



PUBLIC NOTIFICATIONS

XXXXXXXXXXXXXXXXXXXX



-  SUBJECT TRACT
-  ZONING BOUNDARY

1" = 200'

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.



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: 2701 S. Congress Ave. Austin, TX 78704

Subdivision Legal Description:

Lot B-1, Pharis Subdivision, an addition to the City of Austin, TX according to the plat recorded instrument No. 201700016 of the Official Public Records of Travis County, TX.

Lot(s): B-1 Block(s): _____

Outlot: _____ Division: _____

Zoning District: CS-MU-V-NP

Sign District: Commercial

I/We Daniel Smith on behalf of myself/ourselves as
authorized agent for OSF Congress, LP affirm that on
Month April, Day 4, Year 2018, 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: Pylon Sign 20' x 9'6"

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

25-10-211 - SIGN INSTALLATION PERMIT.

Exterior Signage variance based on demonstrated hardship.

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 request is to obtain a signage permit to build one pole sign, that benefits two tracts, based on the combined frontage of the two contiguous tracts. Based on the current signage ordinance, we could permit 2 separate pole signs totaling 105 SF (by-right) and we would simply like to install 1 pole sign that is 104 SF. The adjoining tract (motorcycle shop) is only 0.164 acres and has minimal room for signage due to the parking and access requirements (i.e. hardship).

—OR—

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

Having one pole sign for both properties will result in fewer pole signs along Congress Ave. creating a less cluttered and aesthetically pleasing drive-by presence for the community.

—OR—

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

These tracts were recently subdivided and the proposed sign results in a lower total square footage of signage compared to the square footage of signage that would be allowable by right.

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:

OSF Congress, LP formally owned both tracts and subdivided them in 2017. Signage permits could have been obtained to build one pole sign at that time; we believe that one pole sign is better for the community than having two.

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: 04/04/2018

Applicant Name (typed or printed): Daniel Smith

Applicant Mailing Address: 6440 N. Central Expressway, Suite 900

City: Dallas State: TX Zip: 75206

Phone (will be public information): (214) 865-7926

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. OSF Congress, LP

Owner Signature:  Date: 04/04/2018

Owner Name (typed or printed): Clay D. Likover, President of OSF Project GP, LLC

Owner Mailing Address: 6440 N. Central Expressway, Suite 900

City: Dallas State: TX Zip: 75206

Phone (will be public information): (214) 869-6901

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

Exhibit A - Approved City of Austin Site Plan



PROPOSED SIGN WILL REMAIN OUTSIDE OF
DEDICATED 10' AUSTIN ENERGY ELECTRIC EASEMENT

1. PROJECT IS SUBJECT TO SUBCHAPTER E PARTIAL COMPLIANCE PER SUBCHAPTER E, ARTICLE 1, 1.2.3 PARTIAL COMPLIANCE
2. THIS PROJECT IS EXEMPT FROM THE BUILDING PLACEMENT RULES PER SUBCHAPTER E, ARTICLE 2, 2.2.2.6 EXEMPTION SMALL INTERIOR LOTS.

LEGEND:

-  SHADED WALKWAYS
 SUPPLEMENTAL ZONE
 STREET TREE/FURNITURE ZONE
 PRIVATE COMMON OPEN SPACE
 EXISTING POWER POLE
 OVERHEAD UTILITY LINE

SITE LIGHTING



	Lot B-1	Lot B-2	Combined	Combined Frontage Request for 1 sign
Frontage	52.65	97.66	150.31	
Ratio (City of Austin Code)	70%	70%	70%	
Allowable Signage Face Size	36.86	68.36	105.22	104.5

SITE PLAN RELEASE Sheet 05 of 24
SP-2016-0058C EXHIBITION DRAW.

CASE MANAGER/WRHO COORDINATOR APPLICATION DATE: 02/08/2016
 REVIEWED FOR GENERAL COMPLIANCE ON: _____
 APPROVED BY PLANNING COMMISSION ON: _____
 APPROVED BY CITY COUNCIL ON: _____
 under Section 112, of Chapter 25, of Austin City Code.

Director, Development Services Department
GENERAL COMPLAINT: _____ Zoning CS-MU-1B-NE
Revised _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

REASER OF THIS APPLICATION DOES NOT CONSTITUTE A VIOLATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THIS INFORMATION IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTING THE APPLICATION IS REVIEWED FOR COMPLETION.

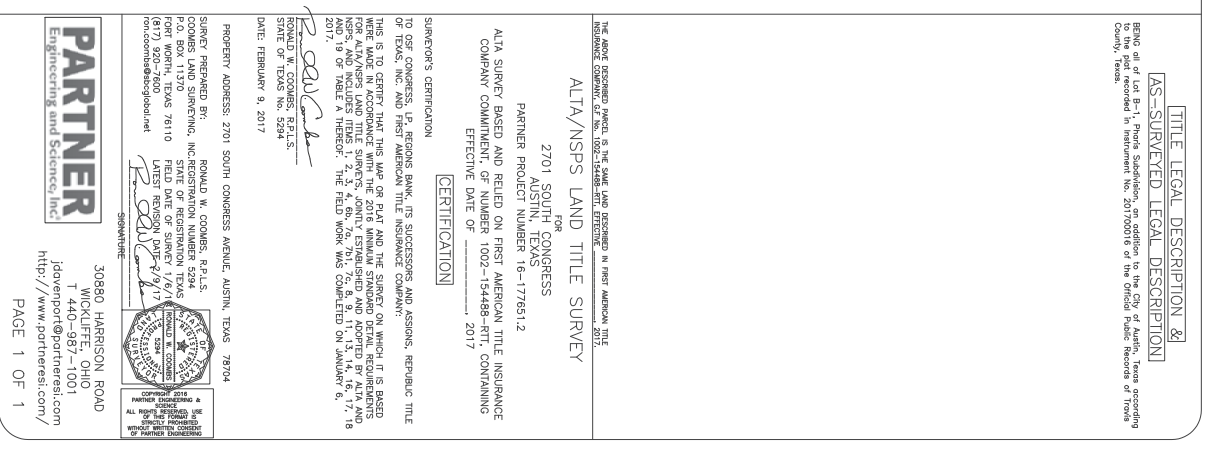
SOUTH CONGRESS SELF STORAGE
2701 SOUTH CONGRESS AVE.
COMMERCIAL DESIGN
GUIDELINES SITE PLAN

O&F CONGRESS, LP.
6400 N CENTRAL EXPY #900
DALLAS, TEXAS 75206



Exhibit B - Detailed Signage Location



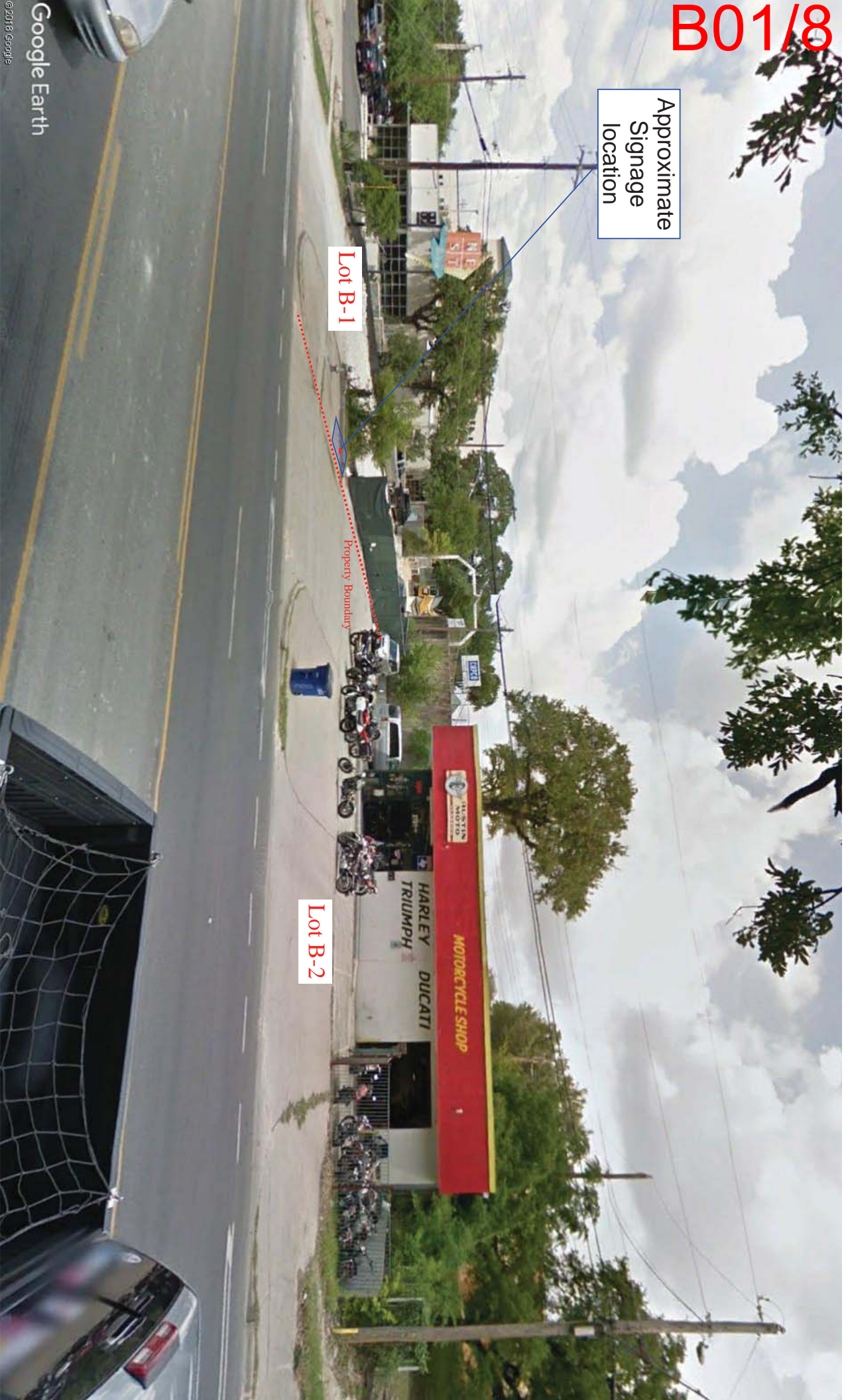


Approximate
Signage
location

Lot B-1

Property Boundary

Lot B-2



Request: Build 1 pole sign to advertise for both Lot 1 & 2

- [illegible]

ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5, ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/TAKE FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL, IN ACCORDANCE WITH

	Lot B-1	Lot B-2	Combined	Combined Frontage Request for 1 sign
Frontage	52.65	97.66	150.31	
Ratio (City of Austin Code)	70%	70%	70%	
Allowable Signage Face Size	36.86	68.36	105.22	104.5

[illegible]

SITE PLAN RELEASE **05-01-24**

FILE NUMBER: SP-2016-0066C EXPIRATION DATE: _____
 CASE MANAGER: LINDA COURTNEY APPLICATION DATE: 02/09/2016
 REVIEWED FOR ORIGINAL COMPLIANCE ON: _____
 APPROVED BY PLANNING COMMISSION ON: _____
 APPROVED BY CITY COUNCIL ON: _____
 under Section 112, of Chapter 253.5 of Austin City Code.

Director, Development Services Department

RELEASED FOR: _____ Zoning: CS-MU-V-NP
GENERAL COMPLIANCE: _____

REV. 1 _____ CORRECTION 1 _____
 REV. 2 _____ CORRECTION 2 _____

Rev. 3 _____ Correction 3 _____

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION

OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THIS ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE CONTENT, ACCURACY AND ADEQUACY OF THESE QUANTITATIVE

THEIR COMPLIANCE, AND SUBJECT AND SUBJECT OF THEIR COMPLIANCE
WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE
COMPLIANCE BY CITY ENGINEERS.

2020 RELEASE UNDER E.O. 14176

SF-2016-0058C

SHEET
05
of
25

SOUTH CONGRESS SELF STORAGE
2701 SOUTH CONGRESS AVE.
COMMERCIAL DESIGN
GUIDELINES SITE PLAN

OSF CONGRESS, LP.
6400 N CENTRAL EXPY #900
DALLAS, TEXAS 75206



Exhibit B - Detailed Signage Location





SCOPE OF WORK:

Manufacture and install (1) double flex face pylon sign at 23'-6" overall height.

SCALE: 3/16"=1'-0"

105 SQ./FT

CUBESMART
self storage

Address

2701 S. Congress

City Austin

State TX 78704

Account Representative:

K. Ewell

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

Approvals Signature(s) / Initials

Client

Design

Production

Designer JW / AM / PC

Design # 159325 R21

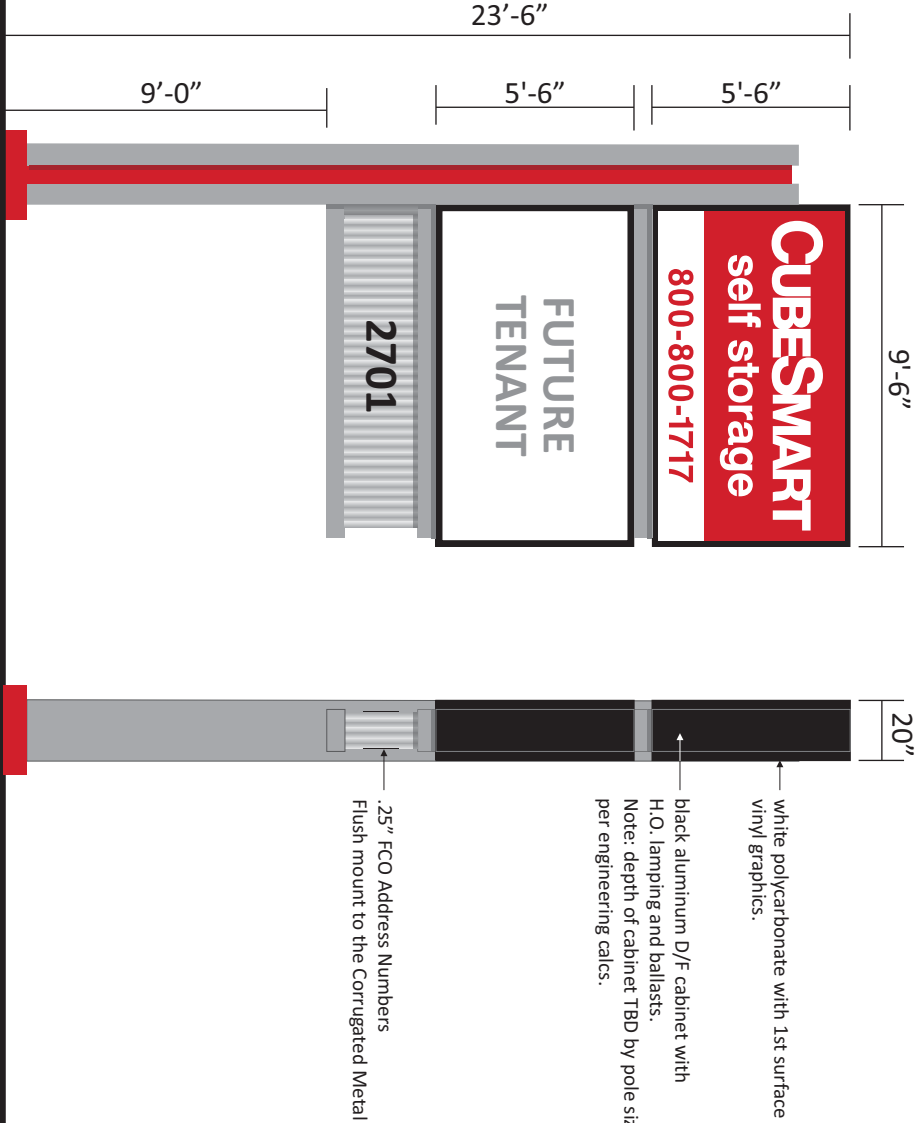
Original Date 01/16/17

Revision Date 04/30/18



The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for poles and foundations, including but not limited to, third party claims, and/or other damages, including attorney's fees, which the purchaser or others may deem suitable.

B01/11



	Lot B-1	Lot B-2	Combined	Combined Frontage Request for 1 sign
Frontage	52.65	97.66	150.31	
Ratio (City of Austin Code)	70%	70%	70%	
Allowable Signage Face Size	36.86	68.36	105.22	104.5



I, Daniel Smith, 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 Install one sign located at 2701 S. Congress based on the allowable frontage of two tracts consisting of 2701 S. Congress (Cubsmart Storage) & 2701 S. Congress Ave. Unit 1 (Austin Moto Classics).

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
<i>Falcon Essex 5000 Airside LLC</i>	<i>2707 South Congress</i>	<i>[Signature]</i>
South Congress Apartments, L.P.	2703 South Congress Avenue	<i>[Signature]</i>