

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday, July 13, 2020

CASE NUMBER: C16-2020-0002

ITEM # D-1

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

APPLICANT: Alkesh Patel

OWNER: Loin Veldt

ADDRESS: 2600 BROCKTON DR

VARIANCE REQUESTED: The applicant is requesting a sign variance(s) from Section 25-10-133 (University Neighborhood Overlay Zoning District Signs) (G) to allow for one (1) 6 ft. tall freestanding monument sign and two (2) 217 sq. ft. wall signs, all illuminated in order to provide signage for the new Hilton Garden Inn in a “NBG-NP”, North Burnet/Gateway – Neighborhood Plan zoning district. (North Burnet)

Note: The Land Development Code sign regulations 25-10-133 University Neighborhood Overlay Zoning Districts Signs (G) states a sign may not be illuminated or contain electronic images or moving parts.

BOARD’S DECISION: May 11, 2020 **The public hearing was closed by Chair Don Leighton-Burwell, Board Member Michael Von Ohlen motions to postpone to June 8, 2020, Board Member Melissa Hawthorne seconds on an 11-0 vote; POSTPONED TO JUNE 8, 2020. (RE-NOTICE)**

RENOTICE: VARIANCE REQUEST: The applicant is requesting a sign variance(s) from the Land Development Code:

a) Section 25-10-133 (University Neighborhood Overlay Zoning District Signs) (C) to exceed sign area from one (1) 150 sq. ft. (maximum allowed) to two (2) 217 sq. ft. each (requested) wall signs on South and West sides.

b) Section 25-10-133 (University Neighborhood Overlay Zoning District Signs) (G) illuminate both signs in order to provide signage for the new Hilton Garden Inn in a “NBG-NP”, North Burnet/Gateway – Neighborhood Plan zoning district. (North Burnet)

Note: The Land Development Code sign regulations 25-10-133 University Neighborhood Overlay Zoning Districts Signs (G) states a sign may not be illuminated or contain electronic images or moving parts. Applicant is proposing face-lit signs illuminated by LEDs.

BOARD’S DECISION: JUNE 8 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Michael Von Ohlen motions to Grant only the south building elevation sign and Deny the west elevation sign, Board Member Rahm McDaniel seconds on an 11-0 vote; GRANTED ONLY THE SOUTH BUILDING ELEVATION SIGN AND DENIED THE WEST ELEVATION SIGN. APPLICANT FILED A RECONSIDERATION REQUEST FOR JULY 13, 2020.

RECONSIDERATION REQUEST: July 13, 2020 Board member Michael Von Ohlen motions to reconsider the reconsideration request, Board member Melissa Hawthorne seconds on 10-0 votes; The public hearing was closed by Chair Don Leighton-Burwell, Board Member Michael Von Ohlen motions to Grant two signs, one south and one west side with west side illuminated and that it does not exceed 217 square feet, Board Member Darryl Pruett seconds on an 10-1 vote (Board member Kelly Blume nay); GRANTED TWO SIGNS, ONE SOUTH AND ONE WEST SIDE WITH WEST SIDE ILLUMINATED AND THAT IT DOES NOT EXCEED 217 SQUARE FEET.

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: the proposed signs and locations are in line with the existing signs at the neighboring businesses and are appropriately scaled to the size of the building, due to the nature of this business and customers trying to find this location at night illumination of the signs would greatly improve traffic to this upcoming business and get in the turning lane on approach.

OR,

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

OR,

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

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: due to the nature of this hotel business there will be customers looking for this location at night time, without illuminated signs and no monument or pylon, it would be very hard to find the location, this is a growing area near the Domain and would benefit all to see this location at night.



Elaine Ramirez
Executive Liaison

Diana Ramirez

Don Leighton-Burwell
Chairman