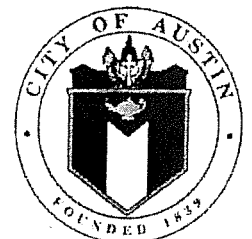


## NOTIFICATIONS

CASE#: C16-2015-0015  
13435 HIGHWAY 183 N STE 311



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

1" = 250'

D/2

CASE # C16-2015-0015  
ROW# ~~000000~~ 11443771  
Roll R41397

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: Austin Emergency Center, 13435 Highway 183 N., Suite 311, Austin, Texas 78750

LEGAL DESCRIPTION: Subdivision – Anderson Arbor Shopping Center

Lot(s) 5 & 7 Block A Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We Dr. Luke Padwick on behalf of myself/ourselves as authorized agent for Pahala Ventures, LLC (Austin Emergency Center)

\_\_\_\_\_ affirm that on 10-1, 2015, hereby apply for a hearing before

the Sign Review Board for consideration to:

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

**A pole/pylon sign (consistent with the attached application) in the Anderson Mill Arbor Shopping Center parking lot, visible from Highway 183, with the intention of making the Austin Emergency Center ER easier for patients to identify and locate.**

in a GR-CO zoning district and located within the \_\_\_\_\_ CS-1 \_\_\_\_\_ 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@austinenergy.com](mailto:eben.kellogg@austinenergy.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.

D1/3

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: Austin Emergency Center is a Full Service Emergency Room, Open 24 hours per day, 7 days a week. As such, we provide 24/7 emergency care to individuals often in dire medical need. It is imperative that our facility is easily located by those with both an urgent or emergent need to find our ER. We follow EMTALA guidelines and evaluate and treat all emergent individuals, regardless of their ability to pay.

As a component of the 'medical safety net' of the community, Austin Emergency Center plays a potentially larger role as part of the community's disaster relief network. As such, it is important that the community be aware of who we are, and that our signage be easily visible, especially from the highway.

Unfortunately, the existing landscape and topology are such, that very large trees almost completely block the view of the ER signage on both the front and side of our building, which represent the most identifiable aspects of our facility. Currently, it is nearly impossible for a driver to see our location, even from a close distance from the highway. For an individual who may be having a stroke, heart attack or some other emergent medical condition, time is always of the essence. Consequently, the proposed sign, which would be located in front (West) of the tree line, would allow patients presenting from the highway, to know where we are located and to more easily find our ER.

As it stands currently (see attached letter/letters), we have had a significant number of patients who have called us, but have then had significant difficulty (and time delays), in actually finding our location. This is simply unacceptable, given our charge by the state, to care for and treat patients in emergency situations.

Aside from the medical implications as noted above, our sign is our brand, which helps maintain the viability of our business and our service to the community. Our South Lamar Austin Emergency Center facility has an identical sign as the sign proposed in this application. As such, it is important to us that we maintain 'brand cohesiveness' to assure maintenance of the viability of our ER at Anderson Mill and Highway 183 North.

It is also important to note that there no hospitals within the 5x10 mile rectangle, defined by: Highway 1431, Parmer Lane, Braker Lane, and the residential areas West of highway 183. Consequently, Austin Emergency Center is filling this void in hospital accessibility and providing a vital medical service, previously not readily accessible to this the residents in this region.

OR,

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

D/4

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: In applying for this additional signage, Austin Emergency Center is in no way impeding or preventing other local businesses in the same shopping center or in the local vicinity, from seeking the same or similar improvements in their signage or visibility. In fact, per the attached petitions, please note that we have obtained signatures of approval for our sign from no less than nine (9) of our neighboring businesses, including signatures of support from the owners of the pertinent property (the landlord), themselves.

In fact, Austin Emergency Center has been extremely well-received and welcomed by the businesses which make up the local community, including those of Anderson Arbor Shopping Center, many of whom feel that the opening of our ER only brings greater awareness to the businesses which comprise the shopping center, and enhance their success and viability, because of our role in the community.

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 [Signature] Mail Address 1703 Dungan Ln

City, State & Zip Austin, TX 78754

Printed: Maggie Star \_\_\_\_\_ Phone 512-779-6366 Date 10-1-15

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: [Signature] Mail Address 13435 Hwy 183 N

City, State & Zip Austin Tx 78750

Printed Luke Padwick, M.D. Phone 512-779-0263 Date 10-1-15

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

[illegible][illegible]

1) Only a few "elements" of mathematics and physics are presented.

A detailed plat map showing land parcels along American Hill Road and Pond Springs Road. The map includes lot numbers (e.g., LOT 1 through LOT 10), acreage measurements (e.g., 1/4 AC, 1/8 AC), and owner names (e.g., J.F. GARDNER, GRANTSHAW & SONS). A north arrow is located at the bottom right.

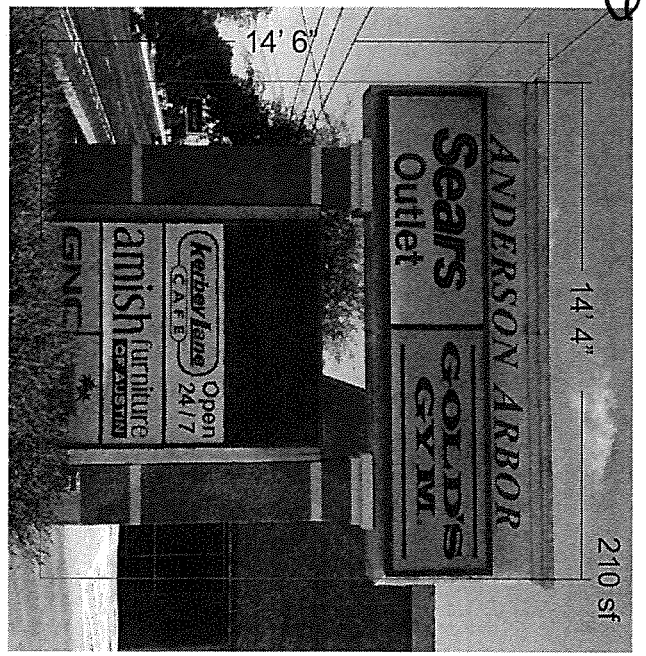
**MANUFACTURING CHEMICALS**

[illegible]

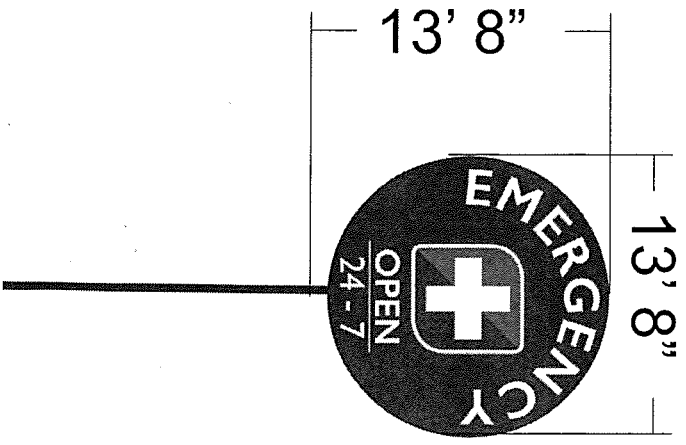
ALTA/ACSM LAND TITLE SURVEY  
OF LOTS 5 AND 7, BLOCK "A", ANDERSON ARBOR II SUBDIVISION, A  
SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR  
PLAT THEREOF, RECORDED IN CABINET U, SLIDES 116-119 OF THE PLAT  
RECORDS OF WILLIAMSON COUNTY, TEXAS.

**b Bury+Partners**  
Consulting Engineers and Surveyors  
Austin, Texas Tel 512/338-0041 Fax 512/338-0308  
Bury+Partners, Inc. ©Copyright 2002

729

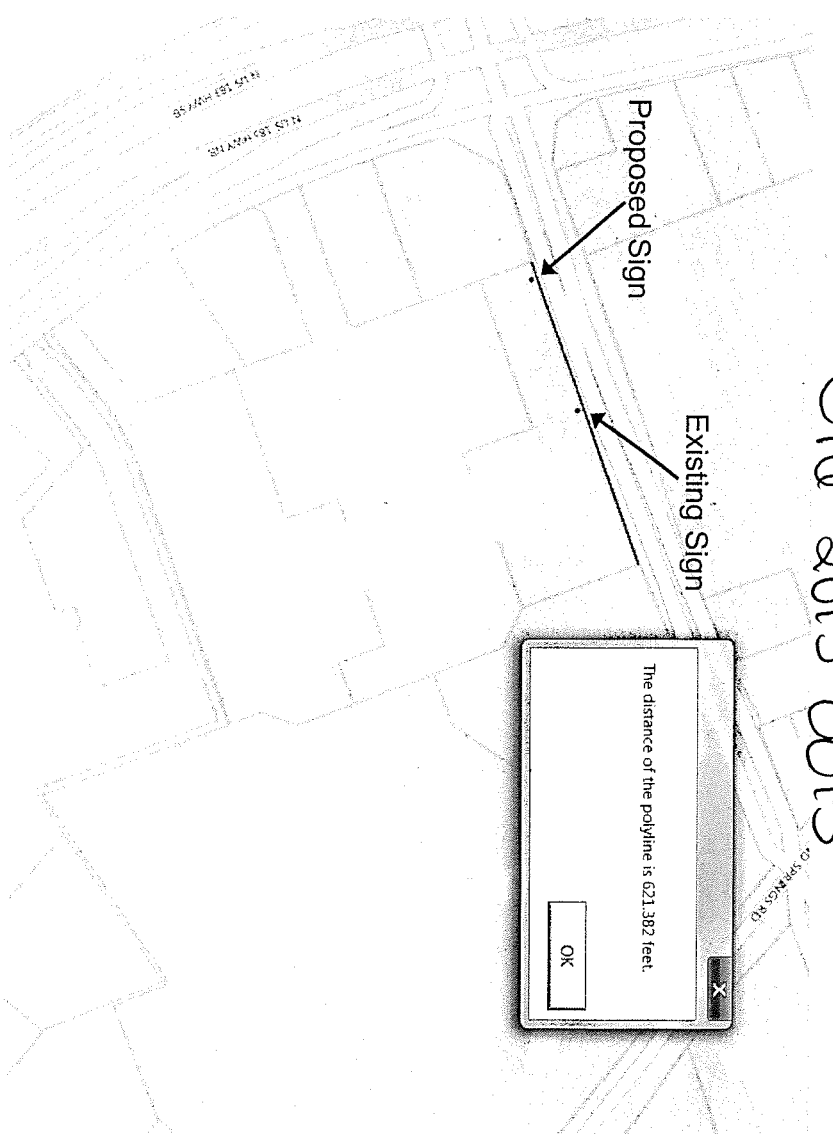


One existing freestanding sign on Anderson Mill Rd at 210 sf

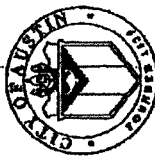


186.8 SF

C16-2015-0015



621' x .7 = 434.7 sf allowance on Anderson Mill Rd;  
 > 400' of frontage  
 Proposed sign has 186.8 sf  
 434.7 - 210 = 210 sf allowance remaining on Anderson Mill Rd



Austin Emergency Center / Dr. Luke Padwick

I, \_\_\_\_\_, am applying for a variance from the Board of Adjustment regarding Section \_\_\_\_\_ of the Land

Development Code. The variance would allow me the ability to build a pole/pylon sign in the parking lot of the Shopping center, visible from Highway 183, with the intention of making the ER easier for patients to identify and locate.  
By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name	Address	Signature
EMILY STRMICKA	13435 US HWY 183 N STE 302	Emily Strmicka
Cesar Serpas	13435 US HWY 183 STE 302	Cesar Serpas
Joel M. Arisman	13355 N. HWY 183, STE 406	Joel M. Arisman
Arnth Weber (Genl Mgr)	13435 #4183 STE 415	Arnth Weber
Jennifer Russo	13435 N. HWY 183, STE 309	Jennifer Russo
Trang Minh Lu	MT Trails #308	Trang Minh Lu
Angela Jones	Great Clips	Angela Jones

1/2



Luke Padwick (Representing Pahala Ventures, LLC)

I, \_\_\_\_\_, am applying for a variance from the Board of Adjustment regarding Section \_\_\_\_\_ of the Land

Development Code. The variance would allow me the ability to build a pole/pylex sign (consistent with the Attached application) in the shopping center parking lot, visible from Highway 183, with the intention of making the ER easier for patients to identify and locate.  
By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name	Address	Signature
WSP Development #3, Ltd By James G. Herman CHEROKEE SCRATCH KITCHEN JOHN PRESCOTT, DIRECTOR	595 Round Rock West Dr. Ste 101, R.R. 11 13301 N. US HWY 183 AUSTIN, TX 78750	<i>[Signature]</i>

002



D/

From: **Hawkins, Angela** <[REDACTED]>  
Date: Wed, Sep 16, 2015 at 5:03 PM  
Subject: Your Austin Emergency on Anderson Mill  
To: Jody Hardy <[REDACTED]>

Dear Ms. Hardy,

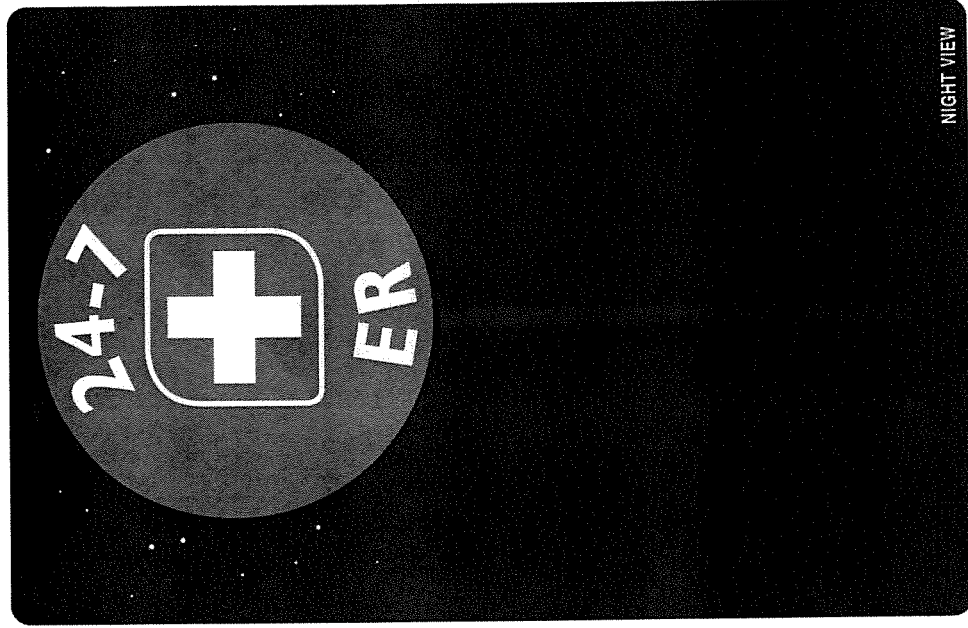
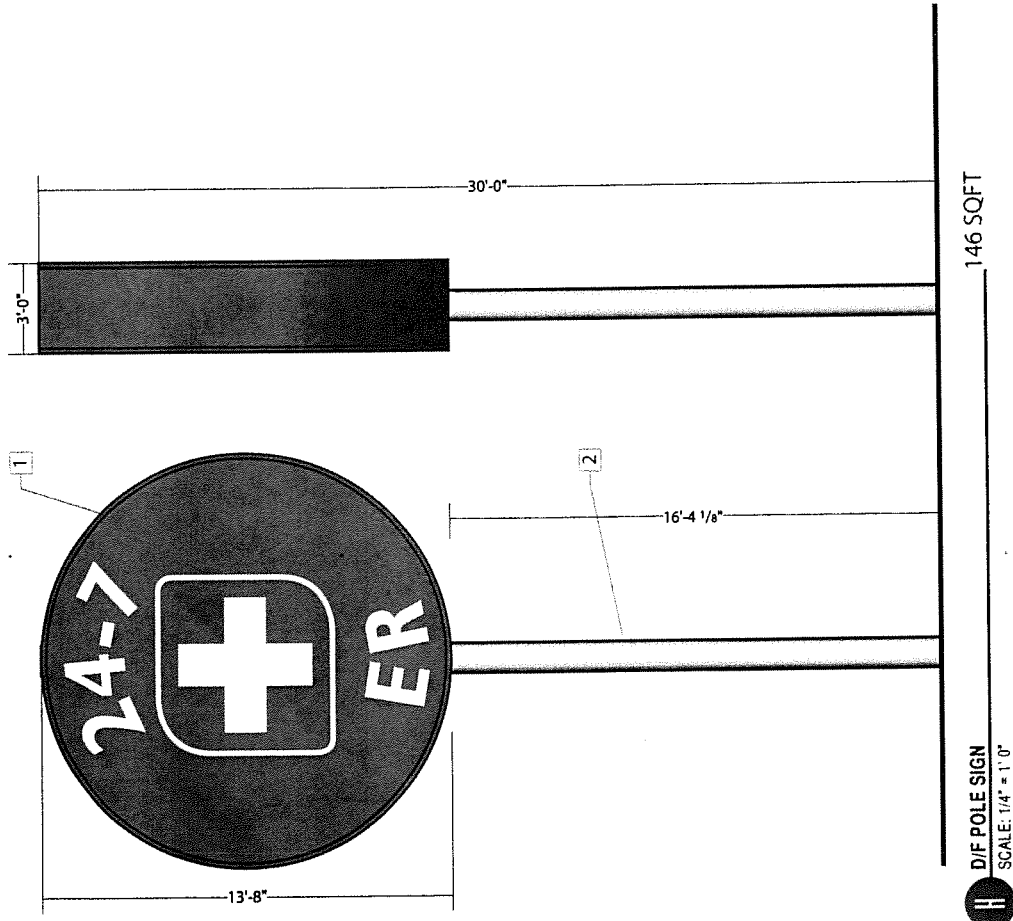
I recently had reason to visit your Anderson Mill location. While there everyone on the staff was wonderful- polite, cheerful, and helpful. However, actually finding the emergency center wasn't easy.

As I pulled in there was a large sign with an arrow pointing toward the far end of the strip center. So I drove past Gold's Gym and all the way to Kerby Lane Cafe, then turned and went along the 183 frontage road looking for your location. I finally came back around again and saw that it was, in fact, under the arrow pointing to the end of the strip center.

Luckily, I was not in a life or death situation but I am sure that some of your patients are. The time delay driving around the parking lot could be critical to these people. I would suggest you alter the sign to better reflect your true location.

Regards,

Angela Hawkins



- 1: FLEX FACE CABINET PAINTED TO MATCH 3630-43 LIGHT RED WITH WHITE FLEX FACE AND 1ST SURFACE 3630-43 LIGHT RED VINYL AND DIGITAL PRINT
- 2: POLE PAINTED WHITE

NOTE: THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENT OF ARTICLE 690 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING.



9701 Brown Ln. Bldg E,  
Austin, TX 78754  
512-374-9300  
info@customsigncreations.com  
www.customsigncreations.com

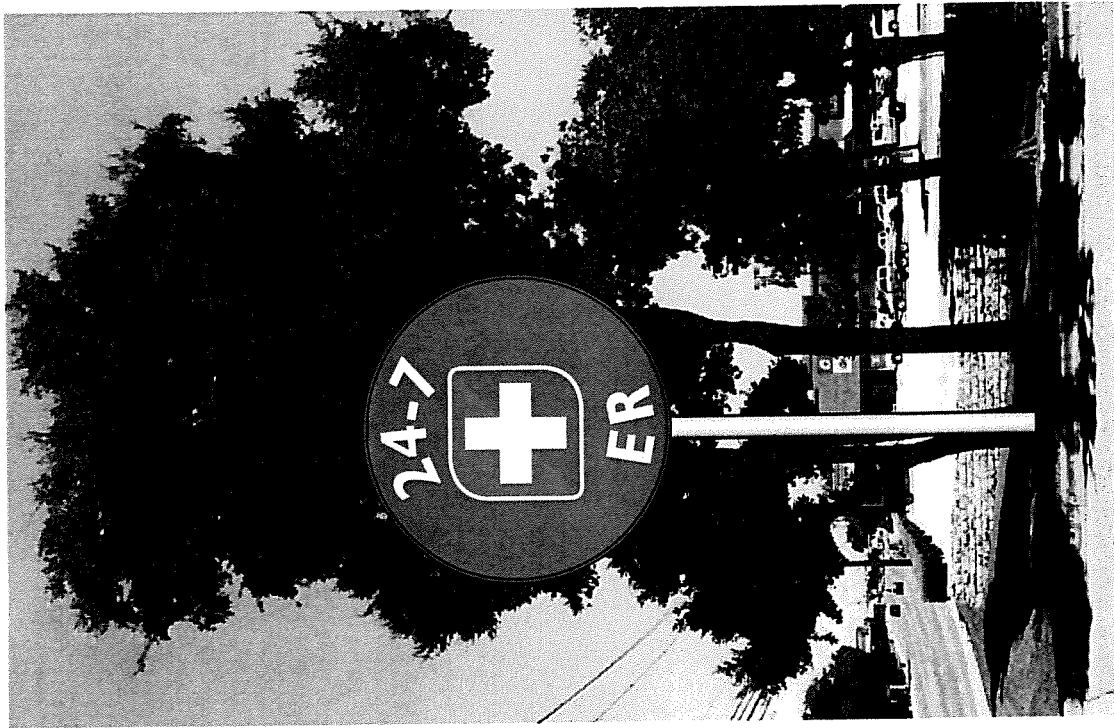
Austin Emergency Center  
13435 N Hwy 183 #311  
Austin TX  
78750

JOB INFORMATION  
NUMBER: 21013-SPEC2H  
SALES REP.: MAGGIE  
INSTALL DATE:

CLIENT APPROVAL  
DATE: 1/1/2013  
X



10/1




**D/F POLE SIGN**  
 SCALE: 3/16" = 1' 0"

NOTE: THIS SIGN IS INTENDED TO BE  
 INSTALLED IN ACCORDANCE WITH THE  
 REQUIREMENT OF ARTICLE 600 OF THE  
 NATIONAL ELECTRICAL CODE AND/OR  
 OTHER APPLICABLE LOCAL CODES. THIS  
 INCLUDES PROPER GROUNDING AND  
 BONDING.



9701 Brown Ln, Bldg E,  
 Austin TX 78754  
 512-374-3300  
 info@customsigncreations.com  
 www.customsigncreations.com

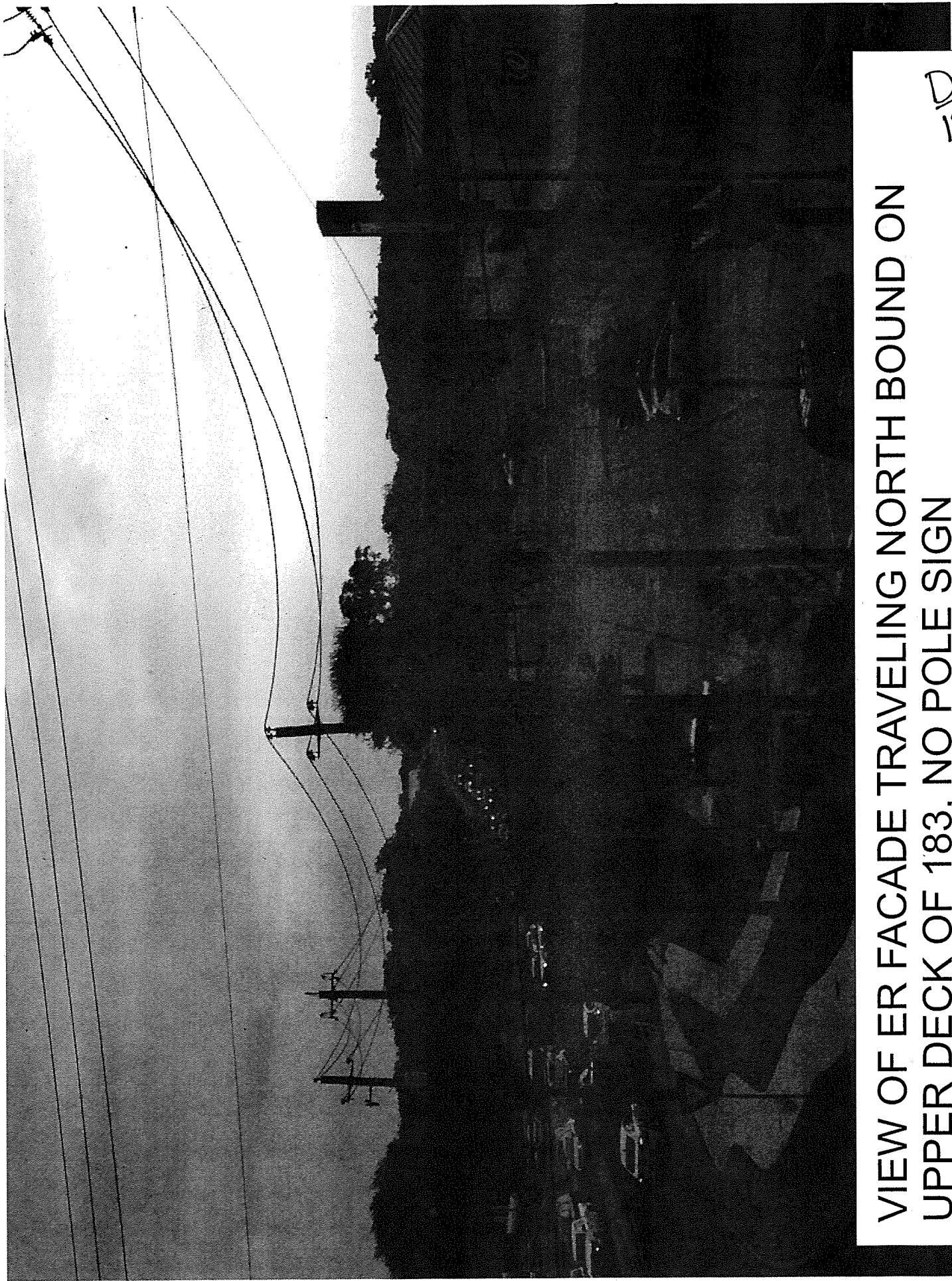
**Austin Emergency Center**  
 13435 N Hwy 183 #311  
 Austin TX  
 78750

**JOB INFORMATION**  
 NUMBER: 21013-SPEC2H  
 SALES REP.: MAGGIE  
 INSTALL DATE:

**CLIENT APPROVAL**  
 DATE: \_\_/\_\_/2013  
 X



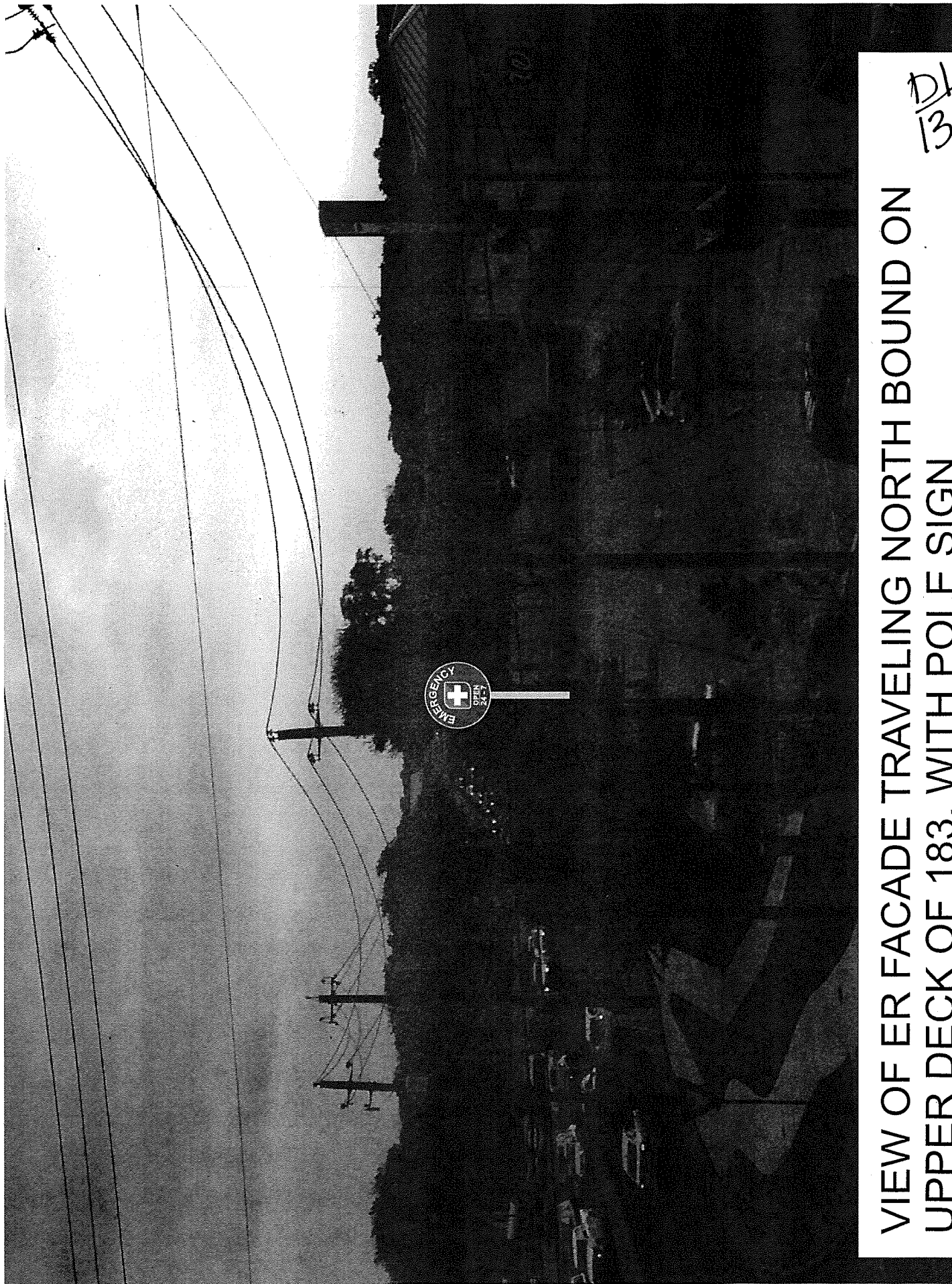
=/D



VIEW OF ER FACADE TRAVELING NORTH BOUND ON  
UPPER DECK OF 183, NO POLE SIGN

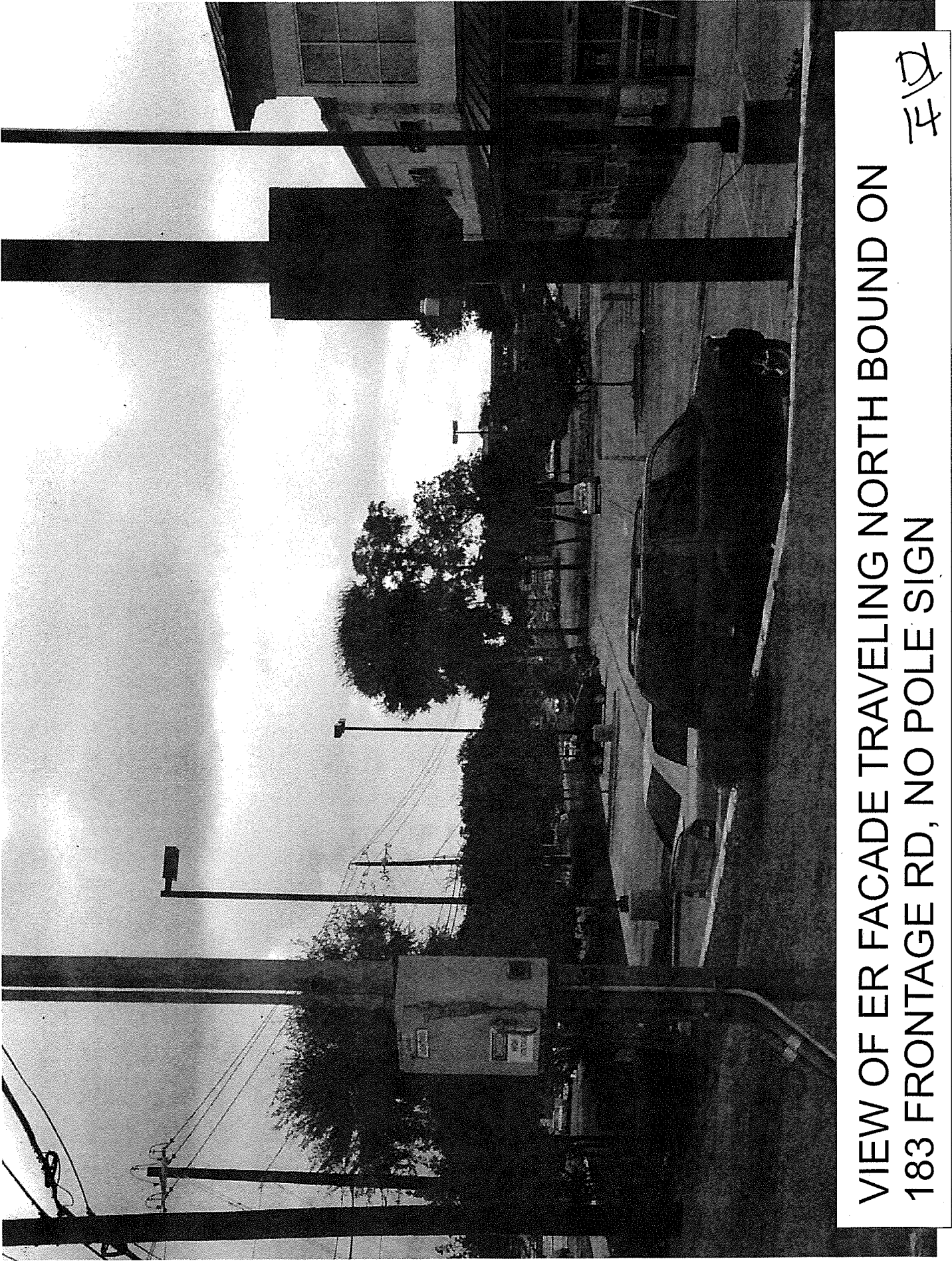
2/D





VIEW OF ER FACADE TRAVELING NORTH BOUND ON  
UPPER DECK OF 183, WITH POLE SIGN

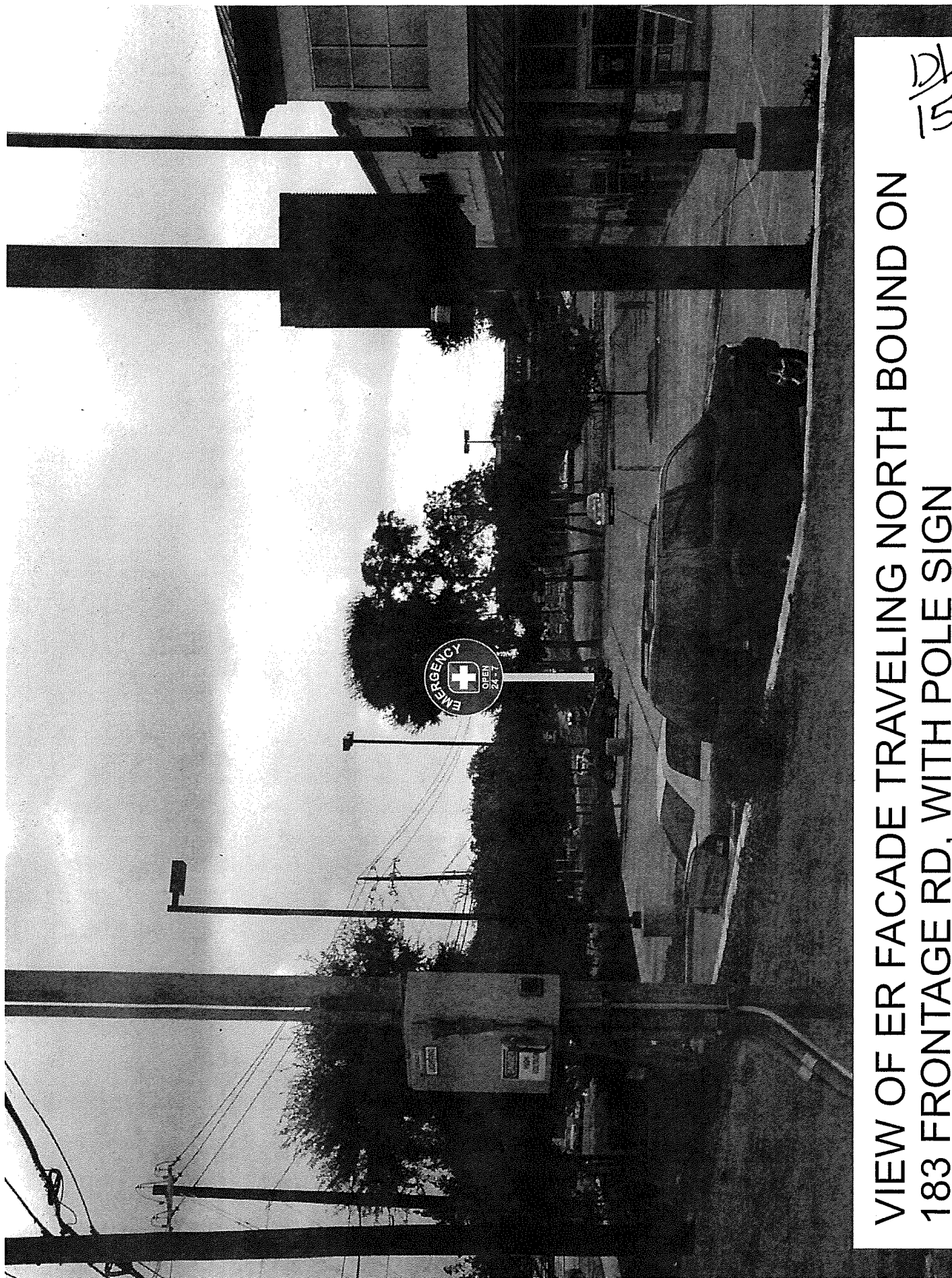
D1  
13



VIEW OF ER FACADE TRAVELING NORTH BOUND ON  
183 FRONTAGE RD, NO POLE SIGN

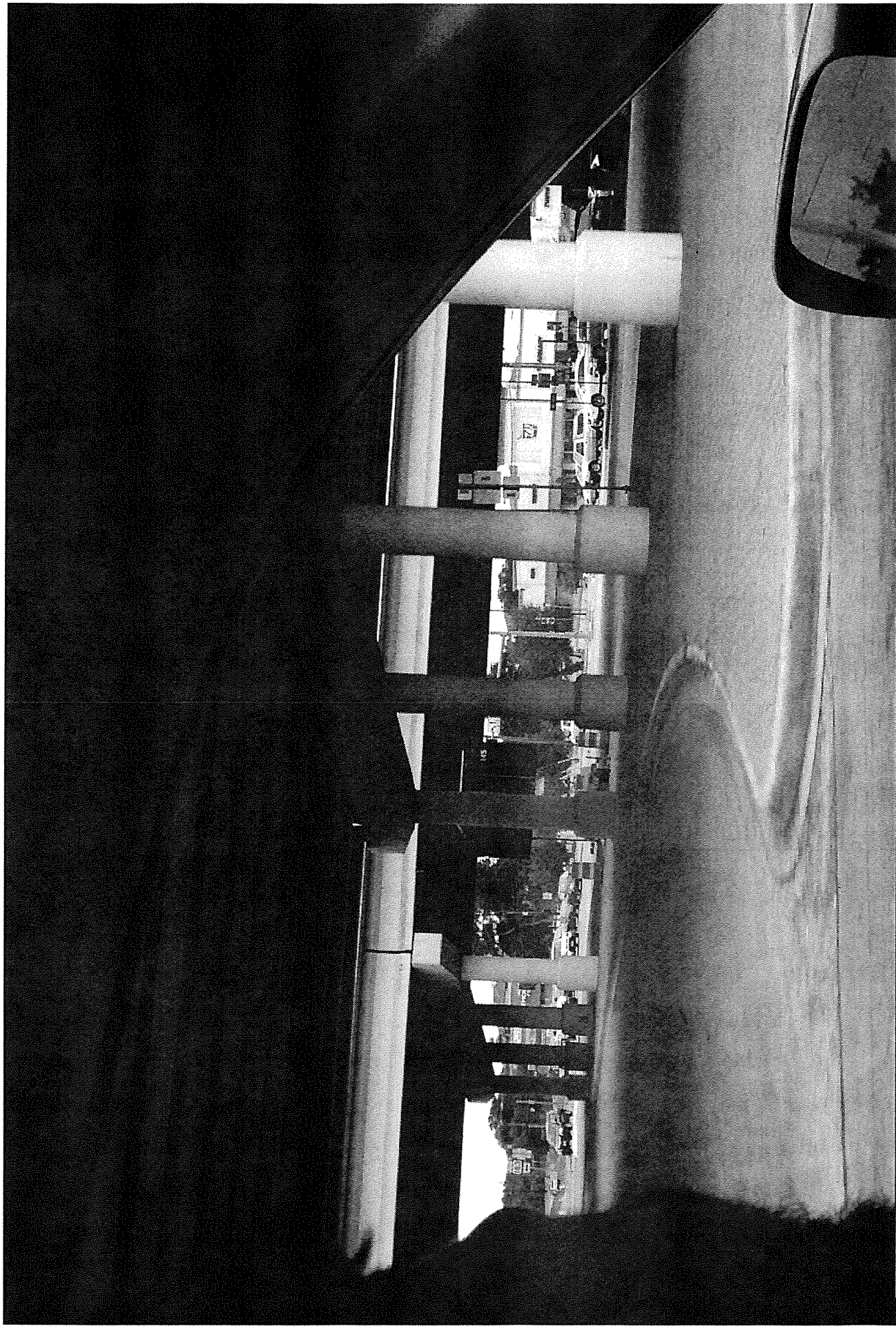
4/12





VIEW OF ER FACADE TRAVELING NORTH BOUND ON  
183 FRONTAGE RD, WITH POLE SIGN

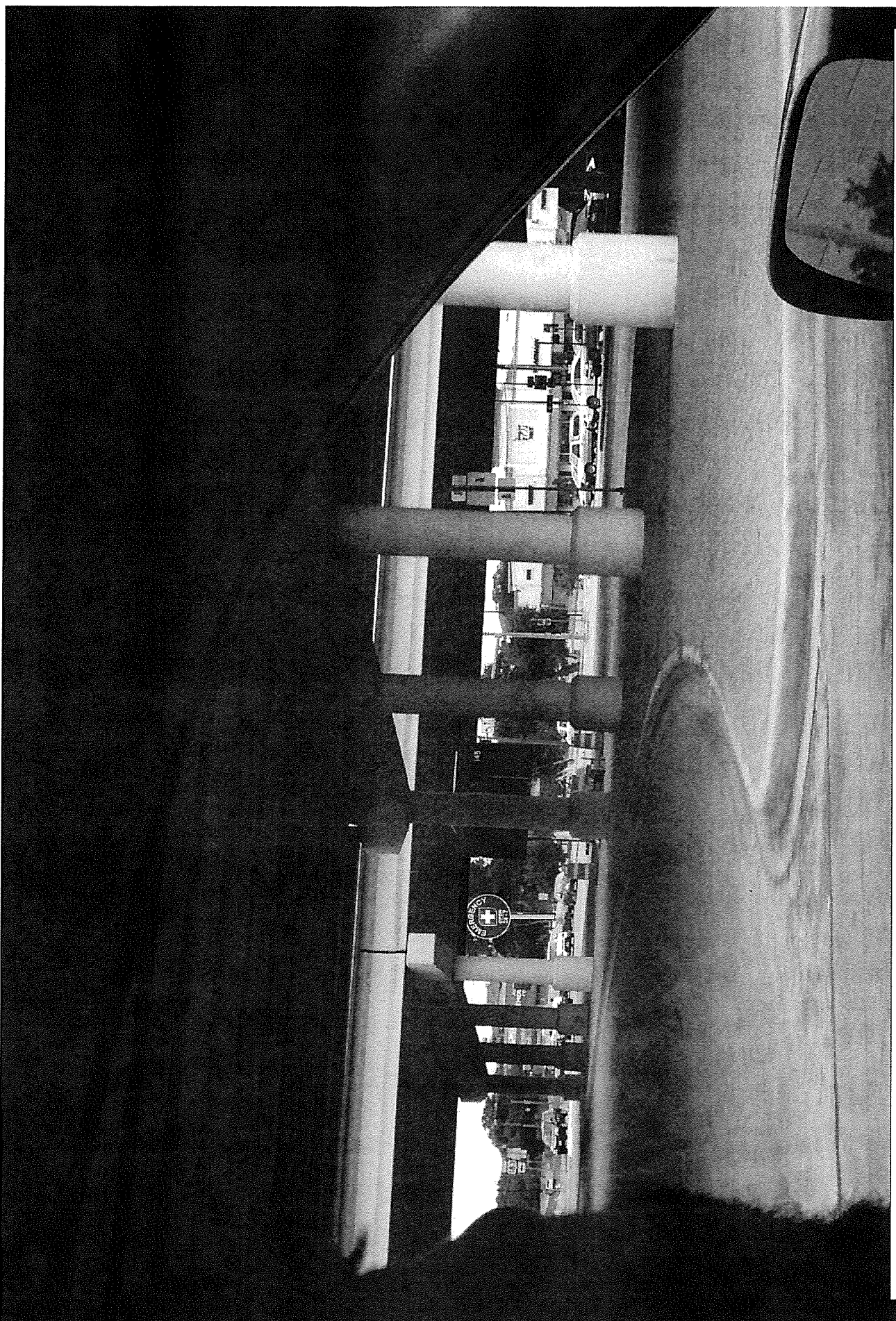
15/12



VIEW OF ER FACADE TRAVELING SOUTH BOUND ON  
183 FRONTAGE RD, NO POLE SIGN

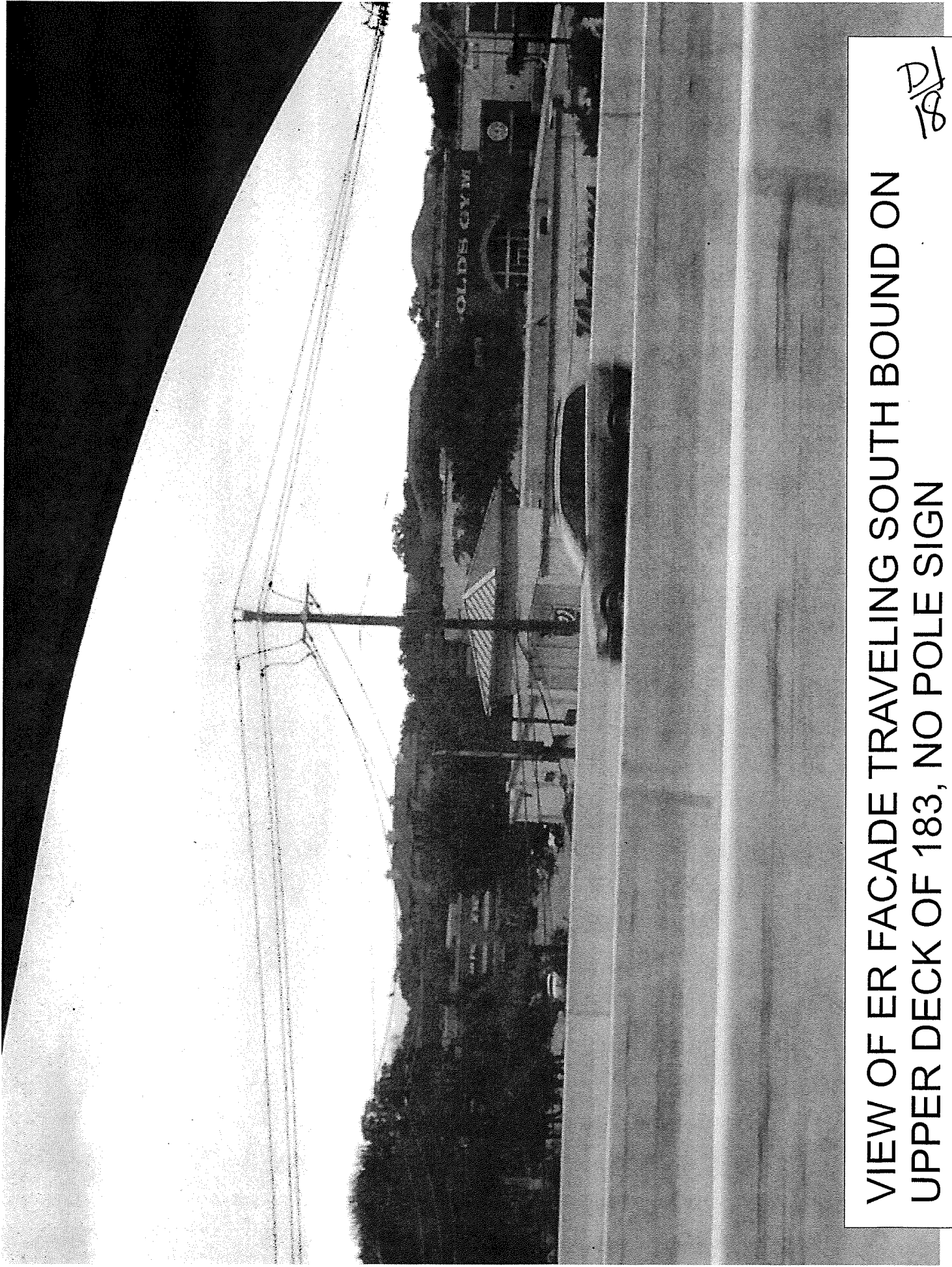
6/17





VIEW OF ER FACADE TRAVELING SOUTH BOUND ON  
183 FRONTAGE RD, WITH POLE SIGN

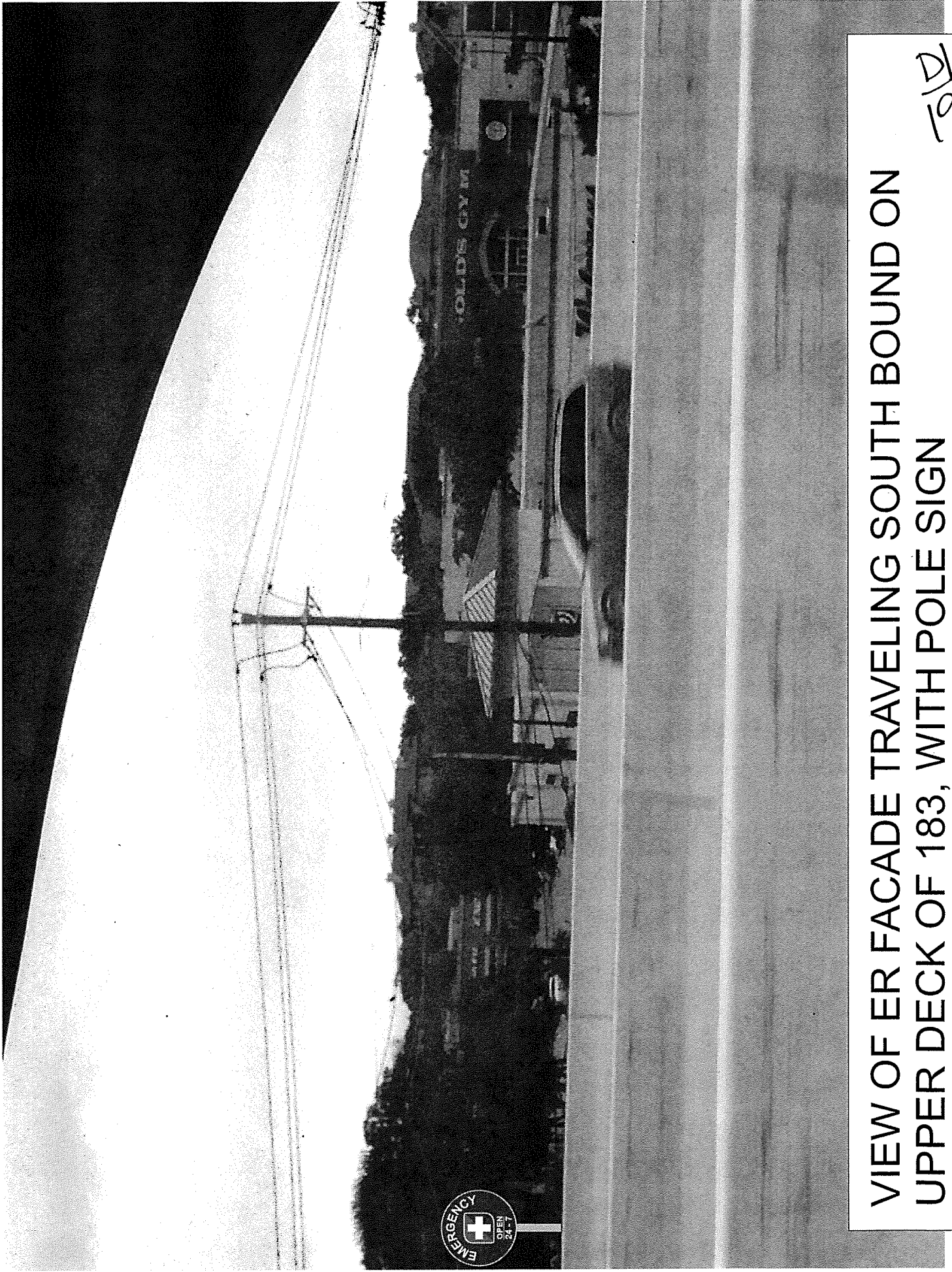
5/10



VIEW OF ER FACADE TRAVELING SOUTH BOUND ON  
UPPER DECK OF 183, NO POLE SIGN

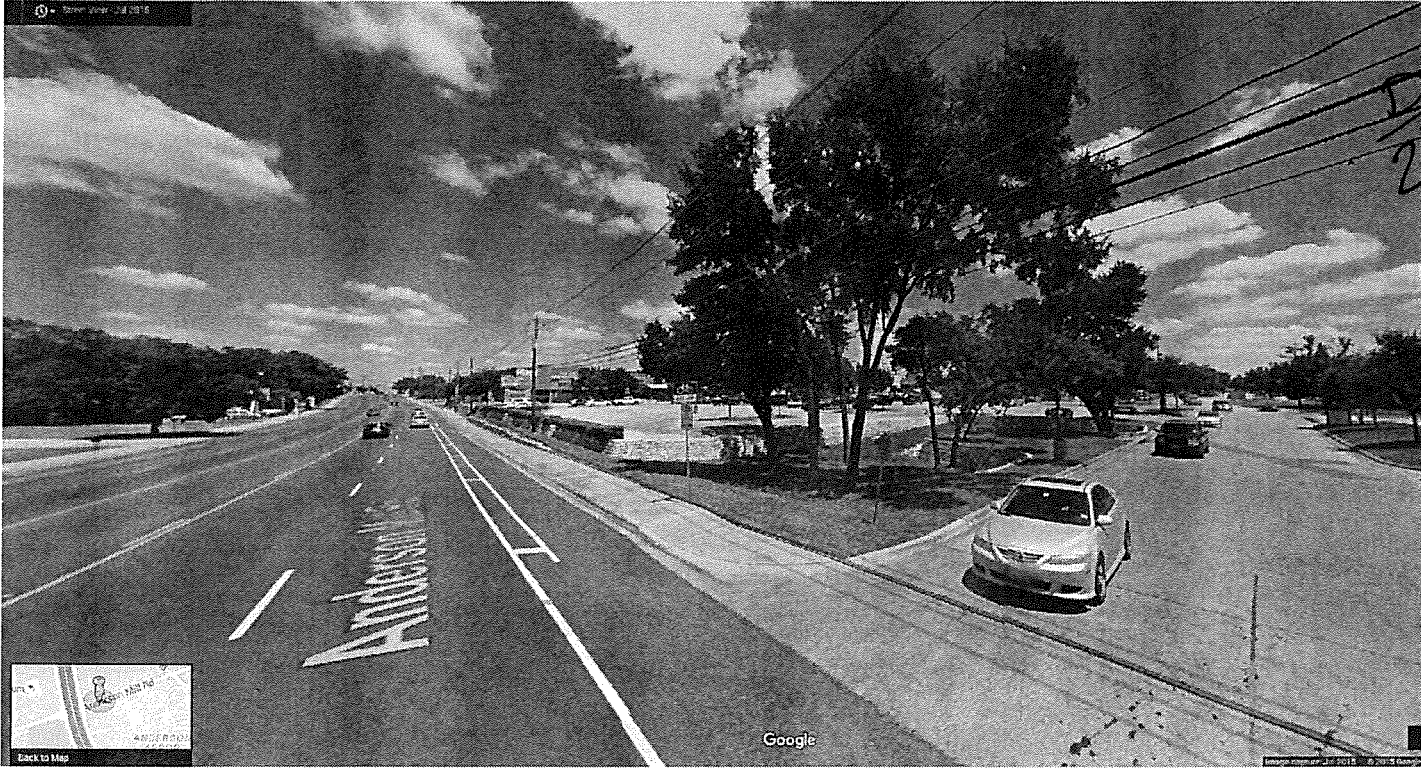
801D





VIEW OF ER FACADE TRAVELING SOUTH BOUND ON  
UPPER DECK OF 183, WITH POLE SIGN

19/12



See Revised  
D1  
21

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

**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:** Austin Emergency Center, 13435 Highway 183 N., Suite 311, Austin, Texas 78750

**LEGAL DESCRIPTION:** Subdivision – Anderson Arbor Shopping Center

Lot(s) 5 & 7 Block A Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We Dr. Luke Padwick on behalf of myself/ourselves as  
authorized agent for Pahala Ventures, LLC (Austin Emergency Center)

\_\_\_\_\_ affirm that on 10-1, 2015, hereby apply for a hearing  
before

the Sign Review Board for consideration to:

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

**A pole/pylon sign (consistent with the attached application) in the Anderson Mill Arbor Shopping Center parking lot, visible from Highway 183, with the intention of making the Austin Emergency Center ER easier for patients to identify and locate.**

in a GR-CO zoning district and located within the \_\_\_\_\_ CS-1 \_\_\_\_\_ Sign District.

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**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.

see revised

DJ  
22

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: Austin Emergency Center is a Full Service Emergency Room, Open 24 hours per day, 7 days a week. As such, we provide 24/7 emergency care to individuals often in dire medical need. It is imperative that our facility is easily located by those with both an urgent or emergent need to find our ER. We follow EMTALA guidelines and evaluate and treat all emergent individuals, regardless of their ability to pay.

As a component of the 'medical safety net' of the community, Austin Emergency Center plays a potentially larger role as part of the community's disaster relief network. As such, it is important that the community be aware of who we are, and that our signage be easily visible, especially from the highway.

Unfortunately, the existing landscape and topology are such, that very large trees almost completely block the view of the ER signage on both the front and side of our building, which represent the most identifiable aspects of our facility. Currently, it is nearly impossible for a driver to see our location, even from a close distance from the highway. For an individual who may be having a stroke, heart attack or some other emergent medical condition, time is always of the essence. Consequently, the proposed sign, which would be located in front (West) of the tree line, would allow patients presenting from the highway, to know where we are located and to more easily find our ER.

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It is also important to note that there no hospitals within the 5x10 mile rectangle, defined by: Highway 1431, Parmer Lane, Braker Lane, and the residential areas West of highway 183. Consequently, Austin Emergency Center is filling this void in hospital accessibility and providing a vital medical service, previously not readily accessible to this the residents in this region.

OR,

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

see revised  
D1  
23

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: In applying for this additional signage, Austin Emergency Center is in no way impeding or preventing other local businesses in the same shopping center or in the local vicinity, from seeking the same or similar improvements in their signage or visibility. In fact, per the attached petitions, please note that we have obtained signatures of approval for our sign from no less than nine (9) of our neighboring businesses, including signatures of support from the owners of the pertinent property (the landlord), themselves.

In fact, Austin Emergency Center has been extremely well-received and welcomed by the businesses which make up the local community, including those of Anderson Arbor Shopping Center, many of whom feel that the opening of our ER only brings greater awareness to the businesses which comprise the shopping center, and enhance their success and viability, because of our role in the community.

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: MKS Mail Address 1703 Dungan Ln

City, State & Zip Austin, TX 78754

Printed: Maggie Star Phone 512-779-6366 Date 10-1-15

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: LP Mail Address 13435 Hwy 183 N

City, State & Zip Austin Tx 78750

Printed Luke Padwick, M.D. Phone 512-779-0263 Date 10-1-15

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







IMPERVIOUS COVER PLAN

CFX, INC.  
Civil Engineering  
10000 N. Mopac Expressway, Suite 100  
Austin, Texas 78753  
(512) 336-1111

ALBERTSON'S  
ANDERSON ARBOR  
AUSTIN, TEXAS

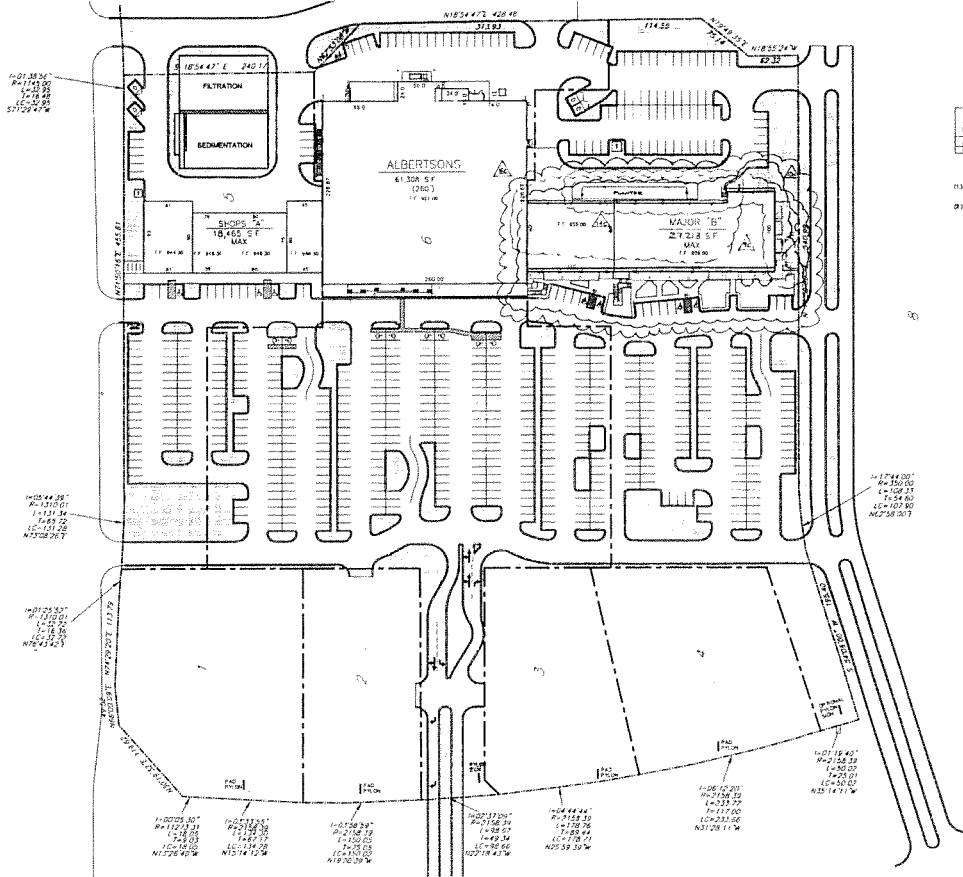


PROJECT NO. 10000  
DATE: 11/11/10  
SHEET NO. 10000

DATE	11/11/10
BY	J. Smith
CHECKED BY	J. Smith
DATE	11/11/10

**C25**  
11/11/10

21  
25



Description	Area (sq. ft.)	Impervious (sq. ft.)	%
Albertson's (6,130 sq. ft.)	6,130	6,130	100%
Impervious Cover (6,130 sq. ft.)	6,130	6,130	100%

(1) Base Impervious Cover is based on the area of the property shown on the plan. The area shown on the plan is not to be used for the purpose of determining the area of the property shown on the plan.

(2) Impervious Cover is based on the area of the property shown on the plan. The area shown on the plan is not to be used for the purpose of determining the area of the property shown on the plan.

Channel in impervious cover due to this construction is 10' x 10' x 10'.

Channel in impervious cover due to this construction is 10' x 10' x 10'.

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