

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet**  
**E-1**

**DATE:** February 8, 2021

**CASE NUMBER:** C16-2021-0001

☐ Y ☐ Brooke Bailey  
☐ N ☐ 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:** Claudia Salguero

**OWNER:** Kate Ontes

**ADDRESS:** 2402 GUADALUPE ST

**VARIANCE REQUESTED:** The applicant is requesting a sign variance(s) from the Land Development Code, Section 25-10-133 (*University Neighborhood Overlay Zoning District Signs*) (H) to allow for illumination of two (2) wall signs and two (2) projecting signs in order to provide signage for CVS in a “CS-CO-NP”, General Commercial Services- Conditional Overlay Combining District– Neighborhood Plan zoning district. (West University Neighborhood Plan)

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

**BOARD’S DECISION:** BOA Jan 11, 2021 Board Member Jessica Cohen motions to postpone to February 8, 2021 due to technical difficulties, Board member Michael Von Ohlen seconds on a 9-0 vote; POSTPONED TO February 8, 2021 DUE TO TECHNICAL DIFFICULTIES. FEB 8, 2021 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Rahm McDaniel motions to postpone to March 8, 2021; Board Member Brooke Bailey seconds on a 9-1 vote (Board member Jessisca Cohen nay); POSTPONED TO MARCH 8, 2021.

**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,

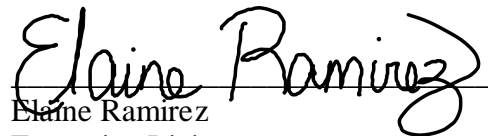
2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

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

\_\_\_\_\_  
Diana Ramirez for  
Don Leighton-Burwell  
Chairman



2402 Guadalupe St.  
Austin, TX

SO 110031

Created: 03.28.2020

Revised: 09.10.2020



National Headquarters: 1077 West Blue Heron Blvd.  
West Palm Beach, Florida 33404  
800.772.7932  
[www.atlasbtw.com](http://www.atlasbtw.com)



Proposed



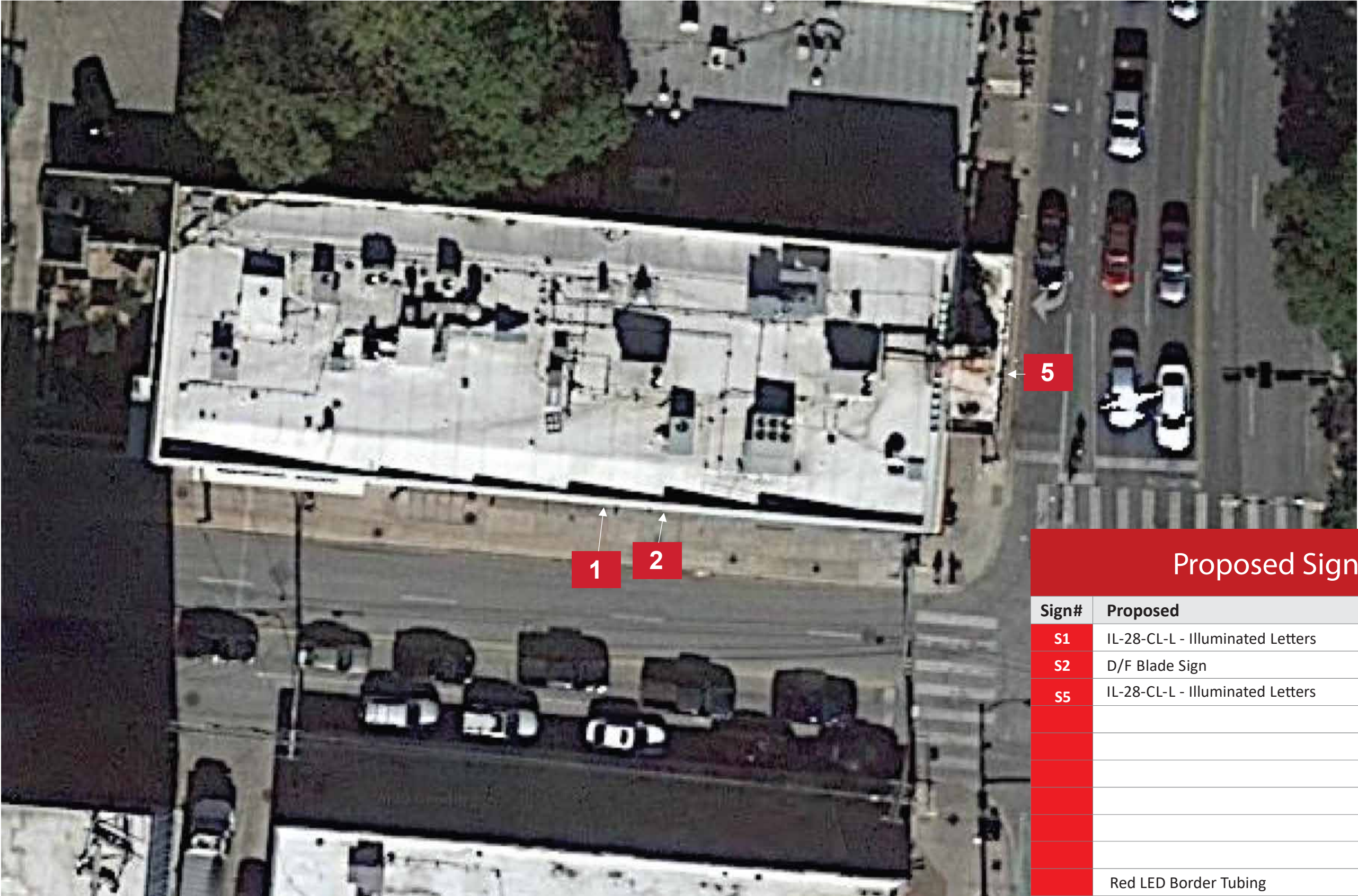
Existing



Revisions:	
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...	...

Night View	
PM: A.Q	Address: 2402 Guadalupe St.
Drawn By: EVS	City State: Austin, TX
Date: 03/28/2020	Drawing Number: SO 110031-3





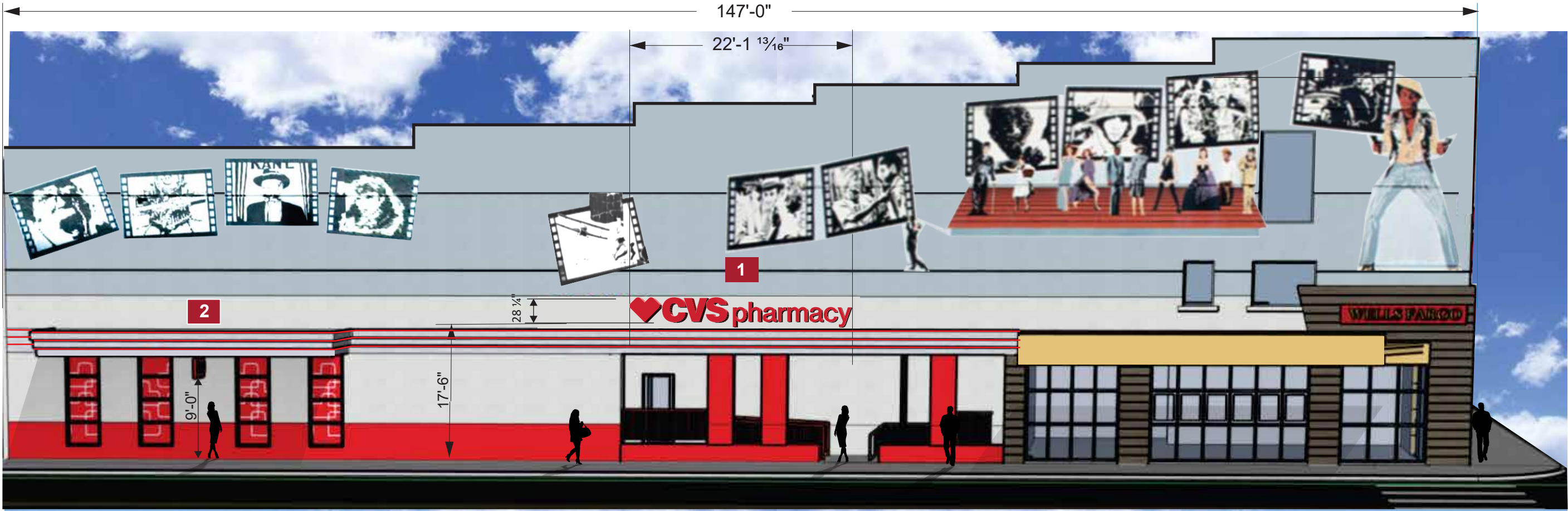
Proposed Signs			
Sign#	Proposed	QTY	SQ FT
S1	IL-28-CL-L - Illuminated Letters	1	52.15
S2	D/F Blade Sign	1	3.36
S5	IL-28-CL-L - Illuminated Letters	1	6.25
	Red LED Border Tubing	1,285'-0" Linear Ft	

\* see supporting documents for details

Revisions:	
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PM: A.Q	Address: 2402 Guadalupe St.
Drawn By: EVS	City State: Austin, TX
Date: 03/28/2020	Drawing Number: SO 110031-4



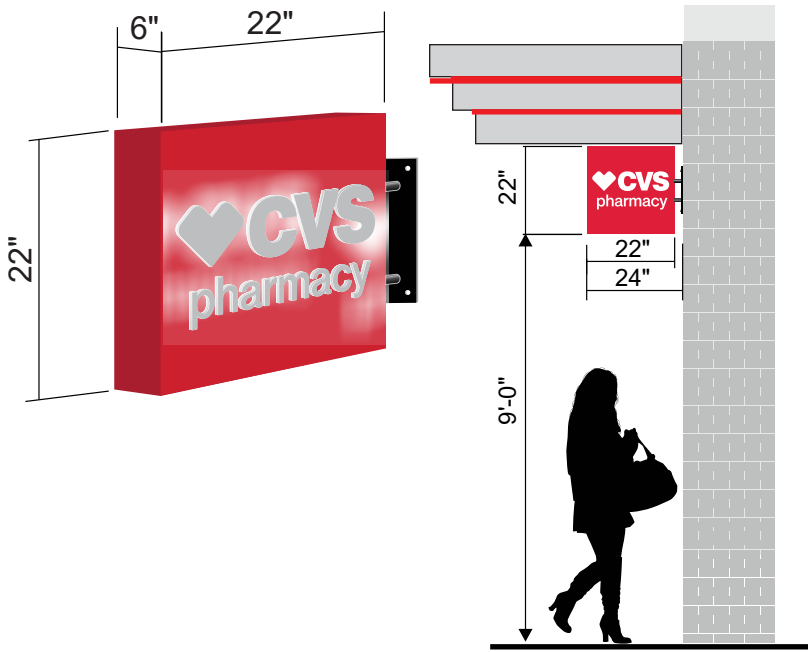
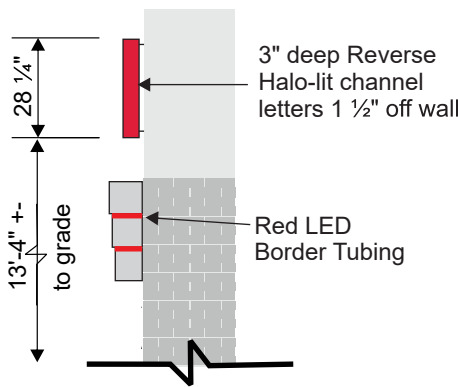


24th Street Elevation Building Sq. Footage = 6,288.7 Building Linear Feet = 147'-0"  
Scale: 3/32"=1'-0"



1	IL-28-CL-L	Reverse illuminated Channel Letters	52.15 Sq Ft
			1/4" = 1'-0"

Scope of Work:  
Mfr. (1) set of 3" deep Reverse(back-lit) Channel Letters  
Letters to be all aluminum construction and to have internal white LEDs that will project a Halo light effect onto the wall.



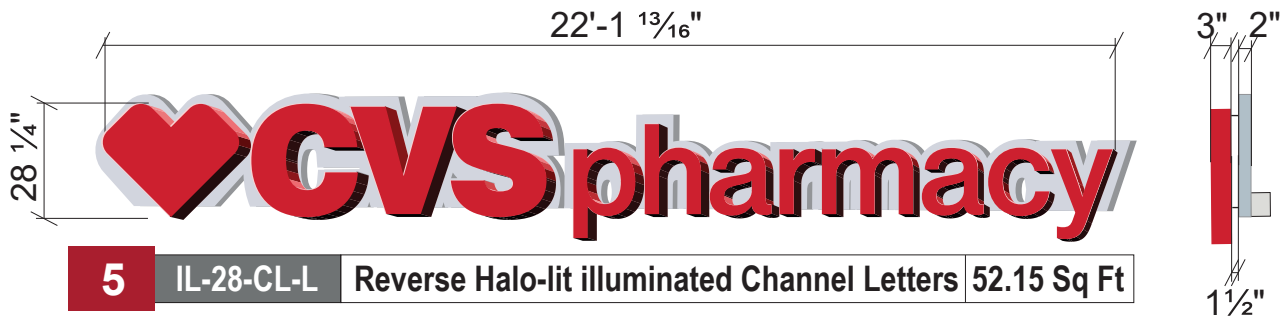
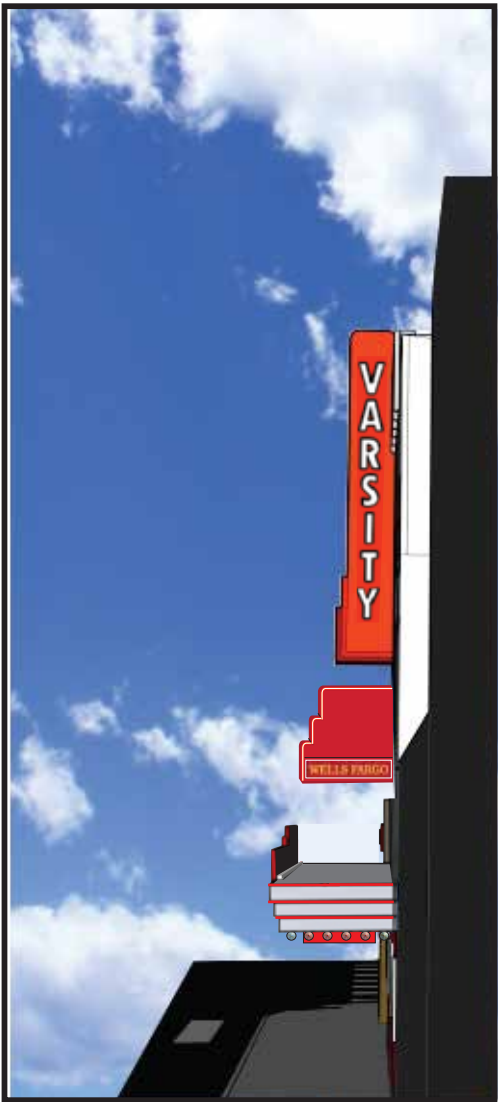
2	D/F Blade Sign	3.36 Sq Ft
	Scale: 1/4"=1'-0"	

Revisions:		
Bottom of Blade sign changed to 9'-0" 01/21/2021	...	...
...	...	...
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PM: A.Q	Address: 2402 Guadalupe St.
Drawn By: EVS	City State: Austin, TX
Date: 03/28/2020	Drawing Number: SO 110031-5



Guadalupe Street Elevation Building Sq. Footage = 2300.5  
Scale: 3/32"=1'-0" Building Linear Feet = 53'-6"



Scope of Work:  
Mfr. (1) set of 3" deep Reverse(Halo-lit) Channel Letters  
Letters to be all aluminum construction and to have internal white LEDs that will project a Halo light effect a channeled aluminum background

Revisions:	
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PM: A.Q	Address: 2402 Guadalupe St.
Drawn By: EVS	City State: Austin, TX
Date: 03/28/2020	Drawing Number: SO 110031-6

**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet  
C-1**

**DATE:** January 11, 2021

**CASE NUMBER:** C16-2021-0001

☐ - ☐ Brooke Bailey OUT  
☐ Y ☐ Jessica Cohen  
☐ Y ☐ Ada Corral  
☐ Y ☐ Melissa Hawthorne  
☐ - ☐ VACANT  
☐ Y ☐ Don Leighton-Burwell  
☐ Y ☐ Rahm McDaniel  
☐ Y ☐ Darryl Pruett  
☐ - ☐ Veronica Rivera OUT  
☐ Y ☐ Yasmine Smith  
☐ Y ☐ Michael Von Ohlen  
☐ Y ☐ Kelly Blume (Alternate)  
☐ - ☐ Vacant (Alternate)  
☐ - ☐ Donny Hamilton (Alternate) NOT AVAIL

**APPLICANT:** Claudia Salguero

**OWNER:** Kate Ontes

**ADDRESS:** 2402 GUADALUPE ST

**VARIANCE REQUESTED:** The applicant is requesting a sign variance(s) from the Land Development Code, Section 25-10-133 (*University Neighborhood Overlay Zoning District Signs*) (H) to allow for illumination of two (2) wall signs and two (2) projecting signs in order to provide signage for CVS in a “CS-CO-NP”, General Commercial Services- Conditional Overlay Combining District– Neighborhood Plan zoning district. (West University Neighborhood Plan)

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

**BOARD’S DECISION:** BOA Jan 11, 2021 **Board Member Jessica Cohen motions to postpone to February 8, 2021 due to technical difficulties, Board member Michael Von Ohlen seconds on a 9-0 vote; POSTPONED TO February 8, 2021 DUE TO TECHNICAL DIFFICULTIES.**

**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

Diana Ramirez for  
\_\_\_\_\_  
Don Leighton-Burwell  
Chairman



2402 Guadalupe St.  
Austin, TX

SO 110031

Created: 03.28.2020

Revised: 09.10.2020



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800.772.7932  
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Proposed



Existing

Revisions:	
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Night View	PM: A.Q	Address: 2402 Guadalupe St.
	Drawn By: EVS	City State: Austin, TX
	Date: 03/28/2020	Drawing Number: SO 110031-2





Proposed



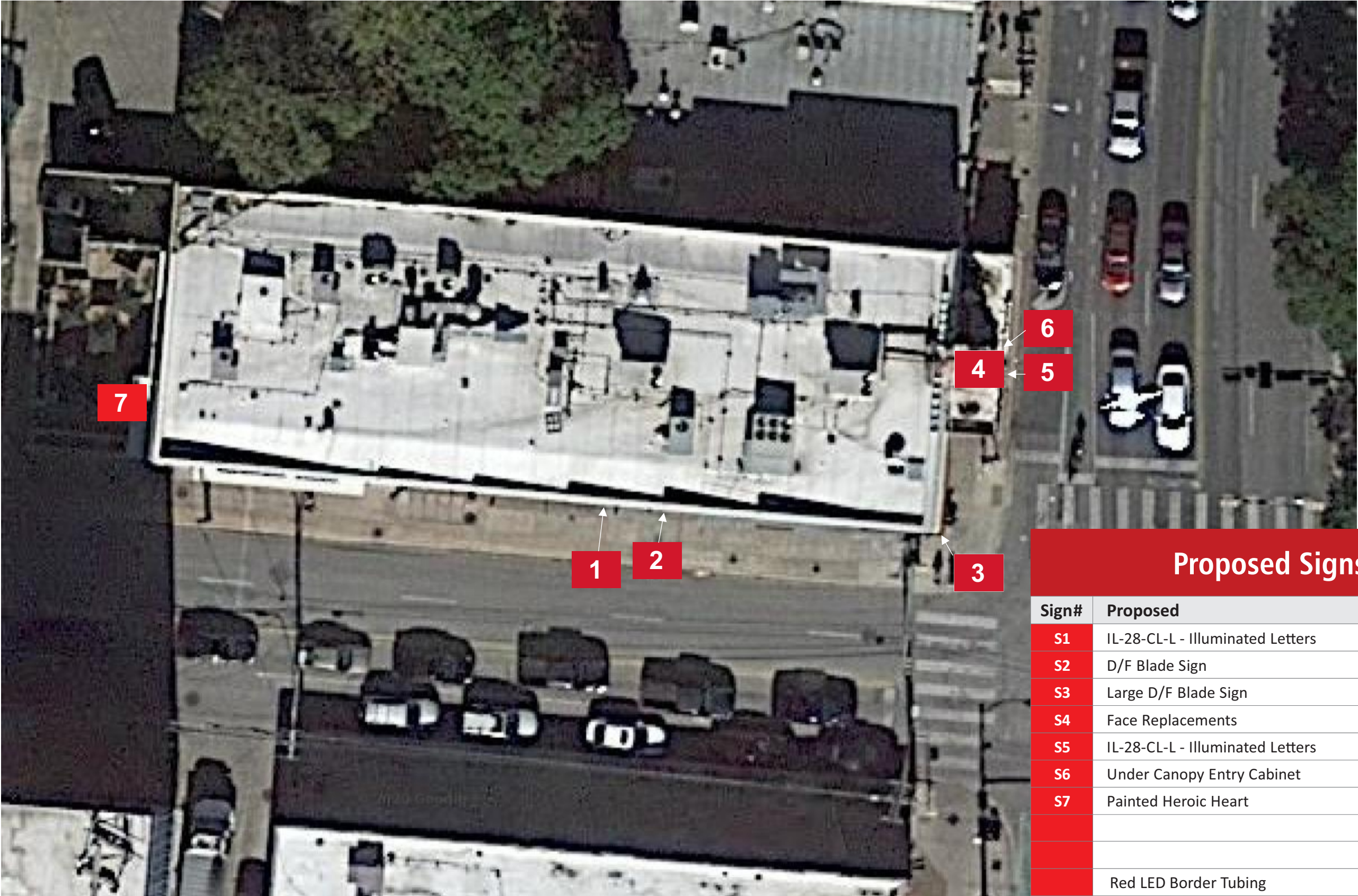
Existing



Revisions:	
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Night View	PM: A.Q	Address: 2402 Guadalupe St.
	Drawn By: EVS	City State: Austin, TX
	Date: 03/28/2020	Drawing Number: SO 110031-3





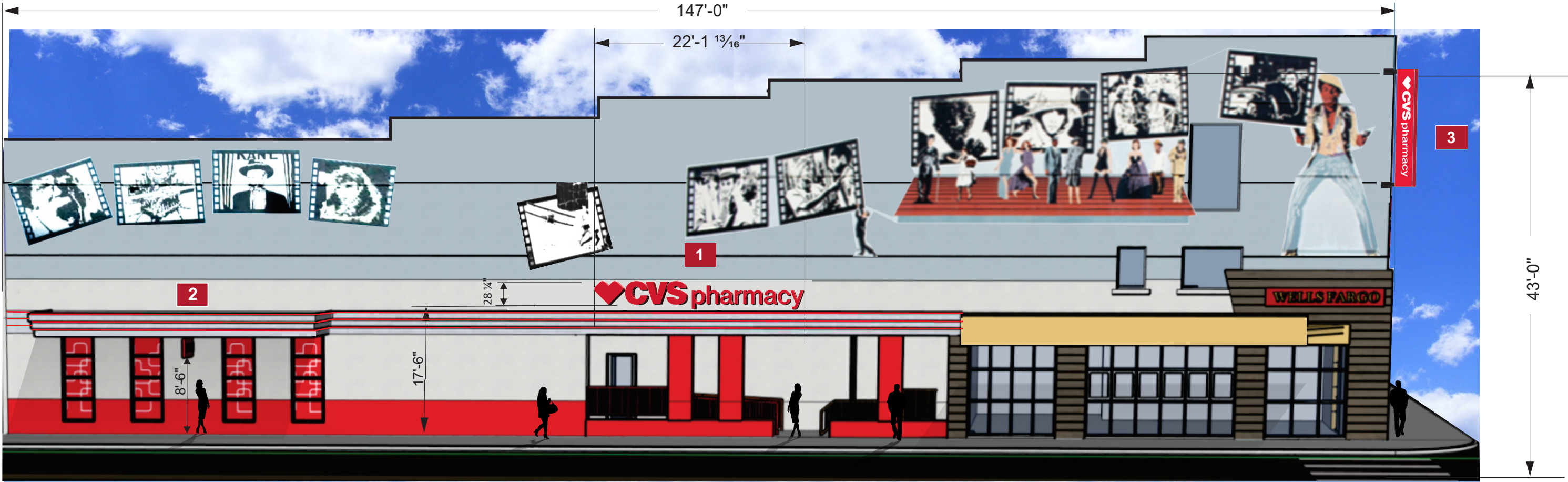
Proposed Signs			
Sign#	Proposed	QTY	SQ FT
S1	IL-28-CL-L - Illuminated Letters	1	52.15
S2	D/F Blade Sign	1	3.36
S3	Large D/F Blade Sign	1	31
S4	Face Replacements	1	28.4
S5	IL-28-CL-L - Illuminated Letters	1	6.25
S6	Under Canopy Entry Cabinet	1	52.15
S7	Painted Heroic Heart	1	6.25
	Red LED Border Tubing	1,285'-0" Linear Ft	

\* see supporting documents for details

Revisions:	
...	...
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PM: A.Q	Address: 2402 Guadalupe St.
Drawn By: EVS	City State: Austin, TX
Date: 03/28/2020	Drawing Number: SO 110031-4



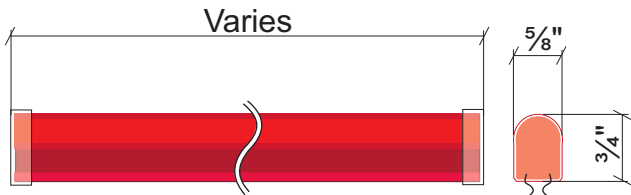
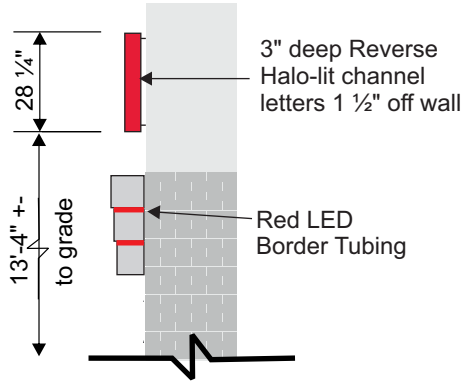


24th Street Elevation Building Sq. Footage = 6,288.7 Building Linear Feet = 147'-0"  
Scale: 3/32"=1'-0"

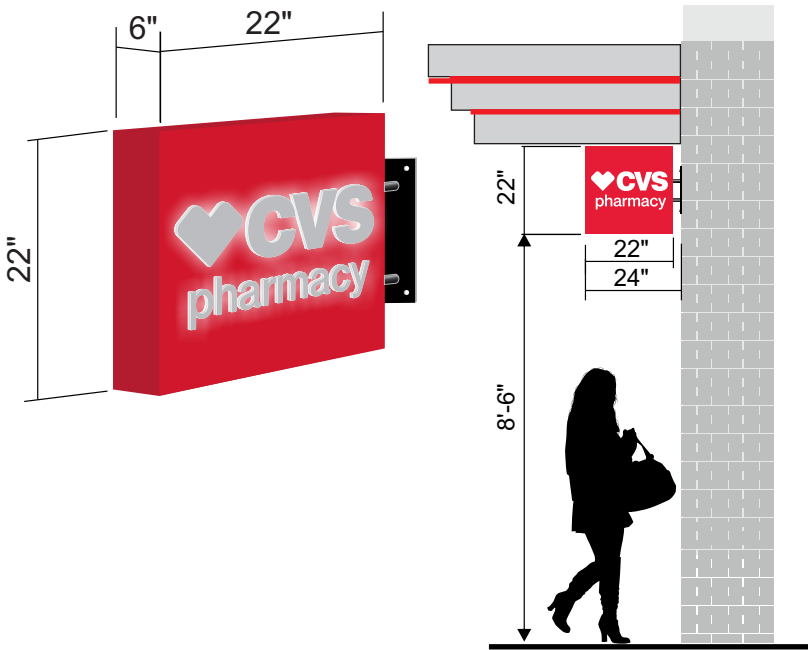


1 IL-28-CL-L Reverse illuminated Channel Letters 52.15 Sq Ft  
1/4" = 1'-0"

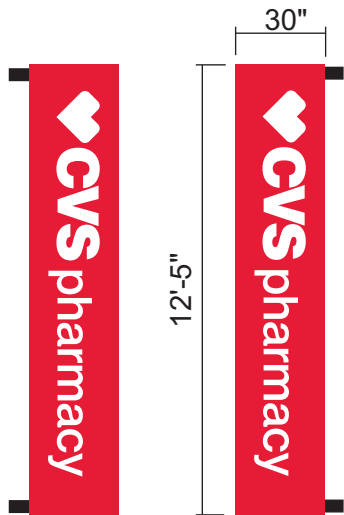
Scope of Work:  
Mfr. (1) set of 3" deep Reverse(back-lit) Channel Letters  
Letters to be all aluminum construction and to have internal white LEDs that will project a Halo light effect onto the wall.



Red LED Border Tubing 800 +/- Linear Ft



2 D/F Blade Sign  
Scale: 1/4"=1'-0" 3.36 Sq Ft



3 Large D/F Blade Sign 31 Sq Ft

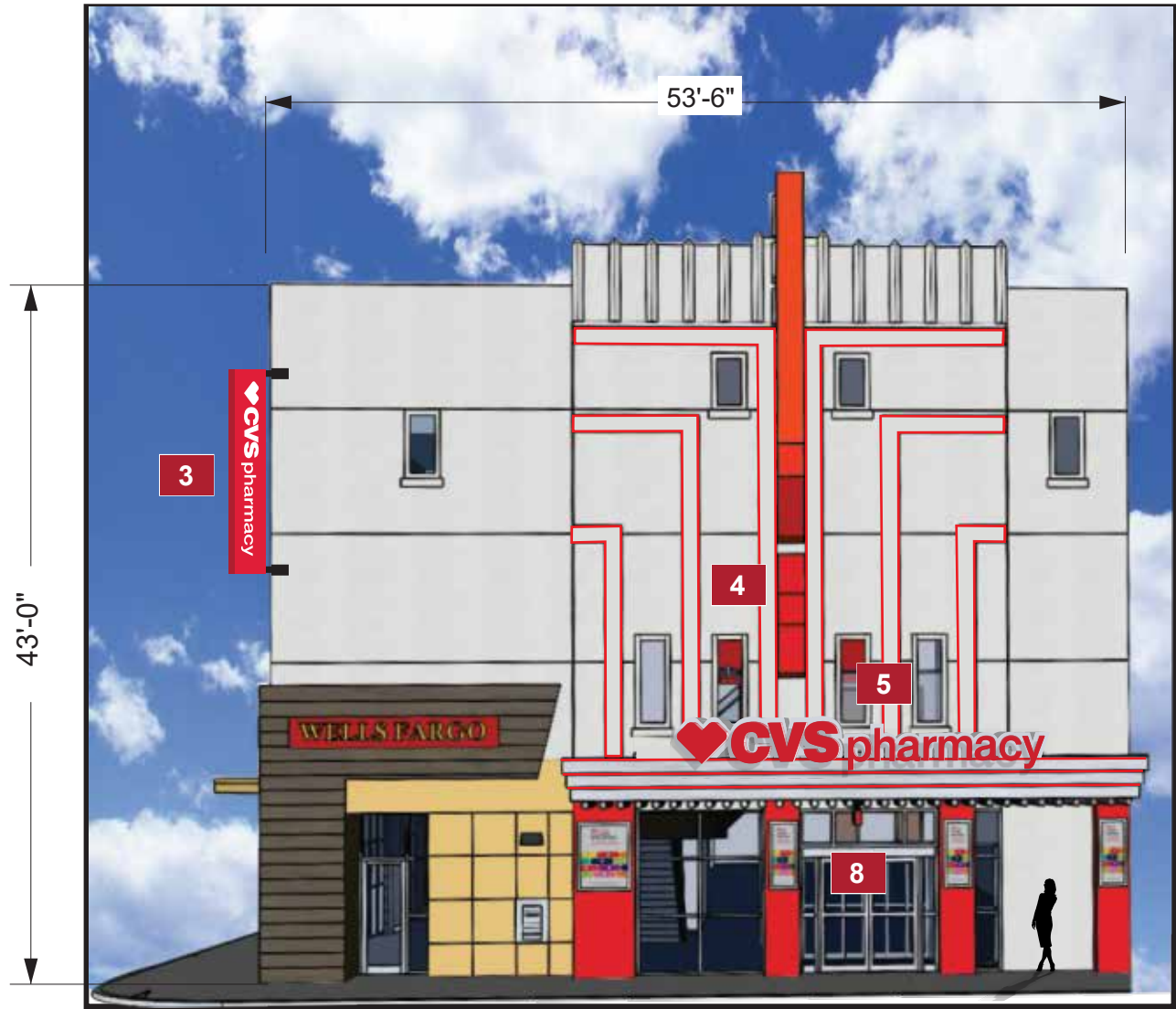
D/F Blade Sign

Scope of Work:  
Mfr. (1) Double Face Aluminum Blade Sign with bolted plated to brick fascade.  
3/4" Deep push thru White Acrylic copy with Opaque faces to allow the LED lighting to come thru letter edges.

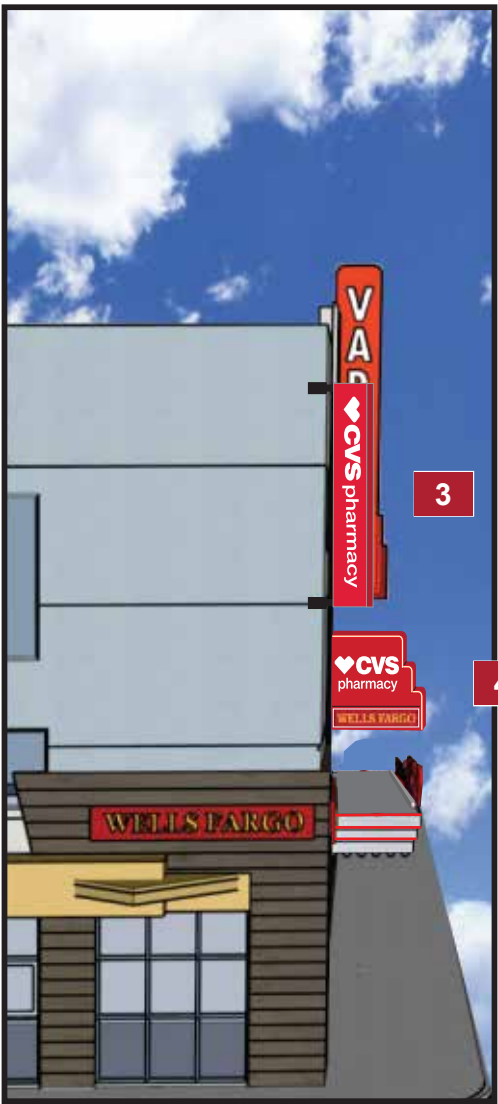
Corner Steel Bracket required for 45 deg off corner

Revisions:	
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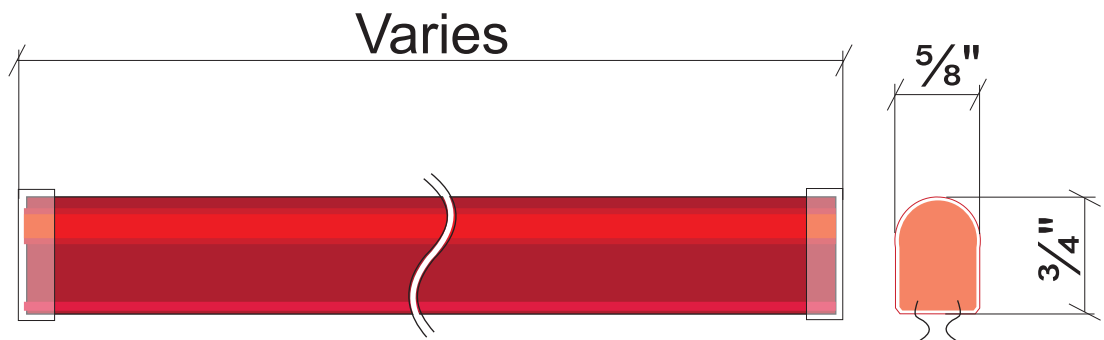
PM: A.Q	Address: 2402 Guadalupe St.
Drawn By: EVS	City State: Austin, TX
Date: 03/28/2020	Drawing Number: SO 110031-5



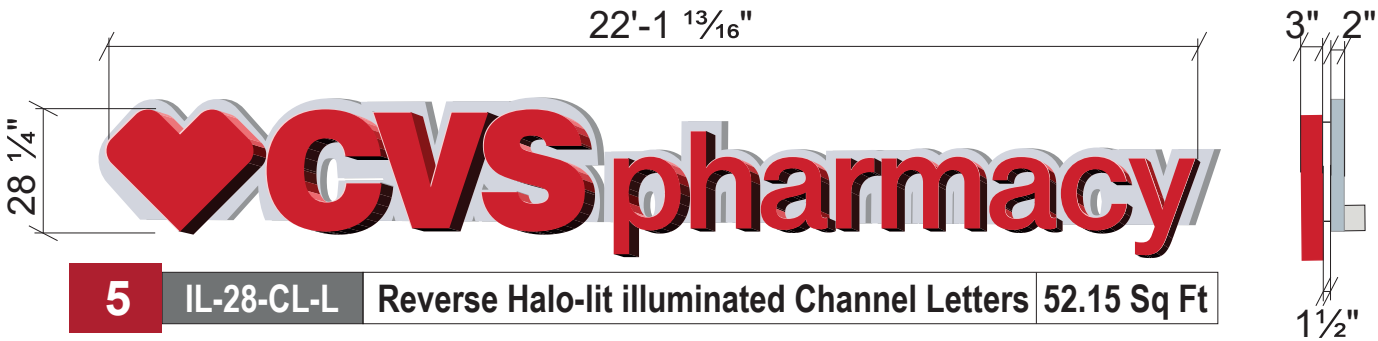
Guadalupe Street Elevation Building Sq. Footage = 2300.5  
Building Linear Feet = 53'-6"



Scale: 3/32"=1'-0"



Red LED Border Tubing 850 Linear Ft



Scope of Work:  
Mfr. (1) set of 3" deep Reverse(Halo-lit) Channel Letters  
Letters to be all aluminum construction and to have internal  
white LEDs that will project a Halo light effect a channeled  
aluminum background

Revisions:	
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# 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

SEL Texas

Shoal Creek Conservancy

Sierra Club, Austin Regional Group

University Area Partners

West Campus Neighborhood Association





January 5, 2021

Claudia Salguero  
2402 Guadalupe St Unit B  
Austin TX, 78705

Property Description: LOT 1 \*& S.67 FT OF LOT 2 OLT 49 DIVISION D

**Re: C16-2021-0001**

Dear Claudia,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a sign variance(s) from the following section from the Land Development Code:

**Section 25-10-133 (University Neighborhood Overlay - Zoning District Signs)**

- (H) A sign may not be illuminated or contain electronic images or moving parts. (required); to construct (2) two illumination wall signs and two (2) projecting signs;

In order to provide signage for CVS in a "CS-CO-NP", General Commercial Services- Conditional Overlay Combining District- Neighborhood Plan zoning district. (West University Neighborhood Plan)

Austin Energy does not oppose the above sign variances requested, provided any proposed and existing improvements follow Austin Energy's clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners /applicants' expense.

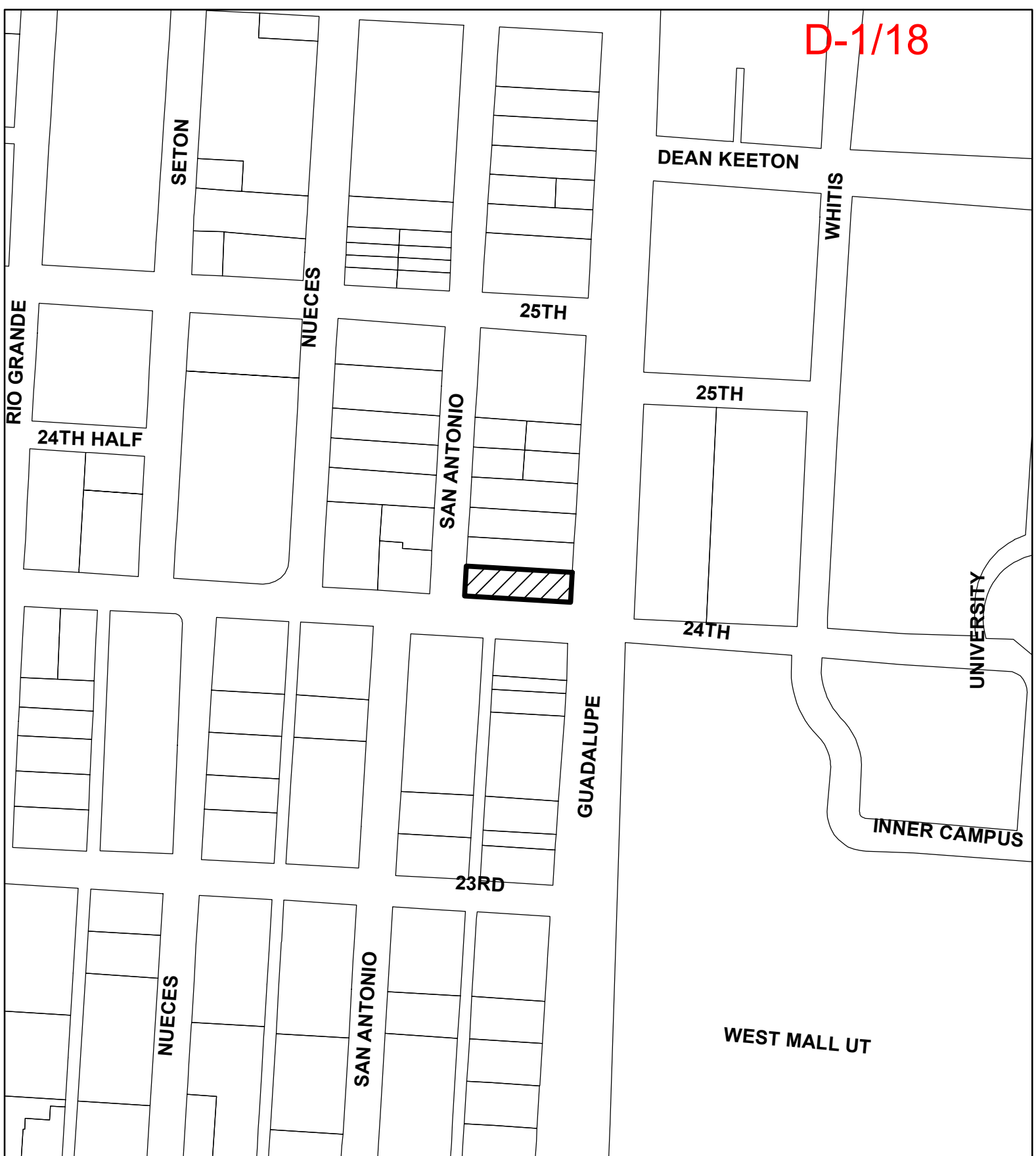
Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action: <https://austinenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES>

If you require further information or have any questions regarding the above comments, please contact our office.

**Eben Kellogg, Property Agent**

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

D-1/18



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

### NOTIFICATIONS

CASE#: C16-2021-0001

LOCATION: 2402 GUADALUPE STREET

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: 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 be able to easily find this business at night time especially because this is 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 locate 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

—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:

without an illuminated sign, a freestanding sign or a roof sign customers will have an extremely hard time trying to locate 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): \_\_\_\_\_

**SAVE**