

BOA SIGN REVIEW COVERSHEET

CASE: C16-2021-0006

BOA DATE: March 8th, 2021

ADDRESS: 2101 Rio Grande St

COUNCIL DISTRICT: 9

OWNER: Michael Harris

AGENT: Stormi Wolf

ZONING: LO-NP; MF-4

LEGAL DESCRIPTION: LOT 5&6 OLT 23 1/2 DIV D HORSTS LOUIS SUBD

VARIANCE REQUEST: to allow for all three (3) signs on property, one (1) blade, one (1) awning, and one (1) hanging sign to all be illuminated

SUMMARY: install illuminated signs for 21 RIO Apartment complex

ISSUES: code has not been changed to allow for illuminated signs

	ZONING	LAND USES
<i>Site</i>	LO-NP; MF-4-NP	Limited Office; Multi-Family
<i>North</i>	MF-4-NP	Multi-Family
<i>South</i>	MF-4-NP	Multi-Family
<i>East</i>	GO-NP	General Office
<i>West</i>	MF-4-NP	Multi-Family

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: 2101 RIO GRANDE ST, AUSTIN, TEXAS,

Subdivision Legal Description:

HORSTS LOUIS SUBD

Lot(s): 5 & 6 Block(s): _____

Outlot: 23 1/2 Division: D

Zoning District: LO-NP, MF-4-NP

Sign District: UNIVERSITY

I/We STORMI WOLF on behalf of myself/ourselves as
authorized agent for COMET SIGNS, LLC affirm that on
Month January, Day 18, 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: INSTALL

Type of Sign: (1) BLADE, (1) AWNING, (1) HANGING

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

Land Development Code, Sign Ordinance - Section 25-10-133 (University Neighborhood
Overlay Zoning District Signs) (G) which does not allow illuminated signs. We want to illuminate
(1) blade, (1) awning, & (1) hanging sign in order to provide adequate readable signage during
the day and at night for the 21 Rio Apartment complex in a "LO-NP, MF-4-NP", Neighborhood

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:

Please refer to powerpoint presentation for more detailed info. Currenntly 21 RIO is surrounded by illuminated signage that appears to have been granted thru the variance process. It also appears the planning and development team has submitted a request that code be changed to allow for lit signs. It's just not apparent when this may happen. 21 Rio is very dark at night and

—OR—

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

Many of the neighboring properties have internally illuminated signage. Also, the type of illumination we are proposing is a low imapct halo-lit type sign illumination. We are not requesting any additional deviations from the sign code (ig. Sign projection, quantity and sign area are all in compliance).

—OR—

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

The reverse lit illumination is a low impact type of light, but will substantially improve the ability of the apartment complex to be found and recognized.

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:

Allowing illuminated signage for 21 RIO would provide commensurate readability and recognition as surrounding properties with lit signs. We are not asking for larger or more signage than allowed by code.

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: Stormi Wolf Date: [REDACTED]

Applicant Name (typed or printed): STORMI WOLF

Applicant Mailing Address: 1130 RUTHERFORD LN, SUITE 180

City: AUSTIN State: TEXAS Zip: 78753

Phone (will be public information): (512) 980-8019

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: [Signature] Date: 01/13/2021

Owner Name (typed or printed): Michael Harris

Owner Mailing Address: 2101 RIO GRANDE ST

City: Austin State: TX Zip: 78705

Phone (will be public information): (512) 391-1991

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

Section 5: Agent Information

Agent Name: [REDACTED] LLC

Agent Mailing Address: 1130 RUTHERFOD LN SUITE 180

City: AUSTIN State: TX Zip: 78753

Phone (will be public information): 512-980-8019

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

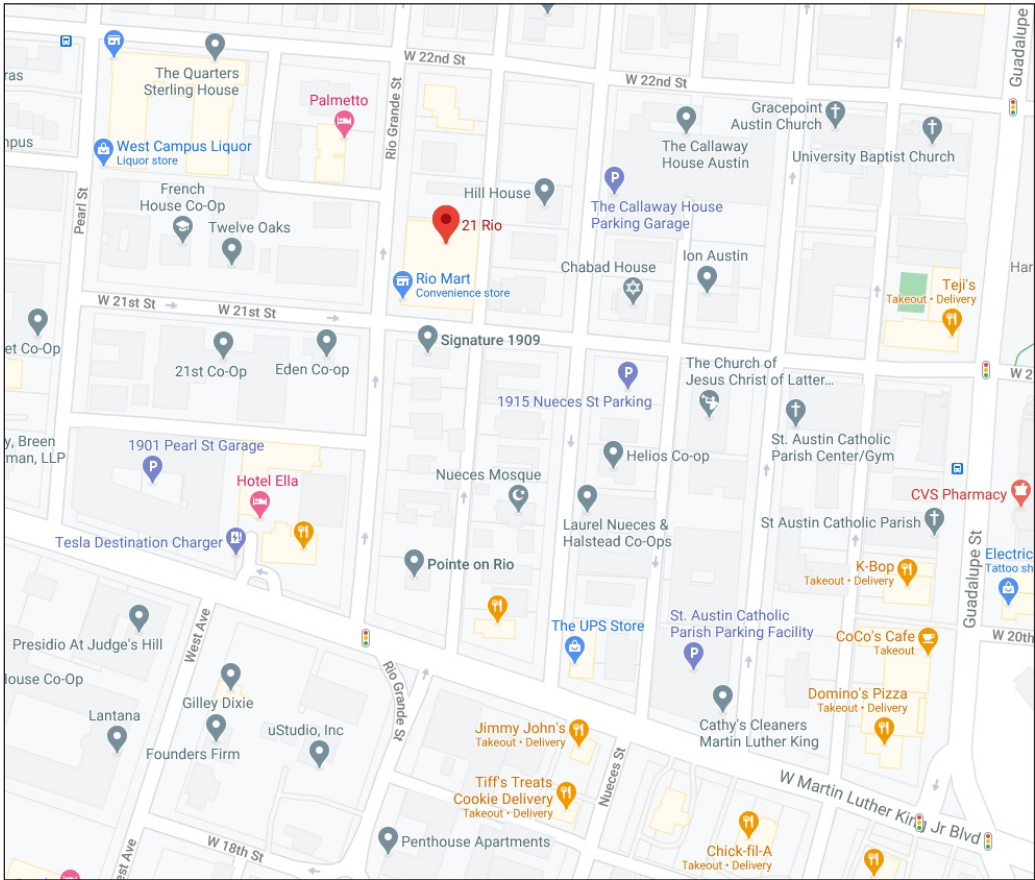
SAVE

21 Rio

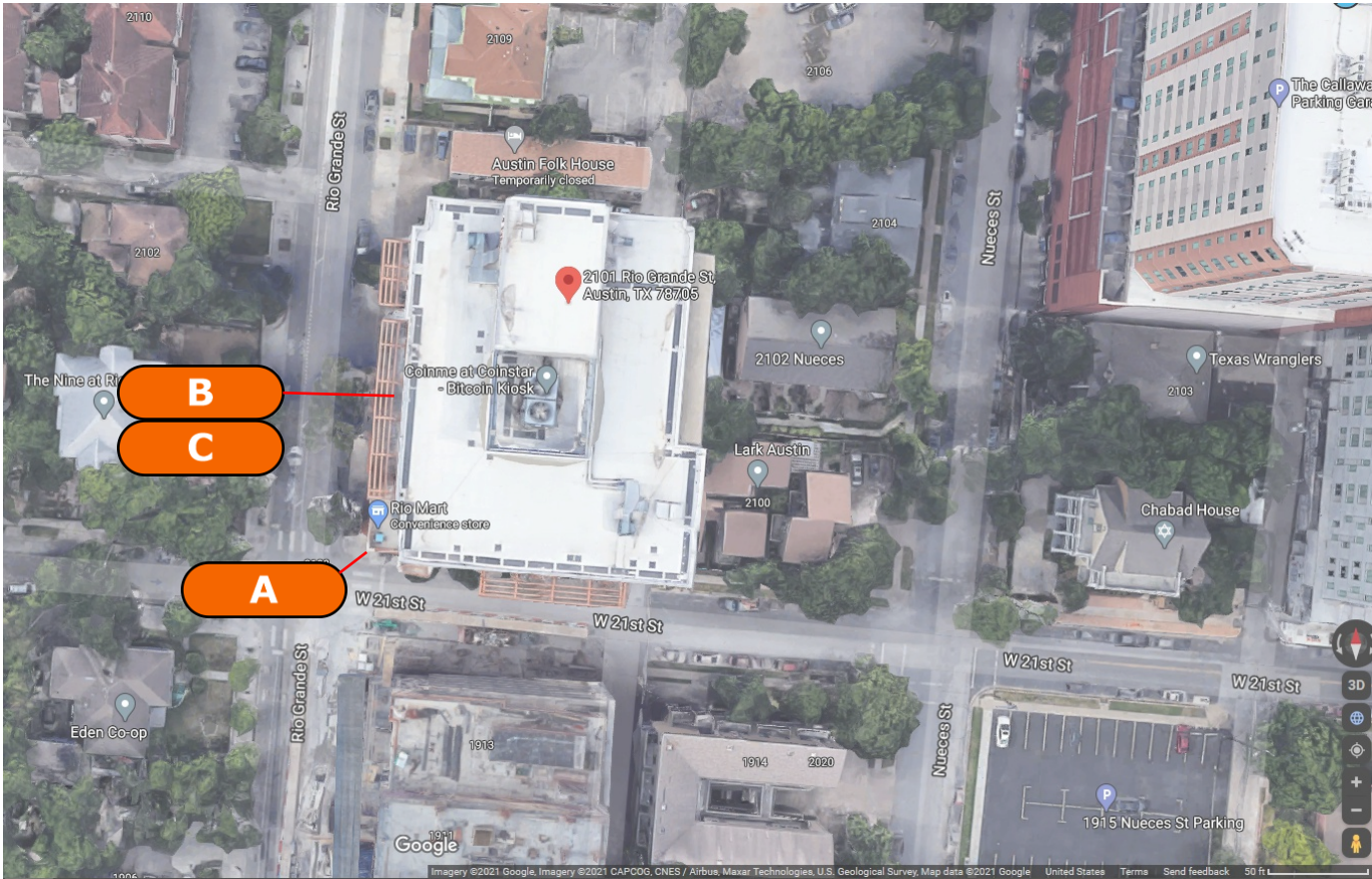
Exterior Sign Package

2101 Rio Grande St, Austin, TX 78705

Variance Request for 21 Rio Grande, Austin, Texas



map view

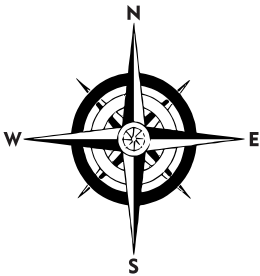


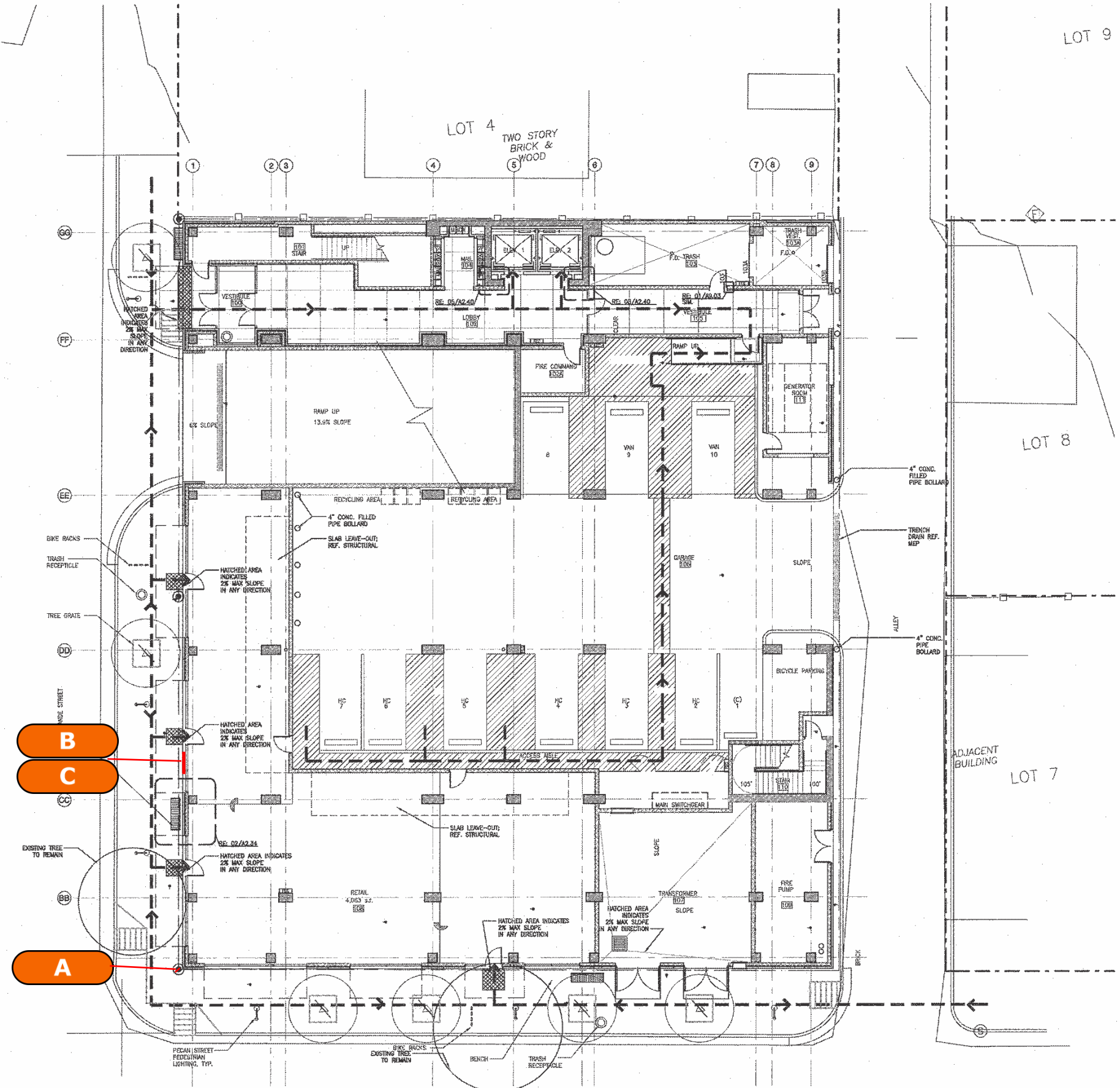
sign locations



A Cammet SIGNS COMPANY

TDLR #: 18010
MET #: E113766
1130 Rutherford, Suite 180
Austin, TX 78753
(512) 374-9300





PARKING PROVIDED

LEVEL 1:		TOTAL PARKING:	
STANDARD	- 3 SPACES	STANDARD	- 135 SPACES
COMPACT	- 1 SPACES	COMPACT	- 41 SPACES (21%)
ACCESSIBLE(HC)	- 6 SPACES	ACCESSIBLE(HC)	- 16 SPACES
TOTAL	- 10 SPACES	TOTAL	- 192 SPACES
LEVEL 2:			
STANDARD	- 26 SPACES		
COMPACT	- 8 SPACES		
ACCESSIBLE(HC)	- 2 SPACES		
TOTAL	- 36 SPACES		
LEVEL 3:			
STANDARD	- 26 SPACES		
COMPACT	- 8 SPACES		
ACCESSIBLE(HC)	- 2 SPACES		
TOTAL	- 36 SPACES		
LEVEL 4:			
STANDARD	- 26 SPACES		
COMPACT	- 8 SPACES		
ACCESSIBLE(HC)	- 2 SPACES		
TOTAL	- 36 SPACES		
LEVEL 5:			
STANDARD	- 26 SPACES		
COMPACT	- 8 SPACES		
ACCESSIBLE(HC)	- 2 SPACES		
TOTAL	- 36 SPACES		
LEVEL 6:			
STANDARD	- 26 SPACES		
COMPACT	- 8 SPACES		
ACCESSIBLE(HC)	- 2 SPACES		
TOTAL	- 36 SPACES		

- NOTES**
- PARKING WILL BE USED PRIMARILY FOR LOW TURNOVER USES. PARKING SPACES ARE DESIGNATED FOR RESIDENTIAL TENANTS AND ALL SPACES SHALL BE ASSIGNED.
 - THE BUILDING MANAGEMENT COMPANY SHALL PROVIDE A PARKING MANAGEMENT SYSTEM, TO ENFORCE PARKING REGULATIONS. ALL SPACES WILL BE LEASED AND ASSIGNED.
 - THIS PROJECT IS DESIGNED WITH THE INTENT TO COMPLY WITH ADA, TDLR AND ANSI REQUIREMENTS FOR ACCESS TO ALL RESIDENTIAL UNITS. THERE ARE NO GROUND FLOOR RESIDENTIAL UNITS. ALL RESIDENTIAL UNITS ARE LOCATED ON FLOORS 2 THRU 20. ALL UNITS, INCLUDING ACCESSIBLE UNITS, ARE ON AN ACCESSIBLE ROUTE AND ARE SERVED BY ELEVATORS. THIS BUILDING IS FULLY SPRINKLERED AND EACH FLOOR IS SERVED BY TWO (2) STAIRS. EACH STAIR ON EACH FLOOR CONTAINS TWO (2) AREAS OF RESCUE ASSISTANCE.
- A. 10% OF ALL UNITS (16 TOTAL) ARE TYPE "A" ACCESSIBLE UNITS.
- B. ALL OTHER UNITS ARE TYPE "B" ADAPTABLE UNITS.
- C. 16 ACCESSIBLE PARKING SPACES (ONE PER EACH TYPE A UNIT) ARE PROVIDED.

LEGEND

	CONCRETE
	CMU
	AEROBlast
	DRYWALL
	DOOR NUMBERS
	WINDOW TAG

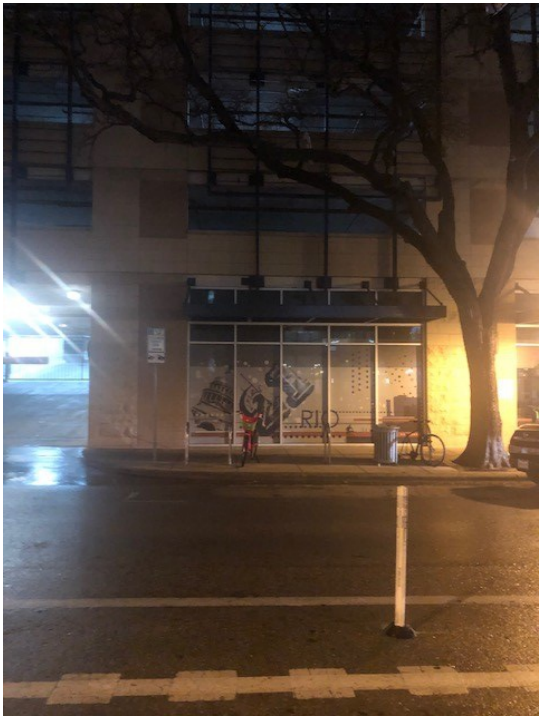
NOTE:
MEETS AND BOUNDS AND BUILDING LOCATION
HAS BEEN REVISED.



THE NINE @ RIO



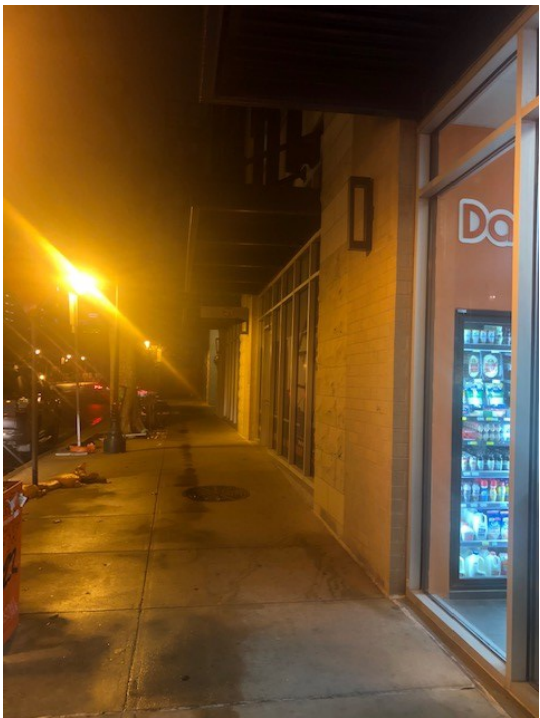
THE NINE @ RIO



21 RIO



RIO MART



RIO MART



RIO MART



SIGNATURE 1909



SIGNATURE 1909

ILLUMINATION STUDY
NIGHT PHOTOS OF NEIGHBORING SIGNS, DIM AND LOW ILLUMINATED AREAS

 **FIELD SURVEY REQUIRED
PRIOR TO PRODUCTION**

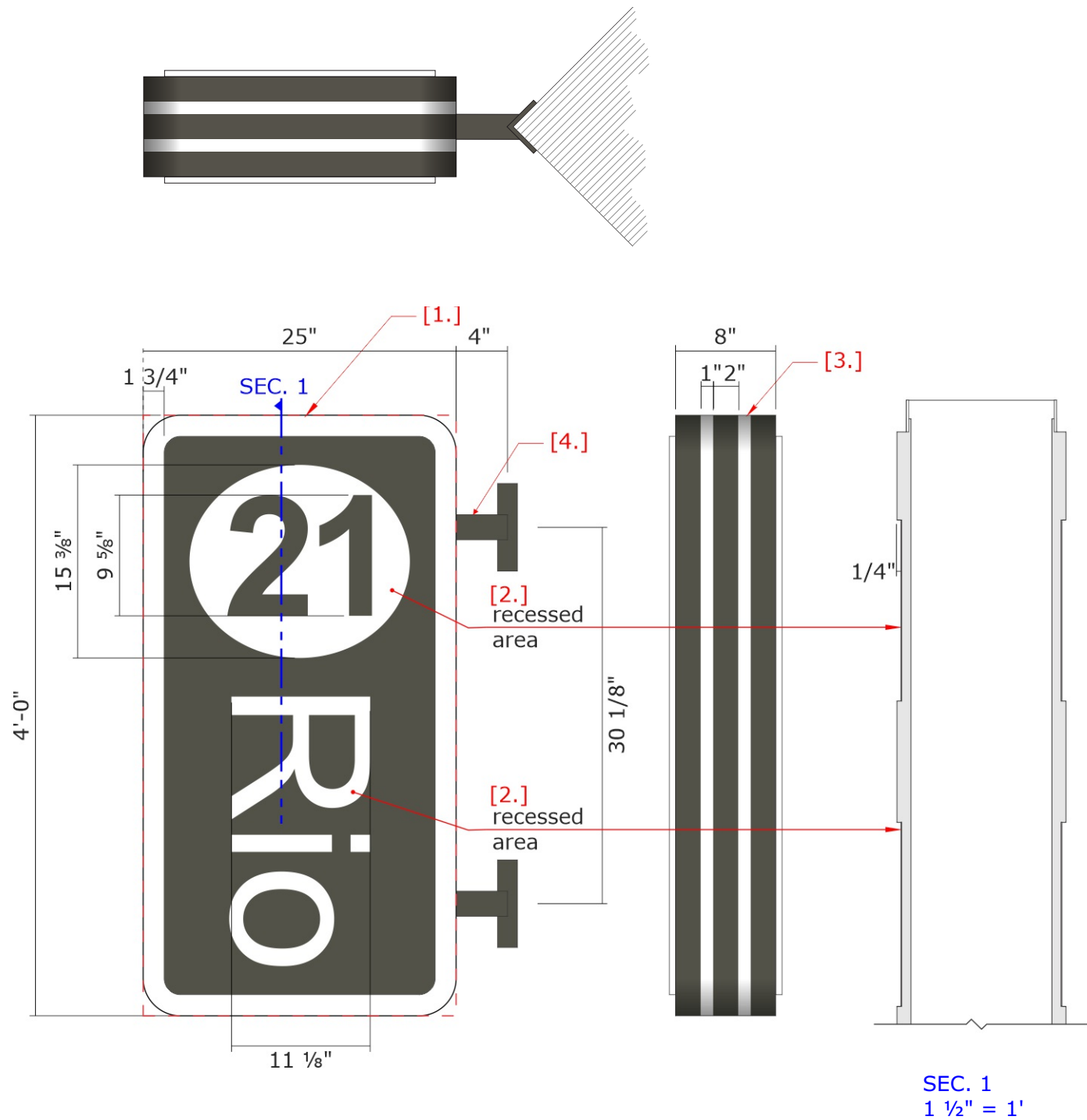


Existing



NIGHT

Proposed



P1	P2	V1
Akzo Nobel match PMS 418 C	Akzo Nobel White	ORACAL 8870 010 WHITE (OPAQUE)

SCOPE: REMOVE EXISTING BLADE SIGN. MF & INSTALL NEW ILLUM. BLADE SIGN.

[1.] SPECS
FACE TYPE: .125 ALUM. WITH BORDER PTD. (**P2**), ; ROUTED OUT WITH 3/4" CLEAR ACRYLIC PUSH-THRU WITH .040 ALUM. LAMINATED TO FACE PTD. (**P1**) WITH SEC. SURF. DIFFUSER

[2.] 'OVAL' FIELD, "RIO"
TYPE: .040 ALUM. PTD. (**P2**) LAMINATE APPLIED TO RECESSED AREA.

[3.] SPECS
FILLER: ALUM. PTD. (**P1**) WITH APPLIED VINYL STRIPES (**V1**); HIDE SEAMS ON TOP OR SIDE WALL FACING THE BUILDING.

[4.] SUPPORTS / PLATE
SUPPORTS: TBD BY ENGINEERING AND PTD. (**P1**).
PLATE: TBD BY ENGINEERING AND PTD. (**P1**).; ANCHORED TO WALL CORNER WITH REQUIRED FASTENERS.

ALL VISIBLE FASTENERS COUNTER-SUNK AND PTD TO MATCH BACKGROUND.
120V CIRCUIT BY GC

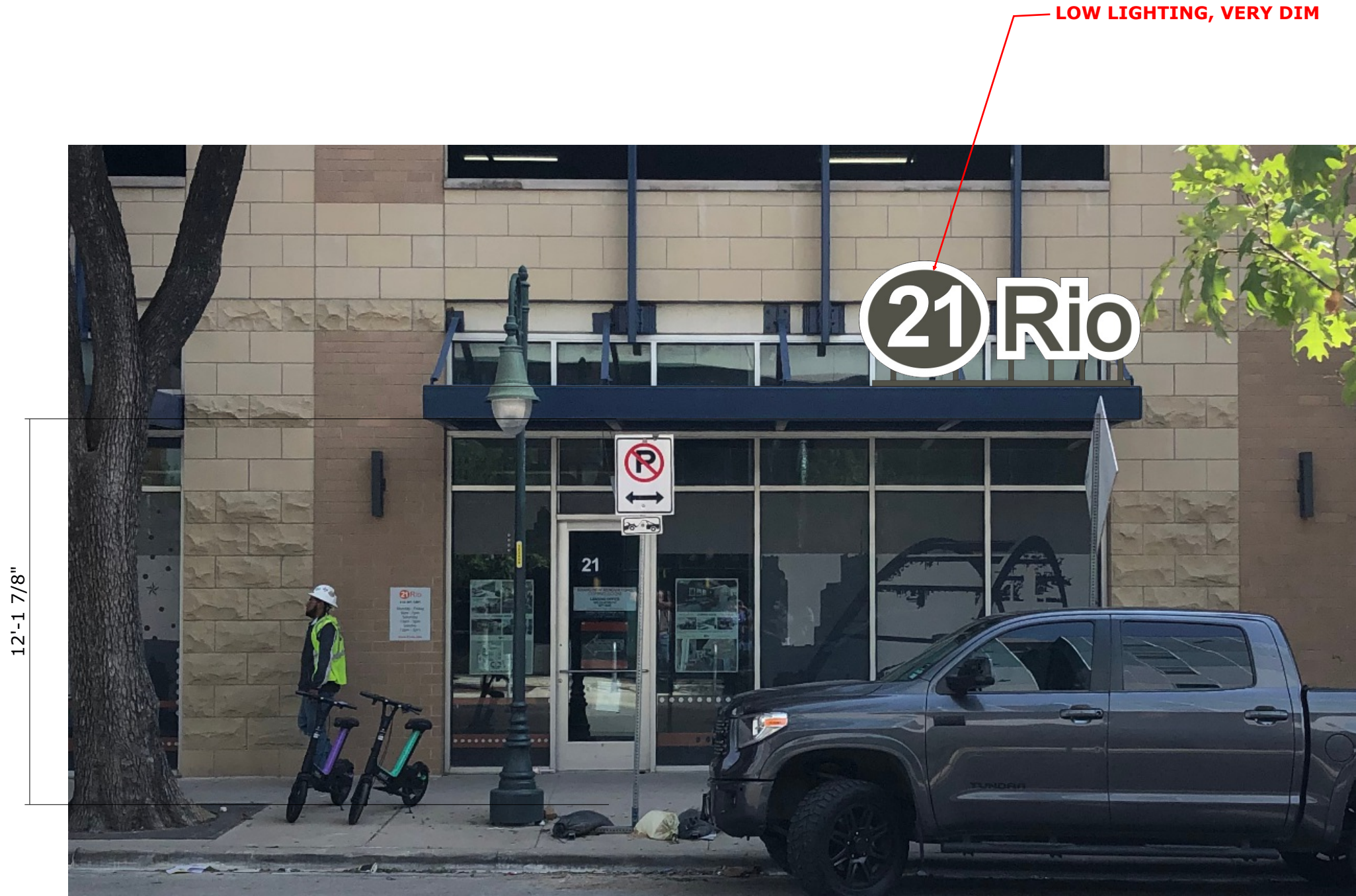
A

D/F BLADE SIGN
QTY: ONE (1)

SQ. FT. = 8.2

Scale: 1" = 1'-0"

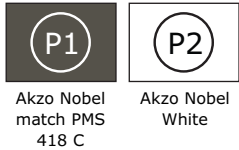
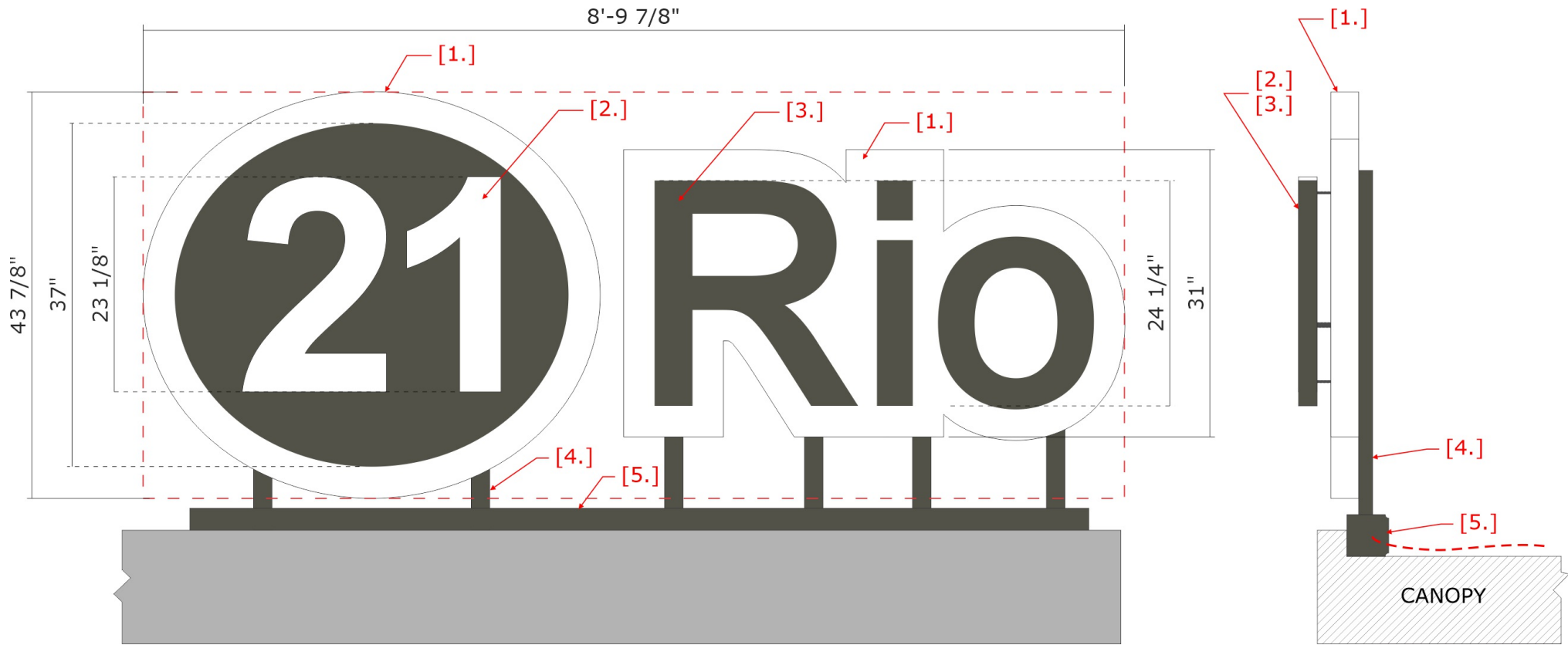
 **FIELD SURVEY REQUIRED
PRIOR TO PRODUCTION**



B WEST ELEVATION - CANOPY SIGN

Scale: 1/4" = 1'





SCOPE: MF & INSTALL NEW CANOPY SIGN.
[1.] **BACKER CABINET**
FACE TYPE: .125 ALUM. PTD. (P2) WITH APPLIED PTD. VINYL (V1) TO MATCH (P1) WHERE '21' AND BORDER ARE WEEDED OUT SHO-THRU.
RETURNS: 3" DEEP CUSTOM FAB. ALUM. BACKER CABINET PTD. (P2).
BACKS: .125 ALUM. PTD. (P1).
MOUNTING: TO VERTICAL SUPPORTS.
[2.] **'21' REVERSE CHANNEL LETTERS**
FACE TYPE: .125 ALUM. PTD. (P2).
RETURNS: 3" DEEP ALUM. PTD. (P2).
ILLUM.: WHITE LEDs.
MOUNTING: PIN-MOUNT OFFSET 1 ½" FROM BACKER CABINET.
[3.] **'RIO' REVERSE CHANNEL LETTERS**
FACE TYPE: .125 ALUM. PTD. (P1).
RETURNS: 3" DEEP ALUM. PTD. (P1).
ILLUM.: WHITE LEDs.
MOUNTING: PIN-MOUNT OFFSET 1 ½" FROM BACKER CABINET.
[4.] **VERTICAL SUPPORTS**
TYPE: 2" ALUM. SQ. TUBE PTD. (P1) MOUNTED TO RACEWAY.
[5.] **RACEWAY**
TYPE: 4.5 ALUM. EXTR. PTD. (P1).
MOUNTING: TO CANOPY.

ENGINEERING TBD.
120V CIRCUIT BY GC

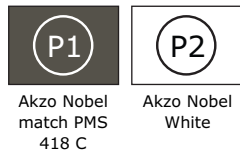
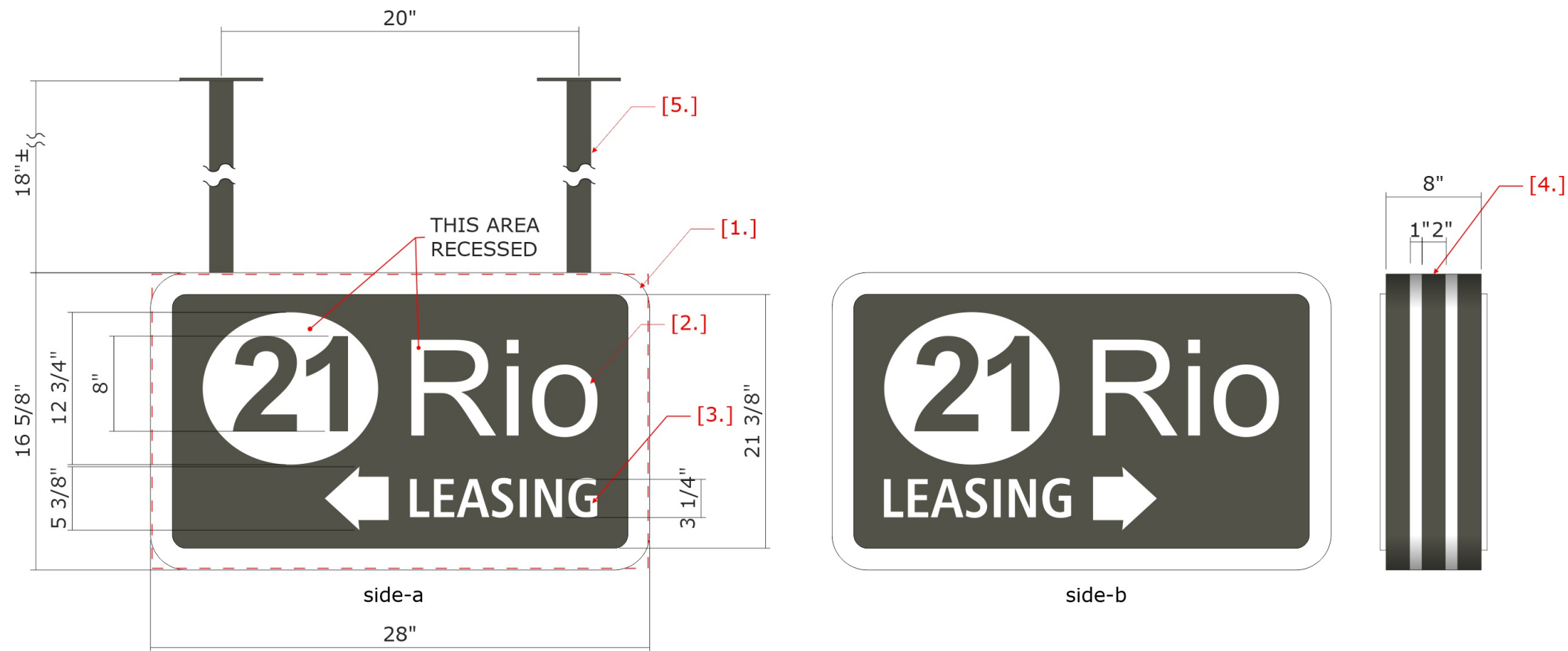
 **FIELD SURVEY REQUIRED
PRIOR TO PRODUCTION**



Existing



Proposed



SCOPE: REMOVE EXISTING BLADE SIGN. MF & INSTALL NEW ILLUM. BLADE SIGN.

[1.] SPECS

FACE TYPE: .125 ALUM. WITH BORDER PTD. (P2), ; ROUTED OUT WITH 3/4" CLEAR ACRYLIC PUSH-THRU WITH .040 ALUM. LAMINATED TO FACE PTD. (P1) WITH SEC. SURF. DIFFUSER.

ILLUM: WHITE LED.

[2.] 'OVAL' FIELD, "RIO"

TYPE: .040 ALUM. PTD. (P2) LAMINATE APPLIED TO RECESSED AREA.

[3.] 'ARROW, LEASING' SPECS

TYPE: 3/4" CLEAR ACRYLIC PUSH-THRU WITH SECOND SURFACE DIFFUSER.

ILLUM: WHITE LED.

[4.] SPECS

FILLER: ALUM. PTD. (P1) WITH APPLIED VINYL STRIPES (V1)

[5.] SUPPORTS / PLATE

SUPPORTS: TBD BY ENGINEERING AND PTD. (P1).

PLATE: TBD BY ENGINEERING AND PTD. (P1).; ANCHORED UNDER CANOPY WITH REQUIRED FASTENERS.

ALL VISIBLE FASTENERS COUNTER-SUNK AND PTD TO MATCH BACKGROUND.

120v ELEC. BY G.C.

C

D/F HANGING SIGN

QTY: ONE (1)

SQ. FT. = 3.19

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