

BOA SIGN REVIEW COVERSHEET

CASE: C16-2021-0011

BOA DATE: October 11th, 2021

ADDRESS: 2111 Rio Grande St

COUNCIL DISTRICT: 9

OWNER: Villa Rios, LP

AGENT: Renee Bornn

ZONING: GO-MU; LO-NP; MF-4-NP

LEGAL DESCRIPTION: LT 1-3 OLT 23-1/2 DIV D HORSTS LOUIS SUBD

VARIANCE REQUEST: requesting a total of one (1) sign on the property: (F) to allow one (1) wall sign above the second floor (maximum allowed) to the eighth floor (requested) **and** (H) to allow for the one (1) sign to be illuminated.

SUMMARY: to attach a wall sign

ISSUES: preservation of historical building takes up a substantial portion of the 2nd Fl availability for illuminated signage.

	ZONING	LAND USES
<i>Site</i>	GO-MU; LO-NP; MF-4-NP	General Office-Mixed Use; Limited Office; Multi-Family High Density
<i>North</i>	GO-MU-H-NP	General Office-Mixed Use-Historic Landmark
<i>South</i>	MF-4-NP	Multi-Family
<i>East</i>	GO-MU-H-NP; GO-MU	General Office-Mixed Use
<i>West</i>	LO-NP	Limited Office

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

CANPAC (Central Austin Neigh Plan Area Committee)

Central Austin Community Development Corporation

Friends of Austin Neighborhoods

Homeless Neighborhood Association

My Guadalupe

Neighborhood Empowerment Foundation

Preservation Austin

SELTexas

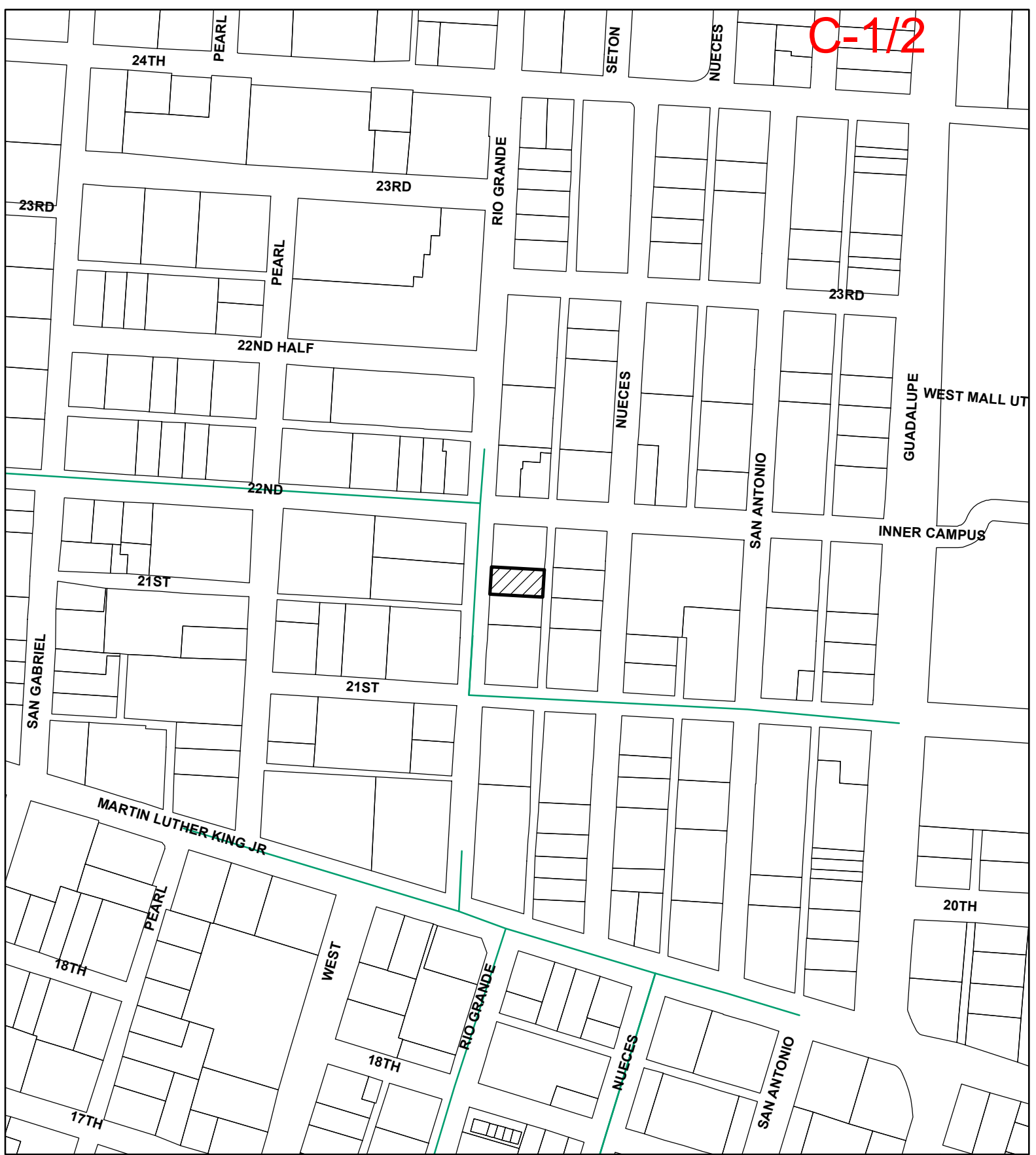
Shoal Creek Conservancy




Sierra Club, Austin Regional Group

University Area Partners

West Campus Neighborhood Association

C-1/2



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C16-2021-0011
LOCATION: 2111 RIO GRANDE STREET



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: 2111 Rio Grande

Subdivision Legal Description:

Louise Horst's Subdivision of Outlot No 23.5

Lot(s): 1-4 Block(s): _____

Outlot: 23.5 Division: D

Zoning District: LO-NP

Sign District: University Neighborhood Overlay - UNO

I/We Renee Bornn/Building Image Group on behalf of myself/ourselves as
authorized agent for Villas Rio, LP affirm that on

Month July, Day 26, 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: Wall

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

LDC, Section 25-10-133 (University Neighborhood Overlay Zoning District Signs) (G) to
illuminate (1) sign on the 8th floor west elevation, in order to provide signage for the new Villas
on Rio Condo In the "LO-NP"- Neighborhood Plan zoning district, west 24th to Guadalupe St.
The sign would be 99 square feet.

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 preservation of the historical building located on the site plan of the building takes up a substantial portion of the 2nd floor availability for illuminated signage on the front of the building.

—OR—

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

NA

—OR—

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

NA

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:

The proposed signage is similar to other signs that have been installed in the same district in nearby buildings.

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: 08/04/2021

Applicant Name (typed or printed): Building Image Group

Applicant Mailing Address: 1200 E. Third Street

City: Austin State: TX Zip: 78702

Phone (will be public information): (512) 494-1466

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: 8/4/21

Owner Name (typed or printed): Villas Rio, LP

Owner Mailing Address: 6543 Sewanee Avenue

City: Houston State: TX Zip: 77005

Phone (will be public information): (512) 454-2400

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Jason Rodgers

Agent Mailing Address: 12007 Technology Blvd., Suite 150

City: Austin State: TX Zip: 78727

Phone (will be public information): (512) 454-2400

Email (optional – will be public information): _____

SAVE

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: [Signature] Date: 8/5/2021

Applicant Name (typed or printed): Building Image Group

Applicant Mailing Address: 1200 E. Third Street

City: Austin State: TX Zip: 78702

Phone (will be public information): (512) 494-1466

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: 8/4/21

Owner Name (typed or printed): Villas Rio, LP

Owner Mailing Address: 6543 Sewanee Avenue

City: Houston State: TX Zip: 77005

Phone (will be public information): (512) 454-2400

Email (optional – will be public information):

Section 5: Agent Information

Agent Name: Jason Rodgers

Agent Mailing Address: 12007 Technology Blvd., Suite 150

City: Austin State: TX Zip: 78727

Phone (will be public information): (512) 454-2400

Email (optional – will be public information):

SAVE

**LEGEND**

- BENCHMARK
- 1/2" IRON ROD FOUND
- UNLESS NOTED OTHERWISE
- ▲ NAIL FOUND (TYPE AND SIZE NOTED)
- () RECORD INFORMATION
- PROPERTY LINE
- RIGHT-OF-WAY
- IRF IRON ROD FOUND
- FND. FOUND
- x SPOT ELEVATION
- { } RECORD INFORMATION OF FINISHED FLOOR ELEVATION (SHOWN ON CIVIL CONSTRUCTION PLAN SHEET 15.)

UTILITY AND IMPROVEMENT NOTE:

UTILITIES AND IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.

TITLE COMMITMENT NOTE:

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE EASEMENTS THAT MAY AFFECT THIS PROJECT ARE NOT SHOWN HEREON.

VERTICAL DATUM

VERTICAL DATUM FOR THIS SURVEY IS BASED ON BENCHMARKS PROVIDED BY CLIENT—ROGERS-O'BRIEN CONSTRUCTION CO., LTD. AND ESTABLISHED ON GARRETT-HENEN SURVEY ENTITLED "VILLAS ON RIO GRANDE" WITH BASIS OF VERTICAL DATUM NOTED. ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

BASIS OF ELEVATION FOR THIS PROJECT

PROJECT BENCHMARKS:
COTTON GIN SPINDLE SET IN SOUTH BASE OF A 31" DIAMETER PECAN TREE, TAG NO. 15798, 119' SOUTH OF THE CENTERLINE OF WEST 23RD STREET, 101' EAST OF THE CENTERLINE OF NUJECES STREET AND 80' WEST OF THE CENTERLINE OF THE ALLEY, ELEVATION 586.66'.
VERTICAL DATUM: NAVD 88 (GEOID C9)

ONSITE BENCHMARKS FOR THIS PROJECT:

● **BM#1:** SQUARE CUT ON TOP OF CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF 22ND STREET AND A PUBLIC ALLEY, APPROXIMATELY 150' EAST OF RIO GRANDE STREET. ELEVATION 579.08.
VERTICAL DATUM: NAVD 88 (GEOID C9)

● **BM#2:** SQUARE CUT ON TOP OF CURB AT THE WEST MARGIN OF RIO GRANDE STREET APPROXIMATELY 160' SOUTH OF THE INTERSECTION OF RIO GRANDE AND WEST 22ND STREET. ELEVATION 576.41'.
VERTICAL DATUM: NAVD 88 (GEOID C9)

SURVEYOR NOTE:

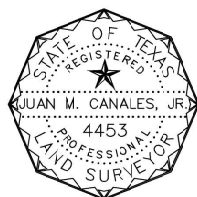
THIS MAP IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY CONDUCTED BY LANDMARK SURVEYING, LP, BUT ONLY INTENDED TO PRESENT EVIDENCE OF RECOVERED SUBJECT PROPERTY MONUMENTATION AND VERIFICATION OF THE BOUNDARY AS ESTABLISHED IN LUIS HORST'S SURVEY OF SUBJECT LOTS 1-4, OUTLOT 23 1/2, DIVISION D OF "HORST'S SUBDIVISION". LANDMARK DID NOT FIELD INVESTIGATE, RESEARCH OR ANALYZE ADJOINING TRACTS FOR CONFLICTS OR ENCROACHMENTS.

BUILDING OUTLINE SHOWN ON THIS SURVEY IS A REPRESENTATION OF VISIBLE AND ABOVE GROUND BUILDING STRUCTURE SURVEYED SEPTEMBER 01, 2020. FINAL EXTERIOR OF OUTER BUILDING WALL WAS NOT DETERMINED BY SURVEYOR AT TIME OF THIS SURVEY. ONGOING CONSTRUCTION, EQUIPMENT AND MATERIAL PRESENT THROUGHOUT SITE.

AS SURVEYED BY
LANDMARK SURVEYING, LP
TEXAS FIRM REGISTRATION NO. 100727-00

Juan M. Canales, Jr.

JUAN M. CANALES, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4453
DATE: SEPTEMBER 01, 2020



REVIEWED BY

09-04-2020
Date

Client: Rogers-O'Brien Construction
Date: SEPTEMBER 4, 2020
Office: Eleuterio Leos
Crew: S. DUNN, J. MURILLO
F.B.: 1712/15-15 & 24-25 & 43-45; 1763/35-36
Path: T:\ROGERS-O'BRIEN CONSTRUCTION\22 RIO GRANDE STREET-BASE_BLDG VERIFICATION EXHIBIT_C8 26.2020.DWG
Job No.: 922-08-05

64.25 x 110 FT.
Olt 24 Division D
Use: Multifamily
Zoning: NO-NP

22 RIO GRANDE STREET-BASE_BLDG VERIFICATION EXHIBIT_C8 26.2020.DWG

Rio Grande Street
(60' R.O.W.)

Asphalt

W 22nd Street
(60' R.O.W.)
Asphalt

W 22nd Street
(60' R.O.W.)
Asphalt

Lot A
Hardt's #4
Use: Office
Zoning: GO-MU-H-NP

Lot 2
Hardt's #4
Use: Multifamily
Zoning: MF-4-NP

T.B.M. #2

RECORD CORNER
NOT FOUND

Lot 1
Zoning: GO-MU-H-NP
Use: Multi-Family
0.197 ac.

Lot 2
Zoning: LO-NP
Use: Multi-Family
0.063 ac.

Lot 3
Zoning: LO-NP
Use: Multi-Family
0.176 ac.

Lot 4
Zoning: MF-4-NP
Use: Multi-Family
0.197 ac.

Tract 3
HORST'S
SUBDIVISION OF
OUTLOT NO. 23 & 1/2
DIVISION D (Z594)
PECAN TREE
CONDOMINIUMS
VOLUME 7560,
PAGE 352

Lot 5 and 6
Louis Horst's Subdivision
of Outlot No. 23 1/2
Division D (Z613)

2101 Rio Grande Property
Owner, LLC
(2014167959)
Zoning: LO-NP
Use:

FOUND 1/2" IRON ROD
WITH YELLOW SURVEY CAP
STAMPED "CHAPARRAL"

INLET

FACE OF BUILDING
CONCRETE COLUMNS
AT GROUND LEVEL

FACE OF BUILDING
EXTERIOR ABOVE
GROUND LEVEL

FACE OF BUILDING EXTERIOR
ABOVE GROUND LEVEL

FACE OF BUILDING EXTERIOR
ABOVE GROUND LEVEL

FACE OF BUILDING EXTERIOR
ABOVE GROUND LEVEL

FACE OF BUILDING EXTERIOR
ABOVE GROUND LEVEL

FACE OF BUILDING EXTERIOR
ABOVE GROUND LEVEL

FACE OF BUILDING EXTERIOR
ABOVE GROUND LEVEL

FACE OF BUILDING EXTERIOR
ABOVE GROUND LEVEL

FACE OF BUILDING EXTERIOR
ABOVE GROUND LEVEL

FACE OF BUILDING EXTERIOR
ABOVE GROUND LEVEL

FACE OF BUILDING EXTERIOR
ABOVE GROUND LEVEL

FACE OF BUILDING EXTERIOR
ABOVE GROUND LEVEL

FACE OF BUILDING EXTERIOR
ABOVE GROUND LEVEL

FACE OF BUILDING EXTERIOR
ABOVE GROUND LEVEL

FACE OF BUILDING EXTERIOR
ABOVE GROUND LEVEL

FACE OF BUILDING EXTERIOR
ABOVE GROUND LEVEL

FACE OF BUILDING EXTERIOR
ABOVE GROUND LEVEL

FACE OF BUILDING EXTERIOR
ABOVE GROUND LEVEL

FACE OF BUILDING EXTERIOR
ABOVE GROUND LEVEL

FACE OF BUILDING EXTERIOR
ABOVE GROUND LEVEL

FACE OF BUILDING EXTERIOR
ABOVE GROUND LEVEL

Zoning: MF-4-NP
Use: Parking

Lot 10
Louis Horst's Subdivision
of Outlot No. 23 1/2
Division D (Z613)

Zoning: MF-4-NP
Use: Parking

Lot 9
Louis Horst's Subdivision
of Outlot No. 23 1/2
Division D (Z613)

Probe Center Austin
Zoning: GO-H-NP
Use: Civic

Lot 7-8
Louis Horst's Subdivision
of Outlot No. 23 1/2
Division D (Z513)

22 RIO - VILLAS ON RIO GRANDE
BUILDING VERIFICATION EXHIBIT
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



THIS SURVEY CERTAIN INFORMATION THAT THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND ADJACENT AREAS AND HAS FOUND NO EVIDENCE OF ENCROACHMENTS OR OTHER OBSTRUCTIONS TO THE SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT AREAS AND HAS FOUND NO EVIDENCE OF ENCROACHMENTS OR OTHER OBSTRUCTIONS TO THE SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT AREAS AND HAS FOUND NO EVIDENCE OF ENCROACHMENTS OR OTHER OBSTRUCTIONS TO THE SURVEY.

SHEET
1 OF 1