

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

**DATE: December 13, 2021**

**CASE NUMBER: C16-2021-0011**

\_\_\_\_ Thomas Ates  
\_\_\_\_ Brooke Bailey  
\_\_\_\_ Jessica Cohen  
\_\_\_\_ Melissa Hawthorne (abstained)  
\_\_\_\_ Barbara McArthur  
\_\_\_\_ Rahm McDaniel  
\_\_\_\_ Darryl Pruet  
\_\_\_\_ Agustina Rodriguez  
\_\_\_\_ Richard Smith  
\_\_\_\_ Michael Von Ohlen  
\_\_\_\_ Nicholl Wade  
\_\_\_\_ Kelly Blume (Alternate)  
\_\_\_\_ Carrie Waller (Alternate)  
\_\_\_\_ Vacant (Alternate)

**APPLICANT: Renee Bornn**

**OWNER: Villas Rio, LP**

**ADDRESS: 2111 RIO GRANDE 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), requesting a total of 1 sign(s) on the property:**

- a) **(F) to allow one (1) wall signs above the second floor (maximum allowed) to the eight floor (requested)**
  
- b) **(H) to allow for the one (1) sign(s) to all be illuminated in order to provide signage for the Villas on Rio Grande in a “GO-MU, LO-NP, MF-4-NP”, General Office-Mixed Use, Limited Office, Multi-Family– Neighborhood Plan zoning district. (West University Neighborhood Plan)**

**Note: The Land Development Code sign regulations 25-10-133 University Neighborhood Overlay Zoning Districts Signs**

**(F) No signs may be placed above the second floor of a building, except for a non-electric sign that is engraved, cut into the building surface, or otherwise inlaid to become part of the building.**

**(H) A sign may not be illuminated or contain electronic images or moving parts.**  
**BOARD'S DECISION: Oct 11, 2021 BOA MEETING POSTPONED TO NOVEMBER 8, 2021 BY BOARD MEMBERS (AS REQUESTED BY APPLICANT); Nov 8, 2021 POSTPONED TO DEC 13, 2021 (per applicant); Dec 13, 2021 POSTPONED TO JANUARY 10, 2022 BY APPLICANT**

**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:

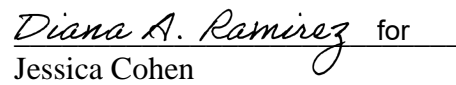
OR,

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

 for  
Jessica Cohen  
Madam Chair