

Board of Adjustment / Municipal Sign Review Board
April 1, 2015, 6:00 p.m.
Meeting Minutes

1. Call to Order.

Dan Hays-Clark called the meeting to order at 6:00 p.m.

2. Roll call.

Blas Coy	- present
Michael Gibbons	- absent (prior notice was given)
Dan Hays-Clark	- present
Clifford Wright	- present
Herb Goldsmith	- present
Matthew Lassen (Alternate)	- present
Bob Rogers (Alternate)	- present

3. Citizen comments.

There were no citizen comments.

4. Consideration and approval of the January 7, 2015 Board of Adjustment meeting minutes.

Blas Coy made a motion to approve the meeting minutes of January 7, 2015. Seconded by Matthew Lassen and the motion passed unanimously.

5. The Board of Adjustment adjourned their regular meeting and convened into the Municipal Sign Review Board.

6. Public Hearing Case: The Municipal Sign Review Board will convene a Public Hearing on Sign Variance Request, MSRBV 15:01: Variance to Sign Ordinance Section 3.20.016, (4) Pylon signs on Highway 71 to allow the sign area to be 227 square feet with a 50 foot height in which the maximum area of pylon signs is 160 square feet and a maximum allowable height is 35 feet. The property consists of +/- 4.145 acres within the Nancy Blakey Survey A-98 commonly known as 107 Childers Drive, an area zoned C-2, Commercial in the city limits of Bastrop, Texas

Melissa McCollum addressed the Board referencing her PowerPoint presentation of the property showing the location map with the development description. She stated the proposed development is to consist of approximately 40,000 square feet of retail space on two lots. She stated the property was recently platted into two lots, with Lot 2 being on the corner of Highway 71 and Childers Drive, and Lot 1 having frontage on Childers Drive and Agnes Street. Melissa stated a site development permit has been submitted for Lot 1 and was recently approved to be developed. She stated staff did recommend they submit a Comprehensive Sign Program but they did not. Staff's understanding is although this proposed sign is to be located on Lot 2, it will also serve as main signage for Lot 1.

Dan Hays-Clark asked Melissa about the proposed location of this sign and Melissa answered it would be at the Highway 71 and Childers Drive corner. Herb Goldsmith asked about exiting the highway prior to this site and Melissa stated it would be the exit near Southside Barbeque.

Discussion was had regarding any proposed changes by TxDOT regarding exits with the building of the new overpass and exits in relation to accessing this site. Matthew Lassen inquired if the intention is to advertise the center or all of the businesses.

Mr. Robert O'Farrell, with CSW Development responded and addressed the Board stating the nearly 40,000 square feet of retail space is to become home to several national retailers. He stated most will only come to Bastrop if they can be seen and referenced photographs shown on the projection screen showing the difference between 35 feet in sign height versus 50 feet in height. He stated that restaurant and retail tenants have made it clear that without being visible to Highway 71 they will not do a deal in the project. He feels the solution to this would be to allow the sign to be 50 feet in overall height so all of the tenant signs can be seen referencing the traffic photo overlay.

Several discussions were held regarding the placement of the proposed sign, how it will be illuminated, and how many businesses are proposed to be advertised on the sign, and traffic safety issues when exiting the highway. Several Board members reiterated that our community is in favor of lower sign heights which is why our ordinance has a limitation of 35 feet for signage along Highway 71.

Mr. O'Farrell stated they are looking at probably 10 tenants to be advertised on the pylon sign and would still like to have the 50 foot sign in height with a sign area of 227 square feet due to the issue of visibility being problematic.

Blas Coy commented that we do want new business here and do appreciate the interest in our City, but if the Board allowed one business a 50 foot sign, then every other business along Highway 71 will want the same. Therefore, setting a precedence and this is why we have a sign ordinance prohibiting these large signs. Dan Hays-Clark stated the property was purchased in this configuration and the developer's knew the signage and overpass issue existed. Mr. O'Farrell stated he does appreciate the Board's position.

Dan Hays-Clark closed the public hearing.

Herb Goldsmith made a motion to deny the variance request based on Staff's findings. Seconded by Clifford Wright and the vote went as follows:

Herb Goldsmith	-	deny
Dan Hays-Clark	-	deny
Blas Coy	-	deny
Matthew Lassen	-	deny
Clifford Wright	-	deny

7. The Municipal Sign Review Board adjourned and reconvened into the Board of Adjustment.
8. Director's Report.

Melissa addressed the Board stating there will be board/commission training by the City Attorney in May and September and to check the city secretary's webpage for dates and times.

Dan Hays-Clark and Melissa discussed Form Based Code and signage within the FBC areas.

Mike Talbot addressed the board stating the City will be conducting a traffic analysis with parallel parking on Main Street in the next week or two. Mike suggested the City's way-finding consultant meet with this Board to discuss signage and parking downtown.

Melissa stated Board members, Blas Coy, Herb Goldsmith, Matthew Lassen and Clifford Wright have terms that will expire this June. She asked for them to email their letter and application for board reappointments to the city secretary and to copy the Mayor and herself on their emails.

9. Adjourn.

Herb Goldsmith made a motion to adjourn the meeting. Seconded by Clifford Wright and the meeting adjourned at 6:58 p.m.



Dan Hays-Clark, Chair