

Bastrop Zoning Board of Adjustments Agenda

Bastrop City Hall City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



June 20, 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 February 20, 2024 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 being allowed in P4 and quantity of signs allowed, for Alta Trails, located at 945 Blakey Lane, within the City Limits of the City of Bastrop, Texas.

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

4. UPDATES

- 4A. Items or topics requested by Zoning Board of Adjustments for future agendas.

5. 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: 06/12/2024 at 4:00 p.m. and remained posted for at least two hours after said meeting was convened.



STAFF REPORT

MEETING DATE: June 20, 2024

TITLE:

Consider action to approve meeting minutes from the February 20, 2024 Zoning Board of Adjustment Meeting.

STAFF REPRESENTATIVE:

Alondra Macias, Planner I

ATTACHMENTS:

Meeting Minutes



ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
February 20, 2024, at 6:00 P.M.

The City of Bastrop Zoning Board of Adjustment met Tuesday, February 20, 2024, at 6:00 PM in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Board Member Gary Moss called the meeting to order at 6:10 pm.

Scot Robichaud	Absent
Gary Moss	Present
Jeffrey Haladyna	Present
Dock Jackson	Present - Arrived at 6:10 pm
Keith Ahlborn	Present
David Lowden	Absent

2. CITIZEN COMMENTS

There were no citizen comments at this time.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to nominate and appoint a Vice Chair

Board Member Jeffrey Haladyna made a nomination to appoint Board Member Gary Moss as Vice-Chair. Board Member Keith Ahlborn seconded the nomination. The nomination passed unanimously.

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

Board Member Jeffrey Haladyna made a motion to approve the October 26, 2022, Meeting Minutes. Board Member Keith Ahlborn seconded the motion. The motion passed unanimously.

3C. 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.

Development Services Senior Planner, Kennedy Higgins, requested the Board consider approving the requested variance 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.

Public Hearing Opened: 6:23 pm
Public Hearing Closed: 6:35 pm

Discussion ensued with the Board, applicant and staff regarding the sign height, base height and internal illumination and the road speed for 969. The Board had discussed this variance at the previous meeting but were unable to make a motion due to not having the 75% of Board Members available at that meeting.

Board Member Jeffrey Haladyna made a motion to approve the variance as requested. Vice-Chair Gary Moss seconded the motion. The motion passed unanimously.

- 3D. 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 Bastrop, Texas.

Development Services Senior Planner, Kennedy Higgins, requested the Board consider approving the requested variance from the Bastrop 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 Bastrop, Texas.

Discussion ensued with the Board, applicant and staff regarding the size and placement of the sign.

Public Hearing Opened: 6:19 pm

Public Hearing Closed: 6:19 pm

Board Member Jeffrey Haladyna made a motion to approve the variance as requested. Board Member Dock Jackson seconded the motion. The motion passed unanimously.

- 3E. 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 internal illumination, for the Mina Elementary, located at 1203 Hill St, within the City Limits of the City of Bastrop, Texas.

Development Services Senior Planner, Kennedy Higgins, requested the Board consider approving the requested variance from the Bastrop Block (B³) Code, Chapter 8 – Signs, Article 8.3 (k) Monument Signs for the internal illumination, for the Mina Elementary, located at 1203 Hill St, within the City Limits of the City of Bastrop, Texas.

Discussion ensued with the Board and staff regarding the type of sign, illumination and placement of sign.

Public Hearing Opened: 6:20 pm

Public Hearing Closed: 6:20 pm

Board Member Dock Jackson made a motion to approve the variance as requested. Vice-Chair Gary Moss seconded the motion. The motion passed unanimously.

4. UPDATES

- 4A. Items or topics requested by Zoning Board of Adjustment for future agendas.

Building Official, James Cowey, stated there is a need for an additional Board Member and if the current Board Members know of someone interested in serving, please let him know.

5. ADJOURNMENT

Board Member Jeffrey Haladyna made a motion to adjourn the meeting at 6:28 pm. Vice-Chair Gary Moss seconded the motion. The motion passed unanimously.

Scot Robichaud, Chair

Gary Moss, Vice-Chair



STAFF REPORT

MEETING DATE: June 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 allowance of two signs in a P4- Mixed Use designation for the Alta Trails Apartments within the Pearl 75 Subdivision, located at 945 Blakey Ln, within the City Limits of the City of Bastrop, Texas

STAFF REPRESENTATIVE:

Kennedy Higgins, Senior Planner

ITEM DETAILS:

Site Address:	945 Blakey Ln/155 Collins Dr (Attachment 1)
Total Acreage:	10.64 acres
Legal Description:	PEARL 75 SUBDIVISION, PHASE 1, LOT 1 and 2, ACRES 10.64
Property ID:	8730856/8731739
Property Owner:	Blakey Owner Apartments LLC
Agent Contact:	Jeannette Garcia
Existing Use:	Apartment Complex
Existing Zoning:	P4 Mixed Use
Adopted Plan:	Zoning Concept Scheme Approved September 13, 2022 and the B3 Code
Future Land Use:	Multifamily Residential

BACKGROUND/HISTORY:

Alta Trails, previously known as Pearl River, is an apartment complex.

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

The first is in regard to the allowance of the signs in P4. Per Article 8.3 (k); (a). They are requesting two monument signs on FM 969; one will be on the north west end and the other on the south west end. The size would be approved based on the variance of allowing the signs in this zone.

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 off 969.

The applicant’s justification for all of these requests are based on the magnitude of development along Fm 969. 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.

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 June 4, 2024. Notifications were mailed to 9 adjacent property owners on June 5, 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 allowance of signs, and number of signs

within the Pearl River subdivision, located at 945 Blakey Ln, within the City Limits of the City of Bastrop, Texas

ATTACHMENTS:

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

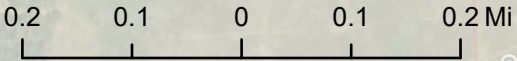


Attachment 1 - Location Map

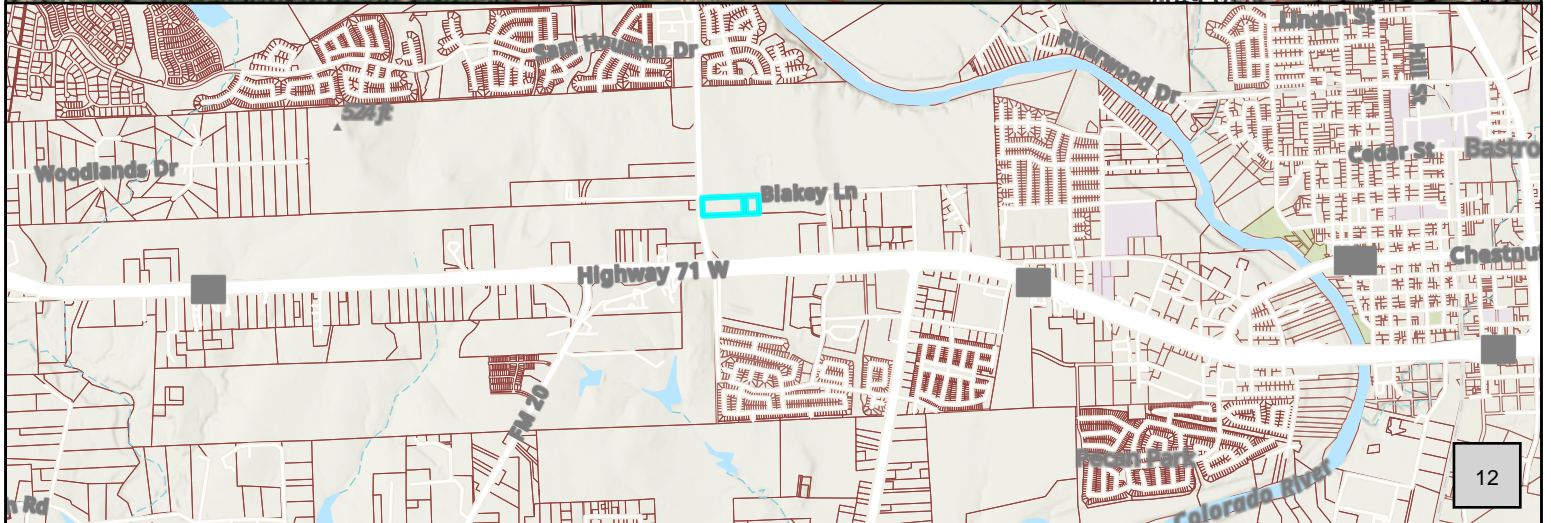
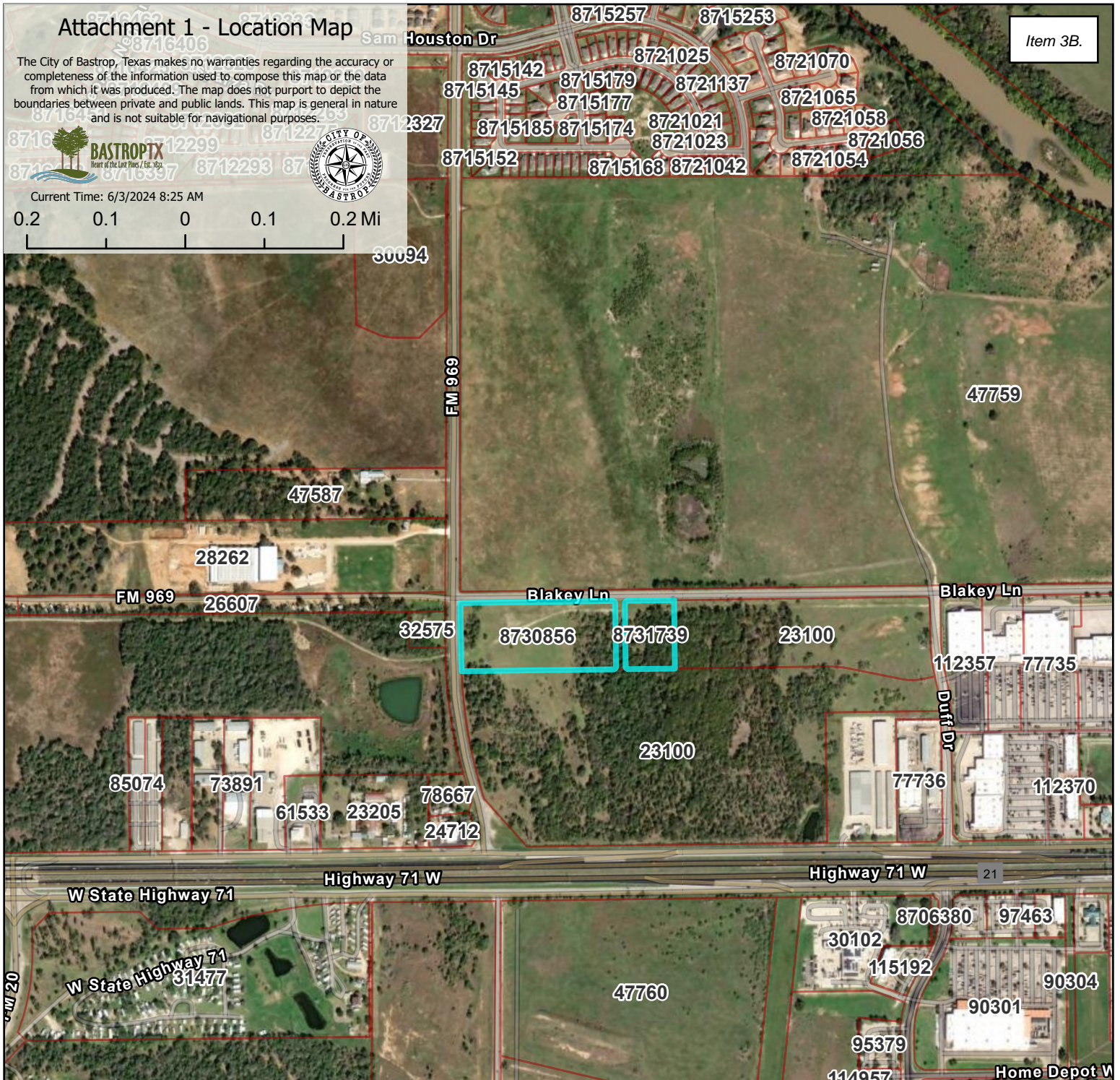
The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced. The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not suitable for navigational purposes.



Current Time: 6/3/2024 8:25 AM



Item 3B.



April 26, 2024

Signage Variance Request

Alta Trails Apartments
945 Blakey Lane / 155 Collins Drive
Bastrop, TX 78602

To whom it may concern:

We would like to request a sign variance for the Alta Trails Apartments. The leasing office, residential buildings 2, 3, 4, 5, 6, 7, 8, 9 and 10 are located at 945 Blakey Lane and buildings 11, 12 and 13 are located at 155 Collins Drive. Due to the location and building style we are requesting (2) two monument signs for wayfinding purposes.

Per the enclosed site plan we would like to request one monument sign to be located at the NW corner of the property at FM 969 and Blakey Lane and one monument sign to be located in the SW corner of the property. We are requesting 2 variances. One if for P4, no monuments allowed and the other is for 2 signs per frontage.

The monument signs will be constructed of painted aluminum with dimensional acrylic logo and address. Please see enclosed sign drawings with additional size, color and fabrication method details.

Thank you for your consideration and please let us know if any additional information is needed.

Laura Hunter
Director of Signage

Enclosures:
Existing Condition Images
Site Plan with Visibility Triangle
Tax Certificate
Deed
Building and Sign Elevation Drawings



09/22/2023	KJS
11/09/2023	JCC
PC SET	REVISION 2
NO	REVISIONS

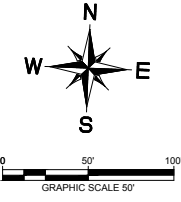
Kimley-Horn
 5501 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
 AUSTIN, TEXAS 78746
 PHONE: 512-646-2237
 WWW.KIMLEY-HORN.COM
 © 2023 KIMLEY-HORN & ASSOCIATES, INC.
 1515E FIRM NO. 929



KIM PROJECT	06/30/2020
DATE	8/22/2023
SCALE	AS SHOWN
DESIGNED BY	ABG
DRAWN BY	SJA
CHECKED BY	ABG

OVERALL SITE PLAN

ALTA BLAKEY - PHASE 1 MULTIFAMILY
 945 BLAKEY LANE & 155 COLLINS DRIVE
 BASTROP, TX 78602, BCAD #23-100
 BASTROP COUNTY, TEXAS
 BLOCK A, LOTS 1 AND 2, 11.129 ACRES



LEGEND

---	PROPERTY LINE
○	PROPOSED WASTEWATER MANHOLE
○	PROPOSED WASTEWATER CLEANOUT
+	PROPOSED FIRE HYDRANT
—OHP—	EXISTING OVERHEAD POWER LINE
○	EXISTING POWER POLE
○	EXISTING FIRE HYDRANT
○	EXISTING WASTEWATER MANHOLE
---	PROPOSED WALL
○	BUILDING NUMBER
○	BUILDING TYPE

PARKING TABLE

REQUIRED	
REQUIRED PARKING	NO VEHICULAR OR BICYCLE PARKING REQUIREMENT
REQUIRED ADA PARKING (2% OF TOTAL)	11 SPACES
PROPOSED	
TOTAL PARKING PROVIDED (INCLUDING ADA)	512 SPACES
ADA PARKING PROVIDED	20 SPACES

NOTES:
 1. NO BICYCLE PARKING IS REQUIRED OR TO BE PROVIDED ON SITE.

SITE DATA TABLE

EXISTING PLACE TYPE ZONING	P4
PROPOSED BUILDING TYPES	MULTIFAMILY
LOT AREA	LOT 1: 8.058 ACRES LOT 2: 2.568 ACRES
PERCENTAGE OF LOT COVERAGE	7.97 ACRES (75.03%)
OPEN SPACE	2.66 ACRES (24.97%)
BUILDING AREA	TYPE A1/A1 ALT 1: 24,827 SF TYPE B1: 34,811 SF TYPE C1/C1 ALT 1: 34,811 SF
BUILDING HEIGHT	TYPE A1 ALT 1: 3 STORIES, 45' 6" TYPE A1: 3 STORIES, 42' 6" TYPE B1: 3 STORIES, 46' 5" TYPE C1: 3 STORIES, 43' 5" TYPE C1 ALT 1: 3 STORIES, 45' 6"
CIVIC SPACE PROVIDED	0 ACRES

BUILD-TO-ANALYSIS

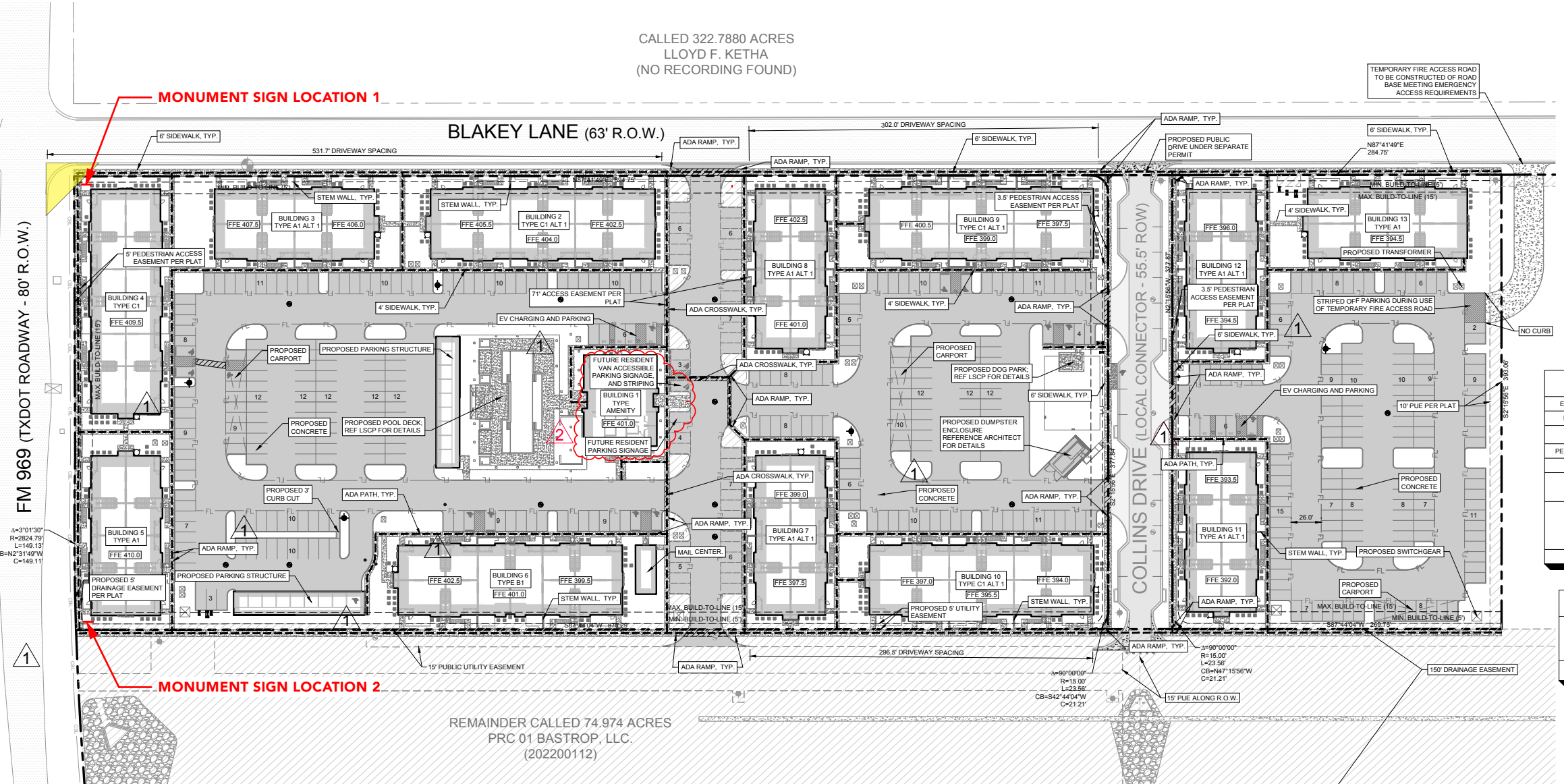
LENGTH OF BUILD-TO ZONE	LENGTH OF BUILDING IN BUILD-TO ZONE	PERCENTAGE OF BUILD-TO ZONE OCCUPIED BY BUILDING (% REQ.)
3356 LF	2118 LF	63.11% (60%)

BENCHMARKS
 TBM:
 1. BMM1 +1195' FROM THE INTERSECTION OF BLAKEY LANE AND FM ROAD 969. ELEVATION=405.66'
 2. BMM2 +1175' FROM THE INTERSECTION OF BLAKEY LANE AND DUFF DRIVE. ELEVATION=392.33'



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Plotted By: Cheryl, John. Date: November 09, 2023 05:14:10pm. File Path: k:\SAU\CU\0693030300_Peopl River Co - Bastrop 755a\Coa\WCDD_PARKING PHA\PlanSheetA.C - Overall Site Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. reuse of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CALLED 322.7880 ACRES
 LLOYD F. KETHA
 (NO RECORDING FOUND)

BLAKEY LANE (63' R.O.W.)

FM 969 (TXDOT ROADWAY - 80' R.O.W.)

COLLINS DRIVE (LOCAL CONNECTOR - 55.5' ROW)

REMAINDER CALLED 74.974 ACRES
 PRC 01 BASTROP, LLC.
 (202200112)



SIDE B

SCHEDULE		
P1	PEPPERCORN	SW 7674
P2	MORNING FOG	SW 6255
P3	PMS 2330 C	
V1	GERBER MATTE WHITE	220-20
V2	GERBER PEARL GREY	220-11
V3	ORACAL DARK GRAY	751-073
V4	GERBER TOMATO RED	220-25-13

Client: Item 3B.
WOOD PARTNERS

ALTA TRAILS

Sign Package

Location:
Bastrop, TX



10550 S. South Sam
Houston Parkway West
Houston, Texas

Phone: 713-354-0900
Fax: 713-354-0920
www.2020exhibits.com

AE:
Laura Hunter

No. Description Date

01 Fabrication Drawings
Date: 04-18-2024

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Fabrication Drawings

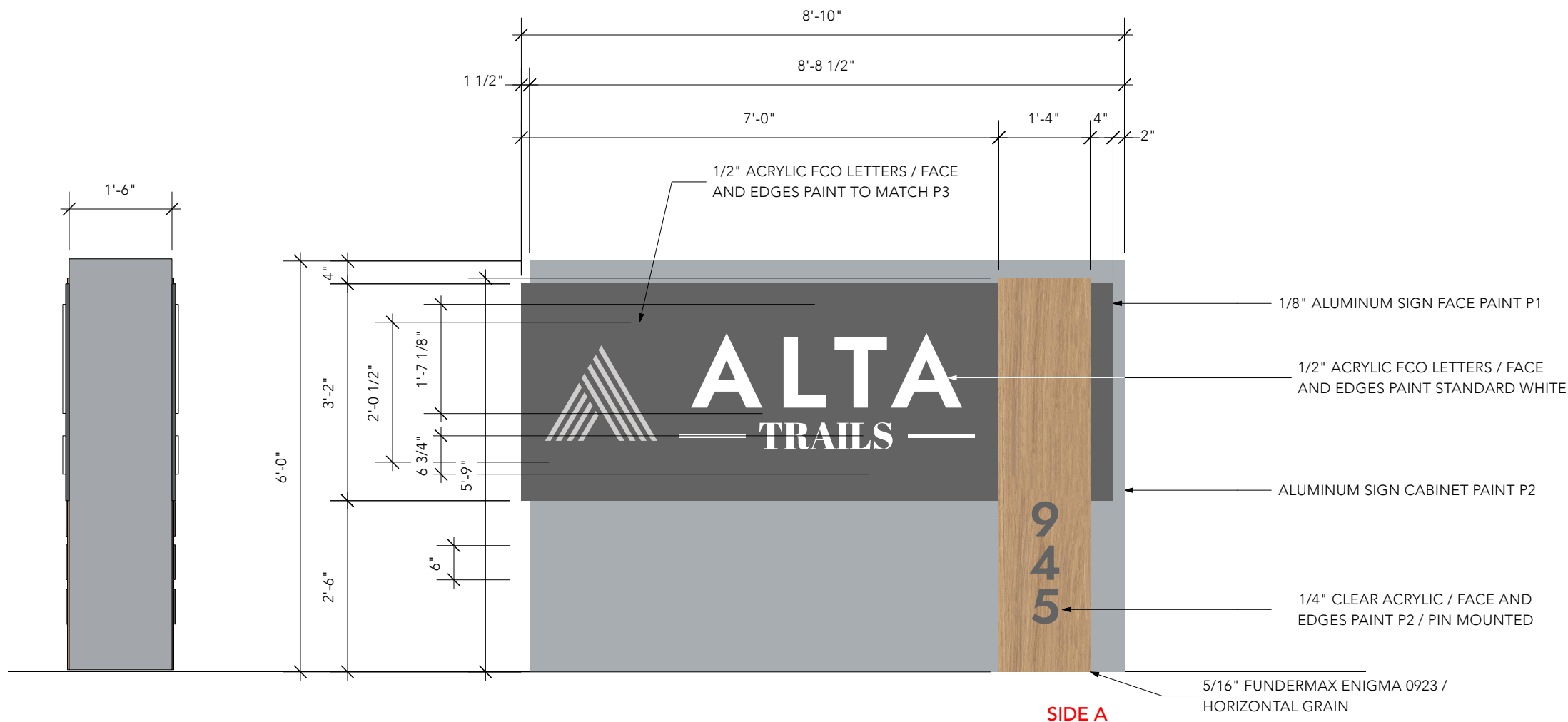
Drawn By: AG
Project No. 118173

Sheet Title:

(2) D/F UNLIT MONUMENT

Sheet No:

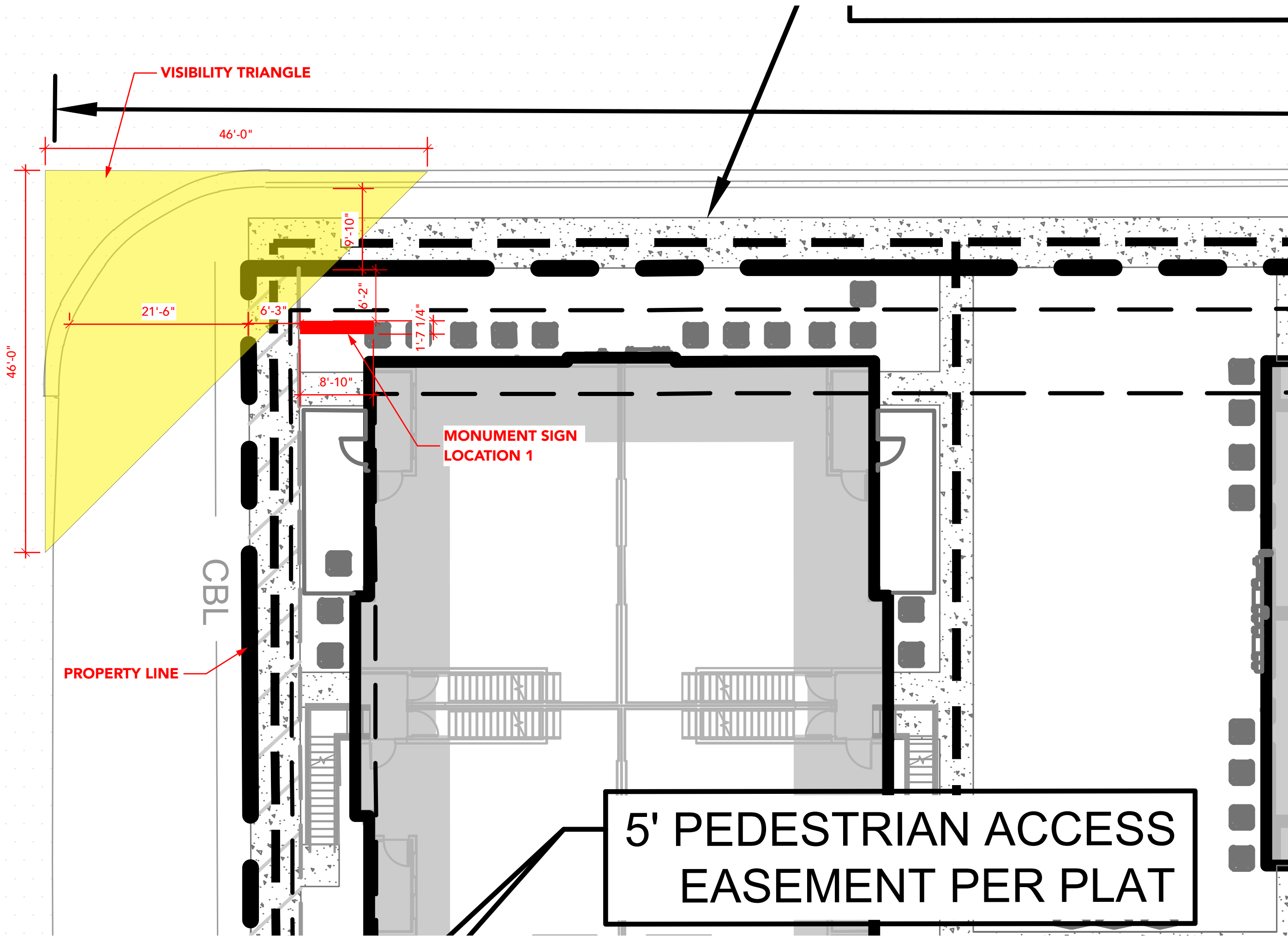
WP.02



SIDE A

END VIEW

72 SQ. FT.



Client: Item 3B.
 WOOD PARTNERS

ALTA TRAILS

Sign Package

Location:
 Bastrop, TX



10550 S. South Sam
 Houston Parkway West
 Houston, Texas

Phone: 713-354-0900
 Fax: 713-354-0920
 www.2020exhibits.com

AE:
 Laura Hunter

No.	Description	Date
01	Fabrication Drawings	04-18-2024

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Fabrication Drawings

Drawn By: AG
 Project No. 118173

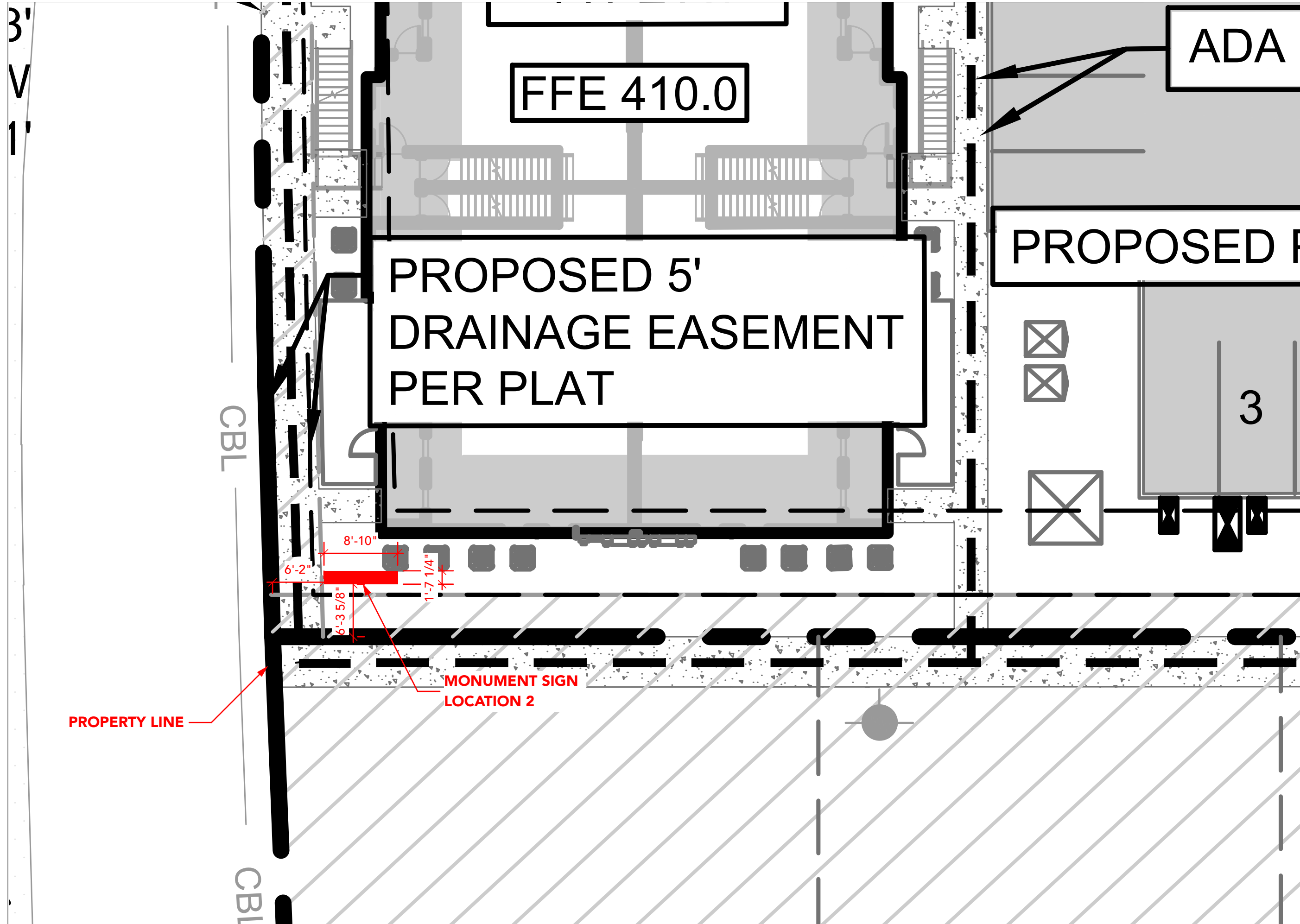
Sheet Title:

MONUMENT 1 LOCATION

Sheet No:

WP.02. 16

5' PEDESTRIAN ACCESS
 EASEMENT PER PLAT



Client: Item 3B.
 WOOD PARTNERS
 ALTA TRAILS
 Sign Package
 Location:
 Bastrop, TX

EXHIBITS 2020 EVENTS ENVIRONMENTS
 10550 S. South Sam
 Houston Parkway West
 Houston, Texas
 Phone: 713-354-0900
 Fax: 713-354-0920
 www.2020exhibits.com

AE:
 Laura Hunter

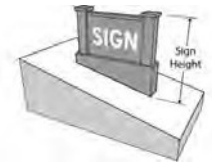
No.	Description	Date
01	Fabrication Drawings	04-18-2024

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Fabrication Drawings
 Drawn By: AG
 Project No. 118173
 Sheet Title:
MONUMENT 2 LOCATION
 Sheet No:
WP.02. 17

K)	PLACE TYPES ▶	P2	P3	P4	P5	SPECIFICATIONS ▼
MONUMENT					P	<ul style="list-style-type: none"> 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	<p>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.</p>					
SIGN DETAILS	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (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.