

Zoning Board of Adjustment

March 23, 2022 Meeting Minutes

The City of Bastrop Zoning Board of Adjustment met Wednesday, March 23, 2022, 2021 at 3:00 p.m. in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Scot Robichaud called the meeting to order at 3:01 p.m.

Scott Robichaud	Present
Gary Moss	Present
Jeffery Hala-dyna	Present
Richard Smarzik	Present
Scott Long	Present
David Lowden	Present

2. CITIZEN COMMENTS

There were no comments from citizens.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the October 6, 2021 Zoning Board of Adjustment Meeting.

Richard Smarzik made a motion to approve the October 6, 2021 Zoning Board of Adjustment Meeting. Gary Moss seconded the motion and the motion carried unanimously.

- 3B. Public Hearing and consider action on variances from the Bastrop Building Block (B³) Code, Chapter 8 – Signs, Article 8.3 (L) Pylon Signs for the number of signs, sign height, sign width, and expansion of the existing non-conforming internally illuminated pole sign on Bastrop West Commercial, Section 2, Lot 2A Resubdivision, located at 460 State Highway 71, within the City Limits of the City of Bastrop, Texas.

Allison Land presented the Bastrop Building Block (B³) Code, Chapter 8 – Signs, Article 8.3 (L) Pylon Signs for the number of signs, sign height, sign width, and expansion of the existing non-conforming internally illuminated pole sign on Bastrop West Commercial, Section 2, Lot 2A Resubdivision, located at 460 State Highway 71, within the City Limits of the City of Bastrop to the Board members.

She mentioned the existing sign is 60' tall and 35' wide along with the cabinet being 8' tall and that its currently occupied by GameStop and T-Mobile. The applicant is proposing a 4' tall by 23' wide additional cabinet space for two additional signs. The applicant has divided the building into 4 tenant spaces.

Scot Robichaud opened the public hearing at 3:19 p.m.

Steve Durso, the applicant wanted to clarify that the sign is not illuminated, and it won't be, it does not have any power to it right now. In his opinion the sign is one sign that has been divided into

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two. The reason we are here today is because he got a new tenant, and they would like to have the name of their business displayed. He would also like to take the satellite down and repaint the poles.

Discussion commenced between the applicant and Board members over the following topics:

1. What is the circular thing on the sign now? It is a satellite that is not currently active.
2. Who is the new tenant? Vapor Maven, it is a vape store.
3. The bottom portion of the sign is going to be for two businesses? Yes, that is correct.
4. That will be a total of four tenants? Yes, that is correct.

Scot Robichaud closed the public hearing at 3:32 p.m.

Discussion commented between Staff and Board Members over the following topics:

1. The master sign plan is in compliance with the current code? Yes, it meets the current code.
2. What is the number of signs allowed in the current code? One sign is allowed.
3. The Board approved this back in 2017? Yes, under the previous code.
4. If it expired in 2017, how long did he have to act on the approval? He has 6 months to pull a permit.
5. Would he have had to have tenants in order to apply for the sign permits? Yes, our code requires the signs to be occupied.
6. How would he keep this from expiring if he didn't have a tenant? The variance would need to be applied for when he had the need for the new tenant.
7. Are there any revisions in place for this? No, there are no revisions.
8. When was the variance requested? January 24th for the variance, we did have discussions with the applicant for his variance back in the fall.
9. Why did it take 3 months for this variance? We have a process that we must follow which includes, notifying, confirmation of quorum, to confirm we have a complete application and all fees have been paid.

Discussion commenced amongst the Board members regarding the merit of the applicant's request that included the following topics:


1. In the interest of consistency, would they be faced to make a similar decision for another business that has a large sign.
2. All the signs that exist are not going to be coming down.
3. If I were a business and I was not allowed to have a sign up, I would not want to have my business in that location.
4. The fact that the sign is not going to be coming down and will remain as is.
5. No visibility of the building would be considered a hardship.

Gary Moss made a motion to allow the applicant to have his variance based on the size and sign dimensions as mentioned with the compliance of the non-lite cabinet and inclusion of the numbers on the pole as listed. Richard Smarzik seconded the motion and the motion carried unanimously.

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4. ADJOURNMENT

Richard Smarzik made a motion to adjourn the meeting at 3:36 pm. Gary Moss seconded the motion and the motion carried unanimously.



Chair



Vice-Chair

