

4507 NORTH INTERSTATE 35

**Sign Proposal for
Apple Tree Holdings**

Alex Ybarra

**Director, Apple Tree
Holdings LLC**

INTRODUCTION

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



ITEM3/2-PRESENTATION

LAND DEVELOPMENT CODE

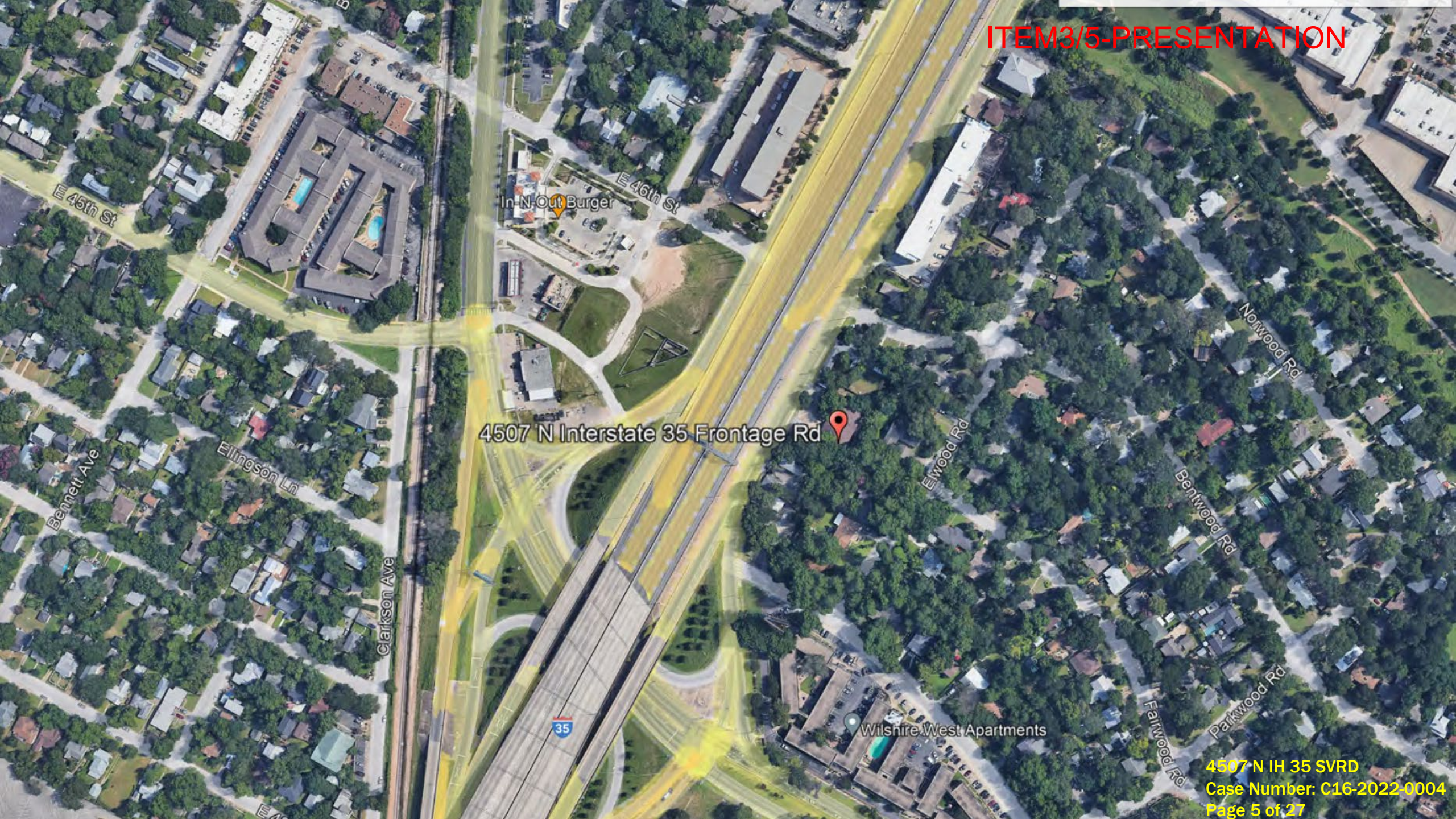
Relevant Code:

§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.

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 Interstate 35 Frontage Rd



4507 N Interstate 35 Frontage Rd

35

Google Earth

Image Landsat / Copernicus

4507 N IH 35 SVRD
Case Number: C16-2022-0004
Page 6 of 27

200 ft









4507 N Interstate 35

Service Road Approach.

ITEM3/11-PRESENTATION Legend

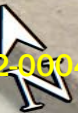


4507 N Interstate 35

Airport Boulevard Intersection.

ITEM3/12-PRESENTATION

Legend



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. Additionally, the LED sign is equipped with two photocells that ensure that the sign adjusts to ambient lighting conditions. This feature preserves ambient lighting conditions, whereas a traditional cabinet sign uses a light that is on a single fixed setting. These safeguards prevent any type of light pollution.

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.

ITEM 3/14 - PRESENTATION

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: Myrella Delgado

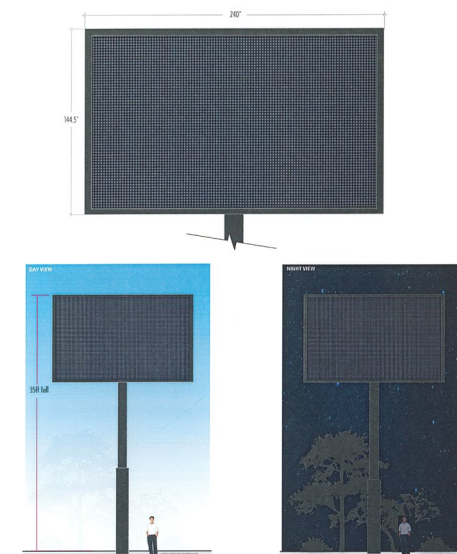
Title: owner

Date: 1/14/22

Signature: Myrella Delgado

Attachment: Sign Rendering

EMC CABINET - EXTERIOR
EMC CABINET
<ul style="list-style-type: none">• 240" (20')• Double Sided• 144" x 240"• 20" Full Color Display (TMC)• 2" Square Aluminum Tube Frame• 600" Aluminum Skins• Painted MP55647 Black to Back
PAINT
<ul style="list-style-type: none">• MATTHEWS' MP55647 Black to Back
NOTES
SURVEY RETEWS FOR POLE SIGN AND POLE
POLE FROM 15' TO 35' HIGHER
Client Name: Apple Tree Holdings
Address: 4507 N Interstate 35
Phone: 512.351.1111
Project Manager: Harrison Johnson
Contact: harrison@matthewsgroup.com
Back to top
Client Approval
DATE: _____
THREE CUSTOMER SIGNS
COMPANY: _____





AUSTIN POLICE DEPARTMENT

CAD Call Print Synopsis

ITEM3/15-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

ITEM3/16-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

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.

11606 N Interstate 35

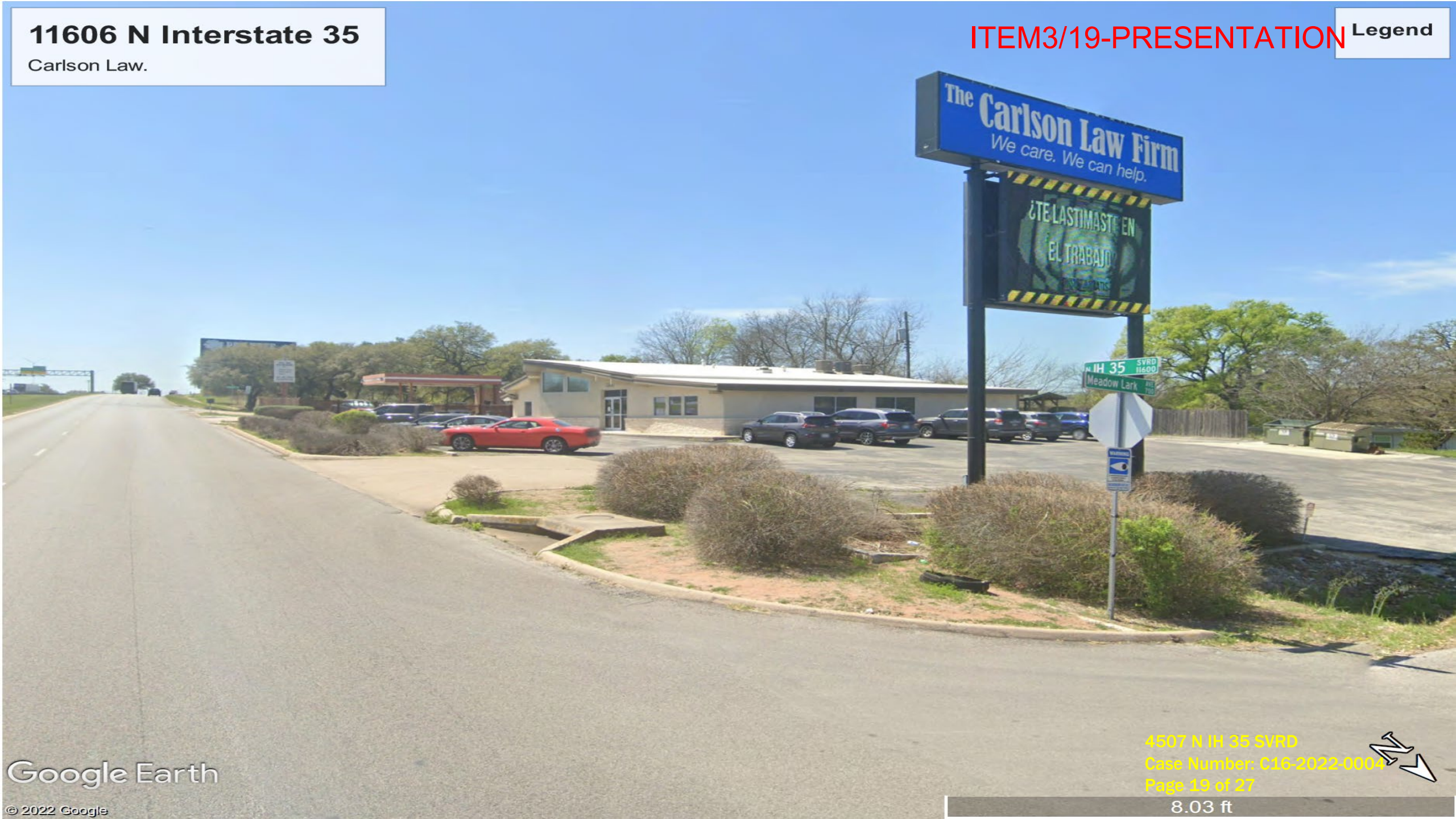
Carlson Law Frontage Approximate Measurement.



11606 N Interstate 35

Carlson Law.

ITEM3/19-PRESENTATION Legend



Google Earth

© 2022 Google

4507 N IH 35 SVRD
Case Number: C16-2022-0004
Page 19 of 27



8.03 ft

5610 N Interstate 35

Frontage, Approximately 200 Feet.

ITEM3/20-PRESENTATION

Legend



5610 N Interstate Hwy 35

Chaoen Express



5610 N Interstate 35

Electronic Messaging Center Sign.

ITEM3/21-PRESENTATION

Legend



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

SVRD
: C16-2022-0004
7

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[My Records](#)
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[Login/Recover](#)
[Online Survey](#)
[Development@TX.com Home](#)

To view permit details, click on the Case/Permit Number

RELATED PERMIT INFORMATION						
Permit/Case	Reference File Name	Description	Sub Type	Work Type	Project Name	Status
1	2020-189274 SB	COMMERCIAL KITCHEN 5610 N IH. 35 NEW ELECTRONIC MESSAGE CENTER 10'X20'	Sign Permit	Freestanding	5610 N IH 35 SB	Final
2	2020-189274 EP	COMMERCIAL KITCHEN 5610 N IH. 35 NEW ELECTRONIC MESSAGE CENTER 10'X20'	Sign Permit	Freestanding	5610 N IH 35 SVRD SB	Final

Expiration Date: Feb 22, 2022

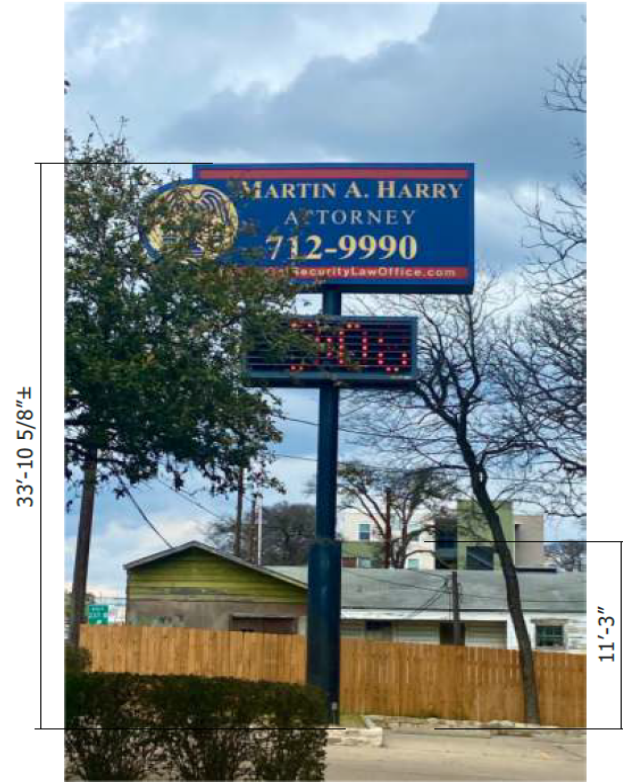
PROPERTY DETAILS										
Number	Pre	Street	StreetType	Dir	Unit Type	Unit Number	City	State	Zip	Legal Desc
5610	N	IH 35	SVRD		SB		AUSTIN	TX	78751	LOT 1 CATTLE COMPANY ADDN
PEOPLE DETAILS										
People Type					Name / Address				Phone	
Internet User					Sign Manufacturer (Scott Vaughan) 2401 2401 IH 35 S HWY San Marcos TX 78666				(512) 392-0900	
Outdoor Advertising Contractor					Sign Crafters, Inc 2401 S IH 35 San Marcos TX 78666-5922				(512) 392-0900	
Online Applicant					Sign Manufacturer (Scott Vaughan) 2401 2401 IH 35 S HWY San Marcos TX 78666				(512) 392-0900	
FOLDER FEES										
Fee Description					Fee Amount			Balance		
Sign Review Fee					\$135.00			\$0.00		
Technology Surcharge-DSD					\$5.40			\$0.00		
PROCESSES AND NOTES										
Process Description	Status	Schedule Date	Start Date	End Date	Assigned Staff	# of Attempts				
Web Application Acceptance	Closed	Nov 5, 2020	Nov 13, 2020	Nov 13, 2020	ABC SignsBanner	1				
Inspection Administration	Open					0				
SignBanner Intake	Closed	Nov 13, 2020	Nov 13, 2020	Nov 13, 2020	ABC SignsBanner	1				
Administrative Hold	Open					0				
Red Tag Hold	Open					0				
Permitting	Open					0				
Sign Permit Review	Approved for Permit	Nov 13, 2020	Nov 13, 2020	Nov 13, 2020	Ciera Beltran(512-978-4000)	1				

Back

VARIANCE FINDINGS

Fourth:

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



EXISTING



PROPOSED

ITEM3/24-PRESENTATION

© 2022 Comet Signs

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 (M/D/Y)-(Initials): desc.

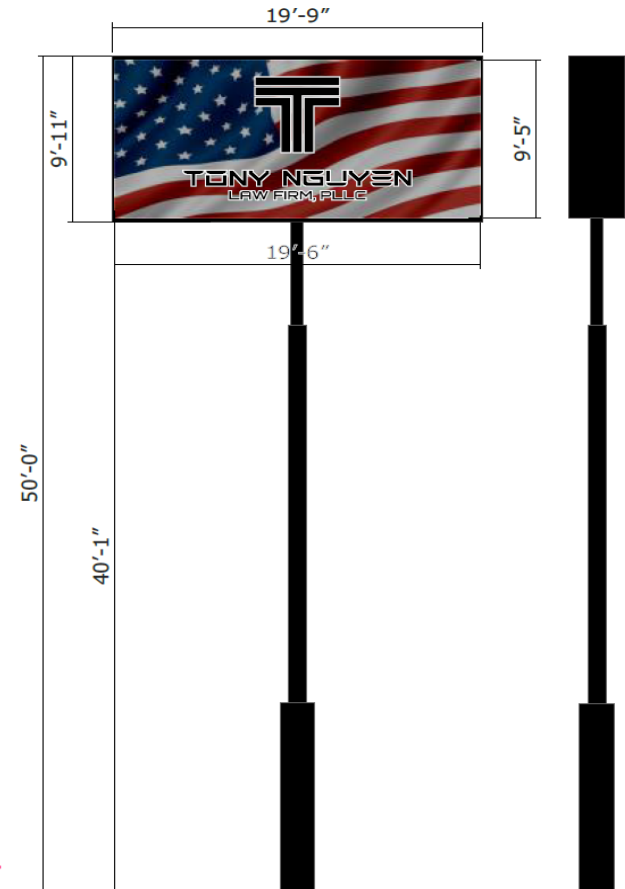


A Comet Signs Company

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



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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)

DETAILED SURVEY REQ. PRIOR TO FAB.



BLACK

A

ELEVATION

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

4507 N IH 35 SVRD
Case Number: C16-2022-0004
Page 24 of 27

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



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 (M/D/Y)-(Initials): desc.



A Comet Signs COMPANY

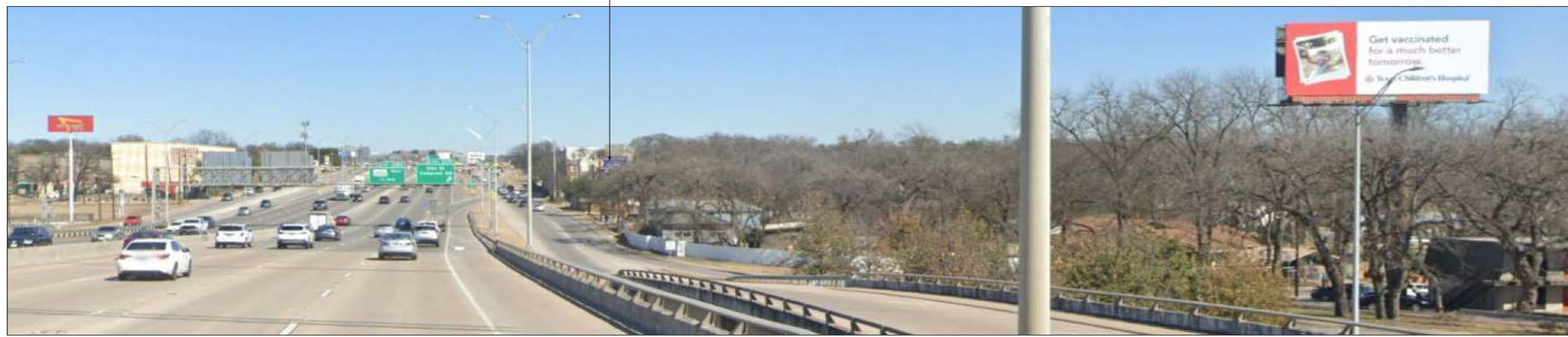
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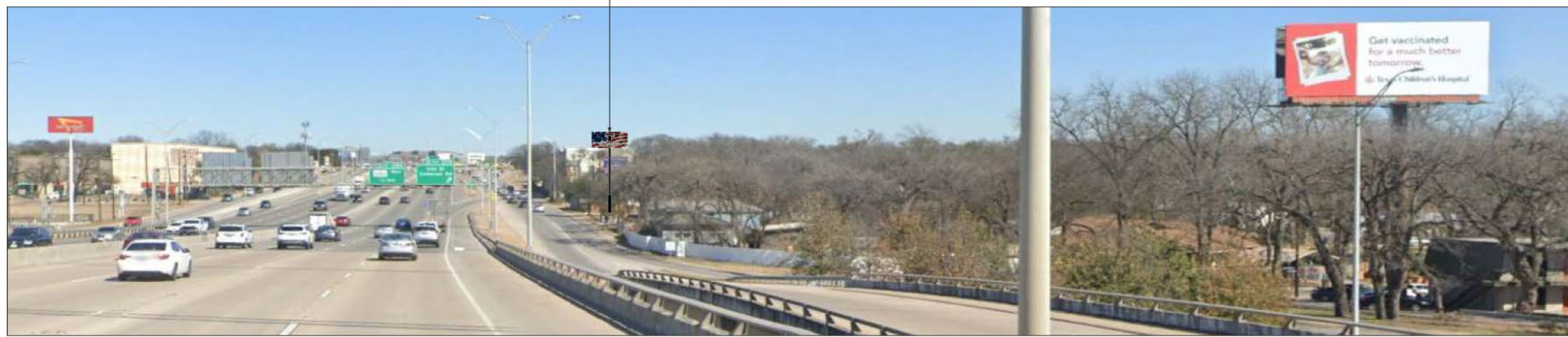
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NORTH I-35
REAGAN & IN-N-OUT BURGER

EXISTING SIGN



PROPOSED SIGN



I-35 NORTH BOUND

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

4507 N IH 35 SVRD
Case Number: C16-2022-0004
Page 25 of 27

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



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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Tony Nguyen-Pylon.cdr

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Revisions (M/D/Y)-(initials): desc.



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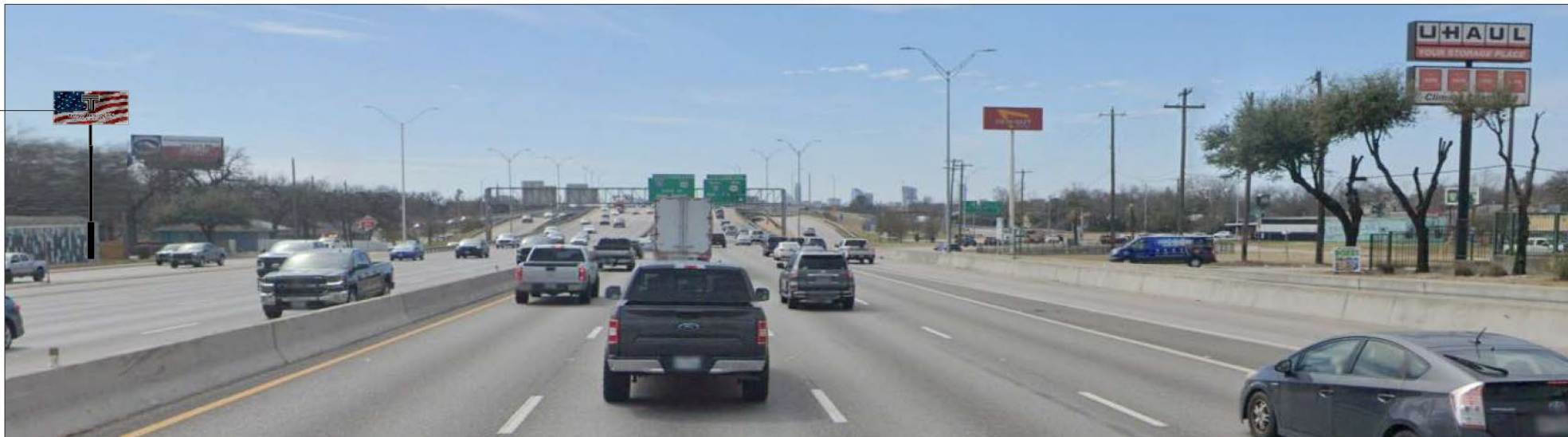
4 of 4

EXISTING
SIGN



EXISTING

PROPOSED
SIGN



PROPOSED

I-35 SOUTH BOUND

Scale: 1/32" = 1'-0"

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

4507 N IH 35 SVRD
Case Number: C16-2022-0004
Page 26 of 27

THANK YOU