

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

**DATE: Aug 12, 2013**

**CASE NUMBER: C16-2013-0010**

☒ Y Jeff Jack  
☒ Y Stuart Hampton - Michael Von Ohlen (absent)  
☒ Y Nora Salinas  
☒ Y Will Schnier - Bryan King (absent)  
☒ Y Fred McGhee  
☒ Y Melissa Hawthorne 2<sup>nd</sup> the Motion  
☒ Y Sallie Burchett Motion to deny reconsideration  
☒ Y Cathy French (SRB only)

**OWNER/APPLICANT: Doug, Stuart**

**ADDRESS: 6920 LEE MANOR CV**

**VARIANCE REQUESTED:** The applicant has requested a variance to increase the maximum number of freestanding signs requirement of Section 25-10-130 from one freestanding sign to two freestanding signs in the "ETJ", Extra-Territorial-Jurisdiction (Commercial Sign District).

The applicant has requested a variance to increase the maximum sign face area of a freestanding sign requirement of Section 25-10-130 (2) (a) from 35 square feet to 288 square feet in order to erect a freestanding sign in the "ETJ", Extra-Territorial-Jurisdiction (Commercial Sign District).

**BOARD'S DECISION:** The public hearing was closed on Board Member Sallie Burchett motion to Deny, Board Member Bryan King second on a 8-0 vote; **DENIED.**

The applicant has requested a variance to increase the maximum number of freestanding signs requirement of Section 25-10-130 from one freestanding sign to two freestanding signs in the "ETJ", Extra-Territorial-Jurisdiction (Commercial Sign District).

The applicant has requested a variance to increase the maximum sign face area of a freestanding sign requirement of Section 25-10-130 (2) (a) from 35 square feet to 288 square feet in order to erect a freestanding sign in the "ETJ", Extra-Territorial-Jurisdiction (Commercial Sign District).

**BOARD'S DECISION:** Aug 12, 2013 The public hearing was closed on Board Member Sallie Burchett motion to Deny reconsideration request, Board Member Melissa Hawthorne second on a 8-0 vote; **DENIED RECONSIDERATION REQUEST.**

**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:

OR,

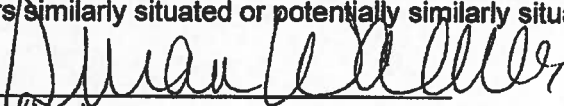
2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

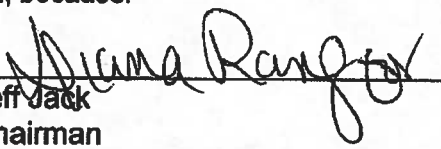
OR,

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

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:

  
\_\_\_\_\_  
Susan Walker  
Executive Liaison

  
\_\_\_\_\_  
Jeff Jack  
Chairman

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

**DATE:** July 8, 2013

**CASE NUMBER:** C16-2013-0010

☒ Y Jeff Jack  
☒ Y Michael Von Ohlen  
☒ Y Will Schnier - Nora Salinas-ABSENT  
☒ Y Bryan King  
☒ Y Fred McGhee  
☒ Y Melissa Hawthorne  
☒ Y Sallie Burchett  
☒ Y Cathy French (SRB only)

**OWNER/APPLICANT:** Doug, Stuart

**ADDRESS:** 6920 LEE MANOR CV

**VARIANCE REQUESTED:** The applicant has requested a variance to increase the maximum number of freestanding signs requirement of Section 25-10-130 from one freestanding sign to two freestanding signs in the "ETJ", Extra-Territorial-Jurisdiction (Commercial Sign District).

The applicant has requested a variance to increase the maximum sign face area of a freestanding sign requirement of Section 25-10-130 (2) (a) from 35 square feet to 288 square feet in order to erect a freestanding sign in the "ETJ", Extra-Territorial-Jurisdiction (Commercial Sign District).

**BOARD'S DECISION:** The public hearing was closed on Board Member Sallie Burchett motion to Deny, Board Member Bryan King second on a 8-0 vote; **DENIED.**

**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:

OR,

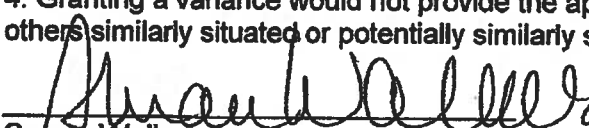
2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

OR,

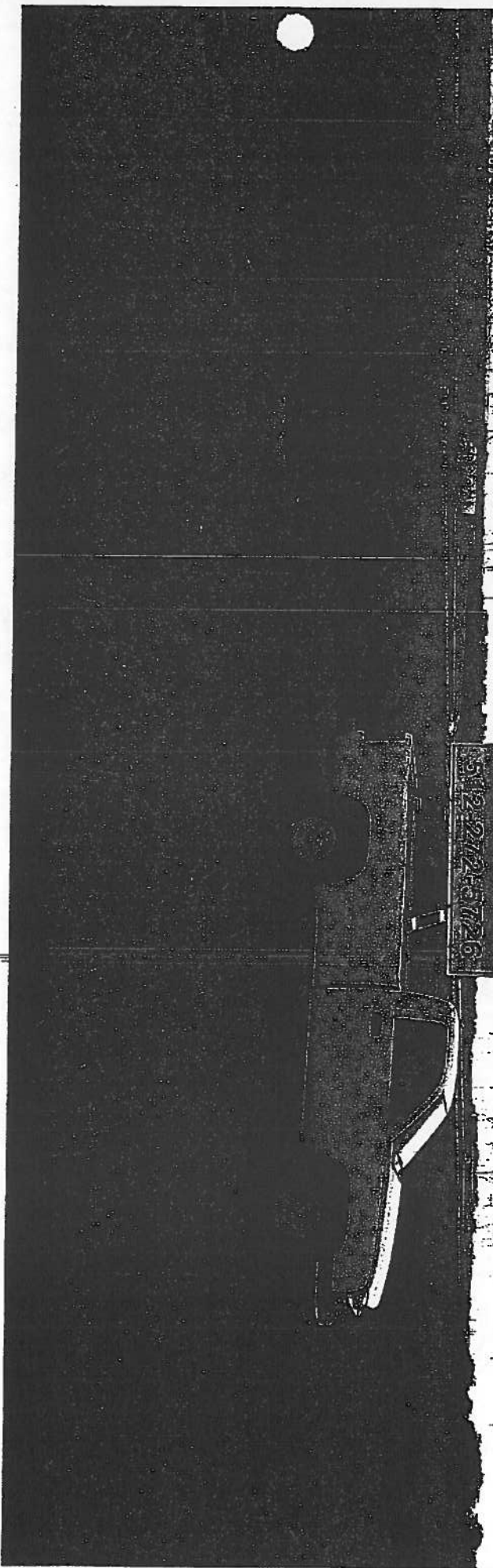
3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

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:

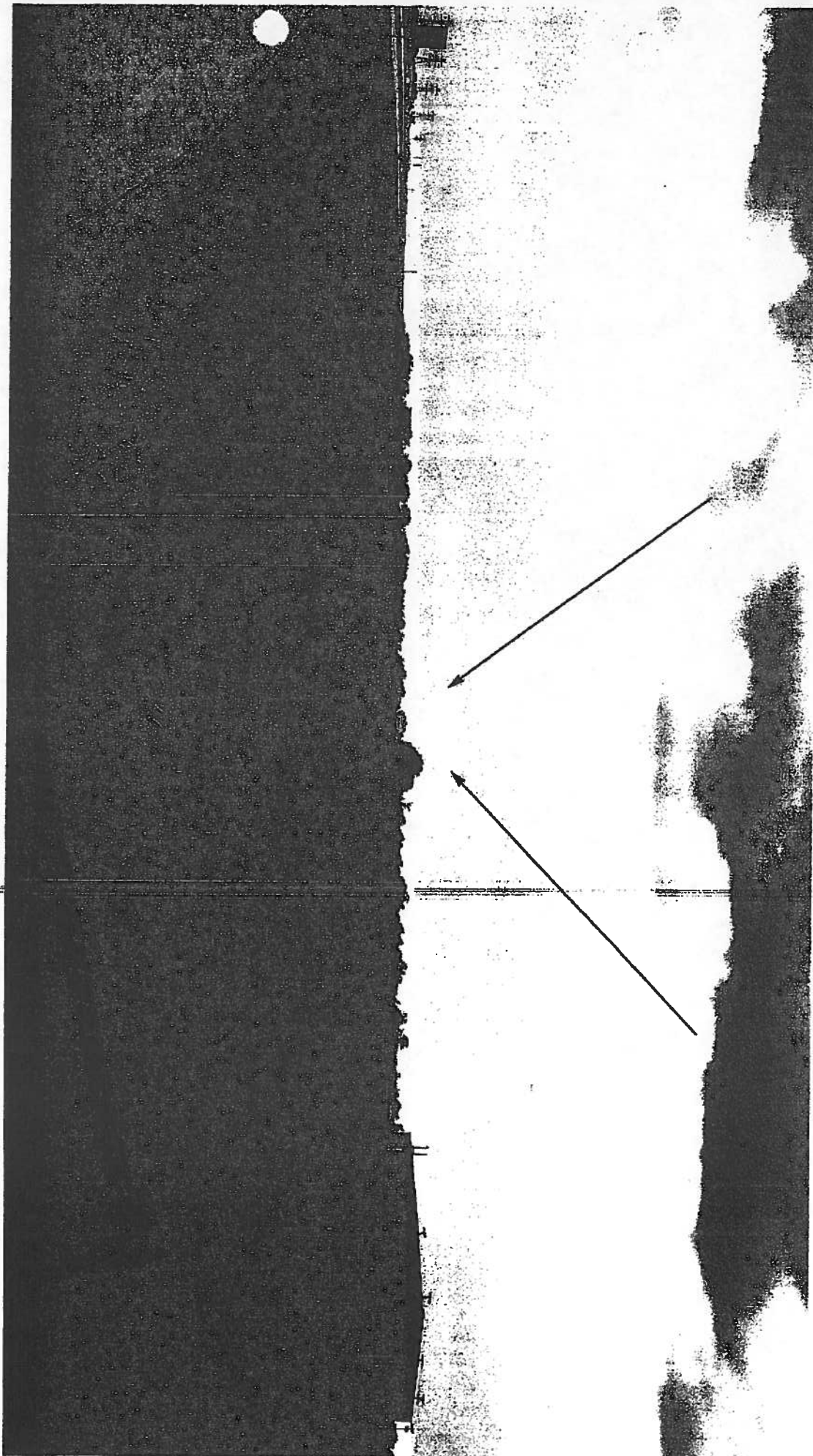
  
Susan Walker  
Executive Liaison

  
Jeff Jack  
Chairman

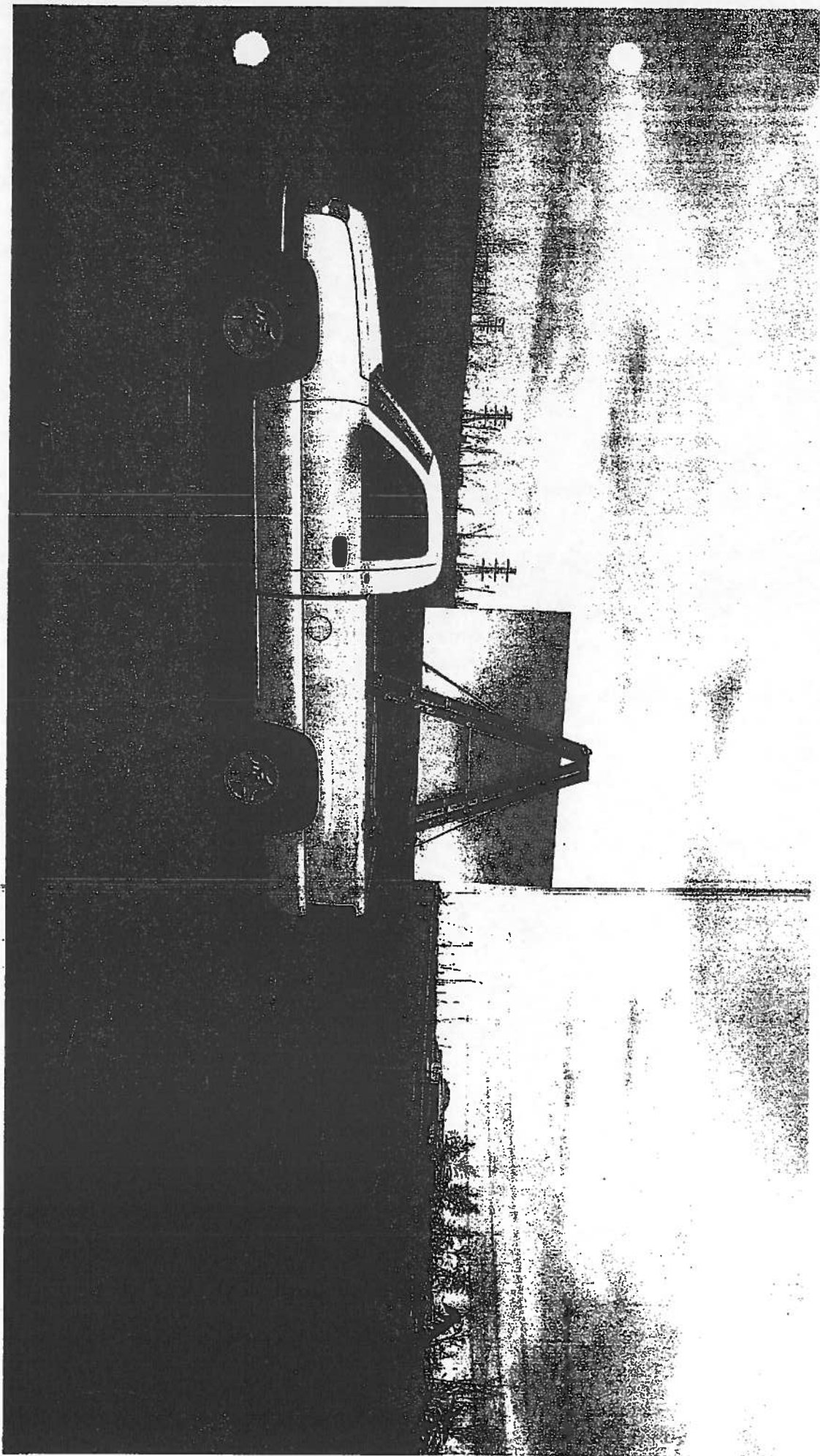


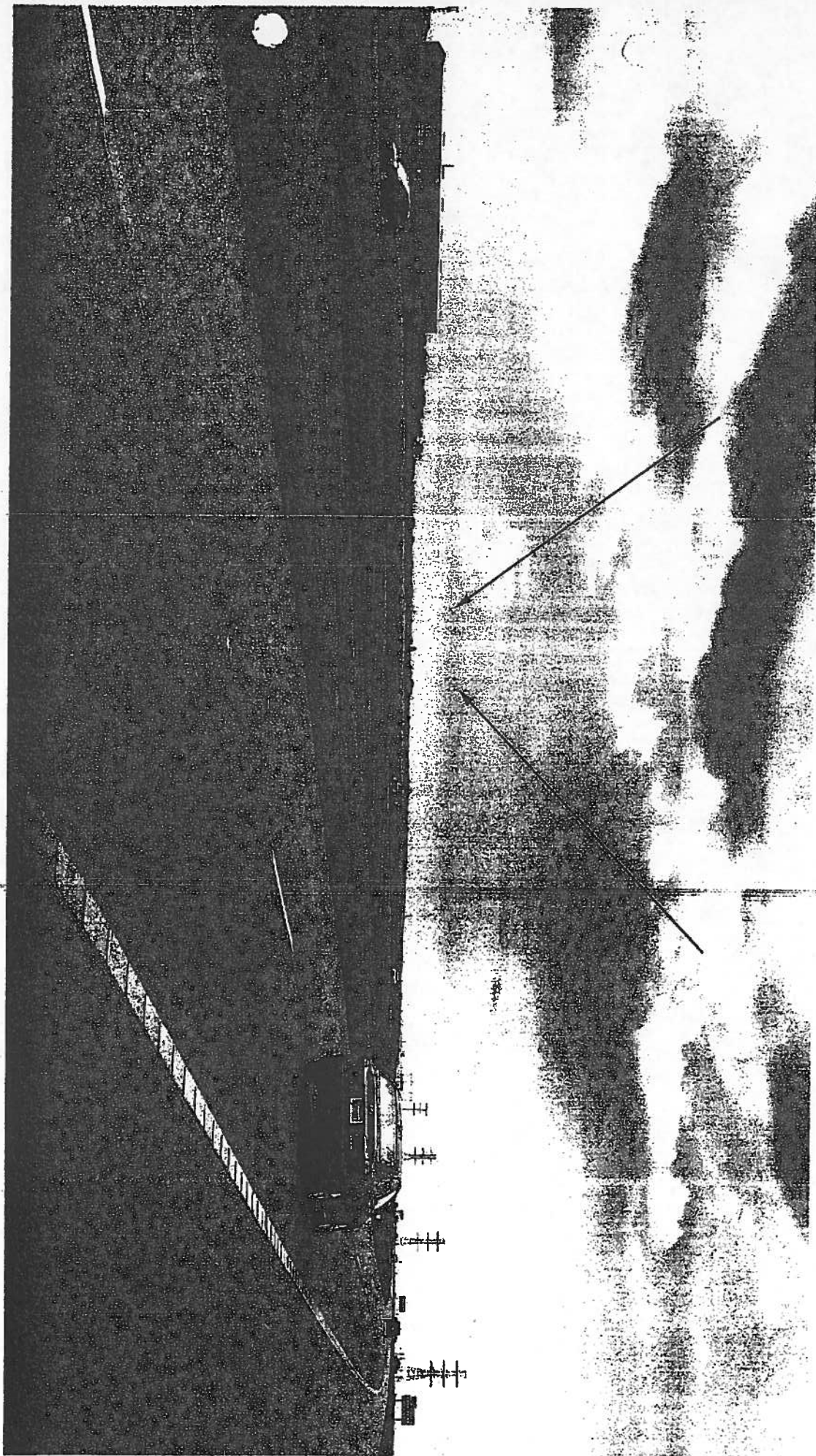
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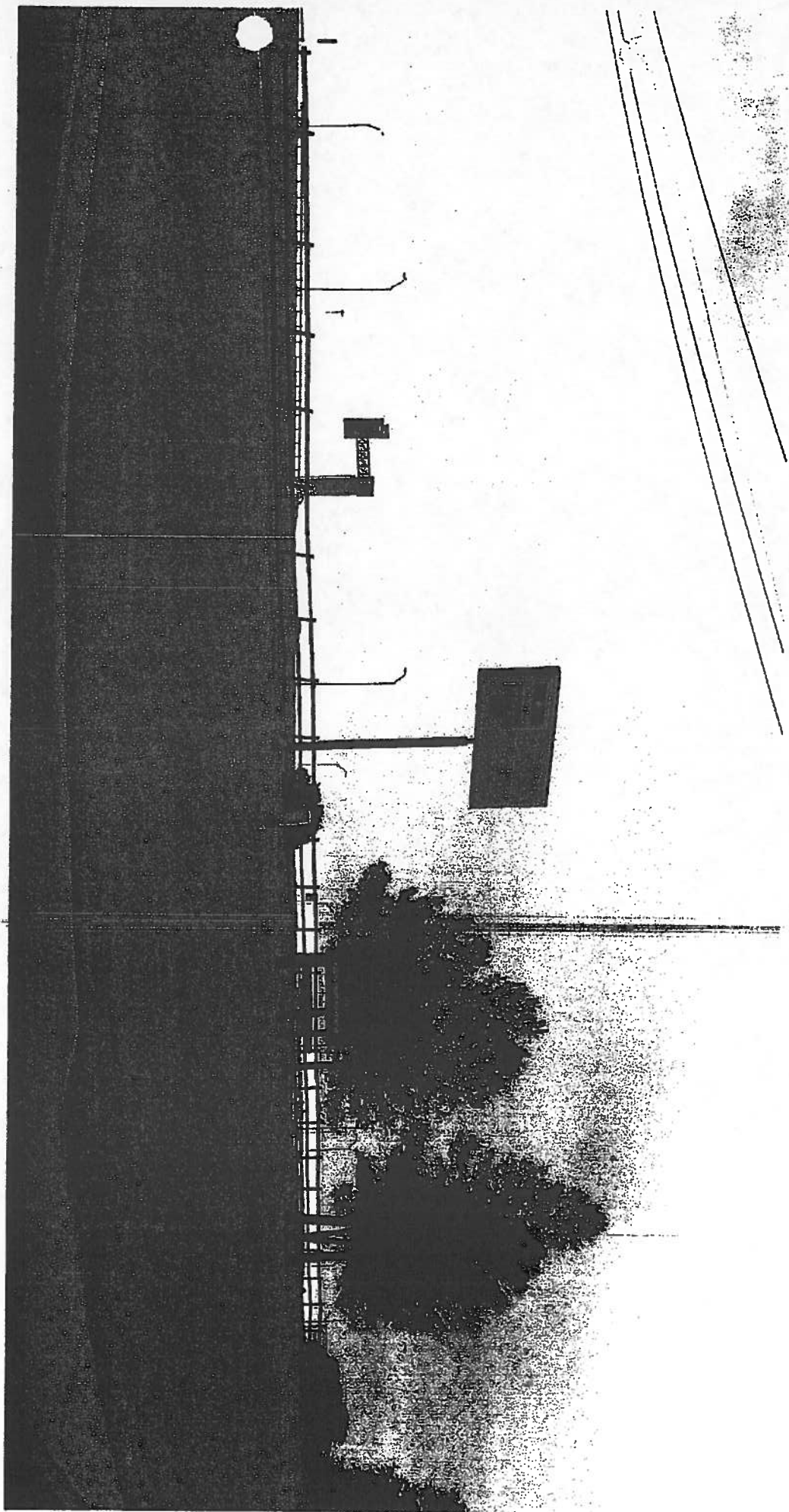


512-272-5726

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**Connections**  
512-419-8845  
www.StuartConnections.com





Ramirez, Diana

C16-2013-0010

**From:** Walker, Susan  
**Sent:** Wednesday, July 03, 2013 12:09 AM  
**To:** Ramirez, Diana  
**Subject:** FW: Sign Variance  
**Attachments:** 574284SPL-SP-99-0196D\_0~002b.tif

Diana,

Please print this out and add for late back up along with the attachment.

Thanks!!!

**From:** Doug Stuart [mailto:doug.stuart@traviscountytx.gov]  
**Sent:** Tuesday, July 02, 2013 9:46 AM  
**To:** Walker, Susan  
**Subject:** RE: Sign Variance

Susan,

I spoke to Jay Baker on Friday, June 28, 2013 regarding my sign intentions and how they relate to the Drainage and Water Quality Easement. He told me to apply for a site plan modification. He said there is no problem if it does not affect the pond or how water flows. He said I would need to make the site plan adjustment to ensure, as an example, that the sign post that goes into the ground will not be piercing an underground culvert or something that moves water. I came in yesterday (Monday) and submitted a site plan modification per his suggestion.

I attached a copy of a modified site plan you can add to the review information.

I also spoke to Jonathan Haynie yesterday who is an Engineering Technician for Travis County. He doesn't see any issue with the sign locations either. He like everyone else is interested in the preservation of the water quality ponds and ensuring they are not modified but has no issue with the sign outside the pond.

Regarding the DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE GREGG MANOR ROAD BUSINESS PAXK TRACTS, simply put, I do not need to get any additional permission, but the details are as follows.

#### ARTICLE IV. PROTECTIVE COVENANTS

##### Section 5: .

All signs must be approved by the committee in writing prior to installation. Factors to be considered by the committee include but are not limited to the following:

- (a) identifies the name and business of the occupant or which offers the premises for sale or lease;
- (b) are not of unusual shape or size;
- (c) do not project above the roof line;
- (d) do not detract from adjacent property;
- (e) preserve the quality and atmosphere of the area
- (f) complies with the applicable ordinances of the City of Austin, Texas.

The sign requests I am making conform to all the conditions declared with the only hiccup being "All signs must be approved by the committee in writing prior to installation" as there is no "committee".

The "Architectural Control Committee ("Committee")" has not been formed by the Board of Directors.

C16-2013-0010

"the Declarants shall select and appoint the Board of Directors"

I spoke to Richard Ashbacher today who is one of two Declarants for the Gregg Manor Road Business Park. I asked him if there was a Board of Directors. His response was "not really". Assignments to President, Vice President and Secretary have been made but really he manages everything. He told me last month when I queried him about putting up a sign that he has no problem with it. He said he hasn't asked anyone for permission to put up signs and suggested I just put them up wherever I want them.

I received your notice of public hearing Case Number C16-2013-0010 and am uncertain if it is written correctly. One free standing sign of 35 square feet and one free standing sign of 288 square feet total 323 square feet total, yet your statement says an increase "from 35 square feet to 288 square feet". Is this stated properly or does it matter how it is stated?

Thank you for your continued support!  
Again, let me know if there is anything I can do for you.

Doug Stuart  
512-762-3684  
Stuart Investments LLC  
6920 Lee Manor Cove  
Manor, TX 78653

From: Walker, Susan [mailto:Susan.Walker@austintexas.gov]  
Sent: Thursday, June 27, 2013 2:16 PM  
To: doug@stuartconnections.com  
Subject: RE: Sign Variance

I will put this in the file. If I remember correctly, there is a drainage and water quality easement toward 130. Signs cannot be located in easements. You may be able to speak with Jay Baker at 512-974-2636 to see if there is a license agreement that "may" allow the sign.

Susan Walker  
Senior Planner  
Planning & Development Review Department  
Phone: 512-974-2202  
Fax: 512-974-6536  
From: Doug Stuart [mailto:doug@stuartconnections.com]  
Sent: Wednesday, June 26, 2013 6:08 PM  
To: Walker, Susan  
Subject: RE: Sign Variance

Susan,

Attached is a map with the sign locations marked with a red oval.  
The one on the corner abutting the Toll 130 to be 30 feet tall and the one facing Lee Manor Cove to be 10 feet tall.

Please let me know if this does not satisfactorily provide the information you need.  
Also if there is anything else I can do to be of assistance, please let me know.  
Thank you,

Doug Stuart  
512762-3684

CITY OF AUSTIN  
APPLICATION TO SIGN REVIEW BOARD  
SIGN VARIANCE

CASE #

C16-2013-0010  
ROWHS-10962804  
TP-025150040

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.**

**STREET ADDRESS:** 6920 Lee Manor Cove, Manor, TX 78653-3325

**LEGAL DESCRIPTION:** LOT 9 BLK A GREGG MANOR ROAD BUSINESS PARK

I Doug Stuart, on behalf of myself as authorized agent for Stuart Investments LLC, affirm that on June 4, 2013, I hereby apply for a hearing before the Sign Review Board for consideration:

**ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN**

The erection of two freestanding signs on the property known as 6920 Lee Manor Cove, Manor TX 78653. A 288 square feet sign located on the corner of the property abutting the Texas Toll 130 and a 35 square feet sign adjacent to the entrance of the property from Lee Manor Cove

in a Commercial zoning district.

Please reference attached supporting documentation relating to my request.

If your variance request is for a reduction in setbacks or height limits, please contact Lena Lund with the Electric Utility at 322-6587 before filing your application with this office to discuss your request. The Electric Utility will recommend the board deny your request if it will result in an encroachment into an electric easement or a NESC violation.

**NOTE:** 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 support documents.



VARIANCE FINDINGS: 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 a site such as its dimensions, landscaping, or topography, because:

Lot 9 is a 4.2 acre lot with a multi-tenant 20,000 sq. ft. warehouse building which only has 50 linear feet of street right-of-way. In addition to the 50 linear feet of street right-of-way on Lee Manor Cove it has a unique spatial relationship to the Texas Toll 130 without having any street right-of-way on the Toll 130. Although Lot 9 has 0 linear feet of street right of way on the Toll 130, Lot 9 500 linear feet parallel to the Toll 130 nearly 200 feet from the Toll 130 right-of-way.

The Toll 130 is designated by the Texas Department of Transportation as a limited access highway and for which there is a construction contract, therefore conforming to the expressway corridor sign district.

The Austin City Code "§ 25-10-81 SIGN DISTRICTS DESCRIBED; HIERARCHY ESTABLISHED" states "The expressway corridor sign district includes land within 200 feet of the street right-of-way".

OR,

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

There are no businesses, buildings, construction or streets on either side of the proposed sign location. The closest business is more than 800 feet from the proposed sign location and is more than 700 feet from the Toll 130.

OR,

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

Although there is 0 linear feet of street frontage to the Toll 130 there is 500 linear feet parallel to the Toll 130 nearly 200 feet from the Toll 130 right-of-way.

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:

Lot 9 has a unique physical relationship to the Toll 130. The only other property that corners the Toll 130 similarly without having frontage to the Toll 130 is Property ID: 292255 which is farmland with no buildings or structures on it.

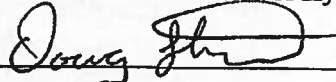
APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address: 6920 Lee Manor Cove

City, State & Zip: Manor, TX 78653

Printed Doug Stuart Phone 512-762-3684 Date June 4, 2013

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address: 6920 Lee Manor Cove

City, State & Zip: Manor, TX 78653

Printed Doug Stuart Phone 512-762-3684 Date June 4, 2013

**ADDITIONAL INFORMATION TO BE SUBMITTED WITH COMPLETED APPLICATION:  
(FAILURE TO SUBMIT ALL THE REQUIRED MATERIALS WILL RESULT IN NON-  
ACCEPTANCE OF THE APPLICATION. LATE BACKUP MATERIAL WILL BE  
ACCEPTED UNTIL 9:00 A.M. THE MONDAY PRIOR TO THE MEETING. THERE  
WILL BE NO EXCEPTIONS.)**

**SITE PLAN:** Must be drawn to scale, showing present and proposed construction and locations of existing structures on adjacent lots.

All Sign Review Board cases must submit location and elevation drawings, drawn to scale, in addition to the site plan required.

APPLICATION FEES: Residential	\$360.00
All Other	\$660.00

Please be advised that the Board can only hear so many cases a month, therefore, first come, first served.

Please be advised that a request for reconsideration must be filed within 10 days from the Board meeting.

If you need assistance completing this application (general inquires only) please Susan Walker, 974-2202 or Diana Ramirez, 974-2241, 505 Barton Springs Road, 1<sup>st</sup> floor, Development Assistance Center

**NOTE: ALL VARIANCES EXPIRE 1 YEAR (12 MONTHS) FROM DATE OF APPROVAL BY BOARD AS STATED IN SECTION 25-1-217 OF THE LAND DEVELOPMENT CODE UNLESS BOARD DEEMS OTHERWISE.**

CASE # \_\_\_\_\_

**CITY OF AUSTIN  
APPLICATION TO SIGN REVIEW BOARD  
SIGN VARIANCE**

**STREET ADDRESS:** 6920 Lee Manor Cove, Manor, TX 78653-3325

**LEGAL DESCRIPTION:** LOT 9 BLK A GREGG MANOR ROAD BUSINESS PARK

I, Doug Stuart, on behalf of Stuart Investments LLC, affirm that on June 4, 2013, I hereby request the Sign Review Board to consider:

Permit to erect two freestanding signs on the property known as 6920 Lee Manor Cove, Manor TX 78653 further referenced as "Lot 9".

One 288 square feet sign to be located on the corner of the property abutting the Texas Toll 130 and,  
One 35 square feet sign to be located adjacent to the entrance of the property from Lee Manor Cove.

Regarding the 288 square feet sign;

"The expressway corridor sign district includes land within 200 feet of the street right-of-way"  
"designated by the Texas Department of Transportation as a limited access highway and for which there is a construction contract."

In addition to the 50 linear feet of street right-of-way on Lee Manor Cove it has a unique spatial relationship to the Texas Toll 130 without having any street right-of-way on the Toll 130.

"The sign area may not exceed:

- (b) on a lot with more than 86 linear feet of street frontage, the lesser of:
  - (i) 0.7 square feet for each linear foot of street frontage; or
  - (ii) 300 square feet."

429 linear feet of street right-of-way would allow for a 300 square feet sign ( $429 \times .7 = 300.3$ ). Although Lot 9 has 0 linear feet of street right of way abutting the Toll 130, Lot 9 has 500 linear feet parallel to the Toll 130 nearly 200 feet from the Toll 130 right-of-way.

Regarding the 35 square feet sign;

Conforming to the COMMERCIAL SIGN DISTRICT REGULATIONS the sign area may not exceed 35 square feet.

Regarding having two signs (one facing Lee Manor Cove and one within 200 feet of the Toll 130);  
The two signs are separated by more than 600 feet with a 20,000 square foot building between them.  
One freestanding sign is permitted on a lot. Additional freestanding signs may be permitted under Section 25-10-131 (*Additional Freestanding Signs Permitted*).

For a lot with total street frontage of more than 400 feet, two freestanding signs are permitted.  
For a lot fronting on two streets, one freestanding sign is permitted on each street.

Austin City Code

TITLE 25. LAND DEVELOPMENT.

CHAPTER 25-10. SIGN REGULATIONS.

**CHAPTER 25-10. SIGN REGULATIONS.**

**ARTICLE 5. SIGN DISTRICTS.**

**§ 25-10-81 SIGN DISTRICTS DESCRIBED; HIERARCHY ESTABLISHED.**

Sign districts are described and established in the following hierarchy, with the historic sign district as the first district and the commercial sign district as the last district.

- (1) The historic sign district includes land in:
  - (a) a designated historic landmark or historic district; or
  - (b) a National Register District.
- (2) The expressway corridor sign district includes land within 200 feet of the street right-of-way of:
  - (a) IH-35; and
  - (b) those portions of U.S. Highway 183, U.S. Highway 290, and State Highway 71 that are developed as a limited access highway, or have been designated by the Texas Department of Transportation as a limited access highway and for which there is a construction contract.
- (3) The scenic roadway sign district includes:
  - (a) land in a Hill Country Roadway corridor;
  - (b) land that would be in a Hill Country Roadway corridor if it were in the zoning jurisdiction;
  - (c) land within 200 feet of a scenic arterial; and
  - (d) land in a tract that is partially within 200 feet of a scenic roadway and that has frontage on and direct access to the scenic roadway.
- (4) The neighborhood sign district includes land located:
  - (a) in a traditional neighborhood zoning district; or
  - (b) in a neighborhood plan combining district, and that is used for:
    - (i) a corner store special use;
    - (ii) a neighborhood mixed use building special use;
    - (iii) a residential infill special use; or
    - (iv) a neighborhood urban center special use.
- (5) The low-density residential sign district includes land in a zoning district that is more restrictive than a townhouse and condominium residence (SF-6) zoning district.
- (6) The multifamily residential sign district includes land in the following zoning districts:
  - (a) townhouse and condominium residence (SF-6);
  - (b) multifamily residence limited density (MF-1);
  - (c) multifamily residence low density (MF-2);
  - (d) multifamily residence medium density (MF-3);
  - (e) multifamily residence moderate-high density (MF-4);
  - (f) multifamily residence high density (MF-5);
  - (g) multifamily residence highest density (MF-6);
  - (h) mobile home residence (MH);
  - (i) neighborhood office (NO);
  - (j) agricultural (AG); and
  - (k) development reserve (DR).
- (7) The neighborhood commercial sign district includes land in the LO, LR, CR, or W/LO zoning districts.
- (8) The downtown sign district includes land in the CBD and the DMU zoning districts.



(9) The commercial sign district includes land that is not in any other sign district.  
*Source: Section 13-2-861; Ord. 990225-70; Ord. 000406-81; Ord. 030306-48A; Ord. 031030-11; Ord. 031211-11.*

**§ 25-10-82 DETERMINATION OF APPLICABLE SIGN DISTRICT.**

(A) Except as otherwise provided in this section, the sign regulations for a sign district apply to all land in the sign district.

(B) If a sign is located in more than one sign district, the regulations for the sign district that first appears in the hierarchy described in Section 25-10-81 (*Sign Districts Described And Established*) apply to the sign.

(C) A nonconforming use is in the sign district that would apply if that nonconforming use were located in the most restrictive zoning district in which that nonconforming use is a permitted use.

(D) For property that is not permanently zoned, the building official shall:

(1) determine the use or proposed use and determine which base zoning district would be the most restrictive base zoning district in which that use would be a permitted use; and

(2) designate the property as a sign district in accordance with the determination under Subsection (D)(1).

*Source: Sections 13-2-860 and 13-2-861(b) and (c); Ord. 990225-70; Ord. 031211-11.*

[http://www.dot.state.tx.us/business/partnerships/sh\\_130.htm](http://www.dot.state.tx.us/business/partnerships/sh_130.htm)

"SH 130 is a state-owned toll road being developed under public-private partnership with the SH 130 Concession Company. Under the agreement, the developer is designing, constructing, operating and maintaining the toll road over 50 years."

**§ 25-10-123 EXPRESSWAY CORRIDOR SIGN DISTRICT REGULATIONS.**

(A) This section applies to an expressway corridor sign district.

(B) This subsection prescribes regulations for freestanding signs.

(1) One freestanding sign is permitted on a lot. Additional freestanding signs may be permitted under Section 25-10-131 (*Additional Freestanding Signs Permitted*).

(2) The sign area may not exceed:

(a) on a lot with not more than 86 linear feet of street frontage, 60 square feet; or

(b) on a lot with more than 86 linear feet of street frontage, the lesser of:

(i) 0.7 square feet for each linear foot of street frontage; or

(ii) 300 square feet.

(3) The sign height may not exceed the greater of:

(a) 35 feet above frontage street pavement grade; or

(b) 20 feet above grade at the base of the sign.

(C) A roof sign may be permitted instead of a freestanding sign under Section 25-10-132 (*Roof Sign Instead Of Freestanding Sign*).

(D) Wall signs are permitted.

(E) One commercial flag for each curb cut is permitted.

(F) For signs other than freestanding signs or roof signs, the total sign area for a lot may not exceed 20 percent of the facade area of the first 15 feet of the building.

*Source: Section 13-2-867; Ord. 990225-70; Ord. 031211-11.*

**§ 25-10-130 COMMERCIAL SIGN DISTRICT REGULATIONS.**

- (A) This section applies to a commercial sign district.
- (B) One freestanding sign is permitted on a lot. Additional freestanding signs may be permitted under **Section 25-10-131 (Additional Freestanding Signs Permitted)**.
- (C) A roof sign may be permitted instead of a freestanding sign under **Section 25-10-132 (Roof Sign Instead Of Freestanding Sign)**.
- (D) Wall signs are permitted.
- (E) One commercial flag for each curb cut is permitted.
- (F) This subsection prescribes the maximum sign area.
  - (1) For signs other than freestanding signs, the total sign area for a lot may not exceed 20 percent of the facade area of the first 15 feet of the building.
  - (2) For a freestanding sign, the sign area may not exceed the lesser of
    - (a) 0.7 square feet for each linear foot of street frontage; or
    - (b) for a sign other than a multi-tenant sign, 200 square feet; or
    - (c) for a multi-tenant sign, 250 square feet.
- (G) The sign height may not exceed the greater of:
  - (1) 30 feet above frontage street pavement grade; or
  - (2) 6 feet above grade at the base of the sign.

Source: Section 13-2-867; Ord. 990225-70; Ord. 031211-11.

**§ 25-10-131 ADDITIONAL FREESTANDING SIGNS PERMITTED.**

- (A) This section applies in the expressway corridor, downtown, and commercial sign districts.
- (B) In this section, "lot" includes contiguous lots used for a single use or unified development.
- (C) For a lot with total street frontage of more than 400 feet, two freestanding signs are permitted.
- (D) For a lot fronting on two streets, one freestanding sign is permitted on each street.
- (E) For a pad site within a unified development, one freestanding sign is permitted in addition to the other freestanding signs permitted by this chapter.

Source: Section 13-2-870; Ord. 990225-70; Ord. 031211-11.

Search

Preferences

Help

## 6920 Lee Manor Cv, Manor, TX 78653-3325, Travis County

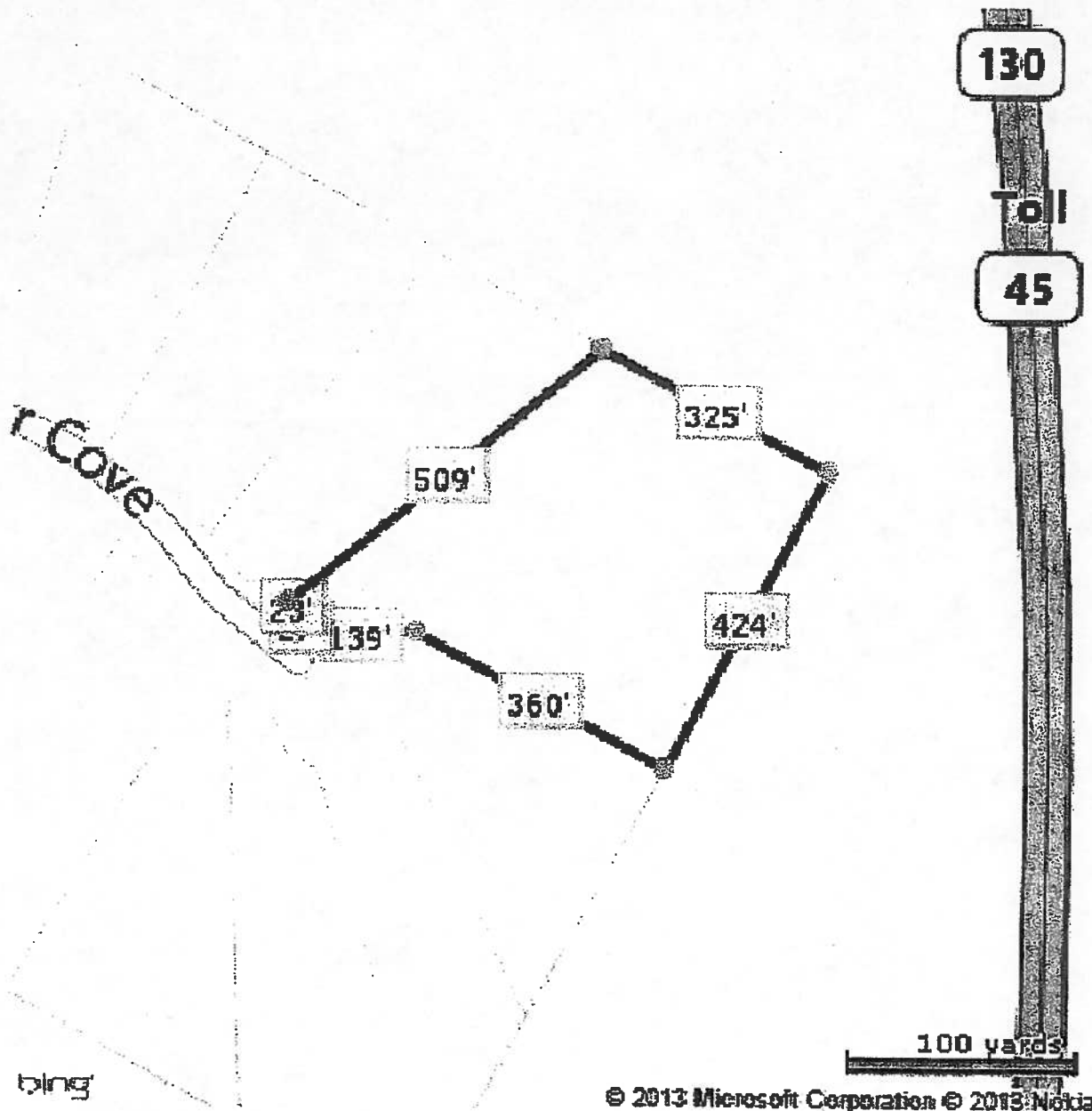
Property Detail

Comparables

Market Trends

Neighbors

Neighbor

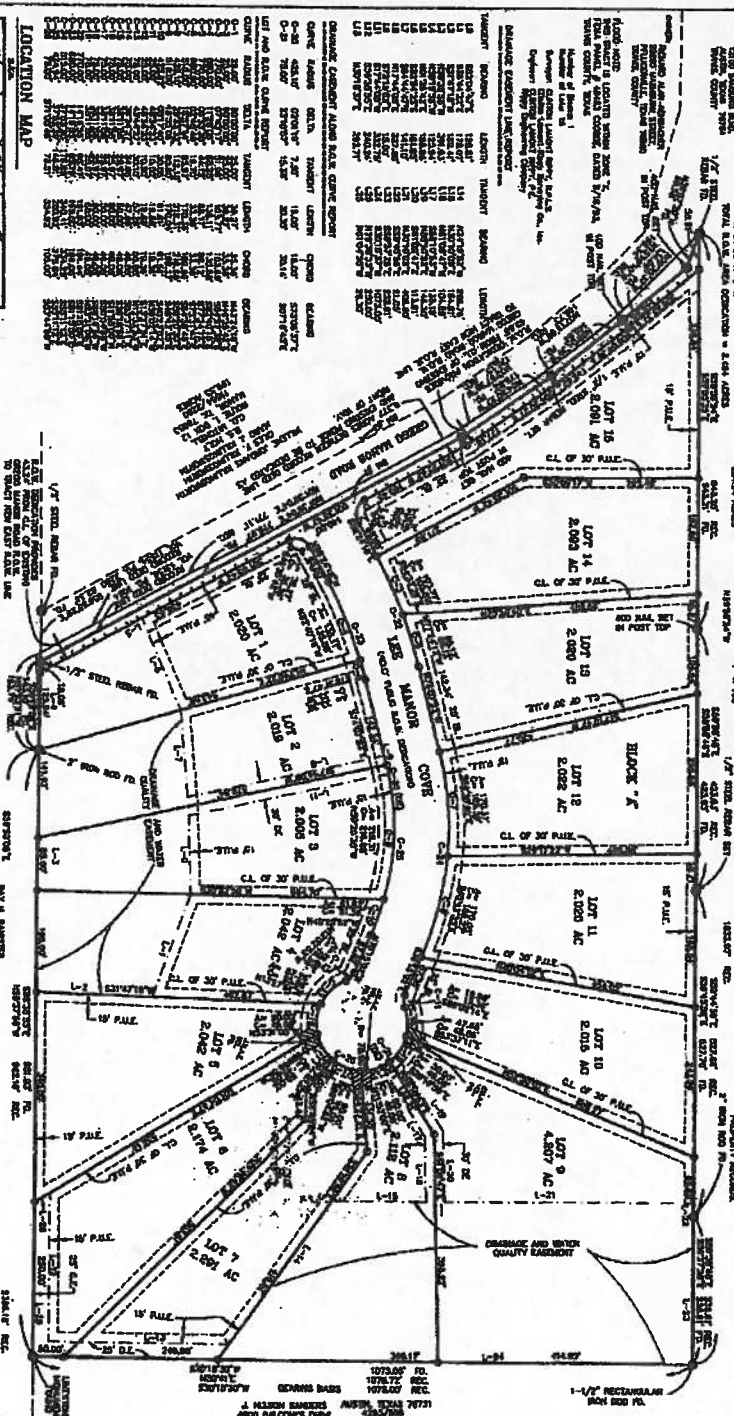


\*Lot Dimensions are Estimated

# GREGG MANOR ROAD BUSINESS PARK

LEGEND

1. LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



REMARKS:  
1. ALL LOTS ARE TO BE DEVELOPED AS A BUSINESS PARK.  
2. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TRAVIS COUNTY ZONING ORDINANCES.  
3. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TRAVIS COUNTY SUBDIVISION ACT.  
4. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TRAVIS COUNTY HEALTH AND SAFETY ORDINANCES.  
5. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TRAVIS COUNTY ENVIRONMENTAL ORDINANCES.  
6. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TRAVIS COUNTY UTILITIES ORDINANCES.  
7. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TRAVIS COUNTY TRANSPORTATION ORDINANCES.  
8. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TRAVIS COUNTY COMMUNITY DEVELOPMENT ORDINANCES.  
9. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TRAVIS COUNTY HISTORIC PRESERVATION ORDINANCES.  
10. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TRAVIS COUNTY LAND USE ORDINANCES.

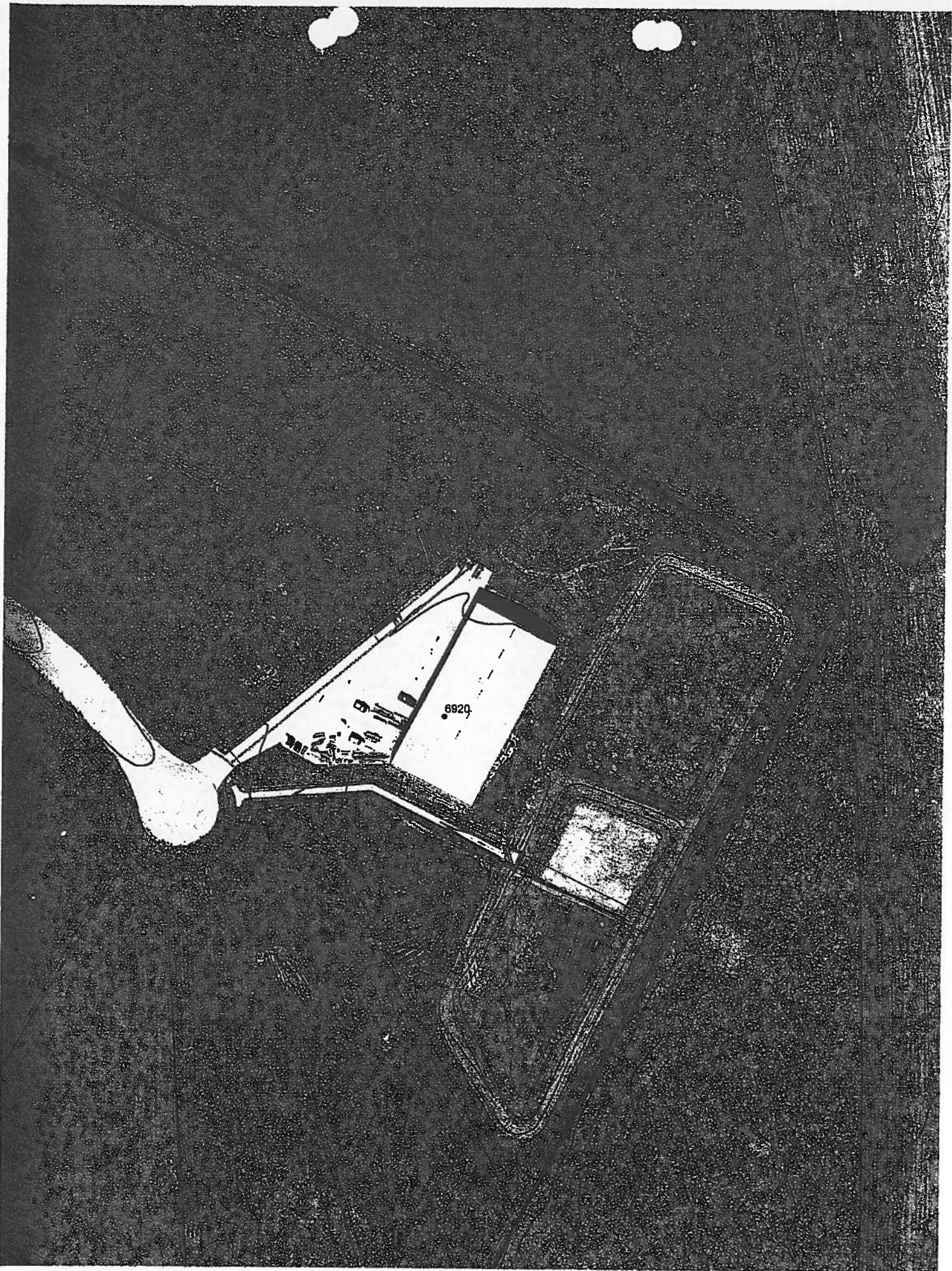
SUBDIVISION FILE NO. CP-08-008116 PAGE 3 OF 3

CASE NO. SP-2012-0343D



<b>GREGG MANOR BUSINESS CENTER BLDG 4</b> 1119 GREGG MANOR COVE, MANOR, TEXAS 78655		<b>PROFESSIONAL STRUCTURAL ENGINEERS, INC.</b> CONSULTING CIVIL AND STRUCTURAL ENGINEERS	
DATE: 2/23/16		DRAWN BY: [Signature]	
CHECKED BY: [Signature]		REVIEWED BY: [Signature]	
APPROVED BY: [Signature]		TITLE: [Signature]	
FINAL PLAN		SCALE: AS SHOWN	





## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C16-2013-0010 - 6920 Lee Manor Cove

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, August 12th, 2013

Sandra S. Pruett, Trustee  
Nelson Sanders, Secretary Trust

Your Name (please print)

☐ I am in favor  
☒ I object

my property is undeveloped ranch  
land and does not have an address - see  
Your address(es) affected by this application attached diagram.

Sandra S. Pruett, Trustee 8-2-2013

Signature

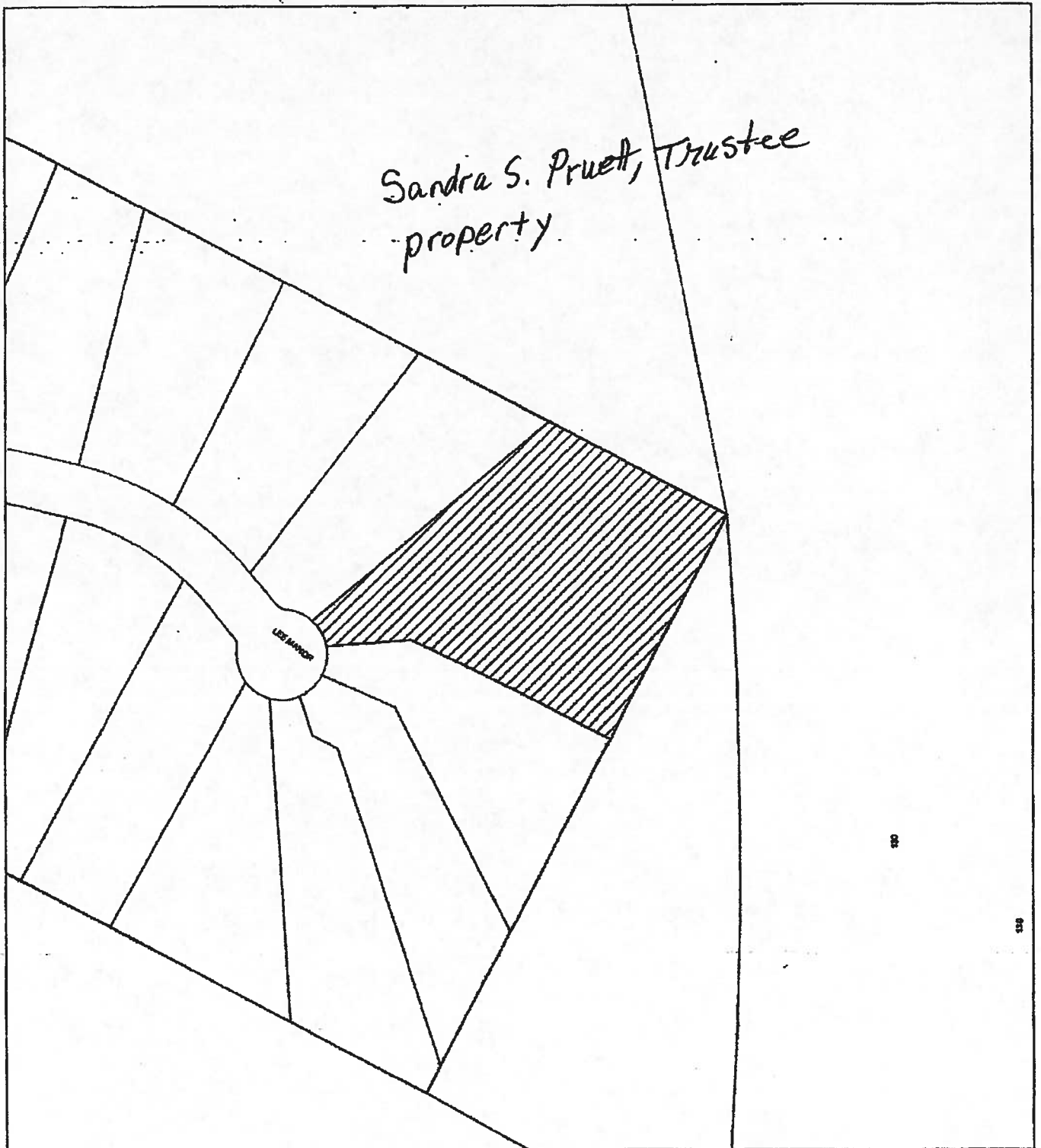
Date

Daytime Telephone: 512-454-6919

Comments: The proposed signs will create  
a visual encumbrance which will  
reduce the value of our property.  
Are they billboards? I thought  
billboards were not allowed along  
SH 130.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-1088



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C16-2013-0010  
LOCATION: 6920 Lee Manor Cove



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.