

Received on/by:

Date, initials



**APPLICATION FOR AN
ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER**

Project Name: FREE BIRDS

Project Address/Legal Description: 12680 Hwy 290 W, AUSTIN, TX

Project Applicant Name: JANET GLASSCOCK

Mailing Address: 7220 CHIPPEWA BLVD
HOUSTON, TX 77086

Email Address: janet@brazosigns.com

Phone Number: (281) 710-8676

Owner's Name (if different from Applicant): CHARLIE HILL

Mailing Address: 28 CORDILLERA TRACE #4
BOERNE, TX 78006

Email Address: cphill@dhinv.com

Phone Number: (830) 336-2513

Type of Application (check box):

☐ Alternative Standard

☐ Special Exception

☒ Variance

☐ Waiver

Description of request & reference to section of the Code of Ordinances applicable to request: Tenant would like to have presence on the monument sign facing Rocky Ridge Trail, providing visibility to traffic heading East. Without it, there is zero visibility from that direction and people will miss the turn. This would increase sign count to 4 signs according to G.1 saying they can have 3 signs as a corner tenant, however there are existing tenants with 2 wall signs and panels on 2 existing ground signs. We would like the have the same sign count as they do, since the ground signs face 2 different roads. The landlord has approved 2 wall signs and tenant spaces on the 2 monument signs.

Description of the hardship or reasons the Alternative Standard/Special Exception/Variance/Waiver is being requested: There is zero visibility heading East on Rocky Ridge Trail, and people will drive by the restaurant and then have to turn around or get on 290 to enter the project.

Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver: This would increase sign count from 3 to 4. The monument signs are on opposite sides of the property and facing 2 different roads, well over 300' apart. Other tenants have the same sign count we're requesting, because it will greatly help increase visibility and business to the restaurant.

Submittal Checklist:

- ☐ Signed and Completed Application
- ☐ Required Fee Paid \$ _____
reference online **Master Fee Schedule** for more details
- ☐ Billing Contact Form
- Exhibits
- ☐ Photographs
- ☐ Map/Site Plan
- ☐ Architectural Elevation
- ☐ Other: _____

*Upon submittal of application, a Public Notice sign is **required** to be displayed at the project property within 48 hours (exceptions apply in cases of signage, lighting, exterior design and landscaping applications). Signs can be picked up at the City Offices for a deposit fee of \$100. Once a permit has been issued, signs in good condition can be returned for a \$75 refund.*

- ☐ Pick up Public Notice Sign, \$100 deposit

All required items and information (including all applicable above listed exhibits and fees) must be received by the City in order for an application and request to be considered complete.

Incomplete submissions will not be reviewed or scheduled for any further action until all deficient items or information has been received. By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:


Signature of Applicant


Signature of Owner (or attached letter of consent)

5/2/2022
Date

5/10/22
Date

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Leni Sandoval is authorized to act as my agent and representative with respect to this Application and the City's conditional use permit process. (As recorded in the Hays County Property Deed Records, Vol. see below, Pg. .)

[Signature]
Name

President Shop of LedgeStone LLC
Title

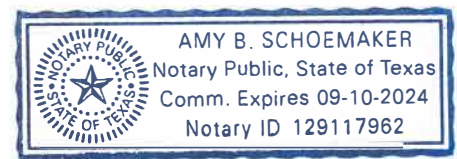
STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 13 day of May,
2022 by Charles Hill.

[Signature]
Notary Public, State of Texas

My Commission Expires: 9-10-2024

Freebirds
Name of Applicant



*As recorded as Documents #19034369, 20016021 and 21035931 Hays County Property Deed Records