

BOA SIGN REVIEW COVERSHEET

CASE: C16-2021-0005

BOA DATE: February 8th, 2021

ADDRESS: 2237 W. Braker Ln

COUNCIL DISTRICT: 4

OWNER: Michael Mahoney

AGENT: Shana Downs

ZONING: NBG-NP (North Burnet/Gateway)

LEGAL DESCRIPTION: 0.2538AC OF LOT 2 BLK B KRAMER LANE 65 SEC 1 RESUB OF LOT 10 THE (PRORATE 1/1/19 TO 9/12/19)

VARIANCE REQUEST: allow for all four (4) signs, one (1) monument sign, one (1) wall sign on each of the on the north, south, and west sides, to all be illuminated and increase the sign height from 6 feet to 10 feet

SUMMARY: signage for TownePlace Suites

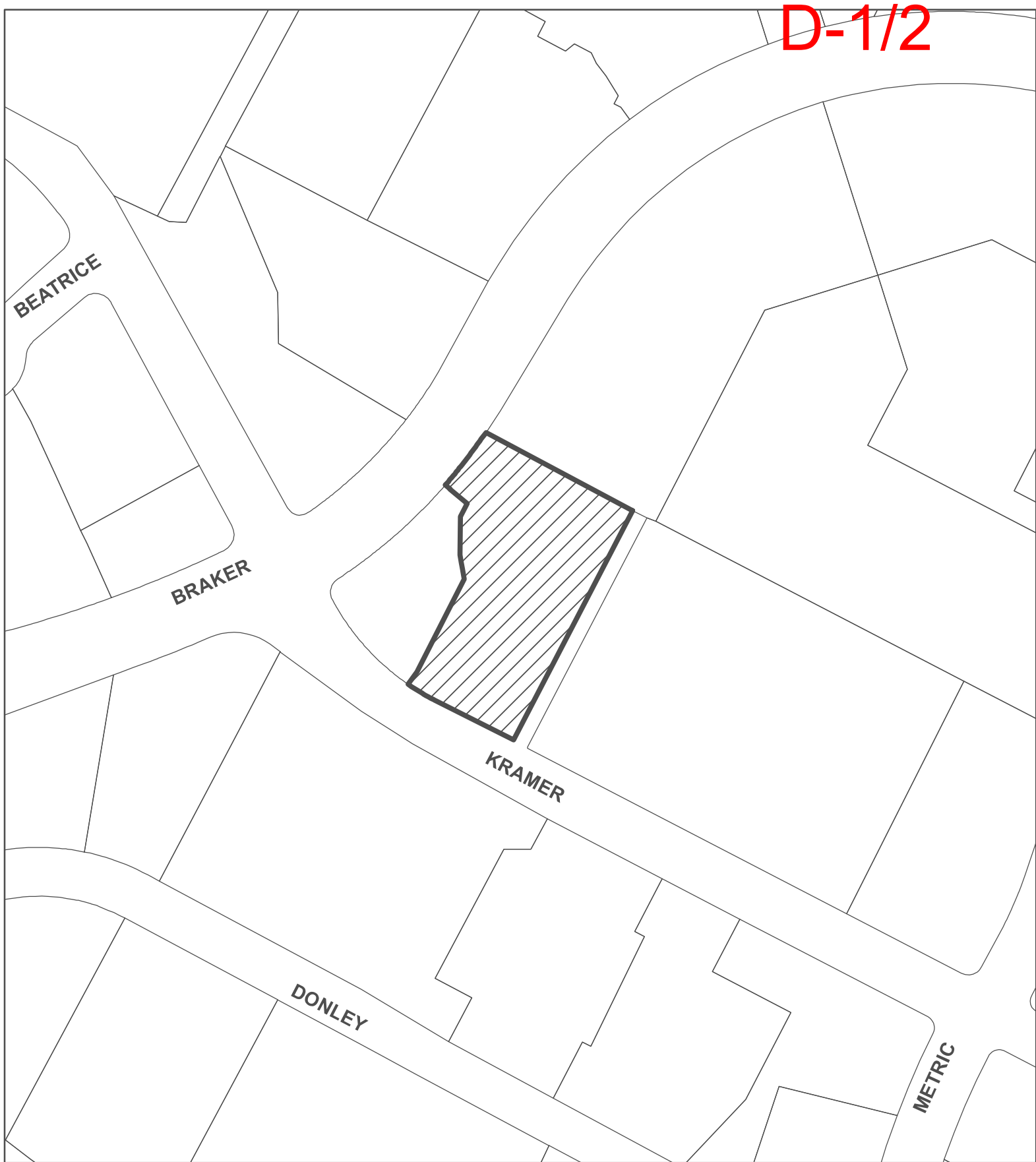
ISSUES: with no illumination and size restriction it will make it unsafe and difficult to find

	ZONING	LAND USES
<i>Site</i>	NBG-NP	Commercial
<i>North</i>	NBG-NP	Commercial
<i>South</i>	NBG-NP	Commercial
<i>East</i>	NBG-NP	Commercial
<i>West</i>	NBG-NP	Commercial

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Bike Austin
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Burnet/Gateway Neighborhood Plan Staff Liaison
 North Growth Corridor Alliance
 SELTexas
 Shoal Creek Conservancy
 Sierra Club, Austin Regional Group

D-1/2



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C16-2021-0005
LOCATION: 2237 W BRAKER LANE



1" = 208'

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.

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: 2237 W. Braker Lane, Austin, TX 78758

Subdivision Legal Description:

Lot 7-A-1, Amended Plat of Lot 7-A of the Resub of Lots 7, 8 and 9, Block A, Longhorn
Business Park No. 2 and Lot 1, Longhorn Business Park No. 3, a subdivision in Travis County,

Lot(s): Lot 7-A-1, amended of Lot 7-A of 7,8,9 Block(s): A

Outlot: _____ Division: Longhorn Bus Park No2

Zoning District: NBG-NP

Sign District: University Neighborhood Overlay

I/We _____ on behalf of myself/ourselves as
 authorized agent for TPS Braker Austin Property, LP affirm that on
 Month January, Day 7, Year 2021, 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: Monument Sign and 3 wall signs

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

The applicant is requesting variance from section 25-10-133 (B) The height of this sign shall not
exceed 6 feet and the sign area may not exceed 100 square feet. Our sign is 10' (G) A sign
may not be illuminated or contain electronic images or moving parts. The proposed sign is
internally illuminated with LED's. Wall signs on west, north and south elevations are lit w/ LED's

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 proposed sign's size and illumination is in line with the neighboring businesses. The street name for this location is not where the actual entrance to the hotel is situated. By not having the sign size & illumination being requested it will make it extremely hard for guests to find especially at night.

—OR—

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

Other business including but not limited to ABC Bank of Commerce which is located directly in front of the hotel have illuminated signs as well as the strip center right next to the lot having signs greater than 6'. It will make this location very difficult to find

—OR—

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

The proposed signs were appropriately scaled to the size of the property and building which falls in line with the sign sizes of the neighboring businesses. The signs also falls in line with typical exterior identification for hotels in the surrounding area

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 business and the area which it is in there will be customers who are unfamiliar with the area trying to find this location at night. With no illumination for the wall signs and the size restriction for the monument it will make it unsafe and difficult to find. This is a growing area with the new Austin FC Soccer Stadium and the ever growing Domain it will benefit all to be able to see this location at night

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:  Date: 01/07/2021

Applicant Name (typed or printed): Shana Downs

Applicant Mailing Address: 1300 B West Industrial Blvd

City: Round Rock State: Tx Zip: 78681

Phone (will be public information): (737) 205-3564

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: Michael H. Mahoney Digitally signed by Michael H. Mahoney
Date: 2021.01.06 08:56:16 -06'00' Date: 01/06/2021

Owner Name (typed or printed): Michael H. Mahoney

Owner Mailing Address: 15275 Quorum Drive

City: Addison State: TX Zip: 75001

Phone (will be public information): (972) 934-8699

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Shana Downs

Agent Mailing Address: PO Box 1259

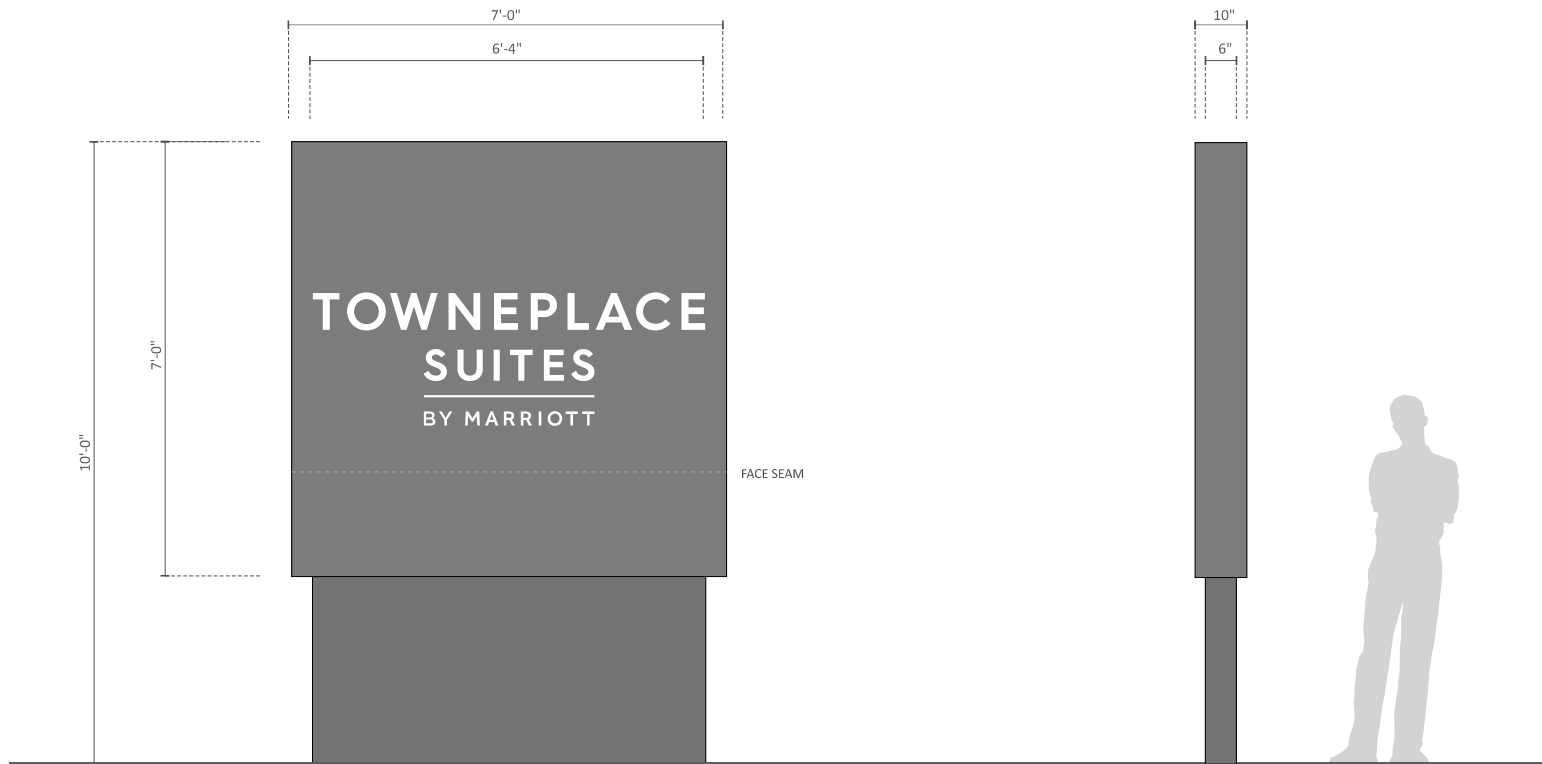
City: Liberty Hill State: Tx Zip: 78642

Phone (will be public information): (512) 255-3887

Email (optional – will be public information): 

SAVE

Design #	
0403077Ar2	
Sheet	of
1	8
Client	
TOWNEPLACE SUITES	
Address	
2237 W. BRAKER LN. AUSTIN, TEXAS	
Account Rep.	MIKE D.
Designer	CJR
Date	06/18/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R1 JMC 06/20/19: DELETE C2 AND C4	
R2 ES 9/29 remove A2	
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chandler signs.com	
National Headquarters	
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37319 San Pedro Avenue Suite 200 San Antonio, TX 78212 (214) 445-3804 Fax (214) 445-8724	
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3220 Executive Ridge Drive Suite 250 Vista, CA 92081 (760) 734-5768 Fax (760) 734-9752	
Northeast US	
2301 River Road Suite 200 Louisville, KY 40206 (502) 897-5800 Fax (502) 554-3275	
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A1 D/F MONUMENT SIGN
TPS MON 7' x 7' @ 10'-0" - RED

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

END VIEW

(1) REQUIRED - MFR. & INSTALL

FABRICATED ALUMINUM CABINET SIGN - ALUMINUM SQUARE TUBE FRAME w/ .090"
 ALUMINUM FACES / .063 FILLERS - PAINTED TO MATCH PMS 1795c RED (SATIN FINISH) -
 INSIDE TO BE PAINTED w/ L.E.P.

FACE TO HAVE ROUTED-OUT OPENINGS BACKED UP w/ 7328 WHITE ACRYLIC SHOW-THRU GRAPHICS

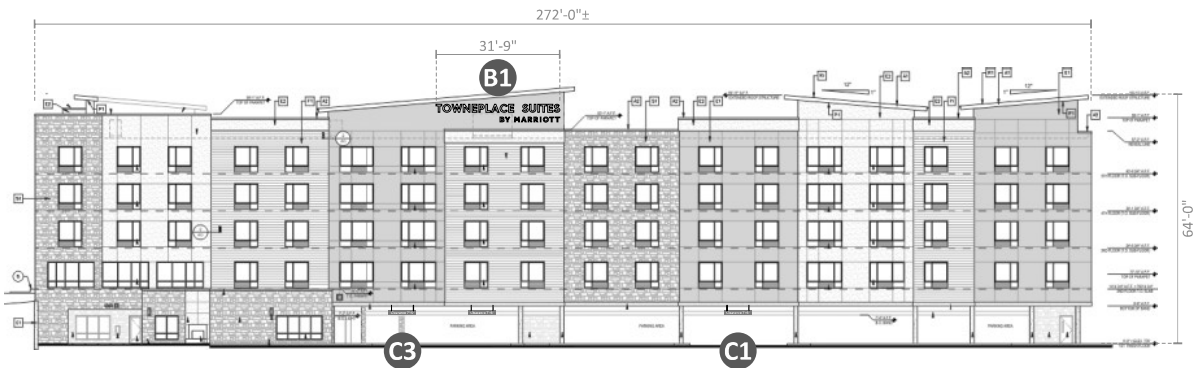
INTERNALLY ILLUMINATED w/ WHITE HANLEY LED'S

.063" ALUMINUM FABRICATED SUPPORT COVER PAINTED TO MATCH PMS COOL GRAY 11c (SATIN FINISH)

STEEL SIGN SUPPORT (AS REQUIRED) INSIDE ALUMINUM BASE COVER & SIGN CABINET - SET IN CONCRETE PIER TYPE FOUNDATION - SIZES & DEPTH TO BE DETERMINED BY ENGINEERING, LOCAL CODES & CONDITIONS

UNDERGROUND ELECTRICAL PRIMARY SERVICE PROVIDED TO SIGN BY CUSTOMER'S ELECTRICIAN (VERIFY VOLTAGE & COORDINATE w/ CHANDLER SIGNS)

TOWNEPLACE SUITES
BY MARRIOTT



PROPOSED NEW SOUTH ELEVATION SCALE: 1/32" = 1'-0"

Design #	
0403077Ar2	
Sheet	2 of 8
Client	
TOWNEPLACE SUITES	
Address	
2237 W. BRAKER LN. AUSTIN, TEXAS	
Account Rep.	MIKE D.
Designer	CJR
Date	06/18/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date	
R1 JMC 06/20/19: DELETE C2 AND C4	
R2 ES 9/29 remove A2	

**CHANDLER**
SIGNS

chandersigns.com

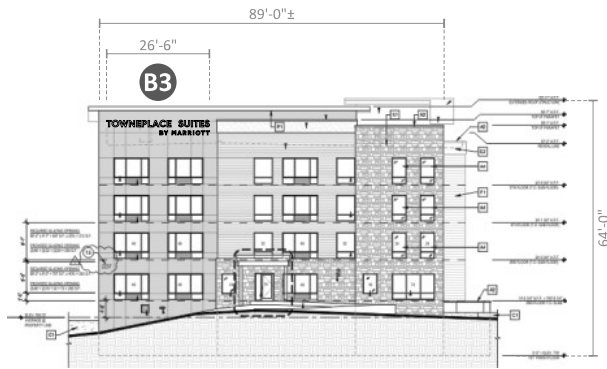
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Northeast US	2301 River Road Suite 201 Louisville, KY 40206 (502) 897-5800 Fax (502) 894-2575
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Georgia	111 Woodstone Place Dawsonville, GA 30734 (770) 775-8823 Fax (770) 345-8724
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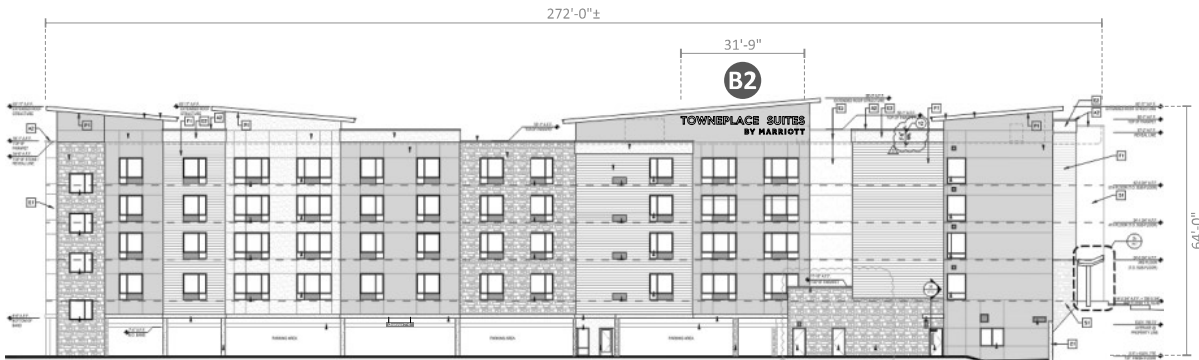
FINAL ELECTRICAL CONNECTION BY CUSTOMER



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PROPOSED NEW WEST ELEVATION SCALE: 1/32" = 1'-0"



PROPOSED NEW NORTH ELEVATION SCALE: 1/32" = 1'-0"

Design #
0403077Ar2

Sheet 3 of 8

Client
TOWNEPLACE SUITES

Address
2237 W. BRAKER LN.
AUSTIN, TEXAS

Account Rep.
MIKE D.

Designer
CJR

Date
06/18/19

Approval / Date

Client

Sales

Estimating

Art


Engineering

Landlord

Revision/Date

R1 JMC 06/20/19: DELETE C2 AND C4

R2 ES 9/29 remove A2

CHANDLER SIGNS

chandlersigns.com

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(817) 900-2000 Fax (817) 900-2044

San Antonio
37319 San Pedro Avenue
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San Antonio, TX 78212
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West Coast
3220 Executive Ridge Drive
Suite 250
Vista, CA 92081
(760) 794-5768 Fax (760) 794-9752

Northeast US
2301 River Road
Suite 201
Louisville, KY 40206
(502) 897-5900 Fax (502) 554-2575


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Davenport, FL 33837
(888) 420-1200 Fax (888) 424-1160

Georgia
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Dawsonville, GA 30734
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SUPPORT, WIRING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABEL (S)



B1 B2 FACE-LIT CHANNEL LETTERS - TPS CL24 WHITE - 2 LINE

(2) SETS REQUIRED - MANUFACTURE & INSTALL

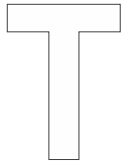
SCALE: 3/8" = 1' - 0"

ALUMINUM RETURNS / ALUMET PRE-FINISHED MATTE BLACK

BLACK JEWELITE RETAINERS

7328 WHITE ACRYLIC FACES

HANLEY WHITE LED INTERNAL ILLUMINATION



Daytime Appearance

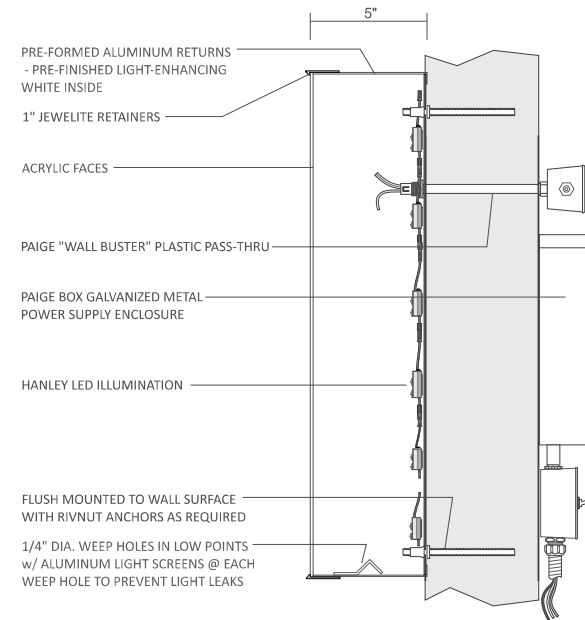


Nighttime Appearance



Side Profile

For Dark Colored Building Backgrounds | Letters to appear white during the day and illuminate white at night.



LETTER SECTION DETAIL

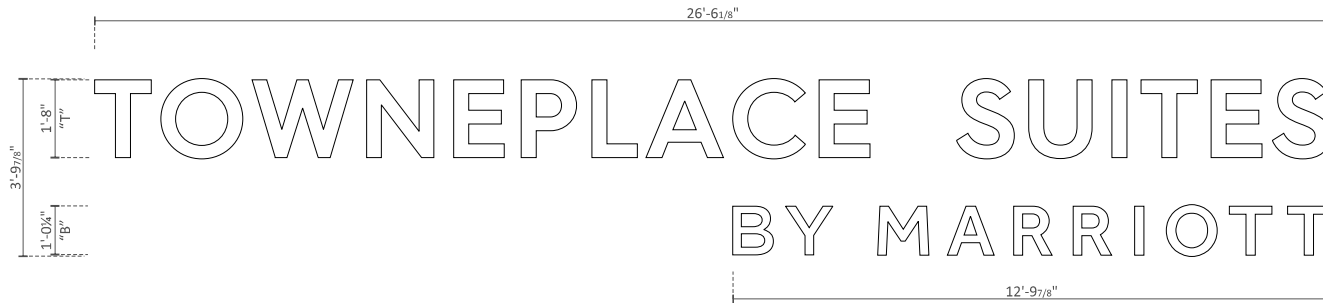
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Sheet	4 of 8
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TOWNEPLACE SUITES	
Address	
2237 W. BRAKER LN. AUSTIN, TEXAS	
Account Rep.	MIKE D.
Designer	CJR
Date	06/18/19
Approval / Date	
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Sales	
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Art	
Engineering	
Landlord	
Revision/Date	
R1 JMC 06/20/19: DELETE C2 AND C4	
R2 ES 9/29 remove A2	

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B3 FACE-LIT CHANNEL LETTERS - TPS CL20 WHITE - 2 LINE

(1) SET REQUIRED - MANUFACTURE & INSTALL

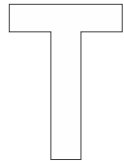
SCALE: 3/4" = 1' - 0"

ALUMINUM RETURNS / ALUMET PRE-FINISHED MATTE BLACK

BLACK JEWELITE RETAINERS

7328 WHITE ACRYLIC FACES

HANLEY WHITE LED INTERNAL ILLUMINATION



Daytime Appearance

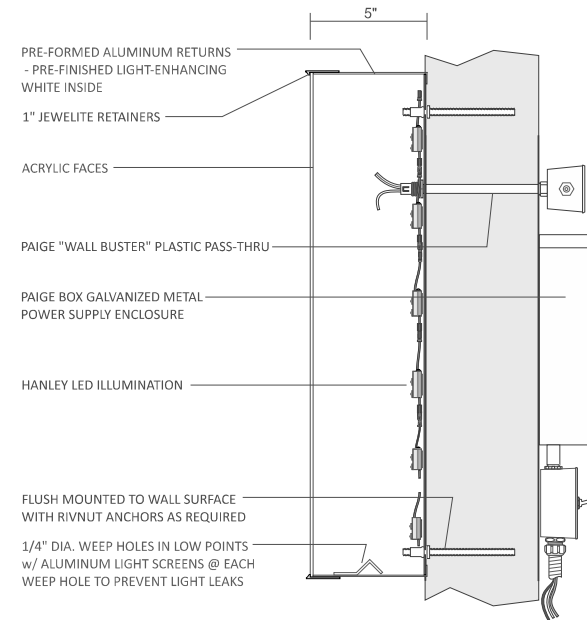


Nighttime Appearance



Side Profile

For Dark Colored Building Backgrounds | Letters to appear white during the day and illuminate white at night.



LETTER SECTION DETAIL

Design #	
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Sheet	5 of 8
Client	
TOWNEPLACE SUITES	
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2237 W. BRAKER LN. AUSTIN, TEXAS	
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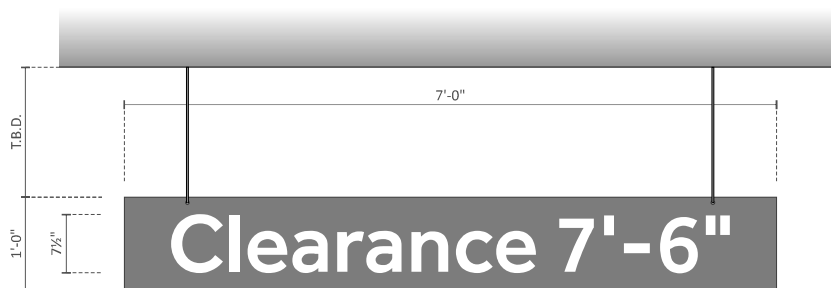
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TOWNEPLACE SUITES
BY MARRIOTT



C1 C3

S/F CLEARANCE PANEL

SCALE: 3/4" = 1'-0"

TWO (2) REQUIRED - MANUFACTURE & INSTALL

S/F, ALUMINUM FABRICATED PAN PANEL SIGN - 1 " DEEP -
PAINTED TO MATCH PANTONE 1795c RED (SATIN FINISH)

1st SURFACE OPAQUE WHITE VINYL COPY

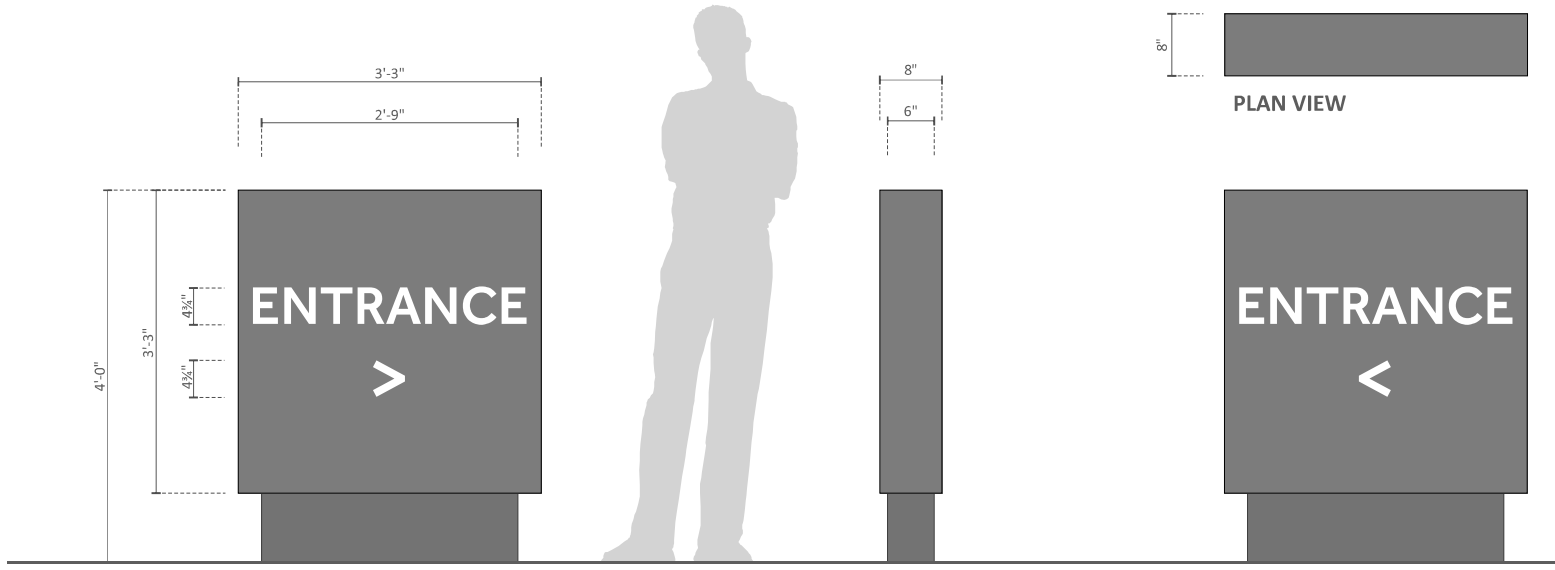
SIGN TO BE HUNG FROM GARAGE OVERHANG w/ CHAINS/AIRCRAFT CABLE & "S"-HOOKS AS REQUIRED



END VIEW

Design #	
0403077Ar2	
Sheet	6 of 8
Client	
TOWNEPLACE SUITES	
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TOWNEPLACE SUITES
BY MARRIOTT



D1 D2

D/F DIRECTIONAL SIGN

SCALE: 3/4" = 1'-0"

TPS DIR 3'-3" x 3'-3" @ 4'-0" - ENTRANCE/RED

(2) REQUIRED - MFR. & INSTALL

FABRICATED ALUMINUM CABINET SIGN - ALUMINUM SQUARE TUBE FRAME w/ .080" ALUMINUM FACES / .063 FILLERS - PAINTED TO MATCH PANTONE 1795c RED (SATIN FINISH) - INSIDE TO BE PAINTED w/ L.E.P.

FACE TO HAVE ROUTED-OUT OPENINGS BACKED UP w/ 7328 WHITE ACRYLIC SHOW-THRU GRAPHICS

INTERNALLY ILLUMINATED w/ WHITE HANLEY LED'S

.063" ALUMINUM FABRICATED SUPPORT COVER PAINTED TO MATCH PMS COOL GRAY 11c (SATIN FINISH)

STEEL SIGN SUPPORT (AS REQUIRED) INSIDE ALUMINUM BASE COVER & SIGN CABINET - SET IN CONCRETE PIER TYPE FOUNDATION - SIZES & DEPTH TO BE DETERMINED BY ENGINEERING, LOCAL CODES & CONDITIONS

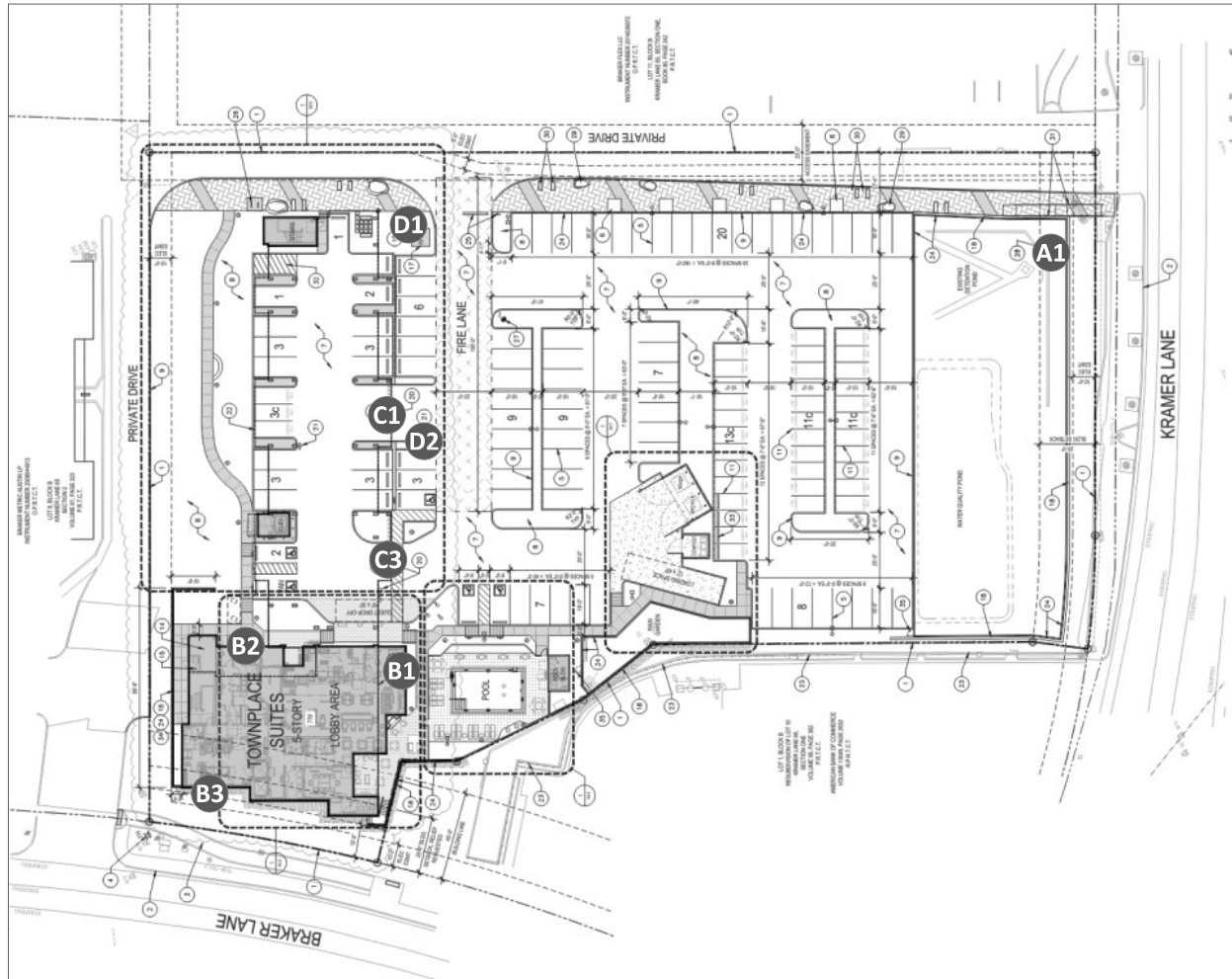
UNDERGROUND ELECTRICAL PRIMARY SERVICE PROVIDED TO SIGN BY CUSTOMER'S ELECTRICIAN (VERIFY VOLTAGE & COORDINATE w/ CHANDLER SIGNS)

END VIEW

OPPOSITE FACE

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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE EDITION OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).	

TOWNEPLACE SUITES BY MARRIOTT



SITE PLAN

Design #	
0403077Ar2	
Sheet	8 of 8
Client	
TOWNEPLACE SUITES	
Address	
2237 W. BRAKER LN. AUSTIN, TEXAS	
Account Rep.	MIKE D.
Designer	CJR
Date	06/18/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R1 JMC 06/20/19: DELETE C2 AND C4	
R2 ES 9/29 remove A2	

CHANDLER SIGNS	
chandlersigns.com	
National Headquarters	14201 Sovereign Road Fort Worth, TX 76155 (817) 900-2000 Fax (817) 900-2044
San Antonio	37319 San Pedro Avenue Suite 200 San Antonio, TX 78212 (214) 345-3804 Fax (214) 345-8724
West Coast	3220 Executive Ridge Drive Suite 250 Vista, CA 92081 (760) 794-5768 Fax (760) 794-9752
Northeast US	2303 River Road Suite 201 Louisville, KY 40206 (502) 897-5800 Fax (502) 897-5874
Florida	2584 Sand Hill Point Circle Davenport, FL 33837 (888) 426-1200 Fax (888) 426-1160
Georgia	111 Woodstone Place Dawsonville, GA 30734 (770) 775-4812 Fax (770) 775-4874
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (817) 585-5399 Fax (817) 585-6533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

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TOWNEPLACE SUITES
BY MARRIOTT

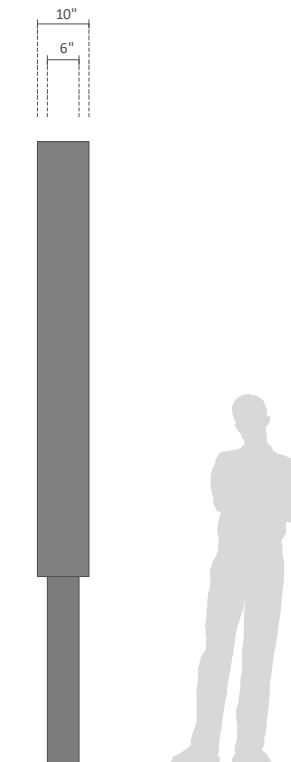
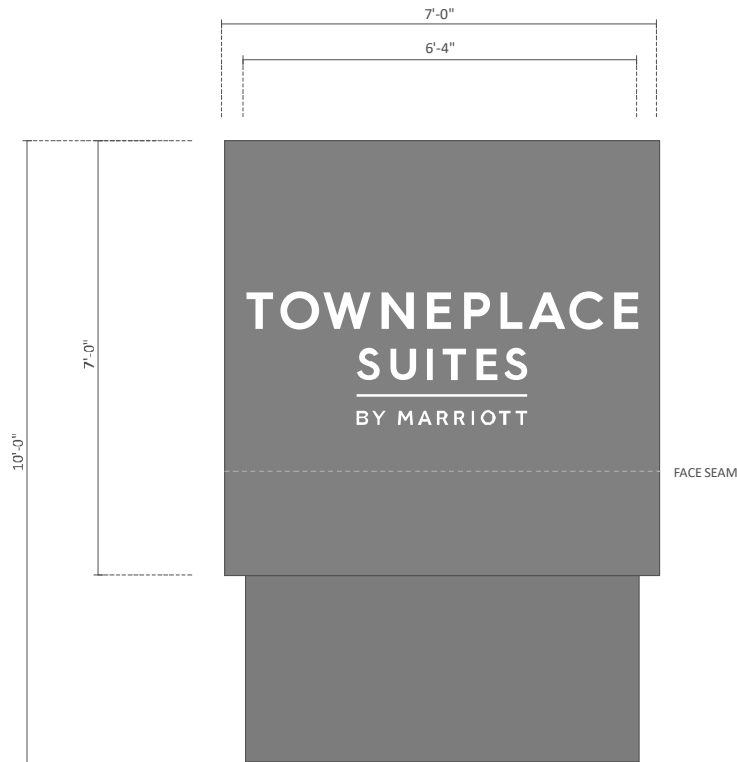
Design #	
0403077Ar3	
Sheet	1 of 8
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TOWNEPLACE SUITES	
Address	
2237 W. BRAKER LN. AUSTIN, TEXAS	
Account Rep.	MIKE D.
Designer	CJR
Date	06/18/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R1 JMC 06/20/19: DELETE C2 AND C4	
R2 ES 9/29 remove A2	
R3 KMc 1/22/21: revised site plan	

CHANDLER SIGNS	
chandler signs.com	
National Headquarters	14201 Seawings Road 10271 Van Dyke, TX 76155 (817) 367-2888 Fax (817) 367-9091
San Antonio	21228 San Antonio Avenue San Antonio, TX 78258 (210) 491-0888 Fax (210) 491-0725
West Coast	17210 Foothill Drive W. San Diego San Diego, CA 92128 (619) 594-1088 Fax (619) 594-5252
Northeast US	23511 Wharf Road Falmouth, ME 04101 (207) 887-5888 Fax (207) 887-5270
Florida	2584 Saco Hill Point Circle Davenport, FL 33887 (888) 426-1188 Fax (888) 426-1188
Georgia	111 Woodstone Place Dunwoody, GA 30534 (770) 775-4402 Fax (770) 775-4475
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A1 D/F MONUMENT SIGN
TPS MON 7' x 7' @ 10'-0" - RED

SCALE: 1/2" = 1'-0"

END VIEW

(1) REQUIRED - MFR. & INSTALL

FABRICATED ALUMINUM CABINET SIGN - ALUMINUM SQUARE TUBE FRAME w/ .090" ALUMINUM FACES / .063 FILLERS - PAINTED TO MATCH PMS 1795c RED (SATIN FINISH) - INSIDE TO BE PAINTED w/ L.E.P.

FACE TO HAVE ROUTED-OUT OPENINGS BACKED UP w/ 7328 WHITE ACRYLIC SHOW-THRU GRAPHICS

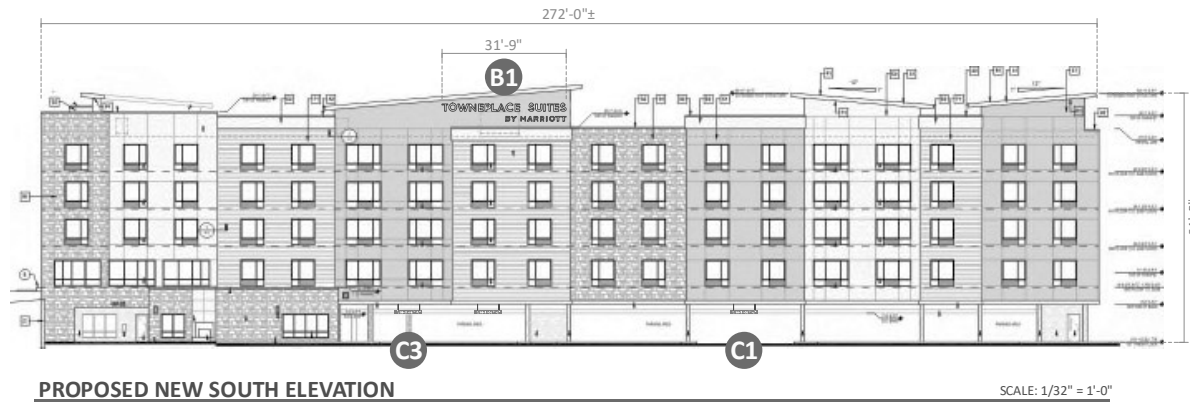
INTERNALLY ILLUMINATED w/ WHITE HANLEY LED's

.063" ALUMINUM FABRICATED SUPPORT COVER PAINTED TO MATCH PMS COOL GRAY 11c (SATIN FINISH)

STEEL SIGN SUPPORT (AS REQUIRED) INSIDE ALUMINUM BASE COVER & SIGN CABINET - SET IN CONCRETE PIER TYPE FOUNDATION - SIZES & DEPTH TO BE DETERMINED BY ENGINEERING, LOCAL CODES & CONDITIONS

UNDERGROUND ELECTRICAL PRIMARY SERVICE PROVIDED TO SIGN BY CUSTOMER'S ELECTRICIAN (VERIFY VOLTAGE & COORDINATE w/ CHANDLER SIGNS)

TOWNEPLACE SUITES BY MARRIOTT



Design #	
0403077Ar3	
Sheet	
2	of 8
Client	
TOWNEPLACE SUITES	
Address	
2237 W. BRAKER LN. AUSTIN, TEXAS	
Account Rep.	MIKE D.
Designer	CJR
Date	06/18/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R1 JMC 06/20/19: DELETE C2 AND C4	
R2 ES 9/29 remove A2	
R3 KMc 1/22/21: revised site plan	

CHANDLER SIGNS
chandlersigns.com

National Headquarters
14200 Seawings Road
1077 West 17th Pl.
San Antonio, TX 78216
(214) 367-2188 Fax (214) 367-2691

San Antonio
2120 Power Street W. Suite 100
San Antonio, TX 78216
(214) 367-2188 Fax (214) 367-2691

West Coast
2120 Power Street W. Suite 100
Vista, CA 92081
(760) 784-1188 Fax (760) 714-5152

Northeast US
2120 Power Street W. Suite 100
Louisville, KY 40205
(502) 897-2188 Fax (502) 897-2691

Florida
2584 Saco Hill Point Circle
Davenport, FL 33837
(888) 424-1188 Fax (888) 424-1188

Georgia
111 Woodstone Place
Dunwoody, GA 30534
(404) 724-4442 Fax (404) 340-8731

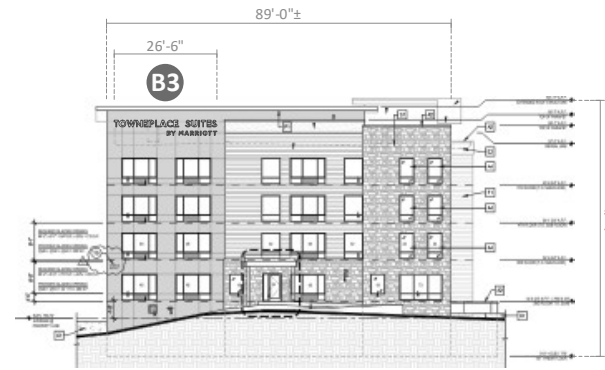
South Texas
P.O. Box 175 206th Street
Fort Worth, TX 76174
(817) 342-1188 Fax (817) 342-1188

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

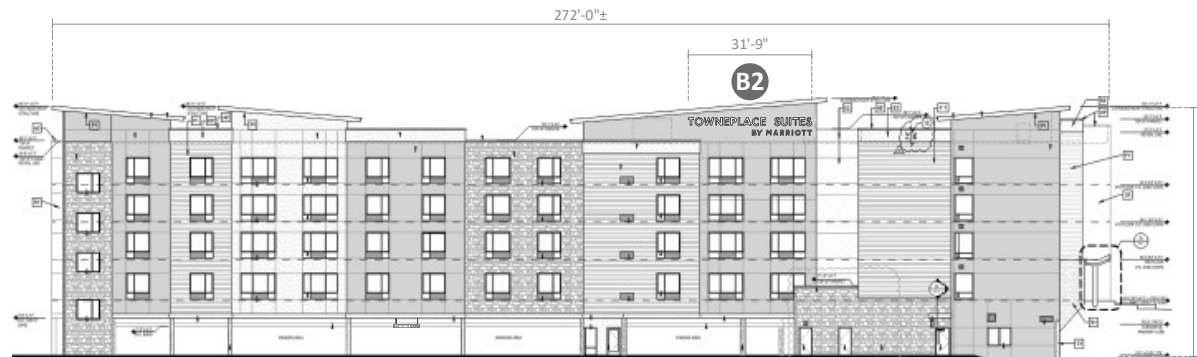
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE CODES OF THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. SIGN WILL BEAT UL LABELLED.

TOWNEPLACE SUITES
BY MARRIOTT



PROPOSED NEW WEST ELEVATION

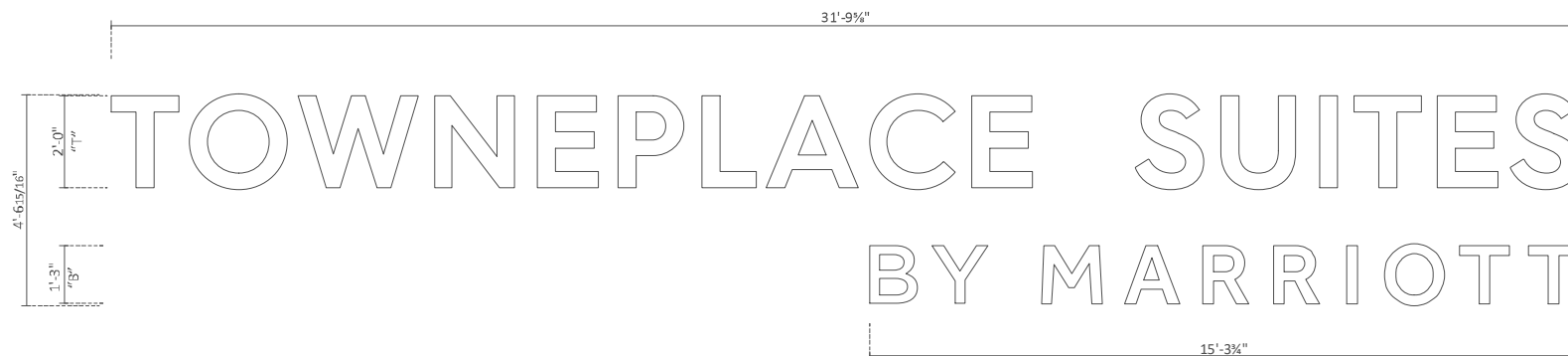
SCALE: 1/32" = 1'-0"



PROPOSED NEW NORTH ELEVATION

SCALE: 1/32" = 1'-0"

Design #	
0403077Ar3	
Sheet	3 of 8
Client	
TOWNEPLACE SUITES	
Address	
2237 W. BRAKER LN. AUSTIN, TEXAS	
Account Rep.	MIKE D.
Designer	CJR
Date	06/18/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R1 JMC 06/20/19: DELETE C2 AND C4	
R2 ES 9/29 remove A2	
R3 KMc 1/22/21: revised site plan	
CHANDLER SIGNS chandlersigns.com National Headquarters 14201 Severn Road 10775 W. 17th St. Suite 200 Dallas, TX 75244 (214) 342-1888 Fax (214) 342-1891 San Antonio 2120 Power Drive W. 4th Floor Suite 200 Waco, TX 76798 (817) 342-1888 Fax (817) 342-1891 West Coast 2500 W. 10th St. Suite 200 Waco, TX 76798 (817) 342-1888 Fax (817) 342-1891 Northeast US 2500 W. 10th St. Suite 200 Waco, TX 76798 (817) 342-1888 Fax (817) 342-1891 Florida 111 Woodstone Place Decatur, GA 30030 (404) 424-1888 Fax (404) 424-1891 Georgia 111 Woodstone Place Decatur, GA 30030 (404) 424-1888 Fax (404) 424-1891 South Texas P.O. Box 175 206th Street Houston, TX 77054 (281) 424-1888 Fax (281) 424-1891 This drawing is the property of Chandler Signs, LLC. All rights to its use or reproduction are reserved by Chandler Signs, LLC. FINAL ELECTRICAL CONNECTION BY CUSTOMER THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE CODES OF THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. SIGN WILL BEAT UL LABELS.	



B1 B2 FACE-LIT CHANNEL LETTERS - TPS CL24 WHITE - 2 LINE

(2) SETS REQUIRED - MANUFACTURE & INSTALL

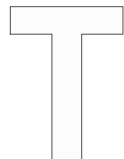
SCALE: 3/8" = 1' - 0"

ALUMINUM RETURNS / ALUMET PRE-FINISHED MATTE BLACK

BLACK JEWELITE RETAINERS

7328 WHITE ACRYLIC FACES

HANLEY WHITE LED INTERNAL ILLUMINATION



Daytime Appearance



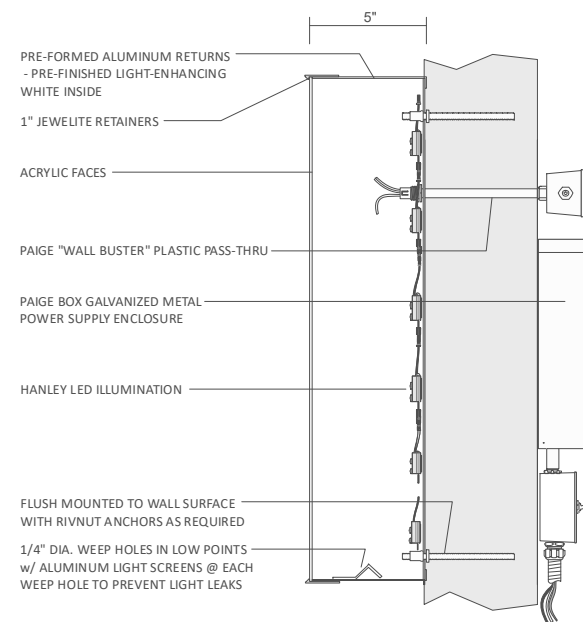
Nighttime Appearance

For Dark Colored Building Backgrounds |

Letters to appear white during the day and illuminate white at night.



Side Profile



LETTER SECTION DETAIL

Design #	
0403077Ar3	
Sheet	4 of 8
Client	
TOWNEPLACE SUITES	
Address	
2237 W. BRAKER LN. AUSTIN, TEXAS	
Account Rep.	MIKE D.
Designer	CJR
Date	06/18/19
Approval / Date	
Client	
Sales	
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Landlord	
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R3 KMc 1/22/21: revised site plan	

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chandler signs.com

National Headquarters
14201 Severn Road
10775 Waverly, TX 76155
(817) 467-2188 Fax (817) 467-2691

San Antonio
2125 San Antonio Avenue
San Antonio, TX 78212
(210) 449-1888 Fax (210) 449-8725

West Coast
2720 Powerline Dr. Suite 100
Vista, CA 92081
(760) 784-1088 Fax (760) 714-5152

Northeast US
23511 Wharf Road
Falmouth, ME 04101
(207) 887-4388 Fax (207) 887-4370

Florida
2584 Saco Hill Point Circle
Davenport, FL 33837
(888) 424-1188 Fax (888) 424-1189

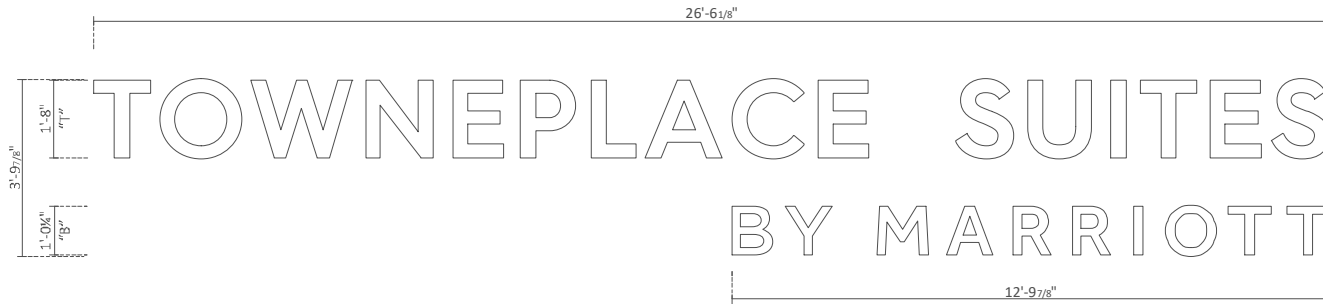
Georgia
111 Woodstone Place
Doraville, GA 30054
(770) 754-4422 Fax (770) 449-8725

South Texas
P31 USR 175206 Road Drive
Porter, TX 78374
(281) 468-1888 Fax (281) 449-8888

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B3 FACE-LIT CHANNEL LETTERS - TPS CL20 WHITE - 2 LINE

(1) SET REQUIRED - MANUFACTURE & INSTALL

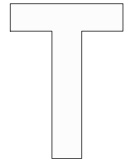
SCALE: 3/4" = 1' - 0"

ALUMINUM RETURNS / ALUMET PRE-FINISHED MATTE BLACK

BLACK JEWELITE RETAINERS

7328 WHITE ACRYLIC FACES

HANLEY WHITE LED INTERNAL ILLUMINATION



Daytime Appearance



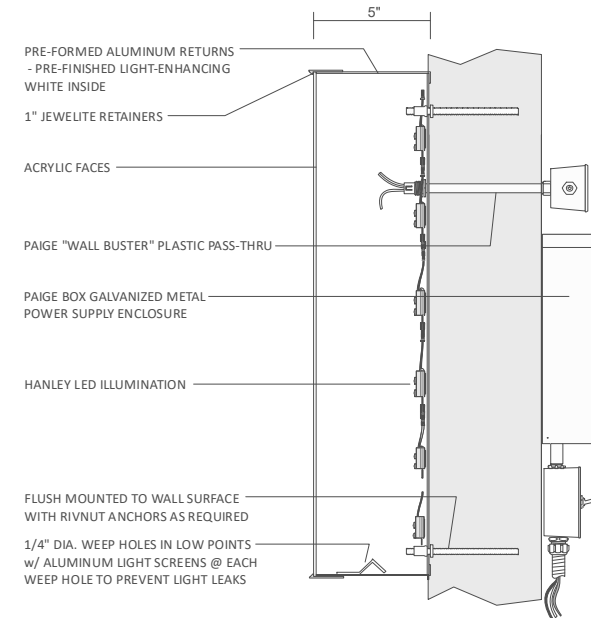
Nighttime Appearance



Side Profile

For Dark Colored Building Backgrounds |

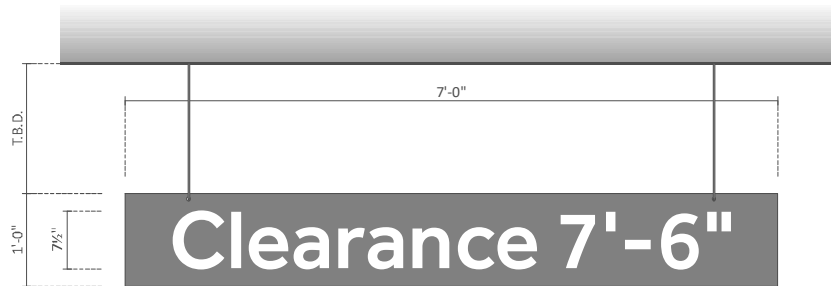
Letters to appear white during the day and illuminate white at night.



LETTER SECTION DETAIL

Design #	
0403077Ar3	
Sheet	5 of 8
Client	
TOWNEPLACE SUITES	
Address	
2237 W. BRAKER LN. AUSTIN, TEXAS	
Account Rep.	MIKE D.
Designer	CJR
Date	06/18/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R1 JMC 06/20/19: DELETE C2 AND C4	
R2 ES 9/29 remove A2	
R3 KMc 1/22/21: revised site plan	
CHANDLER SIGNS chandler signs.com National Headquarters 14201 Sovereign Road 1027 Westchase, TX 75069 (281) 467-2188 Fax (281) 467-9691 San Antonio 2120 S. Loop W. Suite 100 San Antonio, TX 78207 (210) 444-1888 Fax (210) 444-8724 West Coast 2720 Power Drive W. Suite 200 Vista, CA 92081 (760) 784-1088 Fax (760) 714-5152 Northeast US 23011 Wharf Road Suite 201 Louisiana, MO 64080 (800) 887-5888 Fax (800) 887-5870 Florida 2584 Saco Hill Point Circle Dunwoody, FL 33587 (800) 426-1188 Fax (800) 426-1189 Georgia 111 Woodstone Place Dunwoody, GA 30054 (800) 725-4462 Fax (210) 444-8724 South Texas P.O. Box 175 206 Rural Drive Fort Worth, TX 76174 (800) 467-5888 Fax (800) 467-9691	
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TOWNEPLACE SUITES
BY MARRIOTT



C1 C3

S/F CLEARANCE PANEL

TWO (2) REQUIRED - MANUFACTURE & INSTALL

SCALE: 3/4" = 1'-0"

S/F, ALUMINUM FABRICATED PAN PANEL SIGN - 1" DEEP -
PAINTED TO MATCH PANTONE 1795c RED (SATIN FINISH)

1st SURFACE OPAQUE WHITE VINYL COPY

SIGN TO BE HUNG FROM GARAGE OVERHANG w/ CHAINS/AIRCRAFT CABLE & "S"-HOOKS AS REQUIRED



END VIEW

Design #	
0403077Ar3	
Sheet	6 of 8
Client	
TOWNEPLACE SUITES	
Address	
2237 W. BRAKER LN. AUSTIN, TEXAS	
Account Rep.	MIKE D.
Designer	CJR
Date	06/18/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
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Landlord	
Revision/Date	
R1 JMC 06/20/19: DELETE C2 AND C4	
R2 ES 9/29 remove A2	
R3 KMc 1/22/21: revised site plan	

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chandler signs.com

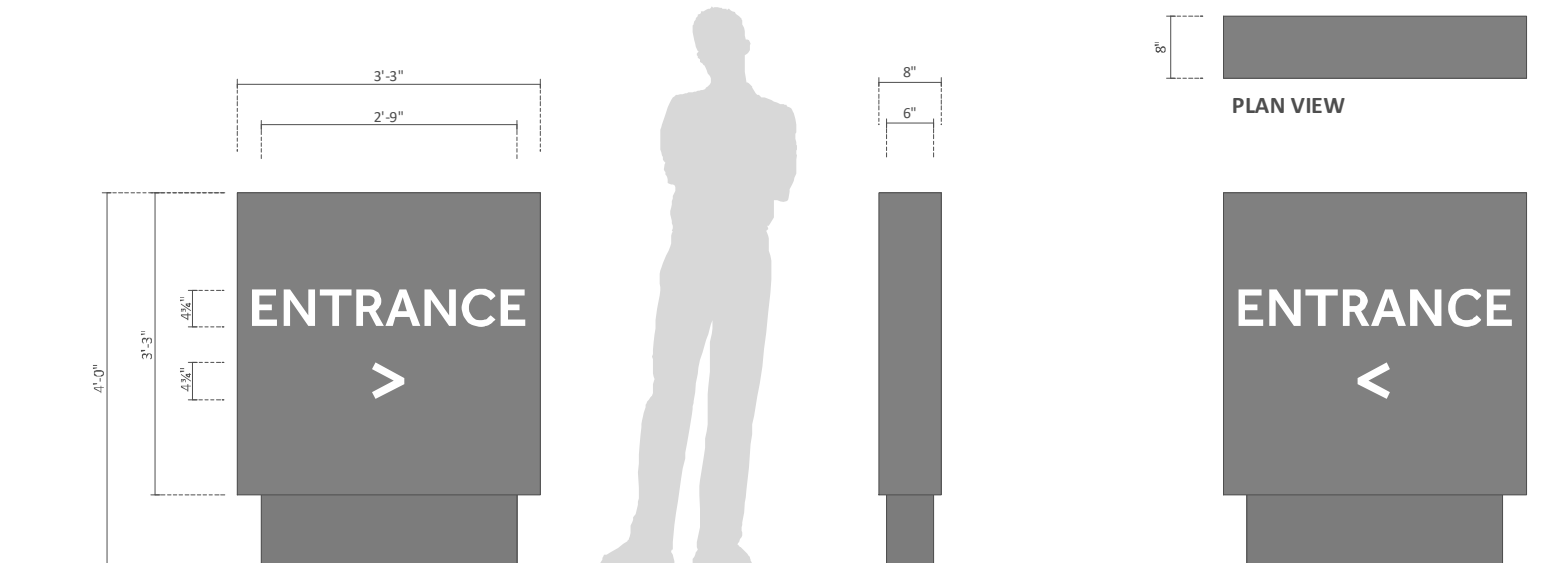
National Headquarters	14201 Severn Road 10775 W. 17th, P.O. Box 155 P.O. Box 155 P.O. Box 155 P.O. Box 155
San Antonio	3133 San Antonio Avenue San Antonio, TX 78211 (210) 449-1888 Fax (210) 449-8715
West Coast	17201 Foothill Blvd. # 100 Suite 200 Van Nuys, CA 91411 (818) 708-1188 Fax (818) 716-5152
Northeast US	23311 Waver Road Suite 201 Louisville, KY 40260 (502) 897-1188 Fax (502) 897-1270
Florida	2584 Saco Hill Point Circle Davenport, FL 33837 (888) 426-1188 Fax (888) 426-1188
Georgia	111 Woodstone Place Dunwoody, GA 30054 (770) 426-1188 Fax (770) 426-1188
South Texas	P.O. Box 175 206 P.O. Box 175 P.O. Box 175 P.O. Box 175

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

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TOWNEPLACE SUITES
BY MARRIOTT



D1 D2 D/F DIRECTIONAL SIGN SCALE: 3/4" = 1'-0"
TPS DIR 3'-3" x 3'-3" @ 4'-0" - ENTRANCE/RED
(2) REQUIRED - MFR. & INSTALL

FABRICATED ALUMINUM CABINET SIGN - ALUMINUM SQUARE TUBE FRAME w/ .080" ALUMINUM FACES / .063 FILLERS - PAINTED TO MATCH PANTONE 1795c RED (SATIN FINISH) - INSIDE TO BE PAINTED w/ L.E.P.

FACE TO HAVE ROUTED-OUT OPENINGS BACKED UP w/ 7328 WHITE ACRYLIC SHOW-THRU GRAPHICS

INTERNALLY ILLUMINATED w/ WHITE HANLEY LED'S

.063" ALUMINUM FABRICATED SUPPORT COVER PAINTED TO MATCH PMS COOL GRAY 11c (SATIN FINISH)

STEEL SIGN SUPPORT (AS REQUIRED) INSIDE ALUMINUM BASE COVER & SIGN CABINET - SET IN CONCRETE PIER TYPE FOUNDATION - SIZES & DEPTH TO BE DETERMINED BY ENGINEERING, LOCAL CODES & CONDITIONS

UNDERGROUND ELECTRICAL PRIMARY SERVICE PROVIDED TO SIGN BY CUSTOMER'S ELECTRICIAN (VERIFY VOLTAGE & COORDINATE w/ CHANDLER SIGNS)

OPPOSITE FACE

Design #	
0403077Ar3	
Sheet	7 of 8
Client	
TOWNEPLACE SUITES	
Address	
2237 W. BRAKER LN. AUSTIN, TEXAS	
Account Rep.	MIKE D.
Designer	CJR
Date	06/18/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R1 JMC 06/20/19: DELETE C2 AND C4	
R2 ES 9/29 remove A2	
R3 KMc 1/22/21: revised site plan	

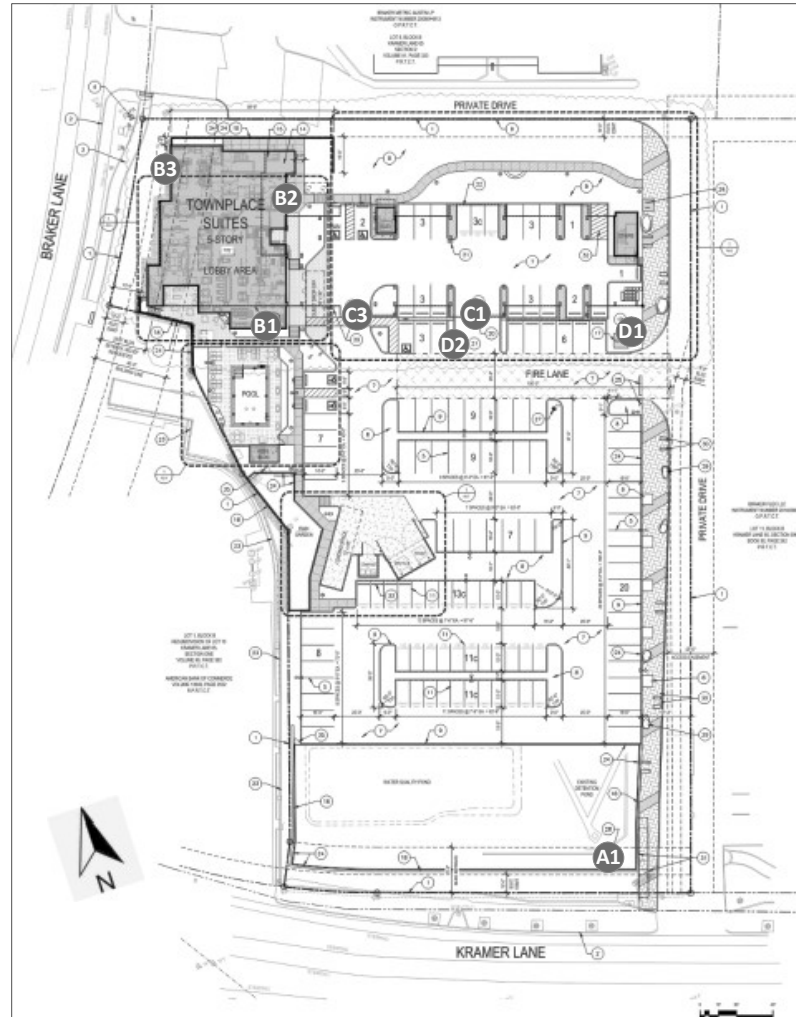
CHANDLER SIGNS	
chandler signs.com	
National Headquarters	14201 Sovereign Road 1027 Westchase, TX 76155 (714) 967-2888 Fax (714) 967-2691
San Antonio	3125 San Antonio Avenue San Antonio, TX 78211 (210) 449-1888 Fax (210) 449-8715
West Coast	1720 Power Drive W. Age Center Suite 250 Vista, CA 92081 (760) 594-1088 Fax (760) 594-5252
Northeast US	2331 Wharf Road Suite 201 Louisville, KY 40205 (502) 897-5888 Fax (502) 897-5270
Florida	2584 Saco Hill Point Circle Davenport, FL 33887 (888) 426-1188 Fax (888) 426-1188
Georgia	111 Woodstone Place Doraville, GA 30054 (770) 775-4462 Fax (770) 775-4473
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TOWNEPLACE SUITES BY MARRIOTT



SITE PLAN

Design #	
0403077Ar3	
Sheet	8 of 8
Client	
TOWNEPLACE SUITES	
Address	
2237 W. BRAKER LN. AUSTIN, TEXAS	
Account Rep.	MIKE D.
Designer	CJR
Date	06/18/19
Approval / Date	
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R2 ES 9/29 remove A2	
R3 KMc 1/22/21: revised site plan	
CHANDLER SIGNS	
chandler signs.com	
National Headquarters	14201 Severn Road 10711 W. 17th, P.O. Box 155 Dallas, TX 75244-0155 (972) 440-1888 Fax (972) 440-1891
San Antonio	3133 San Antonio Avenue Suite 200 San Antonio, TX 78211 (214) 345-8888 Fax (214) 345-8875
West Coast	2720 Power Drive W. 4th Floor Suite 200 Vista, CA 92083 (760) 784-1188 Fax (760) 716-5152
Northeast US	2333 River Road Suite 201 Louisville, KY 40205 (502) 897-5555 Fax (502) 894-2270
Florida	2584 Saco Hill Point Circle Davenport, FL 33837 (888) 424-1188 Fax (888) 424-1189
Georgia	111 Woodstone Place Dawsonville, GA 30054 (770) 724-4442 Fax (770) 724-4443
South Texas	P.O. Box 175 206th Street Port Aransas, TX 78373 (361) 748-1188 Fax (361) 748-1189
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FINAL ELECTRICAL CONNECTION BY CUSTOMER	
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ORDINANCE NO. 20180412-051

AN ORDINANCE AMENDING ORDINANCE NO. 20090312-035 TO AMEND THE REGULATING PLAN FOR THE NORTH BURNET/GATEWAY ZONING DISTRICT RELATING TO PORTIONS OF THE DOMAIN PLANNED DEVELOPMENT AREA BOUNDED BY BRAKER LANE, BURNET ROAD, UNION PACIFIC RAILROAD, AND GAULT LANE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Exhibit A to Ordinance No. 20090312-035 (*Regulating Plan for the North Burnet/Gateway Zoning District*) is amended by amending page viii, Figure 1-2 (*North Burnet/Gateway (NBG) Zoning District Subdistrict Map*) to add to a new CMU-Gateway Zone as shown on Exhibit A to this ordinance.

PART 2. Exhibit A to Ordinance No. 20090312-035 (*Regulating Plan for the North Burnet/Gateway Zoning District*) is amended by amending page 48, Figure 4-1 (*Commercial Mixed Use (CMU) Subdistrict*) to add a section on platting requirements and add the floor-to-area ratio with development bonus and maximum height with development bonus for the CMU-Gateway Zone as shown on Exhibit B to this ordinance.

PART 3. Exhibit A to Ordinance No. 20090312-035 (*Regulating Plan for the North Burnet/Gateway Zoning District*) is amended by amending page 54, Figure 4-3 (*Maximum Floor-to-Area Ratio (FAR) with Development Bonus*) to add an 8:1 maximum floor-to-area ratio as shown on Exhibit C to this ordinance.

PART 4. Exhibit A to Ordinance No. 20090312-035 (*Regulating Plan for the North Burnet/Gateway Zoning District*) is amended by amending page 56, Figure 4-5 (*Maximum Height with Development Bonus*) to show the Domain parcels with a maximum height of 308 feet with a development bonus as shown on Exhibit D to this ordinance.

PART 5. Exhibit A to Ordinance No. 20090312-035 (*Regulating Plan for the North Burnet/Gateway Zoning District*) is amended by amending page 65, Section 4.4.2(B) (*Maximum Parking Requirement*) to add a new subsection 4.4.2(B)(3) to read as follows:

3. Development in the CMU-Gateway zone is not subject to a maximum parking requirement.

PART 6. Exhibit A to Ordinance No. 20091312-035 (*Regulating Plan for the North Burnet/Gateway Zoning District*) is amended by amending page 75, Section 4.8.2 (*Sign Regulations*) to amend subsection (A) and add a new subsection (C) to read as follows:

[A. Except as provided in Subsection B and Subsection C, all development to which this standard is applicable shall comply with the Sign Regulations in LDC Section 25-10-133, University Neighborhood Overlay Zoning District Signs.]

C. Development in the CMU-Gateway Subdistrict is not subject to LDC Section 25-10-133, University Neighborhood Overlay Zoning District. All development in the CMU-Gateway Subdistrict shall comply with the Sign Regulations established in Chapter 25-10 of the City's Land Development Code.

PART 7. This ordinance takes effect on April 23, 2018.

PASSED AND APPROVED

_____, April 12, 2018

§
§
§

Steve Adler
Mayor

APPROVED:

Anne L. Morgan
City Attorney

ATTEST:

Jannette S. Goodall
City Clerk

Figure 1 - 2 : North Burnet / Gateway (NBG) Zoning District Subdistrict Map

EXHIBIT A

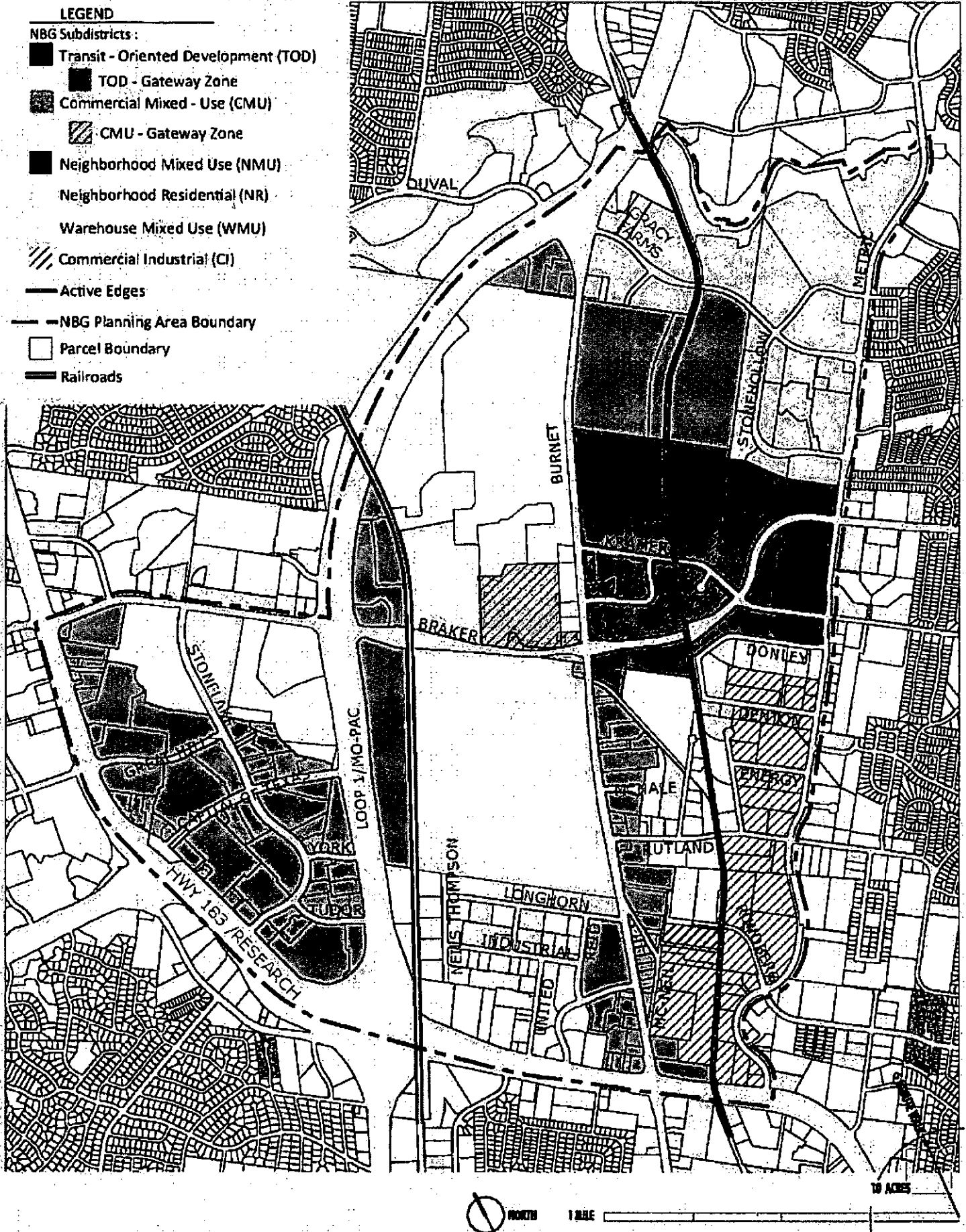


EXHIBIT A

Article 4: Site Development Standards
Section 4.4. Off-Street Vehicular and Bicycle Parking
Subsection 4.4.1. Applicability

4.4. OFF-STREET VEHICULAR AND BICYCLE PARKING**4.4.1. Applicability**

Standard	Applies if the NBG Subdistrict is:						Applies if the Adjacent Street is:				Applies to the following:
	TOD	CMU	NMU	NR	WAMU	CI	CTC	PPC	UR	HWY	
Section 4.4 Off-Street Vehicular and Bicycle Parking	●	●	●	●	●	●	●	●	●	●	- All development - Active Edge standards

4.4.2. Parking Requirements

- A. Minimum Parking Requirement:**
60 percent of that prescribed by the LDC Section 25-6 Appendix A (Tables of Off-Street Parking and Loading Requirements)
- B. Maximum Parking Requirement:**
1. 100 percent of that prescribed by Appendix A ; or
 2. 110 percent of that prescribed by Appendix A if the following qualifications are met:
 - a. Any parking spaces provided over 100 percent of the calculated LDC rate in Appendix A are made available for public use; and
 - b. Signage is provided indicating where public parking is available
3. Development in the CMU-Gateway zone is not subject to a maximum parking requirement.

4.4.3. Reduction of Minimum Off-Street Parking Requirements

This section provides for reductions in the minimum off-street parking requirements in Subsection 4.4.2. The minimum off-street parking requirement shall be reduced as follows:

- A.** By one space for each on-street parking space located adjacent to the site.
- B.** By up to 10 percent to preserve significant stands of trees or protected trees in addition to those required to be preserved by the Code, pursuant to protection measures specified in the Environmental Criteria Manual. If the applicant provides more parking spaces than the minimum required, the additional parking spaces may not result in the removal of significant stands of trees or protected trees.

EXHIBIT A

Article 4: Site Development Standards
 Section 4.8. Sign Regulations
 Subsection 4.8.1. Applicability

- B. Loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and landscape so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and streets. Screening materials for solid waste collection and loading areas shall be the same as, or of equal quality to, the materials used for the principal building. Loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions may be placed alongside public alleys without the necessity of screening.

4.8. SIGN REGULATIONS**4.8.1. Applicability**

Standard	Applies if the NBG Subdistrict is:						Applies if the Adjacent Street is:				Applies to the following:
	TOD	CMU	NMU	NR	WNU	CI	CTC	PPC	UR	HWY	
Section 4.8 Sign Regulations	●	●	●	●	--	--	●	●	●	--	All development

4.8.2. Sign Regulations

- A. Except as provided in Subsection B and Subsection C, all development to which this standard is applicable shall comply with the Sign Regulations in LDC Section 25-10-133, University Neighborhood Overlay Zoning District Signs.
- B. For all development located on a NBG Core Transit Corridor, one freestanding monument sign is permitted on a lot. The height of this sign shall not exceed 6 feet and the sign area may not exceed 100 square feet.
- C. Development in the CMU – Gateway Subdistrict is not subject to LDC Section 25-10-133, University Neighborhood Overlay Zoning District. All development in the CMU – Gateway Subdistrict shall comply with the Sign Regulations established in Chapter 25-10 of the City's Land Development Code.

FIGURE 4 - 1 CMU : NBG ZONING DISTRICT GENERAL SITE DEVELOPMENT STANDARDS
COMMERCIAL MIXED USE (CMU) SUBDISTRICT

EXHIBIT B

LOT SIZE	
Minimum Lot Size	2,500 SF
Minimum Lot Width	20 Feet

MINIMUM SETBACKS	
Front Yard and Street Side Yard*:	
No ground-level front yard or street side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.	
Front and Street Side Upper-Story Building Facade Stepbacks:	
The building facade at the 6th story and above must be stepped back 30 feet from the ground-level building facade line.	
Interior Side Yard:	0 Feet
Rear Yard:	0 Feet
* If the street right-of-way is less than 60 feet in width, the minimum front yard setback for buildings three or more stories in height shall be 30 feet from the center line of the street to ensure fire access.	

MAXIMUM IMPERVIOUS COVER	
If located in an urban watershed (Shoal or Little Walnut Creek):	
Established on Figure 4-6 (Based on the maximum impervious cover allowed by the property's zoning prior to adoption of the this Document.)	
If located in a suburban watershed (Walnut Creek)*: 80%	
* This requirement supersedes impervious cover requirements of Section 25-8-394(C) of the LDC.	

PLATTING REQUIREMENTS	
If located in the CMU Gateway Zone:	
Section 24-4-171(Access to Lots) of the City Code is modified to permit a lot to abut a dedicated public street or a Major Internal Drive.	

FLOOR-TO-AREA RATIO	
Maximum Floor-to-Area Ratio (FAR) by Right:	
Established on Figure 4-2 (Based on the maximum FAR allowed by the property's zoning prior to adoption of this Document)	
Maximum Floor-to-Area Ratio (FAR) with Development Bonus:	
CMU Zone	3:1
CMU Gateway Zone	8:1
This FAR may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	



Typical examples of buildings in the Commercial Mixed Use Subdistrict.

BUILDING HEIGHT	
Minimum Building Height:	
Not applicable	
Maximum Building Height by Right:	
Established on Figure 4-4 (Based on the maximum height allowed by the property's zoning prior to adoption of this Document.)	
Maximum Building Height with Development Bonus*:	
CMU Zone	180 Feet
CMU Gateway Zone	308 Feet
This building height may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	
*Exception: If adjacent to or across the street from NR Subdistrict the maximum height is 120 feet.	

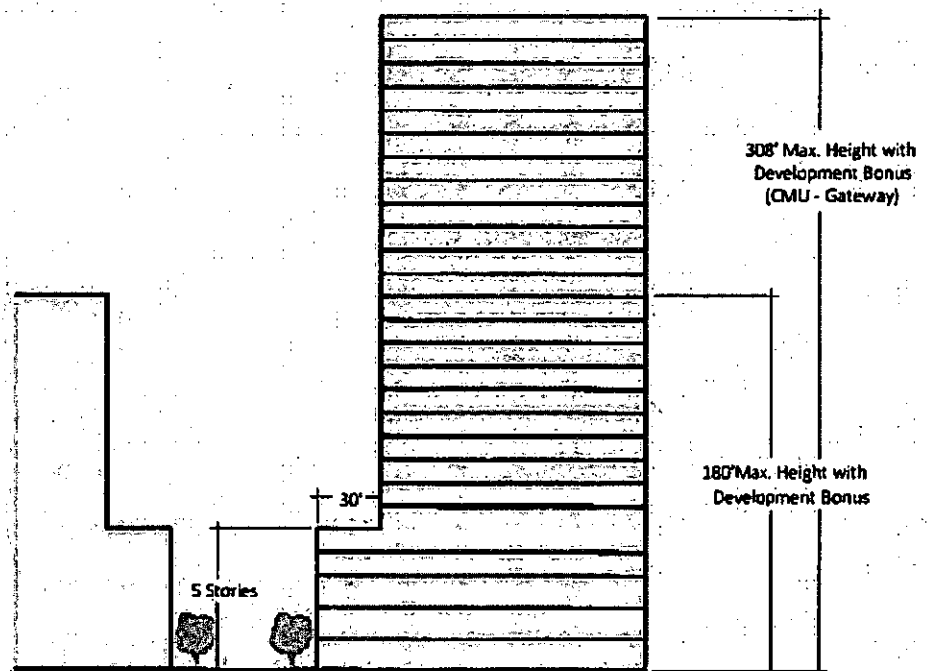


Figure 4-3 : Maximum Floor - to - Area- Ratio (FAR) with Development Bonus

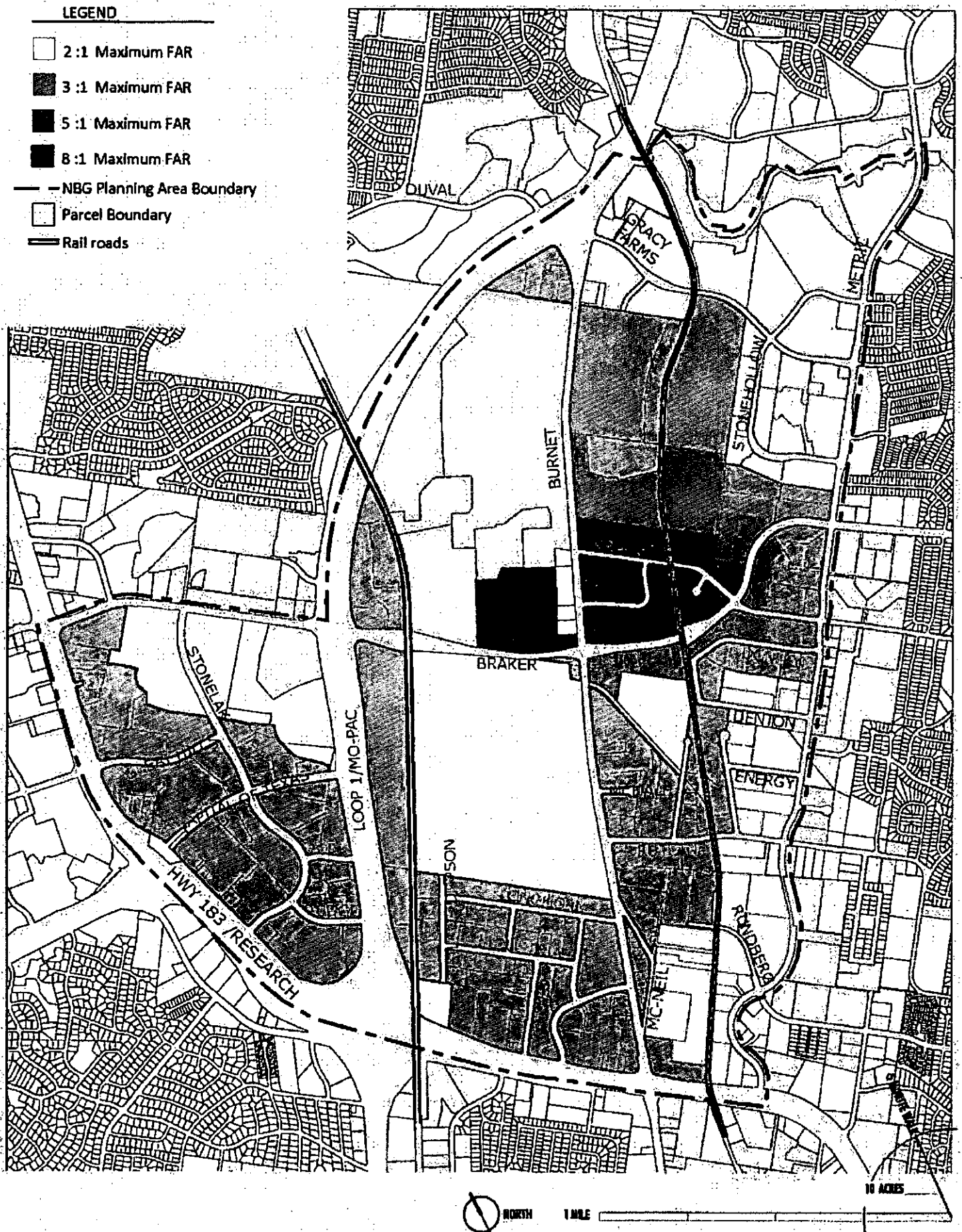


Figure 4-5: Maximum Height with Development Bonus

EXHIBIT D

