

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

DATE: June 11, 2018

CASE NUMBER: C16-2018-0003

<input checked="" type="checkbox"/>	Brooke Bailey
<input checked="" type="checkbox"/>	William Burkhardt
<input checked="" type="checkbox"/>	Christopher Covo
<input checked="" type="checkbox"/>	Eric Goff
<input type="checkbox"/>	Melissa Hawthorne OUT
<input checked="" type="checkbox"/>	Bryan King
<input checked="" type="checkbox"/>	Don Leighton-Burwell
<input type="checkbox"/>	Rahm McDaniel OUT
<input type="checkbox"/>	Martha Gonzalez (Alternate) OUT
<input checked="" type="checkbox"/>	Veronica Rivera
<input checked="" type="checkbox"/>	James Valdez
<input checked="" type="checkbox"/>	Michael Von Ohlen
<input checked="" type="checkbox"/>	Kelly Blume (Alternate)
<input type="checkbox"/>	Pim Mayo (Alternate) OUT

APPLICANT: Phil Moncada

OWNER: Greg Cervenka

ADDRESS: 1044 NORWOOD PARK BLVD Unit C-6

VARIANCE REQUESTED: The applicant has requested a variance(s) to Section 25-10-123(B)(3)(Expressway Corridor Sign District Regulations) to increase the maximum allowable sign height from 35 feet (required/permitted) to 50 feet (requested, existing) in order to erect a sign at this site in the Expressway Corridor Sign District within a "CH-NP", Commercial Highway Services – Neighborhood Plan zoning district. (Heritage Hills)

BOARD'S DECISION: BOA meeting June 11, 2018 The public hearing was closed on Board Member Brooke Bailey motion to Postpone to July 9, 2018, Board Member Eric Goff second on a 10-0 vote; POSTPONED TO July 9, 2018 (RE-NOTICE)

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

From: [REDACTED]
To: [Heldenfels, Leane](#)
Subject: Re: Can request postpone NORwood/Wal Mart today to the 8/13 hearing and I can re-send corrected notice for the 8/13 hearing instead - if you'd like
Date: Monday, June 25, 2018 1:58:18 PM
Attachments: [image001.png](#)

Leane,

Can we postpone this so we can get more time.

Thank you,

Phil Moncada

Phil Moncada
Moncada Enterprises, LLC
1301 S IH 35 Ste. 204
Austin, TX 78741
512.627.8815 (c)
512.474.7377(o)

On Mon, Jun 25, 2018 at 12:10 PM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

FYi –

Leane Heldenfels

Planner Senior – Board of Adjustment Liaison

[City of Austin Development Services Department](#)

One Texas Center, 505 Barton Springs Road, [1st Floor](#), Development Assistance Center

Walk-in hours 9a-12p M-F

Office: 512.974.2202 Cell: 512.567.0106 (*personal, for meeting day & after hours emergency use only*)

C01/3

CLOCK TOWER

NORWOOD PARK

ANDERSON
ANDERSON

ANDERSON LN

ANDERSON LN
E ANDERSON WB TO NORWOOD

PROVIDENCE

MEADOR

BLESSING

WHEATLEY

NOTIFICATIONS

CASE#: C16-2018-0003
LOCATION: 1044 Norwood Park Boulevard



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 225'

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 # <u>C16-2018-0003</u>	ROW # <u>11946473</u>	Tax # <u>0231180607</u>
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Section 1: Applicant Statement

Street Address: 1044 Norwood Park Blvd.

Subdivision Legal Description:

LOT 5 LESS 2464 AC WAL-MART AT NORWOOD PARK SUBD RESUB OF LOTS 1A, 1B & 1C & LOT 2 REPLAT OF NORWOOD PARK

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

Outlot: _____ Division: _____

Zoning District: CH-NP (Heritage Hills)

Sign District: _____

I/We Phil Moncada on behalf of myself/ourselves as

authorized agent for Norwood Park Association, Inc affirm that on

Month April, Day 25, 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: relocate/height increase

Type of Sign: pylon

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

25-10

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:

TXDOT ROW Condemnation process has already removed signage for additional ROW.
In addition, existing trees and speed limit an access road, hinder view of pylon sign unless
additional height is granted.

—OR—

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

Sign is on access and surrounded by commercial properties.

—OR—

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

Sign was existing at this location and height increase is warranted due to line and sight
associated with access road.

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:

This board has previously granted height increase on signs associated with trees impacting
visibility for the motoring public.

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: Phil Moncada Digitally signed by Phil Moncada
Date: 2018.04.10:35:15 -05'00' Date: 04/19/2018

Applicant Name (typed or printed): Phil Moncada

Applicant Mailing Address: 1301 S IH 35, Ste 204

City: Austin State: TX Zip: 78741

Phone (will be public information): (512) 627-8815

Email (optional – will be public information): [REDACTED]

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: Greg Cervenka, Boardmember Date: 4/24/18

Owner Name (typed or printed): Norwood Park Association, Inc.

Owner Mailing Address: PO Box 161150

City: Austin State: TX Zip: 78716

Phone (will be public information): (512) 485-4334

Email (optional – will be public information):

Section 5: Agent Information

Agent Name: Greg Cervenka

Agent Mailing Address: PO BOX 161150

City: Austin State: TX Zip: 78716

Phone (will be public information): (512) 485-4335

Email (optional – will be public information):

SAVE

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: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

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: William S. Hart Date: _____

Owner Name (typed or printed): Strategic Housing Finance Corporation of Travis County,
a Texas Housing Finance Corporation

Owner Mailing Address: 502 East Highland Mall Blvd. Ste 106-B Austin, TX 78752

City: Austin State: TX Zip: 78752

Phone (will be public information): 502-931-5795

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



5.5' TYP PER	STGS SYSTEM MAP
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15' P.U.E.
VOL. 9773, PG. 355
BK. 87. PGS. 998-99D

NOTE:
HATCHED AREA
DENOTES LIMITS
OF LICENSE
AGREEMENT. TYPE

PARKING REQUIRED

FULL SIZED	625
COMPACT	137
HANDICAPPED	14
TOTAL	480

SCALE: 1"=20'



April 19, 2018

Structural Calculations

Prepared For:

Facility Solutions Group
10212 Metric Blvd.
Austin, TX. 78758

Project:

JTS_74218
Norwood Assn – Pylon A
1030 Norwood Park Blvd.
Austin, TX

Prepared By:

YJ Inc.
P.O. Box 802050
Santa Clarita, CA 91380




YJ Inc.
F-19272

APR 19 2018

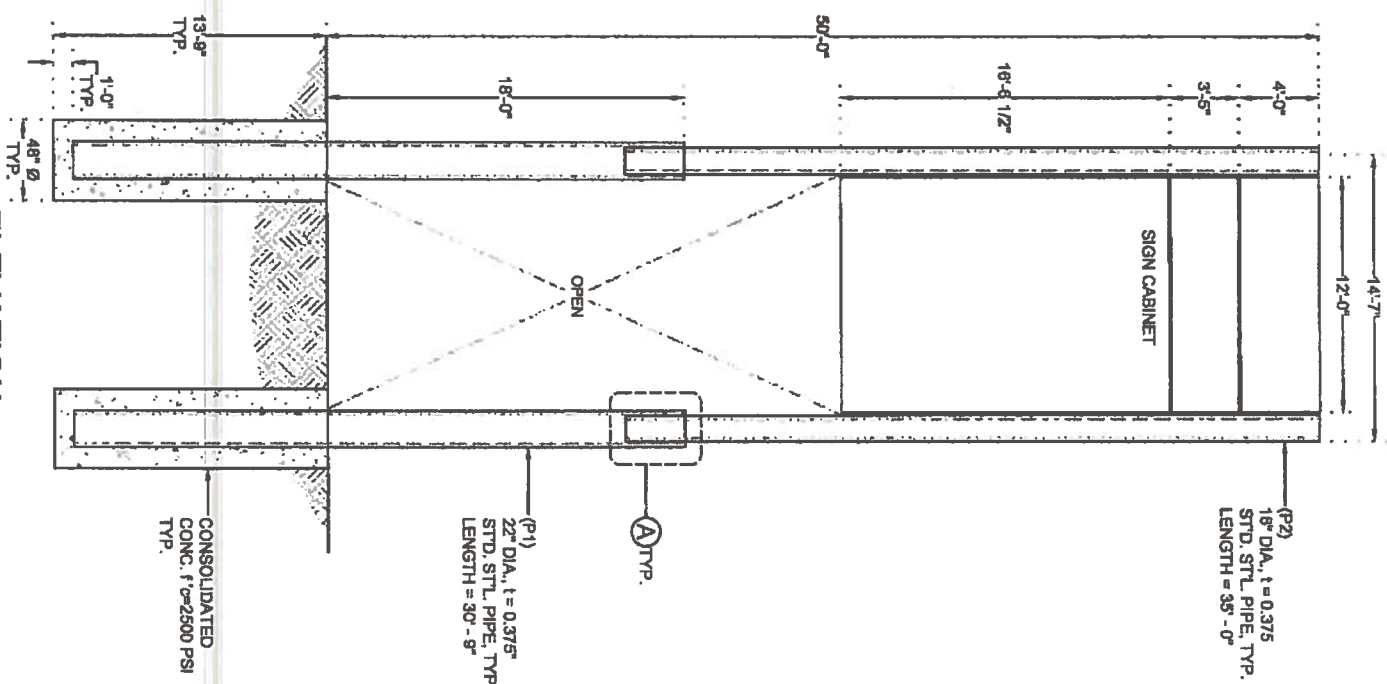


Y.J. Inc.
F-19272


www.jinc.com
P.O. BOX 802550
SANTA CLARITA, CA. 91380
TEL. (661)259-0700 FAX (661)259-0900

SHEET TITLE:

**NORWOOD ASSIN
PYLON A**



ELEVATION

N.T.S.

NOTES:

GENERAL:

- SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
 - PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
 - COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
 - THERE IS NO PROTECTION ZONE AS DEFINED IN AISC 341-10.
 - PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL /ALUM. TUBES. MATCH THICKNESS LIKE FOR LIKE.
 - CABINETS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS
 - SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS
- ANCHORS:**
- BRAND NAME APPROVED POST INSTALLED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.

STEEL:

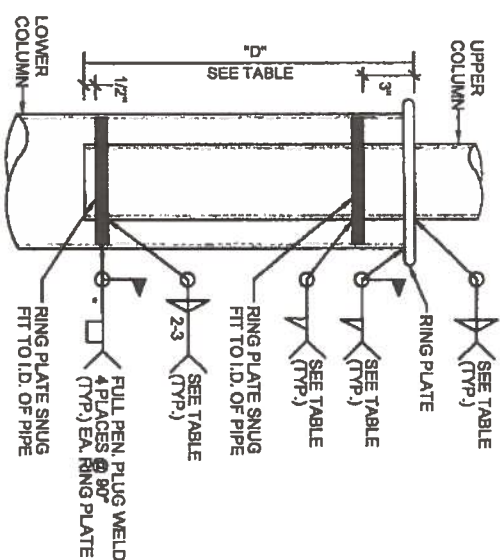
- DESIGN AND FABRICATION ACCORDING TO 2015 IBC
 - PLATE, ANGLE, CHANNEL, TEE, AND WIDE FLANGE: ASTM A36
 - ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT.
 - HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT
 - ALL ANCHORS BOLTS SHOULD BE: ASTM F1554
 - ALL STEEL MACHINED BOLTS SHOULD BE: ASTM A307
 - ALL STAINLESS STEEL MACHINED BOLTS SHOULD BE: ASTM F893
 - ZINC COATED (HOT DIPPED) PER: ASTM A153 OR F2328
 - BEARING TYPE CONNECTION REINFORCING REBAR: ASTM A615 GRADE 80 DEFORMED BARS
- ALUMINUM:**
- DESIGN AND FABRICATION ACCORDING TO 2015 ALUM. DESIGN MANUAL
- PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM ALLOY 6061 - T6 WITH 0.006 LBS PER CUBIC INCH.

WELDING:

- STEEL
DESIGN AND FABRICATION ACCORDING TO AWS D1.1.
- AWS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDS.
- WELDING PER AWS 341-10
- E70 XX ELECTRODE FOR SMAW PROCESS.
- E70S XX ELECTRODE FOR GMAW PROCESS.
- ER7 XX ELECTRODE FOR GTAW PROCESS.
- ER70 XX ELECTRODE FOR FCAM PROCESS.
ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN WELDS THAT HAVE A MINIMUM CHAPLY V-A NOTCH TOUGHNESS OF 20FT-LB AT ZERO ° AS DETERMINED BY THE APPROPRIATE 2001-1B TEST METHOD OR MFGS. CERTIFICATION
CLASSIFICATION TEST METHOD OR MFGS. CERTIFICATION
- ALUMINUM
ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION
FILLER ALLOYS PER TABLES M.B.1 & M.B.2 OF 2015 ALUMINUM

CONCLUSIONS

- SOIL:**
- DESIGN AND CONSTRUCTION ACCORDING TO ACI 318-14
 - COMPRESSIVE STRENGTH AT 28 DAYS, f'_{c28} 2500 PSI
 - MINIMUM,
• CEMENT TYPE II OR IV, W/C RATIO 0.45 BY WEIGHT FOR
PIER AND CAISSON FOOTINGS
 - CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH.
 - MAINTAIN A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.
- SOIL:**
- LATERAL SOIL BEARING PER IBC CLASS 5 TABLE 1806.2 (100 PSF/FT²).



UPPER COL. DIA.	"D"	WELD SIZE	RING PL.
16" Ø	36"	1/4"	1/2"

- LENGTH OF PLUG WELDS TO BE 1/8 OF LOWER COLUMN DIA., MINIMUM 1/2"
- SPECIAL INSPECTION REQUIRED FOR FIELD WELD

STEP DOWN

N.T.S.

Sign Design Based on 2015 IBC									
Job #	JTS_74218								
Project	Northwood Aeon - Pylon A								
Job Location	1030 Northwood Park Blvd.								
	Austin, TX								
INPUT DATA									
Exposure category (B, C or D)							C		
Risk Category							II		
Basic wind speed (3 sec. gust wind)							V = 115 mph		
Topographic factor							K _d = 1 Flat		
Height of the sign							h = 50 ft		
Vertical dimension (for wall, s = h)							s = 20.86 ft		
Horizontal dimension							B = 14.25 ft		
Dimension of return corner							L _r = 1 ft		
ANALYSIS									
Velocity pressure									
q _n = 0.0028 K _t K _e K _d V ²							31.37 psf		
where:									
q _n = velocity pressure at height h, (Eq. 29.3-1, page 307)									
K _t = velocity pressure exposure coefficient								1.08	
evaluated at height above ground level, h (Tab. 28.3-1, pg 310)									
K _d = wind directionality factor, (Tab. 28.4-1, page 250)								0.85	
Wind Force Case A: resultant force through the geometric center, (Sec. 28.4.1 & Fig. 28.4-1)									
Max horizontal wind pressure = p = q _n G C _p =							48.11 psf		
where: G = gust effect factor, (Sec. 28.5, page 254)								0.85	
C _p = net force coefficient, (Fig. 28.4-1, page 308)								1.73	
A _e = B s = the gross area								426.5 ft ²	
							Estimated sign weight	4265	Lbs
Footing Design (See attached <i>Enertcalc</i> calcs.)									
Unfactored Windforce, F =							18.82 kips		
Unfactored Moment = F x moment arm =							644.7 kip-ft		
DESIGN SUMMARY									
Allowable Stress Design Wind Factor =							0.6		
Design Wind Pressure =							27.67 psf		
Design Windforce, F =							11.77 kips		
Design Moment =							32.88 ft		
Design Moment = F x moment arm =							356.8 kip-ft		
Pole (P1) Design									
Sec. Mod. Req'd	USE						Std. Steel Pipe		
S =	110.52						A53 Grade B		
	27" Dia., t=0.375						S=126.40		
Pole (P2) Design									
Sec. Mod. Req'd	USE						Std. Steel Pipe		
S =	164.67						A53 Grade B		
	18" Dia., t=0.375						S=66.67		

Pole Footing Embedded in Soil

ИД: КВ-060009182

Description : Pylon A Concrete Footing

Printed: 18 APR 2018, 8:23AM
File = Z:\VISIGN-32018JT~1\UTS_74-1 EC6

ENERCALC, INC 1983-2017 Build:10.17.8.29, Ver 10.17.8.29

Licensur Agency

Licensed Agent

Code References

Calculations per IBC 2015 1807.3, CBC 2016, ASCE 7-10

Load Combinations Used : IBC 2015

General Information

Pole Footing Shape	Circular
Pole Footing Diameter	48.0 in
Calculate Min. Depth for Allowable Pressures	
No Lateral Restraint at Ground Surface	
Allow Passive	200.0 psf
Max Passive	1,500.0 psf

Controlling Values

Governing Load Combination : +D+0.60W

Lateral Load

Moment

5.886 k
193.414 k-ft

NO Ground Surface Restraint

NO Ground Surface Restraint

Pressures at 1/3 Depth

Actual

Allowable
911.90 psf

911.90 psf

Minimum Required Depth

13.750 ft

Footring Base Area	12.566 ft ²
--------------------	------------------------

Maximum Soil Pressure

12.566 ft²
0.1016 ksi



Applied Loads

Lateral Concentrated Load (k)		Lateral Distributed Loads (k/ft)		Vertical Load (k)
D : Dead Load	k			
Lr : Roof Live	k			1,277 k
L : Live	k			k
S : Snow	k			k
W : Wind	9.810 k			k
E : Earthquake	k			k
H : Lateral Earth	*			k
Load distance above ground surface	32.860 ft	TOP of Load above ground surface		
		BOTTOM of Load above ground surface		
				ft

Load Combination Results

Load Combination	Forces @ Ground Surface		Required Depth - (ft)	Pressure at 1/3 Depth		Soil Increase Factor
	Loads - (k)	Moments - (ft-k)		Actual - (psf)	Allow - (psf)	
D Only	0.000	0.000	0.13	0.0	0.0	1.000
+D+0.60W	5.886	193.414	13.75	910.9	911.9	1.000
+D-0.60W	5.886	193.414	13.75	910.9	911.9	1.000
+D+0.450W	4.415	145.060	12.38	820.4	820.6	1.000
+D-0.450W	4.415	145.060	12.38	820.4	820.6	1.000
+0.60D+0.60W	5.886	193.414	13.75	910.9	911.9	1.000
+0.60D-0.60W	5.886	193.414	13.75	910.9	911.9	1.000
+0.60D	0.000	0.000	0.13	0.0	0.0	1.000

Pole Footing Embedded in Soil

Description : Pylon B Concrete Footing

Code References

Calculations per IBC 2015 1807.3, CBC 2016, ASCE 7-10
Load Combinations Used : IBC 2015

General Information

Pole Footing Shape Circular
Pole Footing Diameter 30.0 in
Calculate Min. Depth for Allowable Pressures
No Lateral Restraint at Ground Surface
Allow Passive 200.0 psf
Max Passive 1,500.0 psf

Controlling Values

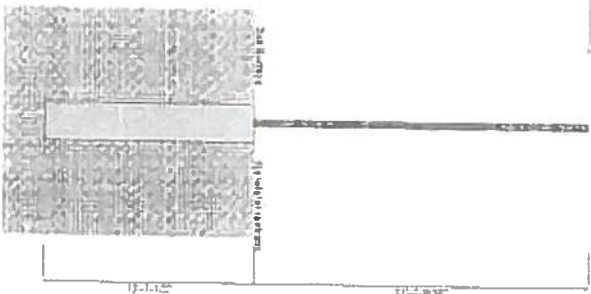
Governing Load Combination : +D+0.60W
Lateral Load 4.806 k
Moment 103.954 k-ft

NO Ground Surface Restraint

Pressures at 1/3 Depth
Actual 905.66 psf
Allowable 905.76 psf

Minimum Required Depth 13.625 ft

Footing Base Area 4.809 ft²
Maximum Soil Pressure 0.2375 ksf



Applied Loads

Lateral Concentrated Load (k)	Lateral Distributed Loads (klf)	Vertical Load (k)
D : Dead Load k		1.166 k
L : Roof Live k		k
L : Live k		k
S : Snow k		k
W : Wind k		k
E : Earthquake k		k
H : Lateral Earth Load distance above ground surface k	TOP of Load above ground surface ft	k
	BOTTOM of Load above ground surface ft	k

Load Combination Results

Load Combination	Forces @ Ground Surface		Required Depth - (ft)	Pressure at 1/3 Depth		Soil Increase Factor
	Loads - (k)	Moments - (ft-k)		Actual - (psf)	Allowable - (psf)	
D Only	0.000	0.000	0.13	0.0	0.0	1.000
+D+0.60W	4.806	103.954	13.63	905.7	905.8	1.000
+D-0.60W	4.806	103.954	13.63	905.7	905.8	1.000
+D+0.450W	3.605	77.965	12.25	812.2	812.6	1.000
+D-0.450W	3.605	77.965	12.25	812.2	812.6	1.000
+0.60D+0.60W	4.806	103.954	13.63	905.7	905.8	1.000
+0.60D-0.60W	4.806	103.954	13.63	905.7	905.8	1.000
+0.60D	0.000	0.000	0.13	0.0	0.0	1.000