

Bastrop Zoning Board of Adjustments Agenda

Bastrop City Hall City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



January 31, 2024

Agenda - Zoning Board of Adjustments at 6:00 PM

Bastrop Zoning Board of Adjustments meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, 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.

1. CALL TO ORDER

2. CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to City Manager for research and possible future action.

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 Board/Commission to allow a member of the public to slur the performance, honesty and/or integrity of the Board/Commission, as a body, or any member or members of the Board/Commission individually or collectively, or members of the City's staff. Accordingly, profane, insulting or threatening language directed toward the Board/Commission and/or any person in the Board/Commission's presence will not be tolerated.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the October 26, 2022 Zoning Board of Adjustment Meeting.

Submitted by: Alondra Macias, Planner I

3B. 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 number of signs, sign height, base height, and internal illumination, for the Valverde subdivision, located at 242 Fm 969, within the City Limits of the City of Bastrop, Texas

Presented by: Kennedy Higgins, Senior Planner, Development Services Department

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: January 25, 2024 at 2:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/Kennedy Higgins
Kennedy Higgins, Senior Planner



STAFF REPORT

MEETING DATE: January 31, 2024

TITLE:

Consider action to approve meeting minutes from the October 26, 2022 Zoning Board of Adjustment Meeting.

STAFF REPRESENTATIVE:

Alondra Macias, Planner I

ATTACHMENTS:

Meeting Minutes



Zoning Board of Adjustment

October 26, 2022 Meeting Minutes

The City of Bastrop Zoning Board of Adjustment met Wednesday, October 26, 2022 at 6:00 p.m. in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Scott Long called the meeting to order at 6:00 p.m.

Scot Robichaud	Absent
Gary Moss	Present
Jeffery Hala-dyna	Present
Richard Smarzik	Present
Scott Long	Present
David Lowden	Present

2. CITIZEN COMMENTS

There were no comments from citizens.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the August 3, 2022 Zoning Board of Adjustment Meeting.

Richard Smarzik made a motion to approve the August 3, 2022 Zoning Board of Adjustment Meeting. Jeffery Haladyna seconded the motion and the motion carried unanimously.

- 3B. Public Hearing and consider action to deny variances from the Bastrop Building Block (B³) Code, Chapter 8 – Sign, Signs, Section 8.1009 (3) Large Freestanding Sign types and Article 8.3 (L) Pole Signs to allow digital price numbers on an existing sign, on Nancy Blakey Survey, Abstract 98, Acres 0.380, located at 521 W SH 71, within the City Limits of the City of Bastrop, Texas.

Jennifer Bills presented the Public Hearing and consider action to deny variances from the Bastrop Building Block (B³) Code, Chapter 8 – Sign, Signs, Section 8.1009 (3) Large Freestanding Sign types and Article 8.3 (L) Pole Signs to allow digital price numbers on an existing sign, on Nancy Blakey Survey, Abstract 98, Acres 0.380, located at 521 W SH 71, within the City Limits of the City of Bastrop, Texas to the Board Members. She stated the applicant could not be present at the previous meeting and after reviewing the application with the City Attorney there are no issues with the applicant resubmitting their application.

Jennifer Bills stated the property owner is requesting digital signage due to a tree blocking the sign, the property owner has reached out to the owner about cutting down the tree, but the owner of the tree is not willing to compromise. She mentioned the applicant stated the sales have gone down and that the Valero owner thinks the digital sign would help.

Jennifer Bills stated they do have digital signage already on the building facing the other direction and presented other properties that have their digital signage obscured by other trees. She also

Zoning Board of Adjustment

October 26, 2022 Meeting Minutes

stated when the code was being drafted digital signs were not taken into consideration because of the visibility and the city being a dark sky.

Discussion commenced between the Board Members and Staff over the following topics:

1. The sign is not illuminated externally?
 - No, it is internally illuminated.
2. The street picture to the west at the Shell, the sign looks a lot closer to the Highway than the Valero sign. What is the setback?
 - They are both close, but I do not have an exact answer on the set back.
3. Will the sign be refaced?
 - Yes, they would take the current face out and install the digital signage.
4. Will there be any change in visibility to the sign if it becomes digital?
 - No, because the tree will still block the visibility of the sign.
5. The store cannot cut or trim the tree?
 - No, because it is not located on their property.
6. Is the pylon sign able as close to the road as it can be?
 - Yes, it is in the southeast corner of the property.
7. Is the current sign in compliance with the current light it has now.
 - When they applied for the sign, they did not say that it was going to be internally illuminated.

Lee Simmons, the applicant here on behalf of V&S Enterprise spoke to the board members about adding digital signage and the hardships they have with competitors before the change of the sign code in 2019. He spoke about the tree blocking the sign and how he was not able to reach an agreement with the property owner regarding the tree. He thinks this is a reasonable request, since they are not changing the height or area of the sign. He mentioned the gas prices change throughout the day and they are having to go out manually to change them. He stated he understood the concern about the birds and dark sky and that they will take that into consideration.

Discussion commenced between the Board Members and the applicant over the following topics:

1. How many years has it been a Valero?
 - Not many, maybe a year or longer.
2. Was it an independent business before it became Valero?
 - Yes, it was an independent business.
3. Do you know how many gas stations have opened in that area since 2016?
 - No, I do not have that information.
4. Is the sign a screen or LED segments?
 - It will be LED segments.

Scott Long opened the Public Hearing at 6:22 p.m.

There were no comments or questions from citizens.

Scott Long closed the Public Hearing at 6:22 p.m.

Zoning Board of Adjustment

October 26, 2022 Meeting Minutes

Richard Smarzik made a motion to deny the variance from the Bastrop Building Block (B³) Code, Chapter 8 – Sign, Signs, Section 8.1009 (3) Large Freestanding Sign types and Article 8.3 (L) Pole Signs to allow digital price numbers on an existing sign, on Nancy Blakey Survey, Abstract 98, Acres 0.380, located at 521 W SH 71, within the City Limits of the City of Bastrop, Texas. Gary Moss seconded the motion and the motion carried unanimously.

4. ADJOURNMENT

Richard Smarzik made a motion to adjourn the meeting at 6:23 pm. Gary Moss seconded the motion and the motion carried unanimously.

Chair

Vice-Chair



STAFF REPORT

MEETING DATE: January 31, 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 number of signs, sign height, base height, and internal illumination, for the Valverde subdivision, located at 242 Fm 969, within the City Limits of the City of Bastrop, Texas

STAFF REPRESENTATIVE:

Kennedy Higgins, Senior Planner

ITEM DETAILS:

Site Address:	242 Fm 969 (Attachment 1)
Total Acreage:	399.878 acres
Legal Description:	Nancy Blakey Survey, Abstract 98
Property ID:	8720280
Property Owner:	Continental Homes of Texas, LP
Agent Contact:	Cynthia McCalmont – SEC Planning
Existing Use:	Vacant/Undeveloped
Existing Zoning:	P1 Nature per Development Agreement
Adopted Plan:	Valverde Development Agreement, Approved July 13, 2021
Future Land Use:	Neighborhood Residential

BACKGROUND/HISTORY:

Valverde has a development agreement with the City where they specified that monument signs are allowed in P1, which is where all of their monument signs, the two entry signs as well as the neighborhood signs are located.

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

The first is in regard to the size of the entry 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. These are the two size differences that the applicant is requesting. They are requesting two monument signs as an entry to the subdivision with a height of 25 feet 10 inches, a width of 48 feet 11 inches and a base with the height of 6 feet. The width would be allowed if a variance was approved for the height, as a width is allowed at 2 times the height.

The second is in regard to the number of monument signs allowed per street frontage. Currently per Article 8.3 (k); (a). only one monument sign is allowed per street frontage. The applicant is requesting a variance to allow for two monument signs at the entrance to the subdivision.

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.

The applicant’s justification for all of these requests are based on the magnitude of development along Fm 969. This road is being annexed into the City as a part of the Valverde subdivision. The applicant made the comparison of the growth on 969 making it more comparable to other major highways with similar speed limits (65 MPH), comparing 969 to the City’s other sign corridors like SH 95. For example, if 969 was a sign corridor, the only variance they would need would be for the quantity of entry monument signs. The size and illumination they request would be allowed in a sign corridor.

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

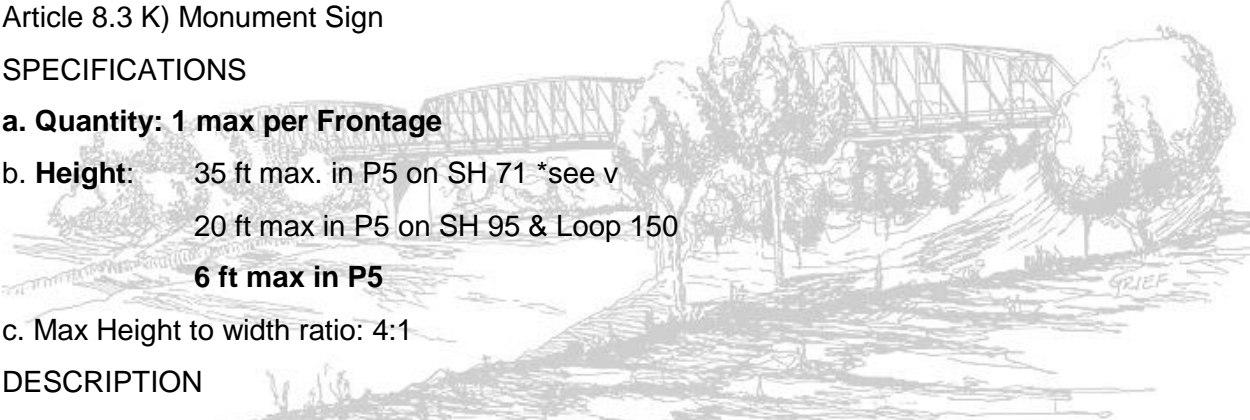
- a. **Quantity: 1 max per Frontage**
- b. **Height:** 35 ft max. in P5 on SH 71 *see v
20 ft max in P5 on SH 95 & Loop 150
6 ft max in P5
- c. Max Height to width ratio: 4:1

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 January 21, 2024. Notifications were mailed to 86 adjacent property owners on January 19, 2024. At the time of this report, we have received one response with no objection.

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.

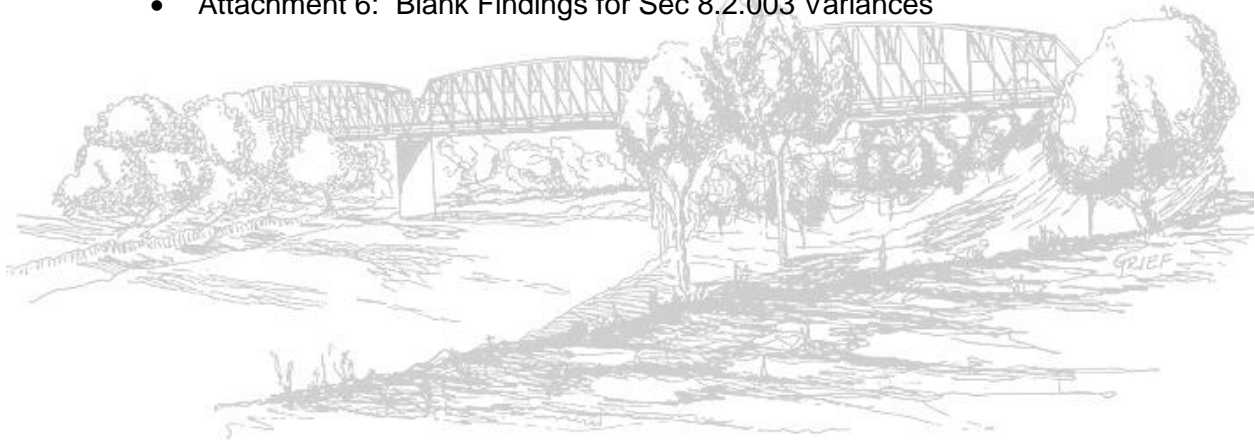
- (8) The Sign Administrator may authorize the remodeling, renovation, or alteration of a Sign when some nonconforming aspect of the Sign is thereby reduced.

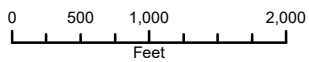
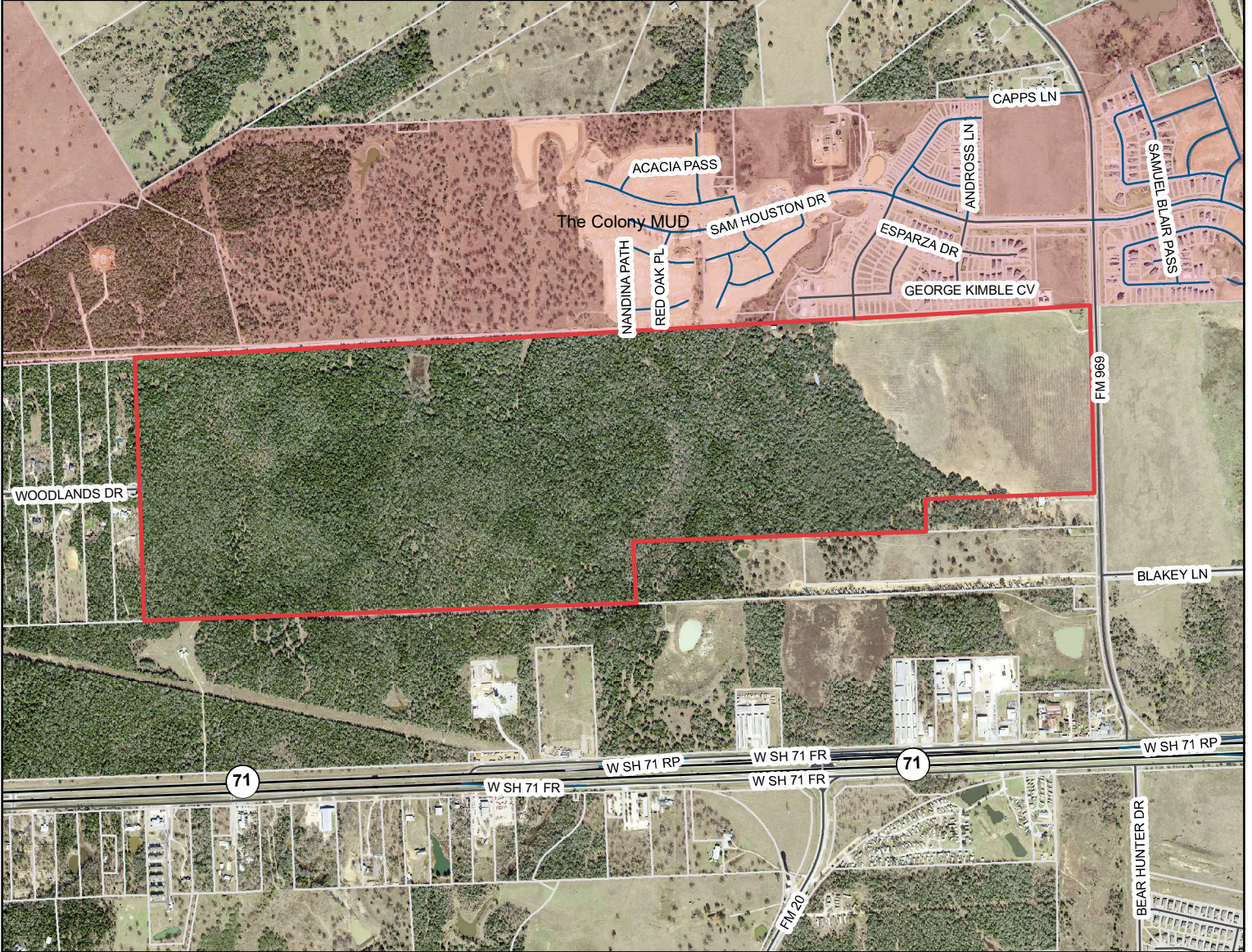
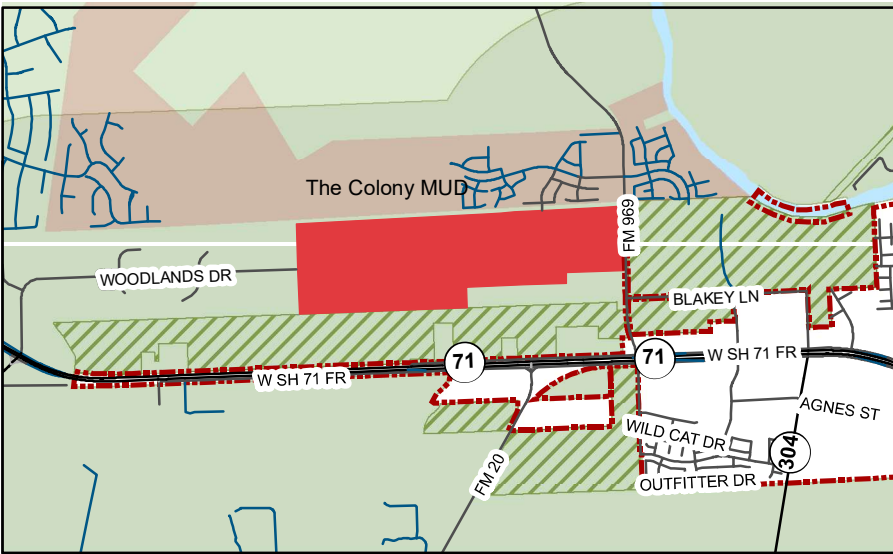
RECOMMENDATION:

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 number of signs, sign height, base height, and internal illumination, for the Valverde subdivision, located at 242 Fm 969, within the City Limits of the City of Bastrop, Texas

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Letter from Applicant
- Attachment 3: Master Sign Plan
- Attachment 4: Code referencing Variance requests
- Attachment 5: Bastrop Building Block (B³) Code Monument Sign Requirement
- Attachment 6: Blank Findings for Sec 8.2.003 Variances





1 inch = 1,400 feet

Date: 01/19/2024

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 this information, nor does it represent that its use will not infringe upon privately owned rights.





January 09, 2023

Re: Valverde – Sign Variance Project Description Letter

To: City of Bastrop, c/o Kennedy Higgins, James Cowey

Kennedy/James,

Per our correspondence over the past several months, please find attached a sign variance application for the Valverde subdivision primary entry monument signs. The application includes two entry monuments, one on each side of the collector road (street A) at the intersection of FM 969 (see the attached master sign plan exhibits). The developer is requesting variances from the City of Bastrop B3 sign code. The first variance is increasing the maximum monument sign dimensions of 6 feet in height and 12 feet in width with a base height of 2 feet to a monument sign size of 25 feet 10 inches in height and 48 feet 11 inches in width with a base height of 6 feet. The Second variance from the B3 sign code is to increase the allowed amount of signage along street frontage from 1 sign to 2 signs along Fm 969. The proposed signage will be internally illuminated using back lighting to create halo effect per the sign details provided within the master sign plan. The back lighting will fall in accordance with SEC. 6.6.010 (b) and not exceed the maximum temperature (3000 Kelvin).

Justifications for these variance requests are based around the overall magnitude of the development as a master planned community and the location along a major arterial roadway, FM 969. The farm to market roadway is being annexed into the city limits as part of the Valverde project. Speed limits along FM 969 reach 65 MPH, making it a roadway classification that is more compatible with large scale roads within Bastrop. The target market will be travelling Northbound and Southbound on roadway. Allowing 2 entry features along FM 969 will help identify the project going in both directions. As a comparison, the City of Bastrop B3 Code allows for larger scale signs along major roadways with similar speed limits. For example, properties along SH-71 are allowed an entry monument with a max height of 35 feet. With FM 969 being annexed into the City, the applicant believes that it would be reasonable for the larger sign provisions to apply along this major roadway.

Allowing these variance requests will create the opportunity for the large-scale Valverde master planned community to construct signage that is in proportion to the magnitude of the development and the adjacent roadway. Higher traffic speeds, larger right of ways and further setbacks from the pavement are results that come from adjacency to larger arterial roadways. These elements impact the legibility of signage and add to the justification for signage that exceeds the city minimums for monument signs.

The attached application packet includes exhibits for the entry monuments from the Valverde master sign plan. The exhibits illustrate the monument location, design form, materials, and colors. Thank you for your time and consideration of this variance request. If you have any questions, concerns or if I can provide any additional information, please do not hesitate to contact me.

Sincerely,

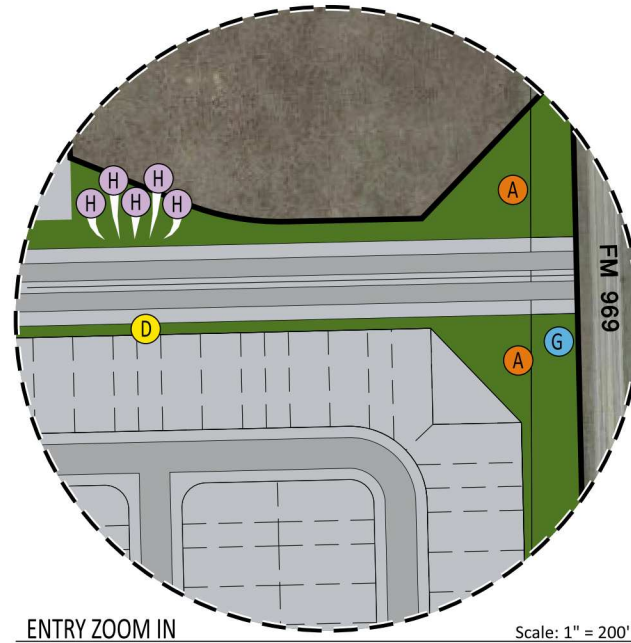
Cynthia McCalmont PLA, ASLA
Landscape Architect
cynthiam@secplanning.com
SEC Planning, LLC
o. 512.246.7003
c. 512.294.1490



SIGN LEGEND

- A** Entry Monument Sign (2)
- B** Neighborhood Monument Sign (15)
- C** Model Home Sidewalk Sign (7)
- D** New Home Direction Sign (12)
- E** Sold / Available Sign (One per Lot Allowed)
- F** Model Home Information Sign (2)
- G** Temporary Community Entry Sign (1)
- H** Temporary New Home Sign (5)

Zone P-1

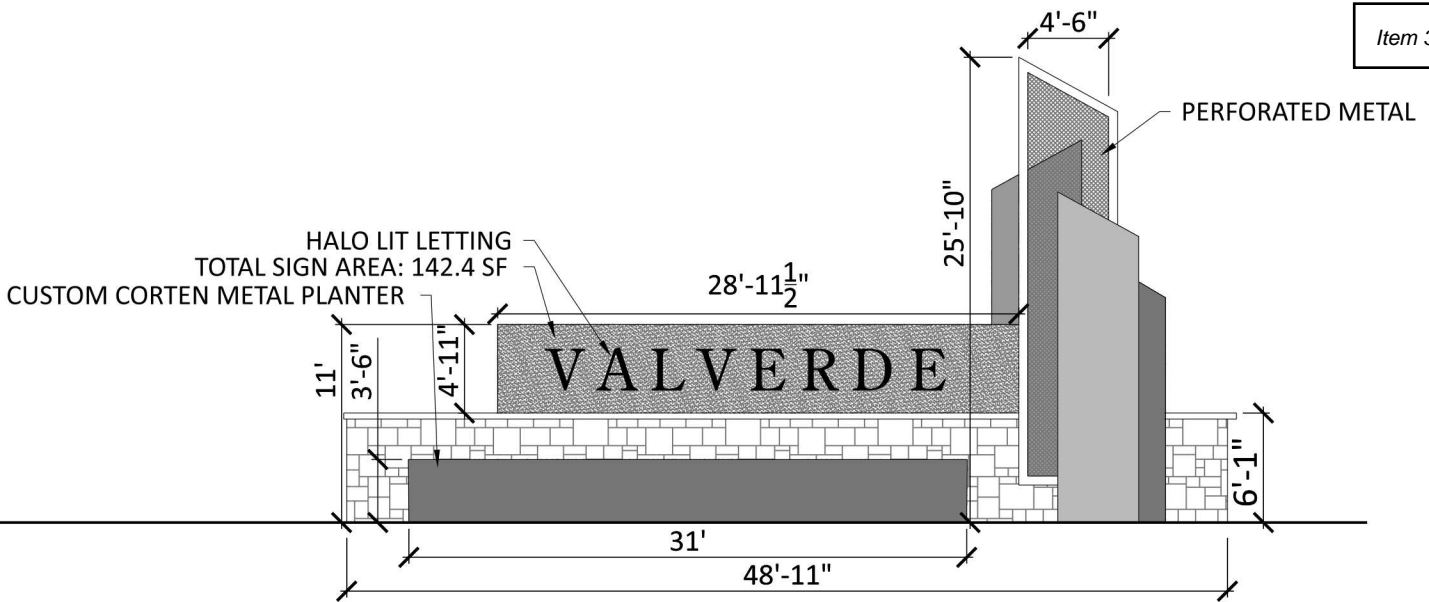


ENTRY ZOOM IN Scale: 1" = 200'

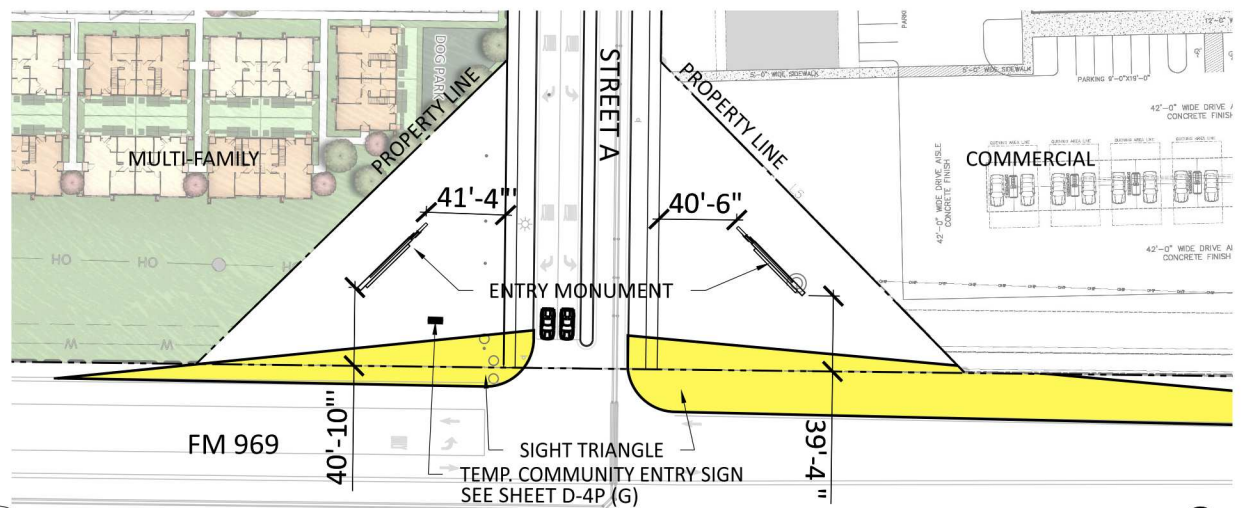


Scale: 1" = 1000'
Date: January 09, 2024

Item 3B.



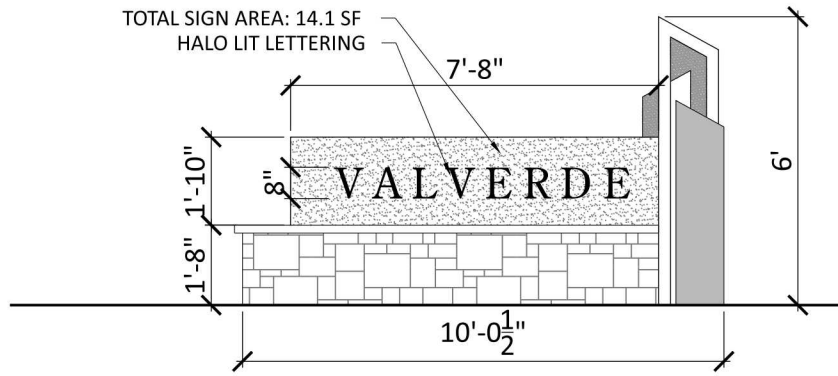
A ENTRY MONUMENT - MONUMENT SIGN
Scale: 3/32" = 1'-0"



A-1 ENTRY MONUMENT DETAIL PLAN
Scale: 1" = 100'



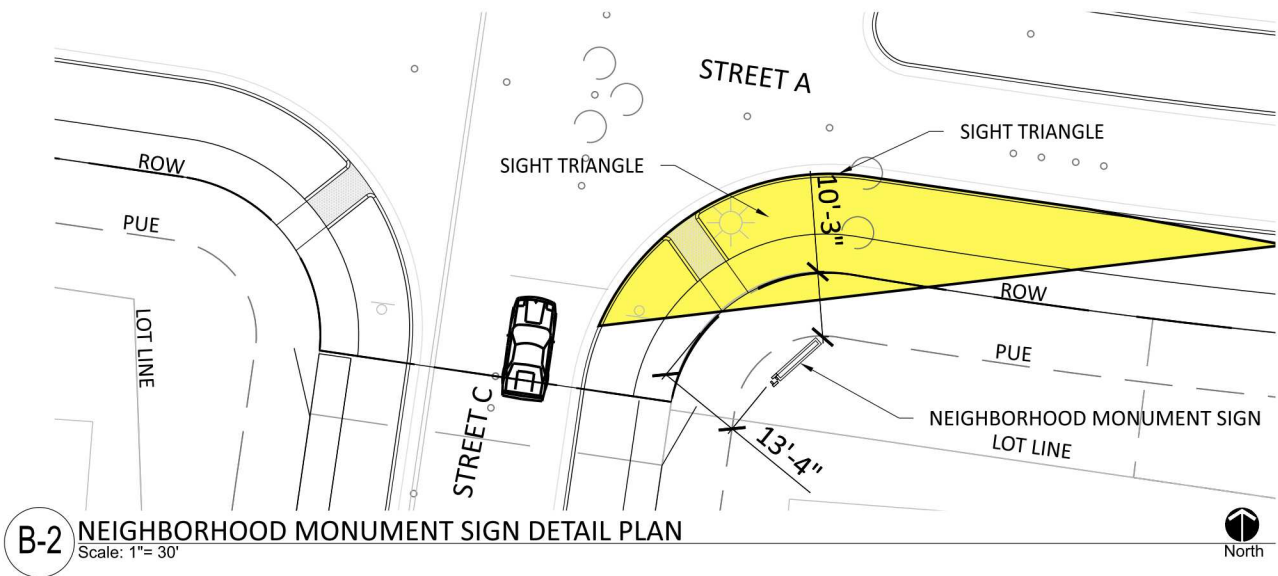
A-2 ENTRY MONUMENT - ILLUSTRATION
Scale: NTS



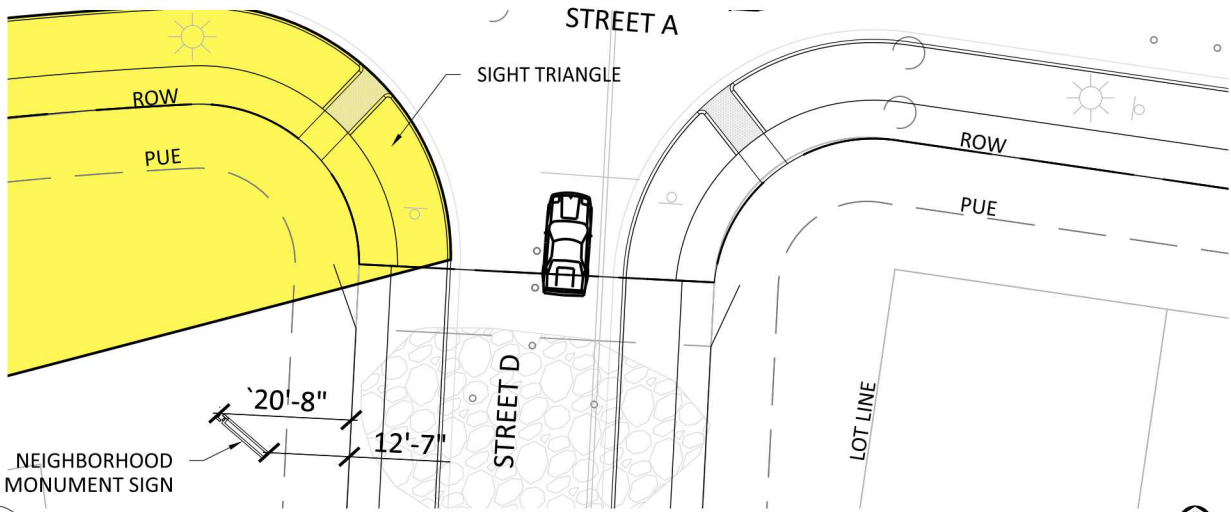
B NEIGHBORHOOD MONUMENT SIGN - MONUMENT SIGN
Scale: 1/4" = 1'-0"



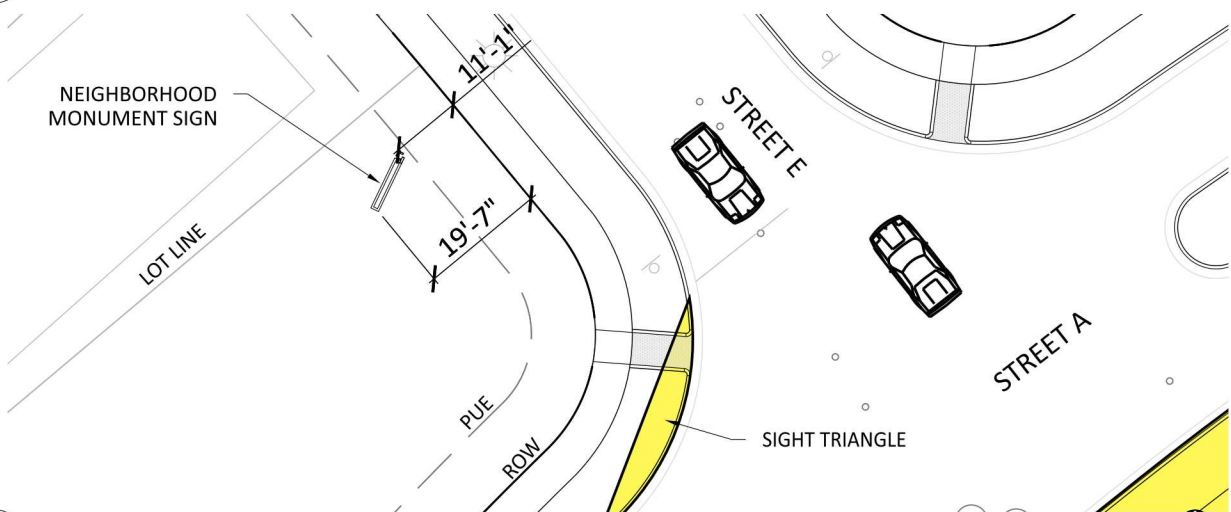
B-1 NEIGHBORHOOD MONUMENT SIGN - ILLUSTRATION
Scale: NTS



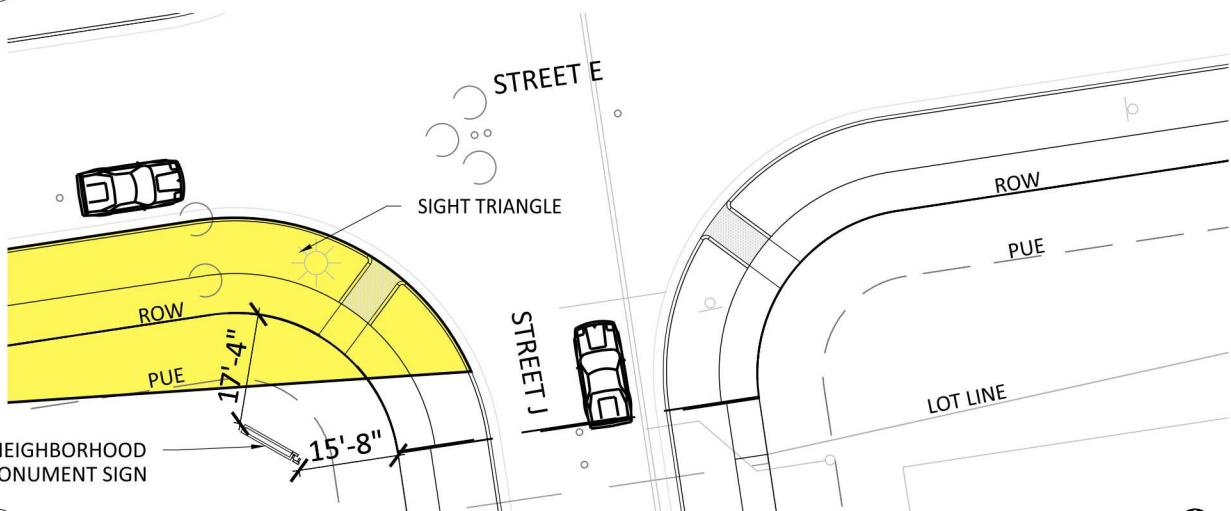
B-2 NEIGHBORHOOD MONUMENT SIGN DETAIL PLAN
Scale: 1" = 30'



B-3 NEIGHBORHOOD MONUMENT SIGN DETAIL PLAN
Scale: 1"= 30'

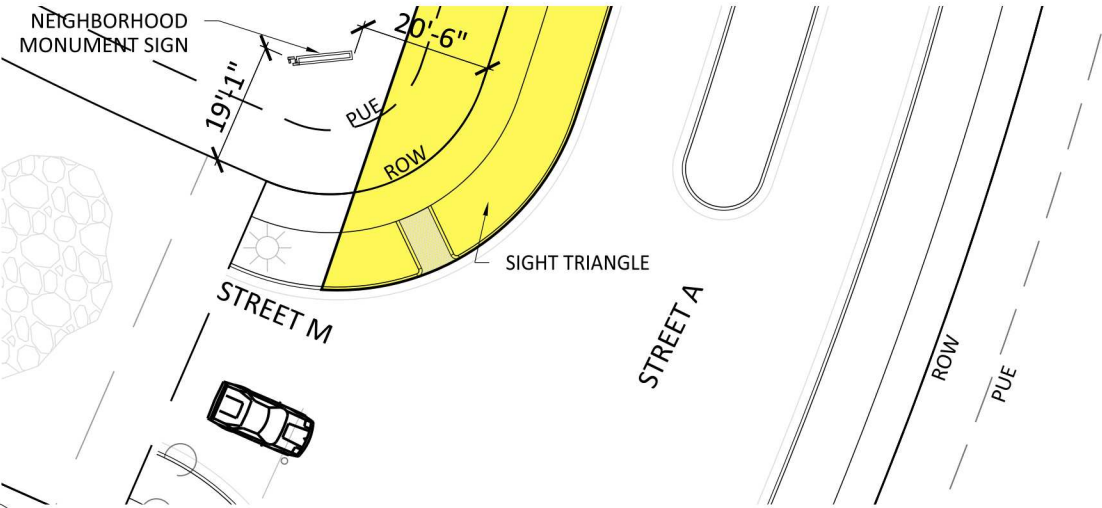


B-4 NEIGHBORHOOD MONUMENT SIGN DETAIL PLAN
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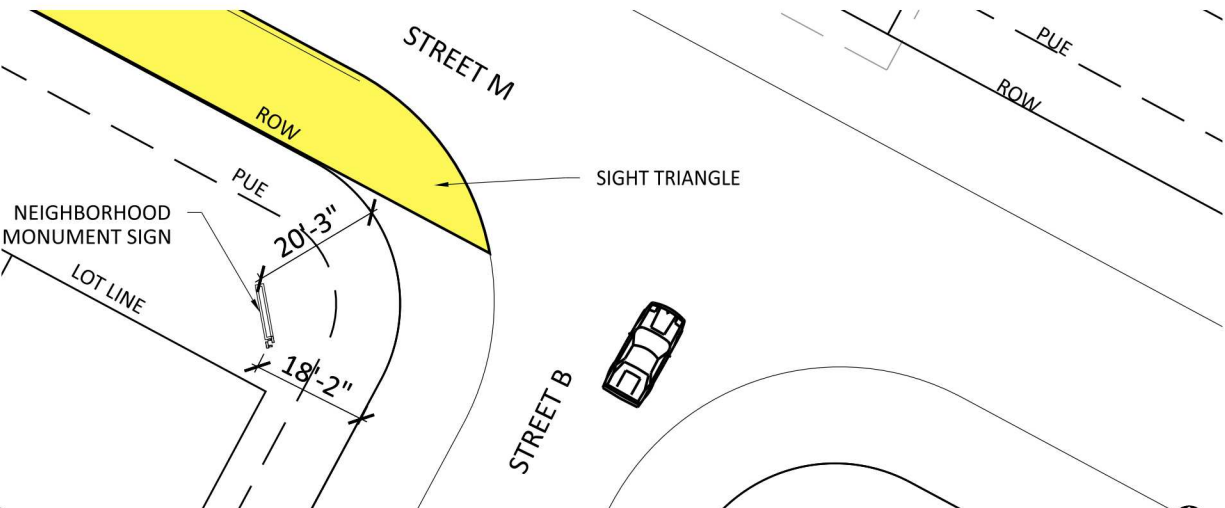


B-5 NEIGHBORHOOD MONUMENT SIGN DETAIL PLAN
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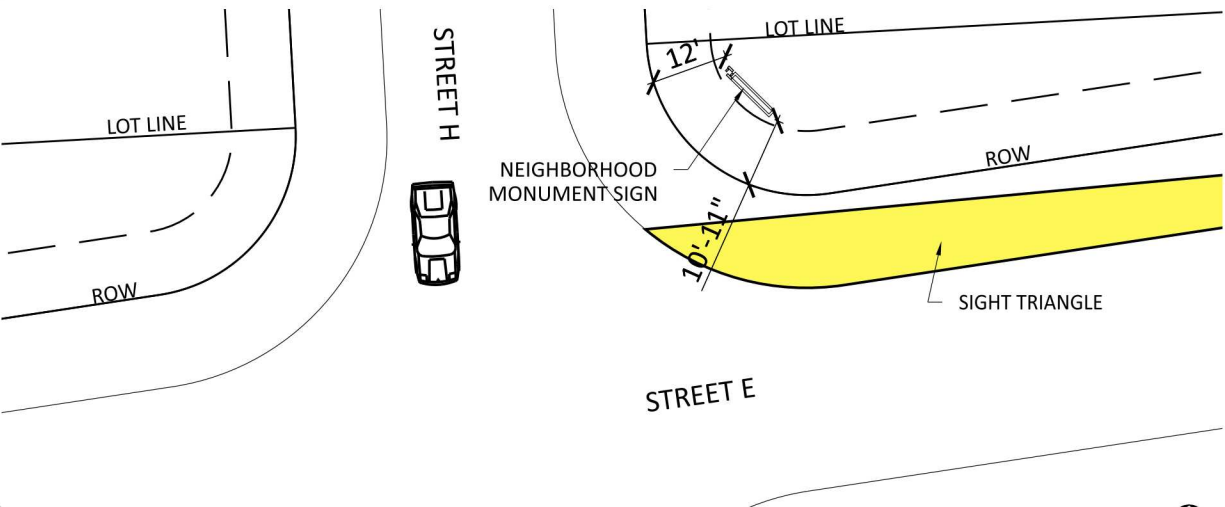




B-6 NEIGHBORHOOD MONUMENT SIGN DETAIL PLAN
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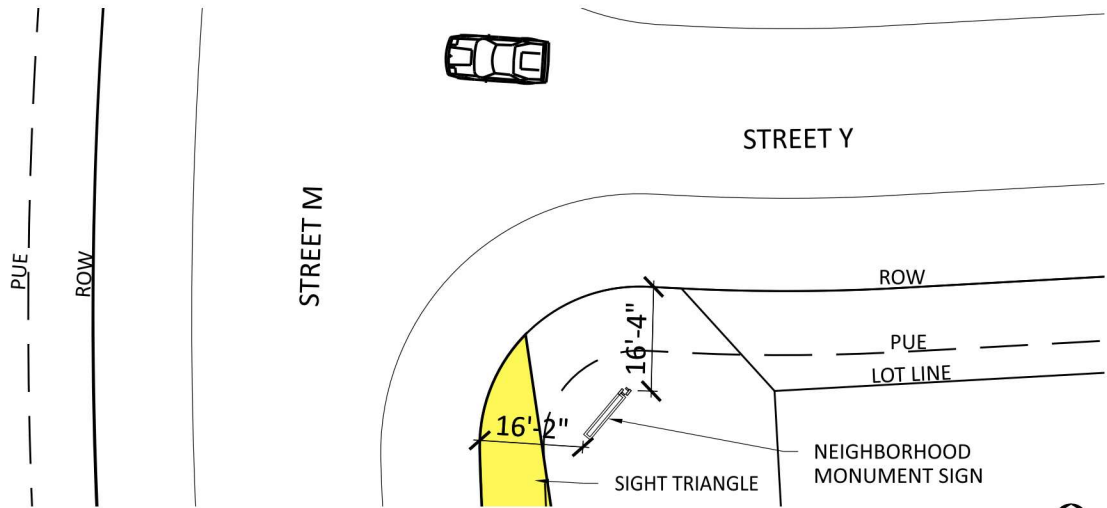


B-7 NEIGHBORHOOD MONUMENT SIGN DETAIL PLAN
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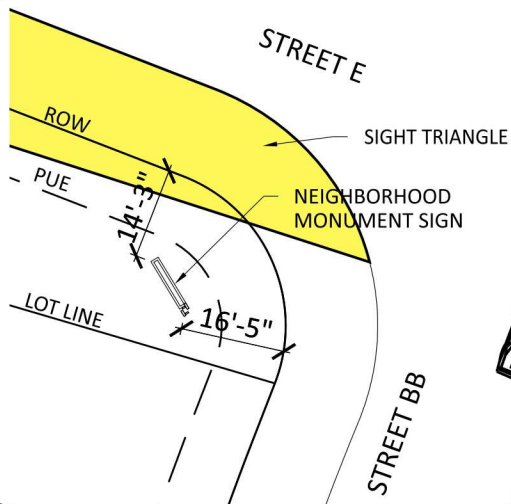


B-8 NEIGHBORHOOD MONUMENT SIGN DETAIL PLAN
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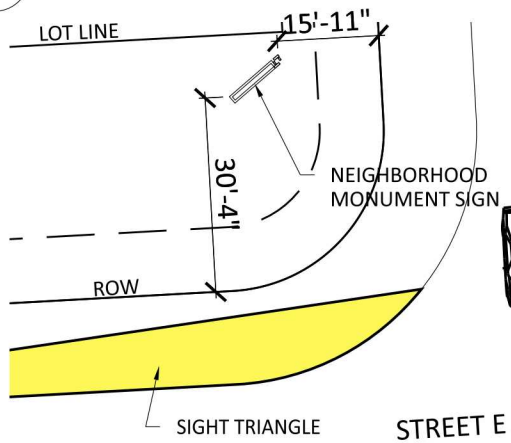




B-9 NEIGHBORHOOD MONUMENT SIGN DETAIL PLAN
Scale: 1"= 30'

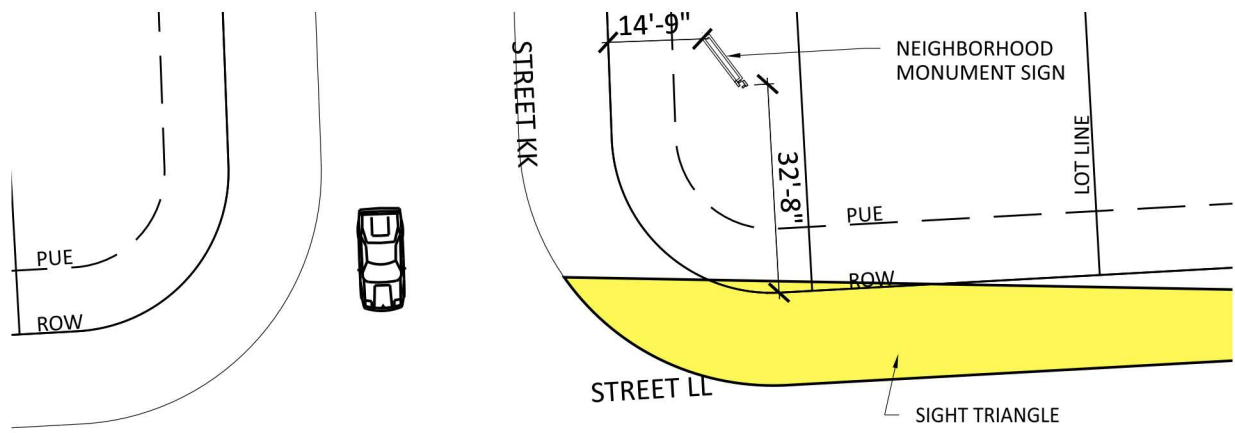


B-10 NEIGHBORHOOD MONUMENT SIGN DETAIL PLAN
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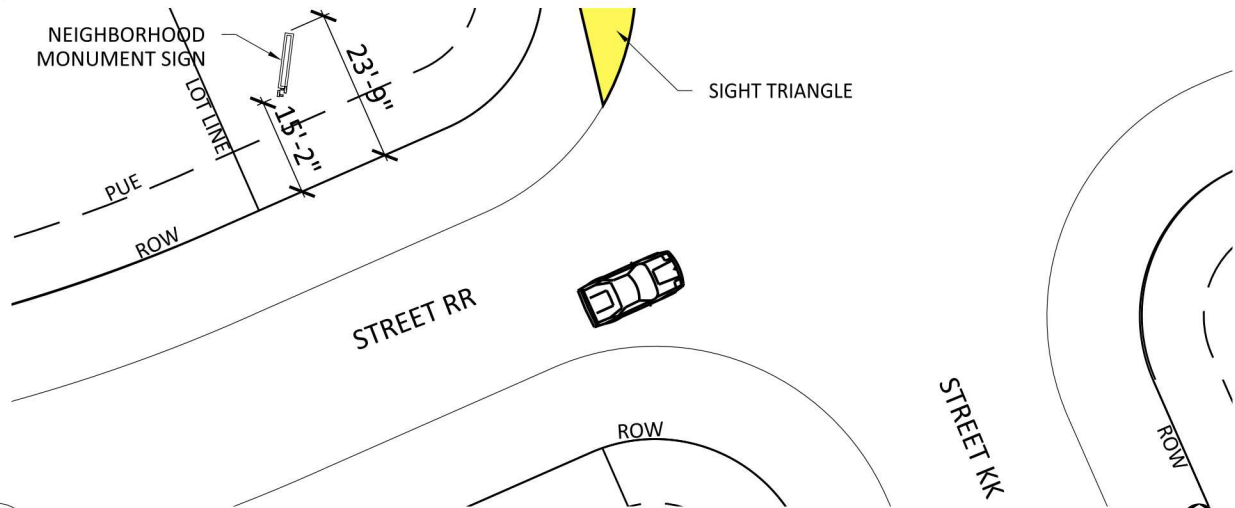


B-11 NEIGHBORHOOD MONUMENT SIGN DETAIL PLAN
Scale: 1"= 30'

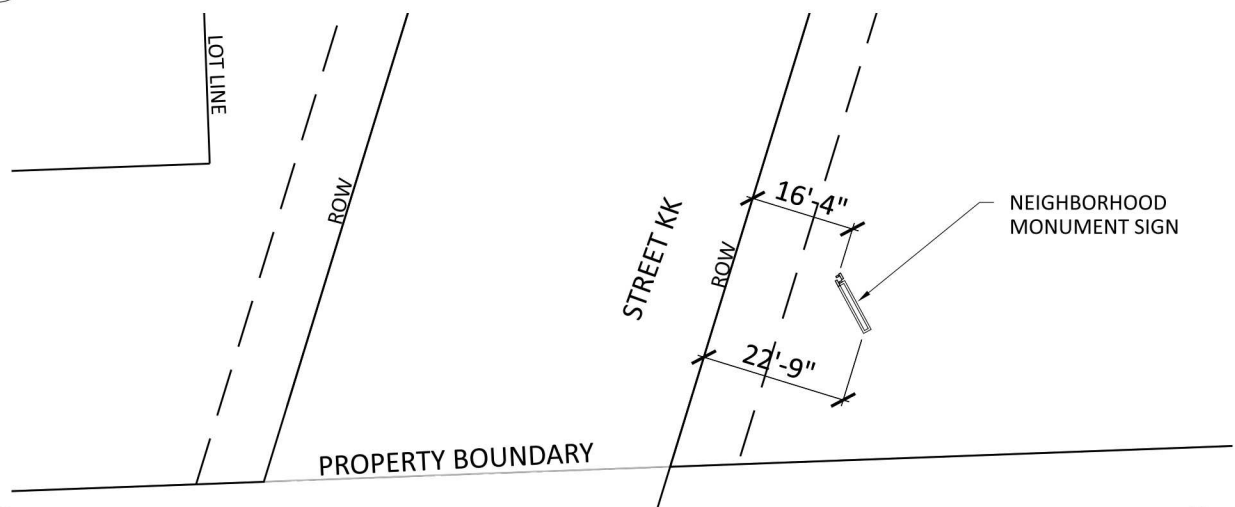




B-12 NEIGHBORHOOD MONUMENT SIGN DETAIL PLAN
Scale: 1"= 30'

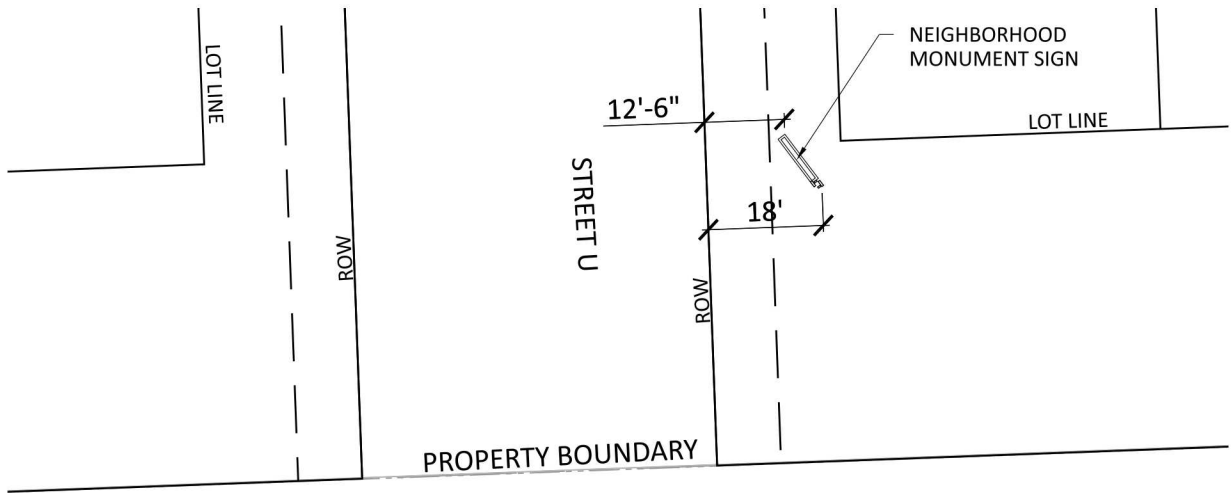


B-13 NEIGHBORHOOD MONUMENT SIGN DETAIL PLAN
Scale: 1"= 30'

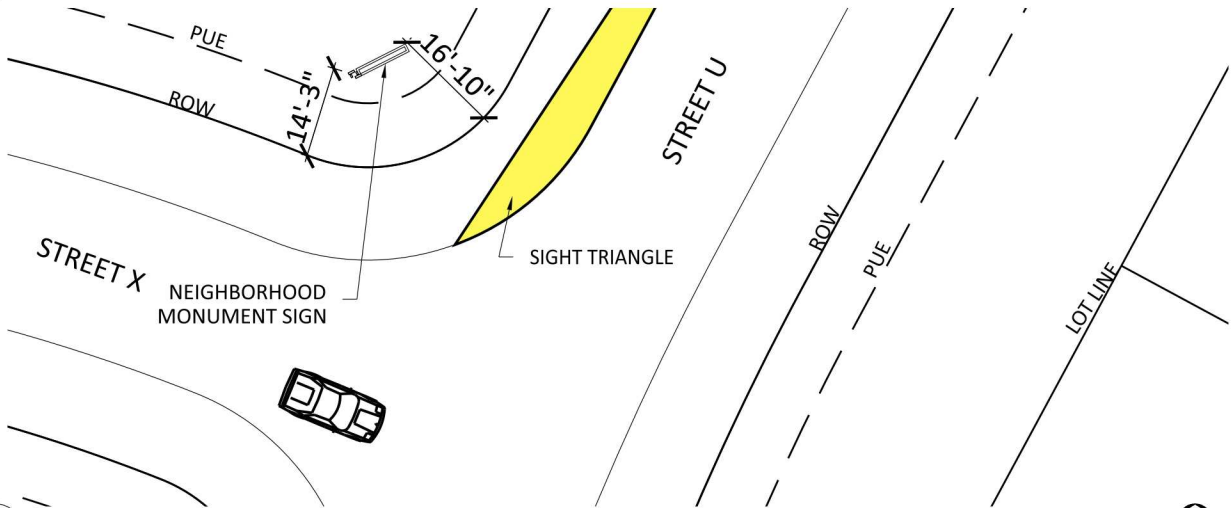


B-14 NEIGHBORHOOD MONUMENT SIGN DETAIL PLAN
Scale: 1"= 30'





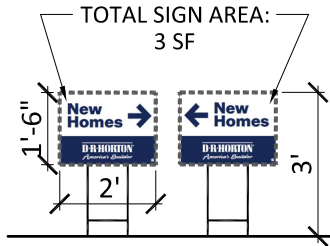
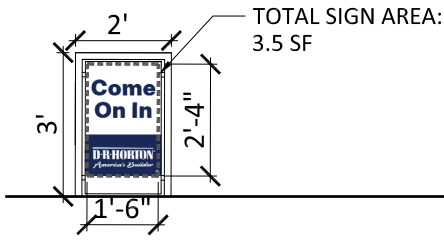
B-15 NEIGHBORHOOD MONUMENT SIGN DETAIL PLAN
Scale: 1"= 30'



B-16 NEIGHBORHOOD MONUMENT SIGN DETAIL PLAN
Scale: 1"= 30'



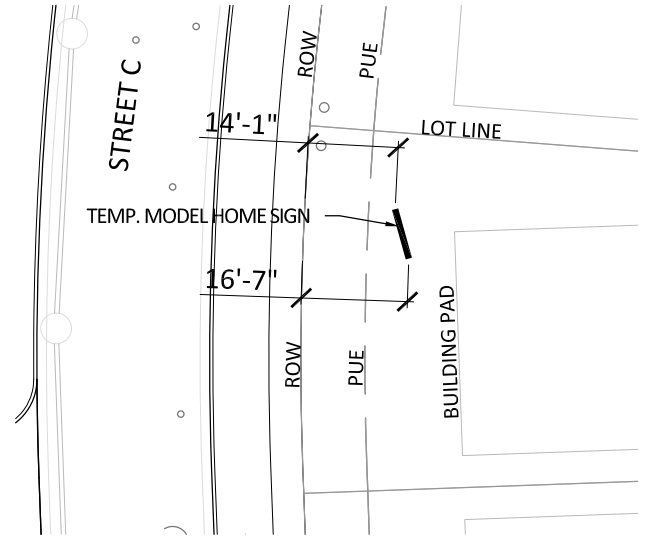
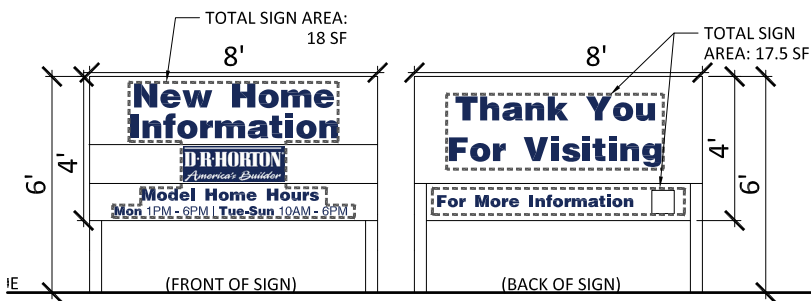
Item 3B.



C MODEL HOME SIDEWALK SIGN - REAL ESTATE SIGN Scale: 1/4" = 1'-0"

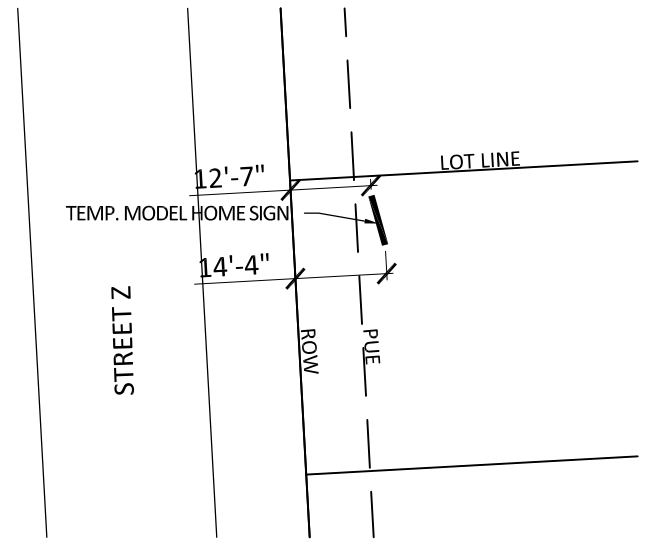
D NEW HOME DIRECTION SIGN - REAL ESTATE SIGN Scale: 1/4" = 1'-0"

E SOLD / AVAILABLE SIGN - REAL ESTATE SIGN Scale: 1/4" = 1'-0"



F MODEL HOME INFORMATION SIGN - DEVELOPMENT INFORMATION SIGN Scale: 3/16" = 1'-0"

F-1 MODEL HOME INFORMATION SIGN DETAIL PLAN Scale: 1" = 30' North



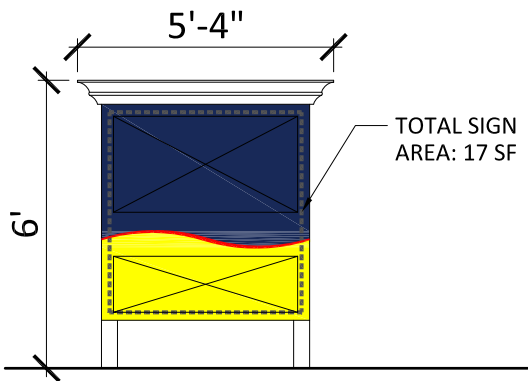
F-2 MODEL HOME INFORMATION SIGN DETAIL PLAN Scale: 1" = 30' North



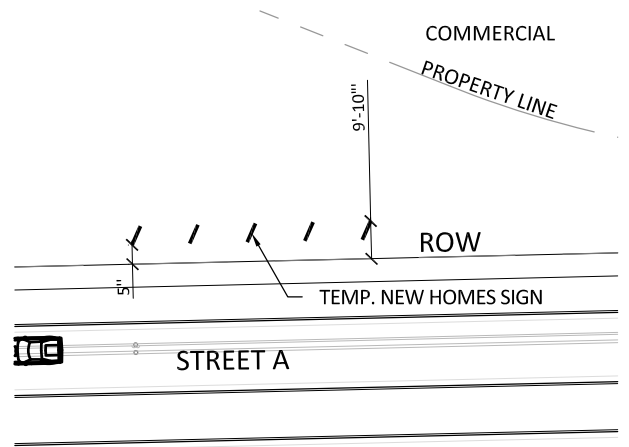
G TEMPORARY COMMUNITY ENTRY SIGN - CONSTRUCTION SITE SIGN Scale: 1/4" = 1'-0"



G-1 COMMUNITY ENTRY SIGN PROTOTYPICAL DETAIL PLAN Scale: 1" = 100' North



H TEMPORARY NEW HOMES SIGN- DEVELOPMENT INFORMATION SIGN Scale: 1/4" = 1'-0"

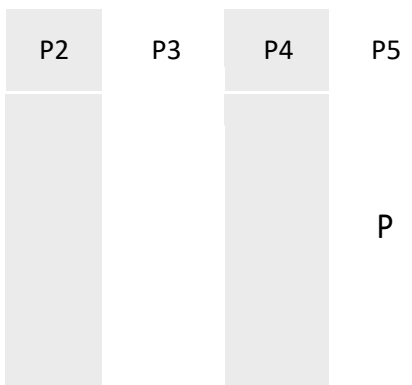


H-1 NEW HOME SIGN - PROTOTYPICAL DETAIL PLAN Scale: 1" = 50' North

LIST OF VARIANCES & ALTERNATIVE STANDARDS					
#	Ordinance	Description	Requirement	Requested Variance or Alternative	Justification
1	SEC. 8.1.009 (b)(4) B.	Large Freestanding Sign Number	One Sign per street frontage of a lot.	Two (2) Freestanding Signs per street frontage at main entry into Subdivision.	To have the ability to identify the project to both directions of travel along FM 969. Target market shall be travelling Northbound and Southbound on roadway.
2	ARTICLE. 8.3. (k)(b)	Monument Sign (Height)	Height: 6 ft max in P5	Height: 25'-10"	The magnitude of the deveopment and the loaction off a high speed road (FM 969)
	ARTICLE. 8.3. (k)(ii)(2)	Monument Sign (Base Height)	maximum height of base: 2 ft	Height of base: 6'-1"	
3	SEC. 8.3. (k)(vi)	Monument Sign (Warrant of illumination)	Large Freestanding Signs may only be externally illuminated unless approved by Warrant or located within the SH 71/SH 95/Loop 150 Corridors.	Large Entry Monument and Smaller Neighborhood Monument Signs may be illuminated with "halo lit", aka "backlit" lettering. All installed lighting must comply with the SEC. 6.6.006 Shielding & total outdoor light output standards from the B3 Code.	Provides shielded and indirect illumination behind each letter and creates a silhouetted letter without glare for the enhanced signage visibility to drivers.

K)

PLACE TYPES ▶



SPECIFICATIONS ▼

MONUMENT

- 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.

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.
- (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.