

**BOA SIGN REVIEW COVERSHEET****CASE:** C16-2021-0001**BOA DATE:** January 11<sup>th</sup>, 2021**ADDRESS:** 2402 Guadalupe St**COUNCIL DISTRICT:** 9**OWNER:** Kate Ontes**AGENT:** Claudia Alejandra Salguero**ZONING:** CS-CO-NP (West University NP)**LEGAL DESCRIPTION:** LOT 1 \*& S.67 FT OF LOT 2 OLT 49 DIVISION D**VARIANCE REQUEST:** allow for illumination of two (2) wall signs and two (2) projecting signs**SUMMARY:** provide signage for CVS pharmacy**ISSUES:** high traffic area

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS-CO-NP	General Commercial Services-Conditional Overlay
<i>North</i>	CS-CO-NP	General Commercial Services-Conditional Overlay
<i>South</i>	CS-CO-NP	General Commercial Services-Conditional Overlay
<i>East</i>	CS	General Commercial Services
<i>West</i>	CS-NP	General Commercial Services

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bike Austin

CANPAC (Central Austin Neigh Plan Area Committee)

Central Austin Community Development Corporation

Central Austin Urbanists

Friends of Austin Neighborhoods

Homeless Neighborhood Association

My Guadalupe

Neighborhood Empowerment Foundation

Preservation Austin

SELTexas

Shoal Creek Conservancy

Sierra Club, Austin Regional Group

University Area Partners

West Campus Neighborhood Association

## 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: 2402 Guadalupe St Austin, TX 78705

Subdivision Legal Description:  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Zoning District: \_\_\_\_\_

Sign District: \_\_\_\_\_

I/We Claudia Alejandra Salguero on behalf of myself/ourselves as authorized agent for Santech Sign affirm that on Month September, Day 14, Year 2020, 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: 2 illuminated wall signs and 2 illuminated projecting signs

Portion of the City of Austin Land Development Code applicant is seeking a variance from:  
§ 25-10-133 - UNIVERSITY NEIGHBORHOOD OVERLAY ZONING DISTRICT SIGNS.

(H)A sign may not be illuminated or contain electronic images or moving parts.

**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:

This business is located in a high traffic part of downtown. Drivers and pedestrian need to able to easily find this business at night time especially because this a pharmacy. An illuminated sign will not only benefit this business to be able to have the opportunity to have a successful future, but it will also benefit potential customers while trying to find this pharmacy. If the customers are able to see the signs ahead they will easily be able to located it while driving or walking.

—OR—

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

n/a

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—OR—

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

n/a

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**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:

without an illuminated sign, a freestanding sign or a roof sign customers will have a extremely hard time trying to located this pharmacy. This is a very high traffic area especially at night time, and seeing ahead the illuminated signs will give the customers time ahead to make the necessary arrangements to get to the pharmacy in the safest way as possible while walking or driving.

**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: Claudia Alejandra Salguero Date: 08/01/2020

Applicant Name (typed or printed): Claudia Alejandra Salguero

Applicant Mailing Address: 15300 Chamberlain Ct

City: Austin State: TX Zip: 78724

Phone (will be public information): 512-373-5023

Email (optional – will be public information): [REDACTED]

**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: Kate Ontep Date: \_\_\_\_\_

Owner Name (typed or printed): Kate Ontep

Owner Mailing Address: 5929 S.W. 1st Court

City: Cape Coral State: FL Zip: 33914

Phone (will be public information): 561-742-5703

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

**Section 5: Agent Information**

Agent Name: Claudia Alejandra Salguero

Agent Mailing Address: 15300 Chamberlain Ct

City: Austin State: TX Zip: 78724

Phone (will be public information): \_\_\_\_\_

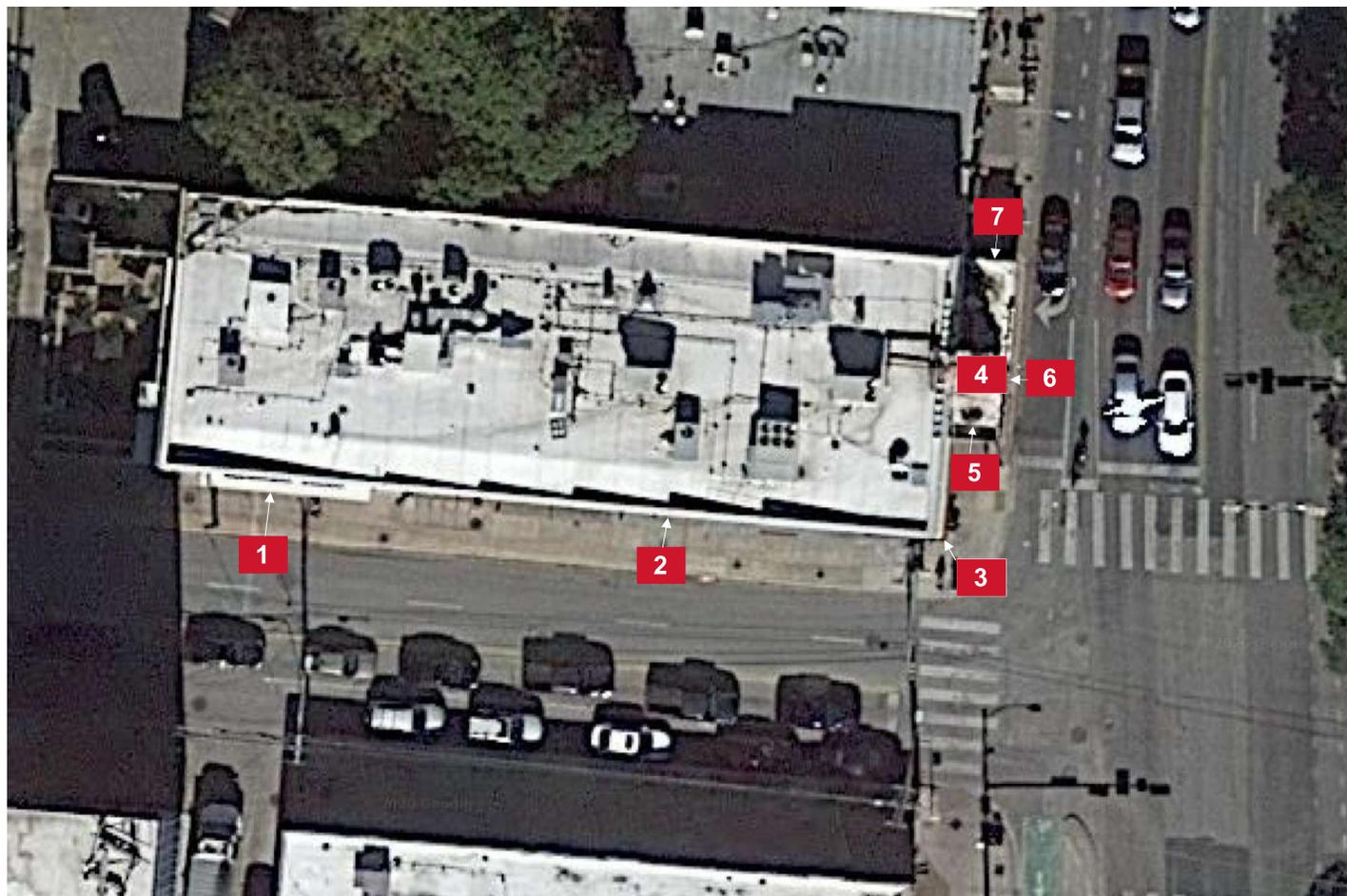
Email (optional – will be public information): \_\_\_\_\_





## Proposed Signs

Sign#	Proposed	QTY	SQ FT
S1	IL-45-CL-L - Illuminated Letters	1	133.06
S2	D/F Blade Sign	1	
S3	Large D/F Blade Sign	1	
S4	Face Replacements	1	
S5	Heroic Heart S/F Cabinet	1	
S6	IL-39-CL-L - Illuminated Letters	1	101.0
S7	Heroic Heart S/F Cabinet	1	

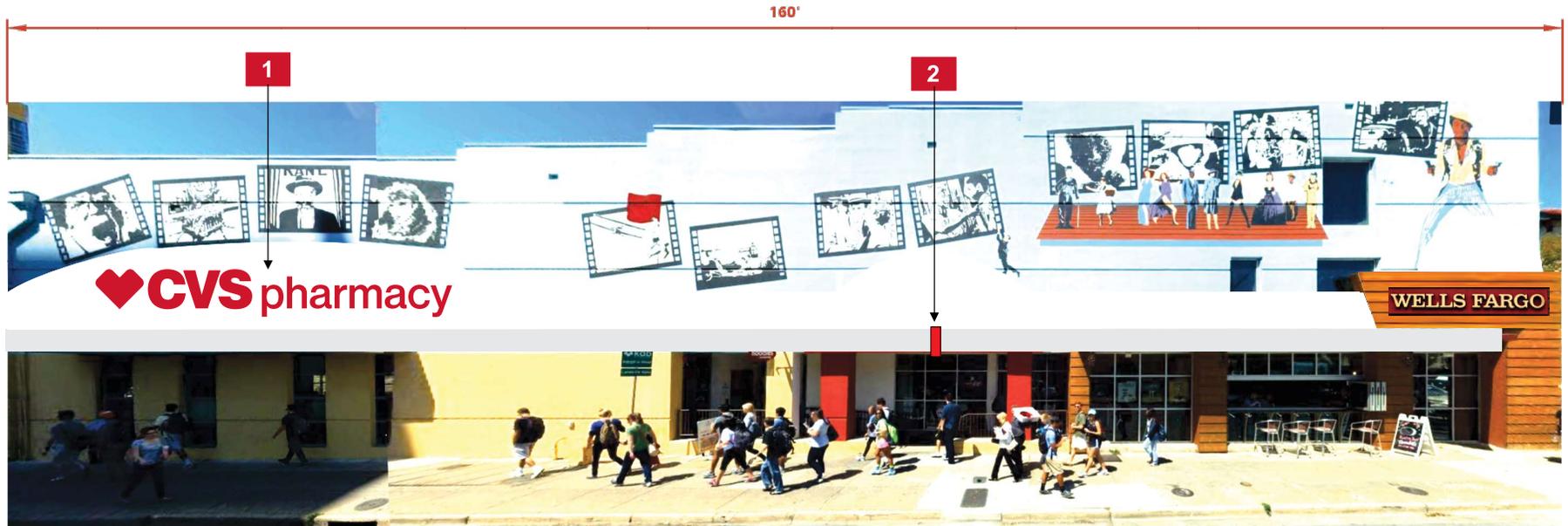


National Headquarters: 1077 West Blue Heron Blvd.  
 West Palm Beach, Florida 33404  
 800.772.7932  
 www.atlasbtw.com

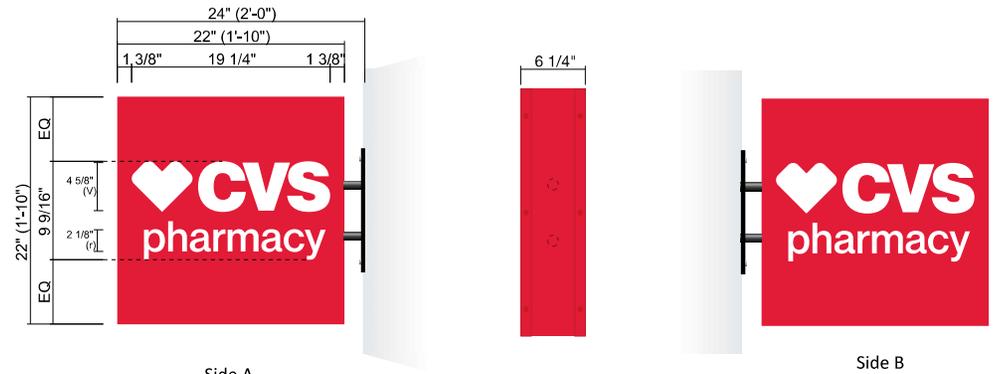
Revisions:		
ADDED AND REVISED SIGNAGE PER BRAND BOOK	02/18/2020	...
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Cover  
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PM: A.Q	Address: 2402 Guadalupe St.
Drawn By: EVS	City State: Austin, TX
Date: 02-14-2020	Drawing Number: 110031



**1** IL-45-CL-L Illuminated Channel Letters 133.06 Sq Ft



Side A

Side B

Side View

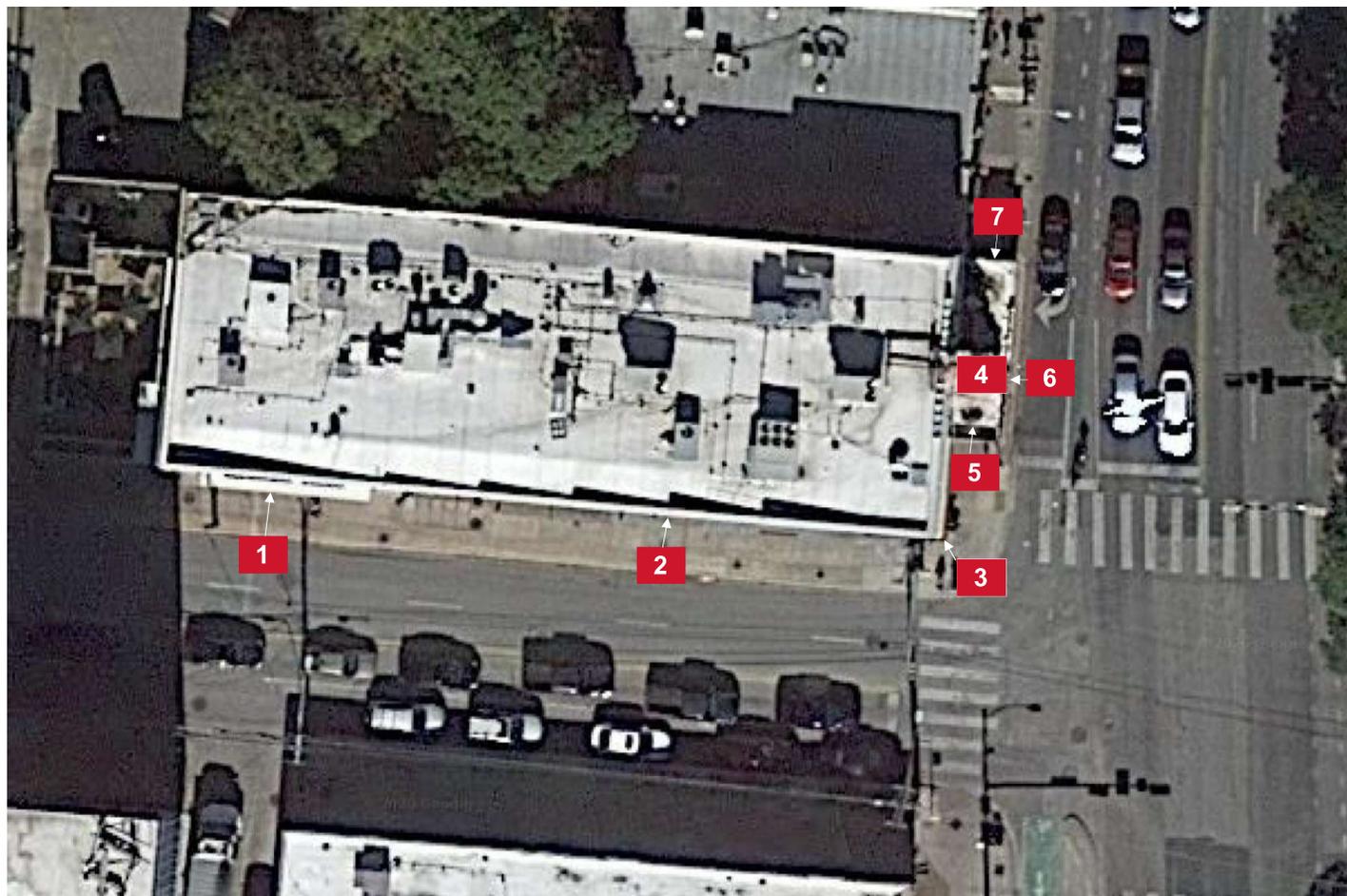
**2** D/F Blade Sign

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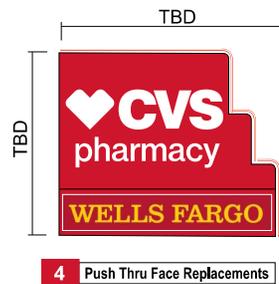
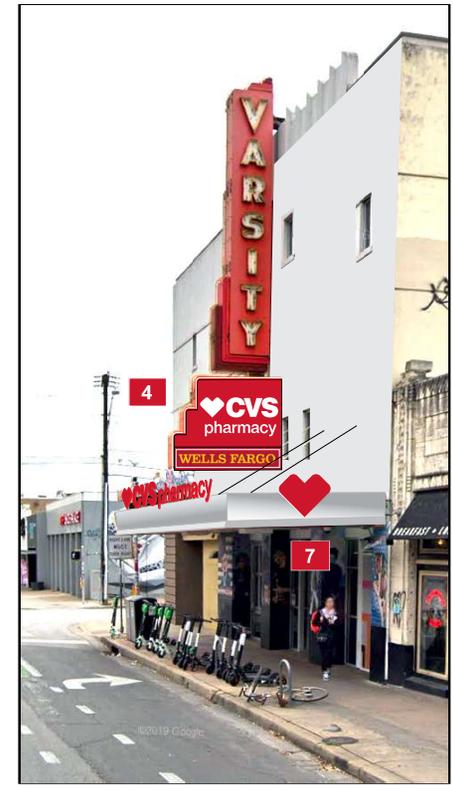
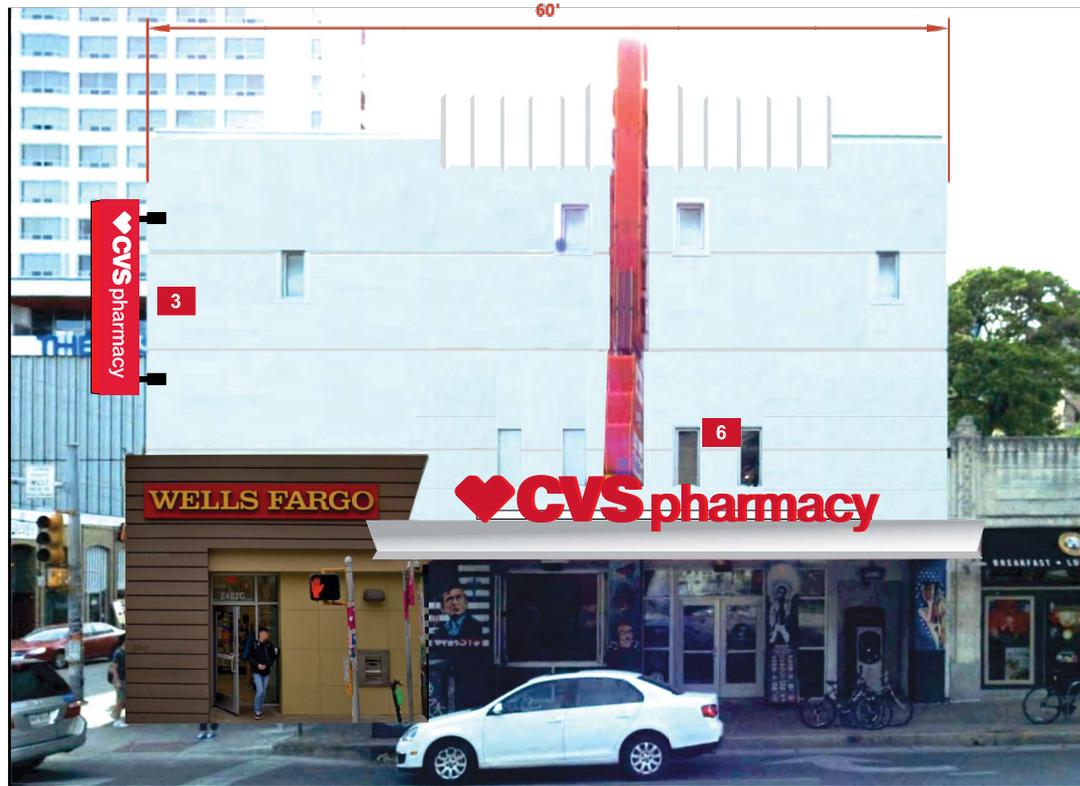


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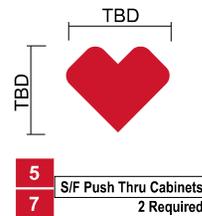
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Survey required to determine the final application.  
"Wells Fargo" face to remain.



self contained "Heroic Heart" to be installed on to canopy with foot angles and kickbacks similar to existing



self contained "Heroic Heart" to be installed on to canopy with foot angles and kickbacks similar to existing



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