

BOA SIGN REVIEW COVERSHEET

CASE: C16-2021-0010

BOA DATE: July 12th, 2021

ADDRESS: 2309 Panther Trl

COUNCIL DISTRICT: 5

OWNER: Zack Pearce

AGENT: Leah Bojo

ZONING: SF-3

LEGAL DESCRIPTION: ABS 676 SUR 19 RIDDLE C H ACR 14.61

VARIANCE REQUEST: 1993 Land Development Code, Sign Regulations, Section 13-2-862 (G) (*Signs Authorized in all Districts*) from sign area of 32 square feet (maximum allowed) to 260 square feet (requested) and 6 feet height above grade (maximum allowed) to 33 feet (requested)

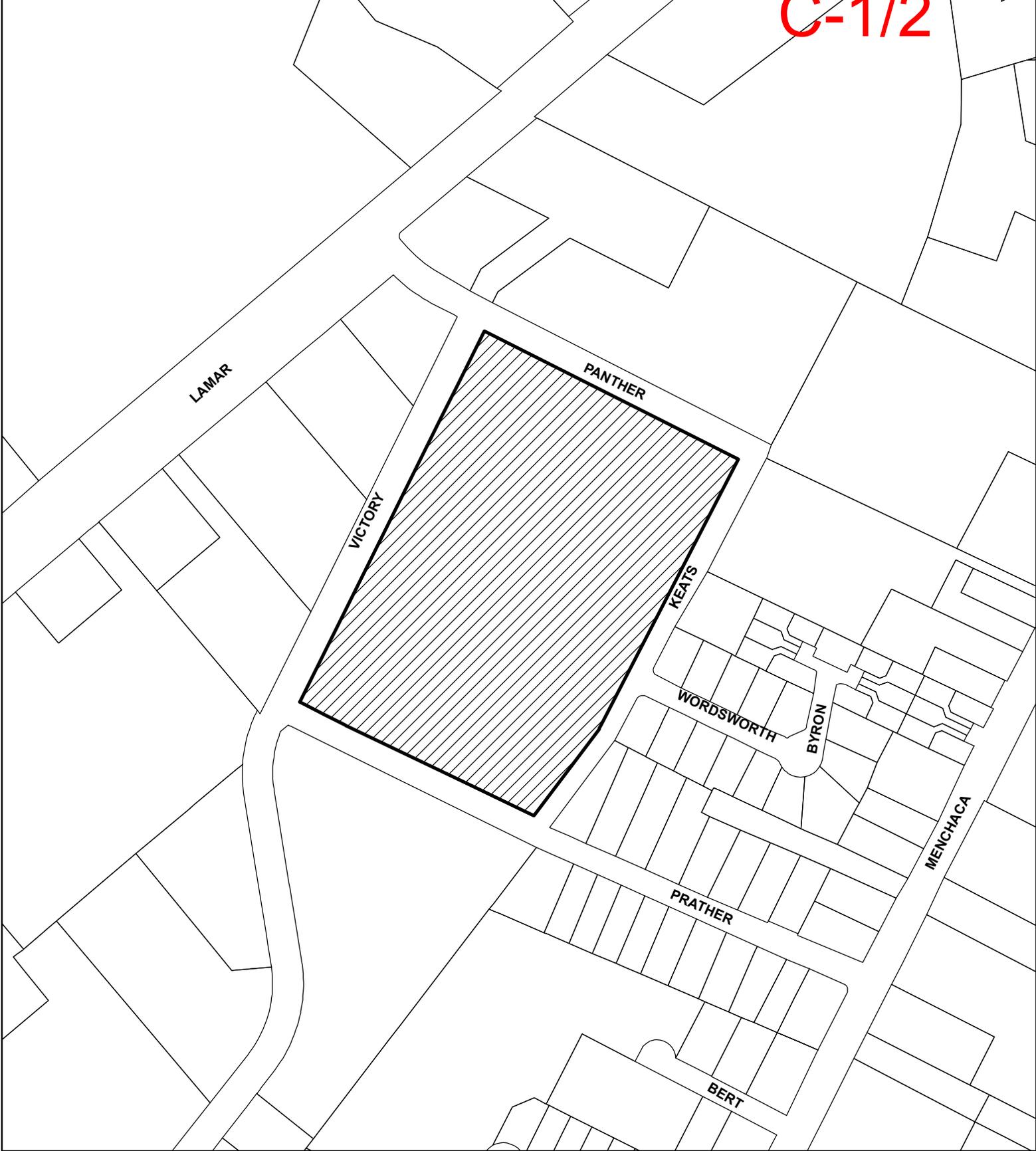
SUMMARY: erect a wall sign

ISSUES: low-density residential sign district

	ZONING	LAND USES
<i>Site</i>	SF-3	Single-Family
<i>North</i>	MF-2	Multi-Family Residence
<i>South</i>	GR	Community Commercial
<i>East</i>	MF-2; LO	Multi-Family; Limited Office
<i>West</i>	GR-V	Community Commercial-Mixed Use

NEIGHBORHOOD ORGANIZATIONS:

- Austin Lost and Found Pets
- Austin Neighborhoods Council
- Friends of Austin Neighborhoods
- Homeless Neighborhood Association
- Neighborhood Empowerment Foundation
- Perry Grid 614
- Preservation Austin
- SELTexas
- Save Our Springs Alliance
- Sierra Club, Austin Regional Group
- South Central Coalition\
- TNR BCP – Travis County Natural Resources



NOTIFICATIONS

CASE#: C16-2021-0010
LOCATION: 2309 PANTHER TRAIL



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 292'

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: 2309 Panther Trail

Subdivision Legal Description:

Abstract 676 Survey 19 Riddle C H Acreage 14.61

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-3

Sign District: Low-Density Residential Sign District

I/We Leah M. Bojo on behalf of myself/ourselves as

authorized agent for Austin Independent School District affirm that on

Month June, Day 11, 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: (1) Wall Sign greater than 32 SF and 6' in height

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

Land Development Code - Section 13-2-862(G), which limits signs for civic uses to a maximum height of 6' above grade, total area of 32 SF, and one sign per institution. Specifically, to install a sign with total area of 260 SF, so that we can fit the school's name--The Ann Richards School for Young Women Leaders--on the building's facade in a manner that can be read clearly.

in area and up to 33' in max height

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 facade of the new building is raised and on a hill such that a 32 SF sign is not readable at any reasonable distance from the building. Additionally, the uniquely long name of the school makes it impossible to fit in such a small space.

—OR—

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

The public educational facility use at the Property demands adequate signage for the frequent visitors it will receive. The unique academic facility--with model tech, athletic, and single-sex programs--is expected to have a large number of visitors. Without an adequate wall sign, it will be difficult for the wide array of visitors to find the front entry, causing a traffic safety issue.

—OR—

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

The first purpose of the sign ordinance is "to protect the health, safety, and general welfare of the City and its residents," and it is meant to "ensure that the design [and] location . . . of signs . . . [d]oes not interfere with traffic safety." LDC 25-10-1(A)(1) & (3). Strictly enforcing the sign ordinance as to the school is a hazard that would conflict with the above provisions.

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:

Schools throughout Austin are typically permitted to have adequate signage so that students and parents can find their school front entry. The Ann Richards School For Young Women Leaders' placement in a low-density residential sign district should not bar its students from receiving these normal privileges.

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: 6/10/2021

Applicant Name (typed or printed): Leah M. Bojo

Applicant Mailing Address: 200 Lee Barton Drive, Suite 100

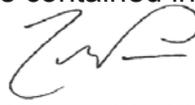
City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 807-2900

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:  Date: 6/10/2021

Owner Name (typed or printed): Austin Independent School District

Owner Mailing Address: 4000 S Interstate 35

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 414-8940

Email (optional – will be public information):

Section 5: Agent Information

Agent Name: Leah M. Bojo

Agent Mailing Address: 200 Lee Barton Drive, Suite 100

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 807-2900

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

**DRENNER
GROUP**

June 11, 2021

Via Electronic Delivery

City of Austin – Board of Adjustment
Elaine Ramirez, Liaison

Re: 2309 Panther Trail – Sign variance application for the 14.61-acre piece of property located at 2309 Panther Trail in Austin, Travis County, Texas (the “Property”)

Dear Ms. Ramirez:

As representatives of the owner of the Property, we respectfully submit the enclosed sign variance application package. The requested variances are from Section 13-2-862(g) of the City’s Land Development Code as it existed on January 1, 1994. The Interlocal Agreement between the City of Austin and the Austin Independent School District, as amended, states that “the City’s ordinances and rules as they existed on January 1, 1994 shall apply throughout the term of [the Interlocal] Agreement.” Therefore, this request is a variance to the 1993 sign regulations.

Sign Ordinance - 13-2-862(g) limits wall and freestanding signs for civic uses to a maximum of six feet above grade and to a total of thirty-two (32) square feet. It also limits public institutions to one such sign per institution. In total, we are requesting permission to install one (1) wall sign that exceeds these limitations so that we can include a sign with a public school’s name on its façade that is visible from the street, in addition to other signs planned at the Property.

The wall sign variance is necessary because it is otherwise impracticable to show the entire name of the Ann Richards School for Young Women Leaders, as it is an exceptionally long school name. It is our assertion that the entire name should be clearly readable from the street. We believe that a sign that fails this test would result in a public safety hazard caused by parents, students, and a wide array of visitors having difficulty finding school’s front entry. Furthermore, as the school is perched on a hillside, the specific features of the Property make a thirty-two (32) square foot sign especially difficult to read.

We note also that the Ann Richards School for Young Women Leaders is expected to have a higher number of visitors than a typical high school due to the fact that it is planned as a model educational facility with advanced technological programs and maker space, a competitive level track and field facility and gymnasium, and the first artificial turf field in Austin. Additionally, as it is an all-girls school, it is expected that intermittent coed programming will result in larger number of visitors who are unfamiliar with the school’s location and layout.

Strict enforcement of the sign regulations results in no reasonable opportunity for the students of the Ann Richards School for Young Women Leaders to have a school façade that is typical of

schools across the City and the country—with a readable school name. We thus request variances from the above provision of the Sign Ordinance.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

ARTICLE VII: SIGN REGULATIONS

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- 13-2-852 Duties and powers of the Building Official
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- 13-2-901 Conditions for issuing sign installation permit
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DIVISION 1. GENERAL PROVISIONS**§ 13-2-850 DEFINITIONS.**

Subject to additional definitions contained in § 1-1-2 of this Code of Ordinances and in other chapters, articles, divisions, parts, or sections of this Land Development Code, and unless the context otherwise requires, in this Land Development Code:

ADVERTISING means to seek, attract, or direct the

attention of the public to any goods, services, or merchandise whatsoever, or to publish messages designed to inform or persuade the public.

AWNING means a shelter constructed of materials on a supporting framework that projects from and is supported by the exterior wall of a building.

BANNER means a sign made of fabric or any nonrigid material.

BULLETIN BOARD means a sign used for placement of announcements, usually composed of a material to which small items can be easily attached.

CANOPY means a freestanding structure with a roof but not walls.

CLEARANCE (OF A SIGN) means the smallest vertical distance between the grade of the adjacent street pavement or street curb and the lowest point of any sign, including framework and embellishments, but excluding sign supports.

COMMERCIAL FLAG means a piece of fabric, or any nonrigid material, including banners and pennants, displayed for commercial purposes. The official flag of a nation or of a state is not a "commercial flag," notwithstanding any actual or presumed motivation for its installation, maintenance, or use.

ELECTRICAL SIGN means a sign containing electrical wiring, connections, or fixtures, or utilizing electric current, but not including a sign illuminated by an exterior light source.

FACADE means all building wall elevations, including any vertical extension of the building wall (parapet), but not including any part of the building roof.

FREESTANDING SIGN means a sign not attached to a building, but supported by a structure extending from and permanently attached to the ground.

FRONTAGE means a boundary line separating public right-of-way abutting a lot from the lot.

HAZARDOUS SIGN for purposes of this article, is any sign described and prohibited by § 13-2-888.

HEIGHT (OF A SIGN) means the vertical distance

above grade, street pavement, or building facade, as applicable, measured to the highest point of the sign.

INSTALL (A SIGN) means to create or put into place a sign at a particular location by any means, including without limitation the total or partial construction, fabrication, or assembly of a new sign at the location; moving a sign to that location from any distance; posting, nailing, pasting, stapling, or otherwise attaching or affixing a sign to an existing support; or the lettering or painting of an existing surface to create a sign.

LOT means a parcel of real property with a separate and distinct number or other designation shown on a plat, record of survey, parcel map, or subdivision map recorded in the office of the county clerk; or a parcel legally created or established pursuant to applicable law.

MAINTENANCE means the cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign.

MARQUEE means a permanent roof-like structure or awning of rigid materials attached to, supported by, and extending from the facade of a building, including a false "mansard roof."

MULTITENANT CENTER SIGN means a sign advertising two or more retail, wholesale, business, industrial, or professional uses (not necessarily under single ownership) utilizing common facilities including off-street parking, access, or landscaping.

ON-PREMISE SIGN means a sign identifying or advertising the business, person, activity, goods, products, or services located on the site where the sign is installed, or that directs persons to a location on that site.

PARAPET means the extension of a false front or wall above a roofline.

PUBLIC RIGHT-OF-WAY means the entire area between the boundary lines of every publicly owned or maintained road or way when any part thereof is open to the use of the public for vehicular or pedestrian traffic.

PUBLIC SAFETY HAZARD means a condition

creating a danger of injury, death, or incapacity to any member of the public, or damage to public or private property.

ROOF SIGN means any sign installed over or on the roof of a building.

SIGN means any surface, display, design, or device visible from public right-of-way on which letters, illustrations, designs, figures, or symbols are painted, printed, stamped, raised, projected, outlined, or attached in any manner whatsoever so that the same is used for advertising purposes. The term "sign" includes the supporting structure of the sign.

SIGN AREA includes all lettering, wording, logos, design, symbols, framing, roofing, and cabinets or modules, calculated according to § 13-2-885.

WALL SIGN means a sign (including a commercial flag) attached to the facade of a building or a canopy. Wall signs include signs on or affixed to walls, windows, awnings, marquees, or other parts of the exteriors of a building or canopy.

§ 13-2-851 COMPLIANCE REQUIRED.

(a) It is unlawful for any person to install, move, structurally alter, structurally repair, maintain, or use a sign within the full-purpose or limited-purpose corporate limits of the city or its extraterritorial jurisdiction except in accordance with the provisions of this article.

(b) No person may install a sign or structurally alter an existing sign except in conformity with this article and other applicable city codes or ordinances, including without limitation the Electrical Code.

(c) The primary beneficiary of any sign installed, moved, structurally altered, structurally repaired, maintained, or used in violation of this section shall be presumed to have authorized or caused, either directly or indirectly, the installation, movement, structural alteration, structural repair, maintenance, or use of the sign in violation of this section and shall be guilty of a violation of this Land Development Code.

(d) The official flag of a nation or of a state is not a sign subject to this article. Notwithstanding the preceding sentence, a national or state flag shall not

be installed, maintained, or used in a manner that would make that flag a hazardous sign if it were a commercial flag.

(e) Nothing in this article shall be construed as authority to install or maintain a sign in violation of any other ordinance or applicable law.

§ 13-2-882 DUTIES AND POWERS OF THE BUILDING OFFICIAL.

(a) The Building Official shall enforce and implement the terms of this article, including without limitation:

(1) Issuing permits and collecting the fees required by this article;

(2) Conducting appropriate inspections to insure compliance with this article;

(3) Instituting legal proceedings, including suits for injunctive relief when necessary, to insure compliance with this article; and

(4) Investigating complaints of alleged violations of this article.

(b) Whenever a sign owner or user establishes to the satisfaction of the Building Official that practical difficulties exist in carrying out the provisions of this article, the Building Official may, on a case by case basis, authorize installation of a sign exceeding the applicable size or height restriction by an amount of up to 20% of the maximum size or height authorized by this article, if the Building Official determines that:

(1) A special and unique reason exists which makes strict compliance with the requirements of this article impractical;

(2) The modification is in conformity with the intent and purpose of this article; and

(3) The modification does not lessen any public safety requirements.

(c) The details of any action granting a modification under subsection (b) shall be recorded and entered in the files of the city agency responsible for the enforcement of this article.

§ 13-2-883 ABATEMENT OF A HAZARDOUS SIGN.

(a) Pursuant to the notice required by this subsection, the owner of a hazardous sign, the user of a hazardous sign, the owner of the property on which the hazardous sign is located, or any one or all of the above, shall remove, modify, or repair a hazardous sign so that the hazardous condition is abated. Notice that abatement of a hazardous sign is required shall be given by the Building Official to any of the persons named in the preceding sentence and shall be by certified mail, return receipt requested, or by hand-delivery. The Building Official shall provide a reasonable period of time (not to exceed ten days after the person's receipt of the notice) for a person to take the action required by the notice. The notice shall include a statement of intent by the Building Official to exercise the powers granted by subsection (b) if the hazardous sign is not abated.

(b) If a hazardous sign has not been abated in accordance with the Building Official's notice under subsection (a), the Building Official may enter the premises and abate the hazardous condition. The reasonable cost of abating the hazardous sign, together with interest on the unpaid balance at an interest rate of 6%, shall be taxed as a lien against the record owner of the property on which the sign is located.

(c) A sign removed under subsection (b) shall be held by the Building Official for period of no less than ten days after its removal and before disposing of the removed sign. If during this period the owner of the sign pays the storage fee established by City Council, the Building Official shall return the sign to its owner.

(d) The remedies provided under this section are not exclusive to other remedies or enforcement actions available under law. This section in no way restricts or modifies any method authorized by law to seize evidence of a crime.

§ 13-2-884 NONCONFORMING SIGNS.

(a) For purposes of this article, a "nonconforming sign" is a sign that was lawfully installed at its current location but that does not comply with this article.

(b) A nonconforming sign may be continued and maintained at its existing location, and may be changed or altered as follows:

(1) No change or alteration shall increase the degree of the existing nonconformity.

(2) The face of the sign may be changed.

(3) A nonconforming sign may be relocated on the lot, tract or parcel remaining after land on which the sign is located is taken by condemnation or eminent domain, or is conveyed, dedicated, or an easement or right-of-way is granted under threat of condemnation, or is caused to be moved by the application of other regulations; provided the Building Official determines the sign as relocated will not be a hazardous sign.

(4) A nonconforming sign may be altered, changed, modified, or replaced, if the alteration, change, modification, or replacement: (i) reduces the sign area by at least 20%; or (ii) reduces the height of the sign by at least 20%; or (iii) reduces both sign area and height of the sign by an amount which, combined, is equal to at least 20% of the sign area and height.

(c) A nonconforming sign may not be reconstructed, repaired, or replaced, and shall be removed, if the sign, or a substantial part of it, is destroyed or dismantled for any purpose other than maintenance operations or for changing the letters, symbols, or other matter on the sign. Reconstruction, repair, or replacement of a nonconforming sign shall be completed no later than 90 days following the date of the damage or initial dismantling. For purposes of this subsection, a sign, or a substantial part of a sign, is considered destroyed or dismantled for any purpose other than maintenance operations only if the cost of repairing the sign is more than 60% of the cost of installing a new sign of the same type at the same location.

DIVISION 2. REGULATIONS

§ 13-2-880 APPLICABILITY.

(a) For the purposes of this article, all territory within the city's planning jurisdiction is classified into

a sign district established by § 13-2-861.

(b) When property is not otherwise classified as being within a sign district under § 13-2-861 because it has not been permanently zoned, the Building Official shall determine the use or proposed use and shall decide which base zoning district would be the most restrictive base zoning district in which that use would be a permitted use. After making that classification, the Building Official shall classify the property as being within a sign district based on the presumed base zoning district determined according to the previous sentence.

§ 13-2-861 SIGN DISTRICTS DEFINED AND ESTABLISHED.

(a) For purposes of this article, "sign districts" are defined and established in the following hierarchy, with the "Historic" as the first sign district and "Commercial" as the last sign district:

(1) *Historic.* The "Historic" sign district includes land within the boundaries of (i) a designated historic landmark or historic district, or (ii) a "National Register District," as that term is defined in § 13-2-763.

(2) *Expressway corridor.* The "Expressway Corridor" sign district includes all land within 200 feet of the public right-of-way of (i) IH-35, and (ii) those portions of U.S. Highway 183, U.S. Highway 290, and State Highway 71 that are currently developed as a limited access highway, or have been designated by the Texas Department of Transportation as a limited access highway and for which a construction contract has been let.

(3) *Scenic roadway.* The "Scenic Roadway" sign district includes land within the boundaries of a Hill Country Roadway corridor and within the Principal Roadway Area of a Scenic Arterial, as each of those terms is defined in § 13-2-1, and, for purposes of this article, shall include all land within Austin's extraterritorial jurisdiction that would be within a Hill Country Roadway corridor or the Principal Roadway Area of a Scenic Arterial if that land were also within Austin's zoning jurisdiction.

(4) *Traditional Neighborhood.* The "Traditional Neighborhood" sign district includes land within the boundaries of a Traditional Neighborhood zoning district.

(5) *Low-density residential.* The "Low-density Residential" sign district includes land within the boundaries of any zoning more restrictive than the SF-6 Townhouse and Condominium zoning district.

(6) *Multifamily residential.* The "Multifamily Residential" sign district includes land within the boundaries of the following zoning districts:

(A) SF-6 Townhouse and Condominium Residential.

(B) MF-1 Multifamily Residence (Limited Density).

(C) MF-2 Multifamily Residence (Low Density).

(D) MF-3 Multifamily Residence (Medium Density).

(E) MF-4 Multifamily Residence (Moderate High Density).

(F) MF-5 Multifamily Residence (High Density).

(G) MF-6 Multifamily Residence (Highest Density).

(H) MH Mobile Home Residence.

(I) NO Neighborhood Office.

(J) AG Agricultural.

(K) DR Development Reserve.

(7) *Neighborhood Commercial.* The "Neighborhood Commercial" sign district includes any site that is located within the boundaries of an LO, LR, CR, or W/LO zoning district.

(8) *Downtown.* The "Downtown" sign district includes all land within the boundaries of the CBD and the DMU zoning districts.

(9) *Commercial.* The "Commercial" sign district includes all land that is not within the boundaries of any other sign district.

(b) The hierarchy of the sign districts established in subsection (a) is for the purpose of establishing appropriate regulations for land located in two or more sign districts. If the particular location of a sign is

within the boundaries of two or more sign districts, that location shall be within the sign district that appears first on the hierarchy.

(c) For purposes of this article only, a nonconforming use shall be classified under this section as being within the sign district that would apply if that nonconforming use were located in the most restrictive zoning district in which that nonconforming use is a permitted use.

(Ord. 970717-E, eff 8-1-97)

§ 13-2-862 SIGNS AUTHORIZED IN ALL DISTRICTS.

(a) A sign described in this section may be installed, moved, structurally altered, structurally repaired, maintained, or used in any sign district without first obtaining a sign installation permit from the Building Official. A sign described in this section shall comply with all applicable restrictions and limitations imposed by this section, all other requirements of this article and this Code, and any other applicable law.

(b) *Temporary construction, real estate, or development sign.* A temporary construction, real estate, or development sign is a freestanding or wall sign advertising the construction, remodeling, development, sale, or lease of a building or the land on which the sign is located. This type of sign may be displayed no earlier than 30 days before the commencement of the activity and shall be removed no later than 30 days after the completion of the activity. A sign described by this subsection shall comply with the following regulations:

(1) No more than one sign is authorized on each lot; except that one sign per major access to the development is authorized if a lot is used together with one or more contiguous lots for a single use or a unified development (for example, a shopping center).

(2) The maximum sign area of a freestanding sign in a Low-density Residential sign district is 12 square feet; in a Multifamily Residential sign district, 48 square feet; and in all other sign districts, 128 square feet.

(3) The maximum sign area of a wall sign in all sign districts is equal to 10% of the building facade.

(4) The maximum height of a sign is six feet above grade in a Low-density Residential sign district. The maximum height of a sign in any other sign district is 22 feet above grade.

(c) *Directional sign.* One freestanding or one wall sign per building or per curb cut is authorized solely for the purposes of directing the movement or placement of vehicular or pedestrian traffic. Maximum sign area is 12 square feet. The maximum height of a freestanding directional sign is four feet above grade. A directional wall sign shall not exceed the height of the facade.

(d) *Government sign.* A government sign is a sign installed, maintained, or used (i) by the State of Texas or the federal government, required or specifically authorized for a public purpose pursuant to regulations promulgated by the state or federal government, or (ii) a traffic-related sign installed by any government agency within public right-of-way.

(e) *Holiday and seasonal decoration.* A decoration that displays or depicts a national, local, or religious holiday or season is authorized by this subsection, if installed, maintained, or used for a maximum of 45 consecutive days.

(f) *Incidental sign.* An incidental sign is a small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises (e.g., a credit card sign or a sign indicating hours of business), and is authorized by this subsection when located in any sign district other than the Low-density Residential or Multifamily Residential districts. The total sign area of all incidental signs per premise shall not exceed six square feet.

(g) *Information signs.* These include bulletin boards, changeable copy directories, or signs relating solely to public, religious, or charitable institutions, intended for use by the institution on which the sign is located. A maximum of one information sign shall be allowed per institution. Maximum sign area of an information sign is 32 square feet; and maximum height is six feet above grade.

(h) *Memorial signs.* Memorial signs or tablets, and names and dates of construction of a building when cut into a building surface or inlaid upon it to become part of the building, including freestanding historical markers.

(i) *Menu boards.* A menu board is a free-standing or wall sign used for the purpose of informing patrons of food which may be purchased on the premises. Maximum sign area of a menu board is 32 square feet and the maximum height is eight feet above grade. A menu board shall be landscaped and substantially screened from the public right-of-way. No more than two menu boards are authorized for each drive-through lane at a business.

(j) *Nameplates.* A nameplate is a nonelectrical, on-premise sign which communicates only the name of the occupant or the address of the premises. A nameplate is exempt under this subsection if it does not exceed three square feet in sign area.

(k) *Point-of-sale signs.* A point-of-sale sign is a sign advertising a retail item accompanying its display (e.g., an advertisement on a product dispenser).

(l) *Political signs.* A political sign is any device announcing or promoting the candidacy of one or more persons for elective public office, or concerning any political issue appearing or which is to appear on the ballot in any public election. A political sign shall be removed no later than 30 days after the election or referendum to which the sign applies. Maximum sign area of a political sign authorized by this subsection is 32 square feet. A political sign authorized by this subsection shall include the name and address of the person or persons responsible for installation and removal of the sign.

(m) *Flag or banner.* A flag, banner, or other similar emblem that is not a commercial flag is authorized by this subsection if suspended entirely over private property.

(n) *Temporary wall sign.* An on-premise wall sign of a nonpermanent nature advertising a special event, sale, product, or service may be displayed for 30 days. A temporary wall sign shall not exceed 30% of the window area if in a window, or 96 square feet if attached flat-wise to a building. The sign shall include the date it was installed.

(o) *Window or door surface signs.* A sign installed on or in a window or door is authorized by this subsection. The total sign area of all window and door signs shall be included in calculating the maximum sign area authorized at a particular location.

(p) *Neighborhood signs.* Installation of a sign on private property (not located within the public right-of-way) that advertises a garage sale, yard sale, neighborhood meeting, and the like, is authorized by this subsection for a maximum period of three consecutive days. Notwithstanding the preceding sentence, a sign that relates to a lost or found pet may be installed for maximum period of 30 days. A sign subject to this subsection shall include the date it was installed.

(q) *Small signs.* In any sign district except the Historic, Low-Density Residential, or Traditional Neighborhood sign districts, and if otherwise authorized under this article, the following is authorized:

(1) A wall sign of no more than 32 square feet of sign area and no more than three inches thick, if securely affixed to a building, fence or wall, or

(2) A freestanding sign no more than eight feet in height above grade and 20 square feet of sign area; and

(3) The sign is not an electrical sign;

(4) The sign is composed of durable materials; and

(5) The sign otherwise complies with applicable sign district regulations concerning the type, maximum number, maximum height, and maximum size of signs.

(r) *Interior wall sign.* A sign installed on the interior wall of a building is exempt under this subsection, even if that sign is visible from public right-of-way.

(Ord. 970717-E, eff. 8-1-97)

§ 13-2-863 SIGNS PROHIBITED IN ALL DISTRICTS.

The following signs are prohibited in the city's corporate limits and extraterritorial jurisdiction, unless the Building Official is presented with persuasive evidence that the otherwise prohibited sign is a nonconforming sign:

(1) An off-premise sign, unless the sign is specifically authorized by some other provision of this article. An off-premise sign is a sign advertising a business, person, activity, goods, products, or services

not usually located on the site where the sign is installed, or that directs persons to any location not on that site.

(2) A sign placed on a vehicle or trailer that is parked or located for the primary purpose of displaying the sign.

(3) Festoons, meaning tinsel, strings of ribbon, small commercial flags, streamers, pinwheels, or similar devices.

(4) Portable sign. A portable sign is a sign not permanently affixed to a building, structure, or the ground; designed or installed in a manner allowing the sign to be moved or relocated without any structural or support changes. This definition does not include a sidewalk sign installed, used, or maintained pursuant to § 13-2-875.

(5) Tethered, pilotless balloons or other gas-filled devices used as a sign.

(6) Flashing signs. A flashing sign uses an intermittent or flashing light source to attract attention; but for purposes of this section an electronically controlled changeable-copy sign is not considered a flashing sign.

(7) Any sign within 12 feet of the public right-of-way that is more than 30 inches in height above street pavement grade or has a clearance of less than nine feet above street pavement grade.

§ 13-2-864 PLACEMENT OF SIGNS ON UTILITY POLES OR IN PUBLIC RIGHT-OF-WAY PROHIBITED.

(a) No person shall, either directly or indirectly, cause or authorize a sign to be installed, used, or maintained on any utility pole, traffic signal pole, traffic signal controller box, tree, public bench, street light, or any other structure located on or over any public property or public right-of-way, located within the city's planning jurisdiction, except as authorized by this article.

(b) The primary beneficiary of any sign installed in violation of this section shall be presumed to have authorized or caused, either directly or indirectly, the installation, use, or maintenance of the sign in violation of this section and shall be guilty of a violation of this

Land Development Code.

(c) The City Manager or any person designated by the City Manager shall have the authority and the duty to remove, or cause to be removed, any sign or other advertising device installed, used, or maintained on or over any public property or public right-of-way in violation of this section. Notwithstanding any other provisions of this article, no notice is required to be given to any owner or beneficiary of a sign removed under authority of this section, either before the removal or before any subsequent disposition or destruction of such sign.

(d) This section does not prohibit the installation, use, or maintenance in public right-of-way of a sidewalk sign, a projecting sign in the Downtown sign district, or a street banner, if the sign otherwise complies with the requirements of this article. This section also does not prohibit the installation, use, or maintenance of a wall sign that is mounted flat-wise against the building and extends no more than 18 perpendicular inches from the facade of a building and into public right-of-way, if the sign otherwise complies with the requirements of this article.

§ 13-2-865 SIGNS AUTHORIZED IN THE LOW-DENSITY RESIDENTIAL SIGN DISTRICT.

No sign shall be installed, maintained, or used in the Low-density Residential sign district unless specifically authorized by § 13-2-862 or by some other provision of this article.

§ 13-2-866 SIGNS AUTHORIZED IN THE HISTORIC SIGN DISTRICT.

(a) Except for a sidewalk sign authorized by § 13-2-875, and notwithstanding any other provision to the contrary in this article, no sign installation permit shall be issued, and no sign shall be installed, within the boundaries of a designated historic landmark or historic district except in compliance with the requirements of Part B (Requirements for Historic Landmarks), Division 4 (Other Site Development Requirements), Article VI (Site Development Regulations), Chapter 13-2.

(b) No sign installation permit shall be issued by the Building Official relating to a sign in the Historic

sign district until the Landmark Commission has reviewed and approved the application for the permit. The Building Official shall immediately notify the presiding officer of the Landmark Commission of an application to install a sign in the Historic sign district. Written notice of the date, time, and place of the meeting at which the Landmark Commission will consider the application shall be given to the applicant and to the owner of the land on which the applicant seeks to install the sign, if the applicant is not the owner, pursuant to § 13-1-202 no less than ten days before that meeting. The applicant and, if the applicant is not the owner, the owner may waive the ten days' notice of the hearing. The failure of the Landmark Commission to review an application no later than 40 days after the date the application was filed shall constitute approval by the Landmark Commission of the sign application permit.

(c) In reviewing an application to install a sign in the Historic sign district, the Landmark Commission shall consider the proposed size, color, and lighting of the sign, the material from which the sign is to be constructed, the proliferation of signs on a single building or lot, the proposed orientation of the sign with respect to structures, and such other factors consistent with the Historic Landmark Preservation Plan, the character of National Register District, and

the purpose of historic landmark regulations. The Landmark Commission shall approve an application for a sign installation permit if it finds the proposed sign will not adversely affect any significant architectural or historical feature of the Historic sign district and is appropriate and consistent with the spirit and purposes of the Historic Landmark Preservation Plan, the character of National Register District, and the purpose of historic landmark regulations.

(d) The following are prohibited in the Historic sign district:

- (1) A sign, or any portion thereof, that rotates;
- (2) A roof sign; or
- (3) A sign which flashes or blinks at intervals.

(e) No handbill, poster, placard, or other advertising device of a temporary nature may be placed on any structure in the Historic sign district except inside a window or on a bulletin board, and in either instance with the consent of the owner or the tenant.

(f) The applicant, or the owner, if the applicant is not the owner, of the land on which the sign is to be installed may appeal the decision of the Landmark Commission under this section to the City Council in accordance with the procedures of Chapter 13-1.

§ 13-2-867 TABLE OF STANDARD SIGN REGULATIONS begins on following page.

§ 13-2-867 TABLE OF STANDARD SIGN REGULATIONS.

Historic: See § 13-2-866 for regulations.

Low-density Residential: See § 13-2-865 for regulations.

	<u>Expressway Corridor</u>	<u>Scenic Roadway</u>	<u>Multifamily Residential</u>	<u>Neighborhood Commercial</u>	<u>Downtown</u>	<u>Commercial</u>
Signs authorized:						
Freestanding:	Yes	Yes	Yes	Yes	Yes	Yes
Wall:	Yes	Yes	Yes	Yes	Yes	Yes
Commercial Flag:	Yes	No	Yes	Yes	Yes	Yes
Roof sign, substituted for a freestanding sign:	Yes	No	No	No	No	Yes
Freestanding signs authorized per lot:	One *	One	One per curb cut	One	One *	One *
Maximum sign area of authorized freestanding sign:	0.7 square foot per linear foot of frontage or 60 square feet, whichever is larger; up to a maximum of 300 square feet	0.4 square feet per linear foot of frontage; up to a maximum of 64 square feet	35 square feet	0.3 square feet per linear foot of frontage; up to a maximum of 100 square feet	0.5 square feet per linear foot of frontage; up to a maximum of 200 square feet	0.7 square foot per linear foot of frontage; up to a maximum of 200 square feet for a sign other than a multitenant center sign or 250 square feet for a multi-tenant center sign
(In calculating the maximum sign area of a free-standing sign on a corner lot, only the largest single frontage is counted.)						

* See § 13-2-870 (Additional Freestanding Signs)

Chapter 13-2: Article VII: Sign Regulations

Jurhin - Land Development Code

§ 13-2-867 TABLE OF STANDARD SIGN REGULATIONS (Cont'd).

Historic: See § 13-2-866 for regulations.

Low-density Residential: See § 13-2-865 for regulations.

<i>Signs authorized:</i>	<u>Expressway Corridor</u>	<u>Scenic Roadway</u>	<u>Multifamily Residential</u>	<u>Neighborhood Commercial</u>	<u>Downtown</u>	<u>Commercial</u>
Maximum sign area of all other signs (aggregate total):	20% of facade area of the first 15 feet of building height	10% of facade area of the first 15 feet of building height	0.5 square feet per linear foot of frontage; not to exceed a total of 35 square feet	10% of facade area of the first 15 feet of building height	20% of facade area of the first 15 feet of building height	20% of facade area of the first 15 feet of the building height
Maximum height of freestanding signs:	35 feet above frontage street pavement grade, or 20 feet above grade at the base of the sign, whichever is higher	12 feet above grade	6 feet above grade	20 feet above frontage street pavement grade, or 6 feet above grade at the base of the sign, whichever is higher	6 feet above grade	30 feet above frontage street pavement grade, or 6 feet above grade at the base of the sign, whichever is higher
Commercial Flags:						
Maximum height above grade:	Same as for freestanding sign	N/A	30 feet	Same as for freestanding sign	30 feet	Same as for freestanding sign
Maximum number per lot:	One per curb cut	None	One per curb cut	One per curb cut	One per curb cut	One per curb cut

Chapter 13-2: Article VII, Sign Regulations

Land Use

§ 13-2-867.1 SIGNS AUTHORIZED IN TRADITIONAL NEIGHBORHOOD SIGN DISTRICT.

(A) Except as otherwise provided in this article, a sign in a Traditional Neighborhood sign district must comply with this section.

(B) A sign may be a wall sign, an awning sign, a berm sign, or a hanging sign.

(C) The area of a hanging sign may not exceed eight square feet, and there must be not less than eight feet clearance between the bottom of the sign and the finished grade.

(D) A building in a Neighborhood Center Area of a Traditional Neighborhood sign district may have not more than three signs with a total sign area of not more than 24 square feet.

(E) A commercial building in a Mixed Residential Area of a Traditional Neighborhood sign district may have not more than two signs with a total sign area of not more than 12 square feet.

(F) A townhouse, condominium, or multi-family building within a Mixed Residential Area of a Traditional Neighborhood sign district may have not more than two signs with a total sign area of not more than eight square feet.

(G) Spotlights on signs and exterior lighting of signs shall be concealed from view and shall be oriented away from adjacent properties and roadways.

(H) Internal lighting of signs is prohibited, except where the internal lighting is only of individual letters. (Ord. 970717-E, eff. 8-1-97)

§ 13-2-868 REGULATIONS IN THE SCENIC AREA SIGN DISTRICT.

(a) Spotlights on signs and exterior lighting of signs in a Hill Country Roadway Corridor shall be concealed from view and shall be oriented away from adjacent properties and roadways.

(b) Internal lighting of signs is prohibited, except where the internal lighting is only of individual letters.

(c) Notwithstanding the sign setback requirements established by § 13-2-886, installation of a sign or sign support is prohibited less than 12 feet from the

public right-of-way, or less than 25 feet from street pavement or curb in the right-of-way, whichever distance is less.

§ 13-2-869 ADDITIONAL REGULATIONS IN DOWNTOWN SIGN DISTRICT.

(a) A commercial flag may be suspended over public right-of-way only in the Downtown sign district.

(b) For purposes of this section, a "projecting sign" is a wall sign that extends over public right-of-way for a distance of more than 18 perpendicular inches from the building facade.

(c) A projecting sign is authorized only in the Downtown sign district. A projecting sign may extend from the building facade for a distance of six feet, or a distance equal to two-thirds the width of the abutting sidewalk, whichever distance is less. A projecting sign shall not exceed 35 square feet in sign area.

(d) Only one projecting sign is allowed per building facade.

(e) No projecting sign shall project over state public right-of-way without state approval.

§ 13-2-870 ADDITIONAL REGULATIONS FOR FREESTANDING SIGNS.

(a) In the Expressway Corridor, Downtown, and Commercial sign districts, two freestanding signs are authorized on a lot with total frontage of more than 400 feet abutting a roadway. On a lot fronting on two streets, one freestanding sign may be installed on each street.

(b) A lot used together with one or more contiguous lots for a single use or unified development (for example, a shopping center), including any lots used for off-street parking, shall be considered a single lot for purposes of these regulations.

(c) Notwithstanding any language to the contrary in subsection (b), a pad site or satellite tract within a unified development, whether or not legally subdivided (such as a site for a free-standing service station or restaurant set apart from the unified development) shall be considered a separate lot for purposes of this section, and one free-standing sign shall be permitted on each such site.

§ 13-2-871 ROOF SIGNS.

(a) In the Expressway Corridor or Commercial sign district, a roof sign is authorized only if substituted for an authorized freestanding sign.

(b) The height of a roof sign shall not exceed five feet above the height of the building facade or the maximum height for a free-standing sign, whichever height is less.

§ 13-2-872 SUBDIVISION IDENTIFICATION SIGN.

Two permanent subdivision identification signs with a maximum combined total sign area not greater than 128 square feet are authorized for each major project entry to a multi-lot, masterplanned subdivision. For purposes of this section, a "subdivision identification sign" is a sign identifying a residential or commercial subdivision.

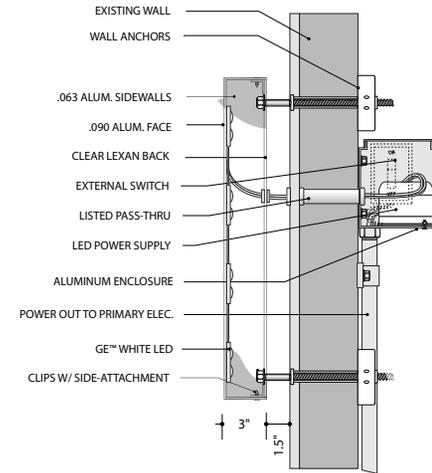
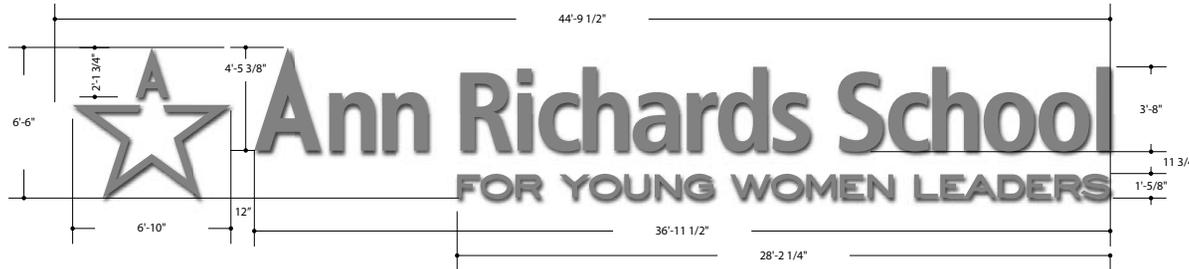
§ 13-2-873 ADVERTISING SEARCHLIGHTS.

(a) For purposes of this section, an "advertising searchlight" means a searchlight used to direct beams of light upward for advertising purposes.

(b) Use of an advertising searchlight at any location is authorized upon issuance of a permit by the Building Official. The Building Official shall issue a permit for the use of an advertising searchlight if the applicant demonstrates compliance with the following

Ann Richards School for Young Women Leaders / Sign Program / Austin, Texas

Sign Face Total: up to 260 SF



A Channel Letters and Logo
Scale: 3/16" = 1'-0"

Fabricate ONE (1) Set of TWO LINES OF LETTERS and one Logo;

- 3"-Deep .063" aluminum sidewalls, and .090" aluminum faces finished in Matthews Polyurethane to match PMS 300C Med. Blue, and MP Black (lower set); Welded construction;
- White Lexan™ backs for halo-illumination;
- GE™ White LED components;
- Letters to stud-mount to fascia with a 1" standoff
- Electrical requirement: 120v to be supplied at sign location by others;



10212 METRIC BLVD.
AUSTIN, TEXAS 78758
800-327-1104 / 512-494-0002
fsg.com

Ann Richards School
For Young Women Leaders
2206 Prather Lane
Austin TX 78704

Start Date: 04/15/2020
Last Revision: 10/29/2020
Job#92J10405
Dwg. #92J10405STAV3S1

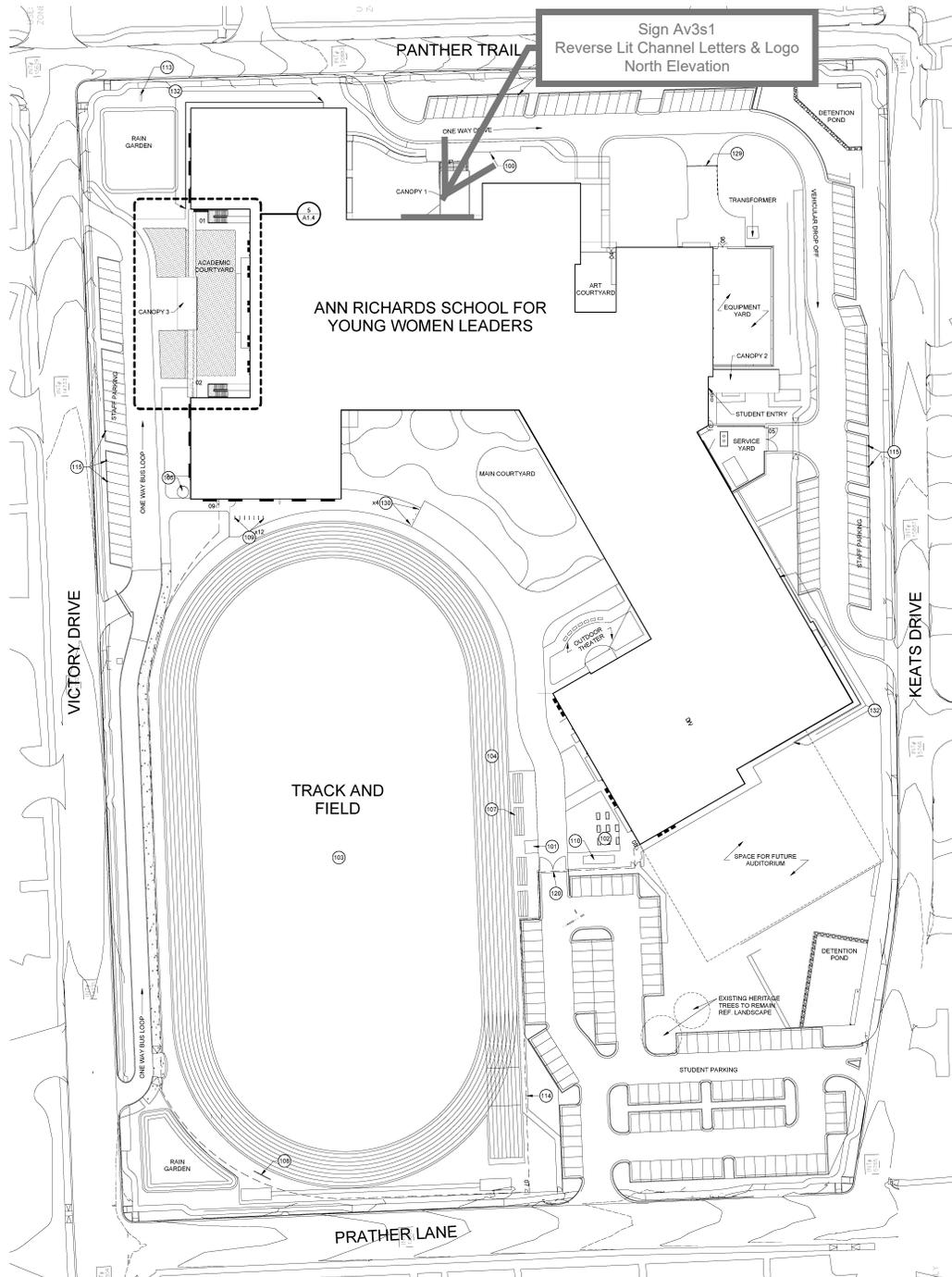
Design:
Ben Anglin
Sales:
Aaron Salinas

CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.
© COPYRIGHT 2018 / ALL RIGHTS RESERVED



UL Installation Requirements:

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



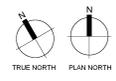
1 SITE PLAN
SCALE: 1" = 40'-0"

GENERAL SITE NOTES

- "PACKAGE 1" REFERS TO THE 12/14/2018 PACKAGE 1 CONTRACT DOCUMENTS PROVIDED. "PACKAGE 1" INCLUDES THE SITE DOCUMENTS - CIVIL AND LANDSCAPE.
- REFER TO PACKAGE 1 FOR ADDITIONAL SITE INFORMATION INCLUDING EXISTING AND DEMOLITION PLANS. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO ELECTRICAL SITE PLAN FOR LIGHT POLE LOCATIONS.
- COORDINATE LENGTHS OF EXTERIOR GUARDRAILS WITH FINAL GRADING. PROVIDE GUARDRAILS AT FLATWORK WHERE INDICATED. WHERE ELEVATION DIFFERENCE BETWEEN FLATWORK AND GRADE IS GREATER THAN OR EQUAL TO 30".

KEYNOTE LEGEND

- 100 ALUMINUM FLAG POLE.
- 101 BAND TOWER ON CONCRETE PAD. REMOVE EXISTING BAND TOWER ON SITE FROM EXISTING CONCRETE PAD. STORE TOWER, REINSTALL ON NEW CONCRETE PAD.
- 102 STUDENT GARDENS PER PACKAGE 1.
- 103 ARTIFICIAL TURF FIELD PER PACKAGE 1.
- 104 POLYURETHANE TRACK PER PACKAGE 1.
- 105 CISTERN PER PACKAGE 1.
- 107 PORTABLE ALUMINUM BLEACHERS. TOTAL SEATING CAPACITY AT FIELD 200.
- 108 EXTERIOR TRACK AND FIELD SCOREBOARD.
- 109 BICYCLE RACKS PER PACKAGE 1.
- 110 RELOCATE EXISTING AIRSTREAM TRAILER.
- 113 DIGITAL SIGN, ELECTRO-MATIC 3X7 DOUBLE FACED SIGN MOUNTED ON A POLE, 15MM WITH CELLULAR MODEM 4G, OR APPROVED EQUAL.
- 114 FENCING PER PACKAGE 1.
- 120 CONDUIT STUB UP FOR FUTURE ELECTRICAL VEHICLE CHARGING STATION.
- 120 PROVIDE KNOX LOCK PADLOCK - MODEL #5770.
- 129 GALVANIZED DOUBLE SWING MANUAL SWING GATE W/ CHAIN.
- 130 BOLLARD - FIXED, RELIANCE POLYDRY MODEL BR 840, OR APPROVED EQUAL. EMBED INTO FLATWORK. DO NOT CORE AND INSTALL INTO PREVIOUSLY POURED FLATWORK. REF PLAN FOR QUANTITY.
- 132 TYPE 2B EXTERIOR GUARDRAIL.









C-1/27







TRAMOR AT
Creek Village

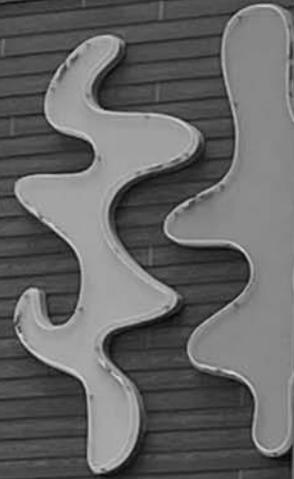
APARTMENTS



3801
442-7722

TOWN AND COUNTRY MONTESSORI
Your Child's Success is Our Success!
8 weeks - 6 yrs
**CELEBRATING 40 YEARS
OF EXCELLENCE IN
MONTESSORI EDUCATION AND
ENRICHMENT IN AUSTIN!**
3801 Keats Dr. (512) 442-7722

GROVES

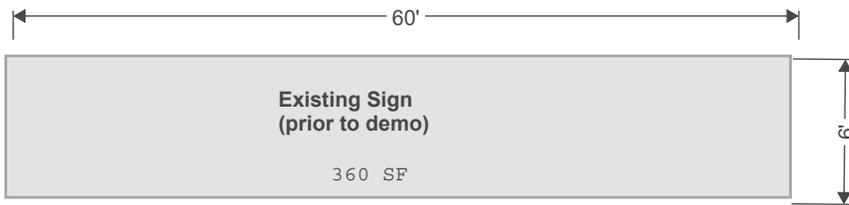




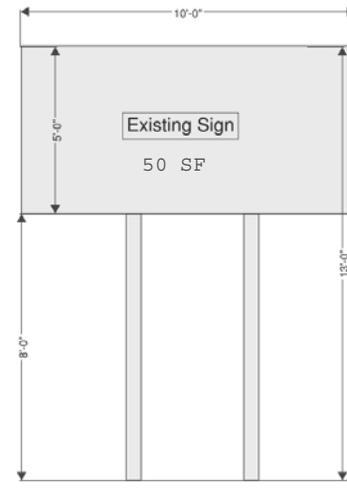


FIRE LANE TOW AWAY ZONE

Previous Signage (demolished) = 360 SF + 410 SF
approximately 410 SF

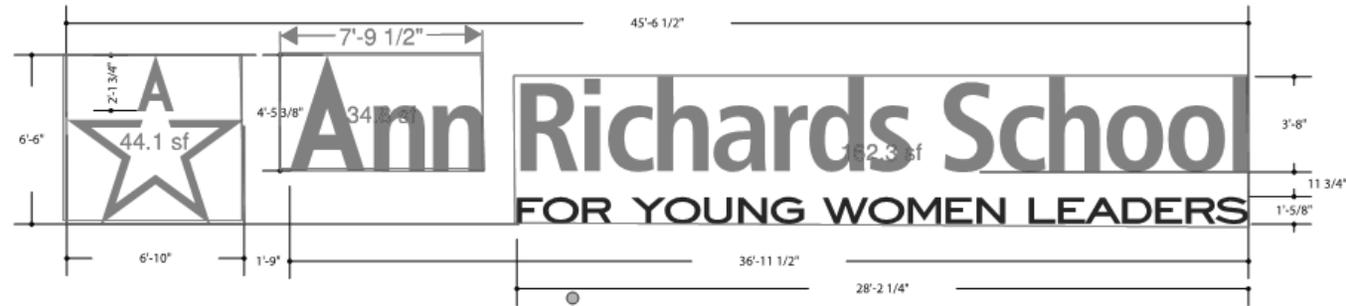


Previous signage = 360 SF + 50 SF = 410 SF
Marquee exceeded 6' max height

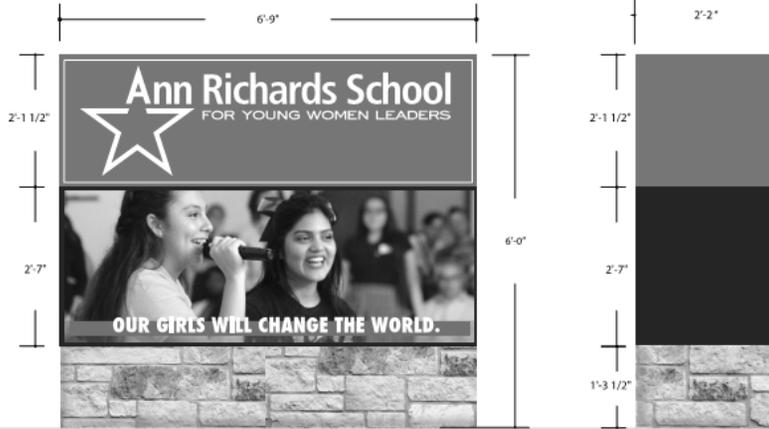


New Signage - proposed total Area

Reduced from previous school sign area total 410 SF



- 1 rectangle = 6.5' x 45.5' = 295.75 SF
- 3 rectangles = 44.1 SF + 34.8 SF + 162.3 SF = 241.2 SF total



31.78 S.F. TOTAL SIGN AREA

FRONT ELEVATION

SIDE VIEW



• PMS 300C
• 3M™ 3630-127
INTENSE BLUE



• WHITE LIMESTONE
VENEER



Austin Independent School District



Construction Management Department

DATE: __02/03/2020__

Per approval from the AISD Executive Director of Construction Management and Facilities, Robert Cervi, and the Principal of the Ann Richards School for Young Women Leaders, Kristina Waugh, this form outlines the spaces available for use by non-school groups at the _Ann Richards School. The availability to the building will be posted on the school's website, once the site's construction has been completed. The Austin Independent School District's Building Use Policy has been provided. Use of the building will be managed according to the policy. For security purposes, classroom wings are locked when the joint-use spaces are in use.

The following types of spaces within the school can be reserved for joint use, as described in the attached AISD policy:

- Gymnasium
- Cafeteria
- Kitchen
- Community Room
- Auditorium
- Library
- One or more classrooms
- Parking lots, athletic fields and grounds
- Other areas as given approval by District

Restrooms will also be available as designated per agreement.

X 

School Principal

X

Exec Dir of Constr Management and Facilities