

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

DATE: Monday December 11, 2017

CASE NUMBER: C16-2017-0011

_____ Brooke Bailey
 _____ William Burkhardt
 _____ Christopher Covo
 _____ Eric Goff
 _____ Melissa Hawthorne
 _____ Bryan King
 _____ Don Leighton-Burwell
 _____ Rahm McDaniel
 _____ Veronica Rivera
 _____ James Valadez
 _____ Michael Von Ohlen
 _____ Kelly Blume (Alternate)
 _____ Martha Gonzalez (Alternate)
 _____ Pim Mayo (Alternate)

APPLICANT: W. Roberts

OWNER: G. Collins

ADDRESS: 2500 WALSH TARLTON LN

VARIANCE REQUESTED: The applicant has requested a variance(s) to:

A. Article 6 – Regulations Applicable to Certain District, 25-10-124 (Scenic Roadway Sign District Regulations) (G) to increase the distance a sign support must be installed from the street right-of-way from 12 feet, or at least 25 feet from street pavement or cube located within the right-of-way, whichever is the lesser distance (required/permitted) to 4 feet 9 inches from street right-of-way (requested); and to

B. Article 9 – Setback and Structural Requirements, 25-10-191 (F) (1) to increase the maximum sign height for a sign within 12 feet of right-of-way from 30 inches (required) to 52 inches (requested) in order to construct a new monument sign in an “GR-MU”, Community Commercial – Mixed Use zoning district, Commercial Sign District.

BOARD’S DECISION: Dec 11, 2017 POSTPONED TO JANUARY 8, 2018
(Board member Melissa Hawthorne abstain)

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,

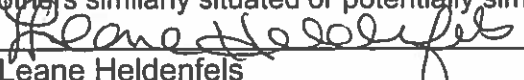
2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

OR,

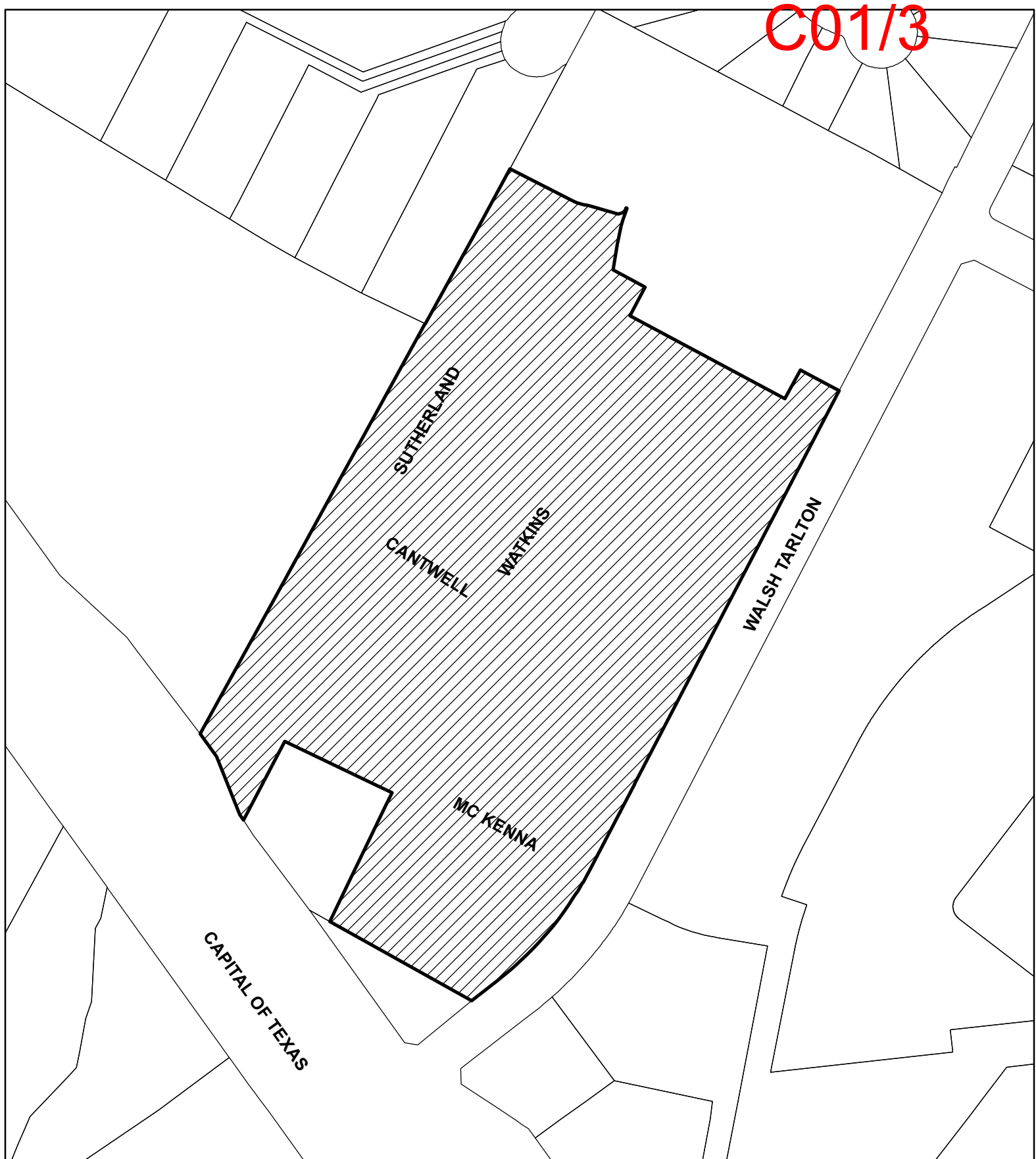
3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

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:


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C16-2017-0011
2500 WALSH TARLTON LANE



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" = 208'

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 # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 2500 Walsh Tarlton Lane, Austin TX 78746

Subdivision Legal Description:

UNT MASTER UNIT MF TARLTON 360 MASTER CONDOMINIUMS PLUS 33.33 % INT IN COM AREA

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

Outlot: _____ Division: _____

Zoning District: GR-MU

Sign District: GR-MU

I/We Curtis Roberts/fd2s, Inc. on behalf of myself/ourselves as authorized agent for Cypress Real Estate Advisors and Centro Development affirm that on Month September, Day 18, Year 2017, 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: Freestanding Sign

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

25-10-102: Signs Prohibited in All Sign Districts. Unless the building official determines that the sign is a nonconforming sign, the following signs are prohibited: (7) a sign within 12 feet of the public right-of-way that is more than 30 inches in height above street pavement grade or has a clearance of less than nine feet above street pavement grade.

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:

The combination of the speed of traffic on Walsh Tarlton Lane, limited sight lines along property frontage due to topography, significant fall in grade from street level onto property, and heavy vegetation along north property line, coupled with 12-foot setback requirement, will not provide adequate visibility to queue motorists to only entrance to property from street.

—OR—

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

The sign will not obstruct sight lines entering or exiting the property and its design reflects the project architecture.

—OR—

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

This is the only deviation from the sign ordinances we are requesting and is motivated by significant challenges to visibility of the sign, which marks the only entrance to the property from Walsh Tarlton Lane. Strict adherence to the 12-foot setback would render the sign essentially ineffective.

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 design of the freestanding sign otherwise meets all requirements of the City of Austin sign ordinances and sight lines to its location are atypical.

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: 09/18/2017

Applicant Name (typed or printed): W. Curtis Roberts

Applicant Mailing Address: 1634 East Cesar Chavez Street

City: Austin State: TX Zip: 78702

Phone (will be public information): (512) 476-7733

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.

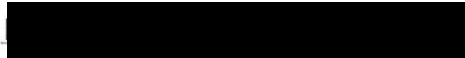
Owner Signature:  Date: 09/15/2017

Owner Name (typed or printed): CRVI-WT MF-I LP G. Kent Collins

Owner Mailing Address: 1601 S MOPAC EXPY Suite 175

City: Austin State: TX Zip: 78746

Phone (will be public information): (512) 474-8700

Email (optional – will be public information): 

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

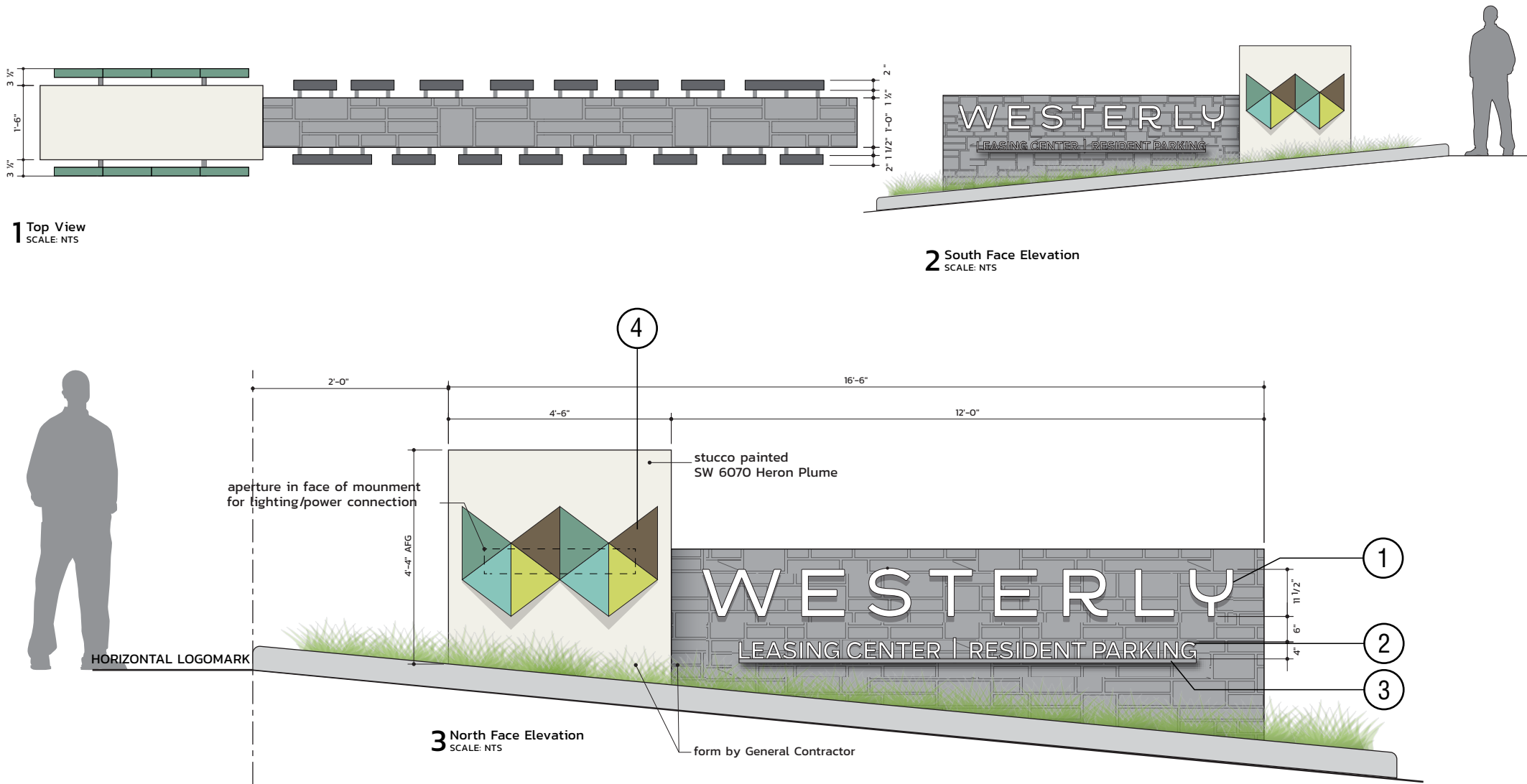
SAVE

Westerly

Exterior Signs Package -Qty.= 2

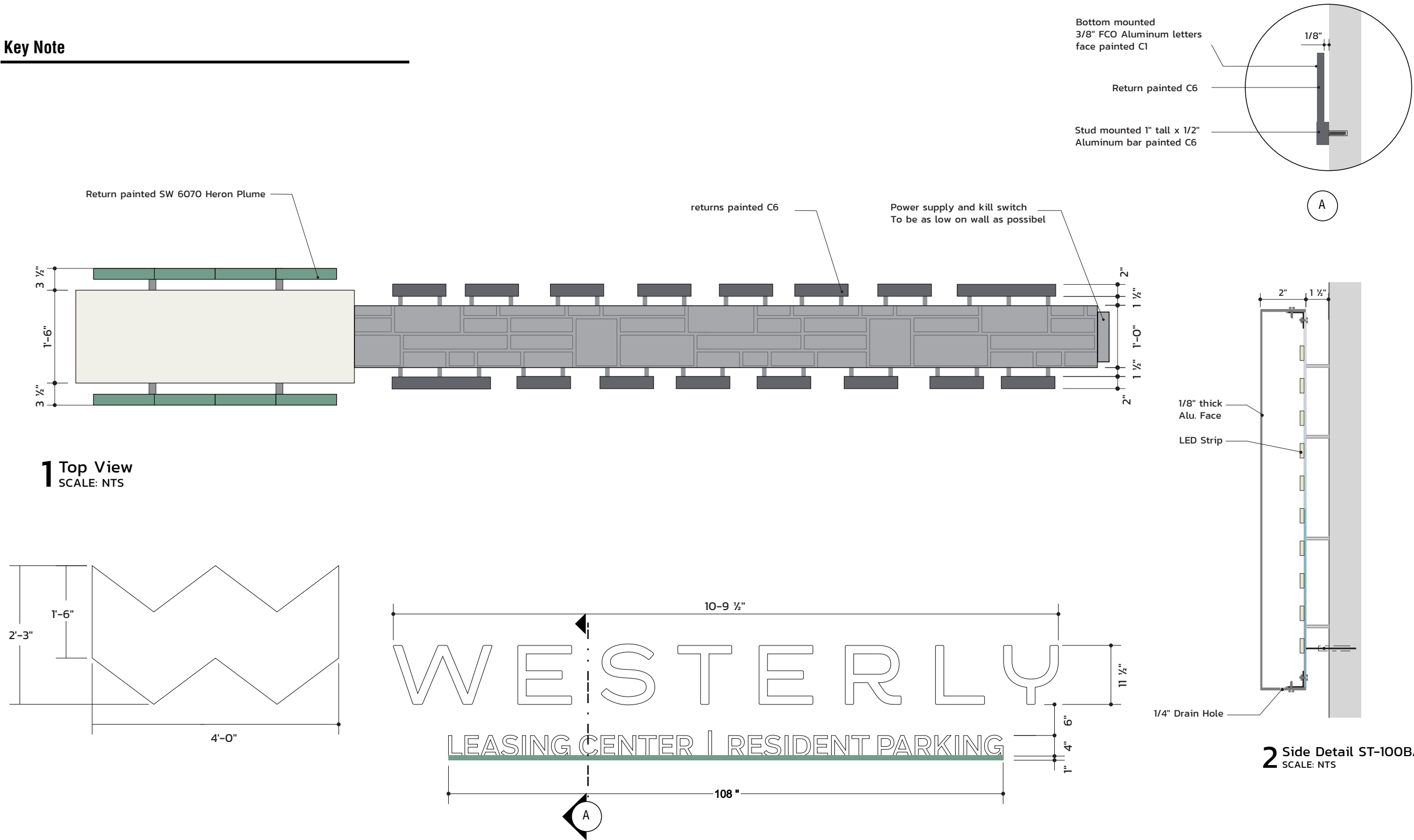
Key Note

- 1- Fabricated channel letters with halo illumination; face painted C1 and returns painted C6
- 2- Non-lit FCO letters; letters painted C1
- 3- Painted to match wall color (wall pic is provided by fd2s).
- 4- Fabricated aluminum pan with 2" return and halo illumination LED (6500K); face painted logomark colors and returns painted to match SW 6070 Heron Plume



 Capital Architectural Signs	CLIENT Westerly	PROJECT Exterior Signs Package	DRAWING TITLE ST 104	SPECIFICATIONS refer to key notes	DRAWN BY H.Samadi sam@CASAustin.com	FILE PATH Z:\Westerly\Exterior Signage\Work	DATE July 25, 2017	VERSION 01	SHEET 11
--	--------------------	-----------------------------------	-------------------------	--------------------------------------	---	--	-----------------------	---------------	-------------

Key Note



Capital
Architectural
Signs

CLIENT
Westerly

PROJECT
Exterior Signs Package

DRAWING TITLE
ST 104

SPECIFICATIONS
refer to key notes

DRAWN BY
H.Samadi
sam@CASAustin.com

FILE PATH
Z:\Westerly\Exterior
Signage\Work

DATE
July 25, 2017

VERSION
01

SHEET
12



7/1/10

BARTON CREEK
SQUARE
(79/19)

SCALE IN FEET



LEGEND

- SIDEWALK LOCATION
- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ 1/2" REBAR WITH CHAPARRAL CAP FOUND
- 1/2" REBAR WITH CHAPARRAL CAP SET
- ⊗ COTTON SPINDLE WITH CHAPARRAL WASHER SET
- ⊙ 1/2" REBAR IN CONCRETE FOUND
- CONC. HIGHWAY MARK FOUND
- ▲ MAG NAIL FOUND (OR AS NOTED)
- Δ CALCULATED POINT
- ⊕ BENCHMARK LOCATION
- () GENERAL RECORD INFO.
- { } RECORD INFO. FROM [81/133]
- < > RECORD INFO. FROM <81/347>
- [] RECORD INFO. FROM TXDOT
- (()) RECORD INFO. FROM ((93/43))
- [[]] RECORD INFO. FROM [[93/45]]
- << >> RECORD INFO. FROM <<200400179>>
- [[]] RECORD INFO. FROM [[12631/584]]
- = = RECORD INFO. FROM =86/135=
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.Z.A. BUFFER ZONE AREA
- P.A.E. PRIVATE ACCESS EASEMENT

LINE TABLE			
No.	BEARING	LENGTH	RECORD
L1	S62°55'08"E	114.71	(556°47'24"E 114.86)
L2	S74°18'41"E	47.86	(577°09'17"E 47.86)
L3	S70°59'03"E	0.96	(589°37'35"E 1.00)
L4	S09°38'58"W	42.61	(512°48'11"W 42.57)
L5	S61°50'42"E	60.81	
L6	S28°09'18"W	54.00	(531°18'34"W 54.00)
L7	N28°09'18"E	54.00	(581°19'34"E 54.00)
L8	S61°50'42"E	72.69	(588°40'26"E 72.69)
L9	N35°39'55"W	66.65	(432°38'40"W 47.87)

BEARINGS ARE BASED ON GRID AZIMUTH FOR TEXAS CENTRAL ZONE.
NAD 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

PROJECT NO.:
229-005

DRAWING NO.:
229-005-PL2-AMENDED

PLOT DATE:
7/1/10

PLOT SCALE:
1" = 100'

DRAWN BY:
JBE

		CURVE TABLE					
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	RECORD CHORD
C1	24°55'13"	560.00'	123.74'	243.57'	241.65'	S39°56'05"W	<S43°10'W 241.84'>
C2	16°24'42"	69.00'	9.95'	18.76'	19.70'	S77°11'07"E	<S67°59'18"E 19.86'>
C3	5°01'43"	96.00'	4.22'	8.43'	8.42'	S78°52'21"E	<S74°40'12"E 8.43'>
C4	85°28'30"	14.00'	12.94'	20.89'	19.00'	N62°57'30"E	<N68°03'19"E 19.00'>
C5	10°34'13"	333.46'	30.85'	61.52'	61.43'	S41°56'05"W	<S18°05'18"W 61.43'>

CHAPARRAL CONTROL POINT #2 (360D) :
TEXAS CENTRAL ZONE STATE PLANE COORDINATES
N 10065923.76
E 3093044.03



