

City of Bastrop

Agenda Information Sheet:



Board of Adjustment Meeting Date:

**April 5, 2017
Workshop Agenda Item A**

WORKSHOP: Review of the proposed Sign Ordinance amendments regarding Highway 71 signage.

Item Summary:

Section 3.20 of the City's Code of Ordinance regarding signs currently allow pylon signs along State Highway 71. At the March 14, 2017 meeting of City Council, an amendment to the ordinance to allow sign heights and areas exceeding the current maximums of 35 feet in height and 160 square feet in area was considered. The Planning & Zoning Commission recommended a full review of the sign ordinance, while the Board of Adjustment recommended a 90-day review period of the proposed amendment language. Council agreed to the 90-review period, after which staff will bring the proposed amendment back to City Council on June 13, 2017, with recommendations from P&Z and BOA.

This proposed amendment would only apply to properties adjacent to highway overpasses, and the allowable increases would vary based on the level of impact created by the overpass.

Amendment Summary:

The proposed amendment would allow an increase in the height and area of pylon signs affected by the presence of an adjacent elevated highway overpass. The allowed increase in height would be calculated based on factors such as the height of the overpass relative to the property, posted highway speed, and length of property frontage. The increase in sign area would then be calculated based on the allowed height. The maximum allowed height and area would be limited to 70 feet and 400 square feet, respectively.

In order to qualify for any increase, all of the following criteria must be met:

1. Property must be located on a divided highway
2. Posted speed limits must exceed 50 miles per hour
3. Property is adjacent to overpasses in which at least the main lanes are elevated over local cross traffic.

Additionally, eligible properties must also own or lease at 100 feet of frontage, and would be subject to additional sign spacing requirements.

Factors effecting height:

- For every 1 foot of elevation variance between the main lane pavement and frontage road pavement, one additional foot of sign height is allowed.
- For each additional 5 miles of posted main-lane speed limit in excess of 50 mph, 2 additional feet of sign height are allowed.
- Each applicant must own or lease at least 100 feet of frontage along the access road or any public roadway perpendicular thereto within one block of the highway. For each additional 50 feet of highway frontage, up to 1 additional foot of height may be added.
- In no event shall the pylon sign exceed 70 feet in overall height, or 48 feet above the adjacent main-lane pavement grade, whichever is lower.

Factors effecting sign area:

- For each additional 1 foot of allowable height in excess of 35 feet, 7 square feet of additional sign area are allowed, up to a maximum area of 400 square feet. For example, a 60-foot tall pylon sign may increase the maximum allowable sign area from 160 square feet to 335 square feet.

Additional Requirements:

- The pylon sign must be located a minimum distance from the side property line, equal to the additional height allowed by this amendment.
- Signage allowed under these provisions shall consist of not more than 2 separate sign areas, and shall comply with all other standards and requirements provided in section 3.20 of the Bastrop Code of Ordinances. Additionally, all factors described above shall be measured within the frontage limits of the subject property.

Attached are examples of existing signs with the size and heights for comparison. None of these signs would be permitted under the existing sign code.

City Contact:

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Planning and Development Department

Attachments:

Attachment 1 -- Sign height and area examples