austin TX12-Design

Signs will be manufactured with 120 or 277 Volts A/C. All Primary electrical service to the sign, and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Approvals:

Sales:	Date:
P.M.:	Date:
Design:	Date:
Client:	Date:

CID309740

Sheet: 2 of 10

PAGE SIZE: 11" x 17"

EXAMPLES OF SIGN WITH EXISTING CODE APPLIED

- As you can see from this flag test, the proposed location of the pylon would not clear the tree line as well as not provide any visibility whatsoever if you are looking westbound or eastbound down Great Hills Rd. The proposed request would not only provide us with the opportunity to save the landscaping on the property, but also provide traffic markers on the Great Hills Rd.

Entrance on Research Blvd.
Sign at 31'-0" OAH

1



2



3



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Sheet: 3 of 10

Looking Eastbound down Great Hills Rd.
Sign at 31'-0" OAH

4



5



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This sign is intended to be installed in accordance with the requirements of Article 900 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

PAGE SIZE: 11" x 17"

Approvals:

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Sheet: 5 of 10

Looking Westbound down Great Hills Rd.
Sign at 31'-0" OAH

6



7



8



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CID309740
Sheet: 7 of 10

Looking Westbound down Great Hills Rd.
Sign at 31'-0" OAH

9



10



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Sheet: 9 of 10

EXAMPLES OF SIGN WITH VARIANCE APPLIED

- As you can see the proposed drawings depict the pylon around 10'-12' taller which would clear the tree line as well as provide all the necessary markers for traffic.

Entrance on Research Blvd.
Sign at 41'-0" OAH

1



2



3



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Sheet: 4 of 10

Looking Eastbound down Great Hills Rd.
Sign at 41'-0" OAH

4



5



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This sign is intended to be installed in accordance with the requirements of Article 800 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

PAGE SIZE: 11" x 17"

Approvals:

Sales: _____ Date: _____
P.M.: _____ Date: _____
Design: _____ Date: _____
Client: _____ Date: _____

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Sheet: 6 of 10

Looking Westbound down Great Hills Rd.
Sign at 41'-0" OAH

6



7



8



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Sheet: 8 of 10

Looking Westbound down Great Hills Rd.
Sign at 41'-0" OAH

9



10



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Sheet: 10 of 10

HARDSHIP

- We believe that the proposed request should be approved because according to code chapter 25-10 which states:

“The Board may grant a variance only if it finds that the variance is necessary because the requirement prevents any reasonable opportunity to provide adequate signs on the the site, considering the unique features of a site including its dimensions, landscaping, or topography”

- Due to the tree line issue itself we ask that this variance be granted