



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 307'

**NOTIFICATIONS**

CASE#: C16-2015-0012  
LOCATION: 14009 N US 183 NB

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



SUBMITTED 9-16-15

C16-2015-2012 **PL 2**

CASE # ~~C16-2015-0152~~  
ROW 114246335385  
ROLL R127411  
Williamson County

CITY OF AUSTIN  
APPLICATION TO SIGN REVIEW BOARD  
SIGN VARIANCE

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

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

STREET ADDRESS: 14009 N US 183 SVRD NB

LEGAL DESCRIPTION: Subdivision – NW 183 Sub Sec

Lot(s) 2 Block A Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We CND Signs LLC on behalf of myself/ourselves as authorized agent for  
GBT Realty affirm that on Sept 04, 2015 hereby apply for a hearing before  
the Sign Review Board for consideration:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

in a GR zoning district and located within the Expressway Corridor  
Sign District.

Please contact Eben Kellogg with the Electric Utility at (512)322-6050 and send him a scan of your request to [eben.kellogg@austlnenergy.com](mailto:eben.kellogg@austlnenergy.com) 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 an 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.

DI  
3

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: \_\_\_\_\_  
the signage that is prohibiting a multi-tenant sign permit is a off premise billboard advertising off premise business.

OR,

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

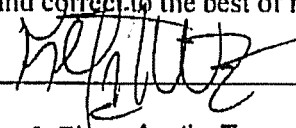
OR,

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: the multi tenant sign will support  
the sign ordinance allowance provided to other tenants located by this lot.

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 3608 Chapman Lane

City, State & Zip Austin, Texas 78744

Printed Christian Martinez Phone 512.888.9788 Date 09/04/2015

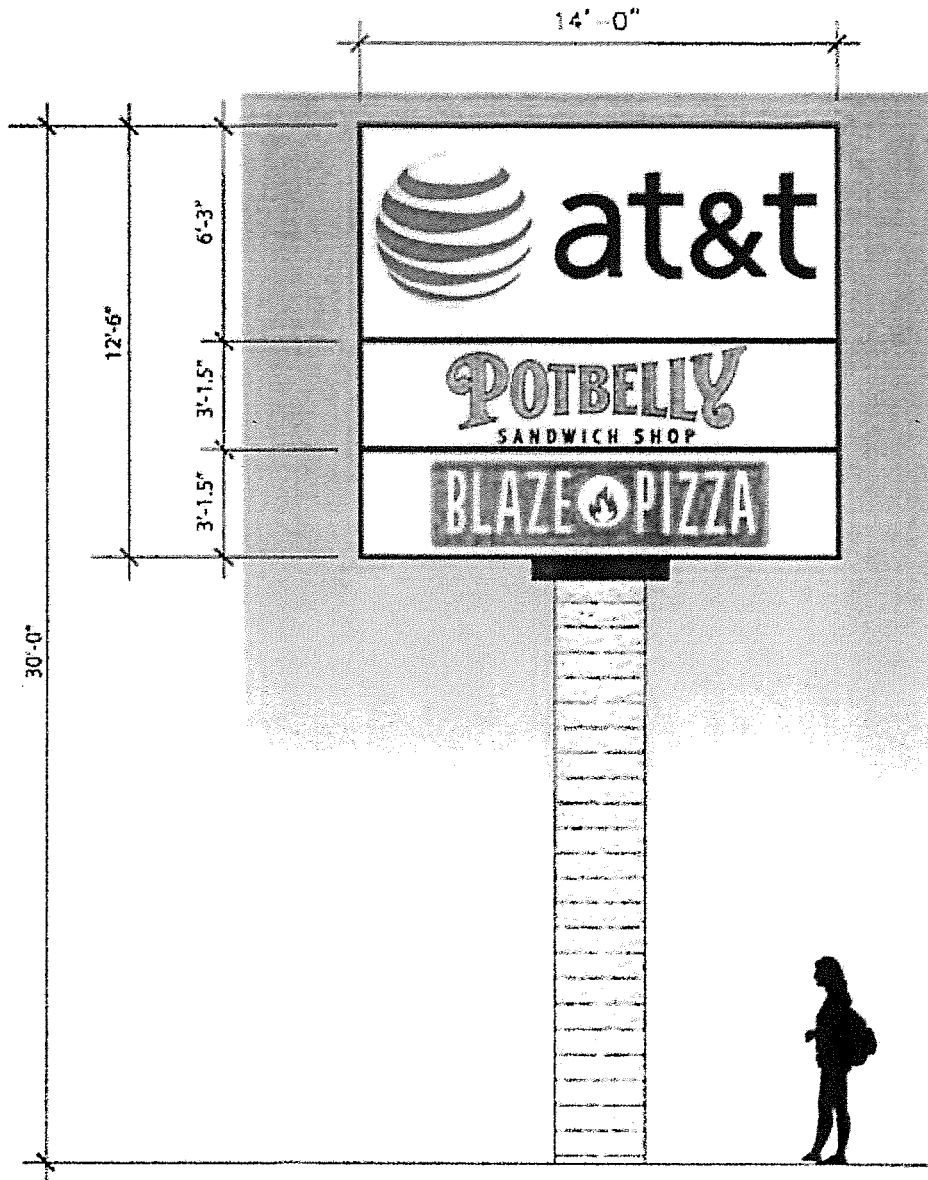
OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 9010 Overlook Boulevard

City, State & Zip Brentwood, Tennessee 37027

Printed Austin Rogers Phone 615.370.0670 Date 9/4/2015

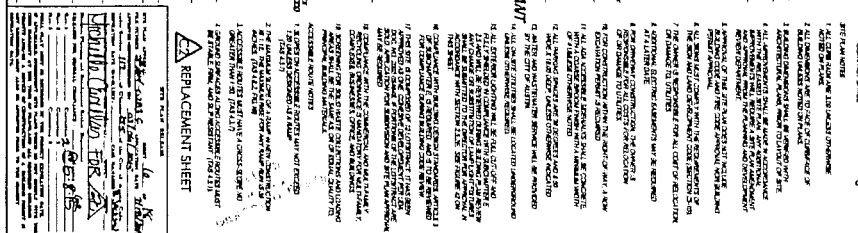
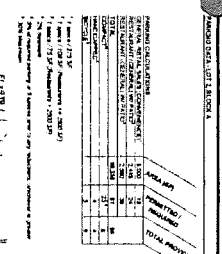
DL  
4



AUSTIN, TX



DATE	IN NEW ORLEANS LOCATING THE REEF WALL RUM RETAIL	SEA	EXTENSION BLOCK
DATE	0000000000	BT	



6/18
SP1

**LC** LONGARO - CLARKE  
 Consulting Engineers  
 Lead Designer • Site/Process Management • Water Resources  
 3030 NW Green Road • Suite 250 • Astoria, Maine 04816  
 207.336.0428 • www.LongaroClarke.com • 2025 Reg. No. 7.541
 



 The Shoppes at Lakeline  
 SITE IMPROVEMENTS  
 14009 N. US HIGHWAY 183  
 SITE PLAN

[illegible]

06-2015-0012

## How to Determine the Correct Sign Size

**INSTRUCTIONS:** Determine the posted speed on the street where the signage is to be located or viewed. Determine maximum size permitted by local ordinance. Read viewing time off chart. This will give you some idea of how effective your sign will be.

17

**DIRECTIONS:** Use This Chart To Help Determine The Best Sign Size For You.

Character Height In Inches	Reading Distance In Feet	Speed In Street Or Highway Where Signage Is Located				
----------------------------	--------------------------	---	--	--	--	--

		(Viewing Time In Seconds)				
		20 MPH	30 MPH	40 MPH	50 MPH	60 MPH
18"	900 ft	30.68	20.45	15.34	12.27	10.23
20"	1000 ft	34.09	22.73	17.05	13.64	11.36
22"	1100 ft	37.50	25.00	18.75	15.00	12.50
24"	1200 ft	40.91	27.27	20.45	16.36	13.64
28"	1400 ft	47.73	31.82	23.86	19.09	15.91
30"	1500 ft	51.14	34.09	25.57	20.45	17.05
36"	1800 ft	61.36	40.91	30.68	24.55	20.45
42"	2100 ft	71.59	47.73	35.79	28.64	23.86

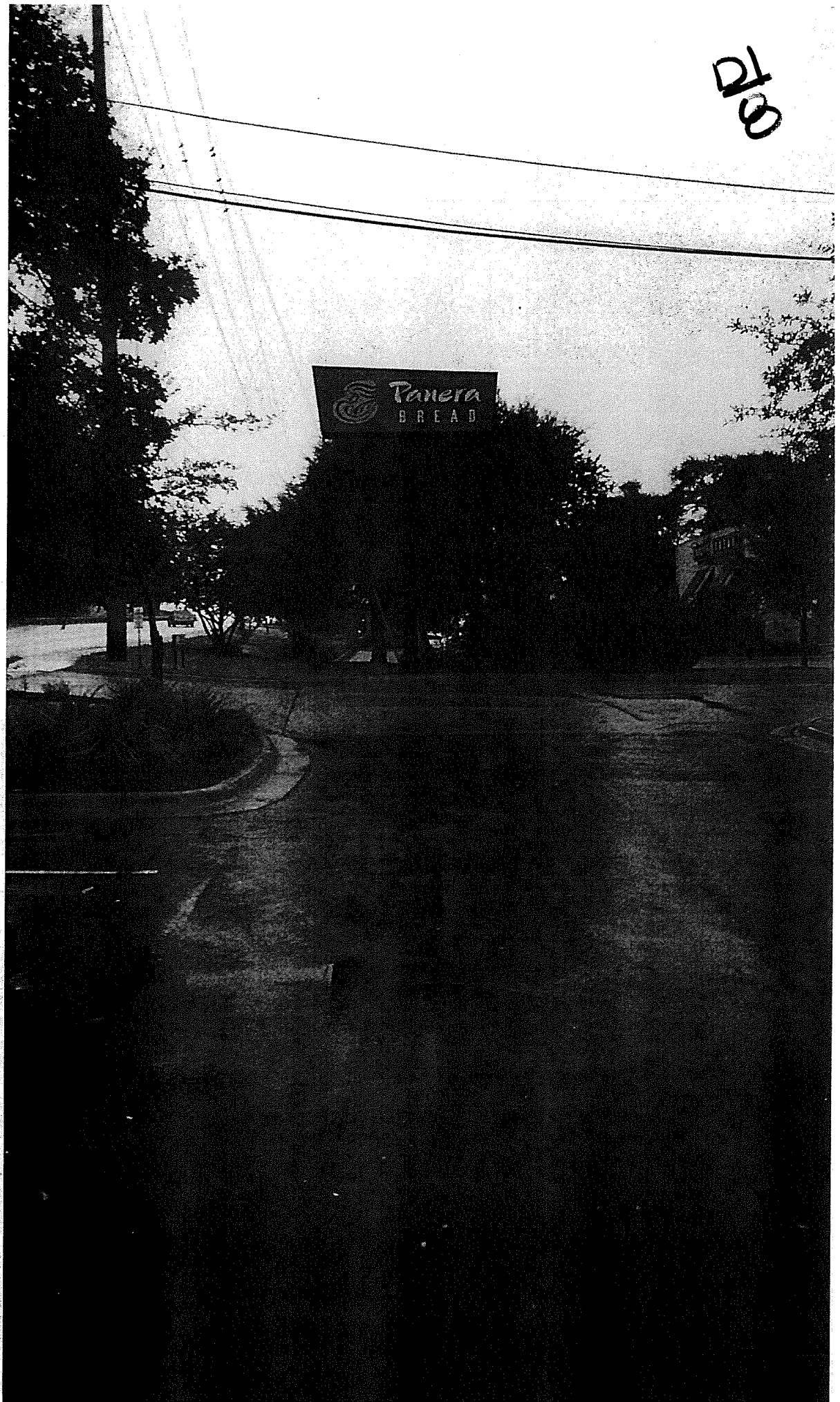
This Chart Is Designed To Identify Proper Letter Height To Obtain A Minimum Of 15 Seconds Viewing Time.



**SIGNS**  
Your Business Image Solution

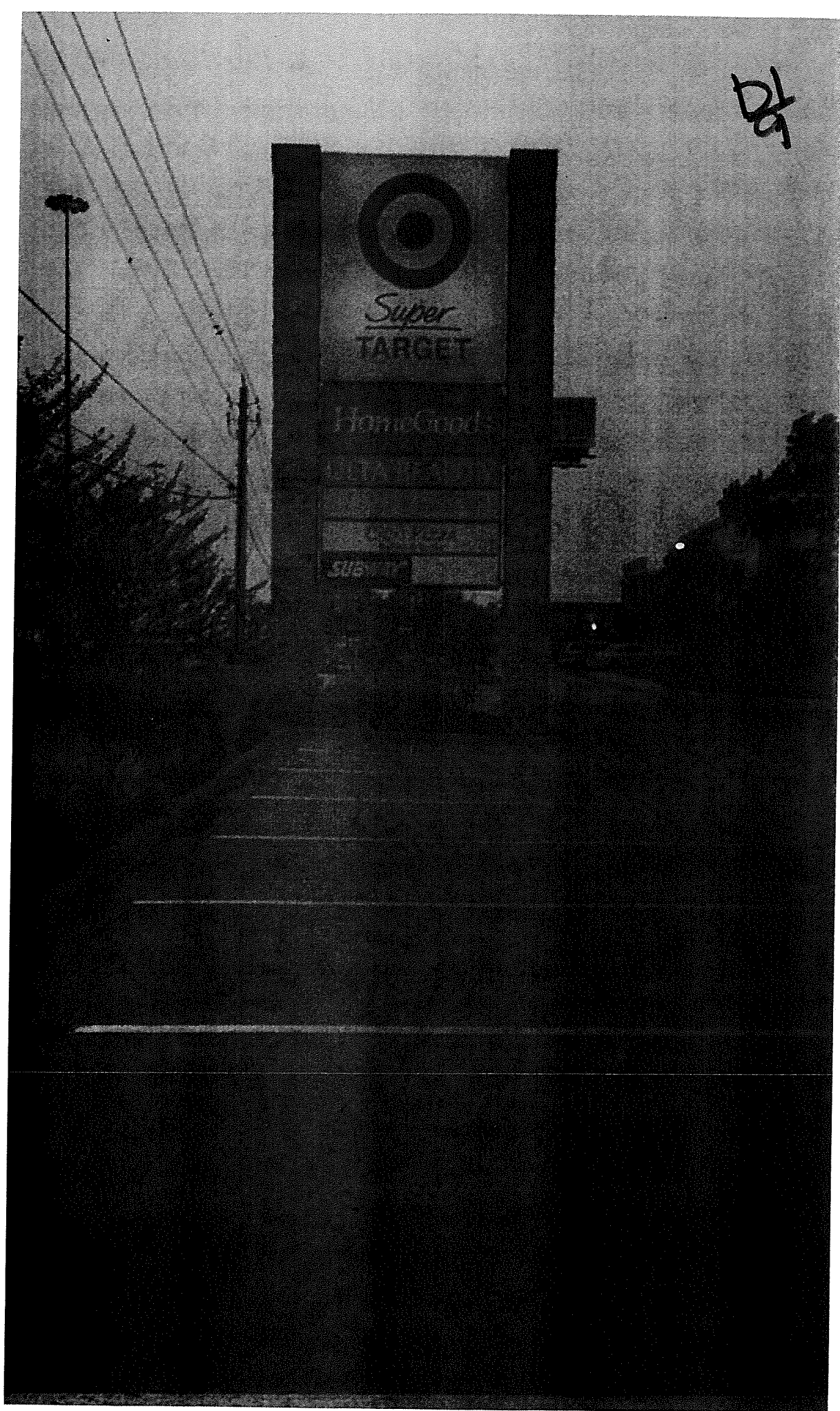


DL  
80

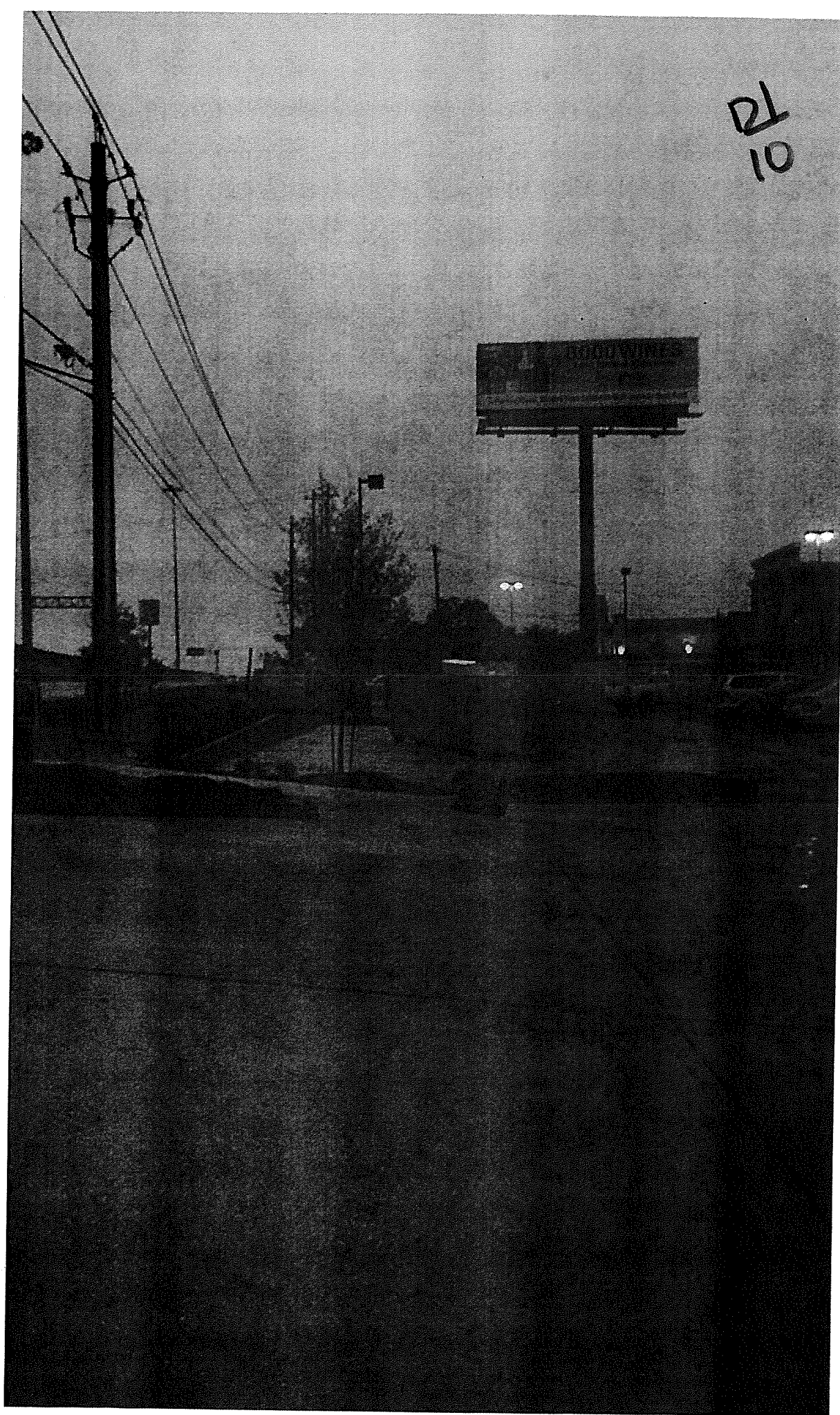




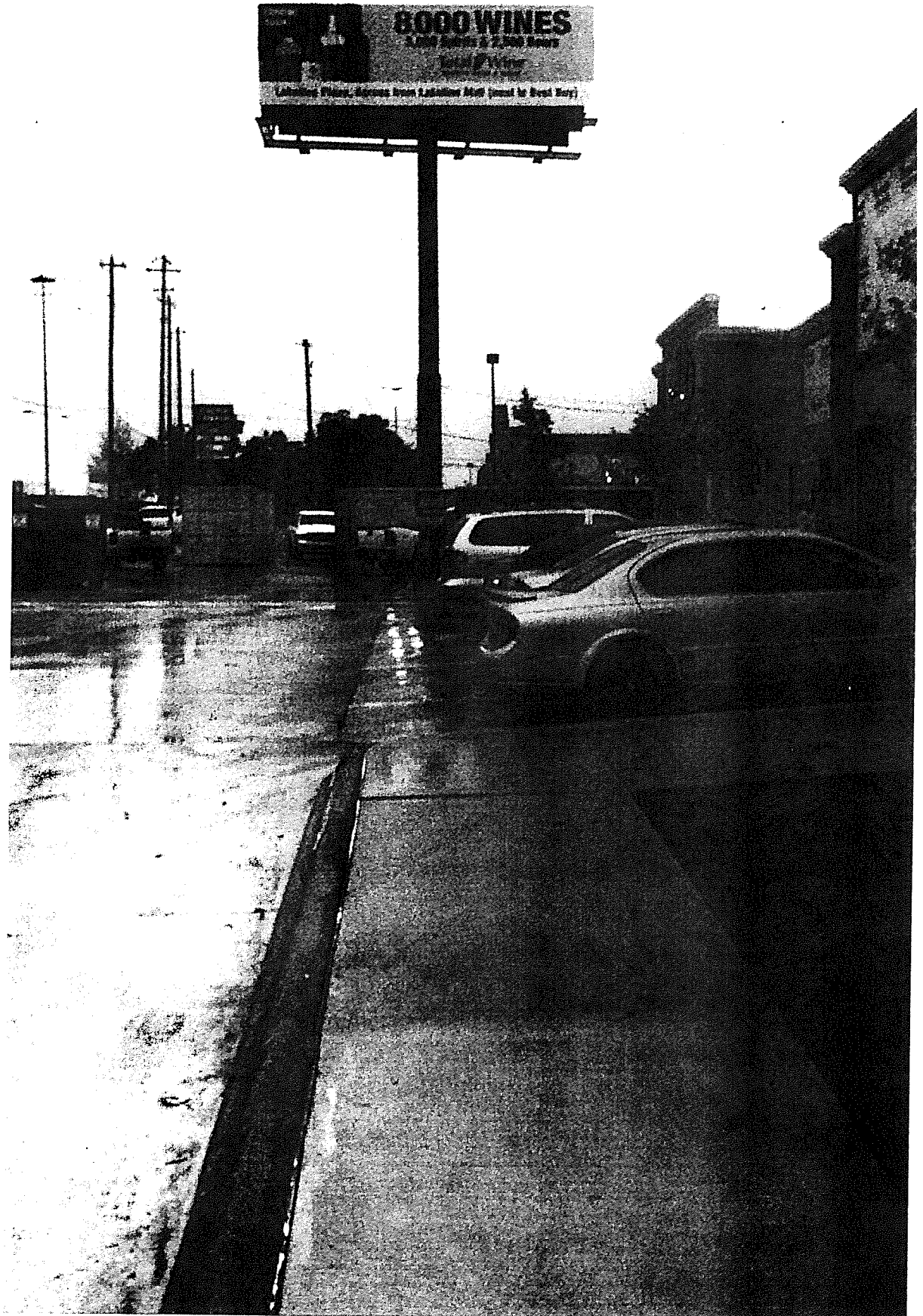
D1  
9



21  
10



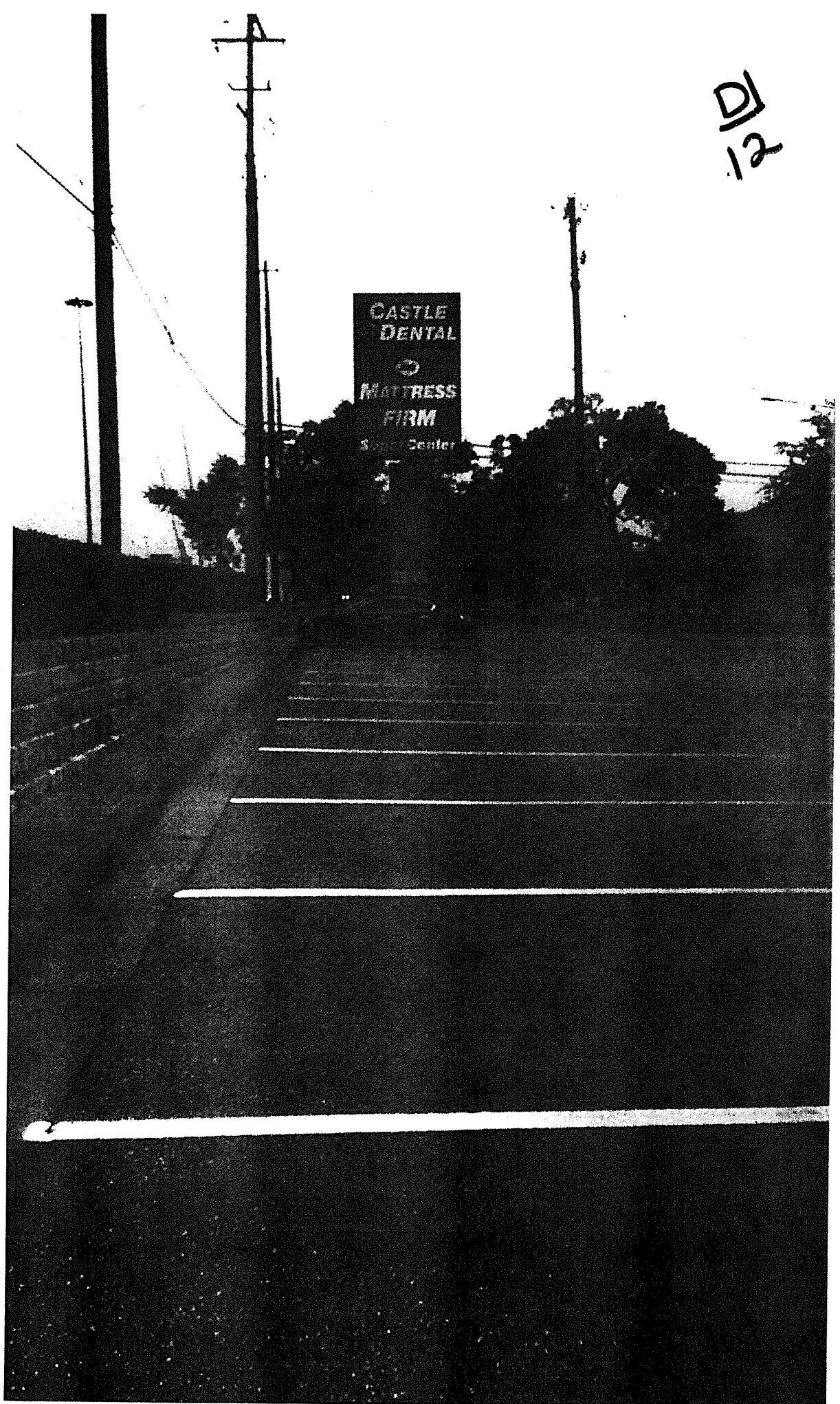
DL  
11





12/D

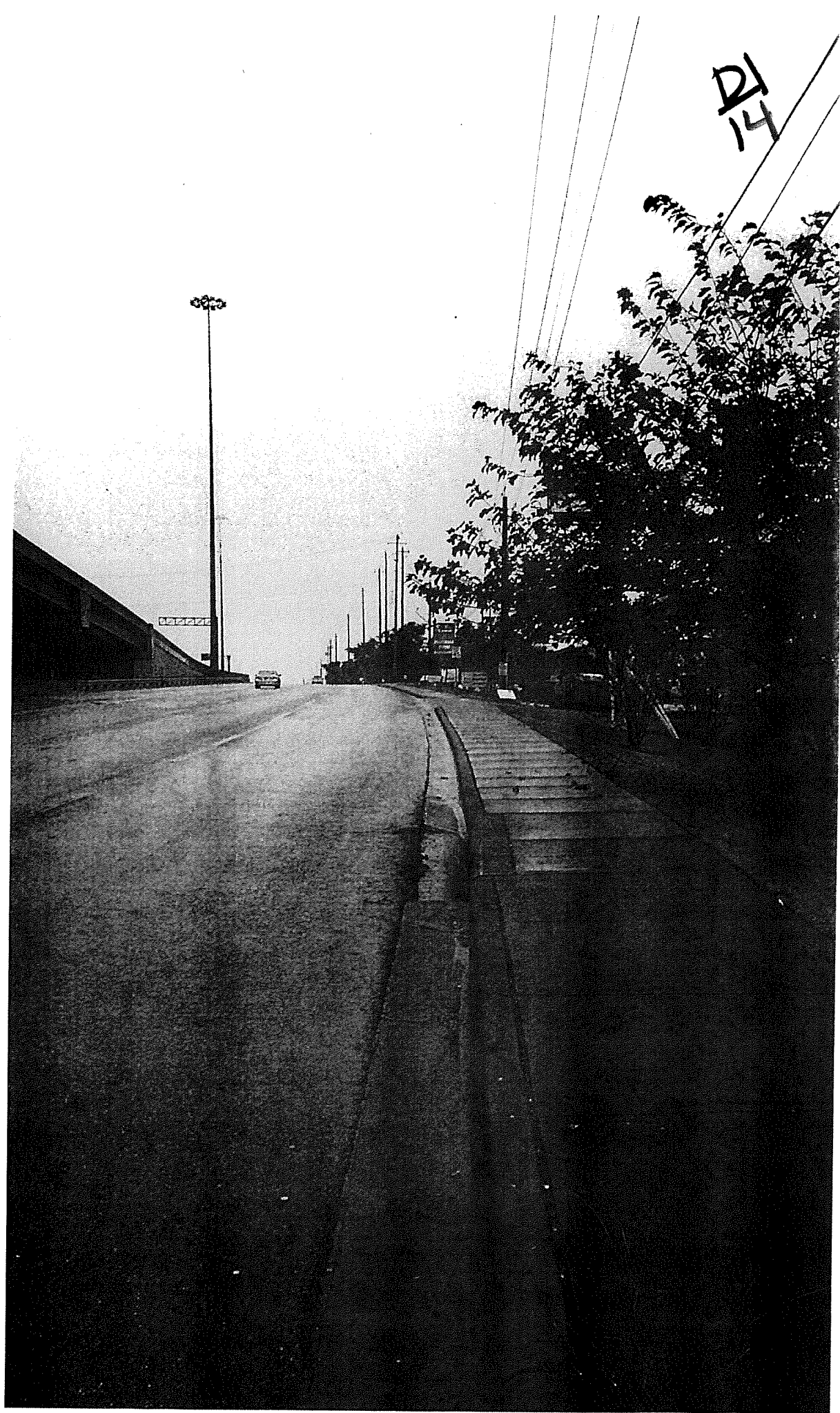
CASTLE  
DENTAL  
MATTRESS  
FIRM  
Supply Center



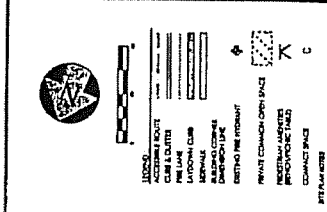
DL  
13



D1  
14



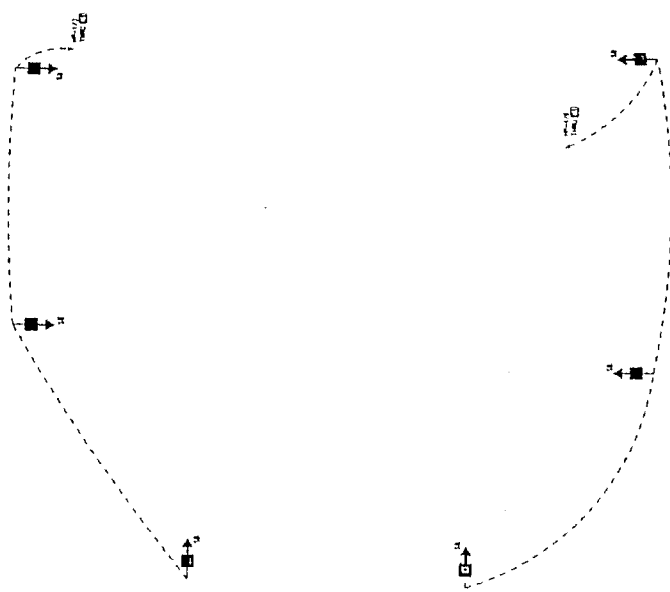
INVESTIGATOR	NAME	ALLEN, J. L.	DATE	4/10/71
	ADDRESS			4/10/71
	CITY			4/10/71
	STATE			4/10/71
	ZIP			4/10/71



DL  
16

<b>OWNER</b> <b>GMT REALTY CORPORATION</b> 11110 10th Street, Suite 100 Austin, TX 78758		<b>ARCHITECT</b> <b>MM ARCHITECTS</b> 1700 N. Lamar Blvd., Suite 100 Austin, TX 78703		<b>CONSULTANT</b> <b>ENTECH ENGINEERING INC.</b> 11110 10th Street, Suite 100 Austin, TX 78758	
<b>PROJECT NAME</b> The Shoppes at Lakeline		<b>PROJECT NO.</b> 15-0014		<b>DATE</b> 12-2014	
<b>REVISIONS</b>					
<b>LOCATION</b> Austin, TX					

ELECTRICAL  
SITE PLAN  
E0.1



1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION AND  
 2. THE NATIONAL ELECTRICAL CODE (NEC)