

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: 04/29/2022

Applicant Name (typed or printed): Tony Nguyen

Applicant Mailing Address: 4507 N Interstate 35

City: Austin State: TX Zip: 78722

Phone (will be public information): (512) 833-0111

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: 04/29/2022

Owner Name (typed or printed): Tony Nguyen

Owner Mailing Address: 4507 N Interstate 35

City: Austin State: TX Zip: 78722

Phone (will be public information): (512) 833-0111

Email (optional – will be public information): 

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

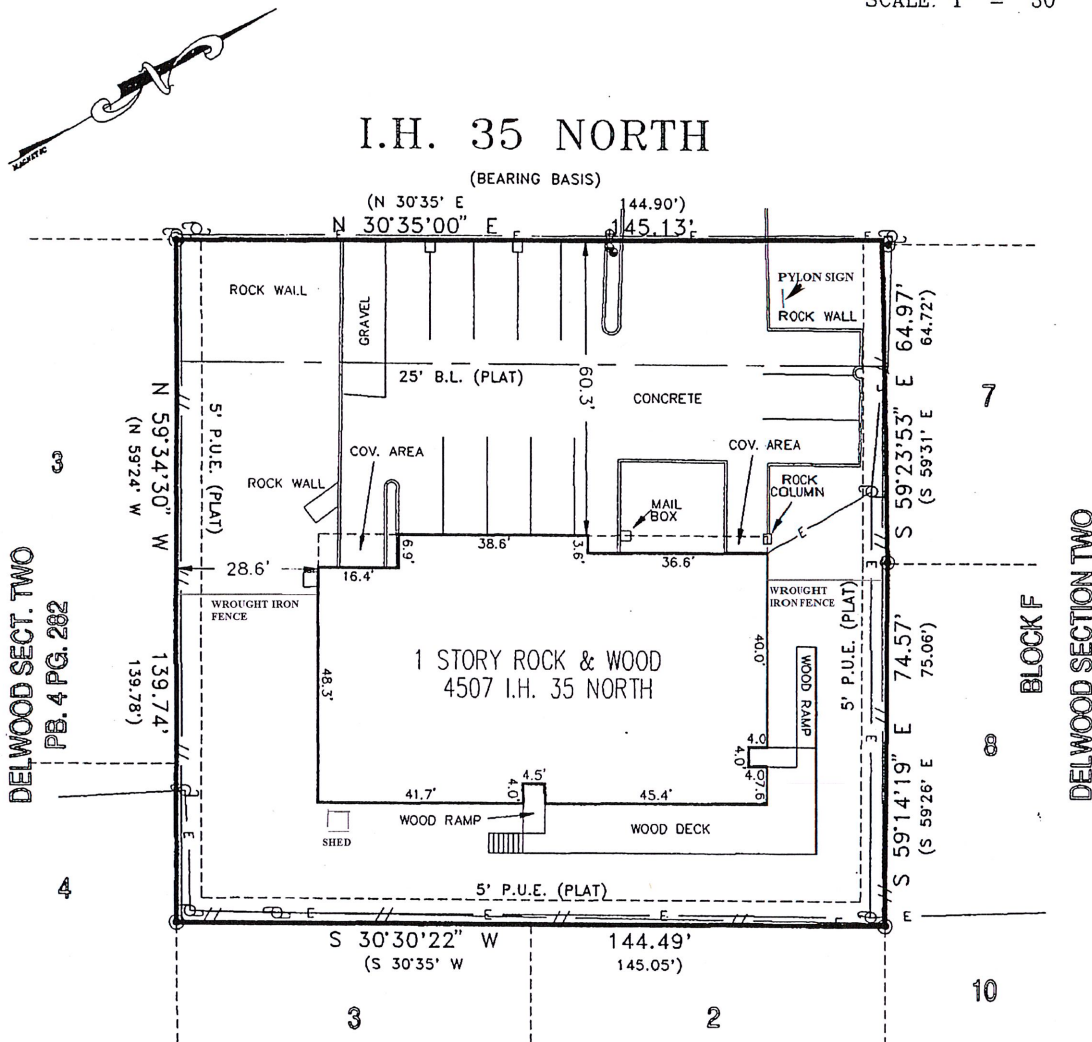
Email (optional – will be public information): _____

Site Plan Using Existing Survey

Item 3/97

Plat of survey of property at 4507 I. H. 35
described as Lot 1, Block 1, of ROSS TERRY ADDITION
Volume/Book/Cabinet 80 at Page(s)/Slide(s) 135 a subdivision of record in Map or Plat
County, Texas Plat Records. G.F. # 13990826--070--EMY of the Travis
Ref: Texas Computer Education Association Dated: Dec. 14, 1999

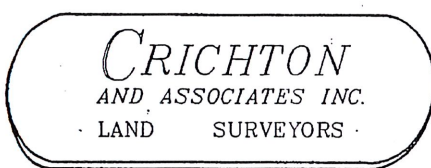
SCALE: 1" = 30'



To: First American Title Insurance Company of Texas

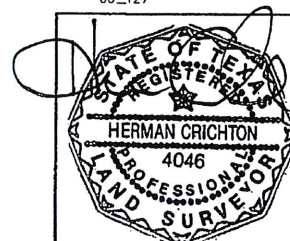
The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to and from a dedicated roadway.

The property shown hereon is located in Zone "X" area outside the 500 year flood plain as shown on Community Panel Number 480624 0165 E of the FLOOD INSURANCE RATE MAP prepared for City of Austin, Texas by the Federal Insurance Administration Department, H.U.D. Effective Date: June 16, 1993



107 N. LAMPASAS STREET
ROUND ROCK, TEXAS 78664
(512) 244-3395
FAX (512) 244-9508

LEGEND
● REBAR FOUND
○ REBAR SET
■ CONC. MONUMENT FOUND
○ WATER METER
⊕ POWER POLE
△ GUY WIRE
⊕ FIRE HYDRANT
⊕ SANITARY SEWER MANHOLE
☆ LIGHT POLE
— CHAIN LINK FNC.
○ ELEC. MANHOLE
□ UTILITY PEDESTAL
⊕ SEWER CLEAN-OUT
— WOOD FNC.
() INDICATES RECORD INFO



DATE: Feb. 3, 2000

Alice E. Miller

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City: Austin State: TX Zip: 78722

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Email (optional – will be public information): 

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Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

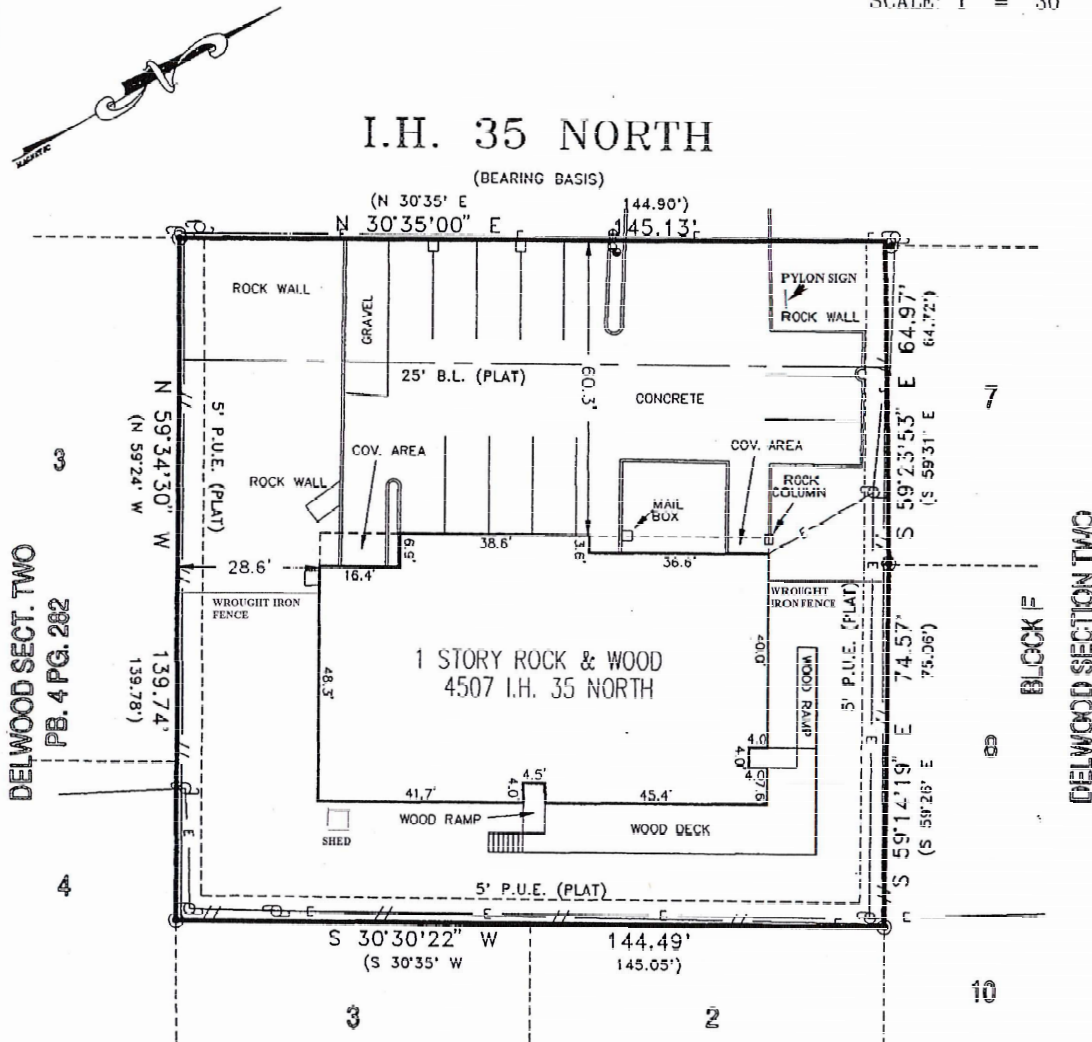
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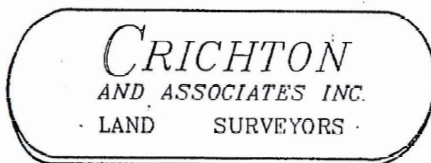
SCALE: 1" = 30'



To: First American Title Insurance Company of Texas

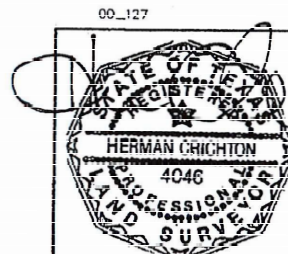
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 - UTILITY PDESTAL
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 - () INDICATES RECORD INFO



DATE: Feb. 3, 2000

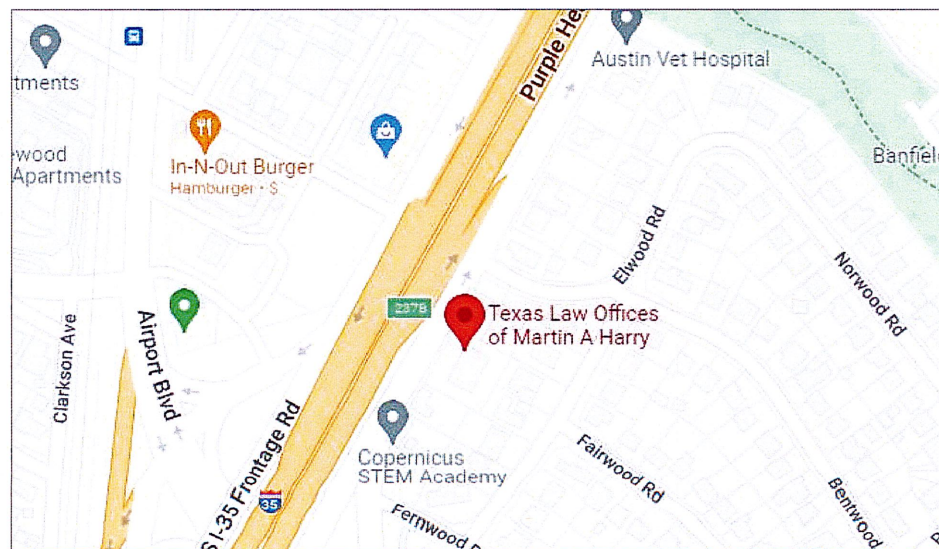
Alice E. Miller



TONY NGUYEN
LAW FIRM, PLLC

Pylon Sign

4507 N Interstate 35 Frontage Rd, Austin, TX 78722



CUSTOM SIGN CREATIONS

A *Comet* SIGNS COMPANY



OPTION 3



EXISTING



PROPOSED

A

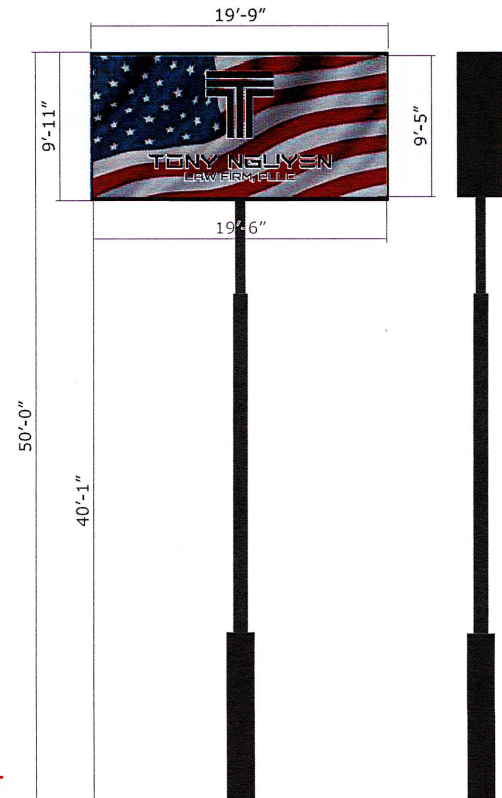
ELEVATION

Scale: 1/8" = 1'-0"

Depending on the viewing angle, the visibility of the sign varies from 0% to 90%. In this image, the visibility is approximately 70%. The sign would operate during daylight hours and dim at night.

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



195.85 SQFT

SCOPE OF WORK:

REMOVE EXISTING CABINETS FROM PYLON AND FABRICATE AND INSTALL NEW D/F FULL COLOR RGB EMC.

- D/F 15.85MM RGB EMC W/ PRE-FINISHED BLACK FILLER
- ADD STUB PIPE TO RAISE SIGN UP AND REPAINT EXISTING POLE TO MATCH (P1)

DETAILED SURVEY REQ. PRIOR TO FAB.



BLACK

© 2022 Comet Signs

Job Name:



TONY NGUYEN
LAW FIRM, PLLC

☒ Proposal Drawing
☐ Final Drawing

Client: Client Name
Location: 4507 N Interstate
35 Frontage Rd, Austin, TX
78722
Salesperson: Maggie Star
Prj. Mngr.: Andy Leffler
Date: 3/11/2022
Designer: Chris Brazell
File Name: 66141-R2-Atty
Tony Nguyen-Pylon.cdr
Proposal #: 66141
Job #: n/a

Revisions (W/D/Y-Y-(initials)-desc.)



A COMET SIGNS COMPANY

TDLR #: 18010
MET #: E113766

1130 Rutherford, Suite 180
Austin, TX 78753
(512) 374-9300



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4 of 3



Searching & Identify Data

Getting Around

Printing & Reporting

Help



Tool Labels



Create Map



Export



Share

35

Details

Object ID
2464066

ADDRESS
4507

PREFIX_DIRECTION
N

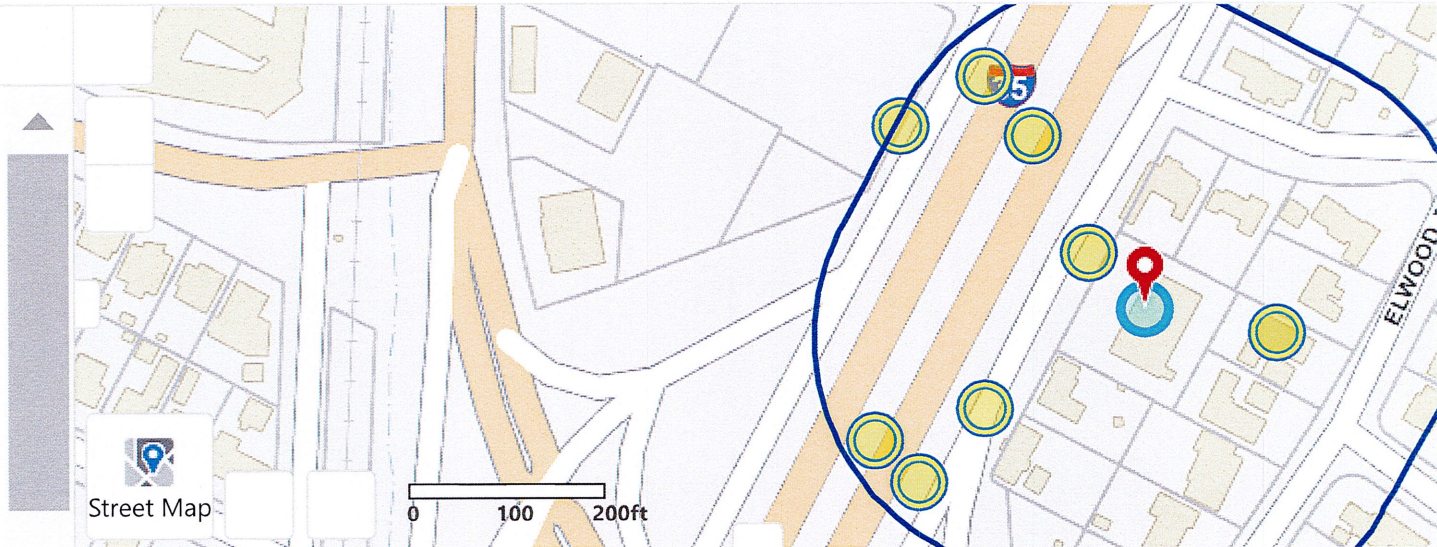
PREFIX_TYPE
IH

STREET_NAME
35

STREET_TYPE
SVRD

ADDRESS_TYPE
Address

SUFFIX_DIRECTION
NB



Street Map

0 100 200ft

Crimes (29)

Burglary X

Theft X

Part II Crimes X

	Crime Description	Offense Code	Occurrence Date
☆	DRIVING WHILE INTOX / FELONY	2109	January 8, 2021
☆	POSS CONTROLLED SUB/NARCOTIC	1800	February 24, 2021
☆	ASSAULT W/INJURY-FAM/DATE VIOL	0900	May 12, 2021
☆	DWI .15 BAC OR ABOVE	2111	June 4, 2021
☆	CRIMINAL MISCHIEF	1400	November 11, 2021



Layers



35



Create T...



Austin Police Department

Crime
Search

Item-3/103

Searching & Identify Data

Getting Around

Printing & Reporting

Help



Tool Labels



Create Map



Export



Share

35

Details

Object ID
2464066

ADDRESS
4507

PREFIX_DIRECTION
N

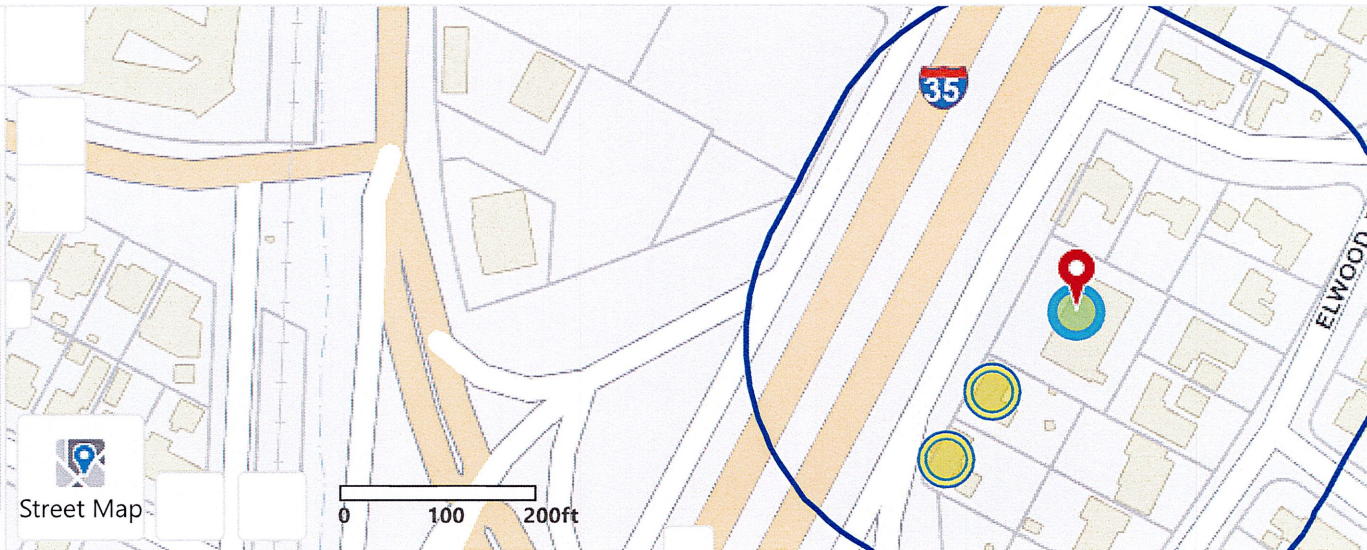
PREFIX_TYPE
IH

STREET_NAME
35

STREET_TYPE
SVRD

ADDRESS_TYPE
Address

SUFFIX_DIRECTION
NB



Street Map

0 100 200ft

Crimes (3)

Burglary



Theft



Part II Crimes



	Crime Description	Offense Code	Occurrence Date
☆	BURGLARY NON RESIDENCE	0502	October 19, 2017
☆	BURGLARY NON RESIDENCE	0502	November 19, 2017
☆	BURGLARY NON RESIDENCE	0502	December 21, 2021



Layers



35



Create T...

Complaints from Jan 01, 2019 - Dec 31, 2021

	Category	Address	Reported Violation	Date Opened	Status	Case ID	Date Closed	Priority Number	Date of Last Update	Last Action Taken	Inspector	Registered Repeat Offender	Case Link
	Complai...	4507 N IH 35 SVRD NB	Property Abatem...	July 22, 2019	Closed	2019- 155220 CC	August 20, 2019	3	August 20, 2019	Closed due to Adminis... Reasons	Ralph Johnson (512) 974- 3618	No	



General Information

Location: **4507 N IH 35 SVRD NB**
Parcel ID: **0219120112**
Grid: **MK25**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **Single Family, Office, Transportation**

Regulating Plan: **No Regulating Plan**

Zoning: **LO-NP**

Zoning Cases: [C14-02-0057](#)

Zoning Ordinances: **020801-92**
[20060406-051](#)

Zoning Overlays: **ADU Approximate Area Reduced Parking
Residential Design Standards: LDC/25-2-Subchapter F
Selected Sign Ordinances**

Neighborhood Plan: [UPPER BOGGY CREEK: DELWOOD II](#)

Infill Options: **Small Lot Amnesty Infill Option, Parking Placement/Imp Cover
Design Option, Front Porch Design Option, Garage Placement
Design Option**

Neighborhood Restricted Parking Areas: **--**

Mobile Food Vendors: **--**

Historic Landmark: **--**

Urban Roadways: **Yes**

Zoning Guide

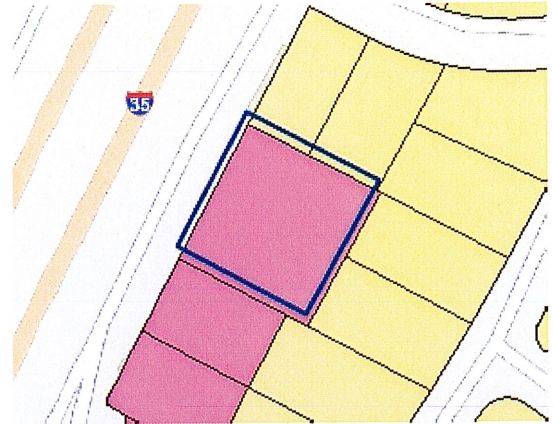
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **URBAN**
Watershed Boudaries: **Boggy Creek**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

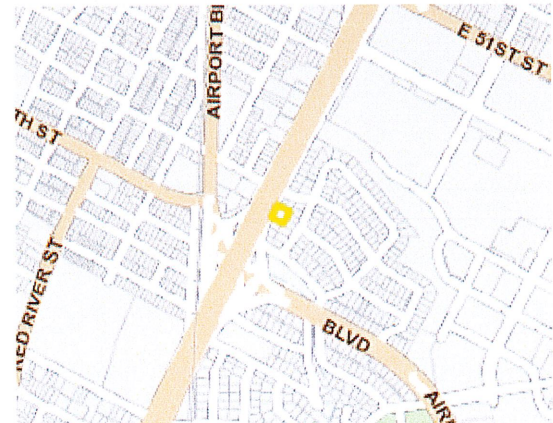
Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **9**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets,
Austin Neighborhoods Council, Del Valle Community Coalition,
Delwood II Neighborhood Organization, Friends of Austin
Neighborhoods, Homeless Neighborhood Association, Mueller
Community Associations, Neighborhood Empowerment Foundation,
Neighbors United for Progress, Preservation Austin, SELTexas,
Sierra Club, Austin Regional Group, Upper Boggy Creek
Neighborhood Planning Team**



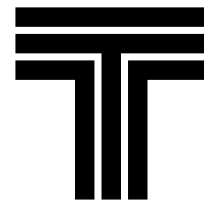
Zoning Map



Current Imagery



Vicinity Map



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Pylon Sign

4507 N Interstate 35 Frontage Rd, Austin, TX 78722



CUSTOM SIGN CREATIONS

A **Comet SIGNS** COMPANY



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☒ Proposal Drawing
☐ Final Drawing

Client: Client Name
Location: 4507 N Interstate
35 Frontage Rd, Austin, TX
78722

Salesperson: Maggie Star
Prj. Mngr.: Andy Leffler
Date: 3/11/2022
Designer: Chris Brazell
File Name: 66141-R3-Atty
Tony Nguyen-Pylon.cdr

Proposal #: 66141
Job #: n/a

Revisions (M/D/Y)-(initials): desc.



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EXISTING



PROPOSED

195.85 SQFT

SCOPE OF WORK:
REMOVE EXISTING CABINETS FROM PYLON AND FABRICATE AND INSTALL NEW
D/F FULL COLOR RGB EMC.

- D/F 15.85MM RGB EMC W/ PRE-FINISHED BLACK FILLER
- ADD STUB PIPE TO RAISE SIGN UP AND REPAINT EXISTING POLE TO MATCH (P1)

DETAILED SURVEY REQ. PRIOR TO FAB.

P1

BLACK

ELEVATION

A

Scale: 1/8" = 1'-0"

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

NORTH I-35
REAGAN & IN-N-OUT BURGER



EXISTING SIGN



PROPOSED SIGN

I-35 NORTH BOUND

Scale: 1/64" = 1'-0"

CUSTOMER APPROVAL

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LAW FIRM, PLLC

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A  COMPANY

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South I-35

Existing Sign v. U-Haul and In-N-Out Signs

EXISTING
SIGN



EXISTING

PROPOSED
SIGN



PROPOSED

I-35 SOUTH BOUND

Scale: 1/32" = 1'-0"

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