

# BOA SIGN REVIEW COVERSHEET

**CASE:** C16-2023-0003

**BOA DATE:** August 14<sup>th</sup>, 2023

**ADDRESS:** 2270 Guadalupe St

**COUNCIL DISTRICT:** 9

**OWNER:** Marco Veneziano

**AGENT:** Shana Gardner

**ZONING:** CS-CO-NP (West University)

**LEGAL DESCRIPTION:** LOT 1 BLK A CO-OP SUBD THE

**VARIANCE REQUEST:** allow for illumination of one (1) Neon Wall Sign and one (1) internally lit blade sign

**SUMMARY:** illuminated signage for Foxtrot Market

**ISSUES:** distinct disadvantage from other businesses in the area that offer similar services.

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS-CO-NP	General Commercial Services
<i>North</i>	CS-CO-NP	General Commercial Services
<i>South</i>	CS-CO-NP	General Commercial Services
<i>East</i>	UNZ	Unzoned (State owned land)
<i>West</i>	CS-NP	General Commercial Services

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

CANPAC

Central Austin Community Development Corporation

Friends of Austin Neighborhoods

Homeless Neighborhood Association

My Guadalupe

Neighborhood Empowerment Foundation

Preservation Austin

SELTexas

Shoal Creek Conservancy

University Area Partners

West Campus Neighborhood Association



July 26, 2023

Shana Gardner  
407 Radam Ln, Ste A100  
Austin, TX 78745

Property Description: LOT 1 BLK A CO-OP SUBD THE

**Re: C16-2023-0003**

Dear Shana,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance request from LDC Section 25-10-133(H) at 2270 Guadalupe Street.

**Austin Energy does not oppose the request**, provided that any proposed or existing improvements follow Austin Energy's Clearance & Safety Criteria, the National Electric Safety Code, and OSHA requirements. Any removal or relocation of existing facilities will be at the owner's/applicant's expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

[https://library.municode.com/tx/austin/codes/utilities\\_criteria\\_manual?nodeId=S1AUENDECR\\_1.10.0CLSARE](https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE)

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

**Cody Shook, Planner II**

Austin Energy  
Public Involvement | Real Estate Services  
2500 Montopolis Drive  
Austin, TX 78741  
(512) 322-6881  
[Cody.Shook@austinenenergy.com](mailto:Cody.Shook@austinenenergy.com)

## 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 # **C16-2023-0003** ROW # **13169251** Tax # **0212010501**

### Section 1: Applicant Statement

Street Address: 2270 Guadalupe St

Subdivision Legal Description:

LOT 1 BLK A CO-OP SUBD THE

Lot(s): 1 Block(s): A

Outlot:  Division:

Zoning District: CS-CO-NP (West University NP)

Council District: **9**

Sign District: 25-10-133 - UNIVERSITY NEIGHBORHOOD OVERLAY ZONING DISTRICT SIGNS.

I/We Shana Gardner on behalf of myself/ourselves as

authorized agent for Foxtrot Market affirm that on

Month June, Day 29, Year 2023, 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) Neon Wall Sign, (1) internally lit blade sign

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:

By strictly enforcing the code barring the installation of illuminated signage, our clients are at a distinct disadvantage from the other businesses in the nearby area that offer similar services, and they run the risk of losing customers.

—OR—

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

This property is not unique in the types of signage requested. The proposed signage is comparable to the existing signage on other businesses in the surrounding area. It will not generate any significant impact on the neighborhood because it fits in with existing designs.

—OR—

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

This area and the surrounding blocks that make up the Drag are home to many businesses that serve the University area, and they already have similar styles of illuminated signage. The proposed signage will match within the established signage in this district, and therefore will not greatly conflict with the current sign ordinance.

**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:

Most of these businesses in the surrounding blocks already enjoy the benefit of illuminated signage to direct potential customers to their building.

### 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: Shana Gardner Digitally signed by Shana Gardner  
Date: 2023.06.27 16:01:36 -05'00' Date: 06/27/2023

Applicant Name (typed or printed): Shana Gardner - Ion Art

Applicant Mailing Address: 407 Radam Ln, Ste A100

City: Austin State: TX Zip: 78745

Phone (will be public information): [REDACTED]

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: 6/29/2023

Owner Name (typed or printed): Marco Veneziano

Owner Mailing Address: 167 N Green St. Suite 1100

City: Chicago State: IL Zip: 60607

Phone (will be public information): [REDACTED]

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

### Section 5: Agent Information

Agent Name: \_\_\_\_\_

Agent Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

# FOXTROT GUADALUPE SIGN PACK ART BOOK V1

Artbook for Client Review and Approval

Ion Art Project #6274

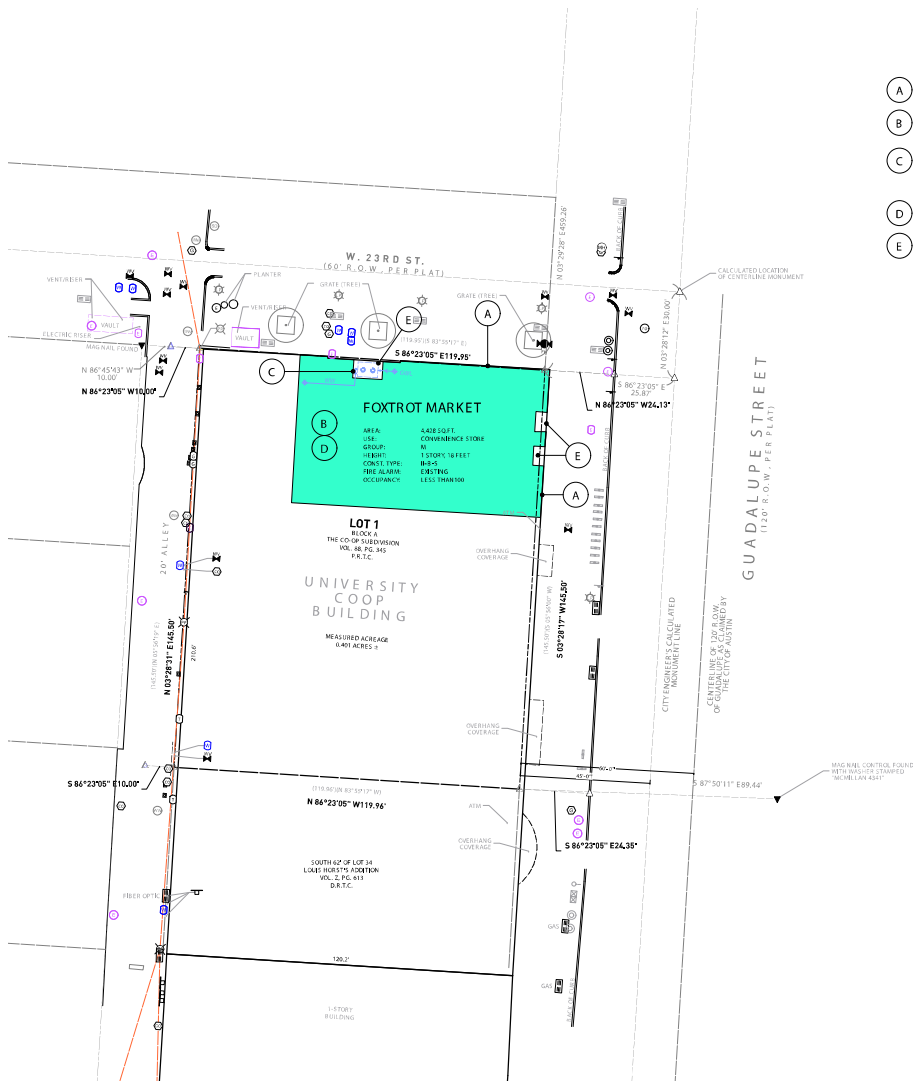
**NOT FOR CONSTRUCTION**

# FOXTROT

## GUADALUPE

Project Address:  
2270 Guadalupe St.  
Austin, TX 78705

Date: 06.20.2023



1 SITE PLAN EXEMPTION EXHIBIT  
Scale: 1" = 20'-0"

#### SITE PLAN EXEMPTION SCOPE OF WORK

- A FACADE RENOVATION, NOT INCREASING HEIGHT.
- B CHANGE OF USE FROM SCHOOL (K-12) TO CONVENIENCE STORE.
- C NEW GREASE TRAP, CLEANOUTS AND SAMPLE POINT. ALL WORK TO BE INSTALLED ON PRIVATE PROPERTY. TIE TO EXISTING WW LINE WITHIN BUILDING.
- D INTERIOR RENOVATION LESS THAN 5,000 SQ.FT.
- E NEW ACCESSIBLE ENTRY AND EXIT VESTIBULES, DOORS TO SWING OUT ENTIRELY ON PRIVATE PROPERTY.

#### APPLICABLE CODES

TEXAS ACCESSIBILITY STANDARDS  
2010 AMERICAN DISABILITY ACT  
2020 NATIONAL ELECTRICAL CODE  
2021 INTERNATIONAL BUILDING CODE (IBC)  
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)  
2021 INTERNATIONAL FIRE CODE (IFC)  
2021 INTERNATIONAL MECHANICAL CODE (IMC)  
2021 INTERNATIONAL FIRE CODE (IFC)  
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

#### PROPERTY OWNER

UNIVERSITY CO-OPERATIVE SOCIETY INC  
PO BOX 7520  
AUSTIN TX 78713-7520

#### IBC SUMMARY

OCCUPANCY GROUP	M
TYPE OF CONSTRUCTION	II-B-5
FIRE SPRINKLERS	EXISTING TO REMAIN. MODIFICATIONS TO BE SUBMITTED SEPARATELY.
FIRE ALARM	EXISTING TO REMAIN.
BUILDING AREAS	EXISTING PROPOSED 2286 SQ.FT. 4,428 SQ.FT. (NO CHANGE)
BUILDING HEIGHT	ALLOWABLE PROPOSED 60 FEET 18 FEET (NO CHANGE)
BUILDING STORIES	ALLOWABLE PROPOSED 3 1 (NO CHANGE)

#### TABLE 601 FIRE RESISTANCE REQUIREMENTS

##### TYPE II-B-5 FIRE RESISTANCE IN HOURS

PRIMARY STRUCTURE	0
EXTERIOR BEARING WALLS	0
SECONDARY STRUCTURE	0
ROOF STRUCTURE	0
INTERIOR BEARING WALLS	0
EXTERIOR WALLS	REFER TO TABLE 602

#### TABLE 602 FIRE RESISTANCE RATING REQUIREMENTS

##### FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE DISTANCE SEPARATION	FIRE RESISTANCE RATING IN HOURS
X < 5	1 (not applicable, space faces right-of-way)
5 < X < 10	0
10 < X < 30	0

#### SITE SUMMARY

COUNTY:	TRAVIS
SITE AREA:	0.491 Acres
TCAD ID#:	203508
LEGAL DESCRIPTION:	LOT 1 BLK A CO-OP SUBD THE
ZONING:	CS-CO-1P
EXISTING USE:	TRADE SCHOOL
PROPOSED USE:	CONVENIENCE STORE WITH ACCESSORY LIMITED RESTAURANT
WATERSHED:	SHOAL CREEK
NEIGHBORHOOD:	WEST CAMPUS
OVERLAYS:	WEST CAMPUS OVERLAY
HISTORIC:	NOT LISTED STRUCTURE OR WITHIN AN HISTORIC DISTRICT
FLOODPLAIN:	NOT WITHIN FEMA FLOOD PLAIN NOT IN CITY OF AUSTIN FULLY DEVELOPED FLOOD PLAIN

ITEM03/7



ARCHITECT

M  
G  
I  
C

MAGE ARCHITECTURE PC  
777 LACE LANE  
AUSTIN, TEXAS 78707  
512.455.1111  
EMAIL: MAGE@MAGEARCHITECT.COM

PROJECT

FOXTROT

GUADALUPE

220 GUADALUPE STREET  
AUSTIN, TEXAS 78701

DRAWING LOG

- 2022 FEB 25 CONSULTANT ISSUE
- 2022 MAR 25 CO REVIEW
- 2022 APR 2 PERMIT SET

SHEET NAME

SITE PLAN  
EXEMPTION  
EXHIBIT

SHEET NUMBER

SPE

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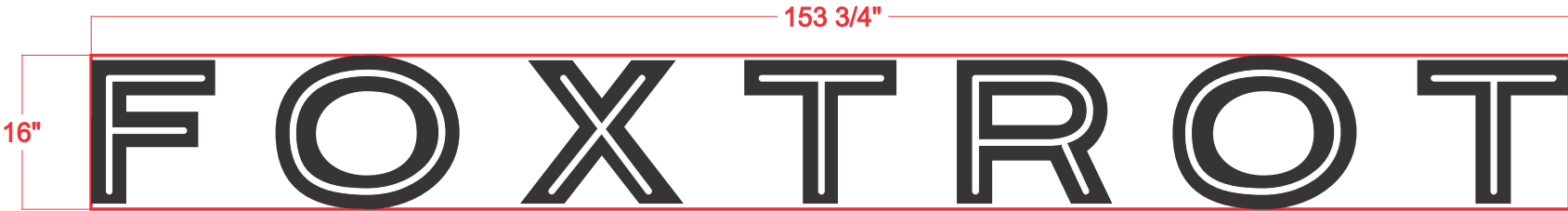
FOXTROT GUADALUPE | SURVEY AND LOCATION INFO



Project Address:  
2270 Guadalupe St.  
Austin, TX 78705

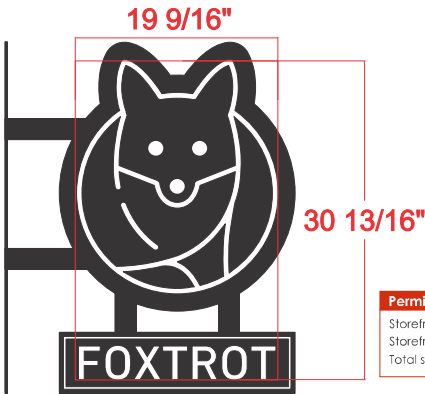


FOXTROT GUADALUPE | SIGN SIZE AND SQ FT



Permitting information- East Side

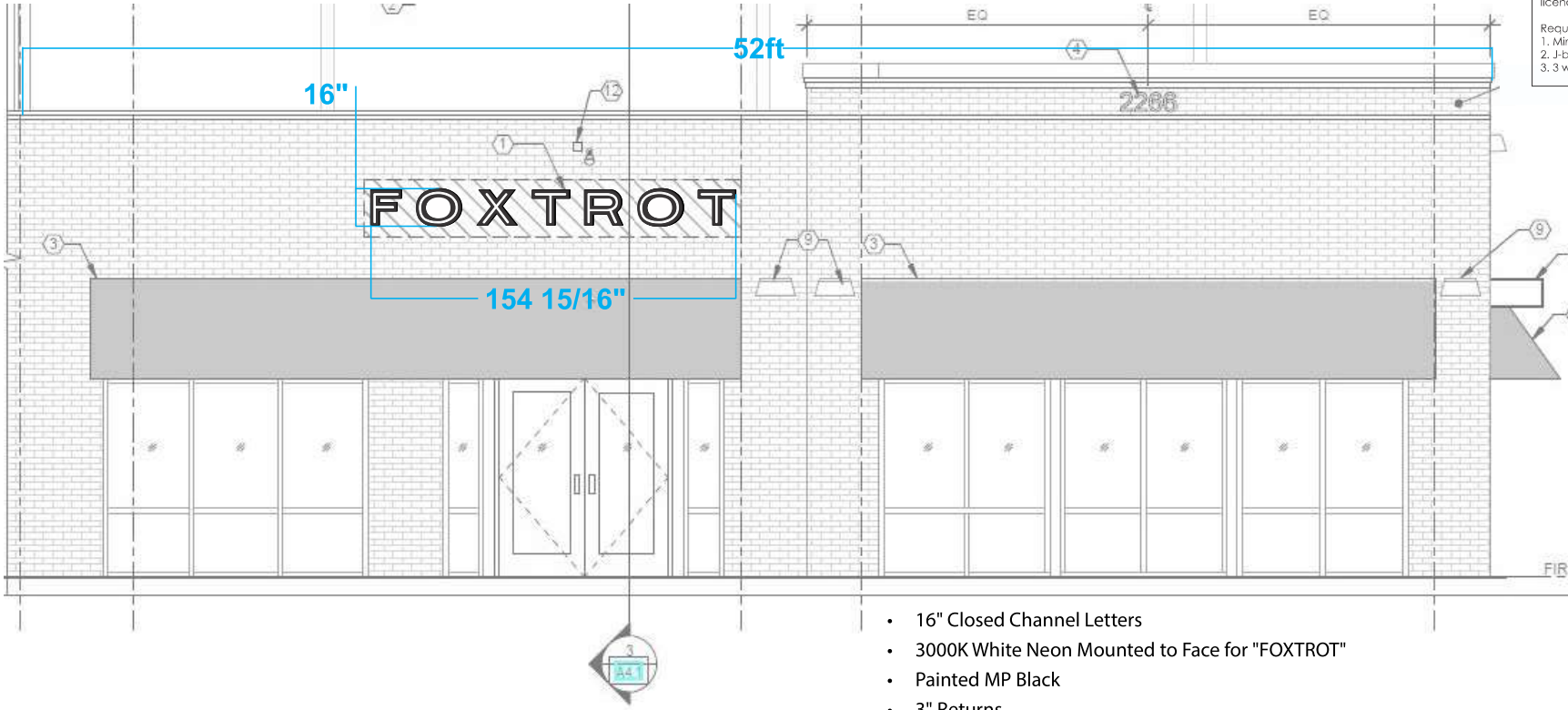
Storefront width: 52"  
Storefront height: 208"  
Total sign area: 17.11 Sq Ft



Permitting information- North Side

Storefront width: 78"  
Storefront height: 232"  
Total sign area: 4.13 Sq Ft

# FOXTROT GUADALUPE | EAST SIGN



**Electrical Notice**

Ion Art DOES NOT provide primary electrical to the sign/project. Power to the sign/project must be done by a licensed electrical contractor or licenced electrician.

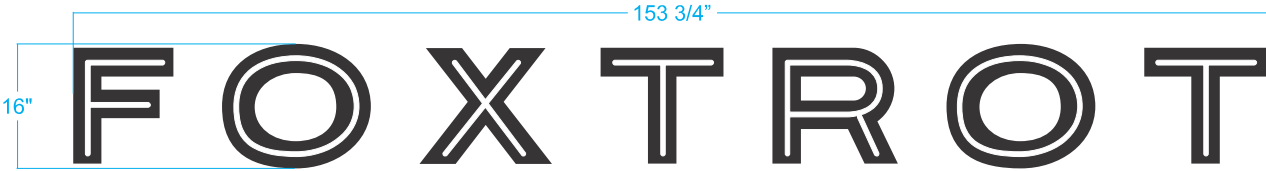
Requirements:

1. Minimum of 1 dedicated 120V 20amp circuits
2. J-box or MC whip provided within 6ft of install
3. 3 wires - line, ground, neutral

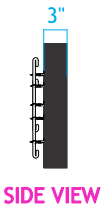
- 16" Closed Channel Letters
- 3000K White Neon Mounted to Face for "FOXTROT"
- Painted MP Black
- 3" Returns
- Letters Mounted Individually to Exterior Facade

EAST

SCALE: 1/4" = 1' - 0"



**FACE VIEW**  
SCALE: 3/4" = 1' - 0"

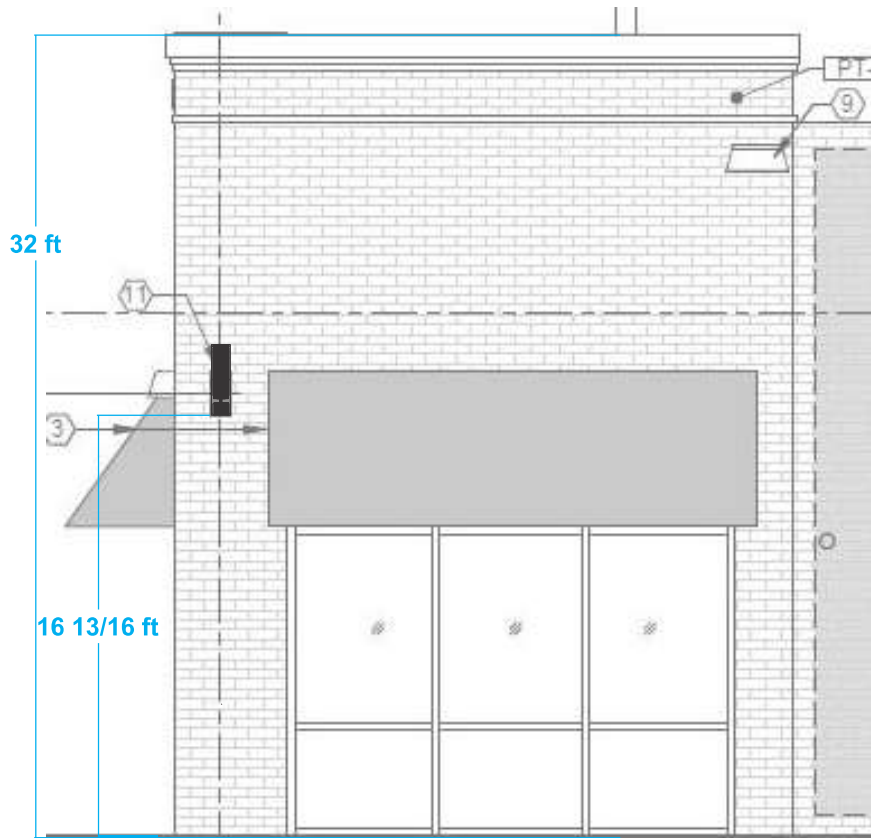


**SIDE VIEW**



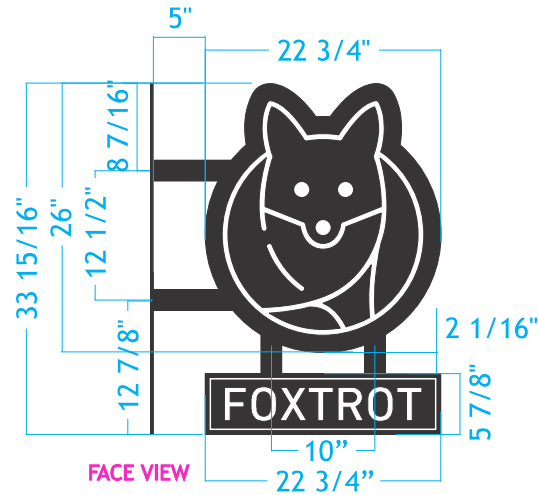
**SIMULATED NIGHT VIEW**  
SCALE: NOT TO SCALE

# FOXTROT GUADALUPE | NORTH SIGN

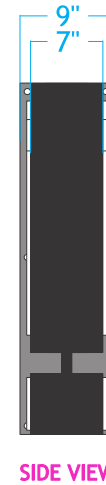


- ~24" Diameter Blade Sign
- Fox Logo on upper section with "FOXTROT" below
- Internally Lit Using 3000K White LEDs
- White Push-Through Acrylic for Logo and Text
- Sign and Bracket Painted MP Black
- 9" Return
- Mounted to Exterior Facade

SCALE: 1/4" = 1' - 0"



SCALE: 3/4" = 1' - 0"



SIMULATED NIGHT VIEW

## ITEM03/11

### Electrical Notice

Ion Art DOES NOT provide primary electrical to the sign/project. Power to the sign/project must be done by a licensed electrical contractor or licensed electrician.

#### Requirements:

1. Minimum of 1 dedicated 120V 20amp circuits
2. J-box or MC whip provided within 6ft of install
3. 3 wires - line, ground, neutral

