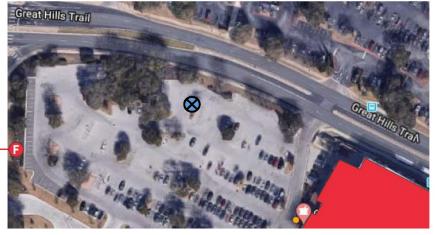
SIGN VARIANCE TARGET PYLON BOA MEETING

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



Great Hills Trail

PHOTO LOCATION

PHOTO LOCATION

10101 Reunion Place Suite 200 San Antonio, TX 78216 P 210, 886, 0644 waltonsignage.com

© 2021 WALTON ALL RIGHTS RESERVED

Client: TARGET - 2409 Address: 10107 RESEARCH BLVD. City/State: AUSTIN, TEXAS 78759

Designer: RH Sales: HOUSE Date: 11.01.21

This is an original drawing created by Walton. It Revision is submitted for your personal use, however, it shall at all times remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not authorized to show rigner: KH these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.

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. Commiscion (litered), is the responsivity of the outget. 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.

H:\Target__LOCATIONS\TX\2409 Austin TX\2-Design

Approva

Approva

Approva

Approva

Sales:

Article 600 of the National Electrical

Date: Article 600 of the National Electrical
Code and/or other applicable local
codes. This includes proper
grounding and bonding of the sign.

Design: Date: Date: PAGE SIZE: 11" x 17" Client: Date: CID309740 Sheet: 2 of 10

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













Client: TARGET - 2409 Address: 10107 RESEARCH BLVD. City/State: AUSTIN, TEXAS 78759

Sales: HOUSE Date: 11.01.21

This is an original drawing created by Walton. It Revision: is submitted for your personal use, however, it shall at all times remain the property of Walton. It may be used in connection with the project it may be used in tremetact with image project being planned for you by Walton, but not otherwise. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.

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 its drawing, the drawing shall preval.

H:\Target__LOCATIONS\TX\2409 Austin TX\2-Design

Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

P.M.:

Design:

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Date: Date: Date: PAGE SIZE: 11" x 17" Client: Date:



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

4









10101 Reunion Place Suite 200 San Antonio, TX 78216 P 210, 886, 0644 waltonsignage.com © 2021 WALTON ALL RIGHTS RESERVED

Client: TARGET - 2409 Address: 10107 RESEARCH BLVD.

Sales: HOUSE Date: 11.01.21 This is an original drawing created by Walton, It is submitted for your personal use, however, it shall at all times remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.

Signs will be manufactured with 120 or 277 Volt	
All Primary electrical service to the sign, and fina connection thereof, is the responsibility of the bit All work is to be done in accordance with the pul- agreement attached hereto. In case of variance between the specifications of the purchase agrind this drawing, the drawing shall prevail.	
	and this drawing, the drawing shall prevail.

H:\Target__LOCATIONS\TX\2409 Austin TX\2-Design

This sign is intended to be installed in accordance with the requirements of Ardice 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" Client:



Date:

Date:

Date:

Date:

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















Client: TARGET - 2409
Address: 10107 RESEARCH BLVD. City/State: AUSTIN, TEXAS 78759

This is an original drawing created by Watton, It is submitted for your personal use, however, it shall at all times remain the property of Watton. It may be used in connection with the project copied or exhibited in any fashion.

Signs will be manufactured with 120 or 277 Volts AIC. AII 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 the circum, the drawing half prevail.

This sign is intended to be installed in accordance with the requirements of Article 800 of the National Electrical Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

P.M.:

Design:

Date: Date: Date: PAGE SIZE: 11" x 17" Client: Date:





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

9







Client: TARGET - 2409 Address: 10107 RESEARCH BLVD. City/State: AUSTIN, TEXAS 78759 Sales: HOUSE

being planned for you by Walton, but not otherwise. You are not authorized to show Designer: RH PM JMD these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion. Date: 11.01.21

This is an original drawing created by Walton. It Revision: is submitted for your personal use, however, it shall at all times remain the property of Walton. It may be used in connection with the project

H:\Target__LOCATIONS\TX\2409 Austin TX\2-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. connection mereor, is the responsionly of the ouyer. 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 Sales: Article 600 of the National Electrical Code and/or other applicable local P.M.: codes. This includes proper grounding and bonding of the sign.

Design:

Date: Date: Date: PAGE SIZE: 11" x 17" Client: Date:



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













Client: TARGET - 2409 Address: 10107 RESEARCH BLVD. City/State: AUSTIN, TEXAS 78759

Sales: HOUSE Date: 11.01.21

This is an original drawing created by Watton. It Revision:
is submitted for your personal use, however, it shall all all times remain the property of Watton.
It may be used in connection with the project being planned for you by Watton, but not of however. You are not authorized be snow these drawings to anyone outside your opportunities, which was to be respondanced, used, copied or swhibited in any fashion.

H\Targ.

Signs will be manufactured with 120 or 277 Volts A/C. All Pinnary 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 purchas greement attached hereto. In case of variance between the specifications of the purchase agreement and the circumting, the drawing shall prevail.

PAGE SIZE: 11" x 17" Client:

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

grounding and bonding of the sign. Design:

Date: Date: Date: Date:



H:\Targef__LOCATIONS\TX\2409 Austin TX\2-Design

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











10101 Reunion Place Suite 200 San Antonio, TX 78216 P 210. 886. 0644 waltonsignage.com

Client: TARGET - 2409 Address: 10107 RESEARCH BLVD. City/State: AUSTIN, TEXAS 78759 Designer:_RH Sales: HOUSE Date: 11.01.21

This is an original drawing created by Welton. It is submitted for your personal use, however, it shall at all films remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not authorized to show pm JMD these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.

Signs will be manufactured with 120 or 277 Volts AIC. AIP Immary 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 statisched herebs. In case of variance between the specifications of the purchase agreement and his drawing, the drawing shall prevail. H:\Target__LOCATIONS\TX\2409 Austin TX\2-Design

Approva
Approva
Approva
Approva
Approva
Approva
Approva
Sales:
Article 600 of the National Electrical

Article 600 of the National Electrical
Code and/or other applicable local
codes. This includes proper
grounding and bonding of the sign.

P.M.:

Desig

Date: Date: Date: PAGE SIZE: 11" x 17" Client:

CID309740 Sheet: 6 of 10

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















Client: TARGET - 2409 Address: 10107 RESEARCH BLVD. City/State: AUSTIN, TEXAS 78759 Sales: HOUSE Designer: RH Date: 11.01.21

This is an original drawing created by Walton. It is submitted for your personal use, however, it shall at all times remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not authorized to show PM JMD where the drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.

Signs will be manufactured with 120 or 277 Volts AIC. 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 hereb. In case of virance between the specifications of the purchase agreement and its drawing, the drawing shall prevail.

H:\Target__LOCATIONS\TX\2409 Austin TX\2-Design

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 P.M.: codes. This includes proper grounding and bonding of the sign.

Design:

Date: Date: Date: PAGE SIZE: 11" x 17" Client: Date:

Sheet: 8 of 10

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







10101 Reunion Place Suite 200 San Antonio, TX 78216

© 2021 WALTON ALL RIGHTS RESERVED

Sales: HOUSE

This is an original drawing created by Walton. It is submitted for your personal use, however, it is abmitted to your personal use, however, it is abilitated in the second of the secon Client: TARGET - 2409 Address: 10107 RESEARCH BLVD. Designer:_RH Date: 11.01.21

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 P.M.: codes. This includes proper grounding and bonding of the sign.

Date: Date: Date: Date:

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 site, considering the unique features of a site including its dimensions, landscaping, or topography"

HARDSHIP ON TREES

• Due to the tree line, we are not able to see the pylon coming westbound or east bound on Great Hills Trail. More importantly, when you are going eastbound there is no clear indication of an entrance into the Target parking lot and the trees are obstructing the view of the Target Building. If one were to be going straight eastbound on Great Hills Trail there is a possibility that they may not see the Pylon and effectively not yield to the entrance on Great Hills. I have attached pictures of the Google Maps images for reference

C-2/16-PRESENTATION



C-2/17-PRESENTATION



ADDITIONAL HARDSHIP

On this site we had already obtained a building permit for the Pylon and had meant to put it
in a location already approved by the City of Austin. When we started construction, we
discovered various underground utilities not marked by the public utility tracker. We were
then put in the position to move the sign found the proposed location is the only adequate
sign location. This Pylon was already fabricated as we had an approved building permit
which gave the green light to production to fabricate. Building Permit number is 2021047498 EP