

4507 NORTH INTERSTATE 35

Sign Proposal for
Apple Tree Holdings

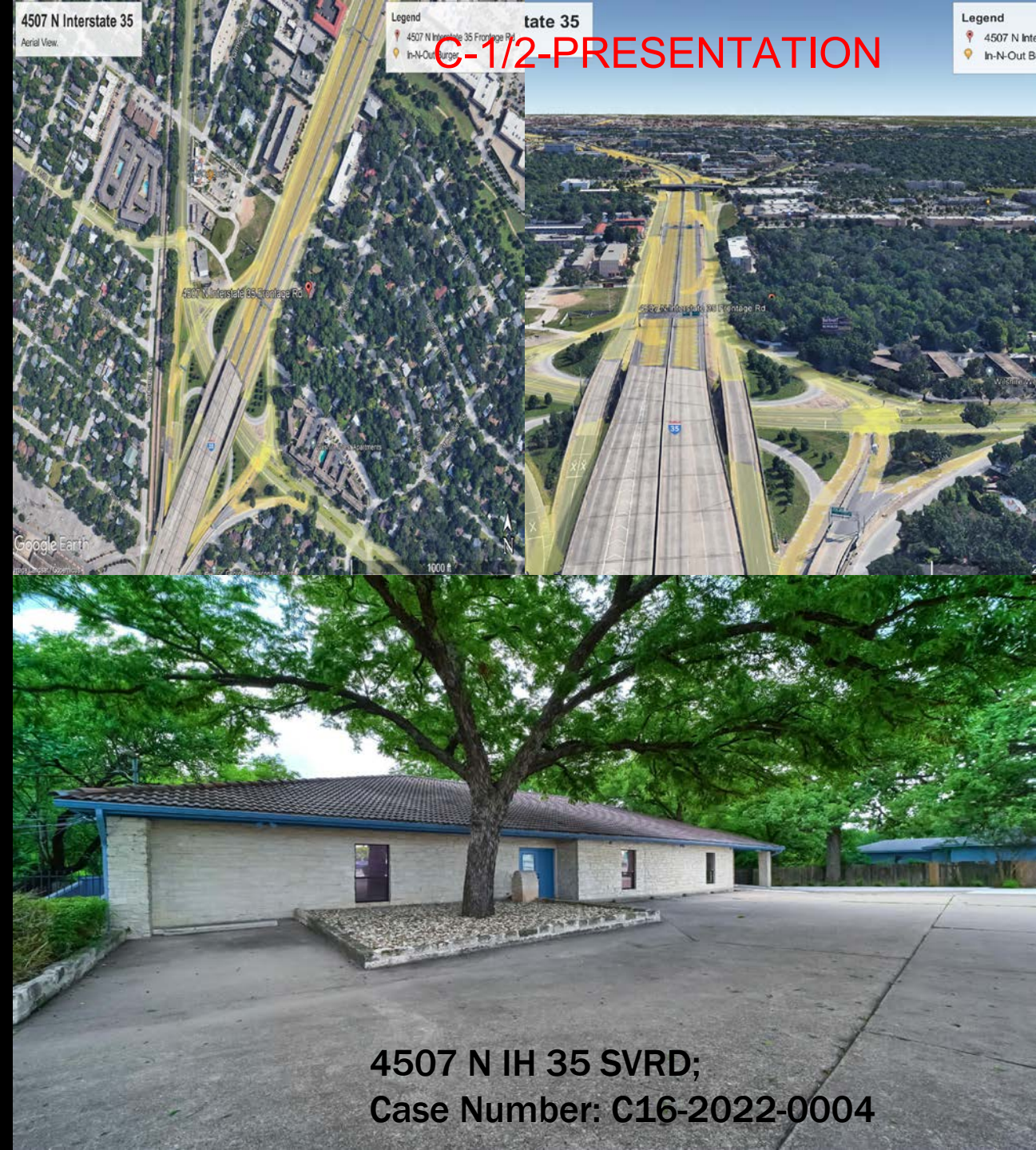
Alex Ybarra

Director, Apple Tree
Holdings LLC

4507 N IH 35 SVRD;
Case Number: C16-2022-0004

INTRODUCTION

The property at 4507 North Interstate 35 is uniquely situated at the I-35 split and is surrounded by several trees.



4507 N IH 35 SVRD;
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LAND DEVELOPMENT CODE

Relevant Code:

§25-10-123 (Expressway Corridor Sign Districts) (B)(2)(b)(i) and §25-10-123 (B)(3)(a) which regulate the sign area and sign height, respectively.

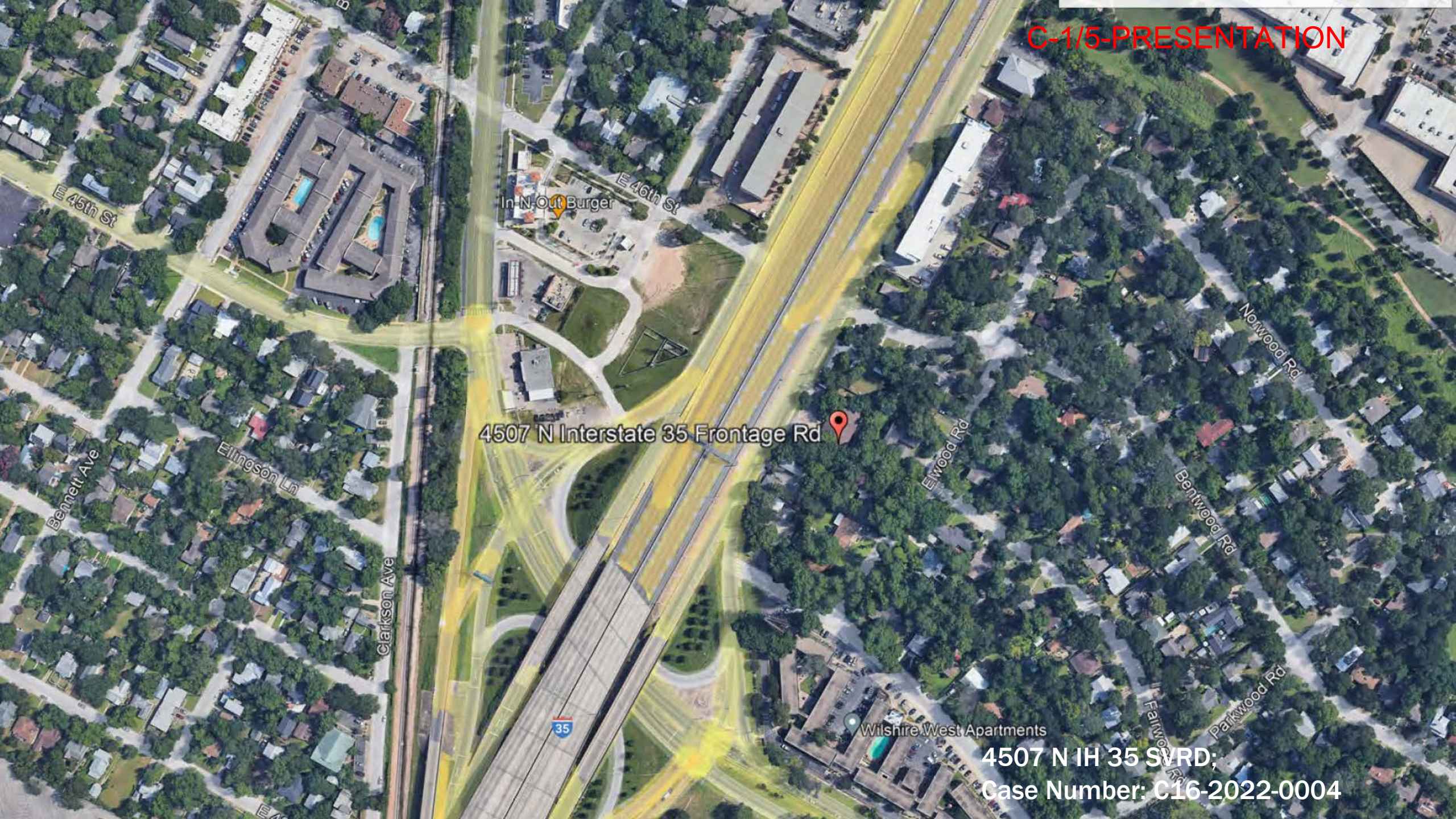
4507 N IH 35 SVRD;
Case Number: C16-2022-0004

VARIANCE FINDINGS

First:

The existing sign is blocked from view by large trees, many of which are over 35 feet high. These trees are either on neighboring properties or city property; therefore, petitioner has no control over those trees. We would also like to preserve trees on the 4507 property to the fullest extent possible. The proximity to the I-35 split also causes visibility issues.

4507 N IH 35 SVRD;
Case Number: C16-2022-0004



4507 N Interstate 35 Frontage Rd

4507 N IH 35 SVRD;
Case Number: C16-2022-0004

C-1/6-PRESENTATION

4507 N Interstate 35 Frontage Rd

35

Wilshire West Apartments

4507 N IH 35 SVRD;
Case Number: C16-2022-0004

Google Earth

Image Landsat / Copernicus

200 ft





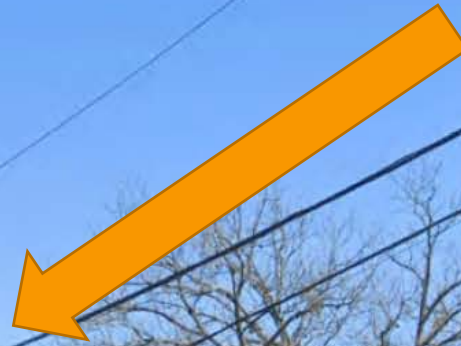
4507 N IH 35 SVRD;
Case Number: C16-2022-0004



4507 N IH 35 SVRD;
Case Number: C16-2022-0004



C-1/10-PRESENTATION



4507 N IH 35 SVRD;
Case Number: C16-2022-0004

4507 N Interstate 35

Service Road Approach.

C-1/11-PRESENTATION Legend



4507 N IH 35 SVRD;
Case Number: C16-2022-0004

4507 N Interstate 35

Airport Boulevard Intersection.



VARIANCE FINDINGS

Second:

The granting of these variances will not have a substantially adverse impact upon neighboring properties as our assessment is that continued development of 4507 provides a benefit to the neighborhood through crime reduction, continued investment, and improvement of a previously abandoned property.

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LETTER IN SUPPORT

Our neighbor, Copernicus STEM Academy, signed a letter in support of the sign variance. Originally, the concept was for a 240 square foot sign, and this larger design was supported by our neighbor.

4507 N IH 35 SVRD;
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~~C-1/14-PRESENTATION~~

Proposed Sign Variance Acknowledgment

January 10, 2022

RE: 4507 N Interstate 35
Austin, TX 78722-100

Dear Board of Adjustment:

As a neighbor of Tony Nguyen's office and Apple Tree Holdings, which are both located at 4507 N Interstate 35, my business was presented with a plan regarding the construction of a new sign.

The proposed sign would be higher than 35 feet, and its face would be approximately 250 square feet in size. A rendering is attached to this letter.

I, as founder at Copernicus STEM Academy, have no objections to this proposed sign and its construction. My business supports economic growth in this neighborhood, and we are happy with our new neighbors, Tony Nguyen and Apple Tree Holdings.

Acknowledged:

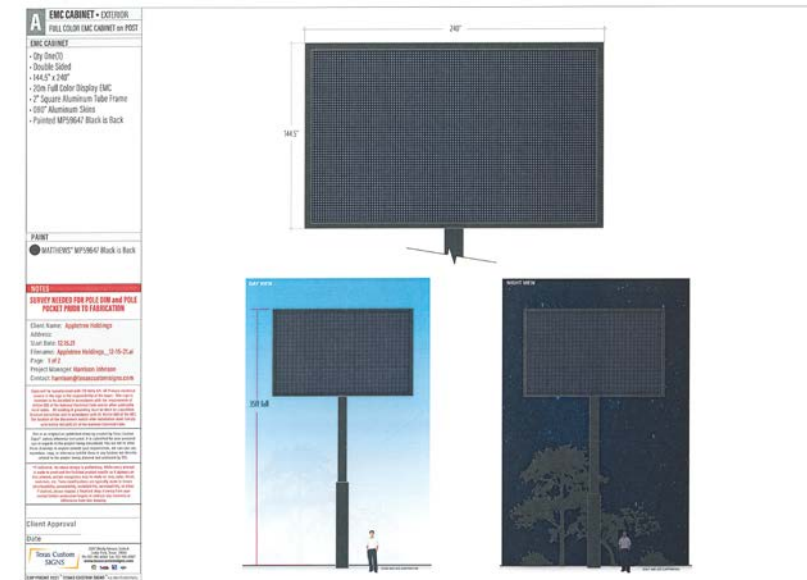
Printed Name: Miguel Delgado

Title: owner

Date: 1/10/22

Signature: Miguel Delgado

Attachment: Sign Rendering





AUSTIN POLICE DEPARTMENT

CAD Call Print Synopsis

C-1/15-PRESENTATION

Search Criteria:

which_cad='P' and occ_date between TO_DATE('2016-01-01 00:00:00','YYYY-MM-DD HH24:MI:SS') and TO_DATE('2021-12-27 00:00:00','YYYY-MM-DD HH24:MI:SS') and address like '%4507 N IH 35%'

Number of Records Returned: 23

| Call # | Report # | Call Date | Time | Initial Call Type | Final Call Type | Location | Founded | Cleared By |
|--------------|--------------|-------------|----------|-----------------------------------|---------------------------------------|------------------------------|---------|--------------------|
| 2016-2080442 | 2016-2080442 | Jul-26-2016 | 08:47:26 | 3299 (DOC / C.O. Violation) | 3299 (DOC / C.O. Violation) | 4507 N IH 35 SVRD NB, AUSTIN | | NO REPORT |
| 2016-2150652 | 2016-2150652 | Aug-02-2016 | 11:41:00 | 0502BS(0502BS) | 0502B (0502B) | 4507 N IH 35 SVRD NB, AUSTIN | | NO REPORT |
| 2017-1290380 | 2017-1290380 | May-09-2017 | 07:57:54 | 3299 (DOC / C.O. Violation) | 3299 (DOC / C.O. Violation) | 4507 N IH 35 SVRD NB, AUSTIN | | NO REPORT |
| 2017-2951661 | 2017-2951661 | Oct-22-2017 | 22:24:33 | 3299 (DOC / C.O. Violation) | 3299 (DOC / C.O. Violation) | 4507 N IH 35 SVRD NB, AUSTIN | | NO REPORT |
| 2017-3580676 | 2017-3580676 | Dec-24-2017 | 13:48:21 | 3299 (DOC / C.O. Violation) | 3299 (DOC / C.O. Violation) | 4507 N IH 35 SVRD NB, AUSTIN | | CALL COMPLETE |
| 2018-520943 | 2018-520943 | Feb-21-2018 | 14:51:54 | 3299 (DOC / C.O. Violation) | 3299 (DOC / C.O. Violation) | 4507 N IH 35 SVRD NB, AUSTIN | | NO REPORT |
| 2018-1950419 | 2018-1950419 | Jul-14-2018 | 06:40:06 | INFO (Information) | INF (INF) | 4507 N IH 35 SVRD NB, AUSTIN | | CALL COMPLETE |
| 2019-1001134 | 2019-1001134 | Apr-10-2019 | 14:25:33 | 3299 (DOC / C.O. Violation) | 3299 (DOC / C.O. Violation) | 4507 N IH 35 SVRD NB, AUSTIN | | CALL COMPLETE |
| 2019-1170634 | 2019-1170634 | Apr-27-2019 | 09:44:51 | SUSPU (Suspicious Unknown) | SUSP (SUSP) | 4507 N IH 35 SVRD NB, AUSTIN | | NON-POLICE MATTER |
| 2019-3051467 | 2019-3051467 | Nov-01-2019 | 16:50:59 | 3403 (Suspicious Person) | 3403 (Suspicious Person) | 4507 N IH 35 SVRD NB, AUSTIN | | REPORT WRITTEN |
| 2019-3060776 | 2019-3060776 | Nov-02-2019 | 11:33:05 | 3415 (xASSIST COMPLAINANT) | 3415 (xASSIST COMPLAINANT) | 4507 N IH 35 SVRD NB, AUSTIN | | NO REPORT |
| 2020-530720 | 2020-530720 | Feb-22-2020 | 11:28:37 | 0500HS(-Burglary Residence HS) | 0500H (0500H) | 4507 N IH 35 SVRD NB, AUSTIN | | NO REPORT |
| 2020-561379 | 2020-561379 | Feb-25-2020 | 16:52:34 | 2716 (xCRIMINAL TRESPASS) | 2716 (xCRIMINAL TRESPASS) | 4507 N IH 35 SVRD NB, AUSTIN | | REPORT WRITTEN |
| 2020-590782 | 2020-590782 | Feb-28-2020 | 10:28:24 | 3415P (Service) | 3415 (xASSIST COMPLAINANT) | 4507 N IH 35 SVRD NB, AUSTIN | | NO REPORT |
| 2020-620961 | 2020-620961 | Mar-02-2020 | 13:21:19 | 0500P (Burglary Residence Urgent) | 0500 (xBURGLARY OF RESIDENCE) | 4507 N IH 35 SVRD NB, AUSTIN | | NO REPORT |
| 2020-631561 | 2020-631561 | Mar-03-2020 | 18:55:04 | SITE (On Site Incident) | SIT (SIT) | 4507 N IH 35 SVRD NB, AUSTIN | | NO REPORT |
| 2020-730568 | 2020-730568 | Mar-13-2020 | 09:09:19 | 2716 (xCRIMINAL TRESPASS) | 2716 (xCRIMINAL TRESPASS) | 4507 N IH 35 SVRD NB, AUSTIN | | SUPPLEMENT WRITTEN |
| 2020-1640711 | 2020-1640711 | Jun-12-2020 | 12:56:30 | Z1400J(zCRIM MISCHIEF-J) | Z1400 (Z1400) | 4507 N IH 35 SVRD NB, AUSTIN | | REPORT WRITTEN |
| 2021-3150489 | 2021-3150489 | Nov-11-2021 | 10:18:10 | 3415 (xASSIST COMPLAINANT) | 3415 (xASSIST COMPLAINANT) | 4507 N IH 35 SVRD NB, AUSTIN | | UNABLE TO LOCATE |
| 2021-3151165 | 2021-3151165 | Nov-11-2021 | 18:22:46 | 3403 (Suspicious Person) | 3403 (Suspicious Person) | 4507 N IH 35 SVRD NB, AUSTIN | | CALL COMPLETE |
| 2021-3160757 | 2021-3160757 | Nov-12-2021 | 13:02:08 | 1400 (Mischief / Vandalism) | 1400 (Mischief / Vandalism) | 4507 N IH 35 SVRD NB, AUSTIN | | REPORT WRITTEN |
| 2021-3560443 | 2021-3560443 | Dec-22-2021 | 10:17:24 | 2409P (Disturbance Gun Urgent) | 2409 (xDOC DISPLAY FIREARM IN PUBLIC) | 4507 N IH 35 SVRD NB, AUSTIN | | REPORT WRITTEN |



AUSTIN POLICE DEPARTMENT CAD Call Print Synopsis

C-1/16-PRESENTATION

| Call # | Report # | Call Date | Time | Initial Call Type | Final Call Type | Location | Founded | Cleared By |
|--------------|--------------|-------------|----------|---------------------------------|---------------------------------|------------------------------|---------|-------------------|
| 2021-3561239 | 2021-3561239 | Dec-22-2021 | 20:30:59 | 8500 (xBURGLARY INFORMATION) | 8500 (xBURGLARY INFORMATION) | 4507 N IH 35 SVRD NB, AUSTIN | | REPORT WRITTEN |

4507 N IH 35 SVRD;
Case Number: C16-2022-0004

VARIANCE FINDINGS

Third:

The proposed remodel of the sign is consistent with the character of the expressway corridor sign district. Many professional offices, restaurants, and other types of businesses use signs that are very similar to the proposed remodel.

4507 N IH 35 SVRD;
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11606 N Interstate 35

Carlson Law Frontage Approximate Measurement.

C-1/18-PRESENTATION Legend

11606 N Interstate Hwy 35

The Carlson Law Firm

4507 N IH 35 SVRD;

Case Number: C16-2022-0004

Google Earth

Image Landsat / Copernicus



100 ft

11606 N Interstate 35

Carlson Law.

C-1/19-PRESENTATION Legend



Google Earth

© 2022 Google

4507 N IH 35 SVRD;
Case Number: C16-2022-0004
8.03 ft



5610 N Interstate 35

Frontage, Approximately 200 Feet.

C-1/20-PRESENTATION Legend

5610 N Interstate Hwy 35

Chargen Express

Google Earth

Image Landsat / Copernicus

4507 N IH 35 SVRD;
Case Number: C16-2022-0004
90 ft



5610 N Interstate 35

Electronic Messaging Center Sign.

C-1/21-PRESENTATION

Legend



Google Earth

© 2022 Google

4507 N IH 35 SVRD;
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10 ft



The public records show a 20x10 sign was approved at the property. We are seeking the same size as this business.

C-1/22-PRESENTATION

VARIANCE FINDINGS

Third:

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4507 N IH 35 SVRD;
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VARIANCE FINDINGS

Granting a variance will not provide a special privilege not enjoyed by other due to the previous examples, as well as the neighboring In-N-Out, Lamar Billboard, and U-Haul.



EXISTING



PROPOSED

A

ELEVATION

Scale: 1/8" = 1'-0"

C-1/25-PRESENTATION

Job Name:



TONY NGUYEN
LAW FIRM, PLLC

☒ Proposal Drawing
☐ Final Drawing

Client: Client Name
Location: 4507 N Interstate
35 Frontage Rd, Austin, TX
78722

Salesperson: Maggie Star
Prj. Mngr.: Andy Leffler
Date: 3/11/2022
Designer: Chris Brazell
File Name: 66141-R3-Atty
Tony Nguyen-Pylon.cdr

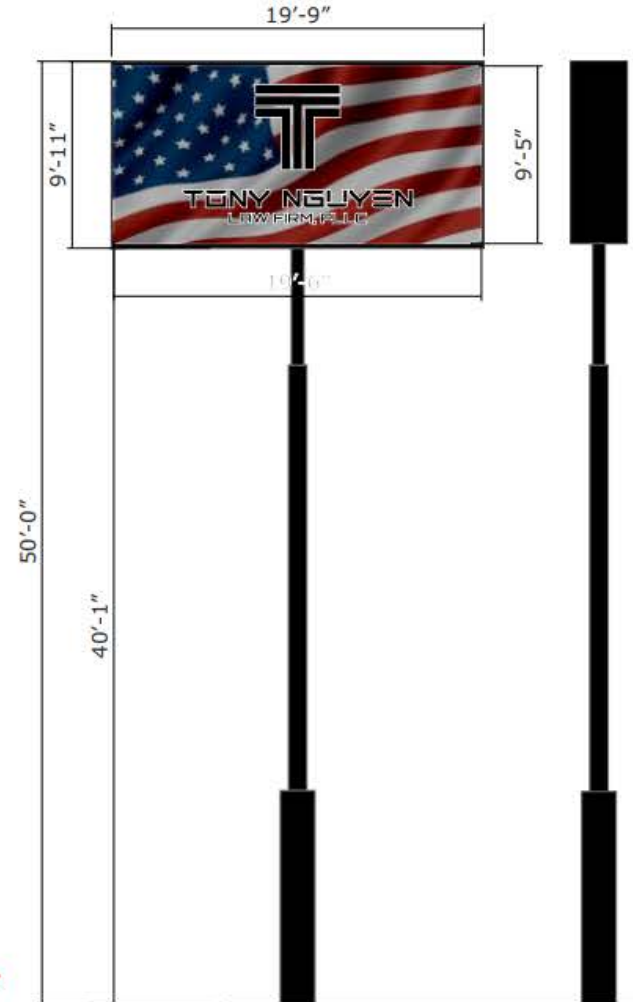
Proposal #: 66141
Job #: n/a

Revisions (N/D/P)-(Initials): Desc.

CSC
CUSTOM SIGN CREATIONS

A **Comet Signs** COMPANY

TDLR #: 18010
MET #: E113766
18000, Suite 180
Austin, TX 78753
(512) 374-9300



195.85 SQFT

SCOPE OF WORK:
REMOVE EXISTING CABINETS FROM PYLON AND FABRICATE AND INSTALL NEW
D/F FULL COLOR RGB EMC.

- D/F 15.85MM RGB EMC W/ PRE-FINISHED BLACK FILLER
- ADD STUB PIPE TO RAISE SIGN UP AND REPAINT EXISTING POLE TO MATCH (P1)

4507 N IH 35 SVRD;
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**NORTH I-35
REAGAN & IN-N-OUT BURGER**

C-1/26-PRESENTATION



TONY NGUYEN
LAW FIRM, PLLC

☒ **Proposal Drawing**
☐ Final Drawing

Client: Client Name
Location: 4507 N Interstate
35 Frontage Rd, Austin, TX
78722
Salesperson: Maggie Star
Prj. Mngr.: Andy Leffler
Date: 3/11/2022
Designer: Chris Brazell
File Name: 66141-R3-Atty
Tony Nguyen-Pylon.cdr

Proposal #: 66141
Job #: n/a

Revisions (H/O/V)-(initials): desc.

CSC
CUSTOM SIGN CREATIONS

A **Comet** SIGNS COMPANY

TDLR #: 18010
MET #: E113766
1130 Rutherford, Suite 180
Austin, TX 78753
(512) 374-9300



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EXISTING SIGN



PROPOSED SIGN



I-35 NORTH BOUND

Scale: 1/64" = 1'-0"

**4507 N IH 35 SVRD;
Case Number: C16-2022-0004**

South I-35

Existing Sign v. U-Haul and In-N-Out Signs

EXISTING
SIGN



EXISTING

PROPOSED
SIGN



PROPOSED

4507 N IH 35 SVRD;
Case Number: C16-2022-0004

Job Name:



TONY NGUYEN
LAW FIRM, PLLC

☒ **Proposal Drawing**
☐ Final Drawing

Client: Client Name
Location: 4507 N Interstate
35 Frontage Rd, Austin, TX
78722

Salesperson: Maggie Star
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Date: 3/11/2022
Designer: Chris Brazell
File Name: 66141-R3-Atty
Tony Nguyen-Pylon.cdr

Proposal #: 66141
Job #: n/a

Revisions (M/D/Y)-(initials): Desc:



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CUSTOM SIGN CREATIONS

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(512) 374-9300

THANK YOU