

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
D-1

DATE: February 8, 2021

CASE NUMBER: C16-2021-0005

☐ Y ☐ Brooke Bailey
☐ Y ☐ Jessica Cohen
☐ Y ☐ Ada Corral
☐ Y ☐ Melissa Hawthorne
☐ - ☐ VACANT
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ Y ☐ Darryl Pruett
☐ Y ☐ Veronica Rivera
☐ Y ☐ Yasmine Smith
☐ Y ☐ Michael Von Ohlen
☐ - ☐ Kelly Blume (Alternate)
☐ - ☐ Vacant (Alternate)
☐ - ☐ Donny Hamilton (Alternate)

APPLICANT: Jennifer Garcia

OWNER: Michael Mahoney

ADDRESS: 2237 W BRAKER LN

VARIANCE REQUESTED: The applicant is requesting a sign variance(s), a total of 4 signs on the property from the Land Development Code, Section 25-10-133 (University Neighborhood Overlay Zoning District Signs)

a) (H) to 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 NBG Ordinance no. 20180412-051:

b) to increase the sign height from 6 feet to 10 feet in order to provide signage for the TownePlace Suites Hotel in a “NBG-NP”, North Burnet Gateway– Neighborhood Plan zoning district. (North Burnet Neighborhood Plan)

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

North Burnet/Gateway Ordinance No. 20180412-051 (4.8.2 Sign Regulations) (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 should not exceed 6 feet and the sign area may not exceed 100 square feet.

BOARD'S DECISION: BOA meeting Feb 8, 2021 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Michael Von Ohlen motions to Grant with conditions that a) all four (4) signs, one (1) monument sign, one (1) wall sign on each of the on the north, south, and west sides, may all be illuminated and b) Maximum height of sign D-1/Presentation-1 to be eight (8) feet maximum height; Board Member Veronica Rivera seconds on a 10-0 vote; GRANT WITH CONDITIONS A) ALL FOUR (4) SIGNS, ONE (1) MONUMENT SIGN, ONE (1) WALL SIGN ON EACH OF THE ON THE NORTH, SOUTH, AND WESTSIDES, MAY ALL BE ILLUMINATED AND B) MAXIMUM HEIGHT OF SIGN D-1/PRESENTATION-1 TO BE EIGHT (8) FEET MAXIMUM HEIGHT.

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 sign's size and illumination is in line with the neighboring businesses

OR,

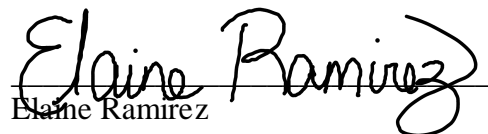
2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: other business including but not limited to ABC Bank of Commerce which is located directly in front of the hotel have illuminated signs as well

OR,

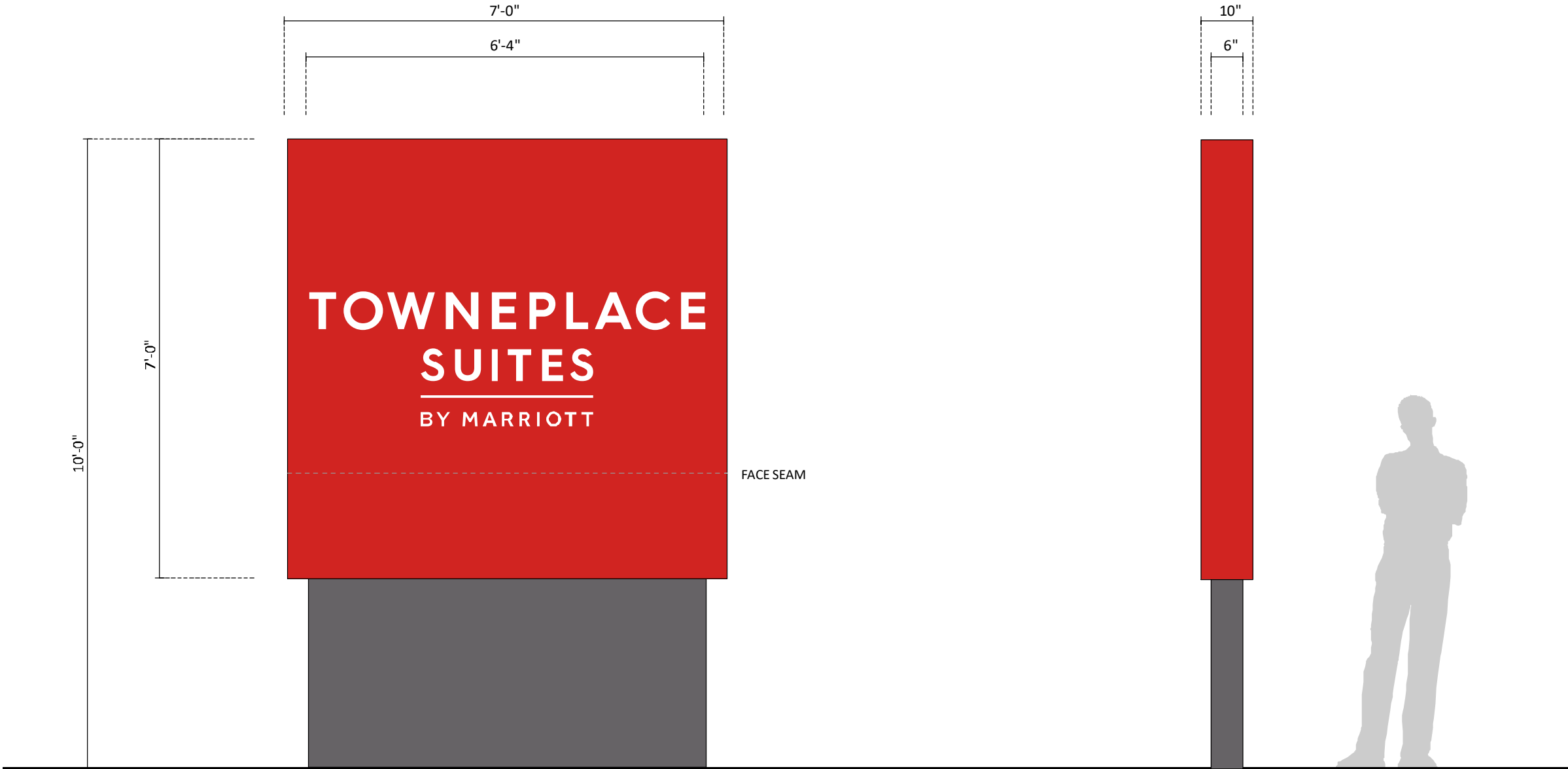
3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: the proposed signs were appropriately scaled to the size of the property and building

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.


Elaine Ramirez
Executive Liaison

Diana Ramirez for
Don Leighton Burwell
Chairman



A1 D/F MONUMENT SIGN SCALE: ½" = 1'-0"

TPS MON 7' x 7' @ 10'-0" - RED

(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)

END VIEW

Design #	
0403077Ar3	
Sheet	1 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.com	
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Northeast US	2301 River Road Suite 201 Louisville, KY 40205 (603) 897-8800 Cell (902) 554-2575
Florida	2584 Satic Hill Point Circle Davenport, FL 33837 (888) 426-1100 Fax (888) 424-1160
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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 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).