

**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE: Monday October 14, 2019**

**CASE NUMBER: C16-2019-0004**

- \_\_\_\_\_ Brooke Bailey
- \_\_\_\_\_ Jessica Cohen
- \_\_\_\_\_ Ada Corral
- \_\_\_\_\_ Melissa Hawthorne
- \_\_\_\_\_ William Hodge
- \_\_\_\_\_ Don Leighton-Burwell
- \_\_\_\_\_ Rahm McDaniel
- \_\_\_\_\_ Darryl Pruet
- \_\_\_\_\_ Veronica Rivera
- \_\_\_\_\_ Yasmine Smith
- \_\_\_\_\_ Michael Von Ohlen
- \_\_\_\_\_ Kelly Blume (Alternate)
- \_\_\_\_\_ Martha Gonzalez (Alternate)
- \_\_\_\_\_ Denisse Hudock (Alternate)

**APPLICANT: Mill Marsh**

**OWNER: USL2 Austin 901 East 6<sup>th</sup> Street LP**

**ADDRESS: 901 6TH ST**

**VARIANCE REQUESTED: The applicant is requesting a variance(s) from Section 25-10-133 (University Neighborhood Overlay Zoning District Sign) (F) to allow for three electrical wall signs to be placed on the fifth floor of the building in order to provide signage for a Mixed Use building in a "TOD-CURE-CO-NP", Transit Oriented District/Plaza Saltillo – Central Urban Redevelopment – Combined Overlay – Neighborhood Plan zoning district. (East Cesar Chavez)**

**The Land Development Code sign regulations state that no sign may be placed above the second floor of a building, except for a non-electric sign that is engraved, cut into the building, or otherwise inlaid to become part of the building.**

**BOARD'S DECISION: BOA Sept 9, 2019 meeting The public hearing was closed by Chair Don Leighton-Burwell, Board Member Veronica Rivera motions to Postpone to October 14, 2019, Board Member Yasmine Smith seconds on an 11-0 vote; POSPTONED TO OCTOBER 14, 2019. Oct 14, 2019 POSTPONED TO November 7, 2019**

**EXPIRATION DATE:**

**FINDING:**

1. The variance is necessary because strict enforcement of the Article prohibits and reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscape, or topography, because:

OR,

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

OR,

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

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:

  
Elaine Ramirez  
Executive Liaison

  
Don Leighton-Burwell  
Chairman

**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE: Monday September 09, 2019**

**CASE NUMBER: C16-2019-0004**

- Y  Brooke Bailey
- Y  Jessica Cohen
- Y  Ada Corral
- Melissa Hawthorne (OUT)
- Y  William Hodge
- Y  Don Leighton-Burwell
- Y  Rahm McDaniel
- Y  Darryl Pruett
- Y  Veronica Rivera
- Y  Yasmine Smith
- Michael Von Ohlen (OUT)
- Kelly Blume (Alternate)
- Y  Martha Gonzalez (Alternate)
- Y  Denisse Hudock (Alternate)

**APPLICANT: Mill Marsh**

**OWNER: USL2 Austin 901 East 6<sup>th</sup> Street LP**

**ADDRESS: 901 6TH ST**

**VARIANCE REQUESTED: The applicant is requesting a variance(s) from Section 25-10-133 (University Neighborhood Overlay Zoning District Sign) (F) to allow for three electrical wall signs to be placed on the fifth floor of the building in order to provide signage for a Mixed Use building in a "TOD-CURE-CO-NP", Transit Oriented District/Plaza Saltillo – Central Urban Redevelopment – Combined Overlay – Neighborhood Plan zoning district. (East Cesar Chavez)**

**The Land Development Code sign regulations state that no sign may be placed above the second floor of a building, except for a non-electric sign that is engraved, cut into the building, or otherwise inlaid to become part of the building.**

**BOARD'S DECISION: BOA Sept 9, 2019 meeting **The public hearing was closed by Chair Don Leighton-Burwell, Board Member Veronica Rivera motions to Postpone to October 14, 2019, Board Member Yasmine Smith seconds on an 11-0 vote; POSPTONED TO OCTOBER 14, 2019.****

**EXPIRATION DATE:**

**FINDING:**

1. The variance is necessary because strict enforcement of the Article prohibits and reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscape, or topography, because:

OR,

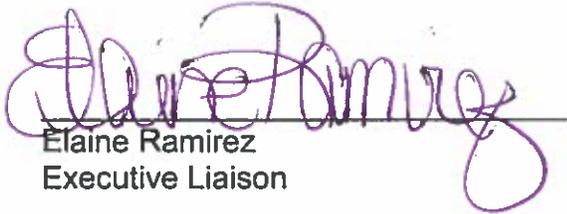
2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

OR,

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

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:

  
Elaine Ramirez  
Executive Liaison

  
Don Leighton-Burwell  
Chairman



---

**From:** Will Marsh [REDACTED]  
**Sent:** Friday, September 27, 2019 4:11 PM  
**To:** Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>  
**Subject:** RE: REMINDER: C16-2019-0004 / 901 E. 6th St.

\*\*\* External Email - Exercise Caution \*\*\*

Elaine,

Is it possible to postpone our case until the next meeting in November?

Thanks,  
Will

**Will Marsh**  
*Principal*

Endeavor Real Estate Group  
[REDACTED]  
D 512-682-5550

---

**From:** Ramirez, Elaine [REDACTED]  
**Sent:** Tuesday, September 24, 2019 2:20 PM  
**To:** Will Marsh <[REDACTED]>  
**Subject:** RE: REMINDER: C16-2019-0004 / 901 E. 6th St.

Hi Will,

**This is a friendly reminder:** You have until **Friday, Sept. 27<sup>th</sup> before 3p.m.** to submit any maps, surveys, drawings, photos and any additional documentation you want included as part of your Advanced Packet for your BOA variance case. This will need to be submitted to me via e-mail in PDF format.

If you would like the Board to follow along with you, you will need to present a presentation, bring it on a thumb drive and you will hand it to our City Technician . The Board **will not** have anything to view on the overhead other than the Advanced Packets they have in front of them on the dais that was given to them a week prior to the meeting.

**Please note:** Any late support that will be accepted after this deadline date of Sept. 27<sup>th</sup>, 2019 will **only** be for Opposition and Support letters for this case.

**Respectfully,**

**Elaine Ramirez**

*Board of Adjustment Liaison  
Planner Senior*

[City of Austin Development Services Department](#)

One Texas Center, 1<sup>st</sup> Floor  
505 Barton Springs Rd  
Office: 512-974-2202



Follow us on [Facebook](#), [Twitter](#) & [Instagram](#) @DevelopmentATX

**Scheduled Meeting Disclosure Information:**

*In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person.*

*Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: [DSD Survey](#). Please note that all information provided is subject to public disclosure via DSD's open data portal.*

*For more information please visit: [City Clerk's website](#)*

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [CSIRT@austintexas.gov](mailto:CSIRT@austintexas.gov).



August 29, 2019

Will Marsh on behalf of  
USL2 Austin 901 East 6<sup>th</sup> Street LP  
901 E 6th St  
Austin TX, 78702

Property Description: LOT 16-18 & W 38FT OF LOT 15 BLK 2 OLT 1 DIV A CONNERS ADDN

**Re: C16-2019-0004**

Dear Will,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from;

**Section 25-10-133 (University Neighborhood Overlay Zoning District Sign) (F);**

to allow for three electrical wall signs to be placed on the fifth floor of the building in order to provide signage for a Mixed-Use building in a "TOD-CURE-CO-NP", Transit Oriented District/Plaza Saltillo – Central Urban Redevelopment – Combined Overlay – Neighborhood Plan zoning district. (East Cesar Chavez)

Austin Energy does not oppose requested variance for the three electrical wall signs, provided all proposed and existing improvements follow AE clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants' expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

[https://library.municode.com/tx/austin/codes/utilities\\_criteria\\_manual?nodeId=S1AUENDECR\\_1.10.0CLSARE](https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE)

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

**Eben Kellogg, Property Agent**

Austin Energy  
Public Involvement | Real Estate Services  
2500 Montopolis Drive  
Austin, TX 78741  
(512) 322-6050

# BOA REVIEW COVERSHEET

D-1/9

**CASE:** C16-2019-0004

**BOA DATE:** Sept. 9, 2019

**ADDRESS:** 901 E. 6<sup>th</sup> St

**COUNCIL DISTRICT:** 3

**OWNER:** USL2 Austin 901 E. 6<sup>th</sup> St L.P.

**AGENT:** Will Marsh

**ZONING:** TOD-CURE-CO-NP

**LEGAL DESCRIPTION:** W42FT LOT 14 & LOT 15-18 BLK 2 OLT 1 DIV A CONNERS ADDN

**VARIANCE REQUEST:** allowance of sign above second floor

**SUMMARY:** erect a sign

**ISSUES:** visibility of sign

	ZONING	LAND USES
<i>Site</i>	TOD-CURE-CO-NP	Transit-Oriented Development; Central Urban Redevelopment
<i>North</i>	TOD-NP	Transit-Oriented Development
<i>South</i>	TOD-NP	Transit-Oriented Development
<i>East</i>	TOD-NP	Transit-Oriented Development
<i>West</i>	TOD-NP	Transit-Oriented Development

## **NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
Austin Lost and Found Pets  
Austin Neighborhoods Council  
Barrido Unido Neighborhood Assn.  
Bike Austin  
Black Improvement Association  
Capital Metro  
Claim Your Destiny Foundation  
Del Valle Community Coalition  
East Austin Conservancy  
East Cesar Chavez Neighborhood Association  
East Cesar Chavez Neighborhood Plan Contact Team  
East Sixth IBIZ District  
El Concilio Mexican-American Neighborhoods  
Friends of Austin Neighborhoods  
Greater East Austin Neighborhood Association  
Guadalupe Association for an Improved Neighborhood  
Guadalupe Neighborhood Development Corporation  
Homeless Neighborhood Association  
Neighborhood Empowerment Foundation  
Neighbors United for Progress  
Plaza Saltillo TOD Staff Liaison  
Preservation Austin  
SEL Texas  
Sierra Club, Austin Regional Group  
Tejano Town  
United East Austin Coalition  
Waller Creek Conservancy



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: C16-2019-0004  
 LOCATION: 901 E 6TH STREET



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 by the City of Austin regarding specific accuracy or completeness.

1" = 500'

# 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 # \_\_\_\_\_ ROW # \_\_\_\_\_ Tax # \_\_\_\_\_

## Section 1: Applicant Statement

Street Address: 901 East 6th Street

Subdivision Legal Description:

see attached legal

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

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

Zoning District: TOD-CURE-CO-NP

Sign District: UNO

I/We Will Marsh on behalf of myself/ourselves as

authorized agent for USL2 Austin 901 E. 6th St. L.P. affirm that on

Month August, Day 13, Year 2019, 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: Building Sign

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

25-10-133(F): Sign above 2nd floor - Three Building Signs located on 5<sup>th</sup> Floor of the building. Two of the three signs on the West facade facing IH-35. One sign on western most corner of the south facade oriented/visible to IH-35

**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:

A variance is necessary because (i) the ordinance was not written to address this part of town, (ii) to allow signage of appropriate size/location to be seen by vehicles passing by on IH35 at speeds and volumes, & (iii) to allow signs to be visible from the elevated lanes of IH35, which are higher than the 2nd floor of our building. This is a unique condition within UNO sign district.

—OR—

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

Other nearby properties have existing signs of similar size and height, our requested signage size & height would not be unique to this property, nor set a precedent that does not already exist. The UNO sign district only applies within the University Neighborhood Overlay & TOD districts; few if any properties affected by the UNO sign district are adjacent to IH35 & the CBD.

—OR—

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

Granting the variances will provide (i) architecturally pleasing design in the right size & scale, (ii) wayfinding in a safe manner, (iii) enhancement to the functionality of the project, & (iv) signage addressing the project being located in the auto and retail dominant corridor of IH35, 5th St., & the rail line, & the bikeway all in keeping with the stated purpose of the ordinance.

**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 signage regulations & standards are intended to permit signs that through their design, numeration, & location will optimize communication, promote a sound, healthy environment for housing & commerce while preserve the architectural character of the city. Granting the variances gives the signage proper scale for both pedestrian & vehicle traffic & does not confer any special privilege. By granting the variances, justice will be done since we will be afforded the same rights enjoyed by similar projects in the immediate area.

**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: *Will Marsh* Date: 08/13/2019

Applicant Name (typed or printed): Will Marsh

Applicant Mailing Address: 500 W 5th Street, Ste. 700

City: Austin State: Texas Zip: 78701

Phone (will be public information): (512) 682-5500

Email (optional – will be public information): \_\_\_\_\_

**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: *John Schep* Date: 08/13/2019

Owner Name (typed or printed): USL2 Austin 901 E. 6th St. L.P.

Owner Mailing Address: 712 Main Street, Ste. 2500

City: Houston State: Texas Zip: 77002

Phone (will be public information): (713) 533-5860

Email (optional – will be public information): \_\_\_\_\_

**Section 5: Agent Information**

Agent Name: Will Marsh

Agent Mailing Address: 500 W 5th Street, ste. 700

City: Austin State: Texas Zip: 78701

Phone (will be public information): (512) 682-5500

Email (optional – will be public information): \_\_\_\_\_



## **LEGAL DESCRIPTION OF LAND – 901 E. 6<sup>th</sup> Street**

**TRACT I: The west 42' of Lot 14 and the east 8' of Lot 15, Block 2, of Conner's Subdivision, a subdivision out of Outlot No. 1, Division "A", in the City of Austin, Travis County, Texas, according to the map or plot thereof recorded in Volume V, Page 449, of the Deed Records of Travis County, Texas.**

**TRACT 2: Lots 16, 17 and 18 and the west 38' of Lot 15, Block 2, of Conner's Subdivision, a subdivision out of Outlot No. 1, Division "A", in the City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume V, Page 449, of the Deed Records of Travis County, Texas.**



August 13, 2019

City of Austin Staff & Board of Adjustments  
Austin, Texas

RE: Sign Variance Request  
901 E. 6<sup>th</sup> Street – Office Building  
Austin, Texas 78702

Dear City of Austin Staff and Board of Adjustment Members,

Please accept this letter and attached documents as our application requesting approval of a variance to the UNO signage guidelines at the 901 E. 6<sup>th</sup> Street Office Building project. The project is located in the Plaza Saltillo TOD and recently completed construction.

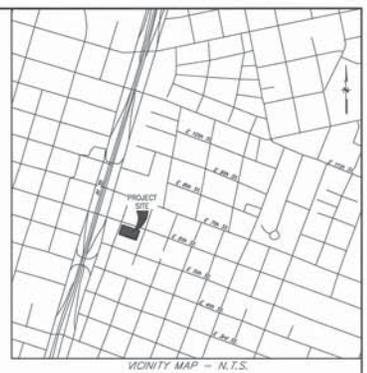
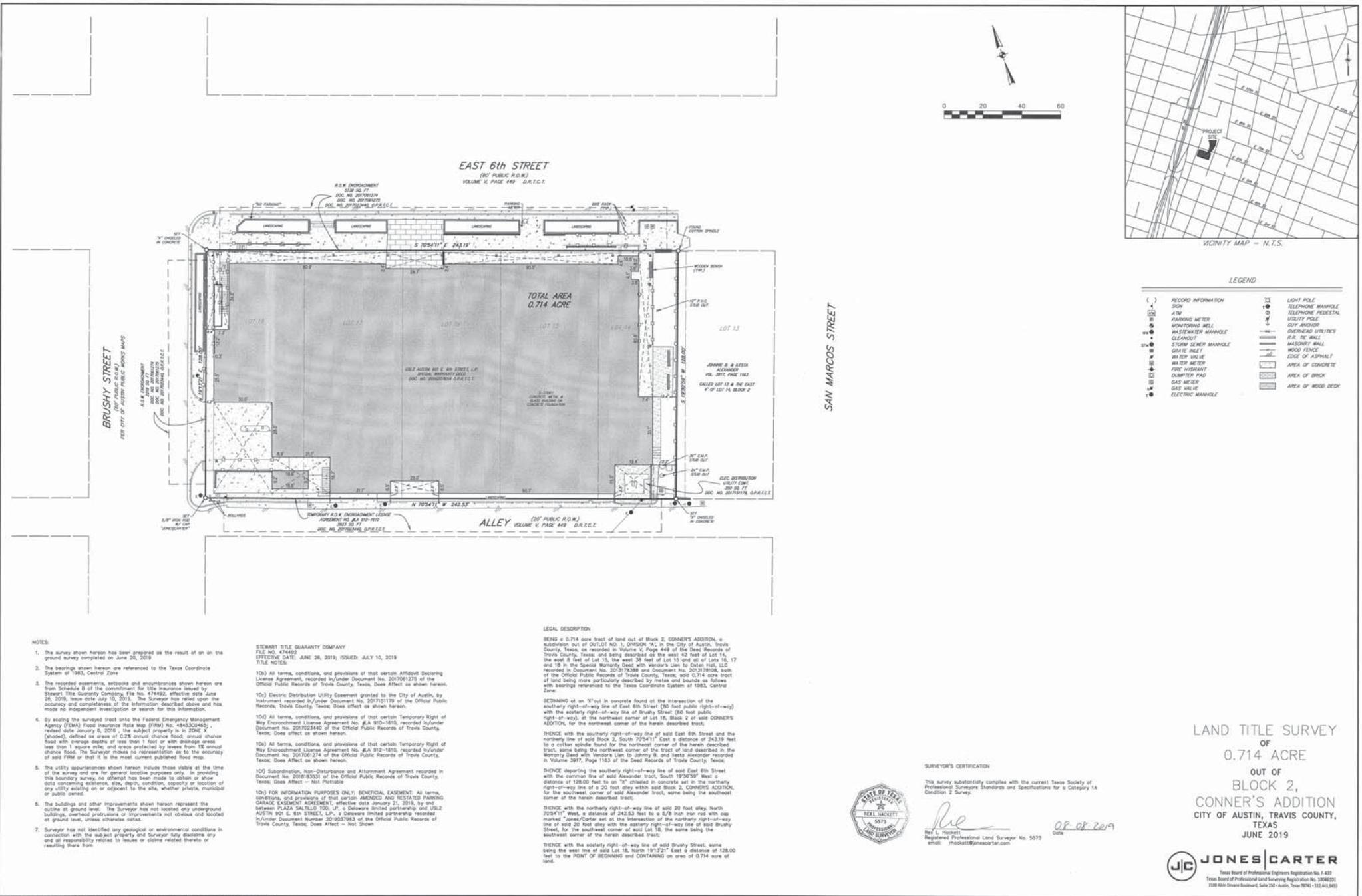
The project started construction in January 2017. The first tenant opened for business in the building in May 2019. The project consists of:

- **Five levels of office space above grade – 129,500 square feet**
- **All parking constructed for the project is located below grade**

Proper building signage oriented towards the IH-35 side of the building is needed so that visitors approaching the building from IH-35 or the Austin Central Business District can locate the project and its tenants. To that end, the requested variance applies to three sign areas: Two sign areas located on the western façade of the building, and One sign area located on the westernmost corner of the south façade.

### Office Building Signs

- The Office Building Sign Areas require a variance to one code section:
  - Section 25-10-133(F) – Signage cannot be placed above the 2<sup>nd</sup> floor of a building
- The Office Building Sign Areas will display the office building name or tenant signage
- Each Sign Area requested will be no larger than 100 square feet
- All three Sign Areas will be located on the 5<sup>th</sup> Floor of the building
- The signage is proposed to be internally illuminated
- The project's proximity to IH-35 elevated main travel lanes, IH-35 frontage roads and IH-35's high speed traffic requires elevated signage in order to create safe visibility and safe wayfinding to the office building and its tenants.



LEGEND table with symbols for RECORD INFORMATION, LIGHT POLE, TELEPHONE MANHOLE, TELEPHONE PEDESTAL, UTILITY POLE, GUY ANCHOR, OVERHEAD UTILITIES, R.R. RAIL, MASONRY WALL, WOOD FENCE, EDGE OF ASPHALT, AREA OF CONCRETE, AREA OF BRICK, AREA OF WOOD DECK, and other features.

- NOTES: 1. The survey shown hereon has been prepared as the result of an on the ground survey completed on June 25, 2019. 2. The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone. 3. The recorded assessments, setbacks and encroachments shown hereon are from Schedule B of the commitment for this insurance issued by Stewart Title Guaranty Company, File No. 474492, effective date June 26, 2019, issue date July 10, 2019. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information. 4. By adding the surveyed tract onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 4843C0485, revised date January 6, 2016, the subject property is in Zone X (moderate), defined as areas of 0.2% annual chance flood, annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 acre, and areas protected by levees from 1% annual chance flood. The Surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map. 5. The utility appurtenances shown hereon include those visible at the time of the survey and are for general location purposes only. In providing this boundary survey, no attempt has been made to locate or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned. 6. The buildings and other improvements shown hereon represent the outline at ground level. The Surveyor has not located any underground buildings, overhead structures or improvements not obvious and located at ground level, unless otherwise noted. 7. Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting therefrom.

STEWART TITLE GUARANTY COMPANY FILE NO. 474492 EFFECTIVE DATE: JUNE 26, 2019; ISSUED: JULY 10, 2019 TITLE NOTES: 100) All terms, conditions, and provisions of that certain Affidavit Declaring License Agreement, recorded by Under Document No. 2017061275 of the Official Public Records of Travis County, Texas, Does Affect as shown hereon. 100) Electric Distribution Utility Easement granted to the City of Austin, by instrument recorded by Under Document No. 201751178 of the Official Public Records, Travis County, Texas, Does affect as shown hereon. 100) All terms, conditions, and provisions of that certain Temporary Right of Way Encroachment License Agreement No. #A 910-1610, recorded by Under Document No. 2017023480 of the Official Public Records of Travis County, Texas, Does affect as shown hereon. 100) All terms, conditions, and provisions of that certain Temporary Right of Way Encroachment License Agreement No. #A 912-1610, recorded by Under Document No. 2017061274 of the Official Public Records of Travis County, Texas, Does affect as shown hereon. 100) Subordination, Non-Disturbance and Assignment Agreement recorded in Document No. 201803031 of the Official Public Records of Travis County, Texas, Does Affect - Not Platiable. 100) FOR INFORMATION PURPOSES ONLY: BENEFICIAL EASEMENT: All terms, conditions, and provisions of that certain AMENDED AND RESTRICTED PARKING GARAGE EASEMENT AGREEMENT, effective date January 21, 2019, by and between PLAZA 541110, L.P., a Delaware limited partnership and US33 AUSTIN 901 E. 6TH STREET, L.P., a Delaware limited partnership recorded by Under Document Number 2016025963 of the Official Public Records of Travis County, Texas, Does Affect - Not Shown.

LEGAL DESCRIPTION: BEING a 0.714 acre tract of land out of Block 2, CONNER'S ADDITION, a subdivision out of OUTLOT NO. 1, DIVISION 91, in the City of Austin, Travis County, Texas, as recorded in Volume 10, Page 449 of the Deed Records of Travis County, Texas, and being described as the west 42 feet of Lot 14, the east 8 feet of Lot 15, the west 38 feet of Lot 13 and of Lot 16, 17 and 18 in the Special Warranty Deed with Vendor's Lien to Othen Hall, LLC recorded in Document No. 201792608 and Document No. 201918908, both of the Official Public Records of Travis County, Texas, said 0.714 acre tract of land being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System of 1983, Central Zone: BEGINNING at an "X" cut in concrete found at the intersection of the southerly right-of-way line of East 6th Street (80 foot public right-of-way) with the westerly right-of-way line of Brushy Street (60 foot public right-of-way), at the northeast corner of Lot 1A, Block 2 of said CONNER'S ADDITION, for the northeast corner of the herein described tract; THENCE with the southerly right-of-way line of said East 6th Street and the northerly line of said Block 2, South 79°54'11" East a distance of 243.19 feet to a custom split-fence found for the northeast corner of the herein described tract, same being the northeast corner of the tract of land described in the Warranty Deed with Vendor's Lien to Johnny B. and Ineta Alexander recorded in Volume 3917, Page 1183 of the Deed Records of Travis County, Texas; THENCE departing the southerly right-of-way line of said East 6th Street with the common line of said Alexander tract, South 19°20'58" West a distance of 128.00 feet to an "X" observed in concrete set in the northerly right-of-way line of a 20 foot alley within said Block 2, CONNER'S ADDITION, for the southwest corner of said Alexander tract, same being the southwest corner of the herein described tract; THENCE with the northerly right-of-way line of said 20 foot alley, North 79°54'11" West, a distance of 242.53 feet to a 5/8 inch iron rod with cap marked "Jones/Carter set at the intersection of the northerly right-of-way line of said 20 foot alley with the westerly right-of-way line of said Brushy Street, for the southwest corner of said Lot 16, the same being the southwest corner of the herein described tract; THENCE with the westerly right-of-way line of said Brushy Street, same being the west line of said Lot 16, North 19°32'21" East, a distance of 128.00 feet to the POINT OF BEGINNING and CONTAINING an area of 0.714 acre of land.



SURVYOR'S CERTIFICATION: This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition 2 Survey. Date: 07-08-2019. Rex L. Hobart, Registered Professional Land Surveyor No. 5573. Email: rhobart@jonescarter.com

LAND TITLE SURVEY OF 0.714 ACRE OUT OF BLOCK 2, CONNER'S ADDITION CITY OF AUSTIN, TRAVIS COUNTY, TEXAS JUNE 2019





Additional considerations related to these variances needed to ensure the project has proper, safe wayfinding signage are summarized below:

- The UNO signage regulations were created for use in the University Neighborhood Overlay area and not for use in the downtown area or areas fronting along the primary transit corridor in the Austin MSA (IH-35) adjacent to the Central Business District
- UNO guidelines do allow for increased sign sizes along major UNO streets such as MLK and Guadalupe; MLK and Guadalupe Streets are minor, less commercial streets compared with IH-35.
  - On a vehicle trip per day basis; IH-35 carries roughly 10 times more traffic than Guadalupe or MLK streets.
  - Traffic speeds also vary greatly; the speed limit along IH-35 in this location is 60 mph compared with 30 mph on MLK and Guadalupe within the UNO district.
- The surrounding context includes signage located on buildings above the 2<sup>nd</sup> floor, rooftop signage, and very tall, highway style pylon signs.

We appreciate your review of this variance request and application. Should there be any questions or comments, please do not hesitate to reach out.

Sincerely,

Will Marsh (Applicant)  
Endeavor Real Estate Group  
512-682-5500



**901 E. 6th Street  
EXTERIOR SIGNAGE**

DEVELOPER: Endeavor Real Estate  
PREPARED FOR: City Board of Adjustment  
PREPARED BY: TB/DS  
DATE: 05/08/2019

- SHEET INDEX
- 1 COVER PAGE
  - 2 SITE CONTEXT
  - 3 SITE PLAN
  - 4 SOUTH ELEVATION
  - 5 WEST ELEVATION
  - 6 SIGNAGE PRECEDENTS



\*VEHICLES PER DAY ON IH-35 - 178,000



**901 E. 6TH ST**  
PROPOSED BUILDING  
SIGN LOCATIONS

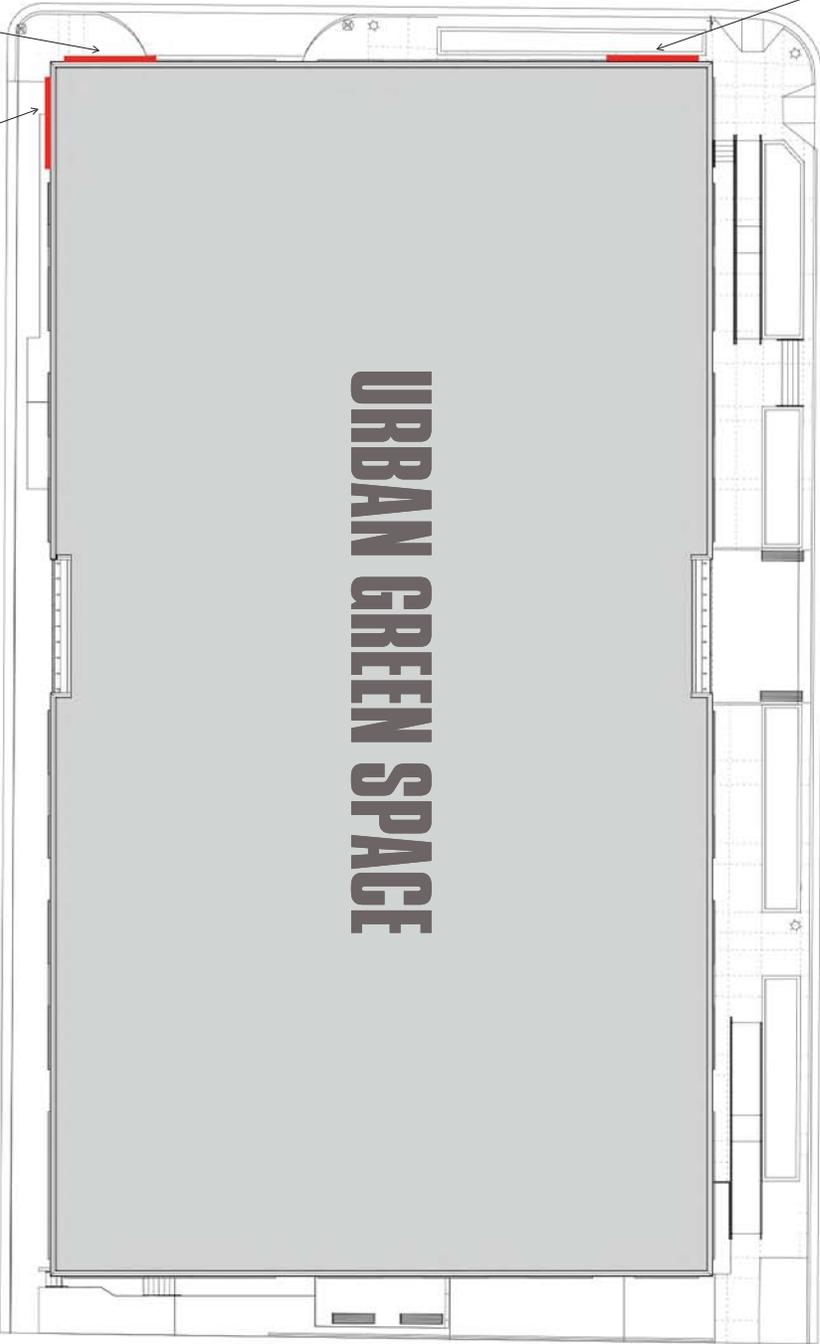


**SITE CONTEXT**

**Requested Variance:**

**OFFICE BUILDING SIGN**  
PROPOSED 100 SF  
with internal illumination located on the 5th floor

**BRUSHY ST**



**E 6TH STREET**

**OFFICE BUILDING SIGN**  
PROPOSED 100 SF  
with internal illumination located on the 5th floor

**OFFICE BUILDING SIGN**  
PROPOSED 100 SF  
with internal illumination located on the 5th floor

**ALLEY**

**SITE PLAN**

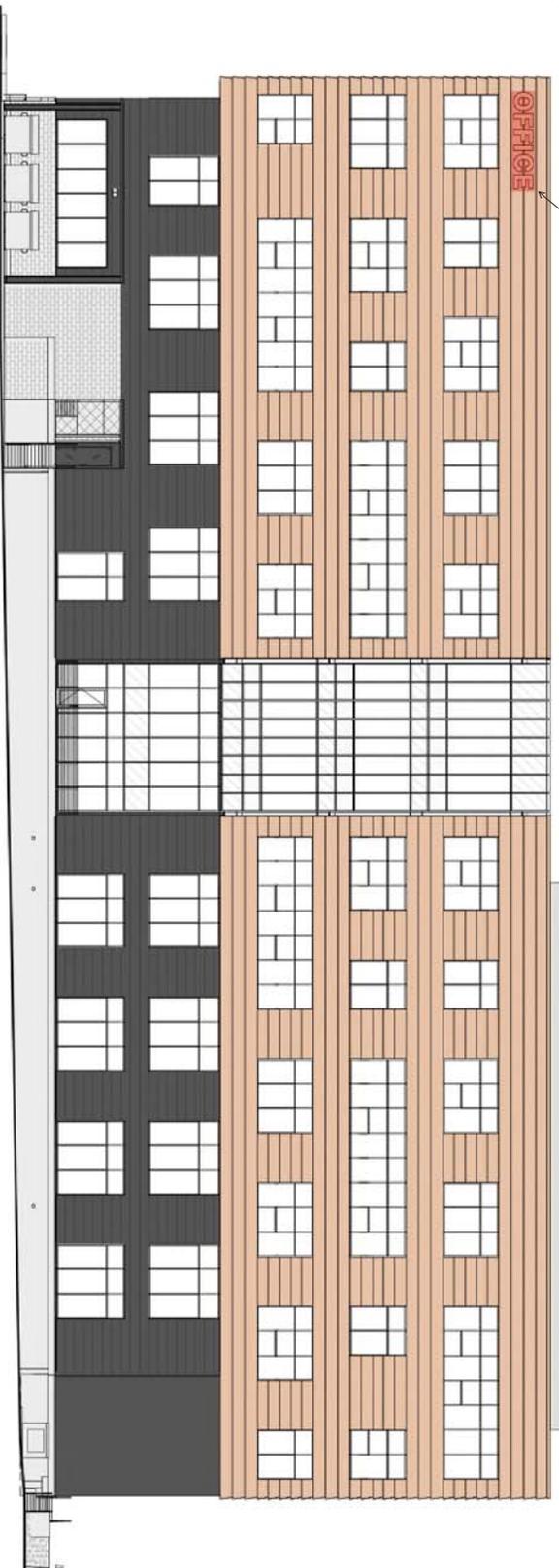
## Requested Variance:

IH-35/CBD

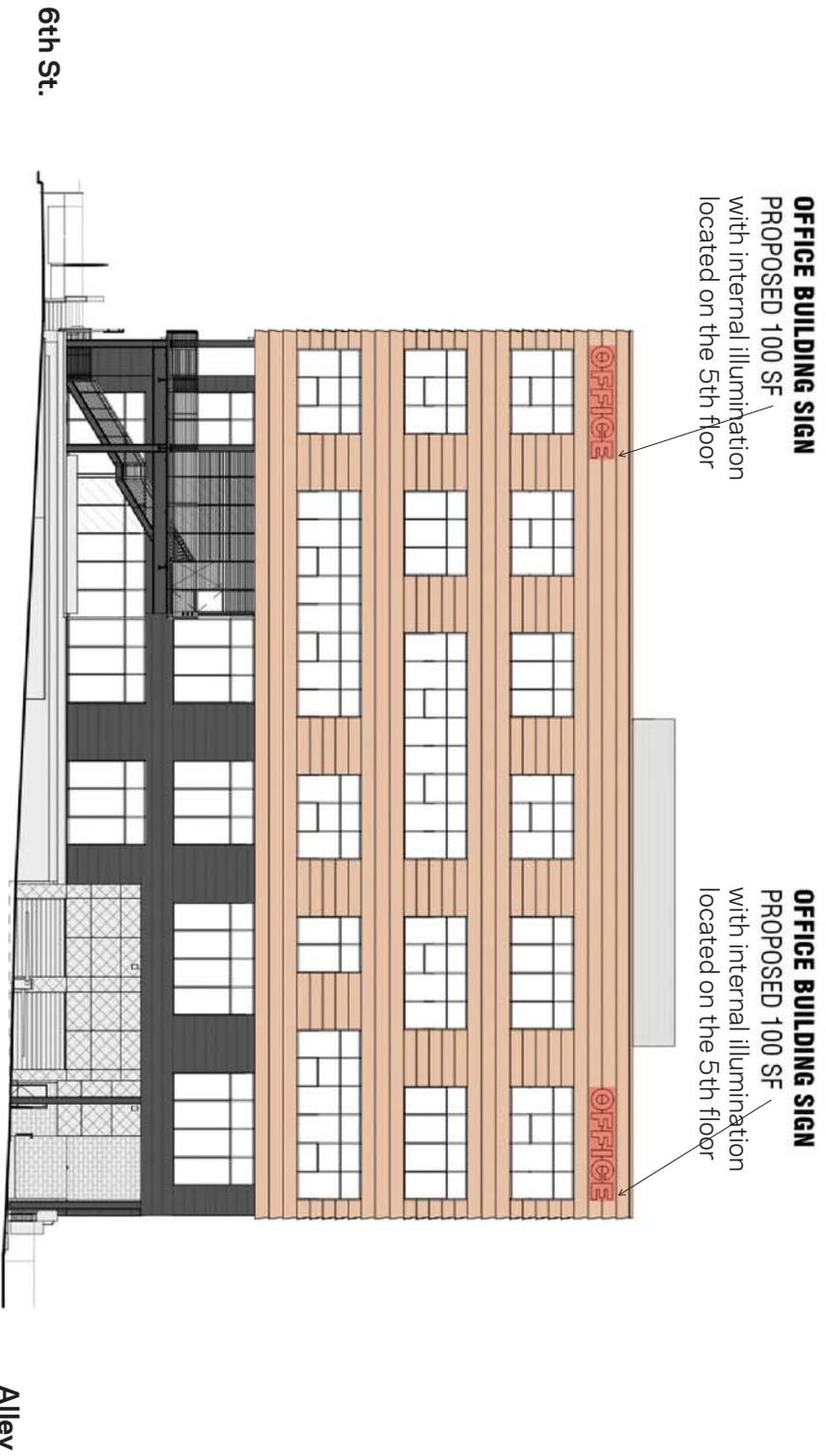
Brushy St.

Alley

**OFFICE BUILDING SIGN**  
PROPOSED 100 SF  
with internal illumination  
located on the 5th floor



**SOUTH ELEVATION**



**WEST ELEVATION**

Neighboring Signs:



View of 901 E 6th Street from IH-35:



View of 901 E. 6th Street from the IH-35 Frontage Road:





August 22, 2019

City of Austin  
Board of Adjustments  
Attn: Elaine Ramirez  
Development Services Department  
Development Assistance Center  
PO Box 1088  
Austin, Texas 78767

RE: Sign Variance Request  
901 E. 6<sup>th</sup> Street Office Building  
Austin, Texas  
Case Number: C16-2019-0004

Dear Board of Adjustment Members:

As the owner of the properties at 501 North I 35, 902 East Fifth, 906 East Fifth Street and 500 San Marcos St. and neighbor of the 901 E. 6<sup>th</sup> office building development, I support the requested sign variance for the IH 35 facing signage at the 901 East 6<sup>th</sup> Street Office Building to include the following signs:

- Three Office Building Signs:
  - Two building sign areas up to 100 square feet each, with internal illumination, on the 5th floor of the west facing (IH-35 side) building façade – Variance to Section 25-10-133 (F)
  - One building sign area up to 100 square feet, with internal illumination, on the 5th floor of the south facing building façade - located at the western corner – Variance to Section 25-10-133 (F)

I support the requested variance as I believe that the signage requested does not negatively impact my property nor my neighbors or neighborhood. I believe the proposed signage is appropriate for signs facing and oriented towards IH 35 and is similar to existing signage that our property and others in our immediate neighborhood already have installed by the date of this request. I support the proposed signage both as a neighbor to the project and citizen of Austin and encourage approval of the requested variance.

Sincerely,

President, Pegalo Properties Inc.



August 22, 2019

City of Austin  
Board of Adjustments  
Attn: Elaine Ramirez  
Development Services Department  
Development Assistance Center  
PO Box 1088  
Austin, Texas 78767

RE: Sign Variance Request  
901 E. 6<sup>th</sup> Street Office Building  
Austin, Texas  
Case Number: C16-2019-0004

Dear Board of Adjustment Members:

As a property owner of Plaza Saltillo located immediately to the south of the 901 E. 6<sup>th</sup> Street Office Building development property along 5<sup>th</sup> St., I support the requested sign variance for the IH 35 facing signage at the 901 East 6<sup>th</sup> Street Office Building to include the following signs:

- Three Office Building Signs:
  - Two building sign areas up to 100 square feet each, with internal illumination, on the 5th floor of the west facing (IH-35 side) building façade – Variance to Section 25-10-133 (F)
  - One building sign area up to 100 square feet, with internal illumination, on the 5th floor of the south facing building façade - located at the western corner – Variance to Section 25-10-133 (F)

I support the requested variance as I believe that the signage requested does not negatively impact my property nor my neighbors or neighborhood. I believe the proposed signage is appropriate for signs facing and oriented towards IH 35 and is similar to existing signage that my property and our neighbors' properties already have installed by the date of this request. I support the proposed signage both as a neighbor to the project and citizen of Austin, and encourage approval of the requested variance.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jason Thumlert', written over a white background.

Jason Thumlert  
Plaza Saltillo TOD, LP

**PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend.** However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council, the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

**Case Number: C16-2019-0004**  
**Contact: Elaine Ramirez, 512-974-2202**  
**Public Hearing: Sign Review Board, September 9<sup>th</sup>, 2019**

I am in favor  
 I object

Sergio Lezama  
Your Name (please print)

1715 E 7th St.  
Your address(es) affected by this application

  
Signature

9/4/2019  
Date

Daytime Telephone: (512) 587-7236

Comments: Best of luck on the project

**If you use this form to comment, it may be returned to:**  
City of Austin-Development Services Department/ 1st Floor  
Elaine Ramirez

P. O. Box 1088  
Austin, TX 78767-1088  
Fax: (512) 974-6305  
Scan & Email to: [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend.** However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

**Case Number: C16-2019-0004**

**Contact: Elaine Ramirez, 512-974-2202**

**Public Hearing: Sign Review Board, September 9<sup>th</sup>, 2019**

SHANNON SEDWICK

Your Name (please print)

525 E. 6<sup>th</sup>

Your address(es) affected by this application

Shannon Sedwick

8-31-19

Signature

Date

Daytime Telephone:

512-461-1671

Comments:

---



---



---



---



---



---

**If you use this form to comment, it may be returned to:**

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

 I am in favor  
 I object

**PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend.** However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

**Case Number: C16-2019-0004**

**Contact:** Elaine Ramirez, 512-974-2202

**Public Hearing: Sign Review Board, September 9<sup>th</sup>, 2019**

*Carl Drywood / 1008 East Sixth LLC*  
 I am in favor  
 I object

Your address(es) affected by this application

*1008 1008-1010 E. 6th St.*

*Carl Drywood*

Signature

*8-30-19*

Date

Daytime Telephone: *512-474-8845*

Comments: *I Support CD*

**If you use this form to comment, it may be returned to:**

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend.** However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
  - is the record owner of property within 500 feet of the subject property or proposed development; or
  - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

D-1/31

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

**Case Number: C16-2019-0004**  
**Contact:** Elaine Ramirez, 512-974-2202  
**Public Hearing: Sign Review Board, September 9<sup>th</sup>, 2019**

1000 East SIXTH LLC / Carl DAYWOOD  
 Your Name (please print)  I am in favor  
 I object

1000 E. 6th St  
 Your address(es) affected by this application

Carl Daywood  
 Signature

Daytime Telephone: 512-474-8845  
 Date

Comments: I Support  
 CO

**If you use this form to comment, it may be returned to:**  
 City of Austin-Development Services Department/ 1st Floor  
 Elaine Ramirez

P. O. Box 1088  
 Austin, TX 78767-1088  
 Fax: (512) 974-6305  
 Scan & Email to: [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend.** However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
  - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
  - is the record owner of property within 500 feet of the subject property or proposed development; or
  - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C16-2019-0004

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Sign Review Board, September 9<sup>th</sup>, 2019

Your Name (please print) Morales

I am in favor  
 I object

Your address(es) affected by this application

1067 E. 7th St Apt 78102



9/5/19

Daytime Telephone:

512 974 1499

Comments:

There is not a sufficient reason for a ssn that high

If you use this form to comment, it may be returned to:

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend.** However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C16-2019-0004

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Sign Review Board, September 9<sup>th</sup>, 2019

NOVELT Morales

Your Name (please print)

1007 E - 773 St

Ath 78102

Your address(es) affected by this application

*[Handwritten Signature]*

Signature

Daytime Telephone:

512 424 1499

9/5/19

Date

Comments:

There is not a sufficient Reason for a Sign that N/A

I am in favor  
 I object

If you use this form to comment, it may be returned to:

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)