

# Memorandum

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**To:** City of Bastrop Zoning Board of Adjustments  
**CC:** Reid Sharp  
**From:** David Lapp Senior Project Manager  
**Date:** 6/16/2022  
**Re:** First National Bank of Bastrop Requested Sign Variance

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To whom it may concern:

LEVEL5, LLC, as the Design Builder and Agent for the First National Bank of Bastrop is requesting a Sign Variance to add an additional wall mounted sign on the West Elevation of the newly constructed branch at 712 Spring Street.

Considerations for the Variance:

1. The B3 Code does not have a provision for a wall mounted sign as we are requesting. We have been directed to apply as a “Band” type sign which is not the condition that we are installing. For a Band sign we are in compliance with the overall sizing of the sign in respect to size and allowed square footage of the sign per the linear feet of the façade. The Band size specifications also state that 1 max sign is allowed with 2 signs allowed for corner buildings. We have frontage of the property on both Spring and Water Streets and have a wall sign installed on the Spring Street Frontage. We are requesting the additional sign to be approved for the West elevation of the building. At the time of plan approval, we were aware that a separate sign permit was required but we misinterpreted the comments from the Planning Department that only 1 sign would be allowed on the property, even though both signs were shown on the plans at all reviews.
2. Property Configuration Hardships:
  - a. The configuration of the property precludes the sign being installed on the East elevation facing Water Street as the existing Cash Station building would block views of that sign.
  - b. FNB has granted an access easement to the City from the City Owned parking lot to the West allowing egress of the parking lot across the FNB property. The requested sign on the West Elevation would provide signage to be visible to the traffic exiting that parking lot.
3. The proposed sign on the West elevation is identical in size, configuration, design, materials, and colors as the sign installed on the Spring Street elevation. The additional sign on the West elevation would be externally illuminated with decorative gooseneck light fixtures mounted on the wall of the structure, identical to the Spring Street sign.

June 17, 2022

4. We believe the supporting structure of the sign (FNB Branch building) is in architectural harmony with the surrounding structures, as is evidenced by the approval of the architectural design of the building by the Historical Commission. Note, the signage was shown on the architectural elevations when approved by the Historical Commission. The external lighting for the signage is also in harmony with surrounding lighting fixtures, including street lighting.
5. There are not any mitigation measures to be taken to approve this sign. We did not request any monument signage or directional signage for this project.
6. We do not believe there are any concerns about public health or safety, traffic or pedestrian safety by approving the additional sign.
7. A Master Sign Plan was not pursued for this project as it is a stand-alone branch and does not meet the criteria for a Master Sign Plan as detailed in the B3 Code, Article 8.2 as this is not a Planned Development District, a Master Planned Development or a multi-unit complex and we are only seeking the one variance for an additional sign. We are not requesting a sign variance to change the height or the overall size of the signage from the specifications in the ordinance.

Thank you for your consideration of the Signage Variance request. We believe that the additional sign will enhance the look of the building, not detract from it, and not cause any traffic or pedestrian conflicts or hazards and would better serve to highlight the new building in the Downtown Historical District. We are looking forward to discussing the merits of this signage at your earliest planned meeting.

Sincerely,

 SPM

David N Lapp  
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