



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BUILDING DESIGN COMMITTEE (BDC) REGULAR MEETING
Wednesday, June 3, 2020 at 5:30 PM

Notice is hereby given that the Building Design Committee (BDC) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 3rd day of June 2020 at 5:30 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS ONLY:

In accordance with the order of the Office of the Governor issued March 16, 2020, the Building Design Committee of the City of West Lake Hills will conduct a telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19).

The public may participate in this meeting by dialing in to the following toll-free number: **1-346-248-7799, Meeting ID: 349 954 9035, Password: 387042**

If you wish to speak during the meeting, please submit your **name, phone number and the item #** you wish to speak on at least 5 hours prior to the meeting (12:30 p.m. on Wednesday June 3rd) by emailing planner@westlakehills.org.

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing planner@westlakehills.org. **Comments must be received by 12:30 P.M. on June 3rd.**

The meeting will be live streamed here: <http://mixlr.com/city-of-west-lake-hills/>

1. Call to Order. Chairman Brian Plunkett.
2. **Land Use 4609 Bee Cave Road:** Consideration of a sign variance application for a projecting/wall sign at Creekside at the Hills that exceeds the maximum allowed size (Chapter 32 of the West Lake Hills Code). Applicant Bogle Family Realty (Power of Attorney LM Holder II FAIA).
 - a. Staff Briefing
 - b. Presentation by applicant

- c. Public Hearing: All persons wishing to speak for or against shall be heard.
- d. Deliberation and Action

3. Adjournment. Chairman Brian Plunkett.

Brian Plunkett, Chairman
By Anjali Naini, Director of Building &
Development Services

Certificate

I certify that the above Notice of the June 3, 2020 Regular Building Design Committee Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on May 29, 2020 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Anjali Naini, Director of Building & Development
Services

The City of West Lake Hills is committed to compliance with the Americans with Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request.



**SIGN VARIANCE APPLICATION
STAFF REPORT**

JUNE 3, 2020

Agenda Item: Land Use: **4609 Bee Cave Road:** Consideration of a sign variance application for a projecting/wall sign at Creekside at the Hills that exceeds the maximum allowed size (Chapter 32 of the West Lake Hills Code). Applicant Bogle Family Realty (Power of Attorney LM Holder II FAIA).

Requested Action: The applicant is seeking approval of a variance to exceed maximum allowed size for a projecting/wall-mounted sign on a new commercial building.

Applicant Information: Bogle Family Realty (Power of Attorney LM Holder II FAIA)

Location: The property is located south of Bee Cave Road, west of Buckeye Trail and east of Sundown Parkway.

Zoning & Site Characteristics:

The property is zoned B – 2 – Business 2 District. The property includes a newly constructed commercial building and is approximately 6.56 acres.

Hearing Dates:

June 3, 2020	Building Design Committee
June 17, 2020	Zoning and Planning Commission
June 24, 2020	City Council

Background/Analysis:

The Creekside at the Hills building has recently completed construction (site plan and building permits were approved by the City in 2019). The project is now going through the sign permitting process. The City Council approved two address numeral signs for the same building on May 27, 2020. The applicant would like a sign identifying the name of the building, but is seeking a variance for the maximum permitted size for greater visibility.

The location of the building is behind the rest of the Hills campus and not easily seen from Bee Cave Road. The proposed sign location faces toward the private driveway that provides access to the building. The applicant is requesting a variance to the size of the sign for better visibility. The proposed location is not visible from adjacent properties.

Variance Criteria Analysis

1. Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.

The application states – “Because the hills slopes sharply down from the street, the top of the new 2.5 story building is actually below street level and hidden behind existing buildings.”

2. Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed in the variance you are requesting is granted?

The application states – “This variance allows us to keep the existing vegetation and the additional 195 required trees that we planted to balance a previous development by others. The steep hill will be unchanged.”

3. What other reasonable alternatives have you considered? Why won't these other options alleviate the difficulty or hardship that you think exists?

The application states – “We looked at providing “Creekside” signs on both ends of the building, where they could be smaller, but it caused confusion about how to get the building entrance and potentially stopped traffic at the tiny west parking lot before it arrived at our main parking lot and garage on the east. We also attempted to amend the existing Hills campus signage agreement to include our wayfinding in the campus signage masterplan but that is a different landowner and we are not eligible.”

4. Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?

The application states – “We believe that up-sizing the one sign is a simple and direct solution that does not have any impact on neighbors outside this development and does not require us to trim or remove any existing trees. To be a legible size, we have calibrated the design using 3D models and site visits.”

5. Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?

The application states – “The signage (much like the building) is not visible from the public street or sidewalk and have no impact on the neighborhood. The “Creekside at the Hills” sign faces our private driveway and the back of some covered parking spaces in this same Hills development.”

6. Why do you believe your variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners?

The application states – “Because it is located on the north, facing internal within the complex, we anticipate no visibility from other lots outside the development. Within the development, it faces a playground fence and the back of another office building’s covered parking.”

Sign Code Analysis (Reviewed under Chapter 32, Sec. 32.03.008 – Projecting, wall and hanging commercial signs)

- 1) Size. Four square feet for each five front linear feet of the individual business for an organization having its own exterior public entrance in a multitenant building, with a maximum length of ten feet and area of 12 square feet. A minimum area of six square feet will be allowed if a business has insufficient frontage. The size of a multipaneled sign shall be determined by dividing the maximum size allowed by the number of panels. Combined maximum area for more than one sign shall not exceed 12 square feet | **The maximum allowed length is 10ft and the applicant is requesting a length of 22’ 6”;** **the maximum allowed area is 12sf and the applicant is requesting 63.83sf.**
- 2) Height. Minimum clearance of eight feet to bottom of sign above pedestrian walkways. | **Appears to comply but need height measurement shown on elevation.**
- 3) Number. One sign per pedestrian way on which the building abuts, as determined by the administrator with a maximum of two signs, subject to review by the zoning and planning commission. | **The location complies.**
- 4) Location. Perpendicular to, hung from, or attached to a projecting structural element of the exterior wall of the individual business or organization, adjacent to the street, parking lot or major pedestrian walkway which the building abuts. | **Complies.**
- 5) Design. The sign shall contain only the name of the business, its address and logo or nature of business, and, if desired, hours of operation. | **Complies. Sign includes complex/business name and logo. Colors comply and brighter colors in logo are okay as accent colors.**
- 6) Lighting. Indirect. | **Complies, reverse channel lit lighting proposed.**
- 7) Landscaping. Not applicable. | **Not applicable**

Code of Ordinances:

Chapter 32 – Signs

Sec. 32.01.001 Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Administrator. A member of the city staff appointed by the city administrator, designated to administer and enforce this chapter.

Average grade. The grade of the finished ground level at the midpoint of each exterior surface of a sign, or a structure, if the sign is attached to the structure.

Billboard. Any sign that is freestanding or attached to or part of a building and is an off-premises sign.

Building design committee (BDC). A subcommittee of the zoning and planning commission consisting of three members.

City. The City of West Lake Hills, Travis County, Texas, and its area of extraterritorial jurisdiction as defined by V.T.C.A., Local Government Code chapter 42.

Commercial sign. A sign which directs the attention of the general public to a place of business that sells goods or services, or other contains commercial or business activity.

Commission or zoning and planning commission. The zoning and planning commission (ZAPCO) of the city.

Compensable cost. Those costs for which the owner of a nonconforming sign required to be relocated, reconstructed or removed by this chapter is entitled to be compensated pursuant to V.T.C.A., Local Government Code chapter 216, which costs, if required to be paid by the statute, shall be calculated in accordance with the formula set forth in the statute.

Erect. To build, construct, alter, reconstruct, pour, lay, move upon, attach, hang, place, suspend or affix, and also includes the painting of wall signs, murals or super graphics, or any physical operation on the premises which is required for the construction of a sign, including excavation, site clearance, landfill, and the like.

Freestanding sign. Any sign which is not attached to or on the walls, face, or exterior of a building.

Government sign. A government sign is a sign that is constructed, placed, or maintained by the federal, state, or local government or a sign that is required to be constructed, placed, or maintained by a property owner as mandated by the federal, state, or local government either directly or to enforce a property owner's rights.

Handheld sign. Any sign held by a person.

Indirect lighting. A light source from a shielded and hooded fixture mounted to the top of the sign, pointed towards the ground and that is diffused to provide an even illumination without glare. This type of lighting must conform with the lighting requirements in [article 24.03](#).

Landscaping. To change the natural features by adding trees, bushes, flowers, etc.

Manual on Uniform Traffic-Control Devices (MUTCD). The state publication for streets and highways.

Notice. Actual notice or written notice sent by registered or certified mail.

Office complex. Two or more offices and/or office establishments, sharing customer parking area, regardless of whether said offices or office establishments occupy separate structures or are under separate ownership, or on separate tracts or lots of land.

Official sign. Any sign erected by or at the direction of any governmental body.

Off-premises sign. Any sign other than an on-premises sign.

On-premises sign. A commercial sign which advertises only goods, services, facilities, events, or attractions available on the premises where located, or identifies the owner or occupant or directs traffic on the premises.

Premises. A lot or tract within the city, and contiguous lands in the same ownership, which is not divided by any public highway, street or alley, or right-of-way therefor.

Projecting or hanging sign. Any sign attached to a building and extending in whole or in part more than nine inches beyond the building line. Allowable size does not include supporting structure.

Reflective surface. Any material or device which has the effect of intensifying reflected light, such as scotch light, day glow, glass beads and luminous paint.

Restoration. The routine maintenance and painting of existing, approved signs that do not change the approved design and color in any way.

Shopping center. Two or more retail stores and/or service establishments, or one retail store and one service establishment, sharing customer parking area, regardless of whether such stores and/or establishments occupy separate structures or are under separate ownership or on separate lots on tracts of land.

Sign. A name, identification, image, light device, figure, painting, drawing, message, plaque, poster, billboard, description, display, or illustration which is affixed to, painted or represented directly or indirectly upon a building, picture, window (attached inside or outside), or piece of land, and which directs attention to an object, product, place, activity, facility, service, event, attraction, person,

institution, organization or business which is visible from any street, right-of-way, sidewalk, alley, park or other public property. Displays of merchandise customarily sold at the site without illumination or lettering which are placed behind a store window are not signs or parts of signs.

Surface area of a sign. The total surface including frame and mounting. The actual area of the sign shall be calculated using trigonometric methods when the sign is not a simple rectangle. The allowed area of the sign as stated in the ordinance equals one side of a freestanding back-to-back sign, provided the freestanding sign's sides are back to back or angled with no greater separation between sides at its widest point than four feet and provided that both sides have the identical sign. Frame and mounting shall not exceed 30 percent of the total surface area of sign.

Temporary sign. A banner, pennant, poster, or advertising display constructed of papers, cloth, canvas, plastic sheet, cardboard, wallboard, plywood, or other like materials that appears to be intended or is determined by the city planner to be displayed for a limited period of time.

Traffic-control sign. A permitted sign for the purpose of identifying parking areas and directing the flow of traffic on private property.

Wall sign. A sign attached to, painted on, or erected against the wall of a building or structure with the exposed face of the sign in a plane parallel to the face of the wall and not projecting more than nine inches from the face of the wall at any point.

Zone. A zoning district as shown on the official zoning map of the city.

Sec. 32.01.013 Design review guidelines

- (a) Harmonious with city scale. Sign location, configuration, design, materials, and colors should be harmonious with the Hill Country setting and the rural scale of the city.
- (b) Materials. Sign materials shall be predominantly natural, such as native stone, rough cedar, pine or other types of wood. Other materials may be substituted when in the opinion of the building design committee they meet the design criteria of the city.
- (c) Architectural harmony. The sign and its supporting structure shall be in architectural harmony with the surrounding structures.
- (d) Colors. Black and earth tones shall be favored and bright colors shall be used only as accent colors. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt, moss, trees, and rocks. Many earth tones originate from clay earth pigments such as umber, ochre, and sienna.
- (e) Landscaping. Landscaping is required and shall be designed to harmonize with the building and surrounding natural landforms and native plants, as reflected in specific requirements contained herein.
- (f) Reflective surfaces. Glare-producing surfaces on signs are not allowed.
- (g) Lighting. All lighting of signs shall be indirect lighting as defined herein and all floodlights shall be shielded. No sign shall be illuminated, in whole or in part, where the illumination is intermittent or varies in color or intensity from time to time. The use of searchlights is prohibited. Changeable electronic variable message signs (CEVMS), digital signs, and light emitting diode (LED) signs are prohibited.
- (h) Moving parts. No sign shall contain any moving parts.
- (i) Commercial logo/logograms. Graphic symbols, used to represent or identify a business entity or organizations, are permitted to be displayed on signs only under the following conditions:
 - (1) The design and materials comprising the logo shall be consistent with the guidelines in this section;
 - (2) Commercial logos shall be permitted only on sign categories set forth in section 32.03.001(b)(4), (6), (7), and (9); and
 - (3) Commercial logos shall be consistent with those generally utilized by applicant on business cards, stationery, and other similar uses.

Sec. 32.03.006 Bee Cave Road and Loop 360 corridor street number

Numerical street address for multitenant center or office complex on Bee Cave Road or Loop 360 shall be regulated as follows:

- (1) Purpose. To identify the numerical street address of a multitenant shopping or office complex.
- (2) Size. A maximum of four numbers, and each number with a vertical dimension of no greater than 24 inches and a horizontal dimension of no greater than 12 inches.
- (3) Height. No part of the numbers shall extend above the roof line of the building.
- (4) Number. One set of numbers facing the westbound lane of Bee Cave Road or Loop 360 and one set of numbers facing the east lane of Bee Cave Road or Loop 360.
- (5) Location. On the building complex at the corner of the complex closest to the street.
- (6) Design. The sign shall contain only the number of the street address (e.g., 3415).
- (7) Lighting. None.
- (8) Landscaping. None.

Sec. 32.03.008 Projecting, wall and hanging commercial signs

Projecting, wall, and hanging commercial signs, individual business within a multitenant shopping center or office complex for tenants who have their own separate exterior entrances, shall be regulated as follows:

- (1) Purpose. To identify a business or organization which has its own separate exterior public entrance within a multitenant building.
- (2) Size. Four square feet for each five front linear feet of the individual business for an organization having its own exterior public entrance in a multitenant building, with a maximum length of ten feet and area of 12 square feet. A minimum area of six square feet will be allowed if a business has insufficient frontage. The size of a multipaneled sign shall be determined by dividing the maximum size allowed by the number of panels. Combined maximum area for more than one sign shall not exceed 12 square feet.
- (3) Height. Minimum clearance of eight feet to bottom of sign above pedestrian walkways.
- (4) Number. One sign per pedestrian way on which the building abuts, as determined by the administrator with a maximum of two signs, subject to review by the zoning and planning commission.
- (5) Location. Perpendicular to, hung from, or attached to a projecting structural element of the exterior wall of the individual business or organization, adjacent to the street, parking lot or major pedestrian walkway which the building abuts.
- (6) Design. The sign shall contain only the name of the business, its address and logo or nature of business, and, if desired, hours of operation. Except for those in B-3 districts, no additional fee shall be required for new signs in a multitenant shopping center or office complex where the zoning and planning commission has approved a uniform design for every sign in the entire complex and the city administrator certifies that the proposed new sign meets the uniform design approved by the city.
- (7) Lighting. Indirect.
- (8) Landscaping. Not applicable.
- (9) Special provisions. Shall be as follows:
 - (A) A joint directory sign is permitted subject to the provisions of this chapter;
 - (B) A business or organization having a projecting or hanging sign is not excluded from participating in a joint directory;
 - (C) Businesses or organizations not having exterior public entrances are subject to the provisions of the joint directory signs for multitenant building, in section 32.03.009; and
 - (D) An individual business with a basement entrance with no calculable frontage may have one sign with a maximum area of six square feet.
- (10) Increase of size, number. Notwithstanding the foregoing, the maximum size of a projecting, wall or hanging commercial internal sign for a business within a shopping center designated B-3 may be

Aerial:



APPLICATION COVER SHEET

Property Address: 4609 BEE CAVE RD
Applicant Name: BOGLE FAMILY REALTY
Designated Agent (if any, Power of Attorney Required): L M HOLDER II FAIA
Applicant Phone Number: 512-484-7468 Email Address: philip@holder3.com
Date Application was Submitted: 5-1-2020
Variance(s) Requested: Size of building sign

Applicant completes above section; City Staff completes the section below:

Variance File Number: _____ [A sequential identifier based on application date and noted in a Variance Application Log maintained by staff. Examples: 20110903A, 20110903B, 20111021A, etc.]

Application Fees Due: \$ _____ Fees Received on _____ by _____

DRAFT APPLICATION PACKET MATERIALS

Draft Application Packet Received on _____ by _____
 Letter to ZAPCO Chairperson Variance Approval Criteria Answers
 Site Plan Coversheet Site Plan Drawings
 Elevation Views and Floor Plans (new structures only)
 Septic Assessment (new structures only)
 Additional Support Materials (if any): _____
 Power of Attorney (if any) – Designated Representative: _____
Staff Analysis completed on _____ by _____
Staff Analysis sent to Applicant on _____ by _____

FINAL APPLICATION PACKET

Final Application Packet Reviewed and Approved on _____ by _____
Notice to Proceed Letter sent to Applicant on _____ by _____
• Notification Letter must be postmarked by _____ Confirmed by _____
• Sign must be posted by _____ Confirmed by _____
15 Copies of Final Packet received on _____ Confirmed by _____

ZAPCO

Scheduled for ZAPCO Hearing on: _____
ZAPCO Action Letter sent on _____ by _____
ZAPCO Recommendation: _____
Conditions/Comments (if any): _____
Modified application and materials (if any) received on _____ by _____

BOA/CITY COUNCIL

Scheduled for BOA/Council Hearing on: _____
BOA/Council Action: _____
Conditions/Comments (if any): _____
BOA/Council Action Letter sent on _____ by _____

FOLLOW-UP

Follow-up dates (vegetative screening installed, survival verification, etc.): _____
• Notifications added to Incode on _____ by _____
Postponement History (if any): _____
Notes: _____

LETTER TO ZAPCO CHAIRPERSON

DATE:

Chairman Robert Meisel
West Lake Hills Zoning and Planning Commission
911 Westlake Drive
West Lake Hills, Texas 78746

Dear Mr. Chairman:

We are completing inspections on a new 2.5 story office building below and behind the existing Hills development on Bee Cave Road. Our 4609 Bee Cave Rd building is essentially not visible from the street and accessed by a steep two-way private driveway looping through the complex. We are surrounded on three sides by a mix of existing trees and our 195 new trees, so we are locating our building sign on the open side along the private driveway. Our variance request is to increase sign larger than ordinance so it can be read from both directions. We believe that when a building is complete obscured from the road, a variance for a large building-mounted sign that itself cannot be seen from outside the campus is a reasonable solution.

"Creekside at the Hills" Signage Variance:
Proposed sign length of 22.5' is longer than 10'.
Proposed sign size is 63.83 sf larger than 12 sf.
Color- to meet code.

The sign is close to our main entrance and close to the point where our various parking options are visible. We believe this location and size is the best way to conclude the way-finding through the campus. The proposed location is not visible from neighbors and does not interfere with the existing Hills office campus. We are not imposing any burden or distraction on our neighbors. We attempted to amend the campus signage agreement but we were told that since our lot is a different landowner we should submit a variance application and a new sign permit.

Thank you,

Philip Southwick, AIA
philip@holder3.com

L M HOLDER III FAIA
ARCHITECTURE . PLANNING . ENERGY CONSULTATION
04/30/2020

ANSWERS TO VARIANCE APPROVAL CRITERIA QUESTIONS

West Lake Hills City Code requires applicants to answer each of the following questions. The ZAPCO Commissioners, Board of Adjustment and City Council Members consider your answers to these questions when evaluating your application. *(Feel free to respond to these questions on a separate page or document.)*

(1) Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.

Because the hill slopes sharply down from the street, the top of our new 2.5 story building is actually below street level and hidden behind existing buildings. A private two-way driveway arcs through the complex with our building at the most remote and densely vegetated point on the loop. Because driveway traffic is two-way, a standard sign would be only visible from one traffic direction.

(2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed in the variance you are requesting is granted?

This variance allows us to keep the existing vegetation and the additional 195 required trees that we planted to balance a previous development by others. The steep hill will be unchanged.

(3) What other reasonable alternatives have you considered? Why won't these other options alleviate the difficulty or hardship that you think exists?

We looked at providing "Creekside" signs on both ends of the building, where they could be smaller, but it caused confusion about how to get to the building entrance and potentially stopped traffic at the tiny west parking lot before it arrived at our main parking lot and garage on the east. We also attempted to amend the existing Hills campus signage agreement to include our wayfinding in the campus signage masterplan but that is a different landowner and we are not eligible.

(4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?

We believe that up-sizing the one sign is a simple and direct solution that does not have any impact on neighbors outside this development and does not require us to trim or remove any existing trees. To be a legible size, we have calibrated the design using 3d models and site visits.

(5) Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?

The signage (much like the building) is not visible from the public street or sidewalk and have no impact on the neighborhood. The "Creekside at the Hills" sign faces our private driveway and the back of some covered parking spaces in this same Hills development.

(6) Why do you believe your variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners?

Because it is located on the north, facing internal within the complex, we anticipate no visibility from other lots outside the development. Within the development, it faces a playground fence and the back of another office building's covered parking.

Property Address: 4609 BEE CAVE RD





L M HOLDER III FAIA
ARCHITECTURE . PLANNING . ENERGY CONSULTATION
05/01/2020



5213 Tucker Hill Ln.
Cedar Creek, TX 78612
512.888.9788
www.CNDSIGNS.COM

A/ ILLUMINATED WALL SIGN (NORTH ELEVATION)

FONT: APPLE CHANCERY & CENTURY GOTHIC BOLD
SQ. FT: 63.83
SCALE: 1:100

SCOPE OF WORK: FABRICATE AND INSTALL **ONE (1)** SIGN TO SPECIFICATIONS

REVERSE CHANNEL LOGO:

- WELDED SQ. TUBE FRAME CABINET WITH ROUTED OUT .090" ALUMINUM PLATE FINISHED TO MATCH PMS BLUE 2758 C AND PMS RED 187 C
- 3/16" CLEAR LEXAN BACKS
- .063" RETURNS FINISHED TO MATCH PMS BLUE 2758 C
- 1/2" ACRYLIC PUSH THRU STAR WITH OPAQUE WHITE VINYL OVERLAID ON FIRST SURFACE
- WHITE LEDS
- INTERIORS FINISHED MP WHITE FOR LIGHT ENHANCEMENT
- PIN MOUNTED

CREEKSIDE AT THE HILLS:

- .090" ALUMINUM FACES FINISHED TO MATCH DARK BRONZE
- .063" RETURNS FINISHED TO MATCH DARK BRONZE
- 3/16" CLEAR LEXAN BACKS
- WHITE LEDS
- INTERIORS FINISHED MP WHITE FOR LIGHT ENHANCEMENT
- PIN MOUNTED



PMS BLUE 2758 C



PMS RED 187 C



COLOR TO MATCH DARK BRONZE

MINIMUM ELECTRICAL REQUIREMENTS:

QTY. T.B.D. 120V 20A DEDICATED CIRCUITS WITHIN 6' OF SIGN,
INSTALLED BY OTHERS

NOTE: CONFIRM NUMBER OF CIRCUITS PRIOR TO INSTALLATION



PROPOSED



NIGHT VIEW

PAGE 2 OF 6

ART VERSION 190550-6

DATE 04/21/19

SALES Paul

PM PM

DESIGN Capo

04/21/20 REMOVE ILLUMINATION ON BUILDING NUMBERS

CONCEPTUAL DESIGN ONLY FINAL DIMENSIONS DETERMINED AT PRODUCTION.

ALL DESIGNS ARE PROPERTY OF AND FOR THE SOLE USE OF CND SIGNS. CND SIGNS RETAINS RIGHTS TO ALL ARTWORK, DESIGNS AND LAYOUTS UNTIL FURTHER ARRANGEMENTS ARE MADE IN A WRITTEN CONTRACTUAL AGREEMENT. CND SIGNS DOES NOT HESITATE TO PROSECUTE FOR UNAUTHORIZED REPRODUCTION OF ITS DESIGNS UPON DISCOVERY THAT A DESIGN HAS BEEN SHARED, RECREATED OR REPRODUCED WITHOUT APPROPRIATE PERMISSIONS.



Cnd SIGNS DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have: 1. A minimum of two dedicated 120V 20A circuits 2. Junction box installed within 6 feet of sign 3. Three wires: Line, Ground, Neutral
TECL 18581- REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION P.O. BOX 12157, AUSTIN, TEXAS 78711, 1-800-803-9202, 512-463-6599; WEBSITE: WWW.LICENSE.STATE.TX.US/COMPLAINTS



5213 Tucker Hill Ln.
Cedar Creek, TX 78612

512.888.9788

WWW.CNDSIGNS.COM

FONT: APPLE CHANCERY & CENTURY GOTHIC BOLD
SQ. FT: 63.83
SCALE: 3/8"

Creekside at The Hills

4609 Bee Caves Rd
West Lake, TX 78746

PAGE 3 OF 6

ART VERSION 190550-6

DATE 04/21/19

SALES Paul

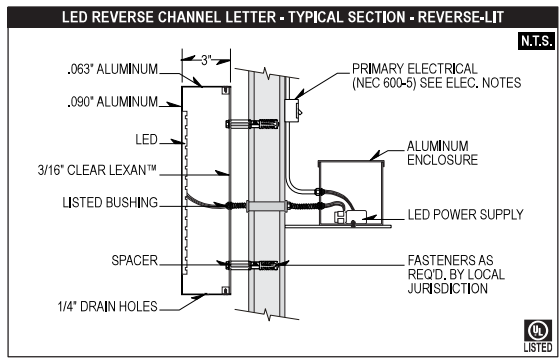
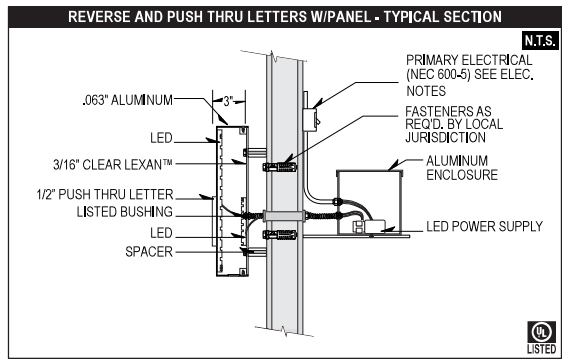
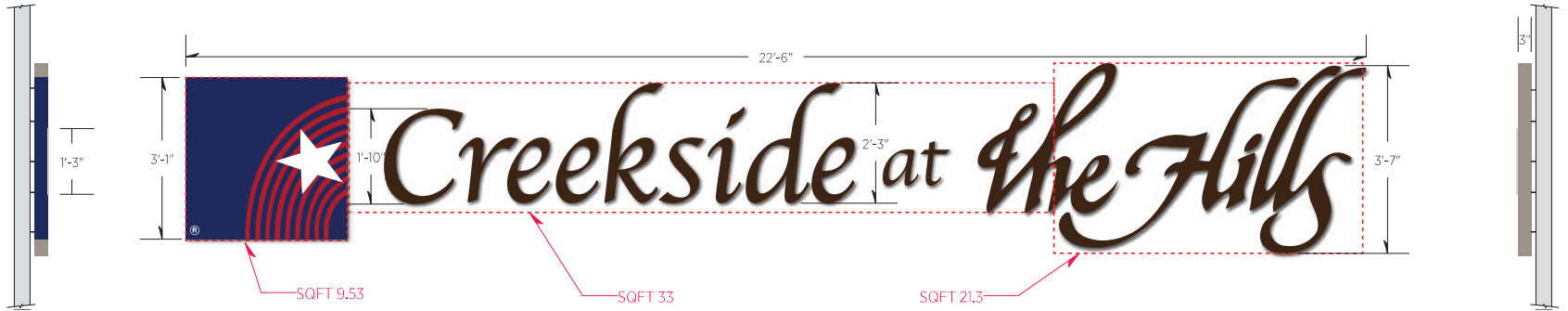
PM PM

DESIGN Capo

04/21/20 REMOVE ILLUMINATION
ON BUILDING NUMBERS

CONCEPTUAL DESIGN ONLY FINAL
DIMENSIONS DETERMINED AT
PRODUCTION.

ALL DESIGNS ARE PROPERTY OF AND FOR
THE SOLE USE OF CND SIGNS. CND SIGNS
RETAINS RIGHTS TO ALL ARTWORK,
DESIGNS AND LAYOUTS UNTIL FURTHER
ARRANGEMENTS ARE MADE IN A
WRITTEN CONTRACTUAL AGREEMENT.
CND SIGNS DOES NOT HESITATE TO
PROSECUTE FOR UNAUTHORIZED
REPRODUCTION OF ITS DESIGNS UPON
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TECL 18581- REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION P.O. BOX 12157, AUSTIN, TEXAS 78711, 1-800-803-9202, 512-463-6599; WEBSITE: WWW.LICENSE.STATE.TX.US/COMPLAINTS



SIGN PERMIT APPLICATION

Date of Receipt: _____	Permit Fees: _____
Collected By: _____	Date Permit Issued: _____

APPLICANT INFORMATION

Property Address: 4609 BEE CAVE ROAD, WESTLAKE, TEXAS 78746
 Street City State Zip

Block: _____ Lot: _____ Tax Parcel ID: _____ Zoning District: _____

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Property Owner: _____ Phone: _____ Email: VERO@CNDSIGNS.COM
 Address: ^{4609 BEE CAVE ROAD, WESTLAKE, TEXAS 78746} _____ City: _____ State: _____ Zip: _____

Agent (with written approval from Owner):
 Name: _____ Phone: _____ Email: VERO@CNDSIGNS.COM
 Address: _____ City: _____ State: _____ Zip: _____
 Signature: _____ Date: _____

Sign Contractor: CND SIGNS LLC Phone: 512-888-9788 Email: VERO@CNDSIGNS.CO
 Address: 5213 TUCKER HILL LANE City: CEDAR CREEK State: TX Zip: 78612

SIGN SPECIFICATIONS*

Check one option below:
 Permanent Sign Temporary Sign Uniform Sign Agreement Amendment

Sign Category (refer to Code, Sec. 32.03): _____

Is the property subject to a Uniform Sign Agreement? Y N

Dimensions: ^{22'6" L x 3'7" H} _____ Total Square Feet: 63.83 # of Signs Proposed: 1

Type of Material: ALUMINUM AND ACRYLIC Sign Colors: PMS Blue 2758C, PMS Red 187 C

Method of Attachment: PIN MOUNTED

Type of Sign Lighting (if applicable): WHITE LEDS

Width of Storefront: 171'1" Linear Frontage of Business: _____

Sign Message: CREEKSIDE ON THE HILLS

Temporary Signs Only:

2/18



SIGN PERMIT APPLICATION

Duration – Start Date: _____ End Date: _____

*Application must include sign renderings showing sign dimensions, letter dimensions, color, material, location, lighting specifications (refer to Chapter 24, Article 24.03 & Chapter 32), landscaping plans if applicable, and any other details required by staff. Commercial sign applications should include an Assumed Name Certificate/DBA for Business. If sign is under a Uniform Sign Agreement, sign must comply with the Agreement or else applicant must request an Amendment to the Uniform Sign Agreement.

VARIANCES & AMENDMENTS TO UNIFORM SIGN AGREEMENT

Variance
 Are you applying for a variance to the Sign Ordinance? Yes No
(If yes, you will also need to submit a separate variance application and fee)

Amendment to Uniform Sign Agreement
 Name/Address of Uniform Sign Agreement: _____
 Reason for Amendment: _____

Please attach a separate sheet describing the sign specifications applicant is requesting to change/remove/add to the Uniform Sign Agreement. Please also submit a cover letter addressed to the ZAPCO Chairperson explaining your project.

APPROVAL NOTES – FOR COMPLETION BY STAFF ONLY

Administrative Approval Sign Meets Requirements: Yes No

Approved by City Administrator: _____ Date: _____

City Council Approval (Non-Administrative Approval)

BDC Date and Comments: _____

ZAPCO Date & Recommendation: _____

City Council Date & Action: _____



SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, BOGLE FAMILY REALTY
have made, constituted and appointed L M HOLDER II FAIA
to be my duly authorized representative in connection with an application dated MAY 1, 2020,
to be heard by the Building Design Committee, Zoning & Planning Commission, and City
Council/Board of Adjustment of the City of West Lake Hills, Texas. All representations, whether
oral or written, made by the representative in support of the request have the full force and effect
of the applicant's approval. I do by this document constitute the above named representative as
my true and lawful attorney-in-fact to act in my name, place and stead, to do and perform any act
in connection with such application which I myself might perform or do if I was personally present.

BOGLE FAMILY REALTY
Property Owner/Applicant Name

Haren Bogle, EXEC VP
Property Owner/Applicant Signature

7301 N 16TH ST, SUITE 201 PHOENIX AZ 85020
Street Address City State Zip Code

602-371-3860, X2424
Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 29th day of April, 20 20.

Janet Rich
Notary Public in and for the State of Texas

