




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### NOTIFICATIONS

CASE#: C16-2017-0007  
LOCATION: 10801 North Mopac



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.

1" = 287'

## 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 # C16-2017-0007 ROW # 11797144 Tax # 0254030202

### Section 1: Applicant Statement

Street Address: 10801 N Mopac

Subdivision Legal Description:

Braker Pointe subd.

Lot(s): 2 Block(s): A

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: NBG-NP (North Burnet Gateway)

Sign District: Scenic

I/We Texas Custom Signs on behalf of myself/ourselves as authorized agent for Western National affirm that on

Month Select \_\_\_\_\_, Day Select \_\_\_\_\_, Year Select \_\_\_\_\_, 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: Channel Letters

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

We want the logo on the sign to be lighted.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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:

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—OR—

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

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—OR—

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

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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:

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**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: [Signature] Date: 09/05/2017

Applicant Name (typed or printed): National Western Life Insurance

Applicant Mailing Address: 850 E. Anderson Ln.

City: Austin State: TX Zip: 78752

Phone (will be public information): (512) 836-1010

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: [Signature] Date: 09/05/2017

Owner Name (typed or printed): Braker P III, LLC

Owner Mailing Address: 850 E. Anderson Ln.

City: Austin State: TX Zip: 78752

Phone (will be public information): (512) 836-1010

Email (optional – will be public information): \_\_\_\_\_

**Section 5: Agent Information**

Agent Name: Texas Custom Signs

Agent Mailing Address: 2007 Windy Terrace, Suite A

City: Cedar Park State: TX Zip: 78613

Phone (will be public information): (512) 401-6500

Email (optional – will be public information): \_\_\_\_\_

**SAVE**

EXHIBIT A

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:

Due to the location of the building and its primary visibility from Loop 1 (Mopac), the Applicant would be unable to provide adequate signage on the property at night without allowing the single "flag" logo to be internally lit along with the letters spelling the company name (see attached specimen). The "flag" logo is an integral part of the company's brand and has been so since at least the mid-1990s. The "flag" logo provides a visual indicator that more readily distinguishes the Applicant's company from similarly named companies such as the National Instruments Corporation, which also uses a single character logo next to its name, less than two miles north on Mopac from the property at issue. Alternate placement of the Applicant's "flag" logo would not be visible from most vantage points in the evenings due to the unique features of the property, including trees, vegetation, and roadways that block lower set signage.

Or:

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

Granting this variance will not have a substantially adverse impact upon neighboring properties as it will not serve to impede the usage of any surrounding property. In fact, many of the surrounding properties also include lighted non-letter signage. The single lighted "flag" logo sign will not change or impact the character or look of the area or its surroundings. Allowing the "flag" logo to be lighted, will merely allow for drivers and others in the area to more readily identify the property and distinguish it from the surrounding properties. Additionally, because the public is generally unaware of this ordinance, an unlit logo would give the improper appearance of neglected property, which would be detrimental to the overall appearance of the area.

Or:

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

Granting this variance will not substantially conflict with the stated purpose of the sign ordinance. Section 25-10-124 provides that "wall signs are permitted" and that the individual letters of a wall sign may be internally lit. The applicant's single "flag" logo will be similar in size and character to the adjacent internally lighted letters and will provide for the visual consistency intended by this ordinance.

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:

Granting this variance would not provide the Applicant with a special privilege not enjoyed by others similarly situated, or potentially similarly situated, because many of the buildings in the area also maintain signage that illuminates at night and appears to be internally lit, including their company logos or other such non-lettered corporate identifiers. Additionally, the Applicant's business does not rely on, nor does it allow for, "walk in" customer traffic and thus would not receive any advantage or special privilege in the allowance of this variance, it would merely allow the building to accurately reflect the Applicant's name.





**TITLE COMMITMENT**  
This is a preliminary map showing the proposed subdivision of the land described in the title commitment. The map is subject to the approval of the appropriate governmental authorities. The map is not to be used for any purpose other than the one for which it was prepared. The map is not to be used for any purpose other than the one for which it was prepared. The map is not to be used for any purpose other than the one for which it was prepared.

**GENERAL NOTES**  
1. The map is a preliminary map and is not to be used for any purpose other than the one for which it was prepared. The map is not to be used for any purpose other than the one for which it was prepared. The map is not to be used for any purpose other than the one for which it was prepared.

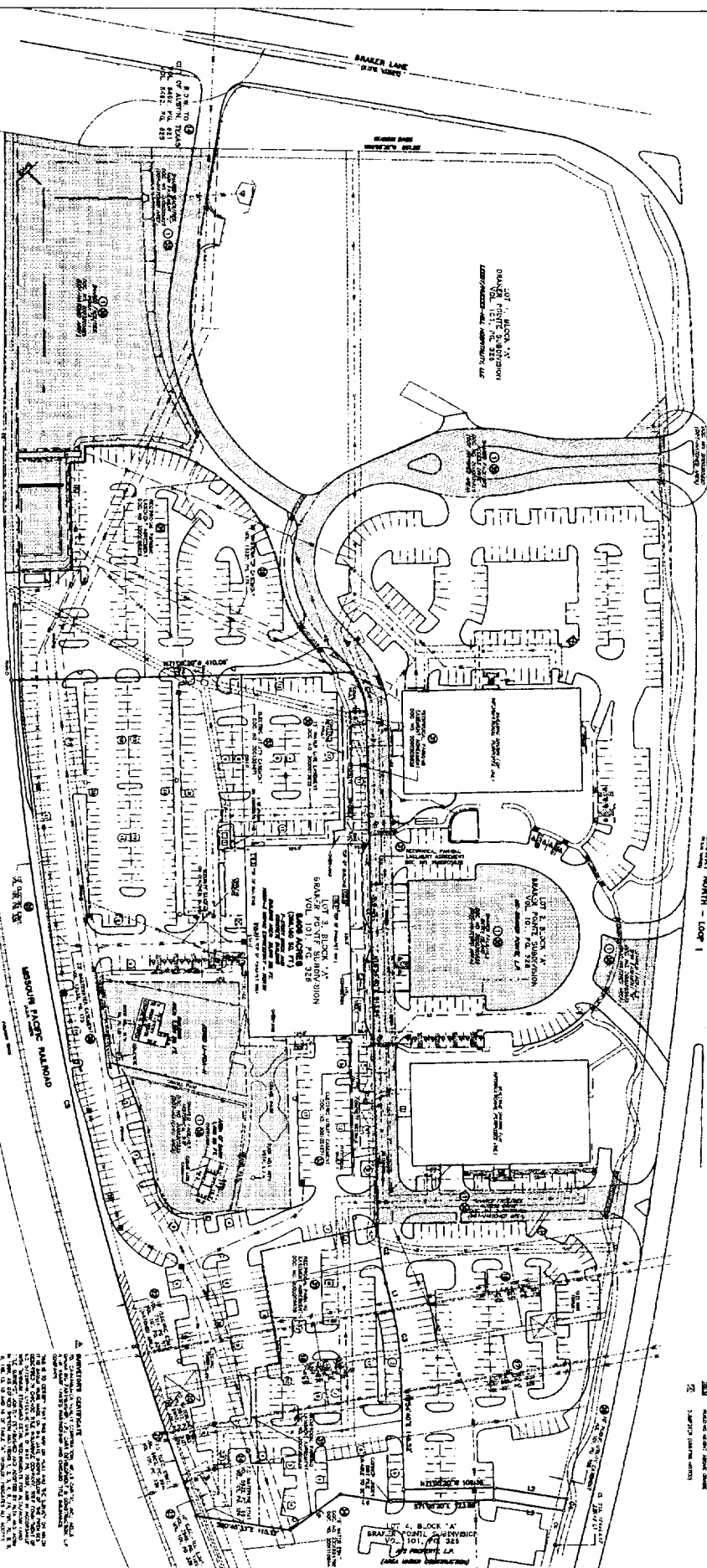
**PROPERTY MAP**  
This map shows the property boundaries and the proposed subdivision of the land. The map is subject to the approval of the appropriate governmental authorities. The map is not to be used for any purpose other than the one for which it was prepared. The map is not to be used for any purpose other than the one for which it was prepared.

NO.	DATE	DESCRIPTION
1	10/1/77	Original map
2	10/1/77	Revised map
3	10/1/77	Revised map
4	10/1/77	Revised map
5	10/1/77	Revised map
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7	10/1/77	Revised map
8	10/1/77	Revised map
9	10/1/77	Revised map
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**Legend**  
This legend describes the symbols used on the map. The legend is subject to the approval of the appropriate governmental authorities. The legend is not to be used for any purpose other than the one for which it was prepared. The legend is not to be used for any purpose other than the one for which it was prepared.



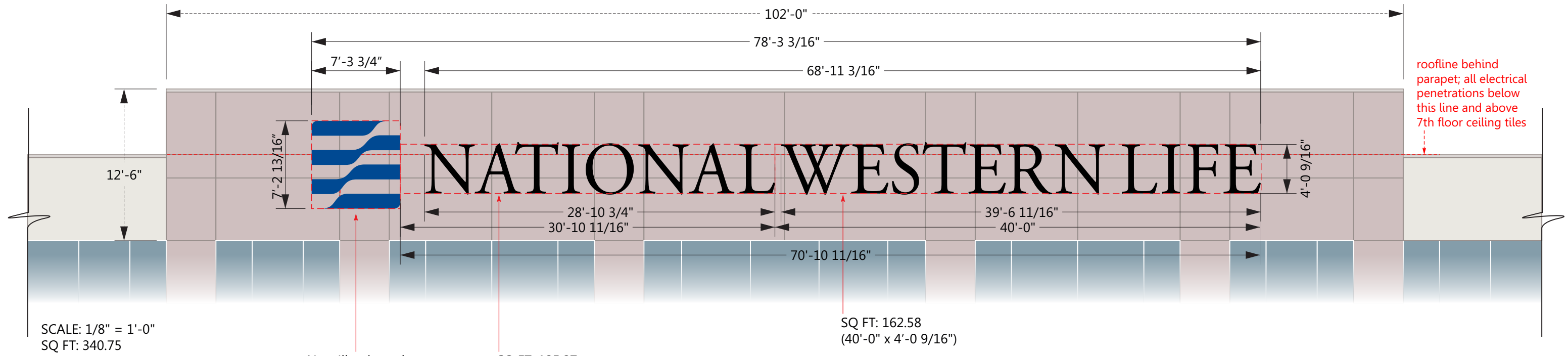
**NOTES**  
This section contains additional information about the map. The notes are subject to the approval of the appropriate governmental authorities. The notes are not to be used for any purpose other than the one for which they were prepared. The notes are not to be used for any purpose other than the one for which they were prepared.

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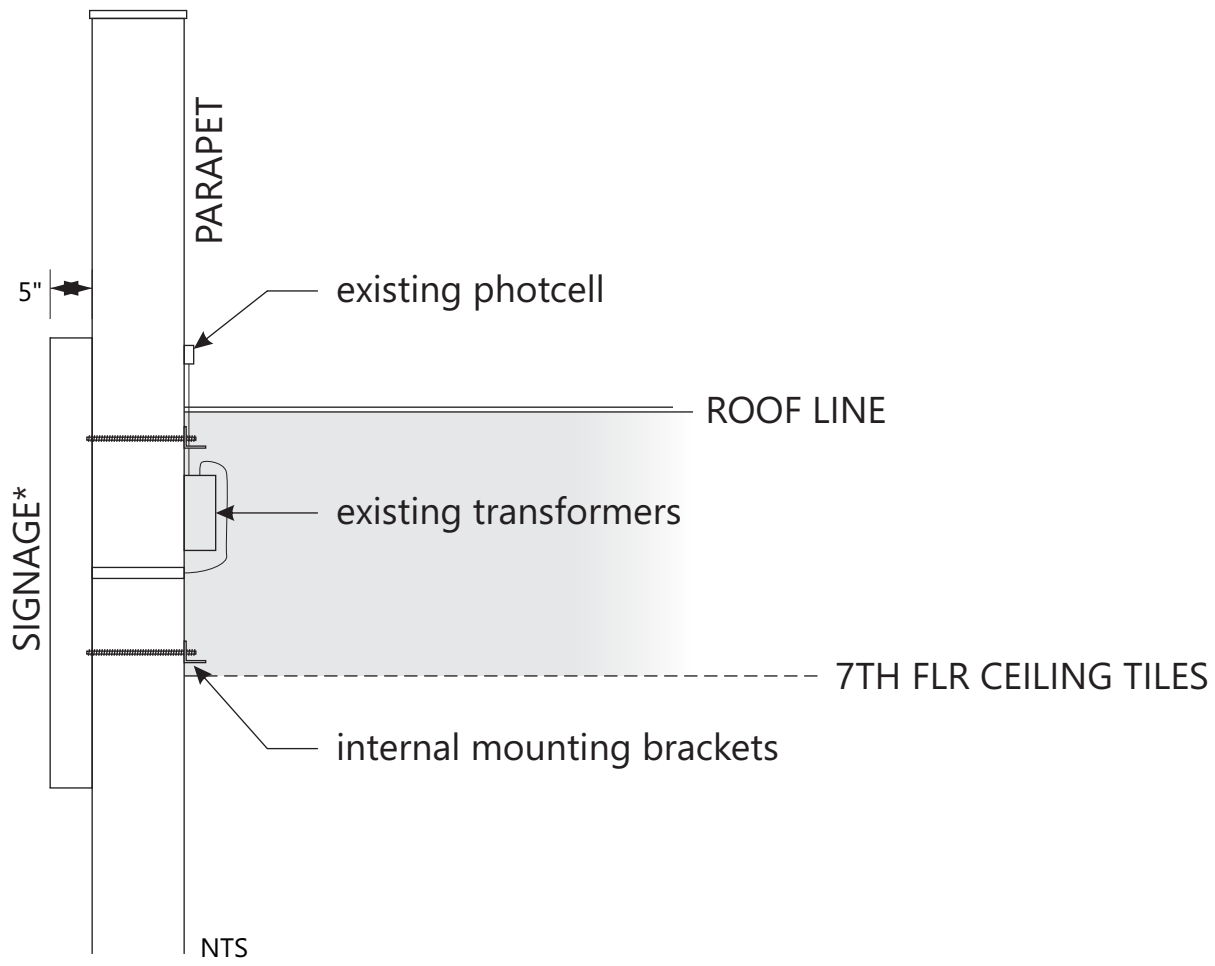
**CARRAMERICA**  
**BRAKER POINT**  
10801-3 MOPAC EXPRESSWAY - NORTH

**ALTA/ACSM LAND TITLE SURVEY**  
OF LOT 3, IN BLOCK "A", OF BRAKER POINT SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 101, PAGE 326, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

**Bury+Partners**  
Surveying Engineers and Surveyors  
Austin, Texas Tel 512/225-4841 Fax 512/225-4842  
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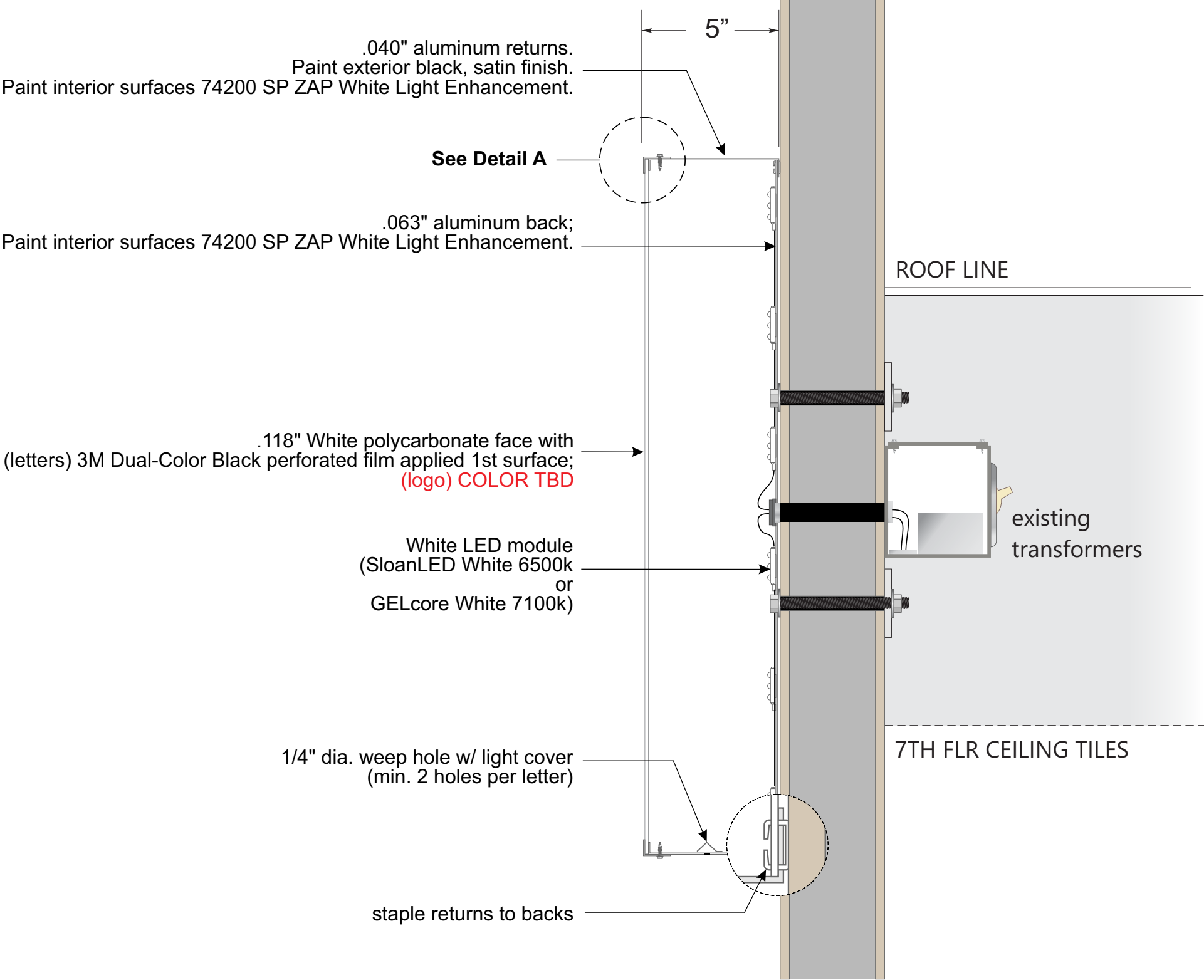


\*Letters and logo to be constructed of aluminum returns and retainers with polycarbonate faces. Exterior surfaces of returns and retainers to be painted black. Spray inside of returns reflective white. Acrylic faces of letters to be decorated with 3M Dual-Color Black perforated film. **Logo vinyl color to be verified.** Letters are internally illuminated using GE or Sloan White LEDs, logo to be non-illuminated. All individual letters and elements to receive a minimum of 2 weeps each. All electrical to be UL listed. See following page for cross section details.





Logo Specifications  
NTS



Detail A

