


# 4507 N Interstate 35

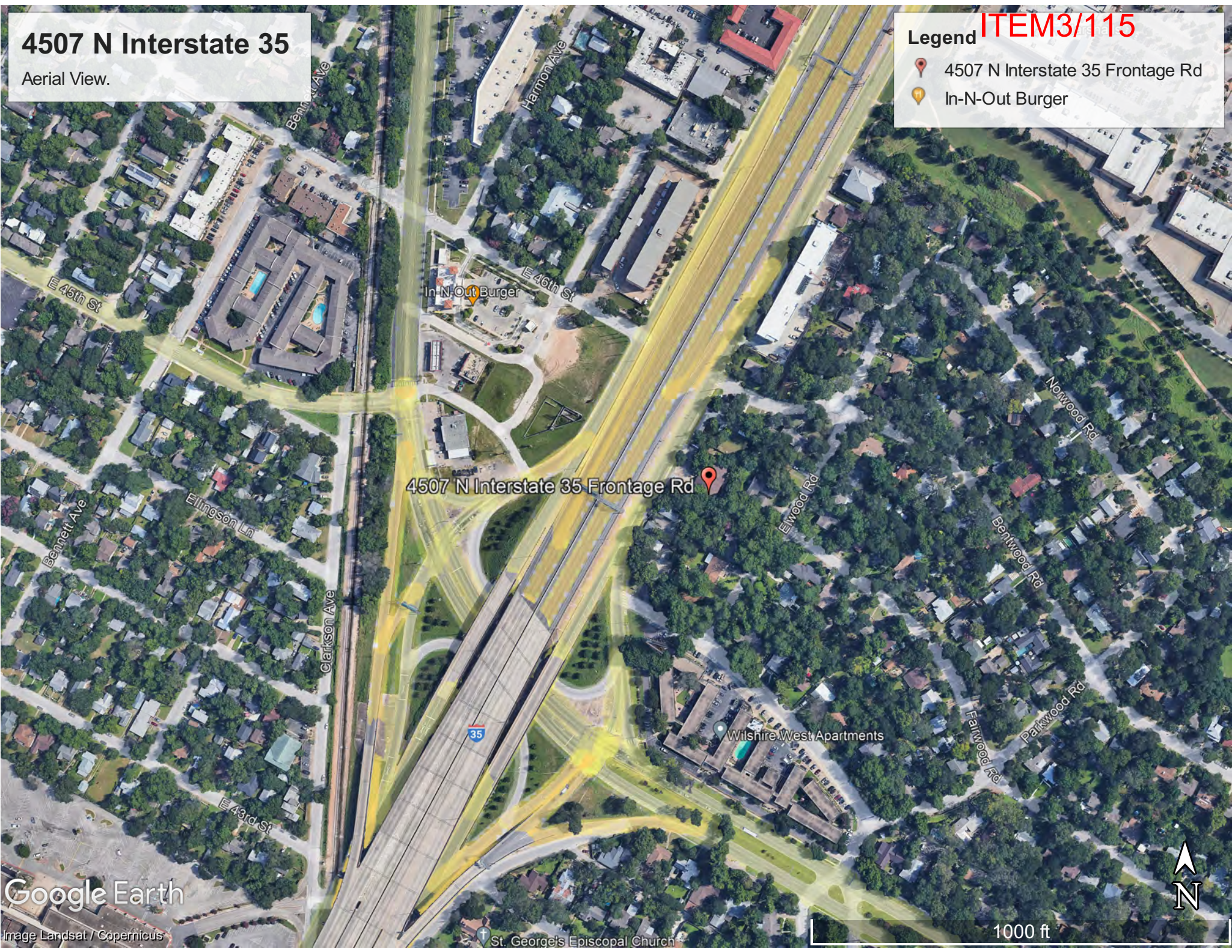
Aerial View.

Legend

ITEM3/115

 4507 N Interstate 35 Frontage Rd

 In-N-Out Burger



Google Earth

Image Landsat / Copernicus

St. George's Episcopal Church

1000 ft







# 4507 N Interstate 35

Aerial View.

Legend

ITEM3/116

 4507 N Interstate 35 Frontage Rd

 In-N-Out Burger



Google Earth

Image Landsat / Copernicus



# 4507 N Interstate 35

View from I-35 and Ramp.

ITEM3/117 Legend



Google Earth

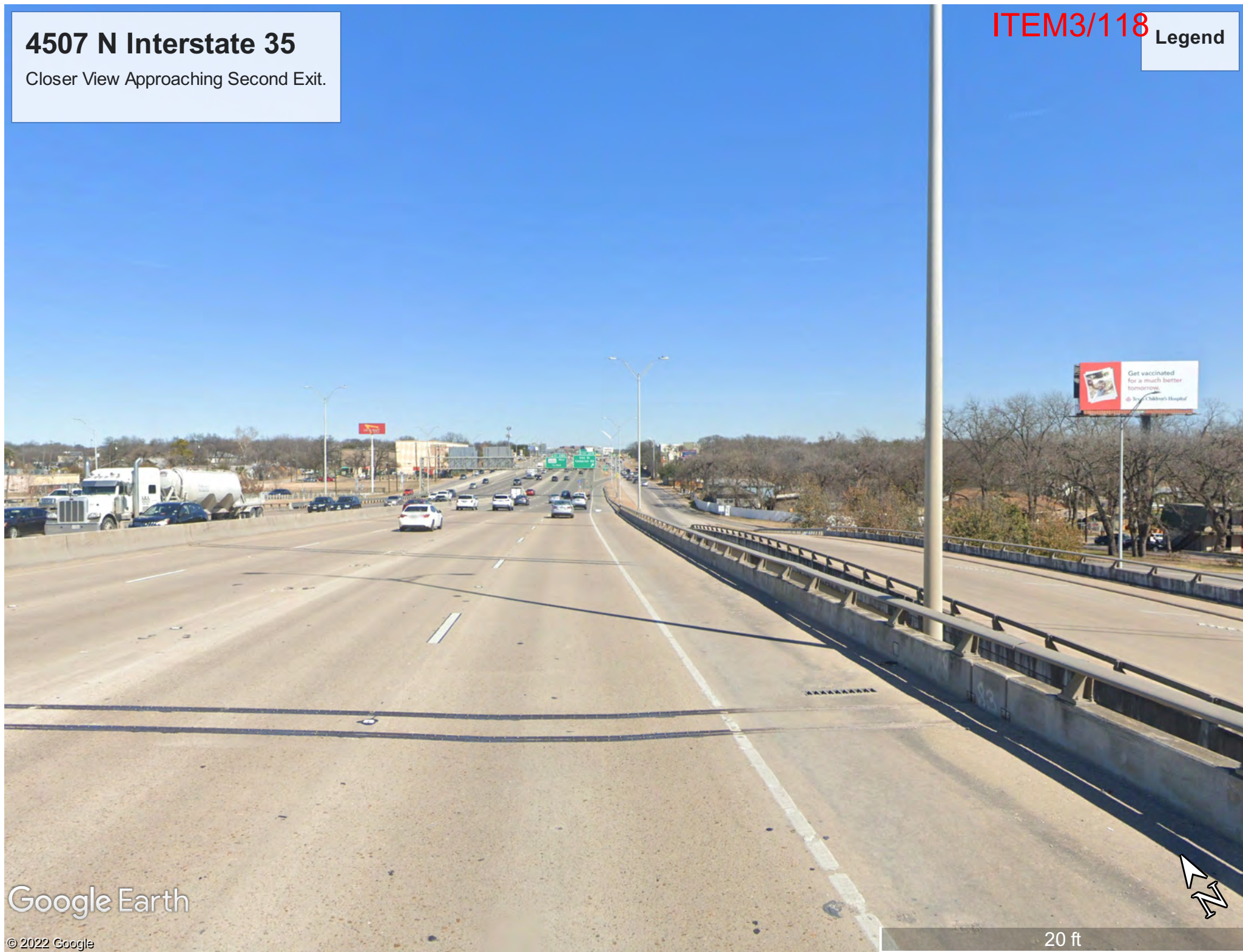
© 2022 Google



# 4507 N Interstate 35

Closer View Approaching Second Exit.

ITEM3/118 Legend



Google Earth

© 2022 Google

20 ft



# 4507 N Interstate 35

Second Exit.

Legend **ITEM3/119**  
📍 4507 N Interstate 35 Frontage Rd



Google Earth

© 2022 Google

30 ft






# 4507 N Interstate 35

Service Road Exit.

Legend

ITEM3/120

 4507 N Interstate 35 Frontage Rd



Google Earth

© 2022 Google

8.59 ft





# 4507 N Interstate 35

Approaching from Lower Frontage Road.

ITEM3/121 Legend



Google Earth

© 2022 Google

5.67 ft



# 4507 N Interstate 35

Approaching from Lower Frontage Road.

ITEM3/122 Legend



Google Earth

© 2022 Google

20 ft



# 4507 N Interstate 35

Approaching from Lower Frontage Road.

ITEM3/123 Legend



Google Earth

© 2022 Google

0.89 ft



# 4507 N Interstate 35

Approaching from Lower Frontage Road.

ITEM3/124 Legend



Google Earth

© 2022 Google

4.25 ft



# 4507 N Interstate 35

Airport Boulevard Intersection.

ITEM3/125 Legend



Google Earth

© 2022 Google

6.52 ft



# 4507 N Interstate 35

Airport Boulevard Intersection.

ITEM3/126 Legend



Google Earth

© 2022 Google

6.08 ft



# 4507 N Interstate 35

Service Road Approach.

ITEM3/127 Legend



Google Earth

© 2022 Google

10 ft



# 4507 N Interstate 35

Service Road Approach.

ITEM3/128 Legend



Google Earth

© 2022 Google

7.05 ft

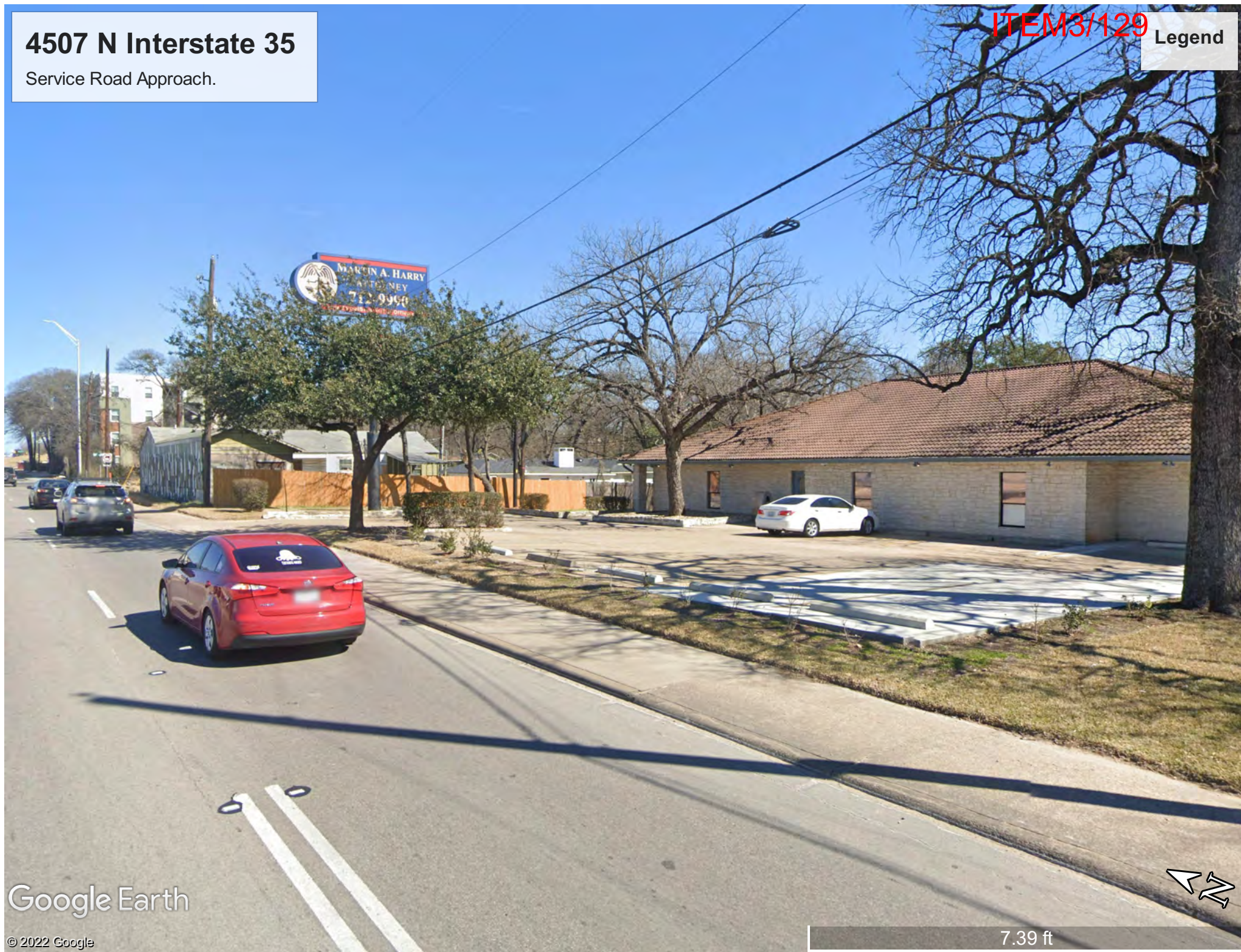


# 4507 N Interstate 35

Service Road Approach.

ITEM 3/129

Legend



Google Earth

© 2022 Google

7.39 ft




# 4507 N Interstate 35

Reagan and In-N-Out Comparison.

Legend

ITEM3/130

 4507 N Interstate 35 Frontage Rd



Google Earth

© 2022 Google

9.78 ft



## 4507 N Interstate 35

Reagan and In-N-Out Comparison.

Legend

ITEM 3/131  
4507 N Interstate 35 Frontage Rd





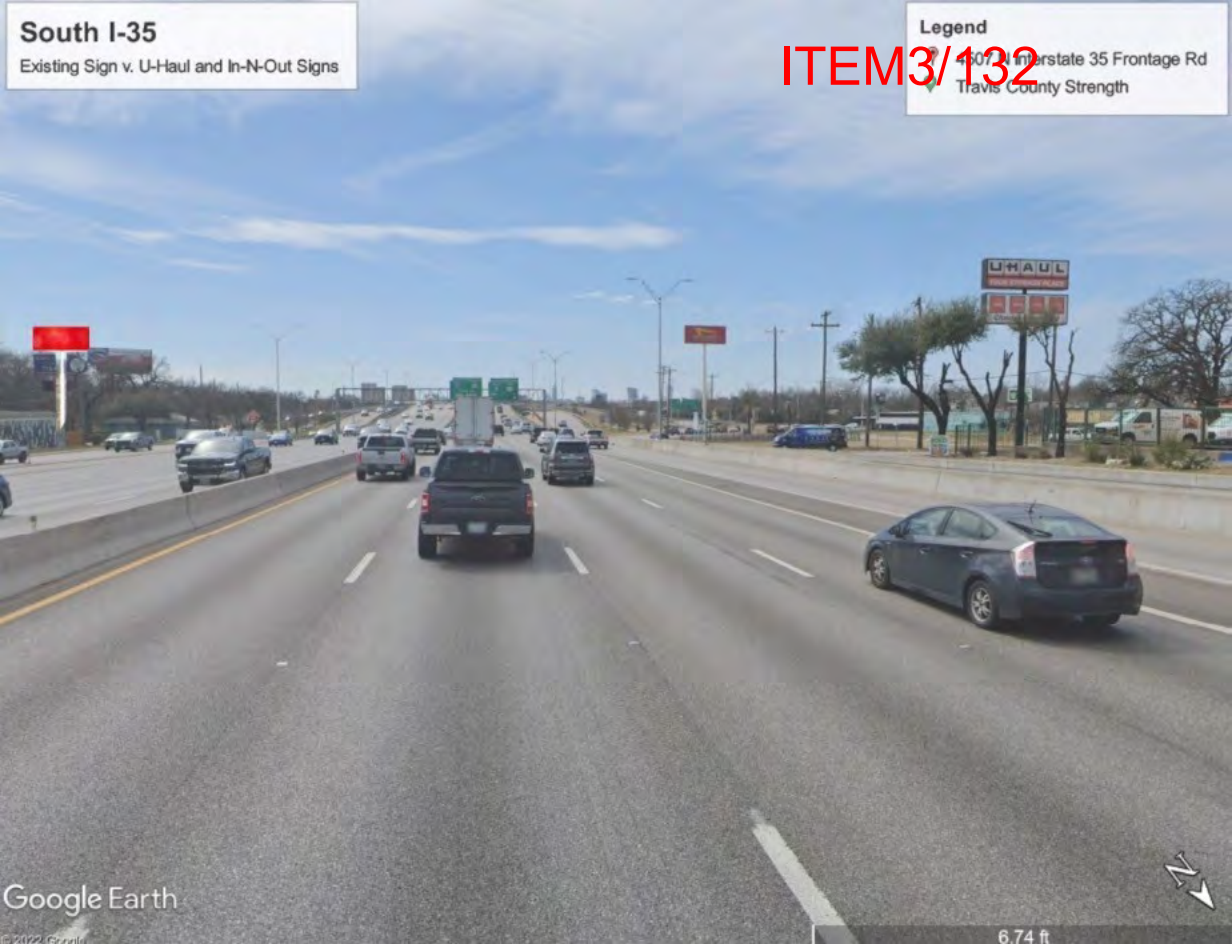
## South I-35

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

### Legend

- 4607 Interstate 35 Frontage Rd
- Travis County Strength

ITEM 3/132





ITEM3/133





11606 N Interstate 35

Carlson Law.

ITEM3/134 Legend

Google Earth

© 2022 Google

8.03 ft





# 11606 N Interstate 35

Carlson Law Frontage Approximate Measurement.

ITEM 3/135 Legend



Google Earth

Image Landsat / Copernicus

100 ft



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1 Page 1 / 1 - Total 11 rows returned.

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

#### PERMIT INFORMATION

	Permit/Case	Reference File Name	Description	Sub Type / Work Type	Project Name	Status	Related Folder
1	<a href="#">2018-086863 PP</a>	2018-086863 PP	Replacement of an existing water yard line for commercial bldg.	Commercial / Repair	11606 N IH 35 SVRD SB	Final	No
2	<a href="#">2013-109414 MP</a>	2013-109414 MP	Change of Use and Interior Remodel from Restaurant to Admn/Bus/Prof Offices	C-1000 Commercial Remodel / Remodel	11606 N IH 35 SVRD SB	Final	<a href="#">Yes</a>



	Permit/Case	Reference File Name	Description	Sub Type / Work Type	Project Name	Status	Related Folder
3	<a href="#">2013-109414 EP</a>	2013-109414 EP	Change of Use and Interior Remodel from Restaurant to Admn/Bus/Prof Offices	C-1000 Commercial Remodel / Remodel	11606 N IH 35 SVRD SB	Final	<a href="#">Yes</a>
4	<a href="#">2013-109414 BP</a>	2013-109414 BP	Change of Use and Interior Remodel from Restaurant to Admn/Bus/Prof Offices	C-1000 Commercial Remodel / Remodel	11606 N IH 35 SVRD SB	Final	<a href="#">Yes</a>
5	<a href="#">2013-109042 PR</a>	2013-109042 PR	Change of Use and Interior Remodel from Restaurant to Admn/Bus/Prof Offices	C-1000 Commercial Remodel / Remodel	11606 N IH 35 SVRD SB	Approved	<a href="#">Yes</a>
6	<a href="#">2013-107936 DA</a>	DA-2013-1105	APPROVED EXEMPTION	Site Plan Determination/Exemption /	CARLSON LAW FIRM	Agreed	No
7	<a href="#">2012-023683 CV</a>		Citizen thinks that there is an illeagle business set up in wrong zone. Business is in a LR zone and arcade has to have GR. Citizen called back to inform inspector the property maybe LR or CS-Co eith ...	Unified /	11606 N IH 35 SVRD SB	Closed	<a href="#">Yes</a>
8	<a href="#">2009-073210 ZC</a>	C14-2009-0071	The applicant is requesting to rezone property from LR to CS.	Zoning/Rezoning /	Arrow A/C	Closed	No
9	<a href="#">2009-012237 CV</a>		off sight signs there are two signs form the 11702 to the 11800 the signs is a 30 foot business advertising signs one had a roofing and the other is a water filtrations/ purification sign which are th ...	Unified /	11606 N IH 35 SVRD SB	Closed	<a href="#">Yes</a>
10	<a href="#">2000-001722 EP</a>	00011934	Comm Rewire Exstng Elec Only	Commercial / Remodel	11606 N I 35 Service Road Sb	Expired	No
11	<a href="#">2004-053654 EX</a>	041020620	EMERGENCY WATER SERVICE REPAIR @ 11606 N I 35 SVC RD SBSR#212514 TESS#042930234 MAPSCO#496-RZONE 2 WILL DO REPAIRSTHANKSBRENT TULLY 972-1117	Austin Water Utility (AWU) /	SUEP Permit #041020620	Denied but Closed	No



# 5610 N Interstate 35

Electronic Messaging Center Sign.

ITEM3/138 Legend



Google Earth

© 2022 Google

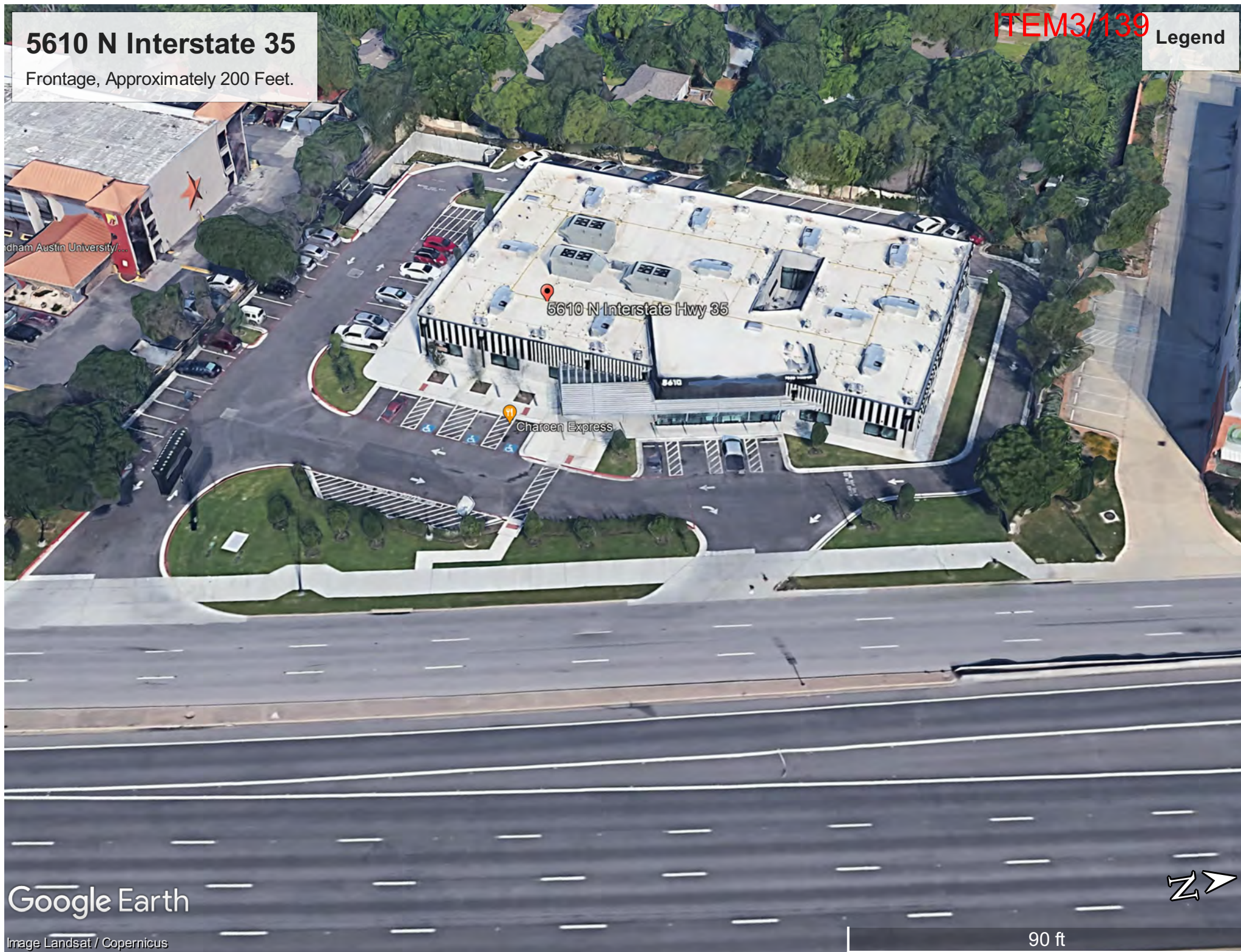
10 ft



# 5610 N Interstate 35

Frontage, Approximately 200 Feet.

ITEM3/139 Legend



Google Earth

Image Landsat / Copernicus

90 ft



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#### RELATED PERMIT INFORMATION

	Permit/Case	Reference File Name	Description	Sub Type	Work Type	Project Name	Status
1	<a href="#">2020-169274 SB</a>		COMMERCIAL KITCHEN 5610 N IH. 35 NEW ELECTRONIC MESSAGE CENTER 10'X20'	Sign Permit	Freestanding	5610 N IH 35 SB	Final
2	<a href="#">2020-169274 EP</a>	2020-169274 EP	COMMERCIAL KITCHEN 5610 N IH. 35 NEW ELECTRONIC MESSAGE CENTER 10'X20'	Sign Permit	Freestanding	5610 N IH 35 SVRD SB	Final



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## FOLDER DETAILS

<b>Permit/Case:</b>	2020-169274 SB
<b>Reference File Name:</b>	
<b>Description:</b>	COMMERCIAL KITCHEN 5610 N IH. 35 NEW ELECTRONIC MESSAGE CENTER 10'X20'
<b>Sub Type:</b>	Sign Permit
<b>Work Type:</b>	Freestanding
<b>Project Name:</b>	5610 N IH 35 SB
<b>Status:</b>	Final
<b>Application Date:</b>	Nov 5, 2020



Issued:

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 Sign/Banner	1
Inspection Administration	Open					0
Sign/Banner Intake	Closed	Nov 13, 2020	Nov 13, 2020	Nov 13, 2020	ABC Sign/Banner	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	Cierra Beltran(512-978-4000)	1

Back





# AUSTIN POLICE DEPARTMENT

## CAD Call Print Synopsis

ITEM3/143

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

ITEM3/144

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



## Proposed Sign Variance Acknowledgement

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: 1/10/22

Signature: Myrella Delgado

Attachment: Sign Rendering



# A

## EMC CABINET - EXTERIOR

### FULL COLOR EMC CABINET on POST

#### EMC CABINET

- Qty One(1)
- Double Sided
- 144.5" x 240"
- 20m Full Color Display EMC
- 2" Square Aluminum Tube Frame
- 080" Aluminum Skins
- Painted MP59647 Black is Back

#### PAINT

● MATTHEWS® MP59647 Black is Back

#### NOTES

#### SURVEY NEEDED FOR POLE DIM and POLE POCKET PRIOR TO FABRICATION

Client Name: Appletree Holdings  
 Address:  
 Start Date: 12.15.21  
 Filename: Appletree Holdings\_12-15-21.ai  
 Page: 1 of 2  
 Project Manager: Harrison Johnson  
 Contact: harrison@texascustomsigns.com

Signs will be manufactured with 120 Volts A/C. All Primary electrical service to the sign is the responsibility of the buyer. This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. All bonding & grounding must be done by a qualified, licensed electrician and in accordance with UL Article 600 of the NEC. The location of the disconnect switch after installation shall comply with Article 603.6(A) (1) of the National Electrical Code.

This is an original un-published drawing created by Texas Custom Signs®, unless otherwise indicated. It is submitted for your personal use in regards to the project being considered. You are not to show these drawings to anyone outside your organization, nor can you use, reproduce, copy, or otherwise exhibit them in any fashion not directly related to the project being planned and produced by TCS.

\*If indicated, the above design is preliminary. While every attempt is made to produce the finished product exactly as it appears on this artwork, certain exceptions may be made re: size, color, finish, materials, etc. These modifications are typically made to insure structuralability, accessibility, installability, serviceability, or other. If desired, please request a finalized shop drawing from your contact before production begins to address any concerns or differences from this drawing.

#### Client Approval

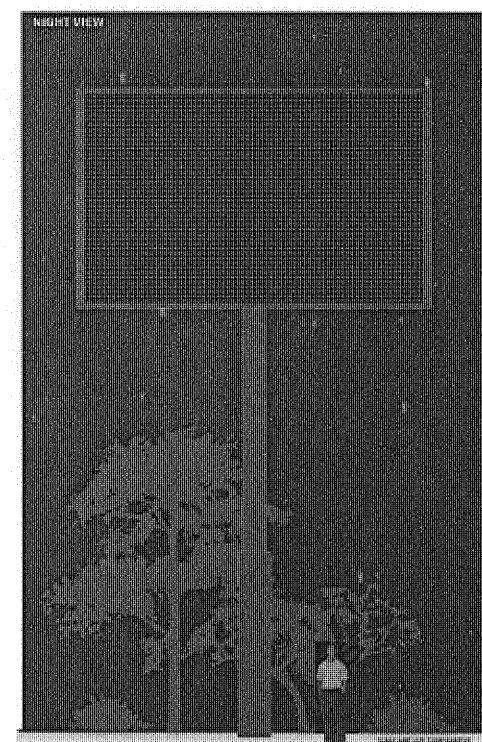
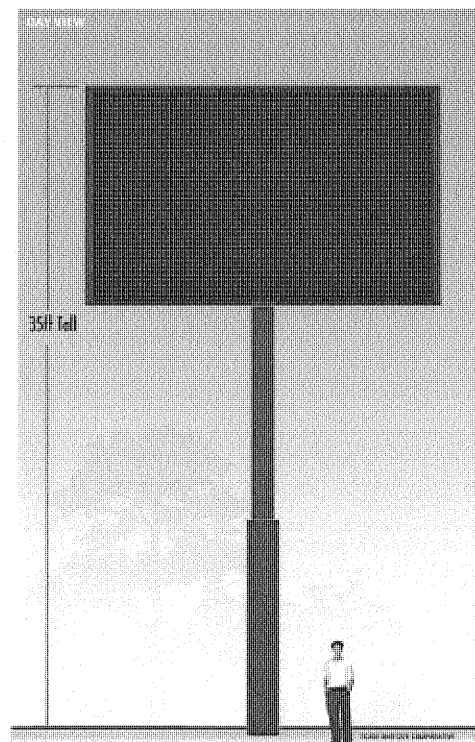
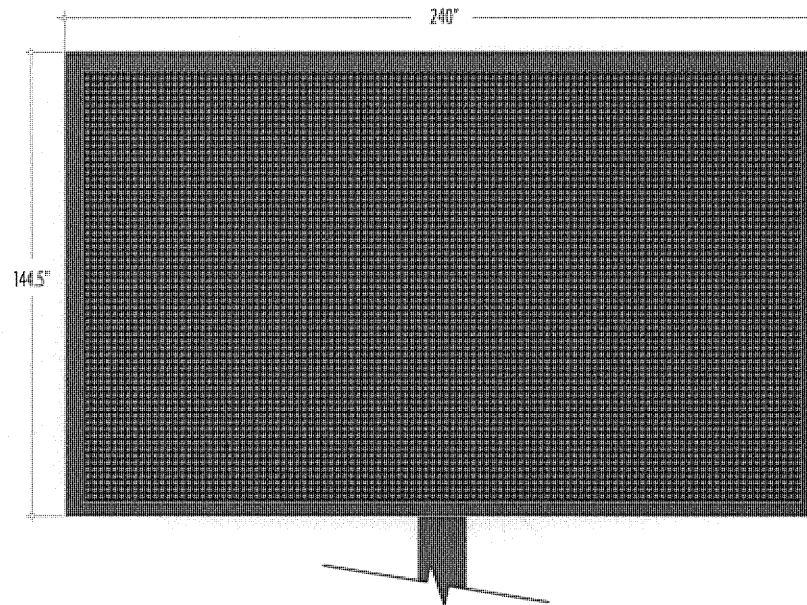
Date

Texas Custom  
 SIGNS

2007 Windy Terrace, Suite A  
 Cedar Park, Texas 78613  
 P: 512-401-6500 Fax: 512-401-6502  
 www.texascustomsigns.com

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 ARTWORK: VICTOR MANCILLA





Written comments must be submitted to the contact person listed on the notice before 9 a.m. the day of the public hearing to be added to the Late Back-up and viewed by the Board the night of the meeting. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

**Case Number: C16-2022-0004**

**Contact:** Elaine Ramirez; [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**Public Hearing:** Sign Review Board; June 13<sup>th</sup>, 2022

MARY STANTON

Your Name (please print)

☐ I am in favor  
☒ I object

DELLWOOD II NEIGHBORHOOD ASSOCIATION

Your address(es) affected by this application

Mary Stanton

Signature

6/8/2022

Date

Daytime Telephone: 713-818-6828

**Comments:**

Delwood II neighborhood appreciates the arrival of new businesses and the restoration of the property at 4507 N IH 35 SVRD. However, the sign variance request should be denied as the size and height requested would:

- Be excessive and create visual blight
- Be out of character with the surrounding business signage
- Possibly violate Austin digital signage restrictions (dimming?)
- Appears to be a replacement not a remodel
- Would not have an impact on reducing crime.

Current signage does not affect the view from properties on Elwood Rd. The need for larger/higher signage to provide better sitelines from the frontage road is debatable.

**If you will be using this form to comment, please return it via e-mail to:**

Elaine Ramirez; 512-974-2202

Scan & Email to: [Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)



**From:** Stefan Sinclair  
**To:** [Ramirez, Elaine](#)  
**Subject:** C16-2022-0004 : Code variance request for sign on IH-35 Srvc Rd / Delwood2  
**Date:** Thursday, June 09, 2022 9:41:09 AM  
**Attachments:** [Sign04\\_2009.png](#)

---

\*\*\* External Email - Exercise Caution \*\*\*

Good morning Ms. Ramirez,

My name is Stefan Sinclair, and I live on Bentwood Road in the Delwood 2 neighborhood of Austin TX. We were made aware of a request for variance in sign height for the sign at the law office on the IH-35 service road of our neighborhood, case number C16-2022-0004 - and as a resident in the neighborhood I wanted to voice our household's opposition to this variance request. We feel that an increase in sign height is not warranted, and would have a negative impact on our neighbors who live behind the law office in question requesting the variance.

An increase in sign height has the potential to bleed light into the homes behind the law office, and would negatively impact the residential character of our neighborhood.

Also, as a long-time resident of the neighborhood, I've observed how the sign has become obscured over time simply by virtue of one tree on the law office property that has grown over time to a height which obscures the sign. An increase in sign height is not going to prevent this tree from continuing to grow and obscure the sign once again at a greater height. Regular pruning of the tree seems a viable alternative.

I have attached some photos of the sign and surrounding area to illustrate.

- Sign01\_06082022 was taken yesterday (June 8). It shows the sign as viewed from IH-35. The advertisement portion is clearly visible from the highway, however the digital clock below is obstructed by the tree canopy.
- Sign02\_06082022 taken yesterday shows the same area from the service road height
- Sign03\_06082022 shows the sign as viewed from the sidewalk when walking along the service road. The sign is completely obscured by the tree from this angle.
- Sign04\_2009 is a Google Street View shot of the same area taken in 2009, when the tree on the property was much shorter. As you can see, at that time the advertisement and digital clock were both visible.

Thank you for considering our opposition to this request for code variance in this matter.

Sincerely,

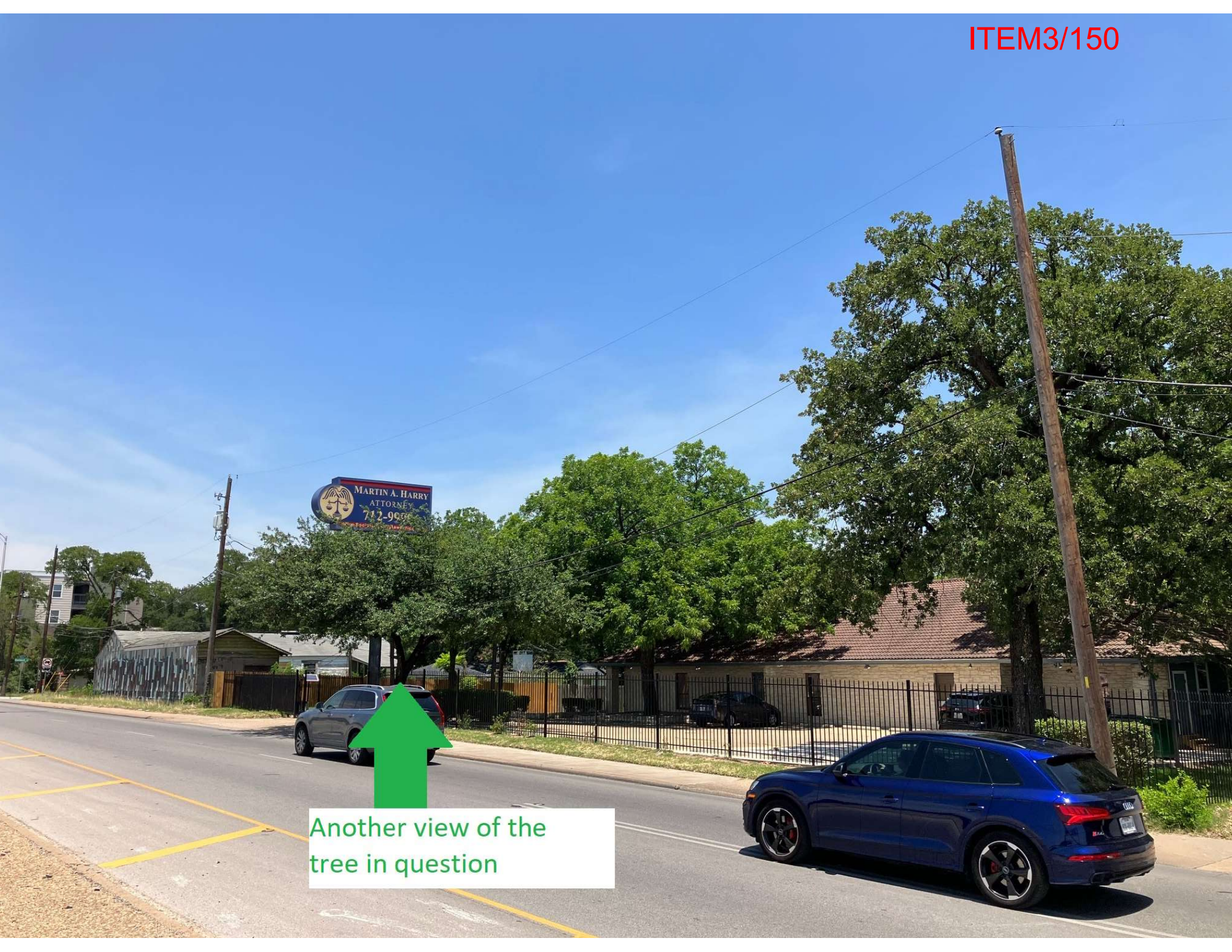
Stefan Sinclair  
Delwood 2 resident



View from IH-35 service rd northbound  
Digital clock below sign obstructed by tree  
on 4507 N IH 35 between fence and sidewalk





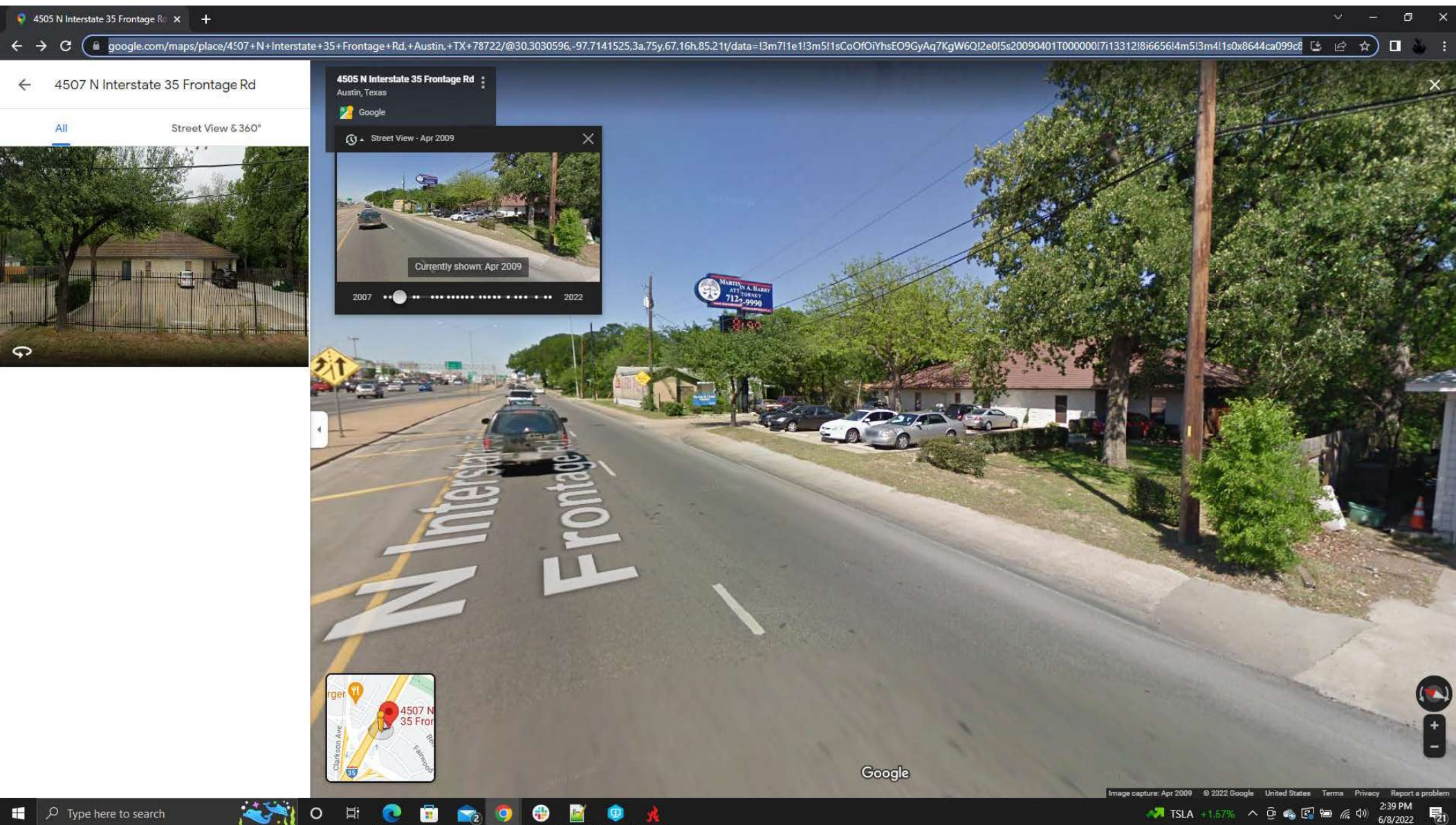


Another view of the  
tree in question











**From:** Jen Reed  
**To:** [Ramirez, Elaine](#)  
**Subject:** Case #C16-2022-0004  
**Date:** Thursday, June 09, 2022 1:17:58 PM

---

\*\*\* External Email - Exercise Caution \*\*\*

Ms. Ramirez,

We live in the Delwood 2 neighborhood at 1300 Bentwood Road. We are writing to share that we do NOT support the code variance request made by Apple Tree Holdings. We appreciate your consideration in the matter and thank you for all you do.

Sincerely,  
Jen Reed & Pam Greenstone  
1300 Bentwood Road

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## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
  - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
  - is the record owner of property within 500 feet of the subject property or proposed development; or
  - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

ITEM3/154

Written comments must be submitted to the contact person listed on the notice before 9 a.m. the day of the public hearing to be added to the Late Back-up and viewed by the Board the night of the meeting. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

**Case Number: C16-2022-0004**

**Contact:** Elaine Ramirez; [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**Public Hearing:** Sign Review Board; June 13<sup>th</sup>, 2022

**GARY BRINKMAN**

Your Name (please print)

☐ I am in favor  
☒ I object

**DELWOOD H NEIGHBORHOOD ASSN MEMBER**  
Your address(es) affected by this application **1413 FAIRWOOD ROAD**  
**AUSTIN, TX 78722**

**Gary Brinkman**  
Signature

**6/9/22**  
Date

Daytime Telephone: **(512) 517-2857 CELL**  
**(512) 458-3394 (LAND LINE)**

Comments:

- The size and height of this sign adversely affects the character of our neighborhood.
- The increased size and height are not necessary. Moving the sign and/or trimming the trees should address visibility concerns.
- Due to its size and height, homes in proximity to the sign may be impacted by its digital light.
- The approval of this sign's height and size potentially sets a precedent for future signage request along the 1H-35 corridor,
- which will potentially alter the character of Austin.

If you will be using this form to comment, please return it via e-mail to:

Elaine Ramirez; 512-974-2202

Scan & Email to: [Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)



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**Case Number: C16-2022-0004**

**Contact:** Elaine Ramirez; [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**Public Hearing:** Sign Review Board; June 13<sup>th</sup>, 2022

\_\_\_\_\_  
*Your Name (please print)*

☐ I am in favor  
☐ I object

\_\_\_\_\_  
*Your address(es) affected by this application*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

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Elaine Ramirez; 512-974-2202

Scan & Email to: [Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)



**From:** Karen Brinkman  
**To:** [Ramirez, Elaine](#)  
**Subject:** Objection to Signage Variance Request - Case Number C16-2022-0004  
**Date:** Sunday, June 12, 2022 4:35:13 PM

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\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Ramirez:

My name is Karen Brinkman and I am submitting these comments as representative from the Delwood II Neighborhood Association and hope to speak at the Sign Review Board on Monday, June 13, 2022. On behalf of the neighborhood association, we oppose the request for the size and height variance requested for the proposed sign at 4507 N IH-35 for the reasons stated below.

Case Number C16-2022-0004

I am Karen Brinkman and I represent the Delwood II Neighborhood Association. We are pleased with the changes that the new property owner has made to the site and see the business as a positive addition to our neighborhood.

However, we object to the request to replace the current sign with one that greatly increases the size and height for several reasons.

The proposed variance would create a sign that towers over the area as the properties behind 4507 N IH 35 SVRD are single story residential structures. None of the neighboring businesses have elevated signage. In the variance application, the proposed sign was compared to the In-N-Out Burger sign on the west side of the highway. While that is also a large, tall sign, it is in a commercial area and is a fast food restaurant that needs to be able to attract customers.

The building at 4507 N IH 35 will serve up to four professional offices. Good signage that clearly indicates the office location to potential lessees and their clients does not require a 200 square foot, 50-foot high sign. If the purpose is to inform drivers on IH35, the nearest freeway exit is just past the property. The Airport Blvd. exit to the service road that does allow access to the building has no line of sight even to the height of the proposed variance.

Details on the design of the digital sign including the brightness of the lighting and how that impacts the surrounding area after sunset are unknown but could affect the residents nearby negatively. We understand that the applicant is concerned about a tree obscuring the visibility of a smaller sign. Regular pruning of the tree would resolve this issue. If part of the rationale is that the sign would deter crime, we would assume it must be quite bright and the height is necessary to cover the lot area which would impact the nearby homes.

We ask that the board not grant this sign variance request.

Respectfully Submitted,

Karen Brinkman  
Officer, Delwood II Neighborhood Association  
Email: [kbrinkman@delwoodii.org](#)  
Cell: 512-924-8407

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**Case Number: C16-2022-0004**

**Contact:** Elaine Ramirez; [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**Public Hearing:** Sign Review Board; June 13<sup>th</sup>, 2022

\_\_\_\_\_  
Your Name (please print)

☐ I am in favor  
☐ I object

\_\_\_\_\_  
Your address(es) affected by this application

*Wendy Ramirez*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

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Elaine Ramirez; 512-974-2202

Scan & Email to: [Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)



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**Case Number: C16-2022-0004**

**Contact:** Elaine Ramirez; [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**Public Hearing:** Sign Review Board; June 13<sup>th</sup>, 2022

\_\_\_\_\_  
*Your Name (please print)*

☐ I am in favor  
☐ I object

\_\_\_\_\_  
*Your address(es) affected by this application*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

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Elaine Ramirez; 512-974-2202

Scan & Email to: [Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)



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**Case Number: C16-2022-0004**

**Contact:** Elaine Ramirez; [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**Public Hearing:** Sign Review Board; June 13<sup>th</sup>, 2022

\_\_\_\_\_  
Your Name (please print)

☐ I am in favor  
☐ I object

\_\_\_\_\_  
Your address(es) affected by this application

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_  
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Elaine Ramirez; 512-974-2202

Scan & Email to: [Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)



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**Case Number: C16-2022-0004**

**Contact:** Elaine Ramirez; elaine.ramirez@austintexas.gov

**Public Hearing :** Sign Review Board; **June 13<sup>th</sup>, 2022**

Name: Carol Eckelkamp 1204 Bentwood Road, Austin TX 78722

I OBJECT to this application for variance to existing sign.

**Signature:** *Carol Eckelkamp* **Date:** 06/10/2022

Comments:

I object to the variance request of Mr. Nugyen's sign for the following reasons:

1. A large distraction in the form of a giant, streaming, digital sign is a bad idea for the deadliest stretch of Interstate 35.
2. This lot is designated LO and in keeping with the spirit of our neighborhood, a smaller street level sign might be sufficient if the desire is to help clients find the place of business. Tree trimming would help visibility of the current, taller sign that worked well for Mr. Martin Harry, the previous attorney/tenant of this property.
3. A sign projected 50 feet into the air will not help clients find this office, as it cannot be seen by those driving by on the frontage road. The applicant used that as a reason in a conversation with a neighbor this week. Again, a street level sign might help, as the traffic going northbound is treacherous and we experience it daily attempting to leave our neighborhood.
4. I object to the light pollution of this new sign and the light that will affect the neighbors on Ellwood Road. We worked hard with the newest commercial project, the Abali apartments to mitigate light into the neighbors back yards on Elwood, north of this property.
5. I object because the applicant did NOT approach the neighborhood association to give us a chance to have a discussion before coming before this Board. That is not being a good neighbor.

**Please do not grant this variance in its current form.**



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**Case Number: C16-2022-0004**

**Contact:** Elaine Ramirez; [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**Public Hearing:** Sign Review Board; June 13<sup>th</sup>, 2022


Cara Tanner

*Your Name (please print)*

1200 Bentwood Rd Austin, TX 78722

☐ I am in favor  
☒ I object

*Your address(es) affected by this application*



6/12/22

*Signature*

*Date*

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

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Elaine Ramirez; 512-974-2202

Scan & Email to: [Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)



**From:** Christi Hay  
**To:** [Ramirez, Elaine](#)  
**Subject:** C16-2022-0004  
**Date:** Thursday, October 06, 2022 9:59:50 PM

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\*\*\* External Email - Exercise Caution \*\*\*

Good Evening-

I would like to notify you of my continued opposition to the Billboard at 4507 N IH 35 4507 N IH 35 size (200 square feet) and height (50 feet) from the current limits of 107 square feet and 35 feet high. My main concerns are the sheer amount of light and the size of the board.

Thank you  
Christi Hay  
1304 Bentwood Rd  
Austin, TX 78722  
512.417.9448

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**From:** Claire Bush  
**To:** [Ramirez, Elaine](#)  
**Subject:** Code Variance Request C16-2022-0004  
**Date:** Friday, October 07, 2022 10:19:12 AM

---

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Ramirez,

I hope you are well today!

I am writing as a resident of the Delwood 2 neighborhood to oppose the Code Variance Request for the sign at 4507 N IH 35. I see no reason to exceed the current limits of 107 square feet and 35 feet high.

I am worried about the light pollution at night so close to a residential area and have concerns about digital messaging/advertising. I hope this message is delivered in time for the Board of Adjustment to consider.

Thanks so much for your time,

Claire Bush

1214 Norwood Rd, Austin, TX 78722

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**From:** Karen Brinkman  
**To:** [Ramirez, Elaine](#)  
**Cc:** [REDACTED]  
**Subject:** Opposition to Code Variance Request -- C16-2022-0004  
**Date:** Sunday, October 09, 2022 6:54:40 PM  
**Attachments:** [Variance Request.pages](#)

---

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Ramirez:

I've changed the previous document into a PDF format. Hopefully, you can open it now.  
We're out of state in a town with  
very limited WiFi access so I hope this document reaches you.

Thank you again for your help.  
Karen Brinkman  
Delwood 2 Neighborhood Association Member

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In case you can't open the document, I've copied and pasted it to this page.

Code Variance Request

Case Number C16-2022-0004

Dear Ms. Ramirez:

My name is Karen Brinkman and I am a member of the Delwood II Neighborhood Association. As stated, the neighbors are pleased with the changes that the new property owner has made to the site and see the business as a positive addition to our neighborhood.

We invited a representative from Apple Properties to come to our last neighborhood association meeting to discuss potential alternatives to the size and height of the sign. We were hoping that we could arrive at a compromise. However, the representative only addressed his rationale for maintaining the requested variance.

I continue to object to the request to replace the current sign with one that greatly increases the



size and height for several reasons.

The proposed variance would create a sign that towers over the area as the properties behind 4507 N IH 35 SVRD are single story residential structures. This enormous sign would definitely change the character of the neighborhood.

None of the neighboring businesses have elevated signage. In the variance application, the proposed sign was compared to the In-N-Out Burger sign on the west side of the highway. While that is also a large, tall sign, it is in a commercial area and is a fast food restaurant.

The building at 4507 N IH 35 will serve up to four professional offices. Good signage that clearly indicates the office location to potential lessees and their clients does not require a 200 square foot, 50-feet high sign. If the purpose is to inform drivers on IH35, the nearest freeway exit is just past the property. The Airport Blvd exit to the service road that does allow access to the building has no line of sight even to the height of the proposed variance.

The Apple Properties representative has made changes in the sign to decrease the brightness of the light at night and this is appreciated. However, the actual functionality of the sign is unknown especially how the brightness will actually impact the nearby residents.

If part of the rationale for the requested variance is that the sign would deter crime, we would assume that the sign must be quite bright and the height is necessary to cover the lot area which would impact the nearby homes.

I ask that the board not grant this sign variance request.

Respectfully Submitted,

Karen Brinkman

**From:** Stefan Sinclair  
**To:** [Ramirez, Elaine](#)  
**Subject:** Notice of opposition to variance request Case C16-2022-0004 / 10.10 meeting  
**Date:** Monday, October 10, 2022 8:59:47 AM  
**Attachments:** [Sign2007.png](#)

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\*\*\* External Email - Exercise Caution \*\*\*

Good morning Ms. Ramirez,

This is Stefan Sinclair from the Delwood 2 Neighborhood Association. I just wanted to inform you that I'll be attending the variance meeting this evening with other members of the NA to voice our opposition to the request for variance on sign height and size.

I took some photos of the sign, from the Interstate level and from the sidewalk. The main issue I see is the one tree they have on the property between their fence and the sidewalk. This tree was much shorter when I first moved into the neighborhood, as evidenced by the attached Google Maps street-view picture from November, 2007 (I moved in February of 2008). Back then the tree was much shorter, and one could see the digital clock clearly from the road. The tree in question has grown over time, and nothing leads me to believe it won't continue to grow even if a taller sign is put in place. I don't see any of the neighboring trees blocking view of their sign (that certainly might become an issue over time - but does not appear to be the case now) - just the tree that has grown up on the edge of the frontage road (perhaps planted by a squirrel decades ago). Given that this is a single commercial building surrounded by residential lots, I think preserving the residential character should remain the priority.

Thank you for your consideration.

Regards,

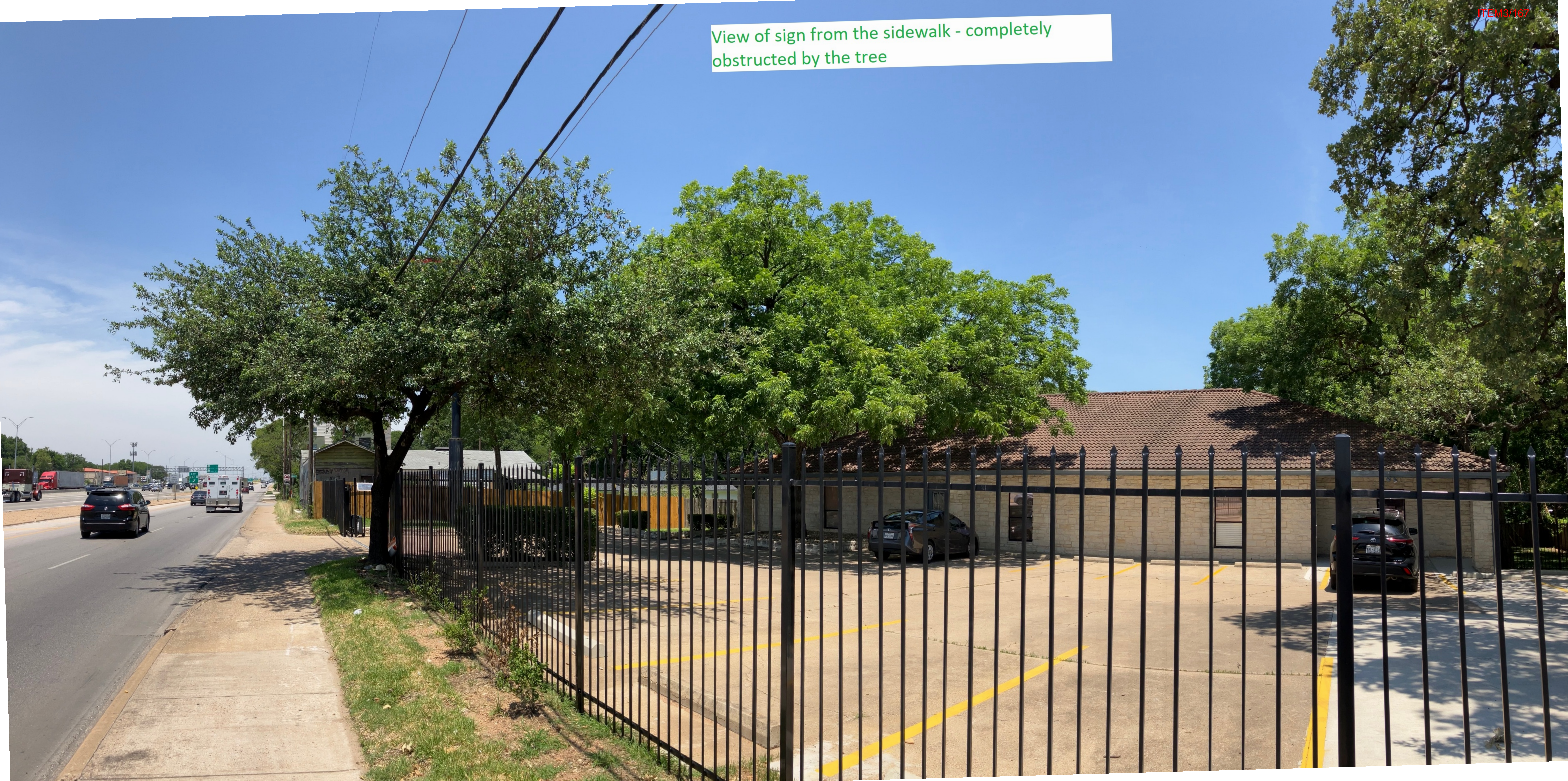
-Stefan Sinclair

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View of sign from the sidewalk - completely obstructed by the tree

ITEM3/167







Another view of the  
tree in question