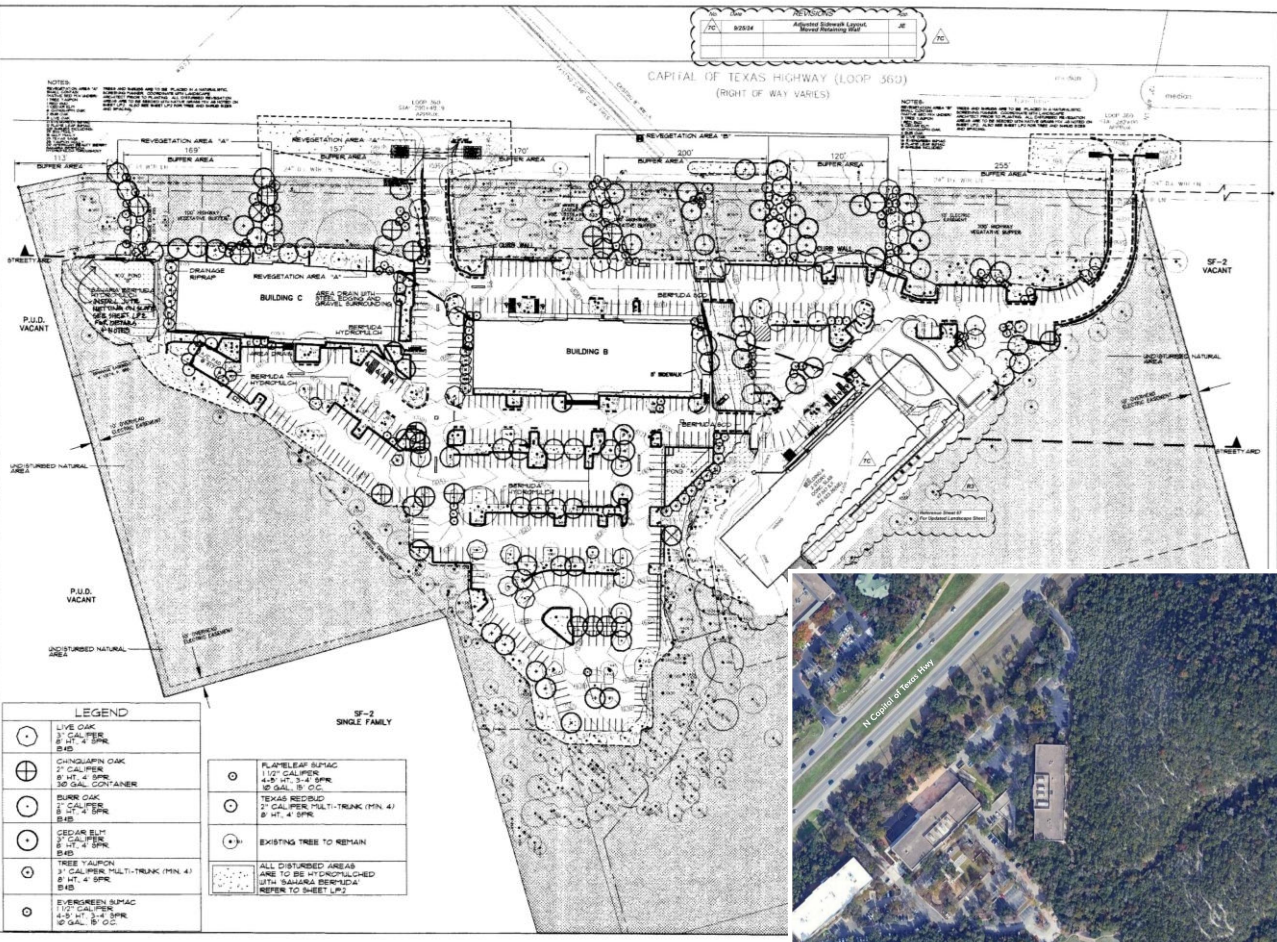




AVES Austin, TX

BOA Variance Presentation

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:



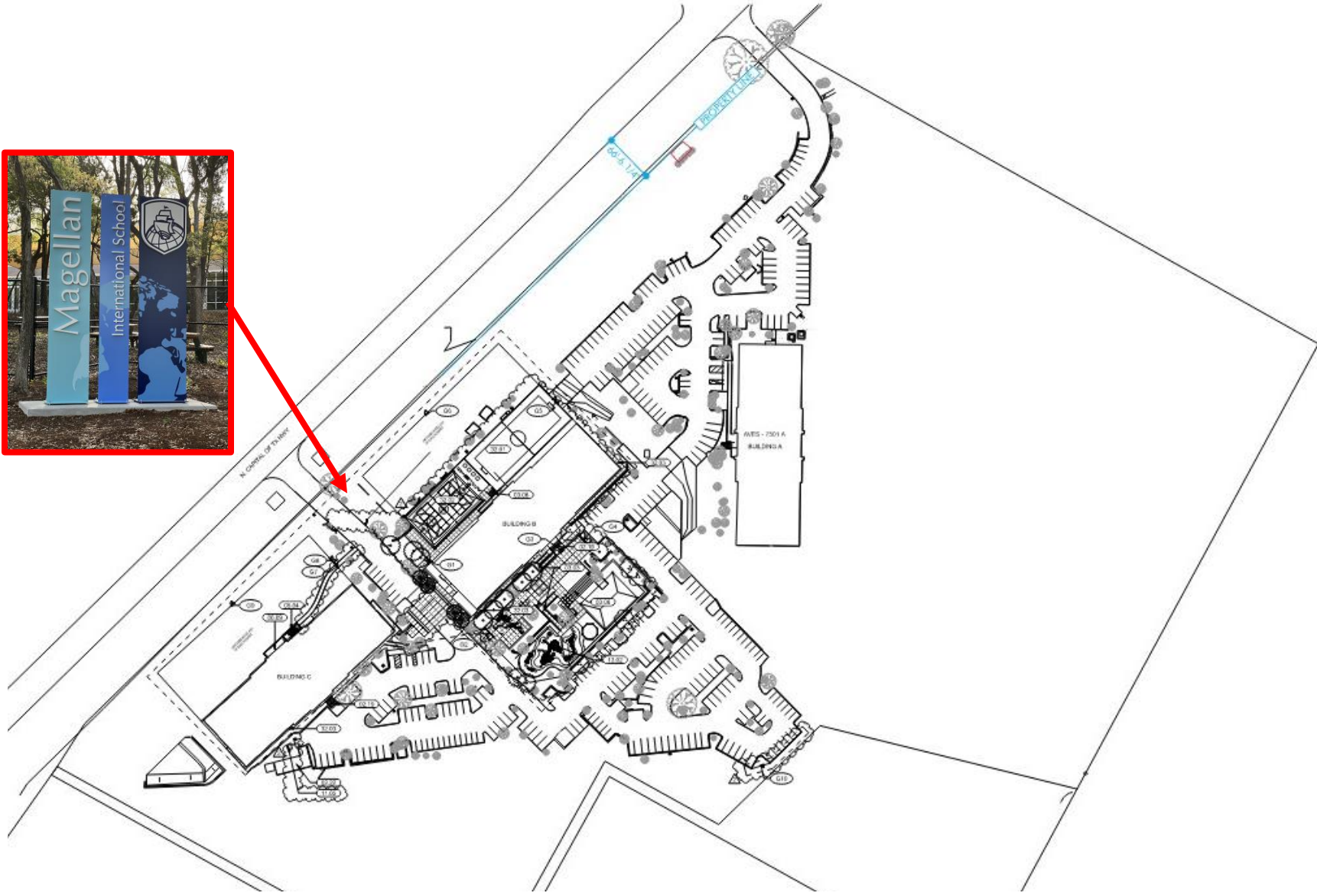
Site Photos of Magellan School Observation:



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.

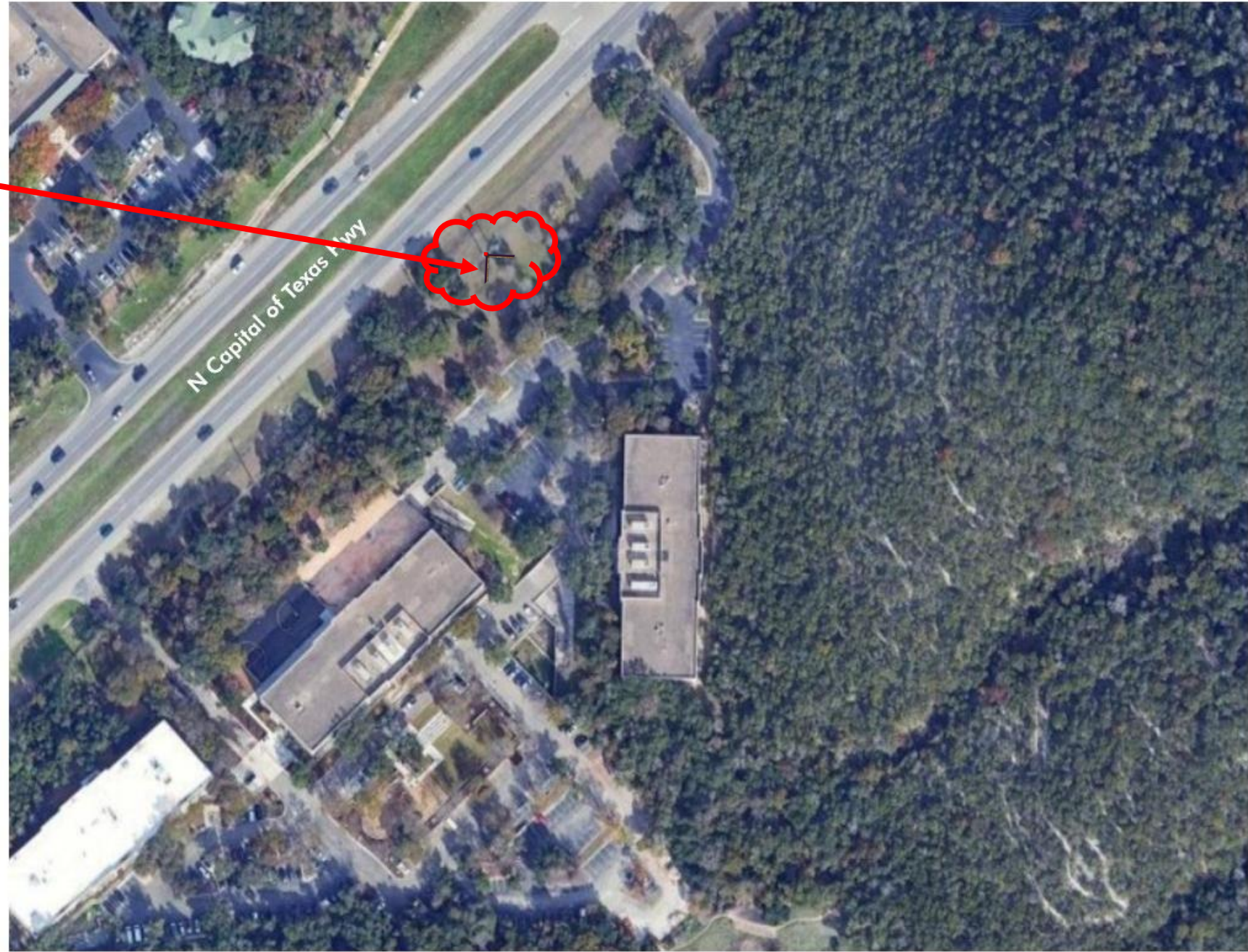
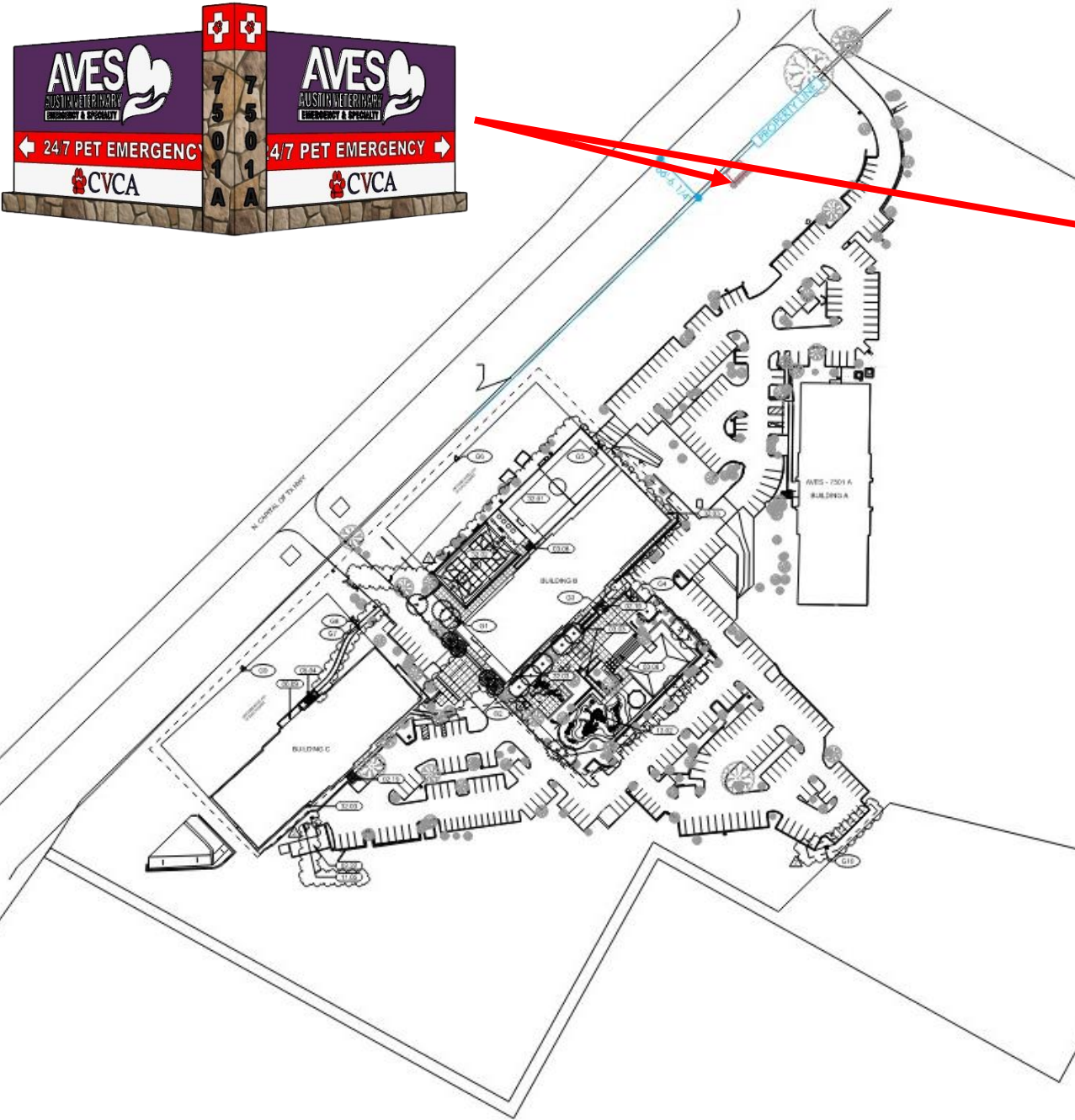
Magellan School:

Site Photos of Magellan School Observation:



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.



Our goal, upon approval of the Variance, is to install a new monument sign that clearly identifies the businesses located at the 7501A address and guides visitors to the correct point of entry. The proposed V-shaped design ensures optimal visibility for both north- and southbound traffic along N. Capital of Texas Highway. Bright red, reflective paint will enhance visibility and draw the attention of passing motorists, while the use of matching fieldstone complements the surrounding architectural and community aesthetic.

This improvement will significantly benefit our clients—many of whom arrive under stressful circumstances—by allowing them to locate the hospital quickly, access the property safely, and tend to their pets without unnecessary delay. Clear, well-placed signage will not only improve wayfinding but also contribute to a safer, more efficient experience for all visitors.

Proposed Monument:

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.



Building Image Group, Inc.
1200 E. Third St. | Studio One
Austin, TX 78702
TSCL 18350
PROJECT ADDRESS
7501 N. Capital of Texas
Austin, TX 78759

PROPOSAL #
27769
DATE
4.21.2025
DRAWN BY
RM

PROJECT
AUSTIN VETERINARY EMERGENCY SERVICES
Exterior Sign Proposal
INTELLECTUAL PROPERTY OF BUILDING IMAGE GROUP

Qty: 1
Monument Sign with Rider **E.4a**

APPROVED BY: _____
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Facing Monument on N Capital of Texas Highway



North Bound N Capital of Texas Highway



South Bound N Capital of Texas Highway

