

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: October 13, 2014

CASE NUMBER: C16-2013-0017

☐ Y ☐ Jeff Jack
☐ Y ☐ Michael Von Ohlen **Motion to Grant**
☐ Y ☐ Ricardo De Camps
☐ Y ☐ Bryan King **2nd the Motion**
☐ Y ☐ Vincent Harding
☐ Y ☐ Will Schnier - Melissa Hawthorne(out)
☐ N ☐ Sallie Burchett
☐ Y ☐ Stuart Hampton

APPLICANT: Nikelle Meade

OWNER: 35 Austin Partners, Ltd.

ADDRESS: 6406 IH 35 SVRD SB

VARIANCE REQUESTED: The applicant has requested variance(s) to:

Section 25-10-101 (C) (1) (*Signs Allowed in All Sign Districts Without an Installation Permit*) to increase the number of freestanding or wall signs allowed per curb cut from 1 (required) to 2 (requested); and

Section 25-10-101 (C) (2) (*Signs Allowed in All Sign Districts Without an Installation Permit*) to increase the maximum sign area from 12 feet (required) to 15 feet (requested); and

Section 25-10-101 (C) (3) (a) (*Signs Allowed in All Sign Districts Without an Installation Permit*) to increase the maximum height of a freestanding sign from 4 feet above grade (required) to 8 feet above grade (requested); and

Section 25-10-123 (*Expressway Corridor Sign District Regulations*) to allow projected and suspended signs up to 4.5 square feet for each tenant storefront; and

Section 25-10-123 (B) (1) (*Expressway Corridor Sign District Regulations*) to increase the maximum number of freestanding signs on a lot from 3 (required) to 7 (requested); and to

Section 25-10-123 (B) (2) (*Expressway Corridor Sign District Regulations*) to increase the maximum sign area from the lesser of 300 square feet or .7 square feet for each linear foot of street frontage (required) to 600 square feet (requested); and

Section 25-10-123 (B) (3) (*Expressway Corridor Sign District Regulations*) to increase the maximum sign height from 35 feet (required) to 80 feet (requested); and

Section 25-10-123 (F) (*Expressway Corridor Sign District Regulations*) to increase the total sign area allowed from 20% of the façade area of the first 15 feet of the building (required) to the greater of either 25% of the façade area of the first 15 feet of the building or 30% of the total area of a storefront (requested); and

Section 25-10-132 (C) (*Roof Sign Instead of Freestanding Sign*) to increase the height of a roof sign from the lesser of either 5 feet above the building façade or 5 feet above the maximum height permitted for a freestanding sign (required) to the lesser of either 8 feet above the building façade or 8 feet above the maximum height permitted for a freestanding sign (requested) in order to erect new signage in a "CS-1-CO-NP", Commercial Liquor Sales – Conditional Overlay – Neighborhood Plan and "CS-NP", Commercial Services – Neighborhood Plan zoning district. (St. John)

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen's motion to Postpone to September 8, 2014, Board Member Bryan King seconded the motion and the motion carried on a 8-0 vote; POSTPONED TO September 8, 2014; September 8, 2014- The public hearing was closed on Board Member Michael Von Ohlen's motion to Postpone to October 13, 2014, Board Member Vincent Harding seconded the motion, and the motion carried on a 8-0 vote; POSTPONED TO OCTOBER 13, 2014.

October 13, 2014: The public hearing was closed on Board Member Michael Von Ohlen's motion (seconded by Board Member Bryan King) to Grant the following variances:

1. Variance from Section 25-10-101 (C) (1) (*Signs Allowed in All Sign Districts Without an Installation Permit*) to increase the number of freestanding or wall signs allowed per curb cut from 1 (required) to 2; and
2. Variance from Section 25-10-101 (C) (2) (*Signs Allowed in All Sign Districts Without an Installation Permit*) to increase the maximum sign area from 12 feet (required) to 15 feet; and
3. Variance from Section 25-10-101 (C) (3) (a) (*Signs Allowed in All Sign Districts Without an Installation Permit*) to increase the maximum height of a freestanding sign from 4 feet above grade (required) to 8 feet above grade; and
4. Variance from Section 25-10-123 (*Expressway Corridor Sign District Regulations*) to allow projected and suspended signs up to 4.5 square feet for each tenant storefront; and
5. Variance from Section 25-10-123 (B) (1) (*Expressway Corridor Sign District Regulations*) to increase the maximum number of freestanding signs on a lot from 3 (required) to 7; and
6. Variance from Section 25-10-123 (B) (2) (*Expressway Corridor Sign District Regulations*) to increase the maximum sign area from the lesser of 300 square feet or .7 square feet for each linear foot of street frontage (required) to 395 square feet; and
7. Variance from Section 25-10-123 (B) (3) (*Expressway Corridor Sign District Regulations*) to increase the maximum sign height from 35 feet (required) to 50 feet; and

8. Variance from Section 25-10-123 (F) (*Expressway Corridor Sign District Regulations*) to increase the total sign area allowed from 20% of the façade area of the first 15 feet of the building (required) to the greater of either 25% of the façade area of the first 15 feet of the building or 30% of the total area of a storefront; and

9. Variance from Section 25-10-132 (C) (*Roof Sign Instead of Freestanding Sign*) to increase the height of a roof sign from the lesser of either 5 feet above the building façade or 5 feet above the maximum height permitted for a freestanding sign (required) to the lesser of either 8 feet above the building façade or 8 feet above the maximum height permitted for a freestanding sign

in order to erect new signage in a "CS-1-CO-NP", Commercial Liquor Sales – Conditional Overlay – Neighborhood Plan and "CS-NP", Commercial Services – Neighborhood Plan zoning district. (St. John).

FINDING:

1. The variance is necessary because strict enforcement of the Article prohibits and reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscape, or topography, because: the proposed project to be known as the Line (hereinafter, the "Project") will be a planned, large-scale development intended to be a destination within the Airport Corridor.

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: the property is bordered by IH 35 to the East Middle Fiskville to the West and FM 2222 to the South. It is directly across Middle Fiskville from the ACC campus/Highland Mall redevelopment tract, the signage plan is designed to be compatible with and complimentary to all of the surrounding uses and properties

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: although the proposed signage plan creates a signage regulations specific to the property all of the proposed regulations are in concert with the intent and principles of the City's existing sign ordinance set forth in 25-10 of the City Code

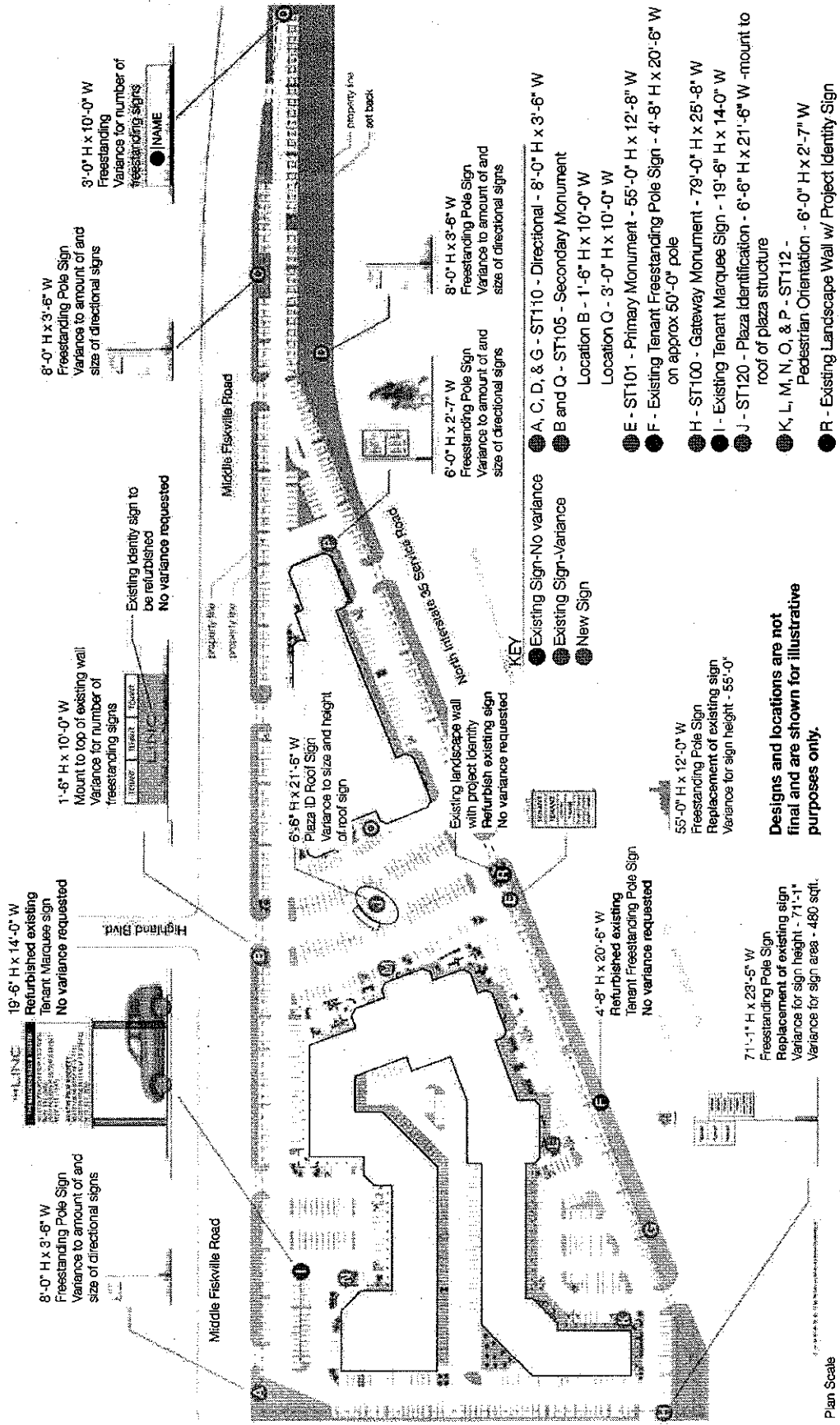
AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because: the project and property for which the variance would be granted is unique as to adjacent roadways, inclusion within a development master plan, tract size, and number and variety of uses which the regulations will govern

Leane Heldenfels
Executive Liaison

Jeff Jack
Chairman

216-2013-0017



Plan Scale

Site Signage Locations

Designs and locations are not final and are shown for illustrative purposes only.

THE LINC
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