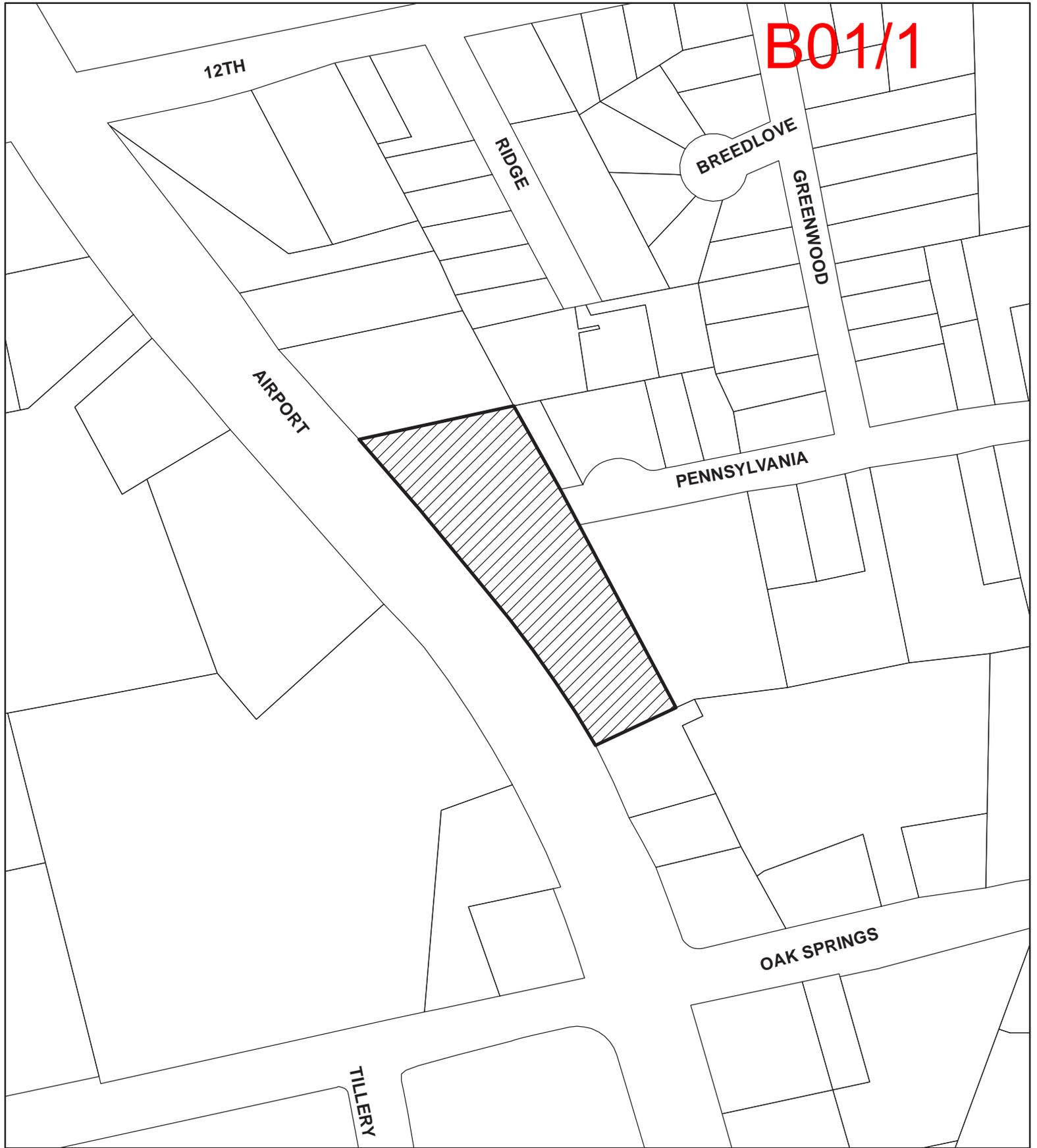


B01/1



NOTIFICATIONS

**CASE#: C16-2018-0006
1165 AIRPORT BLVD.**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 167'

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 # _____
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Section 1: Applicant Statement

Street Address: 1165 Airport Blvd, Austin, TX 78752

Subdivision Legal Description: 1.766 AC OLT 15 Division B

Lot(s): L23 Block(s): 1100

Outlot: N/A Division: B

Zoning District: CS-MU-NP

Sign District: Commercial

I/We Albert Morales on behalf of myself/ourselves as authorized agent for Capital Architectural Signs Inc affirm that on Month Select July, Day Select 9, Year Select 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: Illuminated aluminum freestanding monument

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

City code requires 12-foot setback from property line on Airport

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 standard 12-foot setback falls within the parking lot and there is about 30 feet of city land between the property line and city street. The setback would not be visible to individuals who are seeking counseling & mental health assistance

—OR—

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

Airport has a slight curve that doesn't block any neighboring signage or buildings

—OR—

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

The setback on the property line is sufficient for cars to have a visible view when exiting the property

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 is a unique property with substantial amount of land between the property line and the street

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: 7/9/2018

Applicant Name (typed or printed): Albert Morales

Applicant Mailing Address: 6500 N. Lamar Blvd

City: Austin State: TX Zip: 78752

Phone (will be public information): (512) 490-0049

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: 7/9/2018

Owner Name (typed or printed): Roberta Swischuk

Owner Mailing Address: 1165 Airport Blvd

City: Austin State: TX Zip: 78752

Phone (will be public information): _____

Email (optional - will be public information): _____

Section 5: Agent Information

Agent Name: Albert Morales

Agent Mailing Address: 6500 N. Lamar Blvd.

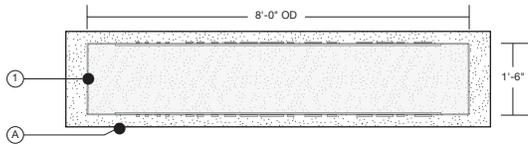
City: Austin State: TX Zip: 78752

Phone (will be public information): (512) 490-0049

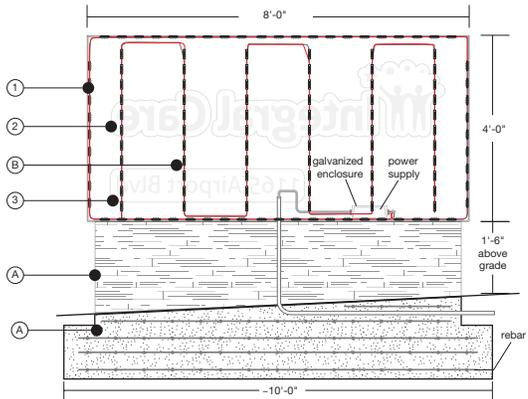
Email (optional - will be public information): _____

SAVE

Entry Monument Structure and Design



1 Top View
scale: 1/2"=1'-0"



3 Structural Section
scale: 1/2"=1'-0"

1. Double-sided aluminum cabinet; all copy is machine routed from face.
2. Internally illuminated white acrylic push through logo with 1/2" projection.
3. Internally illuminated address; backed with white acrylic; inset 1/8" or thickness of cabinet.

Notes:
A. Concrete Foundation: 1'-6" planked concrete above grade; -1'-0" direct embedment with #4 rebar @ 12" O.C.; -2'-0" footing with #4 rebar @ 18" O.C; T & B, each way.

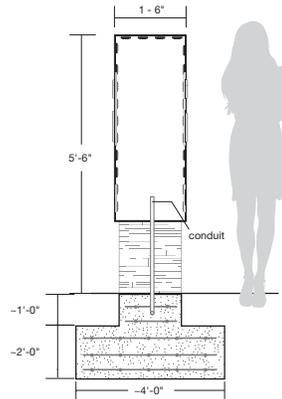
B. Illumination: bright white LEDs mounted inside cabinet faces and returns; connected to power supplies others to run main electrical via conduit. Must coordinate prior to pouring of concrete form .

C. Finish/Color: Cabinet painted to match Weathered corten stainless steel. Logo and address numerals are white acrylic as noted in descriptions 2 and 3.

*Corten Steel is the rust-like appearance after several years exposure to weather. A simulated finish cannot be guaranteed to exactly match this natural process.



2 Reference Images



4 Profile Section
scale: 1/2"=1'-0"



5 Elevation
scale: 1/2"=1'-0"



CLIENT
Integral Care Main
Office

PROJECT
Exterior Graphics
Package

DRAWING TITLE
Entry Monument

ADDITIONAL NOTES

DRAWN BY
Albert Morales

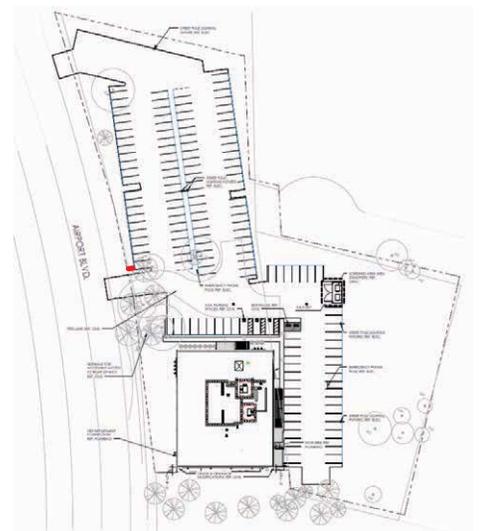
FILEPATH

DATE
11 March 2018
REV 6 June 2018

VERSION
2

SHEET
12

Entry Monument Site Location



CLIENT
Integral Care Main
Office

PROJECT
Exterior Graphics
Package

DRAWING TITLE
Entry Monument

ADDITIONAL NOTES

DRAWN BY
Albert Morales

FILEPATH

DATE
11 March 2018
REV 6 June 2018

VERSION
2

SHEET
13

Entry Monument Site Location



CLIENT
Integral Care Main
Office

PROJECT
Exterior Graphics
Package

DRAWING TITLE
Entry Monument

ADDITIONAL NOTES

DRAWN BY
Albert Morales

FILEPATH

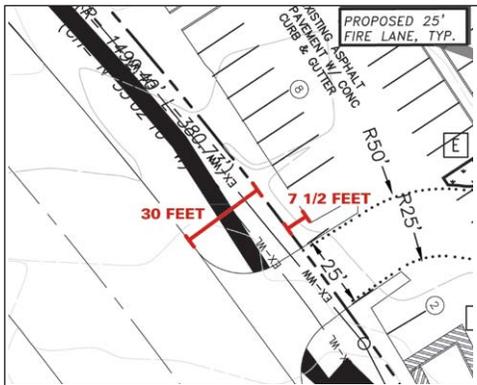
DATE
11 March 2018
REV 6 June 2018

VERSION
2

SHEET
14

Linear Feet Street Frontage
518'-0"

Linear Feet Public Setback
30'-0" from Airport to Property Line.





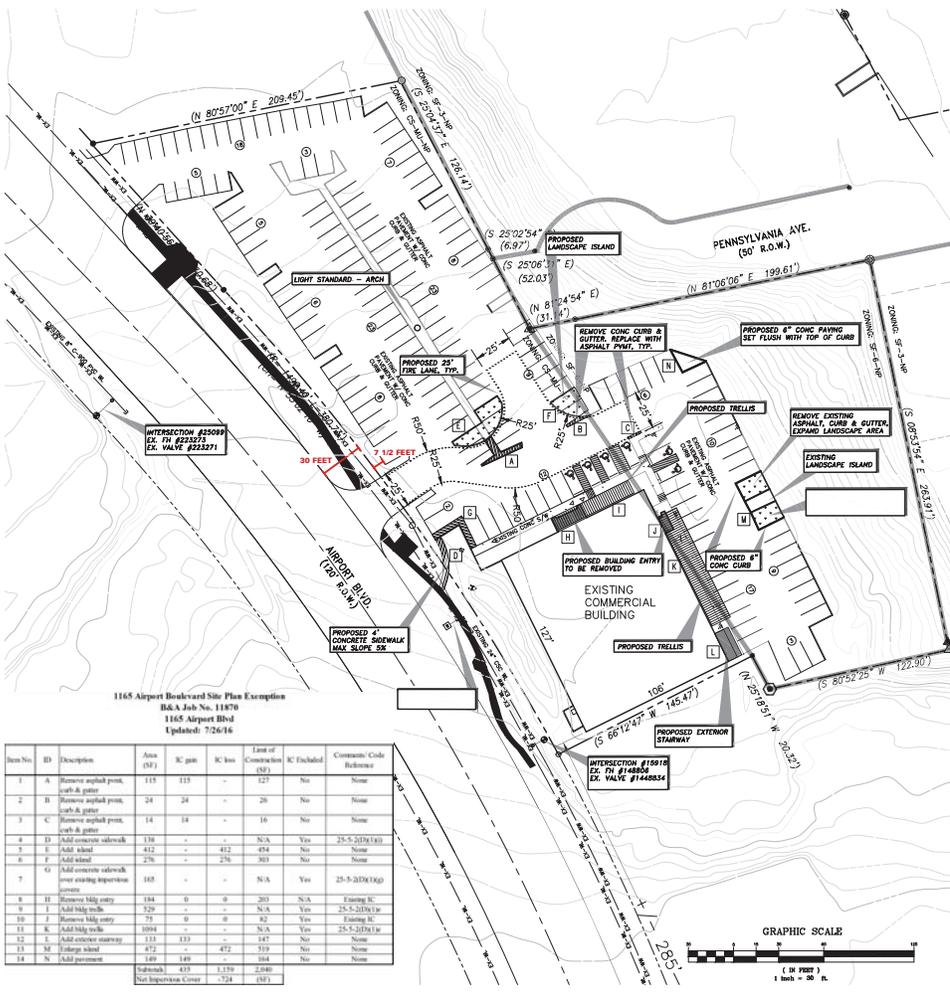
Existing dumpster enclosure for adjacent property. Existing Dumpster may also impede visibility.

New proposed location of sign.

Existing parking spaces to remain. This may impede the visibility of the sign.

Existing Utility Easement.

Bleyl & Associates

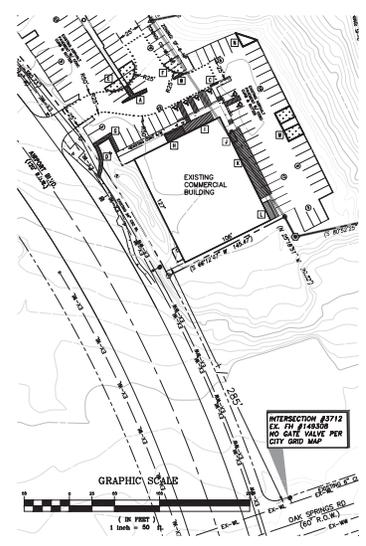


Bleyl & Associates

LEGAL DESCRIPTION:
 A 2.716 ACRE TRACT OF LAND BEING A 1.766 ACRE TRACT OUT OF OUTLOT 15 & OUTLOT 16, DIVISION B, GOVERNMENT OUTLOTS OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND ALL OF LOT 17, SAM HUSTON HEIGHTS, AS RECORDED IN BOOK 3, PAGE 246, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND A PORTION OF TILER STREET ABANDONED BY ORDER OF THE COMMISSIONERS COURT OF TRAVIS COUNTY ON OCTOBER 15, 1947, AS RECORDED IN VOLUME 1022, PAGE 279 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

FIRE FLOW DEMAND:

CONSTRUCTION TYPE PER IFC 2012:	V-B
BUILDING AREA:	13,572 SF
RORD FIRE FLOW DEMAND PER IFC 2012:	4500 GPM
DEDUCTION FOR NFPA 13 SPRINKLER SYS:	3750 GPM
RORD FIRE FLOW AFTER DEDUCTION:	1250 GPM
MINIMUM FIRE FLOW DEMAND PER COA:	1,500 GPM
FIRE FLOW AVAILABLE:	PENDING TEST



NO.	DATE	BY	APP.	COMMENT

PREPARED FOR: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT MANAGER: _____

Bleyl & Associates
 Project Engineering & Management
 1175 CAPITAL OF TEXAS HWY. S., SUITE 109
 AUSTIN, TEXAS 78704
 TEL: 512-221-7900
 FAX: 512-221-7901

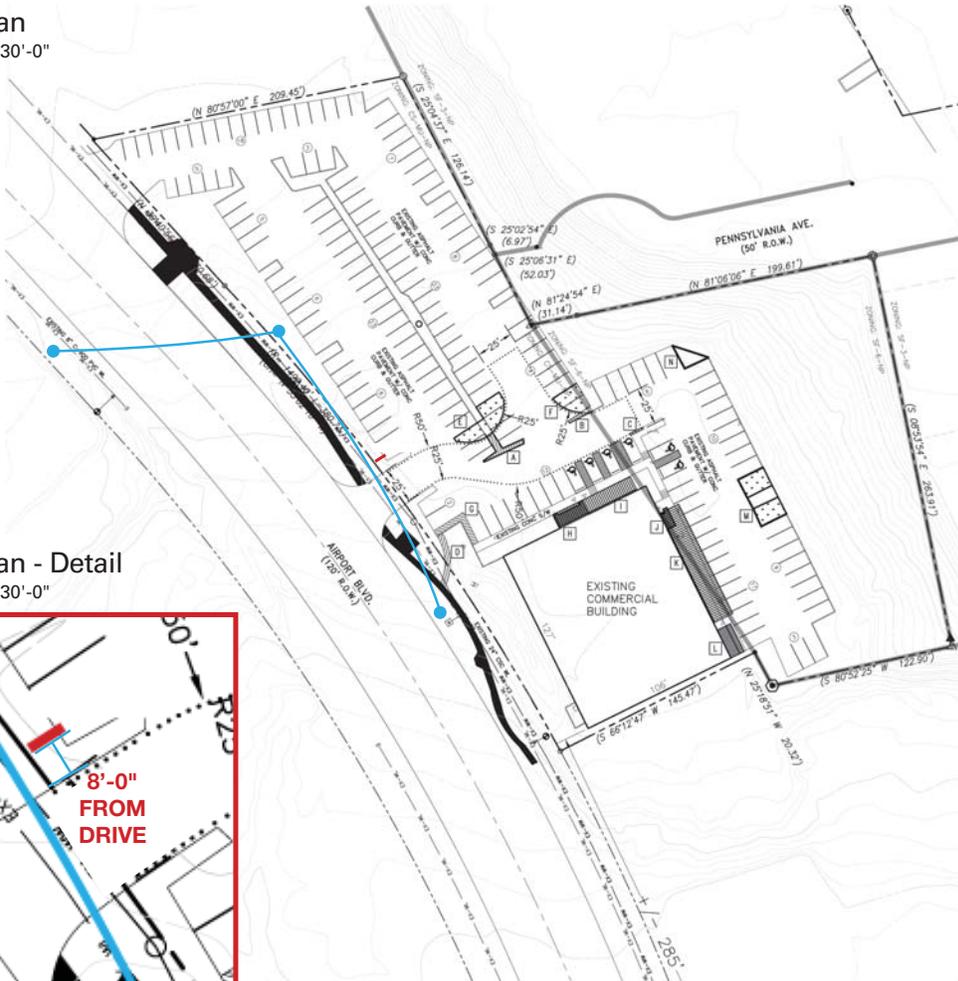
SITE PLAN EXEMPTION
 ATCC 1165 AIRPORT BLVD
 1165 AIRPORT BLVD
 TRAVIS COUNTY
 AUSTIN, TEXAS 78702

PROJECT NUMBER
11870

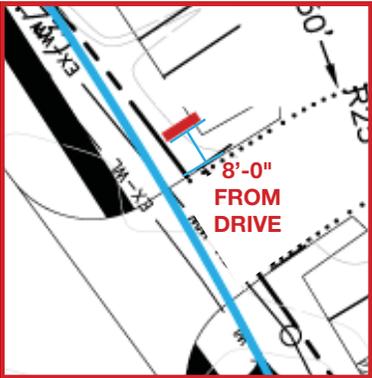
FILE NAME:
 11870.DWG

SHEET:
10

1 Site Plan
scale: 1"= 30'-0"



2 Site Plan - Detail
scale: 1"= 30'-0"



3 Reference Photos