

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 980-805-995 to join the meeting, or log onto

the web at <https://attendee.gotowebinar.com/register/1229160947979953164>



Agenda – May 6, 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 TO plan@cityofbastrop.org BEFORE 4:30 P.M. ON MAY 6, 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 980-805-995 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. To address the Board, please submit a fully completed request card to the Board Secretary prior to the beginning of the meeting. 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 August 12, 2019 Zoning Board of Adjustment Meeting.
- 3B. Consider action to appoint a Chair for Fiscal Year 2020.
- 3C. Consider action to appoint a Vice-Chair for Fiscal Year 2020.
- 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.

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: May 1st, 2020 at 9:45 p.m. and remained posted for at least two hours after said meeting was convened.



Viviana Hamilton, Board Secretary

**CITY OF BASTROP
ZONING BOARD OF
ADJUSTMENT**

**INSTRUCTIONS FOR
PARTICIPATION IN
ONLINE MEETING**



May 6, 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 May 6, 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/1229160947979953164> on the web or on a smart device using the GoToWebinar App (looks like this ) and use Webinar ID 980-805-995 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 May 6, 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: May 6, 2020

AGENDA ITEM: 3A

TITLE:

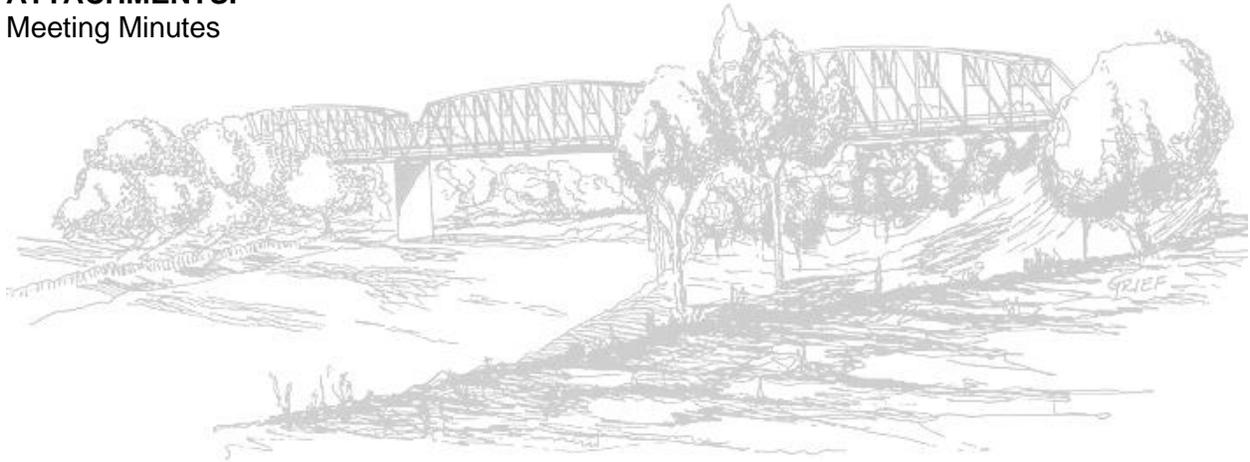
Consider action to approve meeting minutes from the August 12, 2019 Zoning Board of Adjustment Meeting.

STAFF REPRESENTATIVE:

Vivianna Nicole Hamilton, Planning Technician

ATTACHMENTS:

Meeting Minutes



Zoning Board of Adjustments

August 12, 2019

Meeting Minutes

The City of Bastrop Zoning Board of Adjustments met Thursday, August 12, 2019 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. CALL TO ORDER

Bob Rogers called the meeting to order at 6:05 p.m.

| | |
|----------------|------------------------------|
| Pablo Serna | Present |
| Bob Rogers | Present |
| Scot Robichaud | Present |
| Jimmy Crouch | Present |
| Scott Bryant | Present – arrived at 6:27 pm |

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the March 7, 2018 Meeting of the Zoning Board of Adjustments.

Bob Rogers made a motion to recommended approval of the March 7, 2018 meeting minutes as submitted. Pablo Serna seconded the motion and the motion carried unanimously.

- 3B. Public hearing and consider action on a variance to Article 3.20 – Signs, 3.20.016(4)(D) to allow a pylon sign when a building size of less than 12,000 square feet only allows a monument sign, for 0.638 acre out of Building Block 119, East of Water Street, 0.602 acres out of Building Block 119, East of Water Street, 0.3190 acres, out of Building Block 118, East of Water Street, and 3.233 acres out of Trem Subdivision Phase 1, Block A, Lot 1, located at the southeast corner of State Highway 71 and Jackson Street.
- 3C. Public hearing and consider action to approve or disapprove a variance to Article 3.20 Signs: 3.20.015(13)(B) / 3.20.016(4)(D)(ii) to allow an increase in sign height when 35 feet is the maximum height for a pylon sign for 0.638 acres out of Building Block 119, East of Water Street, 0.602 acres out of Building Block 119, East of Water Street, 0.3190 acres, out of Building Block 118, East of Water Street, and 3.233 acres out of Trem Subdivision Phase 1, Block A, Lot 1 within the city limits of Bastrop, Texas.
- 3D. Public hearing and consider action on a variance to Article 3.20 – Signs, 3.20.015(13)(B)/3.20.016(4)(D)(i)(a) to allow a sign face greater than the 160 square feet maximum for a pylon sign, for 0.638 acre out of Building Block 119, East of Water Street, 0.602 acres out of Building Block 119, East of Water Street, 0.3190 acres, out of Building Block 118, East of Water Street, and 3.233 acres out of Trem Subdivision Phase

Zoning Board of Adjustments

August 12, 2019

Meeting Minutes

1, Block A, Lot 1, located at the southeast corner of State Highway 71 and Jackson Street.

(All three items were heard and voted on at the same time)

Jennifer Bills presented to the Board the information contained in the packet for the proposed signs for the QuikTrip to be located in the Trem Subdivision.

Bob Rogers asked the Applicant to present the Board their request regarding the three variances they were seeking to obtain from the Board for the proposed QuickTrip Signs. David Meyer of QuikTrip presented to the Board his case.

Discussion commenced between Staff and the Board over current businesses in existence that were similar in size and currently experiencing success without a larger sign being placed on the property.

Then Board then discussed amongst themselves the need to be consistent with the purpose and intent of the code, current rules and regulations in place, and the importance to stick with the intent of the code.

Jimmy Crouch made a motion to recommend denial based on staff's finding of fact of the following; a variance to Article 3.20 – Signs, 3.20.016(4)(D) to allow a pylon sign when a building size of less than 12,000 square feet only allows a monument sign, for 0.638 acre out of Building Block 119, East of Water Street, 0.602 acres out of Building Block 119, East of Water Street, 0.3190 acres, out of Building Block 118, East of Water Street, and 3.233 acres out of Trem Subdivision Phase 1, Block A, Lot 1, located at the southeast corner of State Highway 71 and Jackson Street. Pablo Serna seconded the motion and the motion carried unanimously.

As a result of the request for a pylon sign failing the following two requests were omitted due to these requests being contingent upon receiving the approval for a pylon sign on the property:

Public hearing and consider action to approve or disapprove a variance to Article 3.20 Signs: 3.20.015(13)(B) / 3.20.016(4)(D)(ii) to allow an increase in sign height when 35 feet is the maximum height for a pylon sign for 0.638 acres out of Building Block 119, East of Water Street, 0.602 acres out of Building Block 119, East of Water Street, 0.3190 acres, out of Building Block 118, East of Water Street, and 3.233 acres out of Trem Subdivision Phase 1, Block A, Lot 1 within the city limits of Bastrop, Texas.

Public hearing and consider action on a variance to Article 3.20 – Signs, 3.20.015(13)(B)/3.20.016(4)(D)(i)(a) to allow a sign face greater than the 160 square feet maximum for a pylon sign, for 0.638 acre out of Building Block 119, East of Water Street, 0.602 acres out of Building Block 119, East of Water Street, 0.3190 acres, out of Building Block 118, East of Water Street, and 3.233 acres out of Trem Subdivision Phase

Zoning Board of Adjustments

August 12, 2019

Meeting Minutes

4. ADJOURNMENT

Pablo Serna made a motion to adjourn at 7:02 p.m.. Scot Robichaud seconded the motion, and the motion carried unanimously.

Chair

Vice-Chair



STAFF REPORT

MEETING DATE: May 6, 2020

AGENDA ITEM: 3B

TITLE:

Consider action to appoint a Chair for Fiscal Year 2020.

STAFF REPRESENTATIVE:

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

BACKGROUND/HISTORY:

New commission and board appointments are effect in October at the start of the new fiscal year. This is the first meeting since the new year started.



STAFF REPORT

MEETING DATE: May 6, 2020

AGENDA ITEM: 3C

TITLE:

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

STAFF REPRESENTATIVE:

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

BACKGROUND/HISTORY:

New commission and board appointments are effect in October at the start of the new fiscal year. This is the first meeting since the new year started.



STAFF REPORT

MEETING DATE: May 6, 2020

AGENDA ITEM: 3D

TITLE:

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.

STAFF REPRESENTATIVE:

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

ITEM DETAILS:

Site Address: 1104 State Highway 95 (Attachment 1)

Total Acreage: 1.07 acres

Legal Description: Chestnut Square Subdivision, Lot 1

Property Owner: Bastrop G2K Development
Agent Contact: Jennifer Garcia/Liberty Signs, Inc.

Existing Use: New Retail
Existing Place Type Zoning: P-5 Core
Character District: Cultural Arts
Future Land Use: Neighborhood Commercial

BACKGROUND/HISTORY:

The applicant is requesting a variance to allow a four-foot-tall sign when the maximum Band Sign height is three feet and requesting the sign letters exceed the maximum of 18 inches (Attachment 3). The applicable code sections are listed in the Policy Explanation and Attachment 8.

The applicant has provided a letter for their request for a larger sign, based on visibility for vehicular traffic (Attachment 5). They have also provided renderings of two options for monument signs, one of which can be placed by State Highway 95 for vehicular traffic (Attachment 9). With the building setback from the road, the Band Sign should be able to be visible for pedestrian traffic and vehicular traffic entering the driveway, which the allowed sign height of 3 feet with 18-inch letters would provide. The monument sign requirements do not have a maximum lettering size.

Additionally, the building face has little visibility from the road, regardless of sign size (Attachment 6). Driving south along State Highway 95, the building is not even visible until a vehicle reached Farm Street. Driving north, the Firestone and an existing tree block much of the visibility until approximately 200 feet from the site.

For reference, the adjacent Firestone has two signs visible from the road (visible in Attachment 6). The existing wall sign is a total of 3.36 in height, with letter heights of 29 inches for the Firestone sign and 10.81 inches for the Complete Auto Care sign. The pole sign face has two areas, the top at 29 inches in height and the bottom at 11.34 inches, with lettering smaller than the total sign heights (Attachment 8).

For a variance, the applicant bears the burden of proof. Staff's recommendation is that the Board deny the request on the basis that there is no unique situation for this property compared to others in the area and that there are other options allowed by code to provide signage for vehicular traffic.

PUBLIC NOTIFICATION:

Notifications were mailed to 11 adjacent property owners on April 17, 2020. At the time of this report, three comments have been received, one in favor of the request, two opposed (Attachment 2).

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

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 do not apply to other properties along State Highway 95.
- (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 and highway adjacent to the building are relatively flat and do not provide any exceptional conditions.
- (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 sign does not create any conflicts with the surrounding architecture.
- (5) Mitigation measures related to the Sign in question or other Signs on the same Premises.
The applicant has proposed two options for a monument sign along State Highway 95 that would meet code requirements for size and would provide visibility for passing vehicular traffic.
- (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.

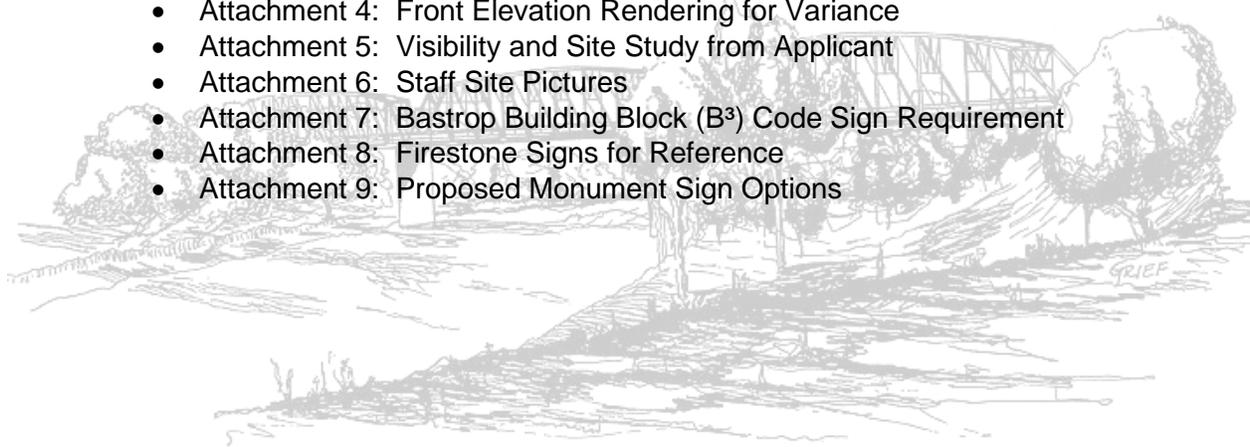
This is a new sign. No signs are currently on the property.

RECOMMENDATION:

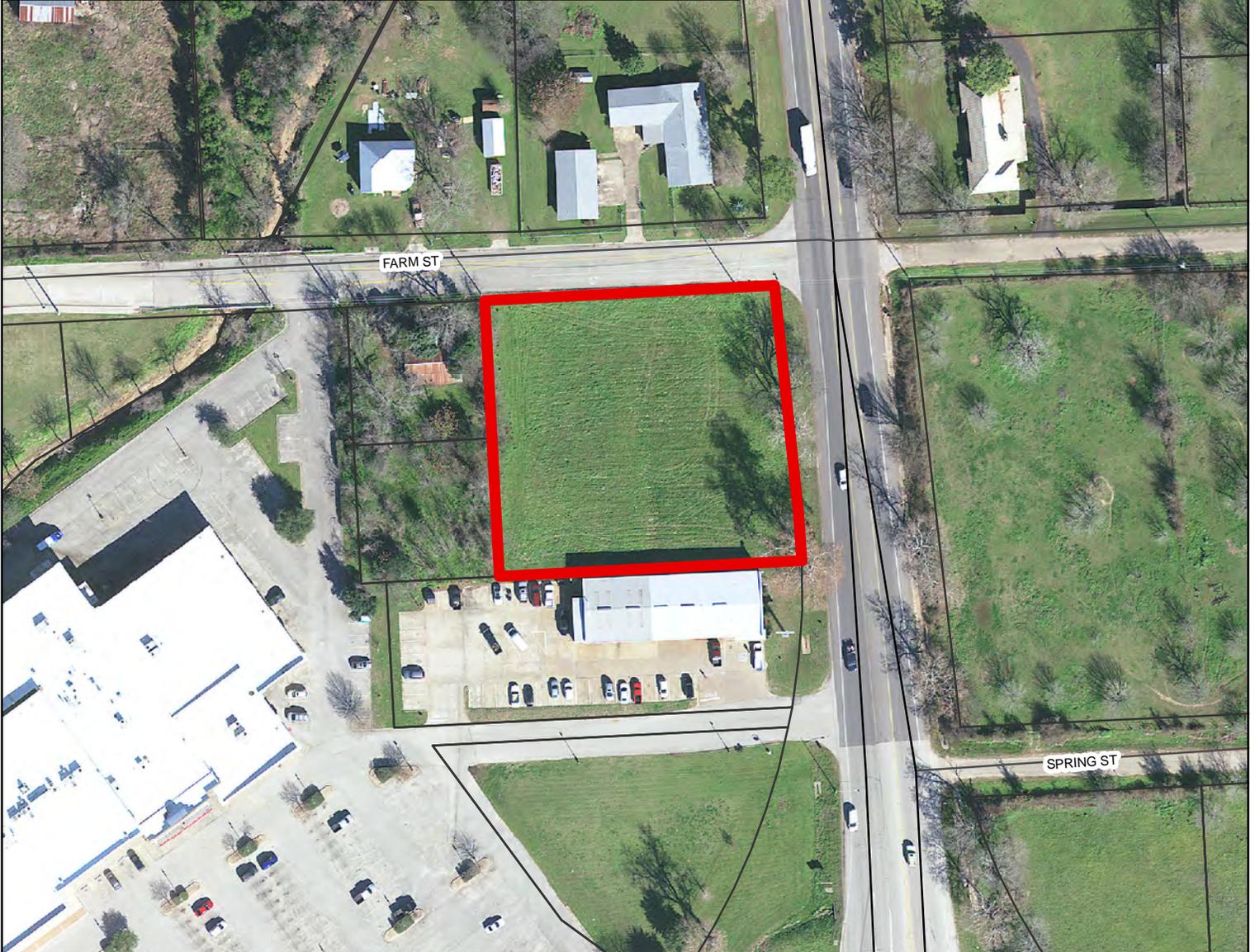
Public hearing and consider action to **deny** the a sign variance request from the Bastrop Building Block (B³) Code, Article 8.3 On-Premise Sign Types & Standards, Section C, Specifications D - for a sign height maximum of 3 feet and H - for letter height maximum of 18 inches, to request a Band Sign 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.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Responses from Property Owners
- Attachment 3: Letter from Applicant
- Attachment 4: Front Elevation Rendering for Variance
- Attachment 5: Visibility and Site Study from Applicant
- Attachment 6: Staff Site Pictures
- Attachment 7: Bastrop Building Block (B³) Code Sign Requirement
- Attachment 8: Firestone Signs for Reference
- Attachment 9: Proposed Monument Sign Options



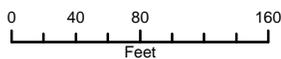
Attachment 1 Location Map



1104 HWY 95 Family Dollar Sign Variance

Date: 4/17/2020

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.



1 inch = 119 feet



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



Dear Property Owner:

The Zoning Board of Adjustment will conduct a public hearing **Wednesday, May 6, 2020 at 6:00 pm** in the **City Hall Council Chambers** located at **1311 Chestnut Street, Bastrop, Texas** or if **Bastrop is still under an emergency order for COVID-19**, online meeting details will available on the website at: www.cityofbastrop.org/page/plan.home on the following request: 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.

Applicant(s)/Owner(s): Jennifer Garcia- Liberty Signs, Inc/Bastrop G2K Development

Address(es): 1104 SH 95, Bastrop Tx, 78602

Legal Description: Chestnut Square, Lot 1, Acres 1.0736

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.

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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: 3JC+D LLC Jeffrey R Voigt

Property Address: 1100 Hwy 95 Bastrop TX 78602

Mailing Address (if different than property address): P.O. Box A Bastrop TX

Phone (optional): 512-627-7174 Email (optional): voigtjr@aol.com

Property Owner's Signature: [Handwritten Signature]

Additional Comments (Optional):

* What are we planning on doing w/ the sidewalk that drops off?

Re: 1104 HWY 95 Family Dollar Sign Variance

PLANNING & DEVELOPMENT

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



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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: Lue Ruth Emanuel

Property Address: 1510 Farm Street Bastrop, TX 78602

Mailing Address (if different than property address): _____

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

Property Owner's Signature: Lue Ruth Emanuel

Additional Comments (Optional):

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



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Applicant(s)/Owner(s): Jennifer Garcia- Liberty Signs, Inc/Bastrop G2K Development

Address(es): 1104 SH 95, Bastrop Tx, 78602

Legal Description: Chestnut Square, Lot 1, Acres 1.0736

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

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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: Roderick Emanuel

Property Address: 1201 State Highway 95 Bastrop, TX 78602

Mailing Address (if different than property address): _____

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

Property Owner's Signature: Roderick Emanuel

Additional Comments (Optional):



April 6, 2020

The City of Bastrop
1311 Chestnut St
Bastrop, TX 78602

My name is Frank Tolentino store design project manager for Family Dollar's western region.

We are seeking a sign variance for our new location in the city of Bastrop. This is for a newly constructed freestanding building at the intersection of Farm St and TX-95.

This project was started in early spring 2019 by G2K developers. We had completed our due diligence at the time and proceeded with our layouts for preparing our tenant Improvement set of construction documents and renderings for signage.

G2K was proceeding with completion of all their work for the completion of the Vanilla Box construction.

They were working diligently with the city in order to get this permitted as quickly as possible.

Family Dollar had approved the signage and we then were holding until G2K broke ground on this construction and we are now ready to finalize the installation. We were not allowed to permit until G2K completed their permitting.

Upon submission of the sign package we were informed a new sign code had been adopted November 2019.

This new code restricts signs to be channel letters, no taller than 18", externally lit.

We are seeking a variance to Bastrop sign code Article 8.3 - Band Sign section C, specification h. due to the small visibility of the sign. Take into consideration we are not a shopping center but a freestanding location. This sign is not readable or legible when traveling along TX-95 which has a speed limit of 45 miles per hour.

The placement of the store at this intersection presents a circumstance which should allow for a moderate variance from the new code while keeping in a similar style of the neighboring signs, such as the adjacent Firestone store (also freestanding). A typical Family Dollar store has signage with channel letters that are 48" or larger. Here, the local code provides that no individual occupant's sign may not be taller than 18". The safety of the community is a paramount concern to Family Dollar because its customers and employees all come from the surrounding community. The smaller signage creates a safety issue for motorists and pedestrians as they approach the store, and as such constitutes peculiar circumstances fitting for a variance. The proposed signage will keep them safe by allowing passing traffic to safely identify Family Dollar, a standalone store at an intersection. For many customers Family Dollar is a stopover or impulse shopping experience. This is based, in part, on the customer's ability to identify a Family Dollar store while in transit. The variance will increase public safety because larger signage will enable drivers to recognize Family Dollar from a greater distance. This will give drivers sufficient time to slow down and enter the parking lot without posing a risk to other drivers or pedestrians -- thus promoting the general welfare of all. We request this variance on safety grounds.

A variance is also warranted because adequate visibility is a commercial necessity. A variance is also warranted so that Family Dollar's signage is consistent with other commercial signage in the immediate area. The larger channel letters are similar to the Firestone, Buc-ee's, CVS, Popeyes, the Film Alley, KFC and Stripes, 38 inch channel letters are visually consistent with the signage located at the nearby establishments. Thus, there would be no detriment to the area since the proposed signage would be visually consistent with other commercial signage in the immediate vicinity.

The benefits of granting a variance outweigh any detriments. Family Dollar respectfully requests that you consider this submission and grants its request for a variance. Thank you for your attention to this matter.

I did want to conclude with addressing the 2 monument sign options. Each one is per code and we prefer the shorter version (option 1) but we would be forced to go with the taller version (option 2) in order to compensate for the smaller 18" high lettering for the wall sign . We propose a compromise, go with the shorter monument sign if we could be granted the larger lettering for the building for the reasons stated above.

If you have any questions or concerns, please do not hesitate to contact me.

Thank you

Frank Tolentino
Family Dollar Architectural Project Manager

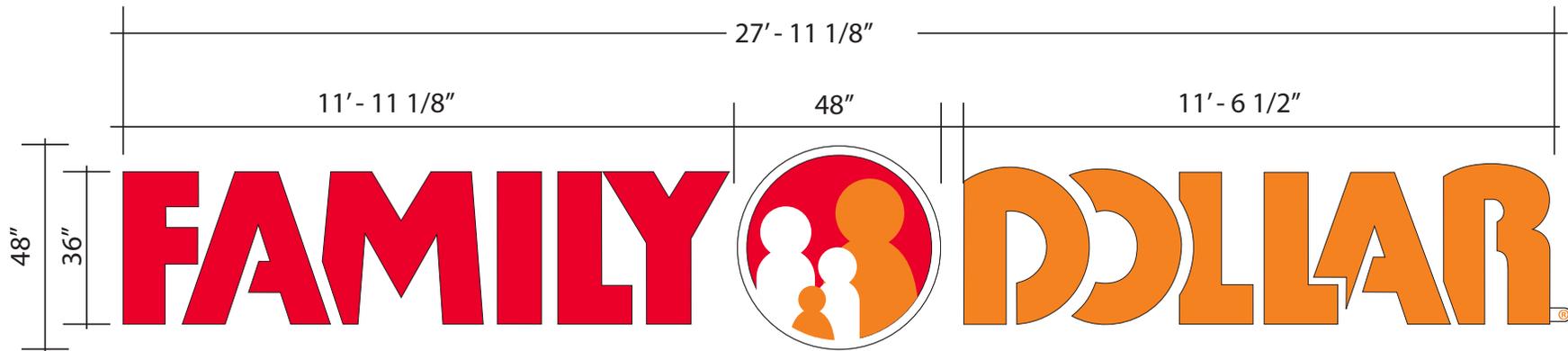
ARTICLE 8.3 ON-PREMISE SIGN TYPES & STANDARDS

Article 8.3 - Band Sign section C, specification h. due to the small visibility of the sign. Take into consideration we are not a shopping center but a freestanding location. This sign is not readable or legible when traveling along TX-95 which has a speed limit of 45 miles per hour.

d. Height: 3 ft max. h. Letter Height: 18 in max.



FRONT ELEVATION



.063 WHITE ALUM. TAB
FOR REGISTER MARK



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These drawings and designs are the exclusive property of Everbrite LLC Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: FAMILY DOLLAR

Project No: 407227-5

Scale: NTS

Date: 3/19/20

Drawn By: DB

Location & Site No: Bastrop, TX
FDO784212

Description: 36" NI Channel Letters,
48" Medallion

Revised:

Revised:

Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.

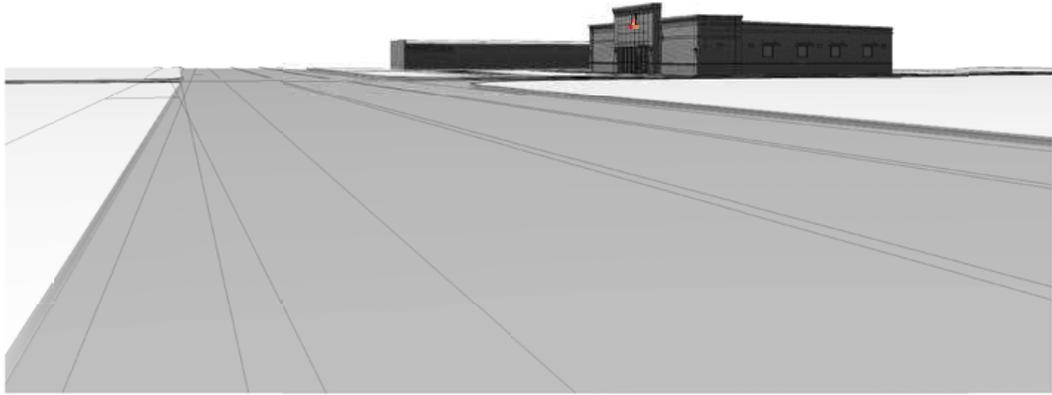
CUSTOMER SIGNATURE _____

DATE _____

LANDLORD SIGNATURE _____

DATE _____

Exhibit A-- Visibility Study of North Approaching View



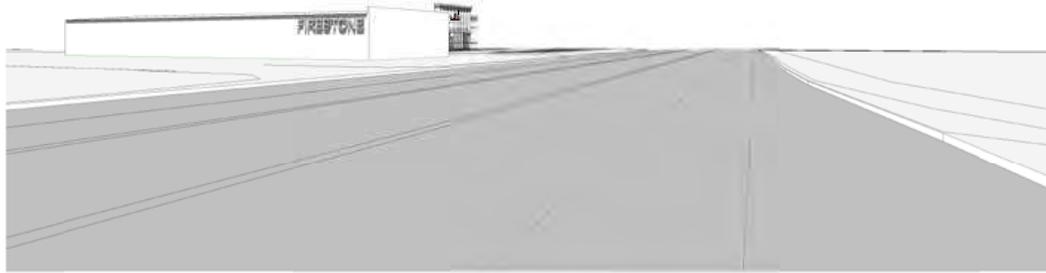
② NORTH APPROACH (LOOKING SOUTH) FROM +/- 330' AWAY



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| | | | | |
|--|--------------|--|---|------------|
| Customer: FAMILY DOLLAR | | Description: 18" NI Channel Letters, 36" Medallion, Gooseneck Lamps. | Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite. | |
| Project No: 428934-1 | Scale: NTS | | | |
| Date: 4/6/20 | Drawn By: DB | Revised: | CUSTOMER SIGNATURE _____ | DATE _____ |
| Location & Site No: Bastrop, TX FDO784212 | | | LANDLORD SIGNATURE _____ | DATE _____ |

Exhibit B- Visibility Study of South Approaching View



④ SOUTH APPROACH (LOOKING NORTH) FROM +/-332' AWAY



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| | | | | |
|--|--------------|---|---|------------|
| Customer: FAMILY DOLLAR | | Description: 18" NI Channel Letters, 36" Medallion, Gooseneck Lamps | Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite. | |
| Project No: 428934 | Scale: NTS | | | |
| Date: 4/6/20 | Drawn By: DB | Revised: | CUSTOMER SIGNATURE _____ | DATE _____ |
| Location & Site No: Bastrop, TX FDO784212 | | Revised: | LANDLORD SIGNATURE _____ | DATE _____ |

STANDARD HVAC

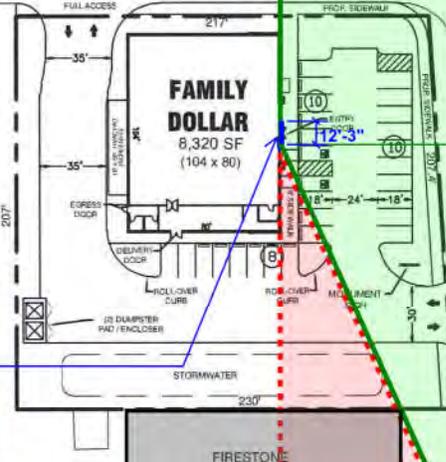
Handwritten notes:
 [Signature]
 1/19

DENOTES AREA OF VISIBILITY TO NORTH / SOUTH BOUND TRAFFIC TRAVELING TX-95

DENOTES AREA OF OBSTRUCTED VISIBILITY TO NORTH / SOUTH BOUND TRAFFIC TRAVELING TX-95

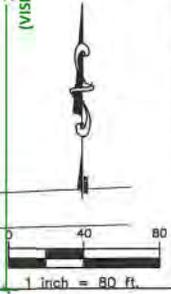
REPRESENTATION OF FDS SIGNAGE (OPTION 1):
 - APPROXIMATELY: 4'-6" (54") HEIGHT [OVERALL]
 - 18" HIGH LETTERS + 36" HIGH MEDALLION
 - APPROXIMATELY: 12'-3" (147") LENGTH [OVERALL]
 - 18" HIGH LETTERS (WIDTH VARIES BY CHARACTER)
 *NOTE: Sign is represented as actual size/scale relative to building based on submitted signage documents.

| SITE DATA | |
|------------------------|------------|
| EXISTING ZONING | CMU |
| REZONING REQUIRED? | NO |
| SITE AREA | 1.07± AC |
| STORE AREA | 8,320 S.F. |
| PARKING REQUIRED | 28 SPACES |
| PARKING PROVIDED | 28 SPACES |
| VARIANCES ANTICIPATED? | TBD |
| GAS AVAILABLE? | TBD |



329'-3" (VISIBLE DEPTH)

147'-7" (NON-VISIBLE WIDTH)
 36'-2" (VISIBLE WIDTH)





S-2 S-1

S-3

S-4

S-5

FARM

95

SPRING

N-4

N-3

N-2

N-1

N - 1: SH 95 (approx. 300 feet)



S-1: SH 95 in lane (approx. 330 feet)



S-2: SH 95 (approx. 330 feet)



S-3: SH 95 (approx. 250 feet)



S-4: SH 95 (approx. 150 feet)



S-5: SH 95 and Farm St. (approx. 100 feet)



N-2: SH 95 – in driving lane (approx. 300



N-3: SH 95 – in driving lane (approx. 200 feet)



N-4: SH 95 and Spring Street (approx. 150



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. | | | | | |

K)

PLACE TYPES ►

P2

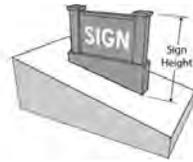
P3

P4

P5

SPECIFICATIONS ▼

MONUMENT &
POLE SIGN



P

- a. **Quantity:** 1 max per Frontage
- b. **Height:** 35 ft max. in P5 on HWY 71 Frontage
20 ft max in P5 on HWY 95 & HWY 150
4 ft max in P4
- c. **Max Height to width ratio:** 4:1

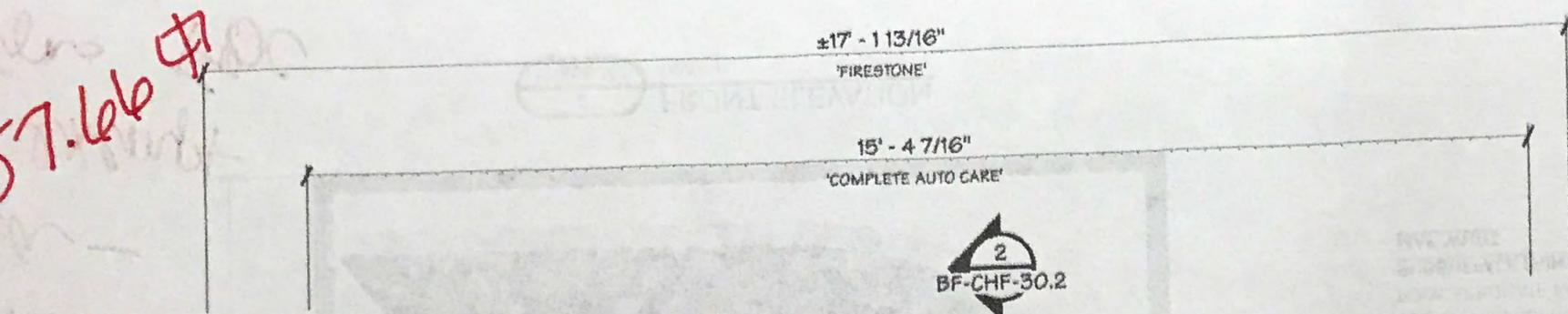
DESCRIPTION

A Sign permanently affixed to the ground at its base or by poles that are enclosed by natural stone, stucco, brick, or wood and not mounted to a part of a Building. Pole(s) may be used to construct a Monument Sign so long as the poles are not visible below the Sign

SIGN DETAILS

- i. A Monument Sign can be defined as a ground Sign generally having a low profile with little or no Open Space between the ground and the Sign and having a Structure constructed of masonry, wood, or materials similar in appearance.
- ii. How to Measure:
 - (1) Maximum total Height is measured from the finished grade at the center of the Sign. If the finished grade at the center of the Sign is higher than the finished grade of the closest paved surface, then the Height shall be measured from the finished grade of the closest paved surface.
 - (2) The monument base shall be a maximum of 2 feet in Height and shall be included in the calculation of total Height.
 - (3) A Monument Sign width cannot exceed 2 times the allowable Sign Height.
- iii. The max Height allowed along Hwy. 71 is 35 feet.
- iv. The max Height allowed along Hwy. 150 and Hwy. 95 is 20 feet.
- v. Pole Signs are permitted along the Hwy 71 Frontage through the City Limits and the ETJ. Max Height 35 feet

57.66 sq ft

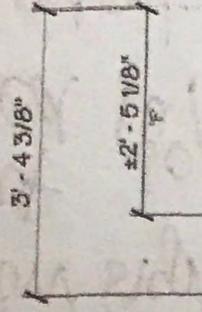


Firestone
COMPLETE AUTO CARE



FABRICATED ALUM.
RACEWAY PAINTED
(CLIENT TO SPECIFY COLOR)

ALUM. PANEL PAINTED
MAP 'WHITE' WITH
SURFACE APPLIED VINYL
COPY 3M #3630-97
'BRISTOL BLUE'



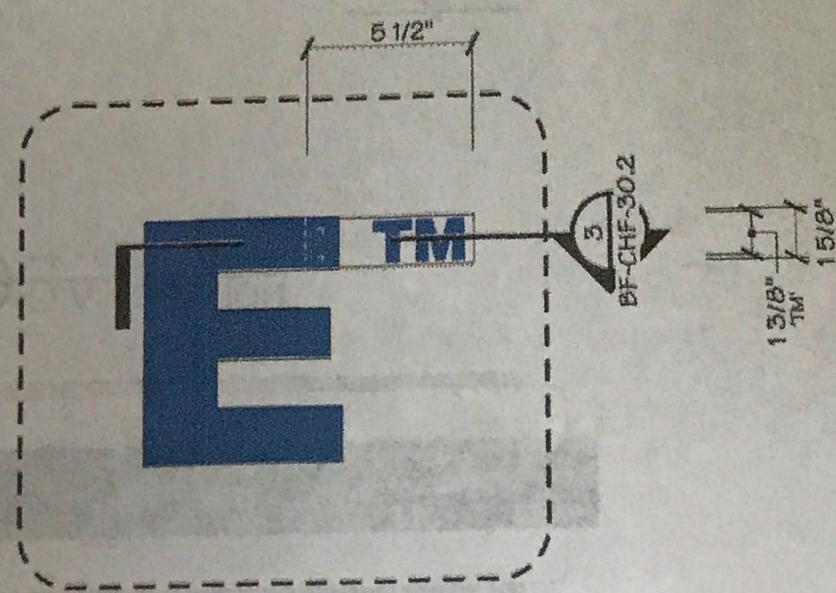
FABRICATED ALUM. CHANNEL LETTERS
W/ ARISTECH #2051 'BLUE' ACRYLIC FACES
AND WAGNER 'INTENSE BLUE' JEWELITE TRIMCAP
- RETURNS ARE PAINTED TO MATCH TRIMCAP COLOR

FABRICATED ALUM. CHANNEL LETTERS
WITH ARISTECH #2793 'RED' ACRYLIC FACES
AND WAGNER 'TRUE RED' JEWELITE TRIMCAP
- RETURNS ARE PAINTED TO MATCH
TRIMCAP COLOR

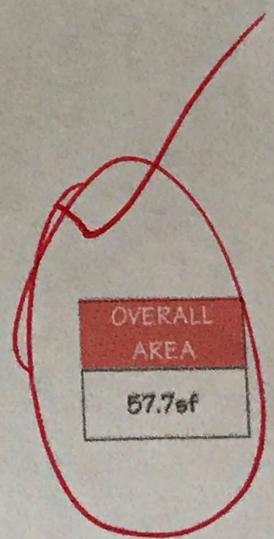


1 FRONT ELEVATION
BF-CHF-30.1 3/8" = 1' - 0"

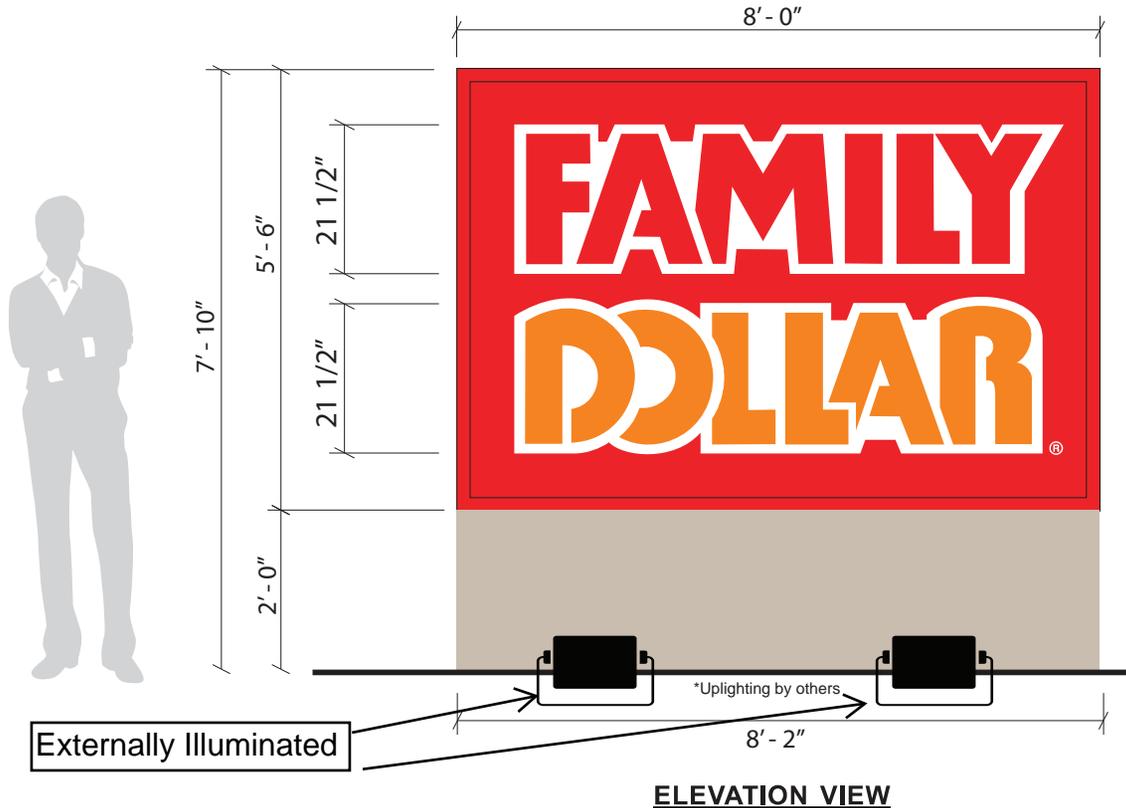
2 SIDE VIEW
BF-CHF-30.1 3/8" = 1' - 0"



3 TRADEMARK DETAIL
BF-CHF-30.1 1/8" = 1"



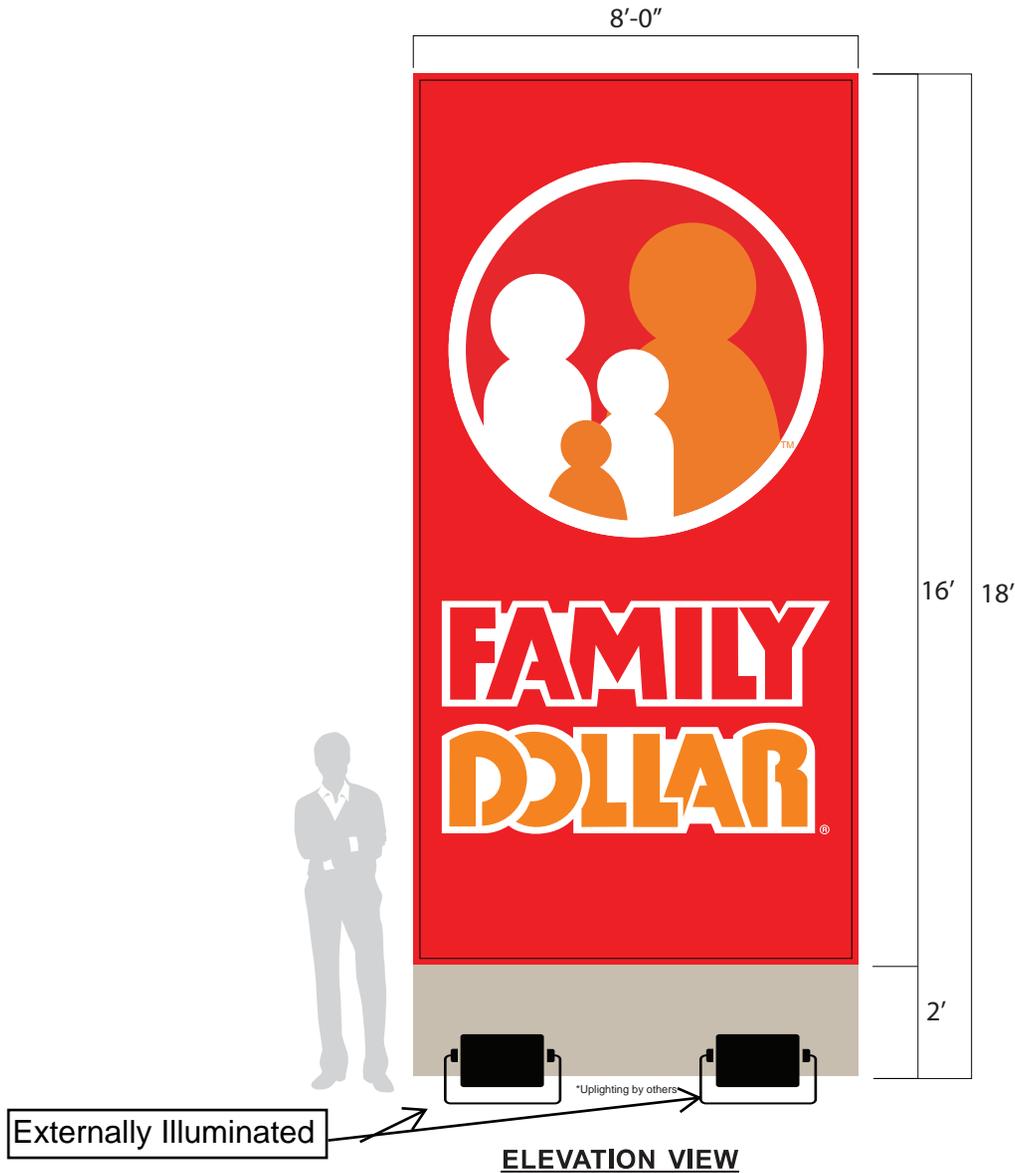
Firestone
COMPLETE AUTO CARE



COLOR SPECIFICATIONS:

- Red - 3M #3630-73 Dark Red
- Orange - 3M #3630-44 Orange
- White - Translucent Polycarbonate
- Red - SW 2911 Pompeii Red Cabinet
- SW-7037 Balanced Beige Skirt

| | | | |
|---|--------------|--|-------------------|
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| Customer: FAMILY DOLLAR | | Description: 8' x 5'6" Monument @ 7'10" OAH | |
| Project No: 428036-3 | Scale: NTS | Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite. | |
| Date: 3/18/20 | Drawn By: TH | | |
| Location & Site No: Bastrop, TX FDO784212 | | Revised: 03/24/20 | Revised: 04/06/20 |
| | | Revised: | |
| | | CUSTOMER SIGNATURE _____ | DATE _____ |
| | | LANDLORD SIGNATURE _____ | DATE _____ |



COLOR SPECIFICATIONS:

- Red - 3M #3630-73 Dark Red
- Orange - 3M #3630-44 Orange
- White - Translucent Polycarbonate
- Red - SW 2911 Pompeii Red Cabinet
- SW-7037 Balanced Beige Skirt

| | | | |
|---|--------------|--|-------------------|
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| Customer: FAMILY DOLLAR | | Description: 16' x 8'-0" Monument @ 18' OAH | |
| Project No: 428036-3 | Scale: NTS | Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite. | |
| Date: 3/19/20 | Drawn By: TH | | |
| Location & Site No: Bastrop, TX FDO784212 | | Revised: 03/24/20 | Revised: 04/06/20 |
| | | Revised: | |
| | | CUSTOMER SIGNATURE _____ | DATE _____ |
| | | LANDLORD SIGNATURE _____ | DATE _____ |