



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C16-2016-0006
901 NECHES



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made.

1" = 208'

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 # CLB-2016-0026 ROW # 11542936 Tax # 0206040902
TAD ✓

Section 1: Applicant Statement

Street Address: 901 Nechez 5

Subdivision Legal Description:

.406 acres of land being all of lot 1 and 2 block 114 of the original City of Austin

Lot(s): 1 & 2

Block(s): _____

Outlot: _____

Division: _____

Zoning District: CBD-CO

Sign District: DOWN TOWN

I/We RODNEY K. BENNETT on behalf of myself/ourselves as
authorized agent for NECHES EXTENDED STAY, LLC affirm that on
Month July, Day 19, Year 2016, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Sign: BLADE / Projecting

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

25-10-129 (D)(2) 3 (D)(3) (a) ~~25-10-129 (D)(2) 3 (D)(3) (a) 25-10-129 (D)(2) 3 (D)(3) (a)~~ 3(b)

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:

The normal sinage for Hyatt House would be on a parapet wall. However, the Capitol View Corridor has limited the height of the building. Reducing the height to accomodate the parapet signage would eliminate a floor of the hotel.

—OR—

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

The bottom of the sign is 40' from the ground and the sign face is 5' wide. Due to this slender design, the neighboring properties will not be affected.

—OR—

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

We are asking for one dual sided projecting sign even though we are allowed 4.

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:

Not all areas of down town are affected the same way by the Capitol View Corridor limitations.

Section 3: Applicant Certificate

D/4

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Rodney K. Bennett Date: 07/19/2016

Applicant Name (typed or printed): Rodney K. Bennett

Applicant Mailing Address: 12618 Eagle Nest

City: Buda State: Texas Zip: 78610

Phone (will be public information): (512) 627-7227

Email (optional – will be public information): jb.rbconsulting@yahoo.com

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: Sam Kumar Date: 07/21/2016

Owner Name (typed or printed): Sam Kumar

Owner Mailing Address: 7701 N. Lamar Blvd., Suite 100

City: Austin State: Texas Zip: 78752

Phone (will be public information): (512) 247-7000

Email (optional – will be public information): tfincher@journeymanco.com

Section 5: Agent Information

Agent Name: Rodney K. Bennett

Agent Mailing Address: 12618 Eagle Nest Drive

City: Buda State: Texas Zip: 78610

Phone (will be public information): (512) 627-7227

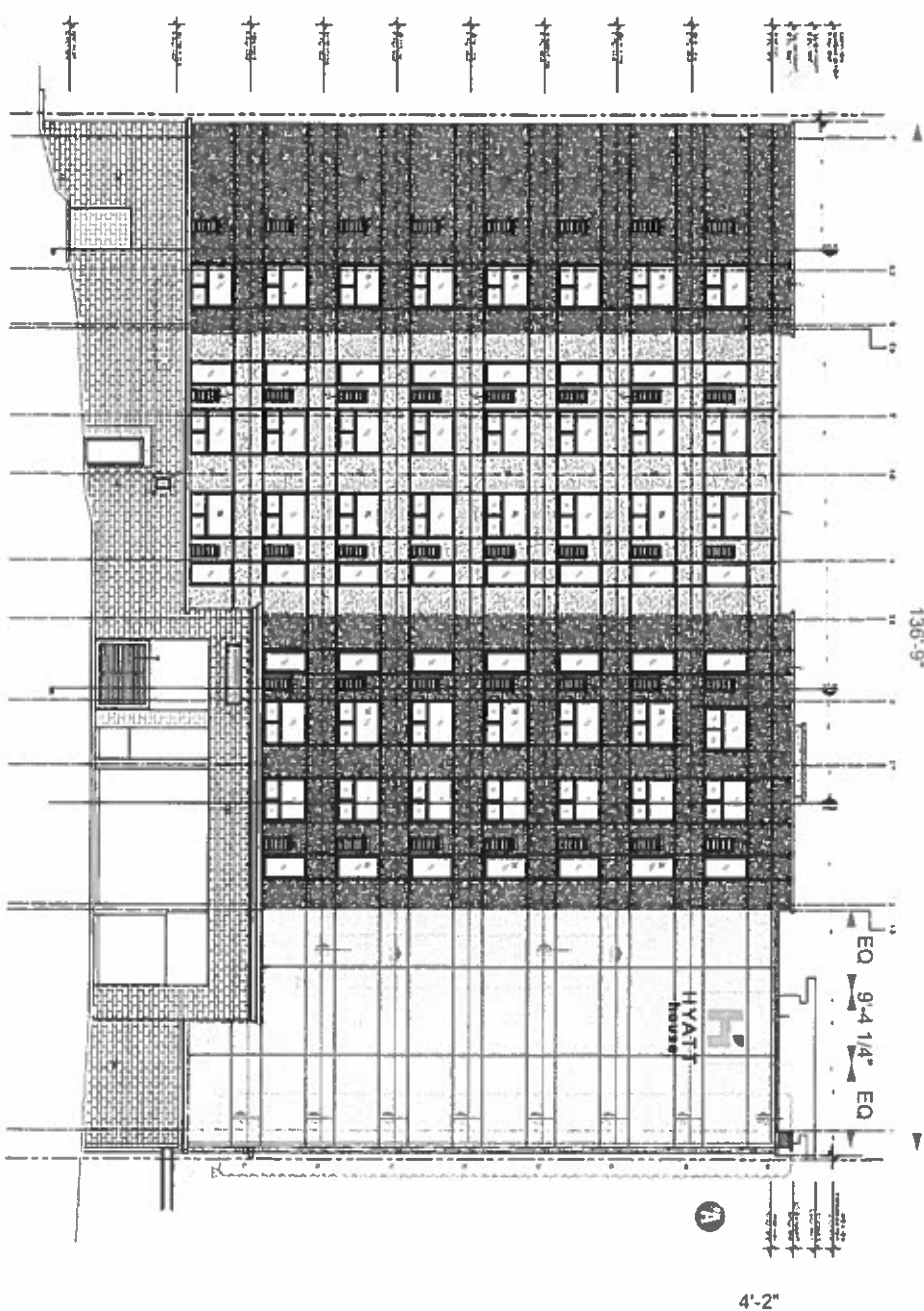
Email (optional – will be public information): jb.rbconsulting@yahoo.com

SAVE

OK

100'-0"

7A NORTH ELEVATION - SCALE: 1/16" = 1'-0"



FEDERAL HEATH

SIGN COMPANY

4402 North Avenue
Dallas, TX 75246
7149 941-0715 Fax 7149 431-5045

4402 North Avenue
Dallas, TX 75246
7149 941-0715 Fax 7149 431-5045

Building Quality Signage Since 1901

PROJECT:

11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Project Manager:

Drawn By:

Project / Location:

901 Neches Street
Austin, TX
78701

DATE APPROVAL/DRAW:

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Job Number:

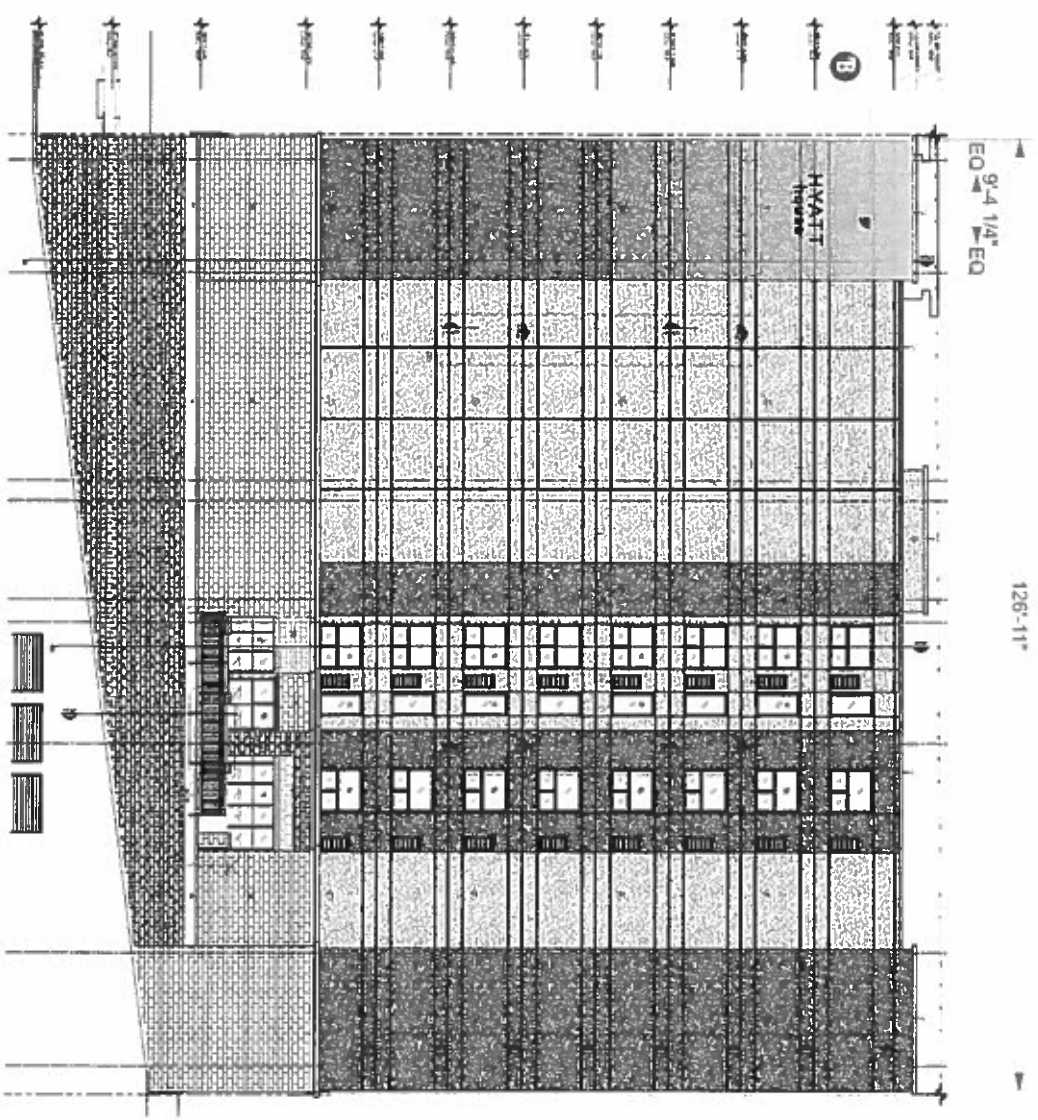
Date:

Sheet Number:

Design Number:

120°-11°

1 EAST ELEVATION - SCALE: 1/16" = 1'-0"

**FEDERAL HEALTH**

SIGN COMPANY
www.signcompany.com

4402 North Avenue
Oceanside, CA 92056
(760) 961-0715 Fax (760) 631-5065

Marketing Director
Orem, UT • 801.224.1234 • info@pinnaclepro.com

[illegible]

Building Quality Signage Since 1901

THE FUTURE OF

01 26 1 27 14 **Explosion** TRO with school bus.
 02 09 2 23 16 **Explosion** Explosion of vehicle upon a street sign above.
 03 09 4 14 15 **Explosion** Explosion of vehicle upon.
 04 02 14 02 **Explosion** At Sports Park 4/28/15 5:00p.
 05 02 23 16 **Explosion** "Explosion" Type 1

Account Rep: **Saul Stankus**

Project Manager:
Lynn Anderson

Drawn By: **Gene Bourbonnais**

Project / Location:

901 Nechas Street
Austin, TX
78701

[illegible]

Limfoid Approval Date:

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Colors Depicted in This Drawing May Not Match Actual Materials Finishes. Refer to Product Samples for Exact Color Match.

Job Number: 23-32213-10

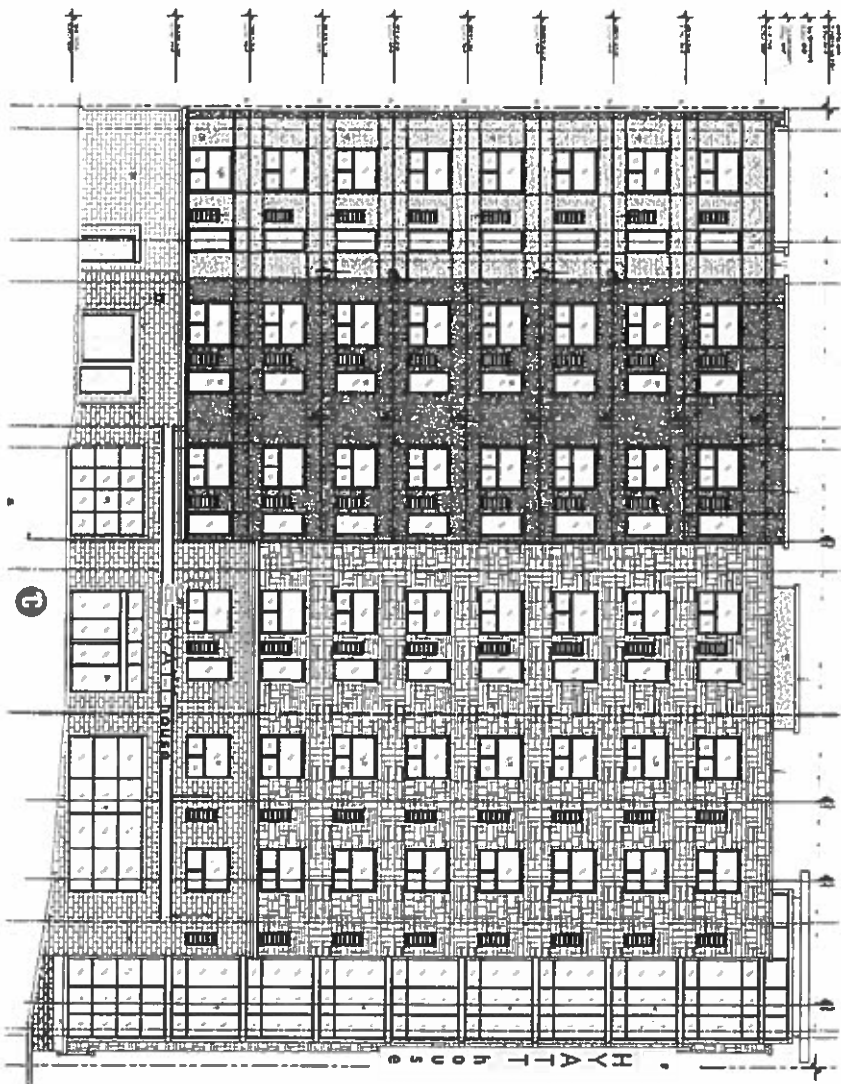
Date: **30 June 2015**

Sheet Number: 4 of 10

Design Number: **23-32213-10 R5**

98°-10°

⑩ WEST ELEVATION - SCALE: 1/16" = 1'-0"



Design Number: **23-32213-10 R5**

Sheet Number 3 of 10

Date: 30 June 2015

Job Number: 23-32213-10

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Colors Depicted in This Advertising May Not Match Actual Materials Presented. Refer to Product Samples for Exact Color Match.

Contract Approval Date: _____

1 Underwriting
Lombard-St. Paul
616-618-1044, 616-618-1045
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616-618-1332, 616-618-1333
616-618-1334, 61

901 Neches Street
Austin, TX
78701

Project / Location

Account Rep
Saul Stankus

Project Manager
Lynn Anderson

Drawn By
Gene Bourbonnais

- 01 35 127 16 Angeleno TDD with extended hours
- 02 899 223 16 Bureau: lengths of blocks: stops & shows up shows
- 03 899 6 14 176 Bureau: lengths of blocks: stops
- 04 222 1630 Operator: All agents: Pre 4/27/95: Sals;
- 05 233 16 6447 "TELESTAT" Sign 1

References

ENDING LIBERTY STRUGGLE SINCE 1901

Marketing Partner:
Countryside Co., Inc. 6000 E. Alameda St., Denver CO

(760) 741-0715 Fax (760) 431-5045

SIGN COMPANY

MEAN

DEATH

11월 11일

三

202



INTERNALLY ILLUMINATED CHANNEL LETTERS / CMH-113H-1 / 71.5 SQ.FT. / ONE (1) SET REQUIRED

SCALE: 3/8" = 1'-0"

MANUFACTURE & INSTALL CHANNEL LOGO & LETTER SET

LOGO: 3 1/2" DEEP FABRICATED ALUMINUM RETURNS, PAINTED PMS COOL GRAY 2, SATIN FINISH
FACE IS 3/16" #7328 WHITE ACRYLIC W/ VINYL OVERLAY PER COLOR KEY WITH 1" #4272 PEARL GRAY TRIM CAP
LOGO ACCENT: 3 1/2" DEEP FABRICATED ALUMINUM RETURNS, PAINTED PMS COOL GRAY 2, SATIN FINISH
FACE IS 3/16" #2447 WHITE ACRYLIC W/ VINYL OVERLAY PER COLOR KEY
LETTERS: 3 1/2" DEEP FABRICATED ALUMINUM RETURNS, PAINTED PMS COOL GRAY 2, SATIN FINISH
FACE IS TUPPERWARE® STYLE 1/2" CLEAR ACRYLIC W/ 3635-2222 DUAL-COLOR VINYL & #30 DIFFUSER PER COLOR KEY.

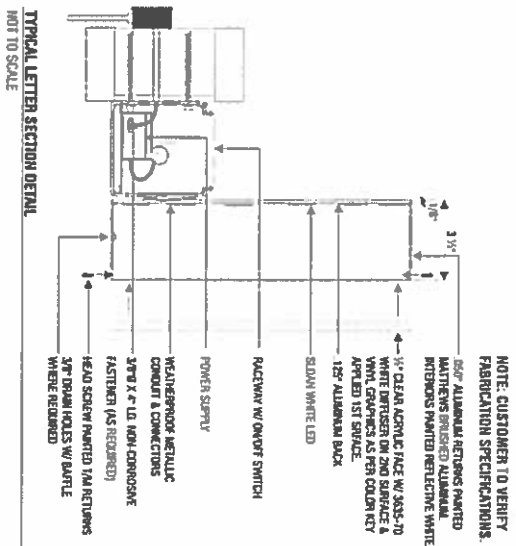
ILLUMINATION PROVIDED BY WHITE LEDS AND REMOTE POWER SUPPLIES

RACEWAY TO BE PAINTED T/M (TBD), SATIN FINISH

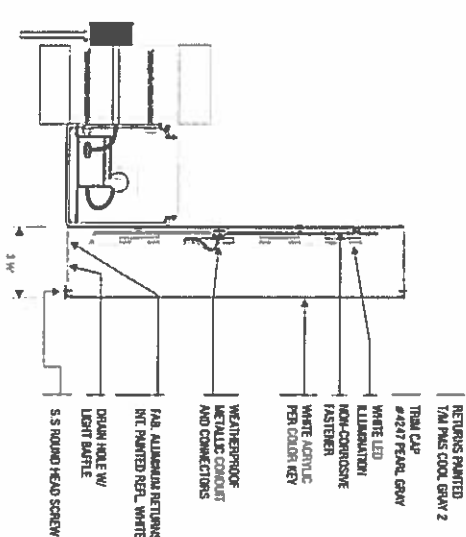
COLOR KEY

- PAINT: T/M PMS COOL GRAY 2, SATIN FINISH
- LOGO FACE: 3/16" 7328 WHITE ACRYLIC W/ 1ST & 2ND SURFACE CYAN VINYL #2500-2498
- LOGO ACCENT: 3/16" 2447 WHITE ACRYLIC W/ 1ST SURFACE DK. BLUE VINYL #3630-7570
- LETTER FACES: 1/2" CLEAR ACRYLIC W/ 1ST SURFACE DUAL-COLOR BLACK 3635-2222 & 2ND SURFACE #30 DIFFUSER

ELECTRICAL REQUIREMENTS	
TYPE	T.O.B. RANGE
ALL 120V, 60Hz Single Phase ETL, ETL-Listed, UL-Recognized, and ETL-Approved	ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
NEW ELECTRICAL CONNECTIONS	ALL NEW ELECTRICAL CONNECTIONS SHALL BE PERFORMED BY A LICENSED ELECTRICIAN. ALL NEW ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES. ALL NEW ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
EXISTING ELECTRICAL CONNECTIONS	ALL EXISTING ELECTRICAL CONNECTIONS SHALL BE INSPECTED BY A LICENSED ELECTRICIAN. ALL EXISTING ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES. ALL EXISTING ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.



TYPICAL LETTER SECTION DETAIL
NOT TO SCALE



DETAIL FOR TYPICAL RACEWAY MOUNTED LOGO W/ ILLUMINATED FLEX FACE (TRIM CAP)
NOT TO SCALE



Proposed | Simple

Proposed | Simple

FEDERAL HEATH

SIGN COMPANY

4402 North Avenue
Orem, UT 84057
Phone: 801-225-1111 Fax: 801-225-1112

Building County Signage Since 1901

Account Rep: Saul Shankus

Project Manager: Lynn Anderson

Drawn by: Gene Bourbonnais

Project Location: 901 Neches Street Austin, TX 78701

Client: 901 Neches Street Austin, TX 78701

Contract: 11/15/11

Order: 11/15/11

Order: 11/15/11

Order: 11/15/11

Order: 11/15/11

Order: 11/15/11

Order: 11/15/11

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Order: 11/15/11

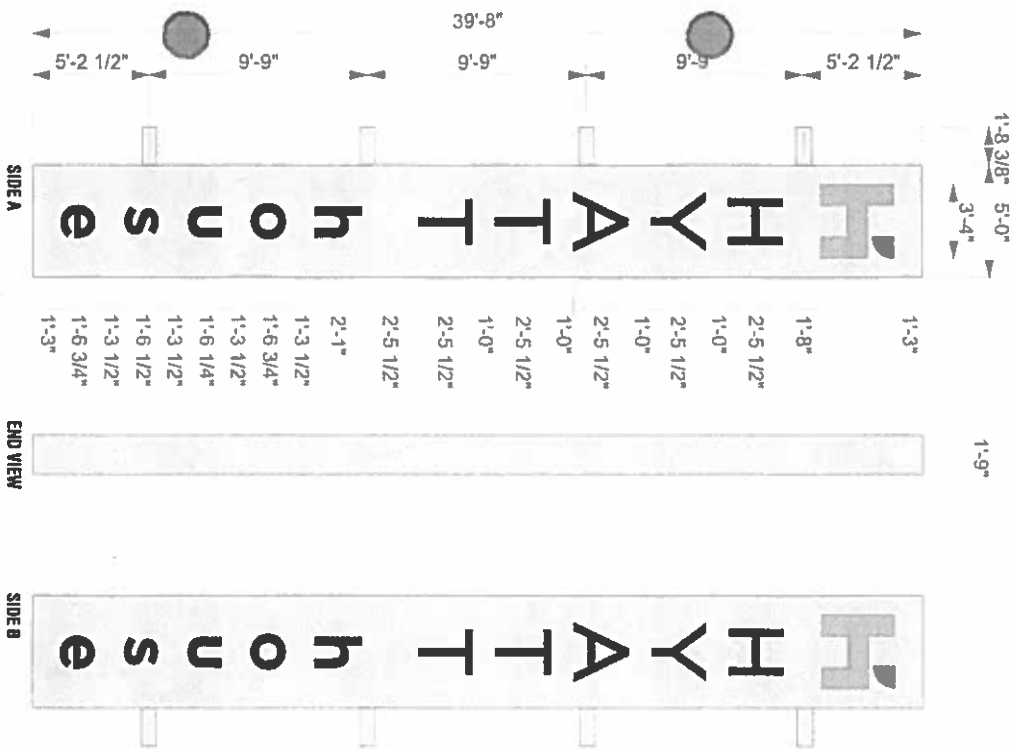
Order: 11/15/11

Order: 11/15/11

Order: 11/15/11

Order: 11/15/11

13



INTERNALLY ILLUMINATED D/F BLADE SIGN / 198.33 SQ FT. / ONE (1) REQUIRED
SCALE: 3/16" = 1'-0"

SCOPE OF WORK: MANUFACTURE AND INSTALL D/F BLADE SIGN

LOGO: TO BE 1/2" WHITE ACRYLIC PUSH-THRU W/ VINYL PER COLOR KEY COPY. TO BE 1/4" WHITE ACRYLIC IN-FILL W/ VINYL PER COLOR KEY
FACE: .125 ALUMINUM FACE W/ ROLL-OUT GRAPHICS TO BE PAINTED PMS COOL GRAY 2, SATIN FINISH
CABINET FILLERS: .125 ALUMINUM PAINTED 1/4" PMS COOL GRAY 2, SATIN FINISH
INTERNAL ILLUMINATION: FLUORESCENT LAMPS AND TRANSFORMERS
MOUNTING: BLADE TO BE MOUNTED FLUSH TO WALL OVER CUSTOMER PROVIDED OUTRIGGERS

BLADE SIGN TO MOUNT ON CORNER OF BUILDING

NOTE: ENGINEERING REQUIRED

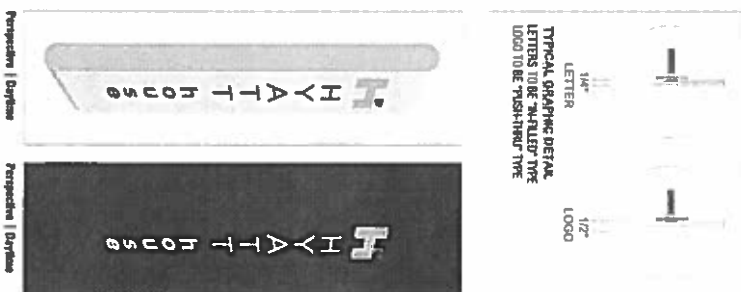
NOTE: OWNER TO SUPPLY OUTRIGGERS FROM BUILDING TO MOUNT BLADE SIGN TO.

COLOR KEY

- PAINT: T1M PMS COOL GRAY 2, SATIN FINISH
- LOGO FACE: .5" 7328 WHITE ACRYLIC W/ 1ST & 2ND SURFACE CYAN VINYL #2500-2498
- LOGO ACCENT: .5" 2447 WHITE ACRYLIC W/ 1ST SURFACE DK. BLUE VINYL #3630-7570
- LETTER FACES: .25" 2447 WHITE ACRYLIC W/ 1ST SURFACE DUAL-COLOR BLACK 3635-222

ITEM	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	1" x 10" x 1/2" Aluminum Sign	SQ FT	198.33		
2	1/2" x 1/2" x 1/2" Aluminum Sign	SQ FT	198.33		
3	1/4" x 1/4" x 1/4" Aluminum Sign	SQ FT	198.33		
4	1/8" x 1/8" x 1/8" Aluminum Sign	SQ FT	198.33		
5	1/16" x 1/16" x 1/16" Aluminum Sign	SQ FT	198.33		

CONTRACTOR TO PROVIDE:
ALL SIGNAGE SHALL BE DESIGNED AND MANUFACTURED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE SIGNAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE SIGNAGE AT THE END OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TRAFFIC AND PEDESTRIAN FLOW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC AND CULTURAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ENVIRONMENTAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ARCHITECTURAL AND ARTISTIC RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SCULPTURAL AND MONUMENTAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDMARK AND MONUMENT RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC AND CULTURAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ENVIRONMENTAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ARCHITECTURAL AND ARTISTIC RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SCULPTURAL AND MONUMENTAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDMARK AND MONUMENT RESOURCES.



FEDERAL HEATH

SIGN COMPANY
4402 North Avenue
Oceanside, CA 92054
(760) 941-0715 Fax (760) 431-5045
www.federalheath.com

Manufacturing Facilities:
Oceanside, CA; Union, IL; Albuquerque, NM; Orem, UT
Other Locations:
Dallas, TX; Denver, CO; Fort Worth, TX; Houston, TX; Los Angeles, CA; Miami, FL; New York, NY; Phoenix, AZ; San Antonio, TX; San Diego, CA; San Francisco, CA; Seattle, WA; Tampa, FL; Wichita, KS
Building Quality Signage Since 1901

Project:
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