

# BOA SIGN REVIEW COVERSHEET

**CASE:** C16-2025-0007

**BOA DATE:** November 10<sup>th</sup>, 2025

**ADDRESS:** 7501 N Capital of Tx Hwy NB **COUNCIL DISTRICT:** 10

**OWNER:** Reserve at Bull Creek LLC, **AGENT:** Alexa Rosselot  
Federico Wilensky

**ZONING:** GO-CO, LR-CO

**LEGAL DESCRIPTION:** LOT 1 BLK A, REPLAT OF CONTINUUM OFFICE PARK

**VARIANCE REQUEST:** LDC, Section 25-10-124 (*Scenic Roadway Sign District Regulations*), (B) to allow more freestanding signs from one (1) (maximum allowed) to one (1) additional (requesting); a total of two free-standing signs in order to provide signage for AVES/Ethos Veterinary Clinic

**SUMMARY:** erect a Freestanding sign for AVES/Ethos Veterinary Clinic.

**ISSUES:** topography and landscaping

	ZONING	LAND USES
<i>Site</i>	GO-CO, LR-CO	General Office, Neighborhood Commercial
<i>North</i>	MF-2-CO, LR, LO	Multi-Family, Neighborhood Commercial, Limited Office
<i>South</i>	LO-CO	Limited Office
<i>East</i>	SF-3	Single-Family
<i>West</i>	PUD	Single-Family

**NEIGHBORHOOD ORGANIZATIONS:**

- Austin Independent School District
- Austin Neighborhoods Council
- Bull Creek Foundation
- Bull Creek Homeowners Assn.
- Friends of Austin Neighborhoods
- Long Canyon Phase II & III Homeowners Assn Inc
- NW Austin Neighbors
- Northwest Austin Civic Association
- River Place HOA
- TNR – BCP Travis County Natural Resources
- 2222 Coalition of Neighborhoods Association, Inc

# 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 #	<b>C16-2025-0007</b>	ROW #	<b>13597502</b>	Tax #	<b>0145090601</b>
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## Section 1: Applicant Statement

Street Address: 7501 N Capital of Texas Highway, Austin, TX 78731

Subdivision Legal Description:

\_\_\_\_\_

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: GO-CO, LR-CO **Council District: 10**

Sign District: Scenic Roadway (4) Loop 360 (Capital of Texas Highway), south of US 183

I/We Alexa Rosselot on behalf of myself/ourselves as authorized agent for AVES / Ethos Veterinary Health affirm that on Month October, Day 10, Year 2025, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

Erect  Attach  Complete  Remodel  Maintain  Other: Replace Existing Monument

Type of Sign: Freestanding (monument), quantity 1

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

§ 25-10-124 - SCENIC ROADWAY SIGN DISTRICT REGULATIONS

(B) One freestanding sign is permitted on a lot.

## 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:

Due to the site's topography and landscaping, the building and current signage are not readily visible to passing motorists or visitors. Clients often arrive under stressful circumstances, and the inability to clearly identify the entrance can cause confusion, missed turns, and delays in critical care situations. This request does not seek to increase signage for advertising purposes but rather to address unique site constraints that limit visibility from the public.

—OR—

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

The enhanced visibility will clearly direct clients to the correct entrance for the emergency veterinary clinic, reducing confusion and preventing vehicles from mistakenly turning into the adjacent school entrance. By guiding visitors safely and efficiently to the clinic's entrance, the variance will actually help minimize potential conflicts with neighboring traffic patterns, particularly during school hours, while maintaining the area's visual integrity.

—OR—

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

The intent of the ordinance—to preserve community aesthetics, ensure public safety, and prevent visual clutter—is fully maintained with this proposal. The additional monument sign is functional and safety-driven, designed solely to improve identification and wayfinding for clients seeking emergency veterinary services within a large campus of multiple tenants.

**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:

The additional monument sign is intended to remedy these site-specific challenges and ensure that the clinic can be safely and effectively located by clients seeking emergency veterinary care. The other tenants on the campus have erected their own sign to combat these site-specific challenges, therefore no special privilege will be given to us that hasn't been given to others.

### 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: Alexa Rosselot Digitally signed by Alexa Rosselot  
DN: C=US, E=alexa.rosselot@ethosvet.com, O=Ethos Veterinary Health, CN=Alexa Rosselot  
Date: 2025.10.08 17:42:37-04'00' Date: 10/08/2025

Applicant Name (typed or printed): Alexa Rosselot

Applicant Mailing Address: 815 Strawberry St

City: Dundee State: MI Zip: 48313

Phone (will be public information): [REDACTED]

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: [Handwritten Signature] Date: 10/09/2025

Owner Name (typed or printed): Reserve at Bull Creek LLC, Federico Wilensky authorized signatory

Owner Mailing Address: 99 Wall Street, Suite #2618

City: New York State: NY Zip: 10005

Phone (will be public information): [REDACTED]

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

### Section 5: Agent Information

Agent Name: Stefan Vann

Agent Mailing Address: 1200 E Third St, Studio One

City: Austin State: TX Zip: 78702

Phone (will be public information): [REDACTED]

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

**SAVE**

Requested Info in the Data Site Table	SITE (Proposed)	Allowed
Zoning	GD-CO	LR-CO
Proposed Land Use	Private Primary Education Services	Pet Services
Gross Floor Area (SF)	90,000	47,047
Building Height (Feet / Stories)	35' / 2	35' / 3 stories*
Total Site Area (SF)	1,054,805 SF	632,883 SF
Building Coverage (%)	7%	60%
Impervious Cover (SF)	346,473 SF	843,844 SF**
Impervious Cover (%)	23.7%	80%**
Floor-to-Area Ratio	0.13:1	1:1
Open Space (SF)	52,740 SF	52,740 SF (min)
Open Space (%)	5%	5% (min)

IMPERVIOUS COVER SUMMARY TABLE		
Gross Site Area (GSA)	1,054,805 SF	24.21 Acres
Net Site Area (NSA)	593,232 SF	13.62 Acres
Existing		
Total (SF)	252,648 SF	5.80 AC
Total (AC)	5.80 AC	5.80 AC
Total (%)	24%	23.7%
Proposed		
Total (SF)	600,473 SF	13.62 AC
Total (AC)	13.62 AC	13.62 AC
Total (%)	27%	27%

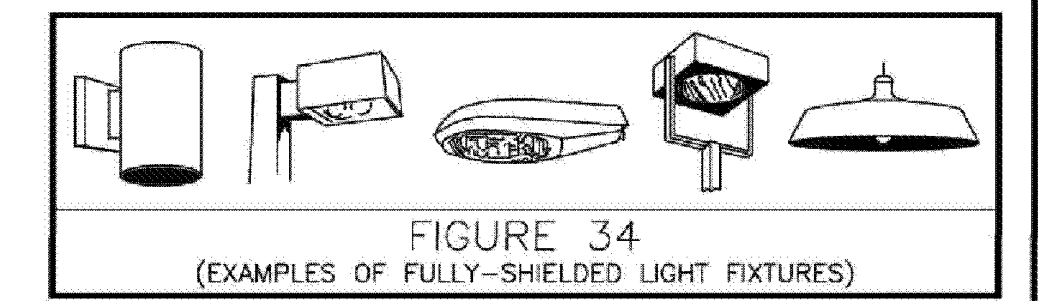
Existing Parking Calculations			
Area (sf)	Staff	Use	Parking Req.
Building A	N/A	Office	1/275
Building B & C	90,000.00	Primary Ed. Services	1.5 per staff
Subtotal			228
Provided			347

Proposed Parking Calculations			
Area (sf)	Staff	Use	Parking Req.
Building A	N/A	PET SERVICES	1/275
Building B & C	90,000.00	Primary Ed. Services	1.5 per staff
Subtotal			299
Provided			338

APPENDIX Q-1 NET SITE AREA		
Bull Creek Watershed (Water Supply Suburban)		
Gross Site Area	24.2	AC
Site Deductions		
CWOZ	1.79	AC
WQTZ	1.94	AC
WW Irrigation	0.00	AC
Deductions Subtotal	3.73	AC
Upland Area (Gross Site Area Minus Deduction Subtotal)	20.47	AC
Net Site Area Calculations		
Slope	SF	% Allowed SF AC
0-15%	502,743.75	x100% 502,743.75 AC
15-25%	147,387.88	x40% 58,955.15 AC
25-35%	157,666.07	x20% 31,533.21 AC
>35%	246,442.34	x0%
Net Site Area	593,232.12	SF 13.62 AC
WC Max I.C. = 40%	237,292.85	SF 5.45 AC

APPENDIX Q-2 IMPERVIOUS COVER		
WATER QUALITY TRANSITION ZONE (WQTZ)		
1 WQTZ OUTSIDE OF 100-YEAR FLOODPLAIN (NON-FP WQTZ) = 20.47 ACRES		
ALLOWABLE IMPERVIOUS COVER		
2 IMPERVIOUS COVER ALLOWED AT 18% X (NON-FP WQTZ) = 0.35 ACRES		
3 IMPERVIOUS COVER ALLOWED AT 40% X (NET SITE AREA) = 5.45 ACRES		
TOTAL ALLOWED IMPERVIOUS COVER = 5.80 ACRES		
PROPOSED IMPERVIOUS COVER		
5 IMPERVIOUS COVER IN NON-FP WQTZ		
5A EXISTING PROPOSED TO REMAIN = 2.23 ACRES		
5B PROPOSED NEW = 0 ACRES		
5C SUBTOTAL = 2.23 ACRES		
6 IMPERVIOUS COVER IN UPLANDS ZONE		
6A EXISTING PROPOSED TO REMAIN = 3.52 ACRES		
6B PROPOSED NEW = 0 ACRES		
6C SUBTOTAL = 3.52 ACRES		
TOTAL PROPOSED IMPERVIOUS COVER = 5.75 ACRES		
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY		
8 TOTAL ACREAGE WITH SLOPES 15-25% = 3.38 ACRES X 10% = 0.34 ACRES		
PROPOSED IMPERVIOUS COVER ON SLOPES		
SLOPES		
IMPERVIOUS COVER		
BUILDING & OTHER IC		
ACRES	% OF CATEGORY	ACRES
11.54	1.5%	4.15
3.38	0.18%	0
3.62	0.04%	0
5.66	0.15%	0
TOTAL = 11.54 ACRES		
DRIVES/ROADWAYS		
ACRES	% OF CATEGORY	ACRES
4.15	13.2%	4.15
0	5.4%	0
0	1.1%	0
0	2.7%	0
TOTAL = 4.15 ACRES		
TOTAL PROPOSED IMPERVIOUS COVER = 5.75 ACRES		
SLOPE CATEGORIES		
9 0-15%		
10 15-25%		
11 25-35%		
12 OVER 35%		
13 GROSS SITE AREA		24.20

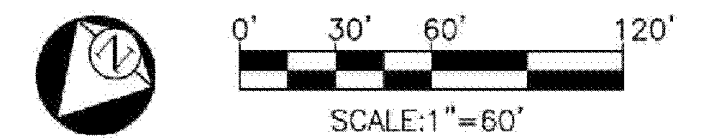
ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY (25-2-105.4). ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF OR FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E (REF. FIGURE 34 ON THIS SHEET).



- NOTES:**
- EXCEPT FOR LIGHTING IN A PUBLIC RIGHT OF WAY, ALL EXTERIOR LIGHTING MUST BE HOODED OR SHIELDED SO THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM ADJACENT PROPERTIES. EXTERIOR LIGHTING MAY NOT EXCEED 0.4 FOOT CANDLES ACROSS THE SOURCE PROPERTY LINE.
  - THE NOISE LEVEL OF MECHANICAL EQUIPMENT MAY NOT EXCEED 70 DECIBELS AT THE PROPERTY LINE.
  - THE USE OF HIGHLY REFLECTIVE SURFACES, INCLUDING REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS WITH A PITCH OF MORE THAN A RUN OF SEVEN TO A RISE OF 12, IS PROHIBITED. THIS PROHIBITION DOES NOT APPLY TO SOLAR PANELS AND COPPER OR PAINTED METAL ROOFS.
  - DUMPSTERS AND PERMANENTLY PLACED REFUSE RECEPTACLES MUST BE LOCATED AT LEAST 20 FEET FROM ADJACENT RESIDENTIAL USES. THE LOCATION OF AND ACCESS TO DUMPSTERS OR ANY OTHER REFUSE RECEPTACLES MUST COMPLY WITH THE TRANSPORTATION CRITERIA MANUAL.
  - COMMERCIAL, MULTI-FAMILY, AND CONDOMINIUM USES MUST BE SCREENED IN ACCORDANCE WITH THIS SUBSECTION. YARDS, FENCES, VEGETATIVE SCREENING, OR BERMS SHALL BE PROVIDED TO SCREEN OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS, AND AREAS FOR REFUSE COLLECTION. IF FENCES ARE USED FOR SCREENING, THE HEIGHT MAY NOT EXCEED SIX FEET UNLESS OTHERWISE PERMITTED IN THE LAND DEVELOPMENT CODE. THE PROPERTY OWNER IS RESPONSIBLE FOR THE UPKEEP AND MAINTENANCE OF FENCES, BERMS, AND VEGETATIVE SCREENING.
  - FIRE LANE MARKINGS MUST BE RED WITH WHITE STENCILING READING "FIRE ZONE/TOW AWAY ZONE" OR "FIRE LANE/TOW AWAY ZONE" IN LETTERING AT LEAST THREE INCHES IN HEIGHT. THE STENCILING SHALL BE AT INTERVALS OF 35 FEET OR LESS. IN ADDITION, THE OWNER SHALL CAUSE SIGNS TO BE POSTED AT BOTH ENDS OF A FIRE ZONE OR FIRE LANE AND AT EACH ENTRY AND EXIT POINT WHICH CONSTITUTES A PORTION OF THE FIRE ZONE OR FIRE LANE. ALTERNATIVE MARKING OF FIRE ZONES AND FIRE LINES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED FIRE ZONES OR FIRE LINES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET AND ARE CLEARLY MARKED "TOW AWAY ZONE" AT LEAST EVERY 35 FEET. THE SIGNS SHALL BE INSTALLED WITH THE TOP OF THE SIGN NO HIGHER THAN EIGHT FEET ABOVE GRADE AND NO LESS THAN FIVE FEET ABOVE GRADE.

LEGEND	
	BOUNDARY / RIGHT OF WAY
	EASEMENT / SETBACK
	CURB / EDGE OF PAVEMENT
	ACCESSIBLE ROUTE (ADA)
	FIRE LANE STRIPING
	RETAINING / SCREENING WALL
	BUILDING PAD AREA
	PAVEMENT / ASPHALT
	PAVEMENT / CONCRETE
	STORM DRAIN LINE
	WATER LINE
	WASTEWATER LINE
	FENCE - REF: L-ARCH FOR DETAIL
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	WASTEWATER MANHOLE
	WASTEWATER CLEANOUT
	BACKFLOW PREVENTER
	STORM DRAIN MANHOLE
	STORM DRAIN CURB INLET
	STORM DRAIN AREA INLET
	TRANSFORMER
	AIR CONDITIONER UNIT
	UTILITY POLE
	GUY WIRE
	DUMPSTER
	SIGN
	BICYCLE RACK
	PARKING BUMPER
	ACCESSIBLE PARKING (ADA)
	CROSSWALK
	PEDESTRIAN WALKING PATH

AUSTIN FIRE DEPARTMENT  
OUR MISSION GOES BEYOND OUR NAME  
ENGINEERING SERVICES REVIEW  
*B. Adams*  
REVIEWER: B. Adams DATE: 09/14/2023  
REVISION R2



NO.	DATE	REVISIONS	SHEET
7C	9/25/24	Adjusted Sidewalk Layout, Moved Retaining Wall	
R3	9/7/23	Updated Tables & Building A Parking Improvements	
PR9	5-2	DRAWING REVISIONS	
3-13		ISSUED FOR 100% CD	

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

MAGELLAN INTERNATIONAL SCHOOL  
7501 N CAPITAL OF TEXAS HWY, AUSTIN, TX 78721

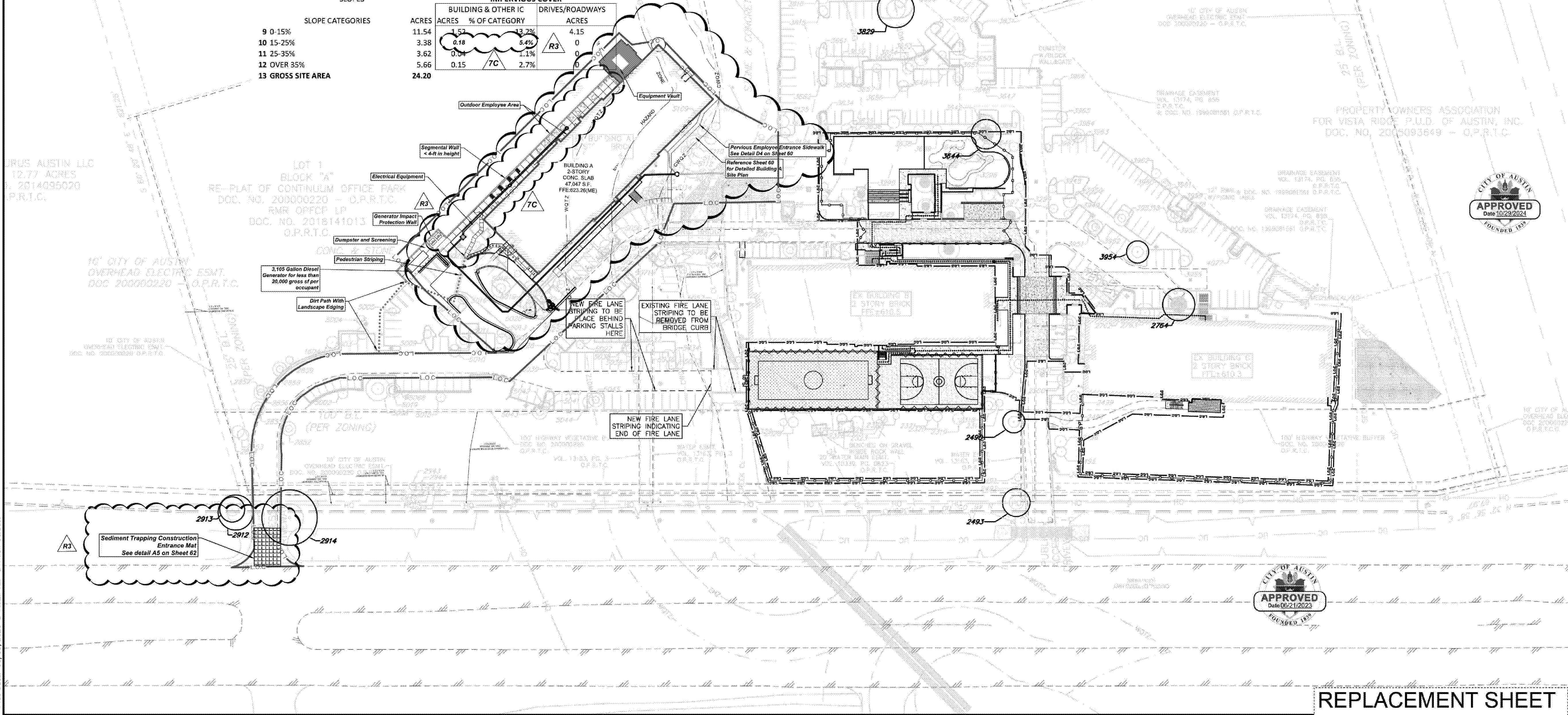
OVERALL SITE PLAN

**CIVILITUDE**  
ENGINEERS & PLANNERS  
5110 LANCASTER CT. AUSTIN, TX 78723 FIRM REG # F12469  
PHONE: 512 761 6161 FAX: 512 761 6167 INFO@CIVILITUDE.COM

JOB NO: A681  
DGN BY: AFS  
DWN BY: MAD  
RVW BY: NMH  
*Nicholas D. Corbett*  
LICENSED PROFESSIONAL ENGINEER  
125373  
EXPIRES 9-30-2025

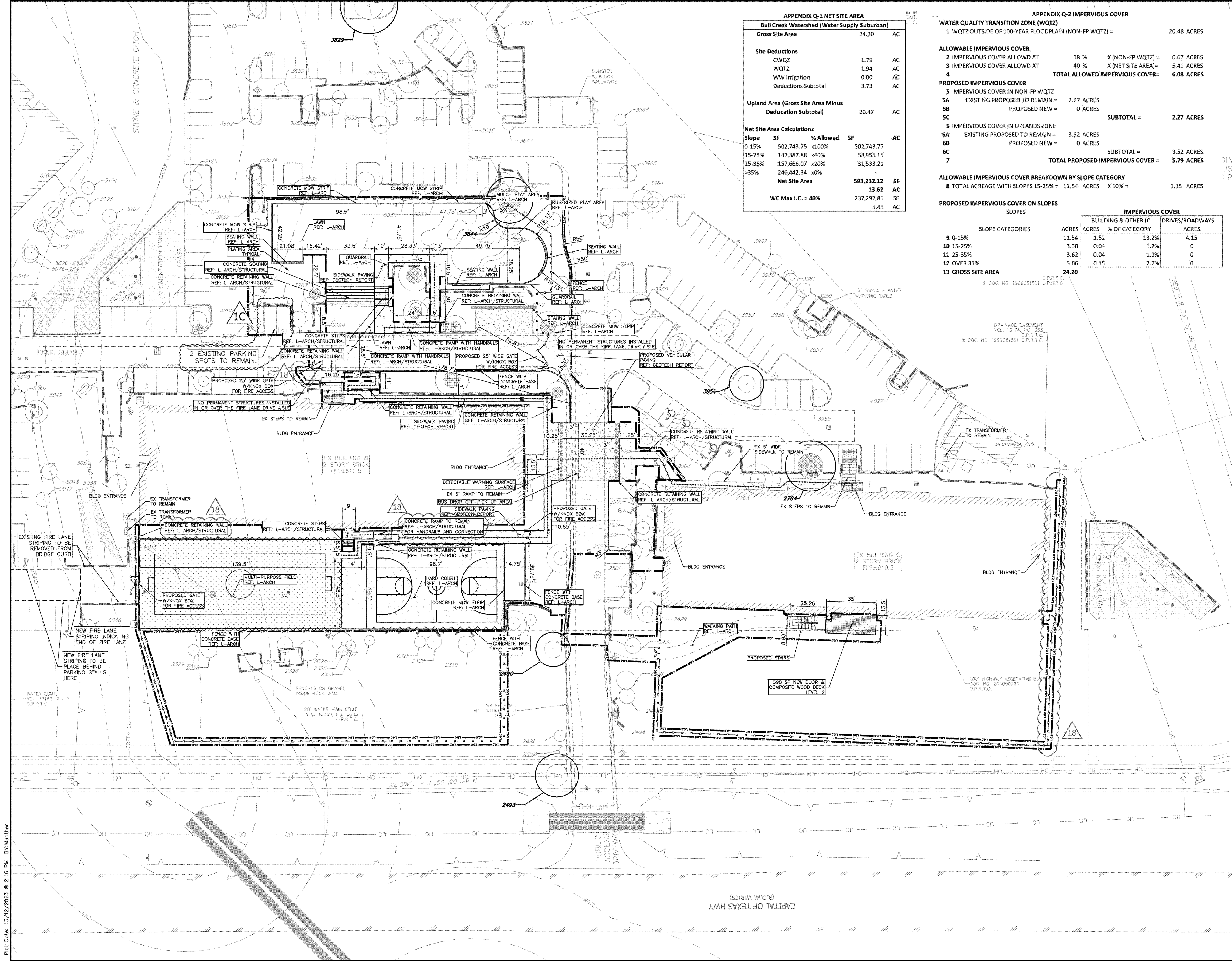
AUSTIN FIRE DEPARTMENT  
OUR MISSION GOES BEYOND OUR NAME  
ENGINEERING SERVICES REVIEW  
*J. Vahle*  
REVIEWER: J. Vahle DATE: 10/25/2024

REVIEWED  
October 22, 2024  
*Christopher Best*  
Industrial Waste  
SHEET NO. 8 OF 69



CITY OF AUSTIN  
APPROVED  
DATE: 10/21/2024

REPLACEMENT SHEET



**APPENDIX Q-1 NET SITE AREA**

**Bull Creek Watershed (Water Supply Suburban)**

Gross Site Area	24.20	AC		
<b>Site Deductions</b>				
CWQZ	1.79	AC		
WQTZ	1.94	AC		
WW Irrigation	0.00	AC		
Deductions Subtotal	3.73	AC		
<b>Upland Area (Gross Site Area Minus Deduction Subtotal)</b>	<b>20.47</b>	<b>AC</b>		
<b>Net Site Area Calculations</b>				
Slope	SF	% Allowed	SF	AC
0-15%	502,743.75	x100%	502,743.75	
15-25%	147,387.88	x40%	58,955.15	
25-35%	157,666.07	x20%	31,533.21	
>35%	246,442.34	x0%		
<b>Net Site Area</b>	<b>593,232.12</b>		<b>593,232.12</b>	<b>SF</b>
			<b>13.62</b>	<b>AC</b>
<b>WC Max I.C. = 40%</b>			<b>237,292.85</b>	<b>SF</b>
			<b>5.45</b>	<b>AC</b>

**APPENDIX Q-2 IMPERVIOUS COVER**

**WATER QUALITY TRANSITION ZONE (WQTZ)**

1 WQTZ OUTSIDE OF 100-YEAR FLOODPLAIN (NON-FP WQTZ) = 20.48 ACRES

**ALLOWABLE IMPERVIOUS COVER**

2 IMPERVIOUS COVER ALLOWD AT	18 %	X (NON-FP WQTZ) =	0.67 ACRES
3 IMPERVIOUS COVER ALLOWD AT	40 %	X (NET SITE AREA) =	5.41 ACRES
<b>4</b>		<b>TOTAL ALLOWED IMPERVIOUS COVER =</b>	<b>6.08 ACRES</b>

**PROPOSED IMPERVIOUS COVER**

5 IMPERVIOUS COVER IN NON-FP WQTZ			
5A EXISTING PROPOSED TO REMAIN =	2.27 ACRES		
5B PROPOSED NEW =	0 ACRES		
<b>5C</b>	<b>SUBTOTAL =</b>	<b>2.27 ACRES</b>	
6 IMPERVIOUS COVER IN UPLANDS ZONE			
6A EXISTING PROPOSED TO REMAIN =	3.52 ACRES		
6B PROPOSED NEW =	0 ACRES		
<b>6C</b>	<b>SUBTOTAL =</b>	<b>3.52 ACRES</b>	
<b>7</b>	<b>TOTAL PROPOSED IMPERVIOUS COVER =</b>	<b>5.79 ACRES</b>	

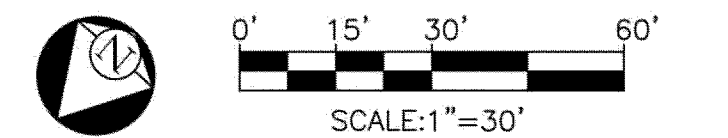
**ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY**

8 TOTAL ACREAGE WITH SLOPES 15-25% =	11.54 ACRES	X 10% =	1.15 ACRES
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**PROPOSED IMPERVIOUS COVER ON SLOPES**

SLOPES		IMPERVIOUS COVER		
SLOPE CATEGORIES	ACRES	BUILDING & OTHER IC	DRIVES/ROADWAYS	
9 0-15%	11.54	1.52	13.2%	4.15
10 15-25%	3.38	0.04	1.2%	0
11 25-35%	3.62	0.04	1.1%	0
12 OVER 35%	5.66	0.15	2.7%	0
<b>13 GROSS SITE AREA</b>	<b>24.20</b>			

- LEGEND**
- BOUNDARY / RIGHT OF WAY
  - EASEMENT / SETBACK
  - CURB / EDGE OF PAVEMENT
  - ACCESSIBLE ROUTE (ADA)
  - FIRE LANE STRIPING
  - RETAINING / SCREENING WALL
  - BUILDING PAD AREA
  - PAVEMENT / ASPHALT
  - PAVEMENT / CONCRETE
  - STORM DRAIN LINE
  - WATER LINE
  - WASTEWATER LINE
  - FENCE -- REF: L-ARCH FOR DETAIL
  - WATER METER
  - WATER VALVE
  - FIRE HYDRANT
  - WASTEWATER MANHOLE
  - WASTEWATER CLEANOUT
  - BACKFLOW PREVENTER
  - STORM DRAIN MANHOLE
  - STORM DRAIN CURB INLET
  - STORM DRAIN AREA INLET
  - TRANSFORMER
  - AIR CONDITIONER UNIT
  - UTILITY POLE
  - GUY WIRE
  - DUMPSTER
  - SIGN
  - BICYCLE RACK
  - PARKING BUMPER
  - ACCESSIBLE PARKING (ADA)
  - CROSSWALK



PR13 7-10	REISSUE FROM PERMITTED SET	1A
PR9 5-2	DRAWING REVISIONS	
3-13	ISSUED FOR 100% CD	
NO. DATE	REVISIONS	SHEET

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

MAGELLAN INTERNATIONAL SCHOOL  
7501 N CAPITAL OF TEXAS HWY, AUSTIN, TX 78721

**DETAILED SITE PLAN**

**CIVILITUDE**  
ENGINEERS & PLANNERS

5110 LANCASTER CT. AUSTIN, TX 78723 FIRM REG # F12469  
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

JOB NO: **A681**  
DGN BY: **AFS**  
DWN BY: **MAD**  
RVW BY: **NMH**

STATE OF TEXAS  
ALEJANDRA FLORES S.  
149401  
12-13-2023



SITE PLAN



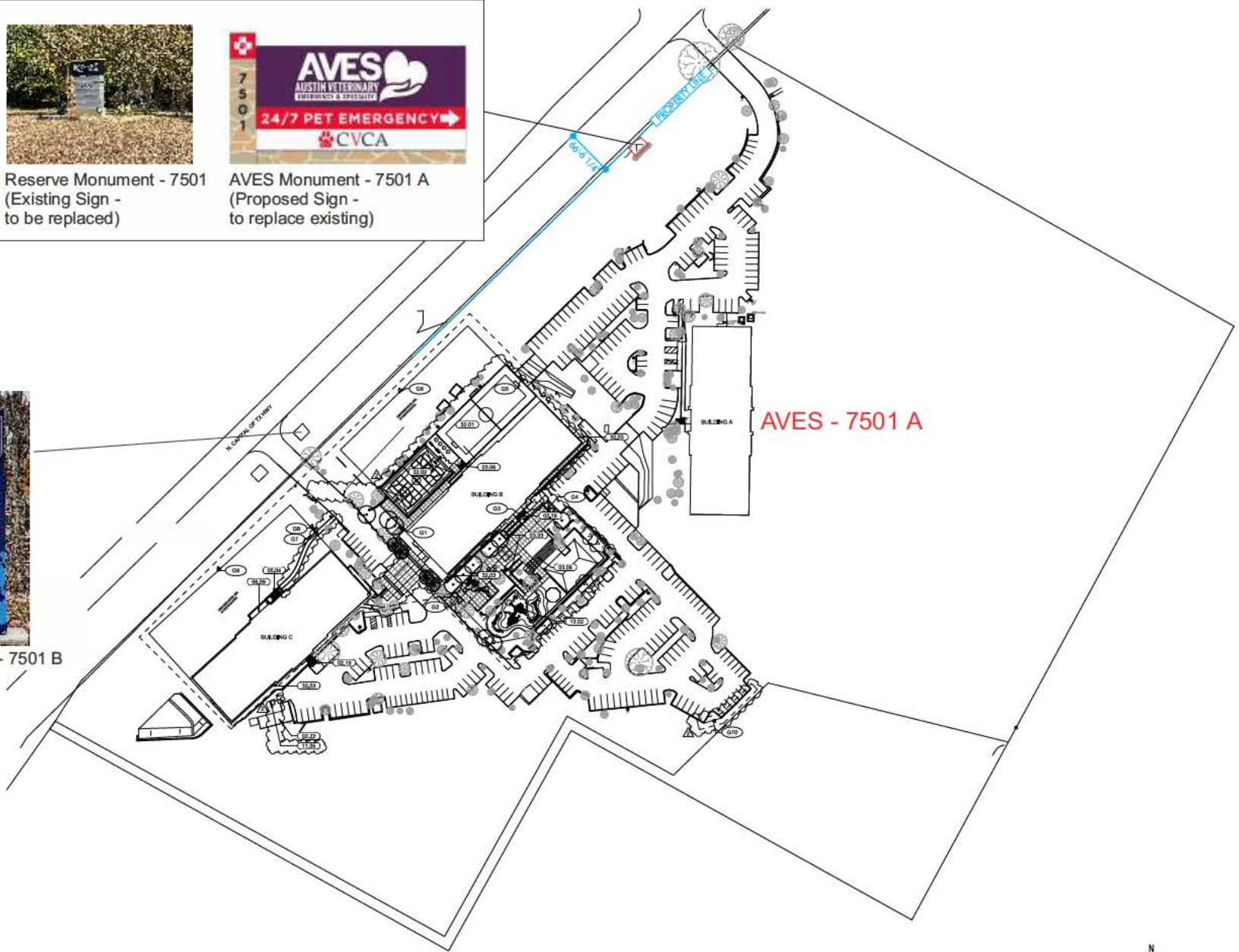
Reserve Monument - 7501  
(Existing Sign -  
to be replaced)



AVES Monument - 7501 A  
(Proposed Sign -  
to replace existing)



Magellan Monument - 7501 B  
(Existing Sign)



00 - SITE PLAN | 05  
Scale 1:2501



Building Image Group, Inc.  
1200 E. Third St. | Studio One  
Austin, TX 78702

TESCL 18350

© Building Image Group, Inc.

PROPOSAL #  
27769

DATE  
10.8.2025

DRAWN BY  
RJE

PROJECT

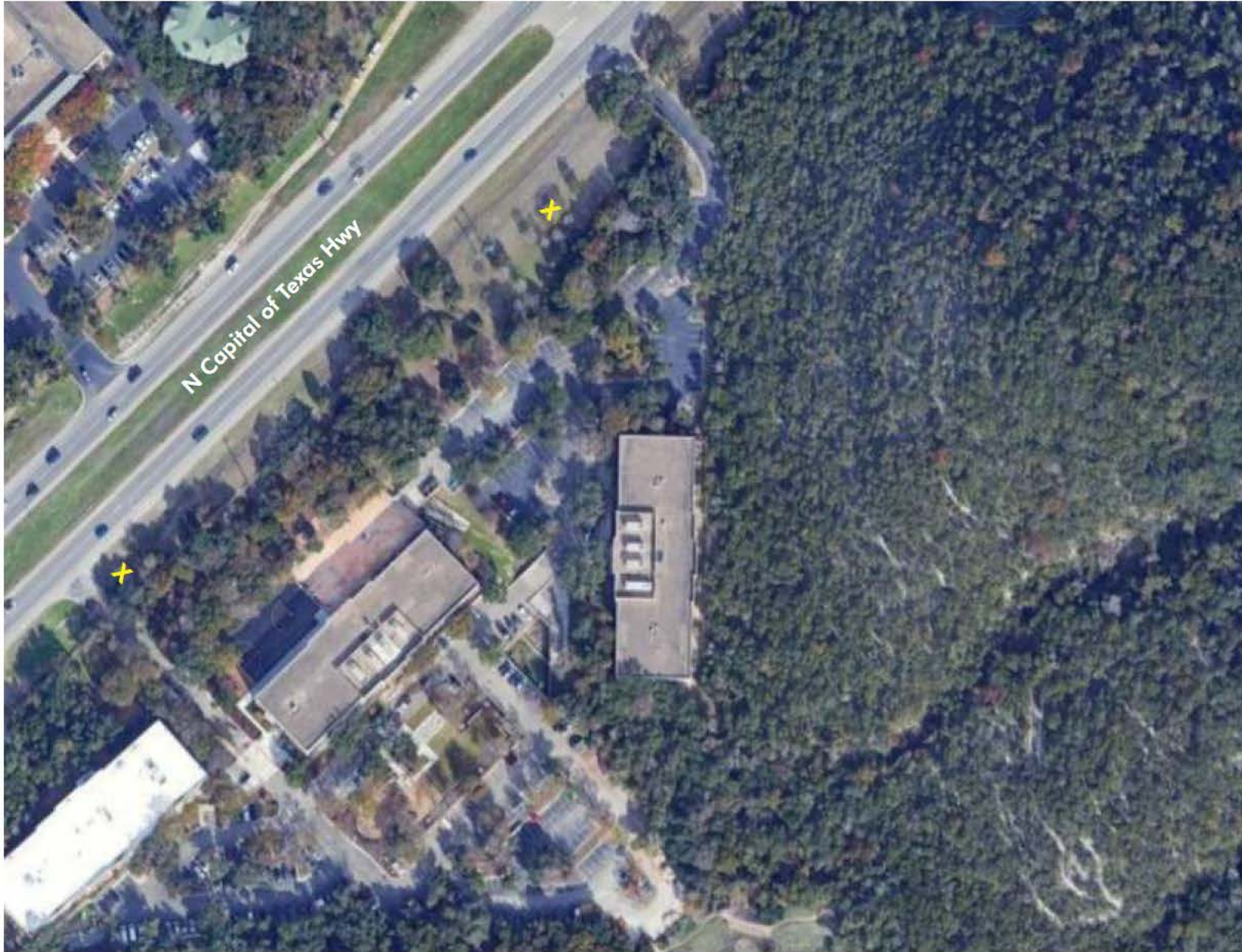
**AUSTIN VETERINARY EMERGENCY SERVICES**  
7501 N Capital of Texas Hwy

**INTELLECTUAL PROPERTY OF BUILDING IMAGE GROUP**

Qty: 1  
Exterior Monument Sign **E.1**

APPROVED BY: \_\_\_\_\_

AERIAL VIEW



Building Image Group, Inc.  
1200 E. Third St. | Studio One  
Austin, TX 78702

TESCL 18350

© Building Image Group, Inc.

PROPOSAL #  
27769

DATE  
10.8.2025

DRAWN BY  
RJE

PROJECT

**AUSTIN VETERINARY EMERGENCY SERVICES**  
7501 N Capital of Texas Hwy

**INTELLECTUAL PROPERTY OF BUILDING IMAGE GROUP**

Qty: 1  
Exterior Monument Sign **E.1**

APPROVED BY: \_\_\_\_\_

**SPECIFICATIONS**

Font: Gotham Black

- A. CMU Monument with stonework veneer
- B. Fabricated aluminum cabinet, painted one color, with reflective vinyl applied to bottom of sign, removable rider panel at base.
- C. .50" thick aluminum FCO logo, painted one color, flush mounted to cabinet
- D. .50" thick aluminum FCO address numbers, painted one color, flush mounted stone veneer
- E. Fabricated aluminum "cap", with reflective vinyl applied for increased visibility
- F. (4) Ground mounted LED landscape floodlights for external illumination per code.

**Electrical Note:** Client's electrician to provide a 120-277 volt 20 amp dedicated sign circuit on a timer or photocell within 5' of sign; Sign includes exterior lighting, LED flood lamps, color temperature TBD. Final connection to existing circuit included only if circuit is ready at time of install. BIG will coordinate directly with client's electrician as needed.



**Finish Schedule**

- V1: HP White
- V2: 3M Reflective Red
- P1: MAP to match PMS 525C
- P2: MAP White
- P3: MAP Black

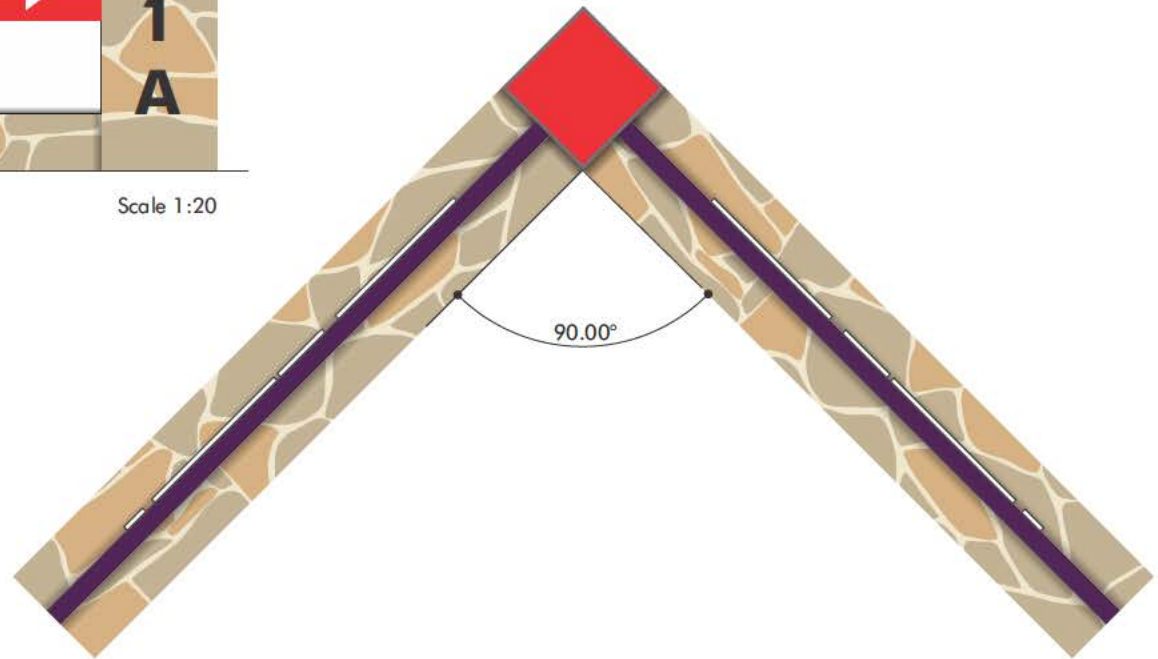
Signage dimensions, lighting and fabrication to be in compliance with all applicable local signage ordinances. These designs are for illustrative purposes only and are subject to modification per applicable code.

SPECIFICATIONS



Side B View

Scale 1:20



Plan View

Scale 1:20

Signage dimensions, lighting and fabrication to be in compliance with all applicable local signage ordinances. These designs are for illustrative purposes only and are subject to modification per applicable code.



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Austin, TX 78702

TESCL 18350

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PROPOSAL #  
27769

DATE  
10.8.2025

DRAWN BY  
RJE

PROJECT

**AUSTIN VETERINARY EMERGENCY SERVICES**  
7501 N Capital of Texas Hwy

**INTELLECTUAL PROPERTY OF BUILDING IMAGE GROUP**

Qty: 1  
Exterior Monument Sign **E.1**

APPROVED BY: \_\_\_\_\_

Landscaping:



At present, the AVES facility is not visible from the roadway due to the dense tree canopy surrounding the property. As the site currently exists, the illuminated "AVES" logo located above the main entrance is completely obscured from view, both during the day and at night. While the illuminated "Pet Emergency" lettering provides minimal visibility during nighttime hours, it remains entirely hidden in daylight conditions. Because the surrounding vegetation consists primarily of evergreen live oaks and cedar trees, visibility does not improve seasonally in the fall or winter months. Furthermore, as this section of the highway is designated a scenic corridor, the removal or trimming of trees is strictly regulated and cannot be undertaken without prior authorization.

Site Photos with Existing Landscaping:



iPhone camera without zoom.



iPhone camera 20x zoom.



Phone camera 40x zoom.



Existing view of the site from N. Capital of Texas Highway.

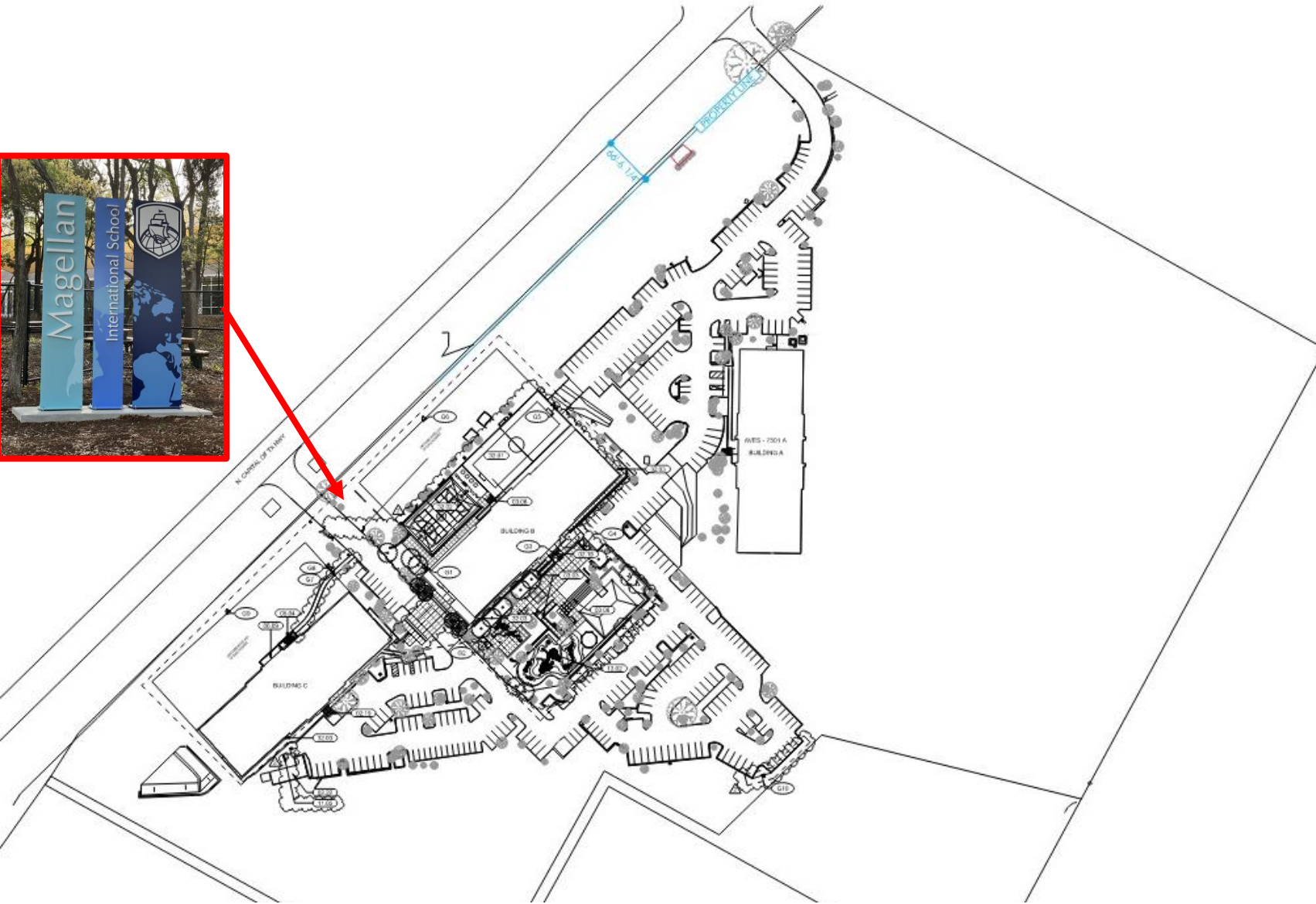
Current Monument:

Site Photos of Magellan School Observation:



The existing monument sign faces N. Capital of Texas Highway but does not include any reference to “Emergency,” making it difficult for motorists traveling in either direction to identify the hospital entrance. As confirmed by Medical Director Dr. Lindsay Vaughn, drivers who miss the driveway must travel approximately eight additional minutes to complete two turnarounds before re-approaching the entrance. This challenge is expected to worsen in the future, as TxDOT has planned to remove the turnaround currently located directly across from the site’s entrance. In emergency situations, this additional travel time could have critical, even life-threatening, implications for patients in need of urgent care.

Magellan School:



The Magellan International School, located at 7501B/C N. Capital of Texas Highway, presents a significant challenge for clients attempting to access the AVES hospital. Without clear identification of the hospital's driveway, visitors may inadvertently enter the school's entrance, which does not provide access to the hospital, or become delayed in school-related traffic during morning drop-off and afternoon pick-up hours.

On October 20, 2025, Stefan Vann with Building Image Group (BIG) conducted an on-site observation during school dismissal. A Constable was stationed at the school's entrance from approximately 2:00 p.m. to 5:45 p.m. In a brief interview, she noted that traffic typically begins to back up around 3:45 p.m. and worsens until about 5:00 p.m. During Mr. Vann's observation, northbound traffic was backed up along the highway shoulder from the intersection at Lakewood Drive to the school entrance. A two-vehicle collision also occurred around 3:00 p.m., prompting a response from Austin Police and emergency services, which further exacerbated congestion. The incident was cleared by approximately 3:45 p.m., at which point the northbound shoulder was fully occupied by vehicles queuing for student pick-up.

Site Photos of Magellan School Observation:

