

# 715 W 23<sup>rd</sup> Street

## The Standard

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Sign Variance Application

C16-2021-0008

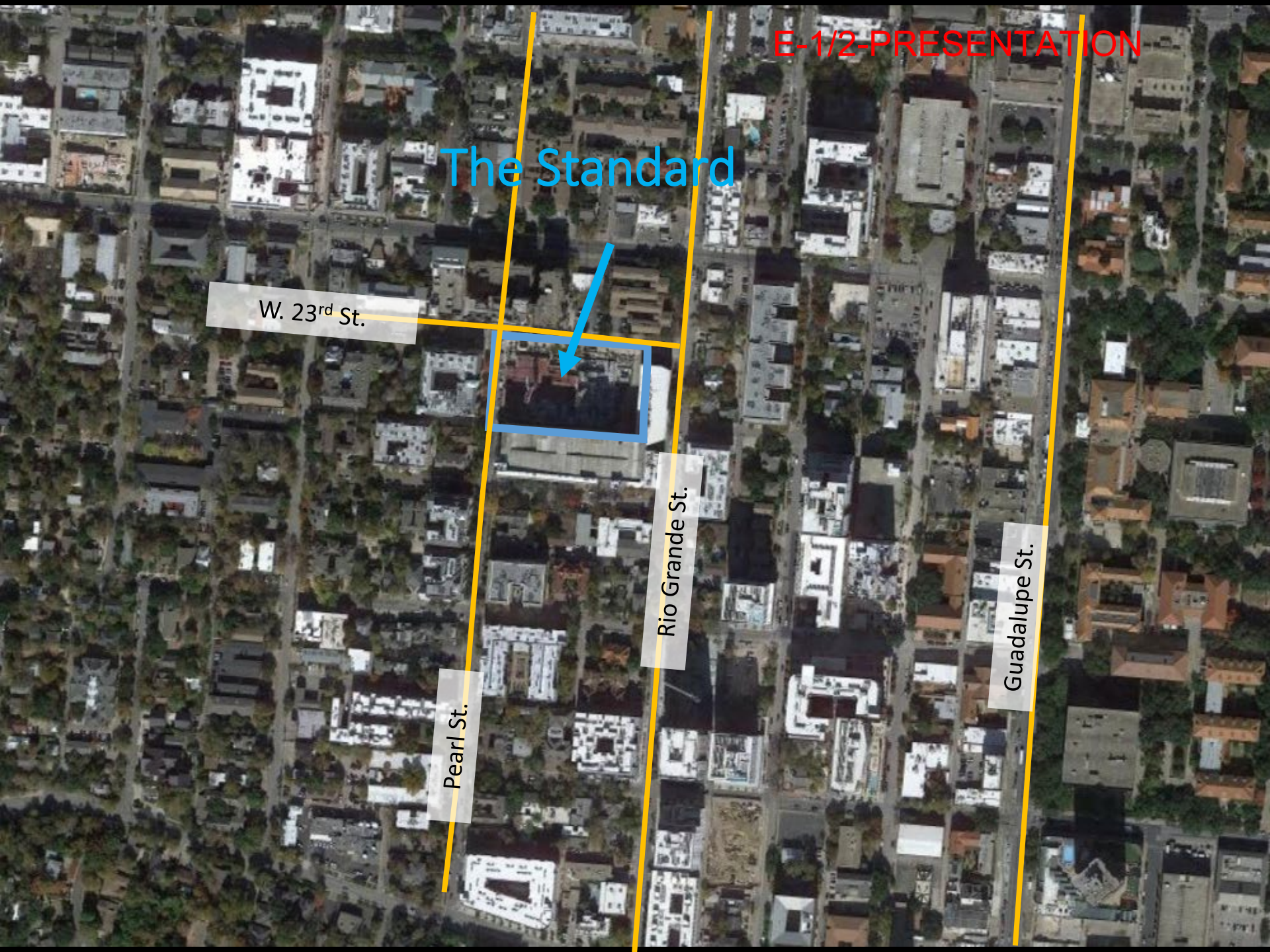
# The Standard

W. 23<sup>rd</sup> St.

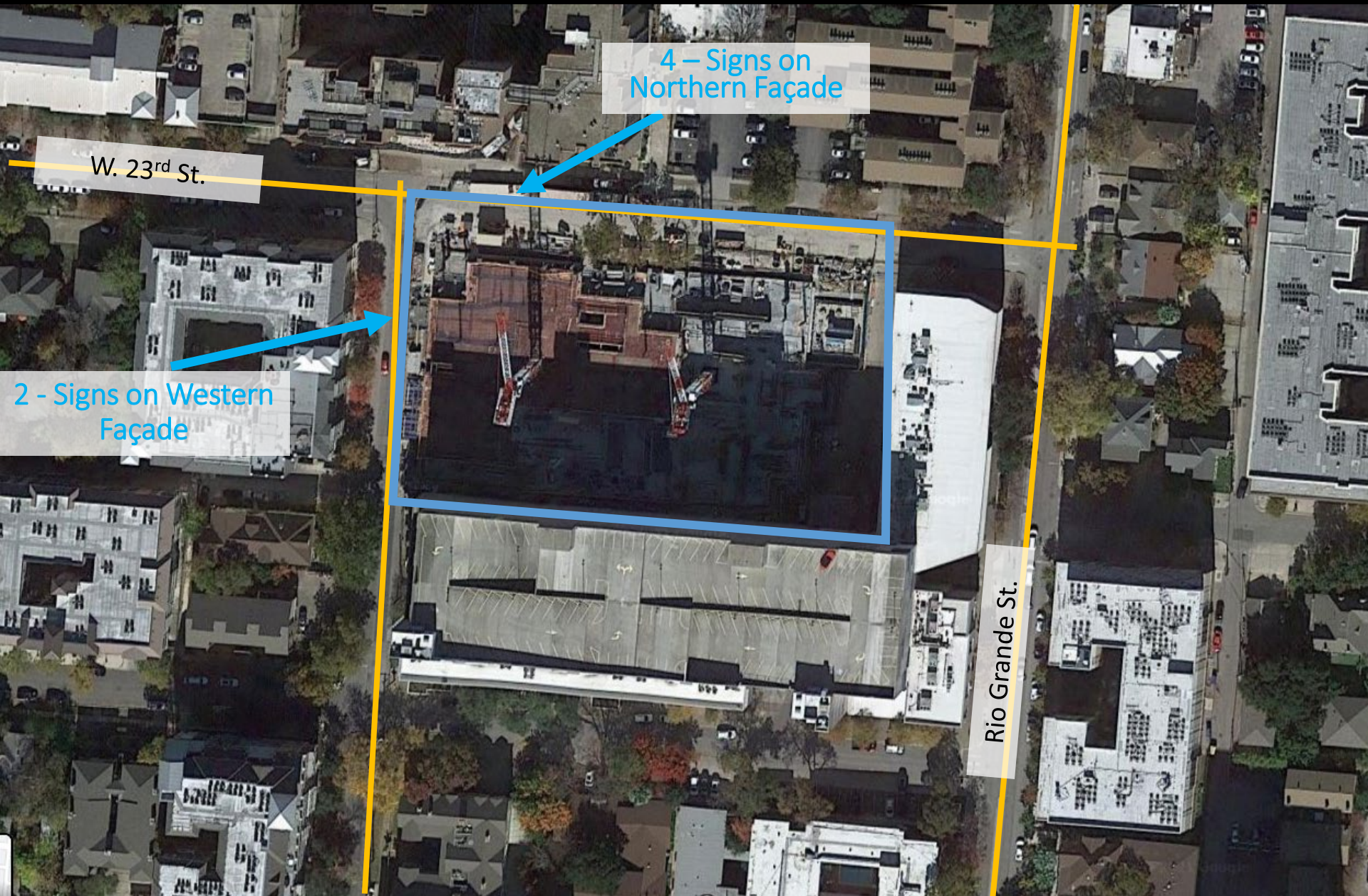
Pearl St.

Rio Grande St.

Guadalupe St.







4 - Signs on  
Northern Façade

W. 23<sup>rd</sup> St.

2 - Signs on Western  
Façade

Rio Grande St.

# Illumination Should Be Approved & Updated

E-1/4 PRESENTATION



## MEMORANDUM

**TO:** Members of the Planning Commission

**FROM:** Jerry Rusthoven, Assistant Director/Interim Lead  
Planning and Zoning Department

**DATE:** May 22, 2020

**SUBJECT:** UNO Sign Regulations

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The Planning and Zoning Department is requesting the Commission initiate an amendment to the UNO ordinance to correct an inadvertent change made to the sign regulations in the ordinance.

In November 2019 the City Council approved changes to the UNO ordinance. One of those changes was intended to address signs above the second story of a building. Those signs were required to be cut in or engraved into the structure of the building. If the name of a building were placed on the facade this made it physically difficult to change the name in the future. It was agreed by the stakeholders to remove this requirement.

In making this change to the ordinance a mistake was made and the result is all illuminated signs were prohibited in the UNO area. This is not what was intended or agreed to by the stakeholders. Also, because the UNO sign regulations are also used in TODs and the North Burnet/Gateway Plan this mistake carries over to other areas.

Staff is asking for the opportunity to correct the ordinance. We will be working with the same stakeholders involved in the November revisions.

If you need additional information, please contact me by email or 512-974-3207.

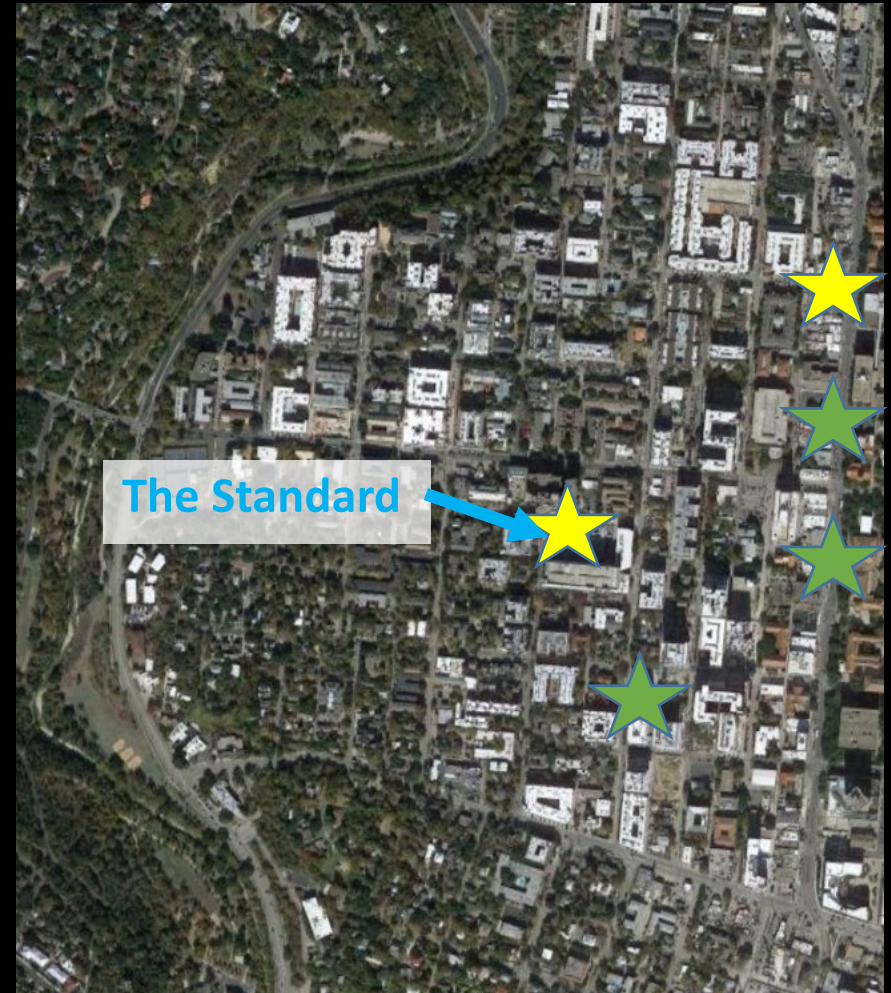
Cc: Andy Linseisen, Assistant Director, DSD



# List of Nearby Locations Where E-1/5-PRESENTATION Illumination Variances Were Granted

1. April 12, 2021 – C16-2021-0003 (2552 Guadalupe Street)
2. March 8, 2021 - C16-2021-0006 (2101 Rio Grande Street)
3. March 8, 2021 – C16-2021-0001 (2402 Guadalupe Street)
4. November 9, 2020 – C16-2020-0007 (2234 Guadalupe)

Six Variances From this Code Mistake Have  
Been Granted in Total.



# Night Photos of Neighboring Signs

E-1/6-PRESENTATION



911 W 21st



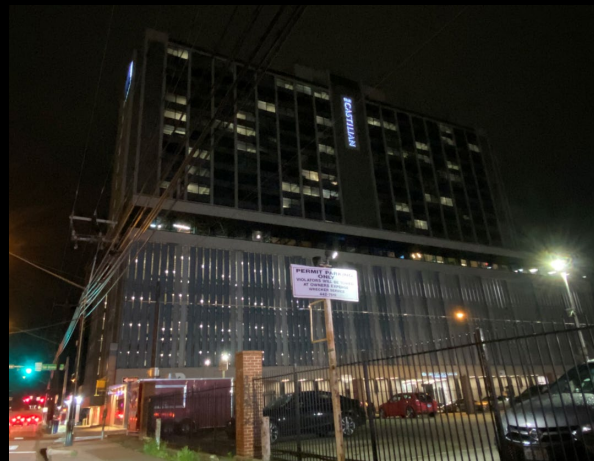
2323 San Antonio St



2502 Nueces



2400 San Gabriel



2323 San Antonio St



910 W 25th

# Request is Only For Illumination

- Plans comply with other portions of the UNO Sign Regulations:
  - 150 square-foot maximum size per Code Section 25-10-133(C)
  - No freestanding or roof signs per Code Sections 25-10-133(D) and (E)
  - Only one projecting sign per façade per Code Section 25-10-133(F)

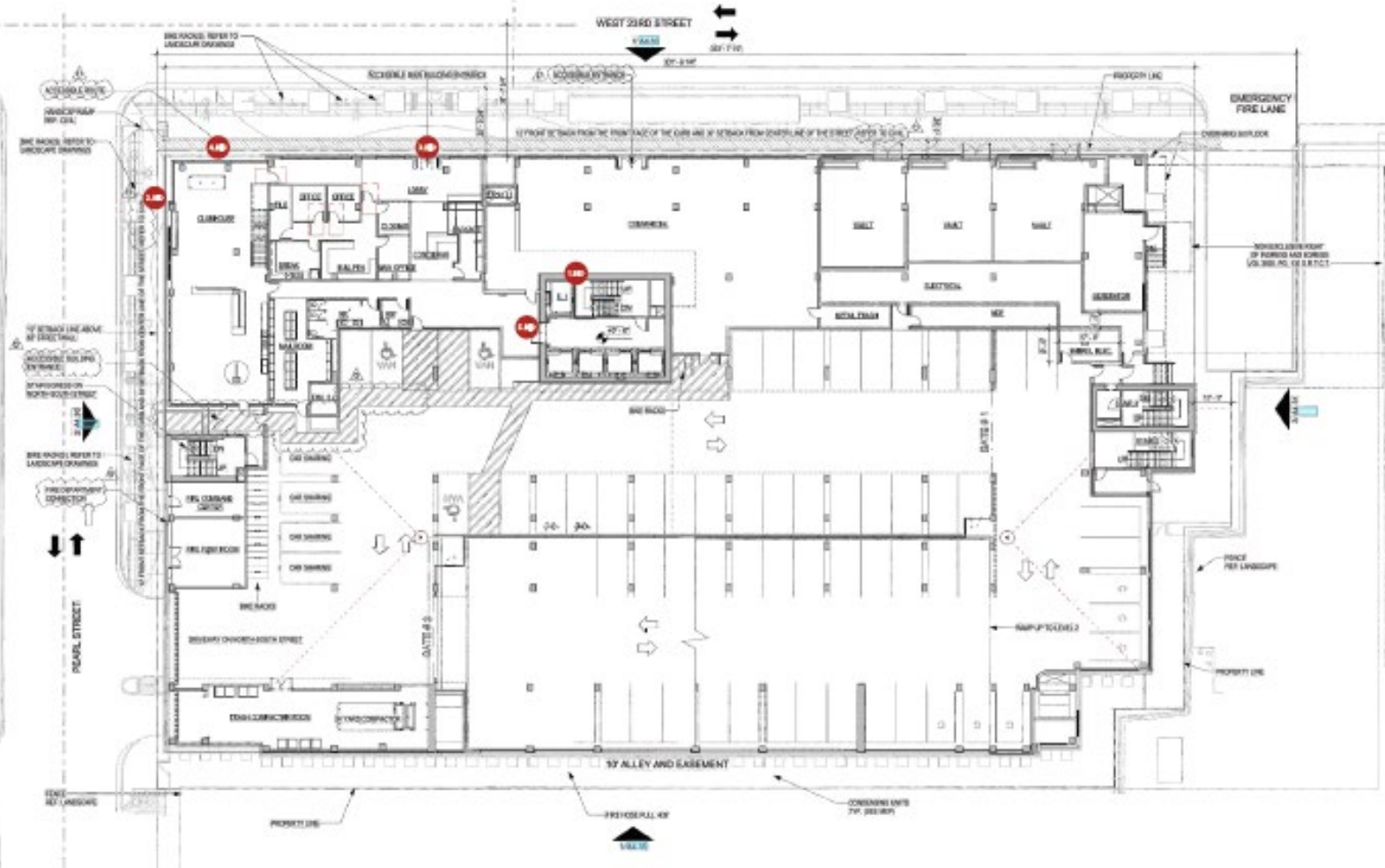


# Sign Locations E-1/8-PRESENTATION



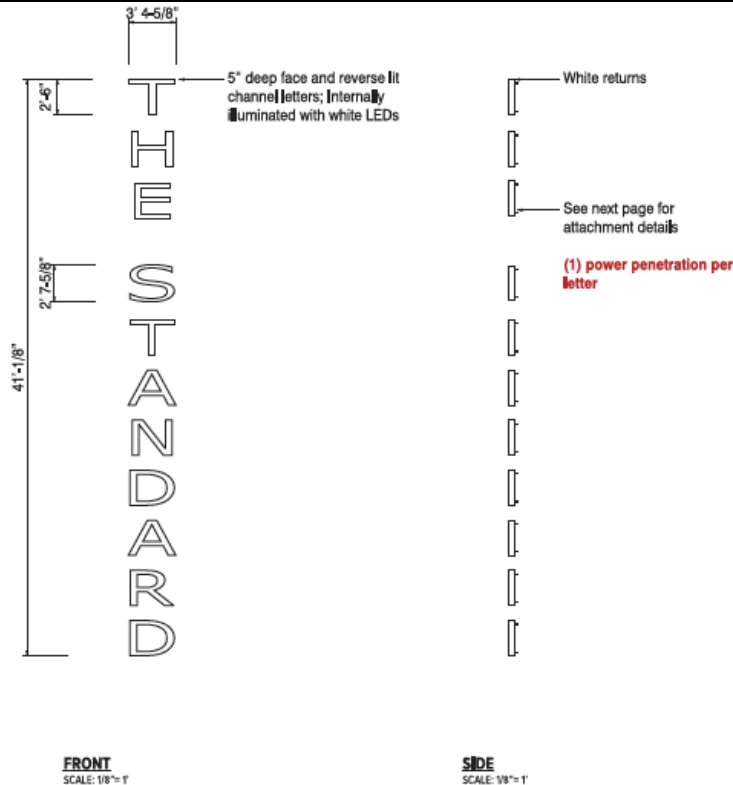


# Plan E-1/9-PRESENTATION



**SITE PLAN**  
SCALE: NTS

# Sign 1 – Western Facade



ELECTRICAL REQUIREMENTS	
1. (1) 120V 20A CIRCUIT REQUIRED.	
2. UL LABELS REQUIRED AWAY FROM PUBLIC VIEW.	
3. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OWNER.	
4. GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMER LOCATION FOR INSTALLATION AND SERVICE.	
5. ALL ELECTRICAL RUNS AND INTERNAL CONNECTIONS TO BE DONE BY CERTIFIED ELECTRICAL CSF WILL MAKE FINAL CONNECTION TO SIGN. POWER MUST BE SHUT OFF FOR FINAL CONNECTION.	

NOTE: DISCONNECT SWITCH INCLUDED WITH SIGN

**PROPOSED SIGN AREA: 138.92 SQ. FT.**

**SIGN CODE: WALL SIGN**  
SIGN FACE SQ. FOOTAGE (ALLOWED): 150 SQ. FT.  
HEIGHT LIMIT: N/A  
ILLUMINATION: INTERNAL ONLY

**QTY: 1**  
**SEE NEXT PAGE FOR ADDITIONAL DETAILS**

PROJECT MATERIALS & COLORS



# Sign 2 – Western Façade



**ILLUMINATION  
PENDING VARIANCE  
APPROVAL**

**PROPOSED SIGN AREA: 73.78 SQ. FT.**

**SIGN CODE:** WALL SIGN  
**SIGN FACE SQ. FOOTAGE (ALLOWED):** 150 SQ. FT.  
**HEIGHT LIMIT:** N/A  
**ILLUMINATION:** INTERNAL ONLY

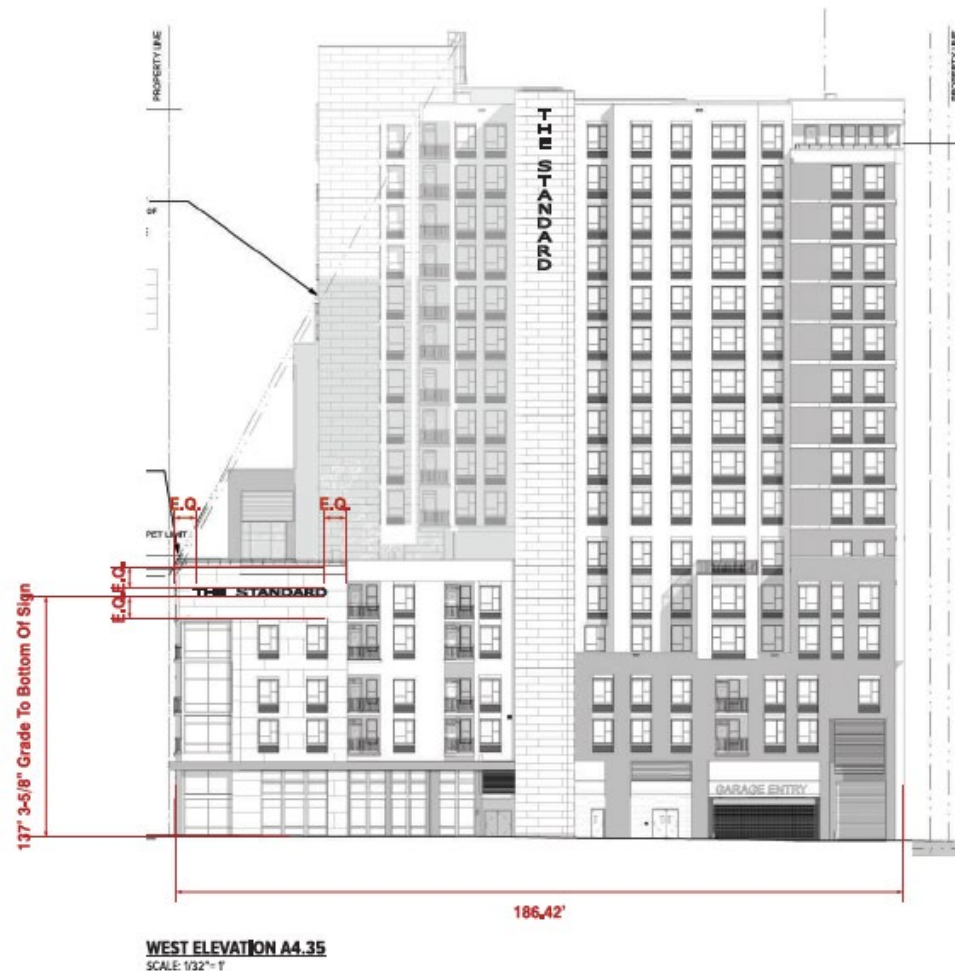
ELECTRICAL REQUIREMENTS	
<b>ALL ELECTRICAL</b>  <b>APPROVED</b>	1. (1) 120V 20A CIRCUIT REQUIRED.
	2. ALL LABELS REQUIRED AWAY FROM PUBLIC VIEW.
	3. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DESIGNATED BY CIRCUIT IDENTIFICATION PROVIDED BY CLIENT/OWNER.
	4. GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMER LOCATION FOR INSTALLATION AND SERVICE.
	5. ALL ELECTRICAL RUNS AND INTERNAL CONNECTIONS TO BE DONE BY CERTIFIED ELECTRICIAN. CSF WILL MAKE FINAL CONNECTION TO SIGN; POWER MUST BE SHUT OFF FOR FINAL CONNECTION.
<b>NOTE: DISCONNECT SWITCH INCLUDED WITH SIGN</b>	

**QTY: 1**

**SEE NEXT PAGE FOR ADDITIONAL DETAILS**

**PROJECT MATERIALS & COLORS**

# Western Façade



**186.42FT. X 15 X .2= 559.26**  
**ALLOWED AREA OF ALL SIGNS: 150 SQ. FT.**



# Western Façade



# Sign 3 – Northern Façade



**PROPOSED SIGN AREA: 24.5 SQ. FT.**

**SIGN CODE:** WALL SIGN  
**SIGN FACE SQ. FOOTAGE (ALLOWED):** 150 SQ. FT.  
**HEIGHT LIMIT:** N/A  
**ILLUMINATION:** INTERNAL ONLY

ELECTRICAL REQUIREMENTS	
 APPROVED	1. (1) 120V 20A CIRCUIT REQUIRED.
	2. UL LABELS REQUIRED AWAY FROM PUBLIC VIEW.
	3. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OWNER.
	4. GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMER LOCATION FOR INSTALLATION AND SERVICE.
	5. ALL ELECTRICAL WIRING AND INTERNAL CONNECTIONS TO BE DONE BY CERTIFIED ELECTRICAL CSF WILL MAKE FINAL CONNECTION TO REAR. POWER MUST BE SHUT OFF FOR FINAL CONNECTION.
NOTE: DISCONNECT SWITCH INCLUDED WITH SIGN	

**QTY: 1**

**SEE NEXT PAGE FOR ADDITIONAL DETAILS**

## PROJECT MATERIALS & COLORS





# Sign 4 – Northern Facade



**ILLUMINATION  
PENDING VARIANCE  
APPROVAL**

**PROPOSED SIGN AREA: 73.78 SQ. FT.**

**SIGN CODE:** WALL SIGN  
**SIGN FACE SQ. FOOTAGE (ALLOWED):** 150 SQ. FT.  
**HEIGHT LIMIT:** N/A  
**ILLUMINATION:** INTERNAL ONLY



ELECTRICAL REQUIREMENTS	
1. (1) 120V 20A CIRCUIT REQUIRED.	
2. UL LABELS REQUIRED AWAY FROM PUBLIC VIEW.	
3. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OWNER.	
4. GC TO PROVIDE ACCESS TO REMOTE TRANSFORMER LOCATION FOR INSTALLATION AND SERVICE.	
5. ALL ELECTRICAL RUNS AND INTERNAL CONNECTIONS TO BE DONE BY CERTIFIED ELECTRICIAN. CSF WILL MAKE FINAL CONNECTION TO SIGN; POWER MUST BE SHUT OFF FOR FINAL CONNECTION.	

NOTE: DISCONNECT SWITCH INCLUDED WITH SIGN

QTY: 1

SEE NEXT PAGE FOR ADDITIONAL DETAILS

PROJECT MATERIALS & COLORS

# Sign 5 – Northern Façade



**ILLUMINATION  
PENDING VARIANCE  
APPROVAL**

**PROPOSED SIGN AREA: 135.74 SQ. FT.**

**SIGN CODE: WALL SIGN**  
**SIGN FACE SQ. FOOTAGE (ALLOWED): 150 SQ. FT.**  
**HEIGHT LIMIT: N/A**  
**ILLUMINATION: INTERNAL ONLY**



#### ELECTRICAL REQUIREMENTS

1. 120V 20A CIRCUIT REQUIRED.
2. UL LABELS REQUIRED FROM PUBLIC VIEW.
3. ALL ELECTRICAL PRIMARY DEVICES MUST BE DESIGNATED & Labeled & COVERED BY CONVENTION.
4. 4C TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMER LOCATION FOR INSULATION AND SERVICE.
5. ALL ELECTRICAL WIRING AND INTERNAL CONNECTIONS TO BE DONE BY CERTIFIED ELECTRICAL CONTRACTOR. ALL WIRING CONNECTIONS TO PANEL POWER MUST BE SHUT OFF FOR REMOVAL CONNECTION.

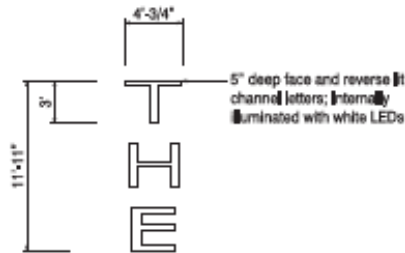
NOTE: DISCONNECT SWITCH INCLUDED WITH SIGN

**QTY: 1**

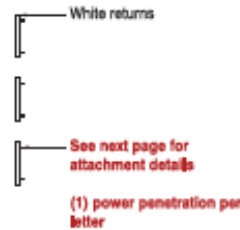
**SEE NEXT PAGE FOR ADDITIONAL DETAILS**

PROJECT MATERIALS & COLORS

# Sign 6 – Northern Façade



**FRONT**  
SCALE: 1/8\"/>



**SIDE**  
SCALE: 1/8\"/>



**FRONT @ NIGHT VIEW**  
SCALE: 1/8\"/>

**ILLUMINATION  
PENDING VARIANCE  
APPROVAL**

**PROPOSED SIGN AREA: 46.4 SQ. FT.**

**SIGN CODE: WALL SIGN**

**SIGN FACE SQ. FOOTAGE (ALLOWED): 150 SQ. FT.**

**HEIGHT LIMIT: N/A**

**ILLUMINATION: INTERNAL ONLY**



#### ELECTRICAL REQUIREMENTS

1. 120V 2NA CIRCUIT REQUIRED.
2. UL LABELS REQUIRED AWAY FROM PUBLIC VIEW.
3. ALL ELECTRICAL PRIMARY CONNECTIONS MUST BE DESIGNATED & Labeled & CAPPED PROPERLY BY COMPETENT PERSON.
4. GC TO PROVIDE ACCESS TO REMOTE TRANSFORMER LOCATION FOR TESTING & MAINTENANCE.
5. ALL ELECTRICAL WIRE AND INTERNAL CONNECTIONS TO BE DONE BY CERTIFIED ELECTRICAL CONTRACTOR. MAKE FINAL CONNECTION TO MAIN POWER MUST BE SHUT OFF FOR FINAL CONNECTION.

NOTE: DISCONNECT SWITCH INCLUDED WITH SIGN

**QTY: 1**

**SEE NEXT PAGE FOR ADDITIONAL DETAILS**

**PROJECT MATERIALS & COLORS**



# Northern Façade

E-1/18-PRESENTATION



**NORTH ELEVATION - A4.32**

SCALE: 1/32"=1'

**322.67FT. X 15 X .2= 968.01**  
**ALLOWED AREA OF ALL SIGNS: 150 SQ. FT.**

# Northern Façade

E-1/19-PRESENTATION



# Request

We respectfully request a variance from Land Development Code Section 25-10-133 to allow for the illumination of five wall signs and one internally illuminated cabinet wall sign.