

City of Bastrop

Agenda Information Sheet:



Board of Adjustment Meeting Date:

March 1, 2017
Workshop Agenda Item A

WORKSHOP: Discussion regarding a proposed amendment to Chapter 3, Section 3.20 Signs, to incorporate provisions related to pylon signs greater than 35 feet in height and 160 square feet of sign area, and revising any related provision not consistent with this amendment.

Item Summary:

Section 3.20 of the City's Code of Ordinance regarding signs currently allow pylon signs along State Highway 71. At the request of the City Council, the City Manager and Planning Department staff are proposing 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. 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, 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. 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.

City Contact:

Wesley Brandon, Director of Planning and Engineering
Planning and Development Department

Attachments:

Draft Ordinance Amendment, Sign height and area examples

Amending Section 3.20 of the City code to incorporate provisions related to pylon signs greater than 35 feet in height and 160 square feet of sign area, and revising any related provision not consistent with this amendment.

In addition to the regulations set forth in various provisions of Section 3.20 Signs, regarding pylon sign heights and total sign area, the following additional provisions will apply to business property abutting a state highway when all of the following conditions exist:

1. Divided highways with or without separate local access roads.
2. Authorized speed limits in excess of 50 miles per hour.
3. Overpasses in which at least the main lanes are elevated over local cross traffic.

One pylon sign exceeding the requirements of Section 3.20.015(13) if the following conditions are met:

1. The pylon sign must meet all location and spacing requirements contained within the current Sign Ordinance.
2. All other requirements for a pylon sign must be met.
3. For every 1 foot of elevation variance between the main lane pavement and frontage road pavement, one additional foot of sign height is allowed.
4. For each additional 5 miles of posted main-lane speed limit in excess of 50 mph, 2 additional feet of sign height are allowed.
5. 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.
6. 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.
7. 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.
8. The pylon sign must be located a minimum distance from the side property line, equal to the additional height allowed by this amendment.

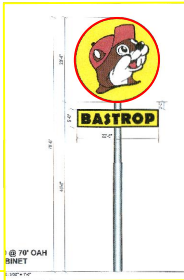
Signage allowed under these provisions shall consist of not more than 2 separate sign areas, and shall comply with all other standards and requirements provided in section 3.20 of the Bastrop Code of Ordinances. Additionally, all factors described above shall be measured within the frontage limits of the subject property.

Any provision of Section 3.20 not consistent with this amendment is hereby revised to be consistent with the provisions set forth above.

35-FT HEIGHT
160 SF



70-FT HEIGHT
400 SF



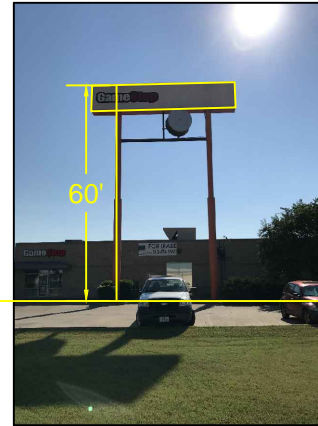
50-FT HEIGHT
200 SF



60-FT HEIGHT
120 SF



60-FT HEIGHT
280 SF



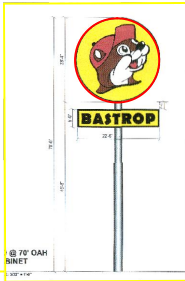
75-FT HEIGHT
285 SF



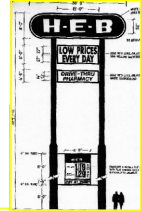
35-FT HEIGHT
160 SF



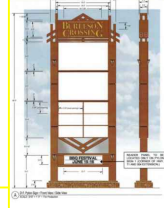
70-FT HEIGHT
400 SF



54-FT HEIGHT
446 SF



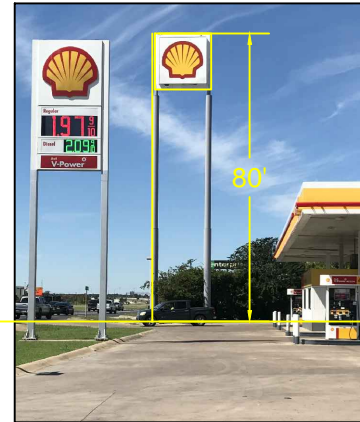
48-FT HEIGHT
860 SF



70-FT HEIGHT
400 SF



80-FT HEIGHT
250 SF



86-FT HEIGHT
170 SF

