



STAFF REPORT

MEETING DATE: February 20, 2024

TITLE:

Public Hearing and consider action on variances from the Bastrop Building Block (B³) Code, Chapter 8 – Signs, Article 8.3 (k) Monument Signs for the sign height, base height, and internal illumination, for the Bastrop Highschool, located at 1614 Chamber street, within the City Limits of the City of Bastrop, Texas.

STAFF REPRESENTATIVE:

Kennedy Higgins, Senior Planner

ITEM DETAILS:

Site Address:	1614 Chamber Street (Attachment 1)
Total Acreage:	24 acres
Legal Description:	Farm Lot 33 & 34 East of Main street
Property ID:	32189
Property Owner:	BISD
Agent Contact:	Lee Raspberry
Existing Use:	School
Existing Zoning:	P-CS – Civic Space
Future Land Use:	Public and Institutional

BACKGROUND/HISTORY:

The applicant is requesting a variance to allow for three things that are not permitted under the adopted Chapter 8 – Signs;

The first two are in regard to the size of the monument sign. Per Article 8.3 (k); (b) and (ii) (2), the maximum height of a monument sign in P5 is 6 feet. The code also specifies the height of the base at 2 feet. The applicant is requesting a sign 7 feet in height. The base is allowed to be a maximum of 2 feet in height, and their base is proposed at 2 feet 6 inches.

The third is to allow for illumination for all monument signs. Per Article 8.3 (k) v and vi – monument signs located in the sign corridors of SH 95, SH 71, and loop 150 can be internally illuminated, but a warrant can be requested for signs located outside of corridors and the applicant has included that request in the overall variances requested.

Bastrop Building Block (B3) Code

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 following standards:

Article 8.3 K) Monument Sign

SPECIFICATIONS

- a. Quantity: 1 max per Frontage
- b. **Height:** 35 ft max. in P5 on SH 71 *see v
20 ft max in P5 on SH 95 & Loop 150
6 ft max in P5
- 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 SH. 71 is 35 feet. Height limit is 8 feet if Band Sign Height exceeds 4 feet.
- iv. The max Height allowed along Loop 150 and SH 95 is 20 feet. Height limit is 8 feet if Band Sign height exceeds 4 feet.
- v. Signs along SH 71, SH 95 and Loop 150 can be internally illuminated.
- vi. A warrant for internal illumination can be requested.**
- vii. Cannot be located within a Sight Triangle.

PUBLIC NOTIFICATION:

A newspaper notice was placed on February 7, 2024. Notifications were mailed to 27 adjacent property owners on February 6, 2024. At the time of this report, we have received one response that is in favor.

POLICY EXPLANATION:

Texas Local Government Code

Sec. 211.009. AUTHORITY OF BOARD.

- (a) The board of adjustment may:
- (1) hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this subchapter or an ordinance adopted under this subchapter;
 - (2) hear and decide special exceptions to the terms of a zoning ordinance when the ordinance requires the board to do so;
 - (3) authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done; and
 - (4) hear and decide other matters authorized by an ordinance adopted under this subchapter.
- (b) In exercising its authority under Subsection (a)(1), the board may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the board has the same authority as the administrative official.
- (b-1) In exercising its authority under Subsection (a)(3), the board may consider the following as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:
- (1) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section [26.01](#), Tax Code;
 - (2) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;
 - (3) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;
 - (4) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - (5) the municipality considers the structure to be a nonconforming structure.
- (c) The concurring vote of 75 percent of the members of the board is necessary to:
- (1) reverse an order, requirement, decision, or determination of an administrative official;
 - (2) decide in favor of an applicant on a matter on which the board is required to pass under a zoning ordinance; or
 - (3) authorize a variation from the terms of a zoning ordinance.

Bastrop Building Block (B3) Code

Section 8.2.003 Variances

- (d) Other requests for variances shall be forwarded to the ZBA. The ZBA may decide, subject to appropriate conditions, and only after a finding based on the evidence presented that strict compliance with the CHAPTER 8: SIGNS 179 of 249 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 code allows for an administrative approval for setback, effective area, size of internal components of a Sign so long as total size of Sign Face is compliant, or Height requirements, as well as to authorize one additional sign on premises more than allowed by this chapter, additionally a height increase of up to four (4) feet can be approved administratively, anything else will be the jurisdiction of the ZBA.

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.
- (2) Hardship claim based on the exceptional topographic conditions or physical features uniquely affecting the property on which a Sign is to be located.
- (3) Proposed Sign location, configuration, design, materials, and colors are harmonious.
- (4) The Sign and its supporting structure is in architectural harmony with the surrounding Structures.
- (5) Mitigation measures related to the Sign in question or other Signs on the same Premises.
- (6) Demonstrated and documented correlation between the Variance and protecting the public health and 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.
- (8) The Sign Administrator may authorize the remodeling, renovation, or alteration of a Sign when some nonconforming aspect of the Sign is thereby reduced.

RECOMMENDATION:

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ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Application
- Attachment 3: Sign Study
- Attachment 4: Bastrop Building Block (B³) Code Monument Requirement

- Attachment 5: Blank Findings for Sec 8.2.003 Variances

