




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS
CASE#: C16-2016-0007
9518 HOTEL DRIVE



1" = 542'

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.

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

C1
2

DATE: September 28, 2016

CASE NUMBER: C16-2016-0007

____ Brooke Bailey
____ Michael Benaglio
____ William Burkhardt
____ Eric Goff
____ Melissa Hawthorne
____ Bryan King
____ Don Leighton-Burwell
____ Rahm McDaniel
____ Melissa Neslund
____ James Valadez
____ Michael Von Ohlen
____ Kelly Blume (Alternate)

APPLICANT: Doni Allen

OWNER: Bradley Scott

ADDRESS: 9518 HOTEL DR

VARIANCE REQUESTED: The applicant has requested a variance(s) to Section 25-10-131 (Additional Freestanding Signs Permitted):

- A. (C) to increase the maximum number of freestanding signs on a lot with more than 400 feet of street frontage from 2 (required/permitted) to 4 (requested); and to
- B. (D) to increase the maximum number of freestanding signs on a lot fronting on two streets from 2 signs (required/permitted) to 4 signs (requested) in order to install two additional freestanding signs on this parcel within a "AV" Aviation Services zoning district.

BOARD'S DECISION: POSTPONED TO October 10, 2016 BY APPLICANT (RENOTIFICATION NEEDED)

POSTPONED TO October 10, 2016 BY APPLICANT (RENOTIFICATION NEEDED)

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:

6/3

Board of Adjustment Sign Variance Application

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

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. All information is required (if applicable).

For Office Use Only

Case # 016-2016-0007 ROW # 11983094 Tax # 0315210923

Section 1: Applicant Statement

Street Address: 9518 Hotel Dr., Austin, TX 78719

Subdivision Legal Description:

ABS 24 DELVALLE S Acr 147.296

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: AV

Sign District: Expressway

I/We Doni Allen on behalf of myself/ourselves as
authorized agent for Custom Sign Creations and Park & Zoom affirm that on
Month August, Day 3, Year 2016, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Sign: Multiple Freestanding Signs on ABIA Property

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-10-131 - C and/or D - (C) For a lot with total street frontages 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.

CL
5

Section 2: Variance Findings

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 supporting documents.

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 the site such as dimensions, landscaping, or topography, because:

See findings attached.

—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:

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 the site such as dimensions, landscaping, or topography, because:

This is a large "lot" fronting on three streets. Under normal circumstances, this property would be allowed two signs based on both the large linear street frontage and on multiple street frontages. In this case, the City of Austin has deemed the entire area as one large tract and granted two signs on this section of ABIA for other uses. Strict enforcement disallows any freestanding signage for Park & Zoom because of these two existing permits.

Further, this is a large parking facility with multiple frontages but one entrance. Multiple freestanding signs (a total of 4) are requested to assist drivers in both finding the location and in finding the entrance to the facility.

The facility is an airport parking facility. Such use means there are limited buildings on which to provide additional advertising and wayfinding that might be available on properties of different uses, such as a retail development.

ABIA should be looked at as separate lots within the larger "unified development" and each of those lots granted signage based on code without regard to the subdivision of the lots.

OR

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

Neighboring properties are ABIA, and other commercial entities associated with the airport (such as other Parking facilities). The neighboring properties, outside of ABIA, have similar needs and have similar signs.

OR

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

Large commercial developments within the City of Austin have multiple signs within a unified development based on the need to advertise multiple entrances (not directional signage but large commercial signs). This is without regard to the two freestanding sign requirement. These signs were granted under variances based on the size of the development.

The purpose of the sign ordinance is to grant businesses the opportunity to both draw customers and to direct them to the business.

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:

Due to the incredibly unique nature of the Park & Zoom along with other commercial entities within the confines of ABIA, it is difficult to picture any other similarly situated businesses except for within ABIA itself. With that said, other large parking areas such as those for train stations or park and ride type facilities would require similar consideration to provide adequate signage.

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: 08/03/2016

Applicant Name (typed or printed): Scott Airport Parking, LLC

Applicant Mailing Address: 111 Congress Ave., Ste 1140

City: Austin State: TX Zip: 78701

Phone (will be public information): (512) 505-4144

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: 08/03/2016

Owner Name (typed or printed): JIM SMITH, EXECUTIVE DIRECTOR, AVIATION DEPT

Owner Mailing Address: 3600 PRESIDENTIAL BLVD., SUITE 411

City: AUSTIN State: TX Zip: 78719

Phone (will be public information): 512.530.6364

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Custom Sign

Agent Mailing Address: 1703 Dugan Ln

City: Austin State: TX Zip: 78754

Phone (will be public information): (512) 374-9300

Email (optional – will be public information): donia@cscsign.com

SAVE



City of Austin

Aviation Department
Austin-Bergstrom International Airport
3600 Presidential Blvd., Ste. 411, Austin, Texas 78719
512/530-2242 Fax: 512/530-7686

1/1

September 1, 2016

Re: Scott Airport Parking, LLC Sign Variance Application dated August 3, 2016

To Whom It May Concern:

The City of Austin Department of Aviation (DOA) currently has a ground lease and operating agreement with Scott Airport Parking, LLC (Scott Airport Parking) to construct and operate parking facilities and services for the customers at Austin-Bergstrom International Airport (Lease Agreement). In accordance with the Lease Agreement, DOA agrees to provide reasonable cooperation and support towards approving locations and content of signs proposed by Scott Airport Parking to support parking operations on airport property.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Smith".

Jim Smith
Executive Director

$\frac{1}{8}$

33.11.12

1

$$= 0.92$$

10¹-10⁴

AUSTIN'S FINEST

AIRPORT PARKING

AIRPORT PARKING

5

25'-0"

40'-6 1/2"

12:40

4-4 5-5

DETAIL OF CHANNELS

1: 2" DEEP ALUMINUM CABINET WITH 2" DEEP BEZEL ON BOTH SIDES. BEZEL AND RETURNS PAINTED BLUE AND SATIN WHITE. INSET PAINTED PMS 653 BLUE WITH ROUNDED OUT FACE WITH BACKED WITH WHITE ACRYLIC WITH 1ST SURFACE YELLOW VINYL. INTERNALLY ILLUMINATED WITH WHITE LEDS.

2:3'4" DEEP ALUMINUM ARROW CABINET PAINTED TO MATCH PMS 583 GREEN.

3: 3" DEEP OPEN FACED CHANNEL LETTERS PAINTED TO MATCH PMS 653 BLUE WITH EXPOSED YELLOW NEON.

4: 2" DEEP OPEN FACED CHANNELS PAINTED TO MATCH PMS 653 BLUE WITH EXPOSED YELLOW NEON. CHANNELS TO WRAP AROUND SIDES OF ARROW CABINET.

5: POLES TO BE PAINTED MP SATIN WHITE.

POLE SIGN
SCALE 3/16" = 1'-0"

427 SN FT

AS PER
ENGINEERING

**PLUS 653
BLUE**

**PMS 513
BLUE**

**UP
SATIN WHITE**



PARK AND ZOO
8516 Hotel Dr
Austin, TX
78719

JOB INFORMATION
NUMBER: 9007-SPEC-B
SALES REP.: JIM BECKETT
DESIGNER: CHRISTOPHER

CLIENT APPROVAL
DATE: _____
X _____
INSTALL DATE: _____

LISTED
UNDERWRITERS
LABORATORIES

**UNDERWRITERS
LABORATORIES**

*Not Part of Variance

Q EXISTING
IF SETBACK FROM PROPERTY LINE
QTY 1

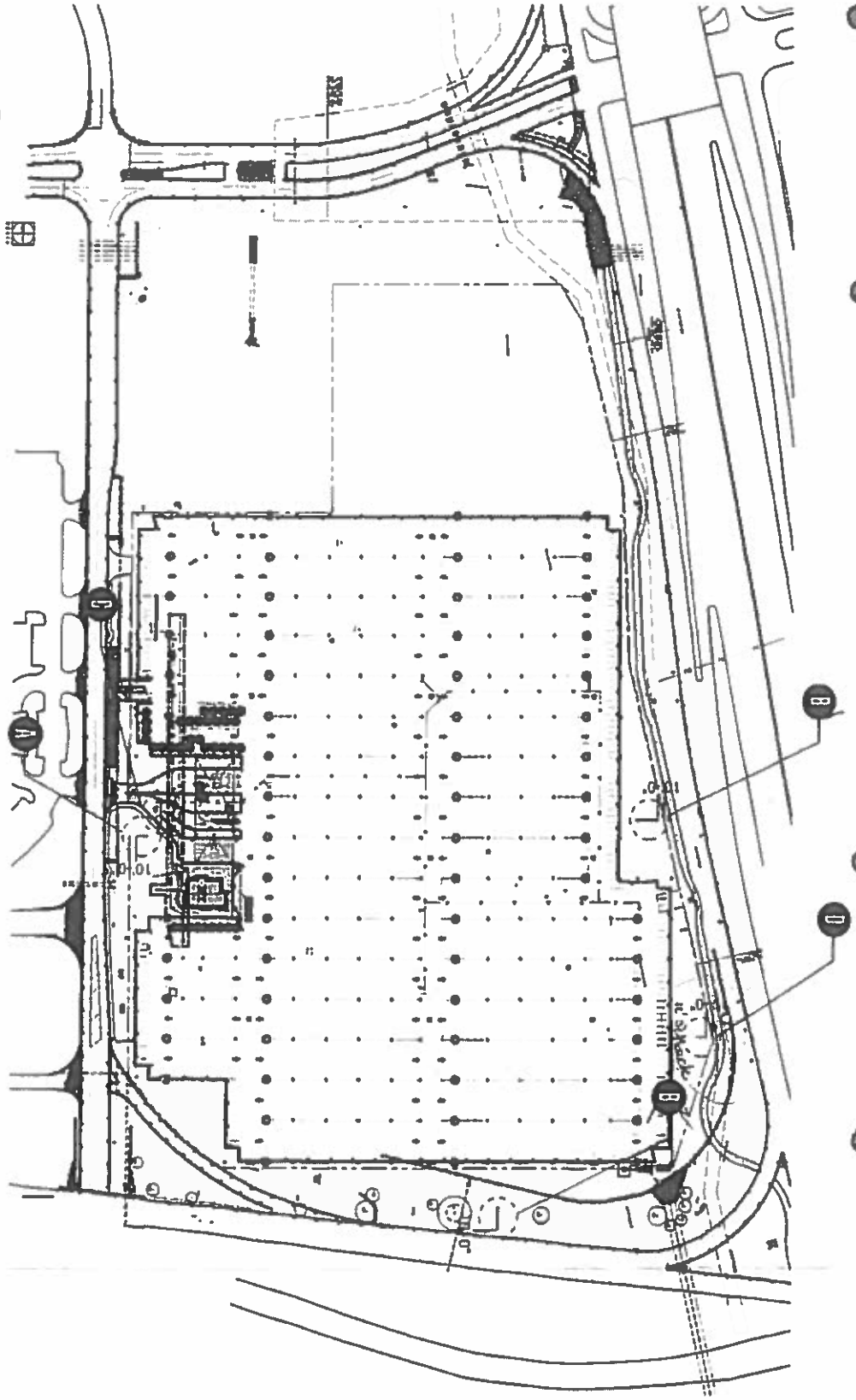


B LARGE POLE SIGN QTY 2
IF SETBACK FROM PROPERTY LINE
*Not part of Variance

C ENTRANCE SIGN
QTY 1



D DIRECTIONAL POLE SIGN QTY 1
IF SETBACK FROM PROPERTY LINE



Site map
SCALE: 1" = 150'



PARK AND ZOOM
9910 Hamel Dr
Austin, TX
78719

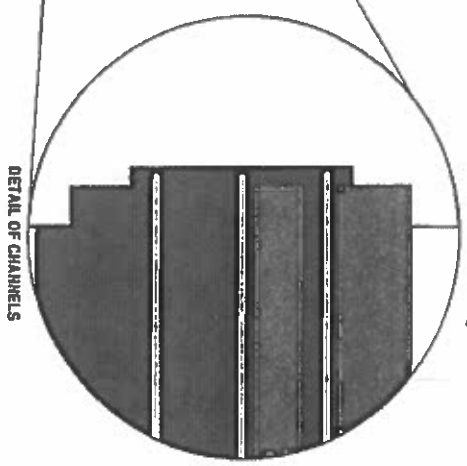
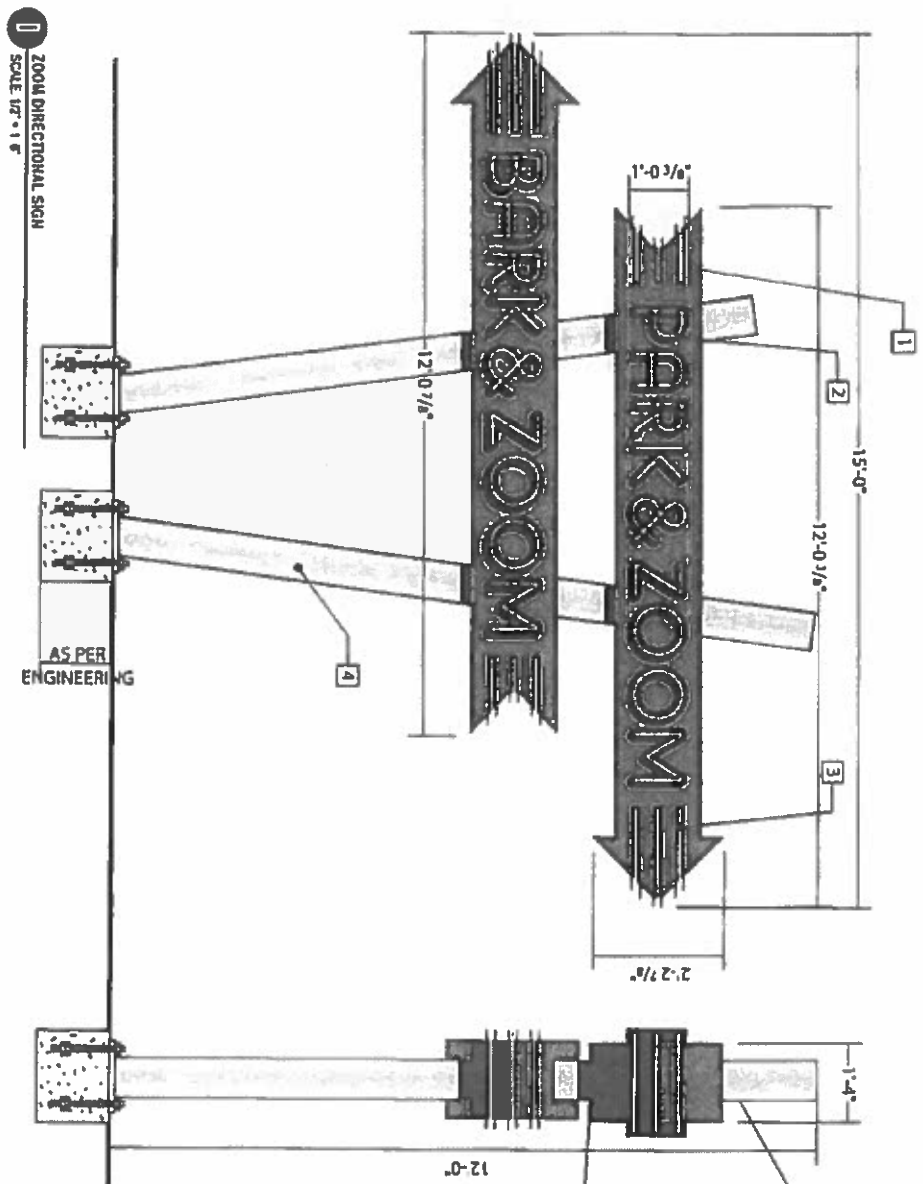
JOB INFORMATION
HUBBARD-9007 SPECI SITE MAP
SALES REP: JIM BECKETT
DESIGNER: CHRISTOPHER

CLIENT APPROVAL
DATE: _____
X _____
INSTALL DATE: _____

UL LISTED
UNDERWRITERS
LABORATORIES

30

QTY: 1



DETAIL OF CHANNELS

- 1: ALUMINUM ARROW CABINET PAINTED TO MATCH PMS 5B3 GREEN.
- 2: 3" DEEP OPEN FACED CHANNEL LETTERS PAINTED TO MATCH PMS 653 BLUE WITH EXPOSED YELLOW NEON.
- 3: 2" DEEP OPEN FACED CHANNELS PAINTED TO MATCH PMS 653 BLUE WITH EXPOSED YELLOW NEON. CHANNELS TO WRAP AROUND SIDES OF ARROW CABINET.
- 4: POLES TO BE PAINTED MP SATIN WHITE.

		
PMS 653 BLUE	PMS 5B3 BLUE	MP SATIN WHITE



PARK AND ZOOM
5518 HAMIL DR
ARLINGTON, TX
76010

JOB INFORMATION
NUMBER: 9007 SPEC 3.0
SALES REP.: AMBECITY
DESIGNER: CHRISTOPHER

CLIENT APPROVAL
DATE: _____
INSTALL DATE: _____

UL LISTED
UNDERWRITERS
LABORATORIES

C16-2016-0007

Heldenfels, Leane

From: Troy Jamail <[REDACTED]>
Sent: Tuesday, September 27, 2016 3:56 PM
To: Doni Allen
Cc: Heldenfels, Leane; Walker, Bryan; Johnson, Christopher [PDRD]
Subject: Re: four rejected signs

C1
11

Let postpone until 10/10 and go in for four signs.

CSC is released to start two pylons now. SAP will be on the hook.

Thank you,
Troy Jamail | Principal
HWA Parking
(o) 512-306-8722 | (d) 512-592-3277 | (c) 512-905-9438

On Sep 27, 2016, at 2:49 PM, Doni Allen <[REDACTED]> wrote:

Hi Leane,

Ok, where to begin?? ☺ There is a retail center going onto one of the sites at the airport, we have the parking facility, and the Marriot that's been there.

I would love to present all at once, but two weeks is critical here. They have no signage. I'll have to check with both the Airport and Park & Zoom to see if they want to wait, but getting 2 signs up in time for their opening is worth a lot of advertising time and dollars. Unless I hear otherwise from them, we'd like to present our case for 2 of our 4 signs and have something up for their opening.

We have nothing to do with any signs other than the ones that were rejected. They were rejected because Chris Johnson and Bryan determined the airport is a single huge lot (for signage purposes) and the Marriot and one Retail Center sign were submitted before the Park & Zoom signs (leaving us with no allowance). So whatever is going on with those is not Custom Sign Creations or our client.

Doni Allen
Custom Sign Creations
512-374-9300 x 2810

Please Note Our New Address: 1703 Dungan Ln., Austin, TX 78754

From: Heldenfels, Leane [mailto:Leane.Heldenfels@austintexas.gov]
Sent: Tuesday, September 27, 2016 2:35 PM
To: Doni Allen <[REDACTED]>
Cc: Johnson, Christopher [PDRD] <Christopher.Johnson@austintexas.gov>; Walker, Bryan <Bryan.Walker@austintexas.gov>
Subject: RE: four rejected signs

I have the ability to waive the re-notice fee for attached revised version of the notice and can get the case pushed onto the 10/10 hearing (our notice deadline for that hearing was Friday, but I asked notice staff if they could add a late case for production by 10am tomm morning – am awaiting to hear back