

Zoning Board of Adjustment Agenda

This meeting will be live streamed via GoToWebinar. If you would like to watch or participate and ask a question during the meeting, on a smart device using

the GoToWebinar App (looks like this ) and use Webinar ID 895-023-515 to join the meeting, or log onto

the web at <https://attendee.gotowebinar.com/register/6360613602663001101>




Agenda – August 5, 2020 at 6:00 P.M.

City of Bastrop Zoning Board of Adjustment meetings are available to all persons regardless of disability. If you require special assistance, please contact the Planning Department at (512) 332-8840 or write 1311 Chestnut Street, 78602, or emailing plan@cityofbastrop.org or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Bastrop reserves the right to reconvene, recess, or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

1. CALL TO ORDER
2. CITIZEN COMMENTS

Please Note: Anyone wishing to address the Board may provide comments with full name, address, phone number submitted to plan@cityofbastrop.org before 4:30 P.M. on August 5 , 2020. Submitted comments will be read aloud at the meeting. Comments from each individual will be limited to three (3) minutes when read aloud. Otherwise the public can log into <https://www.gotomeeting.com/webinar/join-webinar> on the web or on a smart device using the GoToWebinar App (looks like this ) and use webinar ID 895-023-515 to join the meeting.

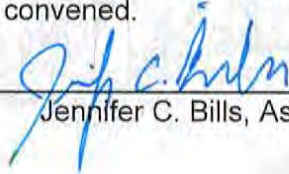
Comments will be heard from the audience on any topic not listed on the agenda, not to exceed three (3) minutes in length. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board cannot discuss issues raised or make any decision at this time. Issues may be referred to City Staff for research and possible future action.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the May 6, 2020 Zoning Board of Adjustment Meeting.
- 3B. Public Hearing and consider action for the expansion of a Non-Conforming Site to add a 100-foot monopole communication tower at the same site of an existing 450-foot radio tower with adjacent equipment buildings, on 10.223 acres of Bastrop Town Tract A11, located at 2575 Cedar Street, within the City Limits of the City of Bastrop, Texas.
- 3C. Public Hearing and consider action to deny variances from the Bastrop Building Block (B³) Code, Chapter 8 – Sign, Article 8.3 (c) Band Signs for the number of signs, sign height, and letter height exceeding the maximums, on Beck, NHP & Prokop Subdivision, Section Two, Lot 1, located at 510 State Highway 71, within the City Limits of the City of Bastrop, Texas.

4. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: July 31, 2020 at 5:50 p.m. and remained posted for at least two hours after said meeting was convened.




Jennifer C. Bills, Assistant Planning Director

**CITY OF BASTROP
ZONING BOARD OF
ADJUSTMENT**

**INSTRUCTIONS FOR
PARTICIPATION IN
ONLINE MEETING**



AUGUST 5, 2020 AT 6:00 P.M.

Due to the National, State, County, and City Declarations of Disaster related to the COVID-19 Virus and for the safety of the public, the City of Bastrop Zoning Board of Adjustment meeting to be held on August 5, 2020 at 6:00 p.m. will be held online. The meeting will be accessed via GotoWebinar. If you would like to participate, watch, or ask a question during the meeting, please log into <https://attendee.gotowebinar.com/register/6360613602663001101> on the web or on a smart device using the GoToWebinar App (looks like this ) and use Webinar ID 895-023-515 to join the meeting.

Anyone wishing to address the Board at this meeting may email all of the following information:

- Date of the Meeting
- Full Name & Address
- Phone Number
- Wishing to address Citizens' Comment or Agenda Item
- Comments

Email to plan@cityofbastrop.org before 4:30 p.m. on August 5, 2020. Submitted comments will be read aloud at the meeting. Comments from each individual will be limited to three (3) minutes when read aloud.

In the alternative, those wishing to comment on agenda items during the meeting are invited to log into the meeting using the information above and ask a question in the Chat box.

It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Commission to allow a member of the public to slur the performance, honesty and/or integrity of any person or threaten to harm any person. Accordingly, profane, insulting or threatening language will not be read aloud at the meeting.



STAFF REPORT

MEETING DATE: August 5, 2020

AGENDA ITEM: 3A

TITLE:

Consider action to approve meeting minutes from the May 6, 2020 Zoning Board of Adjustment Meeting.

STAFF REPRESENTATIVE:

Vivianna Nicole Hamilton, Planning Technician

ATTACHMENTS:

Meeting Minutes



Zoning Board of Adjustments

May 6, 2020

Meeting Minutes

The City of Bastrop Zoning Board of Adjustments met Wednesday, May 6, 2020 at 6:00 p.m. online.

1. CALL TO ORDER

Jennifer Bills called the meeting to order at 6:00 p.m.

Patrick Connell	Present
Gary Moss	Present
Jimmy Crouch	Present
Scot Robichaud	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the August 12, 2019 Zoning Board of Adjustment Meeting.

Jimmy Crouch made a motion to recommended approval of the August 12, 2019 meeting minutes. Scott Robichaud seconded the motion and the motion carried unanimously with Patrick Connell abstaining.

- 3B. Consider action to appoint a Chair for Fiscal Year 2020.

Jimmy Crouch nominated Gary Moss as Chair. Gary Moss declined the nomination and nominated Patrick Connell as Chair. Patrick Connell accepted the nomination. Scot Robichaud seconded the motion and the motion carried unanimously.

- 3C. Consider action to appoint a Vice-Chair for Fiscal Year 2020.

Jimmy Crouch volunteered himself for Vice Chair. Gary Moss seconded the motion and the motion carried unanimously.

- 3D. Public hearing and consider action on a sign variance request from the Bastrop Building Block (B³) Code, Article 8.3 On-Premise Sign Types & Standards, Section C, Specifications D - for a sign height maximum of 3 feet and H - for letter height maximum of 18 inches, to request a Band Sign four (4) feet in height with four (4)-foot tall letters, for Chestnut Square Subdivision, Lot 1, located at 1104 State Highway 95, within the City Limits of the City of Bastrop, Texas.

Jennifer Bills presented to the Board the information distributed in the Zoning Board of Adjustment Agenda Packet regarding the variance request from the Bastrop Building Block (B³) Code, Article

Zoning Board of Adjustments

May 6, 2020

Meeting Minutes

8.3 On-Premise Sign Types & Standards, Section C, Specifications D - for a sign height maximum of 3 feet and H - for letter height maximum of 18 inches, to request a Band Sign four (4) feet in height with four (4)-foot tall letters.

Staff stated the proposed sign would have previously been considered a conforming sign under the old sign code that was in place at the start of the project, but was now being considered a non-conforming sign due to the rules changing in the recent B3 Code adoption. Staff stated while this code changing in the middle of their project was not necessarily an undue hardship, according to the traditional definitions of an undue hardship that warrants a variance, there had been an added difficulty for the applicant in this situation that was created by the city changing sign codes in the middle of their project.

Discussion commenced between Staff and the Board regarding the different criteria's that are required for a variance to be granted.

The Board began discussing with the Applicant the different preferences they had for their signs at their property. The Board decided it would be best to find a partial compromise for the Applicant, since the Applicant had inadvertently gotten stuck between two different sign codes, due to the timing of the sign submission for the project in relation to the timeline of when the B3 Code was adopted.

Additional discussion commenced.

Gary Moss made a motion to approve the granting of the variance request from the Bastrop Building Block (B³) Code, Article 8.3 On-Premise Sign Types & Standards, Section C, Specifications D - for a sign height maximum of 3 feet and H - for letter height maximum of 18 inches, to request a Band Sign four (4) feet in height with four (4)-foot tall letters, for Chestnut Square Subdivision, Lot 1, located at 1104 State Highway 95, within the City Limits of the City of Bastrop, Texas with the following conditions, the applicant is only allowed one monument sign on site, the monument sign will be limited to a maximum of 50 square feet per sign face, the monument sign will be limited to a 6-foot maximum in height, and the larger building sign will be approved as submitted. Scot Robichaud seconded the motion and the motion carried unanimously.

The Board stated for the record they wanted to make clear, due to the Applicant being caught between the old sign code when they started their project, and the newly adopted B3 Sign Code once they decided to apply for their sign, is the basis behind why the Zoning Board of Adjustments decided to make a compromise with the Applicant regarding their variance request. The Board also stated the concerns from the Applicant relating to life safety and traffic had also been factored into the basis behind their decision.

Zoning Board of Adjustments

May 6, 2020

Meeting Minutes

4. ADJOURNMENT

Gary Moss made a motion to adjourn at 7:02 p.m.. Jimmy Crouch seconded the motion, and the motion carried unanimously.

Chair

Vice-Chair



STAFF REPORT

MEETING DATE: August 5, 2020

AGENDA ITEM: 3B

TITLE:

Public Hearing and consider action for the expansion of a Non-Conforming Site to add a 100-foot monopole communication tower at the same site of an existing 450-foot radio tower with adjacent equipment buildings, on 10.223 acres of Bastrop Town Tract A11, located at 2575 Cedar Street, within the City Limits of the City of Bastrop, Texas.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

ITEM DETAILS:

Site Address:	2575 Cedar Street (Attachment 1)
Total Acreage:	10.223 acres
Legal Description:	Bastrop Town Tract A11, 10.223 acres
Property Owner:	Kent Broussard Tower Rentals, Inc
Applicant:	Paul Pape, County Judge/Bastrop County
Agent Contact:	Steven Long, Wireless Radio System Manager/Bastrop County
Existing Use:	Communication Tower
Existing Place Type Zoning:	P-2 Rural
Character District:	Lost Pines
Future Land Use:	Rural Residential

BACKGROUND/HISTORY:

The applicant is requesting approval to expand an existing non-conforming site to add a new 100-foot tall monopole communication tower that will be used by Bastrop County for dispatch and emergency communications. They currently have infrastructure on the existing 450-foot tall radio tower on the site, but they need to upgrade their system and the existing tower is already overcapacity.

The new monopole will be placed beside the existing radio tower and communication buildings on the site, with some infrastructure on the ground to connect to the existing buildings (Attachment 3).

Any new development triggers compliance with the B³ Code, which would require establishing a Neighborhood Regulating Plan, providing public improvements through the Preliminary and Final

Plat process, submitting a Site Development Plan and Building Permits. Additionally, for Place Type 2 – Rural, structures cannot exceed two stories (28 feet) in height.

Staff recommends approving the expansion of the non-conforming site with the requirement to establish a Development Agreement with the following conditions:

- Any future development beyond the scope approved by the Zoning Board of Adjustment will come into compliance with all Bastrop Building Block (B³) in effect at time of development.
- Dedication of half (27.78 feet) of the right-of-way for Cedar Street along the northern property line.
- The development process will be limited to the following with full review fees paid:
 - Minor Plat with the right-of way dedication;
 - Site Development Plan; and
 - Building Permits.

PUBLIC NOTIFICATION:

Notifications were mailed to 8 adjacent property owners on July 23, 2020. At the time of this report, no comments have been received (Attachment 4).

POLICY EXPLANATION:

Chapter 2 – Zoning Procedures

Article 2.4 Administration

Section 2.4.001 Nonconforming Uses and Structures

- (4) No nonconforming use or Structure may be expanded, reoccupied with another nonconforming use, or increased as of the effective date of this Code, unless authorized by the ZBA.

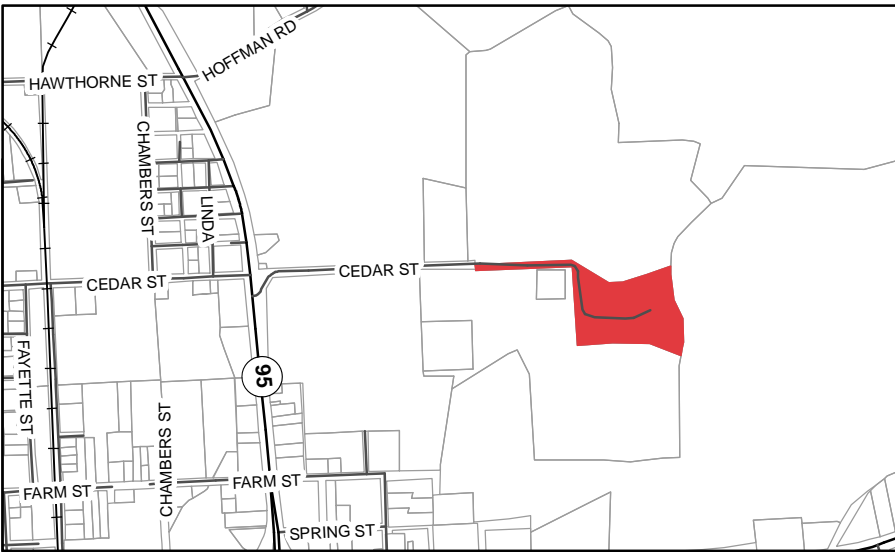
RECOMMENDATION:

Hold public Hearing and consider action approve the expansion of a Non-Conforming Site to add a 100-foot monopole communication tower at the same site of an existing 450-foot radio tower with adjacent equipment buildings, on 10.223 acres of Bastrop Town Tract A11, located at 2575 Cedar Street, within the City Limits of the City of Bastrop, Texas.

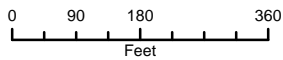
ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Letter from Applicant
- Attachment 3: Site Plan
- Attachment 4: Notice to Property Owners

Attachment 1 Location Map



Bastrop County/Broussard Tower 2575 Cedar Street Expansion of a Non-Conforming Structure

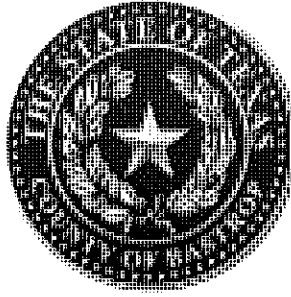


1 inch = 270 feet



Date: 7/23/2020

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.



July 2, 2020

Allison Land
Planner II and GIS Coordinator
City of Bastrop
P.O. Box 427
Bastrop, Texas 786302

RE: Expansion of Non-Conforming Use

Dear Allison:

Bastrop County requests the allowed Expansion of Non-Conforming Use at 2575 Cedar Street in Bastrop BCAD ID - 78346. The location is currently the site of a 450 foot Guyed Radio Tower. The existing tower is used for County-wide emergency communications and is at rated capacity. Bastrop County is in need of placing a 100 Foot monopole (similar to a metal utility pole) tower adjacent to our communications shelter.

Both the existing tower and the proposed new tower exceed the height restrictions of the zoning district. The proposed monopole will be adjacent to the existing structure and hold two microwave transmitter dishes. The addition of this much shorter monopole tower with no guy wires will not significantly change the non-conformity and will be hardly visible above the tree line from the surrounding area.

Please let me know if you have any questions before the Zoning Board of Adjustments meeting on August 5th.

Sincerely,

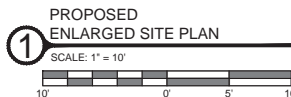
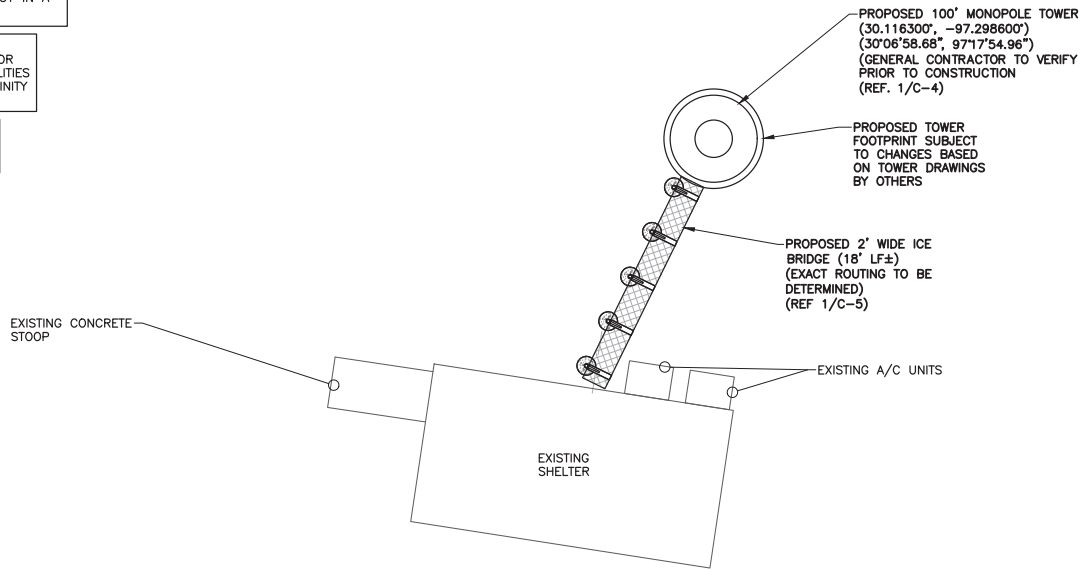

Judge Paul Pape

SITE CLARENCE NOTE:
 CONTRACTOR SHALL CLEAR LEASE AREA OF ALL TREES, SHRUBS, ROCKS, SURFACE SOIL AND DEBRIS. EXCAVATE INTO SLOPES AND/OR ADD FILL DIRT WITH REQUIRED COMPACTION TO LEVEL THE COMPOUND. SITE SHALL BE GRADED TO ALLOW NATURAL DRAINAGE FROM THE COMPOUND. CONTRACTOR WILL GRADE THE AREA AROUND COMPOUND TO PREVENT SOIL EROSION AND ADHERE TO ALL LOCAL, STATE AND FEDERAL REGULATIONS. RETAINING WALLS AND RIP-RAP ARE OUT OF SCOPE AND WILL REQUIRE A CHANGE ORDER UNLESS INCLUDED IN THE CONSTRUCTION PLANS OR ADDED TO SCOPE DURING BID WALKS.

SUBJECT PROPERTY IS LOCATED IN PANEL #05139C0625C, DATED 09/05/1984 AND IS IN THE BASE FLOOD ZONE "X" AND IS/NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY NOTE:
 THERE ARE NOT ANY EXISTING STORM OR SANITARY SEWER LINES OR BURIED UTILITIES ON THE PARENT TRACK WITHIN THE VICINITY OF THE PROPOSED CONSTRUCTION.

TRENCHING NOTE:
 DIGGING AND/OR TRENCHING INSIDE COMPOUND, MUST BE DONE BY HAND.



DATE	DESCRIPTION	DSR
06/18/20	ISSUED FOR CLIENT REVIEW	DAJ

BASTROP
 PROPOSED ENLARGED
 SITE PLAN

CA#: AR 1935
**PRELIMINARY
 DRAWING**
 (NOT VALID UNLESS
 STAMPED AND SIGNED)

DESIGNER:	RBII
CHECKED BY:	JCS
ENGINEER:	JDS
SMW #:	20-10260
SHEET NO.:	REV.

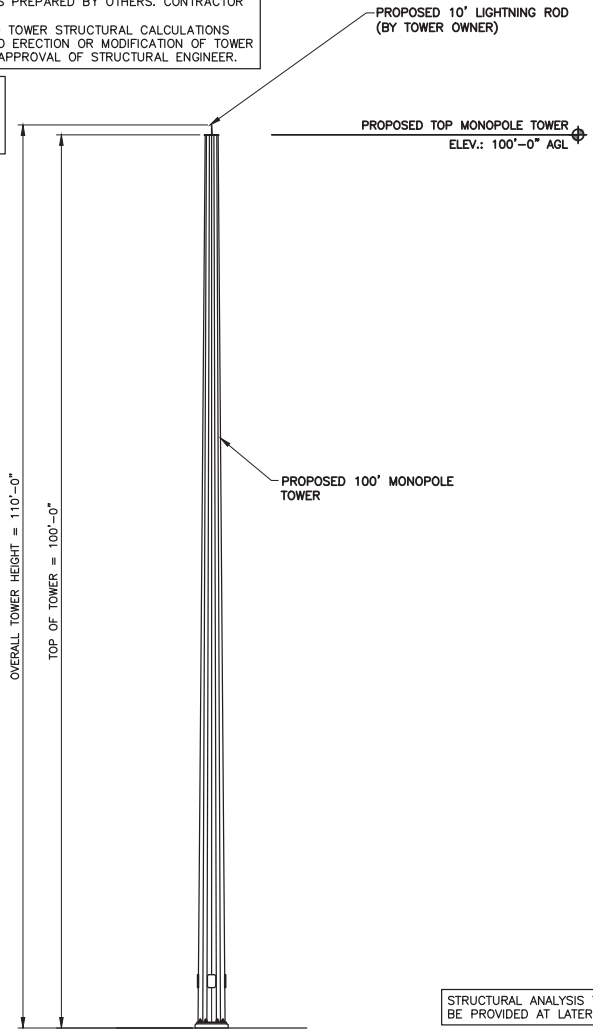
C-3 0

(N 30° 6' 58.6794")
 (W 97° 17' 54.9594")
 SITE COORDINATES:
 LATITUDE: 30.116300°
 LONGITUDE: -97.298600°

- TOWER NOTES:**
- 1) PROPOSED WAVEGUIDE LADDER FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.
 - 2) REF RF SHEETS FOR JTS RFDS INFORMATION.
 - 3) ALL IMPROVEMENTS NOT SHOWN FOR CLARITY
 - 4) STRUCTURAL CALCULATIONS PREPARED BY OTHERS. CONTRACTOR TO OBTAIN LATEST COPY.
 - 5) CONTRACTOR TO REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

TOWER DEPICTION NOTE:
THE TOWER DRAWING IS ONLY A GRAPHIC REPRESENTATION OF THE STRUCTURE. THE ACTUAL TOWER IN THE FIELD MAY VARY

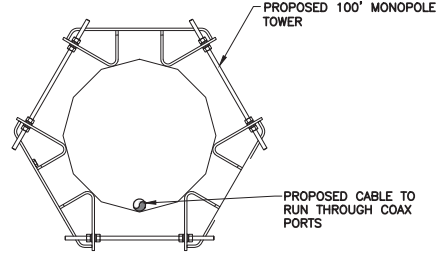
TOWER LIGHTING NOTE:
CONTRACTOR TO COORDINATE WITH TOWER MANUFACTURER AND FAA FOR TOWER LIGHTING REQUIREMENTS



1 TOWER ELEVATION
SCALE: N.T.S.

STRUCTURAL ANALYSIS TO BE PROVIDED AT LATER DATE

NO MAPPING OR ANALYSIS HAS BEEN PERFORMED ON SECTOR MOUNTS, AND STRUCTURAL INTEGRITY OF MOUNTS UNDER NEW LOADING IS UNDETERMINED



2 COAX CONFIGURATION DETAIL
SCALE: N/A

THIS SECTION WAS INTENTIONALLY LEFT BLANK

3 NOT USED
SCALE: N/A

DATE: 06/18/20
 SITE COORDINATES: 30.114300°
 LATITUDE: 30.114300°
 LONGITUDE: -97.298007°



DATE	DESCRIPTION	DSR
06/18/20	ISSUED FOR CLIENT REVIEW	DAJ

BASTROP
TOWER ELEVATION
AND DETAILS

CA#: AR 1935

**PRELIMINARY
DRAWING**
(NOT VALID UNLESS
STAMPED AND SIGNED)

DESIGNER:	RBII
CHECKED BY:	JCS
ENGINEER:	JDS
SWM #:	20-10260
SHEET NO.:	REV.

C-4 0

**Notice of Pending Non-Conforming Structure Request
City of Bastrop
Zoning Board of Adjustment**



Dear Property Owner:

The **Zoning Board of Adjustment** will conduct a public hearing **Wednesday, August 5, 2020 at 6:00 pm** via online videoconference. Meeting details will be available on the posted agenda found on our website 72 hours before the meeting at: https://www.cityofbastrop.org/page/cs.board_agendas on the following request:

Public Hearing and consider action to grant a variance to expand a Non-Conforming Structure to add a 100-foot monopole communication tower at the same site of an existing 450-foot radio tower with adjacent equipment buildings, on 10.223 acres of Bastrop Town Tract A11, located at 2575 Cedar Street, within the City Limits of the City of Bastrop, Texas.

Applicant(s)/Owner(s): Bastrop County/Kent Broussard Tower Rentals Inc

Address(es): 2575 Cedar Street, Bastrop TX, 78602

Legal Description: Bastrop Town Tract, A11, 10.223 Acres

The site location map and a letter from the property owner is attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances. For more information or to provide comments on this project, you may contact the Planning & Development Department at (512) 332-8840, plan@cityofbastrop.org, or mail the response card below to PO Box 427, Bastrop, Texas 78602.

✂ -----

PROPERTY OWNER'S RESPONSE

As a property owner within 200 feet: (please check one)

- I am in favor of the request.
- I am opposed to the request.
- I have no objection to the request.

Property Owner Name: _____

Property Address: _____

Mailing Address (if different than property address): _____

Phone (optional): _____ Email (optional): _____

Property Owner's Signature: _____

Additional Comments (Optional):

Re: 2575 Cedar Street, Bastrop County Monopole Non-Conforming

PLANNING & DEVELOPMENT

1311 Chestnut Street • PO Box 427 • Bastrop, Texas 78602 • 512.332.8840 •
www.cityofbastrop.org



STAFF REPORT

MEETING DATE: August 5, 2020

AGENDA ITEM: 3C

TITLE:

Public Hearing and consider action to deny variances from the Bastrop Building Block (B³) Code, Chapter 8 – Sign, Article 8.3 (c) Band Signs for the number of signs, sign height, and letter height exceeding the maximums, on Beck, NHP & Prokop Subdivision, Section Two, Lot 1, located at 510 State Highway 71, within the City Limits of the City of Bastrop, Texas.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

ITEM DETAILS:

Site Address:	510 State Highway 71 (Attachment 1)
Total Acreage:	2.67 acres
Legal Description:	Beck, NHP, & Prokop Subdivision, Section Two, Lot 1
Property Owner:	BTX 365 Storage
Agent Contact:	Tim Hendon, Tim Hendon Enterprises, LLC.
Existing Use:	New Mini-Storage Building
Existing Place Type Zoning:	P-5 Core
Character District:	District 71
Future Land Use:	General Commercial

BACKGROUND/HISTORY:

The applicant is requesting variances to four standards of the Sign Code:

1. To allow an increased number of allowed signs;
2. Increase the total square footage of sign allowed;
3. Increase the overall allowed height; and
4. Increase the letter height on each sign.

A total of six Band (wall) Signs are proposed. Code references in Policy Explanation.

Article 8.3 (c) states that a building is allowed to have **one** sign per street façade (up to two for a corner building). The applicant is requesting six Band Signs on three sides of the building. The total square footage of Band Sign allowed is 1.5 square feet per linear foot of building frontage, which in this case is 90 feet, giving a maximum area of 135 square feet.

Additionally, Band Signs cannot exceed 3 feet in overall height with individual letters of a maximum height of 18 inches (1.5 feet). The table below summarizes the details of each requested sign (Attachment 4).

Requested (label on site plan)	Proposed Location	Proposed Size	Allowed Size
A, B, & C	Not Allowed	Letters: 1.33 feet by 8.04 feet (10.72 sf)	3 ft tall, 1.5 ft letters
D	One Allowed	Overall: More than 6.7 feet (156 square feet) Top Row Letters: 4 ft by 25.32 ft Bottom Row Letters: 2.4 ft by 22.8 ft	3 ft tall 1.5 ft letters 1.5 ft letters
E	Not Allowed	Overall: More than 5 ft (68.91 square feet) Top Row Letters: 2.5 ft by 11.5 ft Bottom Row Letters: 2.5 ft by 16 ft	3 ft overall 1.5 ft letters 1.5 ft letters
F	Not Allowed	Letters: 3.5 ft by 33.6 ft (117.43 sf)	1.5 ft letters

Internally illuminated channel letters are only allowed by administrative Warrant. The channel letter request was reviewed at the July 23, 2020 Development Review Committee. The DRC approved channel letter on the State Highway 71 frontage only, with the mount hardware/raceway to be mounted behind the façade.

The applicant will also be requesting a 6-foot-tall monument sign by the driveway. The proposed sizes meet the code requirements, however, the internal lighting proposed is not permitted and not within the ZBA's purview to approve, as there is no numerical standard to vary.

The applicant's request letter provides their justification for variance criteria required by Section 8.2.003. They also reference their previous signage on high quality developments in the surrounding area.

Staff has reviewed the requested signage against the referenced examples and do not believe that they are proposing a comparable product. Below are examples from the three sites they referenced.

Ben White Austin:



Lakeway:



Terravista:



PUBLIC NOTIFICATION:

Notifications were mailed to 8 adjacent property owners on July 23, 2020. At the time of this report, one comment have been received against any signage the would obstruction (Attachment 5).

POLICY EXPLANATION:

The Bastrop Building Block (B³) Code was adopted on November 12, 2019 and include Chapter 8 Signs. The applicant is asking for a variance to the two following standards:

Article 8.3 On-Premise Sign Type & Standards (Attachment 7)

Table c) Band Signs

Specification

a. Quantity: 1 max. (2 for corner buildings)

The applicant is requesting 6 Band Signs, two on the front façade, one on the east façade and three on the west façade.

b. Area 1.5 sf per linear ft of Façade

The front façade of the building is 90 feet, which would allow for 135 square feet of signage. The applicant is requesting 374.5 square feet of Band Sign area for all six signs.

c. d. Height: 3 ft max.

The applicant is requesting the overall sign height be increased from the 3-foot max to 4 feet.

h. Letter Height: 18 in. max.

Within the 3-foot signs, the individual lettering cannot exceed 18 inches in height.

The applicant is requesting that within a 4-foot sign, the letter height can be 36 inches.

Section 8.2.003 Variances

(d) The ZBA may decide, subject to appropriate conditions, and only after a finding based on the evidence presented that strict compliance with the requirements of this Code will result in substantial undue hardship, sufficient mitigation, or inequity to the applicant without sufficient corresponding benefit to the City and its citizens in accomplishing the objectives of this Chapter.

The Sign Administrator and ZBA shall consider:

- (1) Special or unique hardship because of the size or shape of the property on which the Sign is to be located, or the visibility of the property from public roads. *There is no unique situation with the property that does not apply to other properties along State Highway 71.*
- (2) Hardship claim based on the exceptional topographic conditions or physical features uniquely affecting the property on which a Sign is to be located. *The site does not have any exceptional conditions. The exit ramps for the main lanes are too far from this location for signage to be visible to exit the highway. Trees and other signage to the west largely obscures the front of the building as a vehicle approaches, so larger signs would not improve the visibility of Band Signs.*

- (3) Proposed Sign location, configuration, design, materials and colors are harmonious.

The location of the sign on the building, along with the proposed design meet the intent of the code. The size does not comply and conflicts with the intent of the code to create building signage that is compatible to the area and visible to pedestrian traffic.

- (4) The Sign and its supporting structure is in architectural harmony with the surrounding Structures.

The proposed building signage is greater in size and number than most existing building signage

- (5) Mitigation measures related to the Sign in question or other Signs on the same Premises.

The applicant has proposed a monument sign at the entrance of the property. This sign could be replaced with a pylon sign or monument sign up to 35 feet tall that could provide additional visibility to drivers and pedestrians on the frontage road.

- (6) Demonstrated and documented correlation between the Variance and protecting the public health and safety.

Granting a variance does not provide any additional protection to public health or safety.

- (7) Whether the Sign could have been included in a Master Sign Plan. Master Sign plans are highly encouraged. The City will be more inclined to favorably consider a Variance request when the Variance is part of a Master Sign Plan. There will be a presumption against granting variances piecemeal, ad hoc, on a case-by-case basis when the Sign for which a Variance is sought could have been included in a Master Sign Plan and considered in the course of a comprehensive review of the entire Project's signage.

This is a single business site. A Master Sign Plan would not be appropriate in this instance.

- (8) The Sign Administrator may authorize the remodeling, renovation, or alteration of a Sign when some nonconforming aspect of the Sign is thereby reduced.

This request is for new signage. No on-site signs are currently on the property. An existing billboard is on the site that is not owned or leased by the property owner.

RECOMMENDATION:

Hold public Hearing and consider action to **deny** variances from the Bastrop Building Block (B³) Code, Chapter 8 – Sign, Article 8.3 (c) Band Signs for the number of signs, sign height, and letter height exceeding the maximums, on Beck, NHP & Prokop Subdivision, Section Two, Lot 1, located at 510 State Highway 71, within the City Limits of the City of Bastrop, Texas.

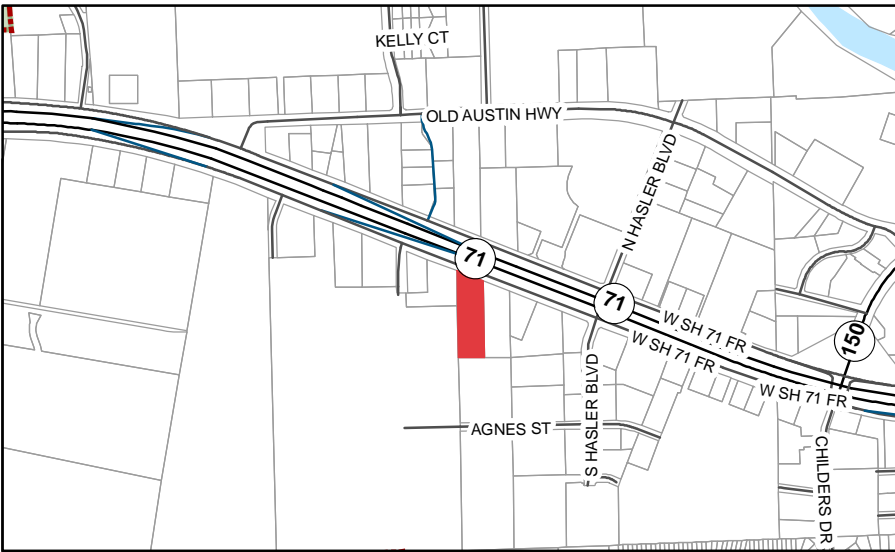
ATTACHMENTS:

- Attachment 1: Location Map

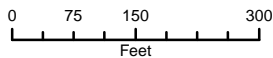
- Attachment 2: Letter from Applicant
- Attachment 3: Site Plan with Sign Locations
- Attachment 4: Requested Band Signs
- Attachment 5: View of Property from Public Street
- Attachment 6: Notice to Property Owners
- Attachment 7: Bastrop Building Block (B³) Code Band Sign Requirement



Attachment 1 Location Map



CubeSmart 510 State Highway 71 Sign Variance



1 inch = 233 feet



Date: 7/23/2020

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.

Sign Administrator
c/o Jennifer C. Bills, AICP, LEED AP
Assistant Planning Director
City of Bastrop, TX

Re: Project Description Letter – 510 W. SH-71, Bastrop, TX

In February of 2018, the City Council of Bastrop approved a conditional use permit allowing the highest quality, highest design, Class A storage facility in the City on this site. This decision will provide Bastrop citizens with a new option to protect their valuable items in the only fully climatized Class A storage facility in the City.

At that hearing the owners presented evidence that they build quality facilities in highly restricted area: Loop 360 in the West Lake Hills area, Lakeway and the Master planned community of Teravista in Round Rock. Each of these facilities have provided well designed buildings that add to the character of the community with the quality of their design. The desire is to bring this same quality to Bastrop, but the new Building Bastrop Block Code proves to put this development in unique and extreme hardship before it even opens to the public. In discussions with the City staff and Matt Lewis of Simple City Design, we learned the Highway 71 frontage standards still need to be addressed to allow for appropriate signage for business' on the Hwy. 71 corridor.

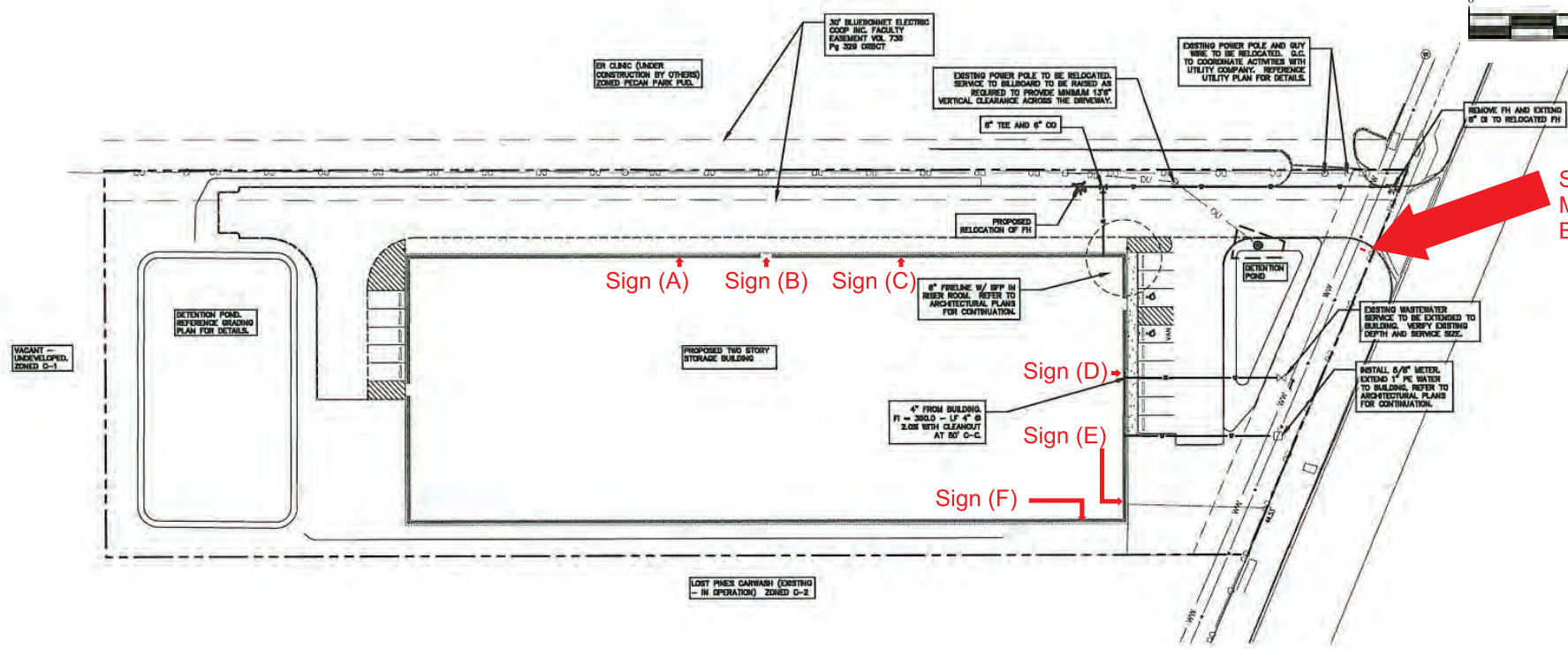
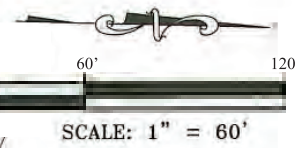
Please consider the proposed sign variance (Article 8.3.(c)) for the following reasons:

1. The subject site is located on an eastbound curve of Highway 71. This curve with the location of the newly constructed ER building blocks the eastbound view of the self-storage facility. In addition the pole sign on the ER property and the existing billboard on the self-storage site render a pole or berm sign ineffective as the view of it would also be blocked as a customer approaches the site.
2. The physical features of the building, including the set back from the frontage road, the size of the building face and the speed of the traffic on Hwy 71, render the allowable 18' maximum letters on the face of the building a danger to the public, as drivers would have to slow to read the signage/
3. Because of the small size of individual letters allowed, the public will potentially cause traffic hazard as they attempt to identify the business and locate the driveway entrance. Large, bold lettering is appropriate in this application to mitigate this safety factor.
4. The signage proposed is harmonious with the nature and colors of neighboring properties along Hwy 71, including the ER and carwash immediately adjacent.
5. All the signs on the premises will be of consistent design and color providing a professional appearance to the property.
6. Granting the variance will allow for easily legible signage which has a direct correlation to the safety of both pedestrians and auto traffic.
7. The signs are part of a master sign plan for Cube Smart facilities nationwide and are recognizable and helpful to citizens.

Sincerely,

BTX 365 Storage, LP

LEGEND	
---	PROPERTY LINE
---	EXISTING MINOR CONTOURS
---	EXISTING MAJOR CONTOURS
CH	EXISTING CH BLED/TELE
WW	EXISTING WASTEWATER LINE
---	EXISTING EASEMENT/BUFFER LINE
---	SETBACK LINE
(Symbol: Circle with cross)	TREE TO BE REMOVED
(Symbol: Circle with dot)	EXISTING GUY WIRE
(Symbol: Circle with cross and dot)	EXISTING POWER POLE
(Symbol: Circle with cross and dot)	EXISTING SIGN-ROAD
(Symbol: Circle with cross and dot)	EXISTING FIRE HYDRANT
(Symbol: Circle with cross and dot)	EXISTING WASTEWATER MANHOLE
(Symbol: Circle with cross and dot)	EXISTING TELEPHONE PEDESTAL
(Symbol: Circle with cross and dot)	EXISTING WATER CLEANOUT
(Symbol: Circle with cross and dot)	EXISTING WATER VALVE
(Symbol: Circle with cross and dot)	EXISTING WATER VALVE
(Symbol: Circle with cross and dot)	PROPOSED WATER LINE



Sign (A) Sign (B) Sign (C)

Sign (D)

Sign (E)

Sign (F)

Sign (G) Internally Lighted Monument Sign with Stone Base

West Elevation
w/primary entrance

non-illuminated
LOADING

(C)

LOADING

(B)

LOADING

(A)

LOADING

366' 2.5"



West Elevation

(A)

non-illuminated
3/8" Acrylic Letters

16" tall

LOADING

10.72 ft²



West Elevation

(B)

non-illuminated
3/8" Acrylic Letters

16" tall

LOADING

10.72 ft²



West Elevation

(C)

non-illuminated
3/8" Acrylic Letters

16" tall

LOADING

10.72 ft²



climate — 28.77 ft²

controlled — 40.14 ft²

23" lower case C

30" lower case L

(E)

(D)

35.25" small caps with 48" capital C & S

CUBESMART — 101.28 ft²

self storage — 54.72 ft²

22" lower case s, 28.75" lower case L

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Frontier Bank
of Texas
www.frontierbank.com

COMING SOON
CUBESMART SELF STORAGE
OVER 600 UNITS
www.cubSMART.com

ER BLVD.
SIGNAL



Sign
(F)



self storage

East Elevation

33" lower case S
42" lower case L

self storage

(F)

117.43 ft²

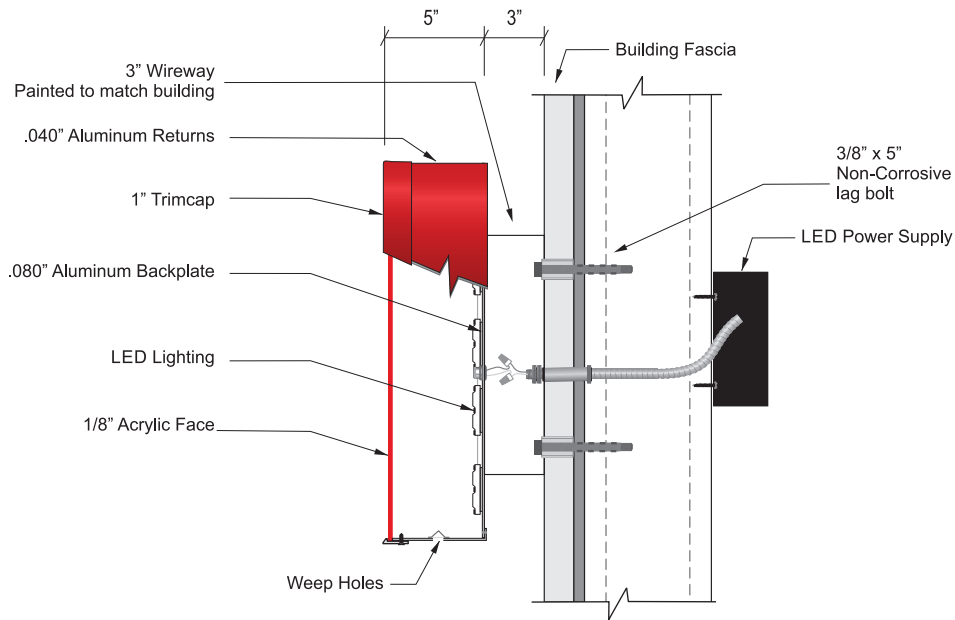
East Elevation

PREMIER
EXIT NOW • U

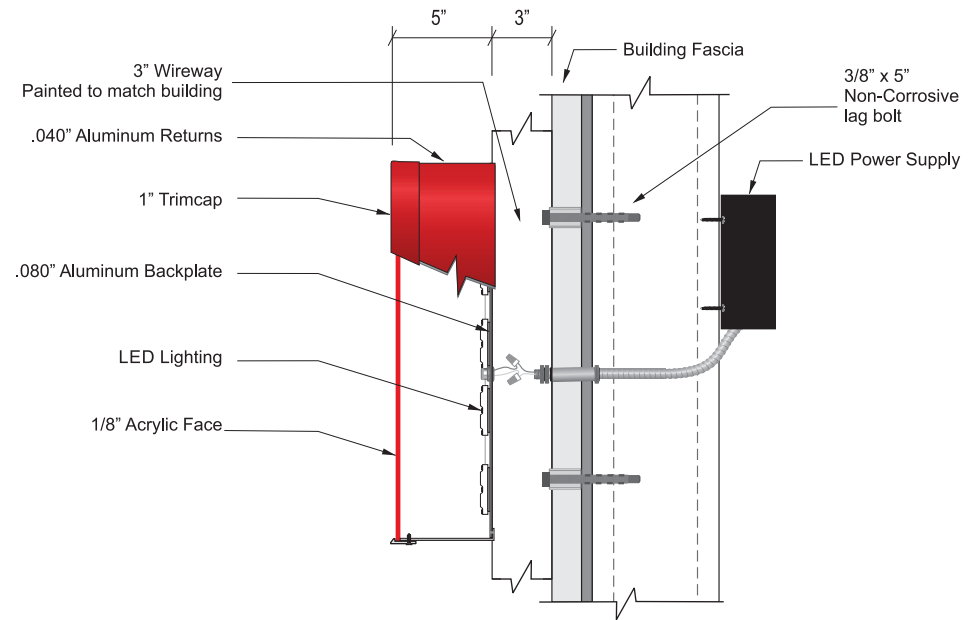
rent

Illuminated Letters (Signs D, E, F) Electrical 120 volt, 20 amp

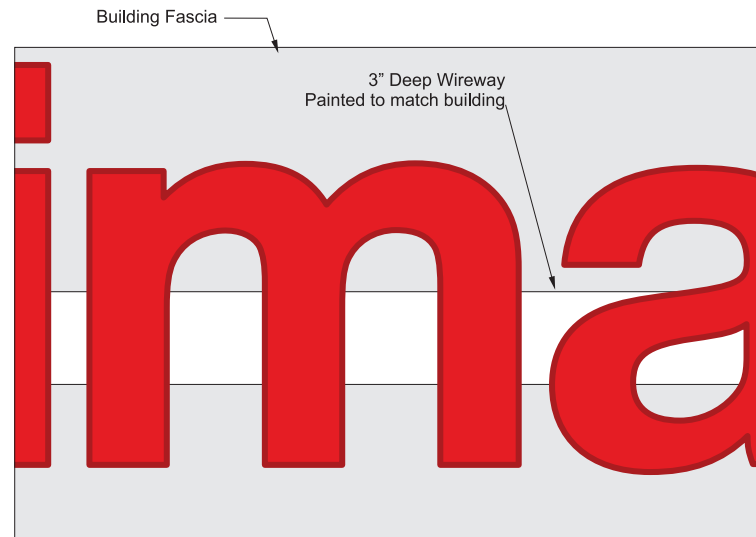
Side



Top

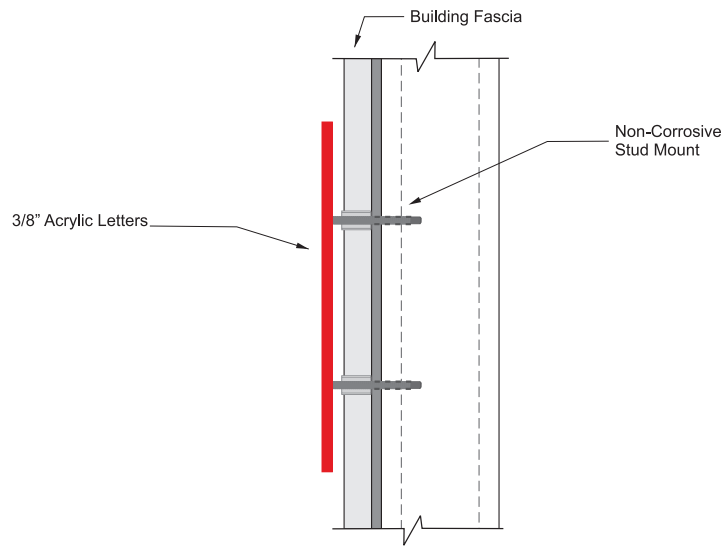


Front

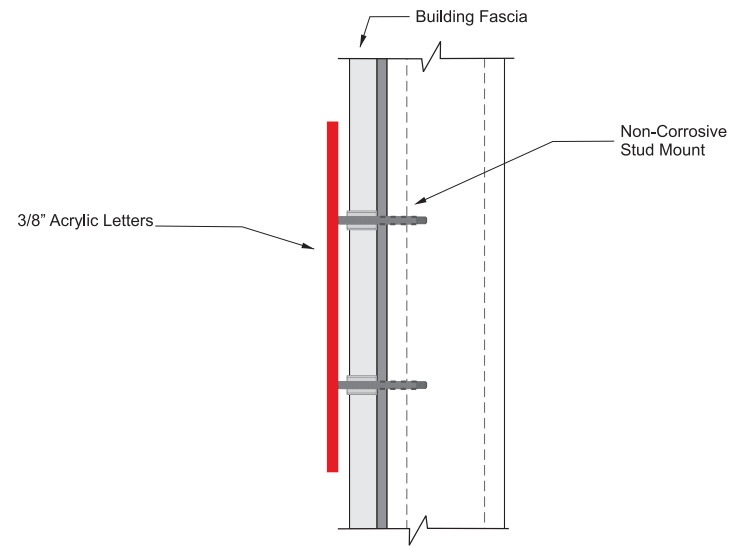


Non-Illuminated Letters (Signs A, B, C)

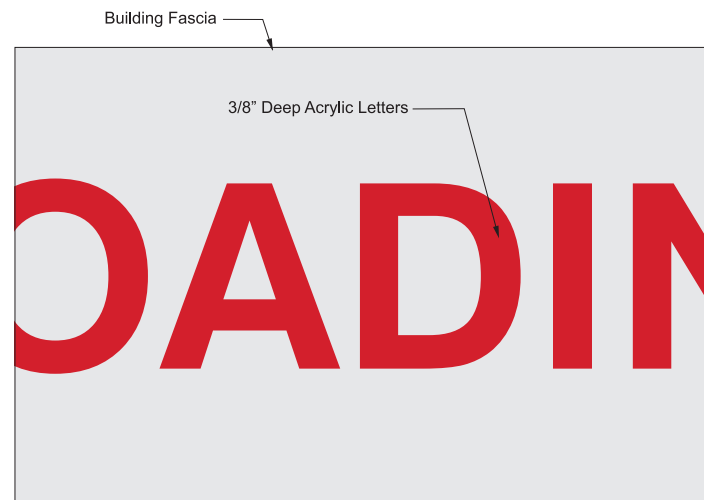
Side



Top



Front







ER

516 Reviews
Google.com









**Notice of Pending Sign Variance Request
City of Bastrop
Zoning Board of Adjustment**



Dear Property Owner:

The **Zoning Board of Adjustment** will conduct a public hearing **Wednesday, August 5, 2020 at 6:00 pm** via online videoconference. Meeting details will be available on the posted agenda found on our website 72 hours before the meeting at: https://www.cityofbastrop.org/page/cs.board_agendas on the following request:

Public Hearing and consider action to grant variances from the Bastrop Building Block (B³) Code, Chapter 8 – Sign, Article 8.3 (c) Band Signs for the number of signs, sign height, and letter height exceeding the maximums, on Beck, NHP & Prokop Subdivision, Section Two, Lot 1, located at 510 State Highway 71, within the City Limits of the City of Bastrop, Texas.

Applicant(s)/Owner(s): BTX 365 Storage LP/Tim Hendon

Address(es): 510 State Highway 71, Bastrop TX, 78602

Legal Description: Beck, NHP & Prokop Subdivision Section Two, Lot 1

The site location map and a letter from the property owner is attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances. For more information or to provide comments on this project, you may contact the Planning & Development Department at (512) 332-8840, plan@cityofbastrop.org, or mail the response card below to PO Box 427, Bastrop, Texas 78602.

✂ -----

PROPERTY OWNER'S RESPONSE

As a property owner within 200 feet: (please check one)

- I am in favor of the request.
- I am opposed to the request.
- I have no objection to the request.

Property Owner Name: _____

Property Address: _____

Mailing Address (if different than property address): _____

Phone (optional): _____ Email (optional): _____

Property Owner's Signature: _____

Additional Comments (Optional):

Re: 510 SH 71, CubeSmart Sign Variance

PLANNING & DEVELOPMENT

1311 Chestnut Street • PO Box 427 • Bastrop, Texas 78602 • 512.332.8840 •
www.cityofbastrop.org

Notice of Pending Sign Variance Request
City of Bastrop
Zoning Board of Adjustment



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My business is completely obstructed new traveling band.

✂ -----

PROPERTY OWNER'S RESPONSE

As a property owner within 200 feet: (please check one)

- I am in favor of the request.
- I am opposed to the request.
- I have no objection to the request.

Property Owner Name: Scott Bryant

Property Address: 500 Hwy 71 West Bastrop TX 78602

Mailing Address (if different than property address: _____)

Phone (optional): _____ Email (optional): _____

Property Owner's Signature:

Additional Comments (Optional):

I am adamantly opposed to any more anything as the city let them over build and completely blocked all views to my other business to the east of them completely blocks my business

Re: 510 SH 71, CubeSmart Sign Variance

PLANNING & DEVELOPMENT

Jennifer Bills

From: Scott Bryant <sb.onebryant@gmail.com>
Sent: Friday, July 31, 2020 5:06 PM
To: Jennifer Bills
Subject: property owner notice BTX 365 storage
Attachments: property owner notice bastrop.pdf


Jennifer,

I am emailing you my property owner response in regards to BTX 365 Storage as I do not believe it will get there in time through mail. I and am adamantly opposed to allowing anything else that is going to further obstruct not only my business, but the other businesses as you drive east on Hwy 71 or the frontage. This monstrosity they built completely blocks everything to the east of them. BTX Storage needs nothing else to allow them to be noticed, as they are the only thing you notice driving East or West for that regard.. City Council really needs to do a better job in restricting buildings on the frontage road (especially 2 story buildings) or at least change their setbacks to accommodate not obstructing other businesses.

Scott Bryant
508 Hwy 71 West
Bastrop Texas 78602

WARNING EXTERNAL EMAIL: This email is from an external source. Do not click links or open attachments without positive sender verification of purpose. Never enter Username, Password or sensitive information on linked pages from this email. If you are unsure about the message, please contact the IT Department for assistance.

c)

	PLACEMENT TYPES ▶	P2	P3	P4	P5	SPECIFICATIONS ▼
BAND SIGNS				P	P	<ul style="list-style-type: none"> a. Quantity: 1 max. (2 for corner buildings) b. Area: 1.5 sf per linear ft Facade c. Width: 90% max. width of Facade d. Height: 3 ft max. e. Depth / Projection: 7 in max. f. Clearance: 7 ft min. g. Apex: n/a h. Letter Height: 18 in max.
DESCRIPTION	1 Band Sign limited to 90% of the width of the Building Facade shall be permitted for each Building with a Commercial Use. Information shall consist only of the name and/or Logo of the Business.					
SIGN DETAILS	<ul style="list-style-type: none"> i. All businesses are permitted 1 Band Sign on each first Story Facade. ii. Band Signs shall include only letters, background, Lighting, and an optional Logo. Information shall consist only of the name and/or Logo of the Business. Band Signs shall not list products, sales, or other promotional messages, or contact information. iii. The following Band Sign Construction types are permitted: Cut-out Letters. Letters shall be individually attached to the wall or on a separate background panel, and shall be externally illuminated. <ul style="list-style-type: none"> (1) Flat Panel. Letters shall be printed or etched on same surface as the background, that is then affixed to the wall and externally illuminated. (2) Channel Letters by Warrant. Each letter shall have its own internal Lighting element, individually attached to the wall or onto a separate background panel. The letter shall be translucent, or solid to create a backlit halo effect. 					