

# City of Bastrop



## Agenda Information Sheet:

**Municipal Sign Review Board Meeting Date:**  
**MSRB V16:01**

**May 4, 2016**  
**Agenda #10**

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### Public Notice Description:

Variance to Sign Ordinance, Section 3.20.016 to allow an additional 33 square feet (drive-thru sign) to an already existing 159 square foot pole sign where 160 square feet is allowed for property located at 534 Highway 71 West/Southside BBQ, in Pecan Park Commercial, Phase 1, Block A, Lot 1 being +/- 2.205 acres within the city limits.

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**Owner/Applicant:** Bryan Bracewell, representing Southside Market & BBQ  
**Location:** 534 Highway 71 West, Located in the City Limits  
**Utilities:** City water and sewer  
**Zoning:** PP-PD, Pecan Park Planned Development  
**Land Use Plan:** Commercial

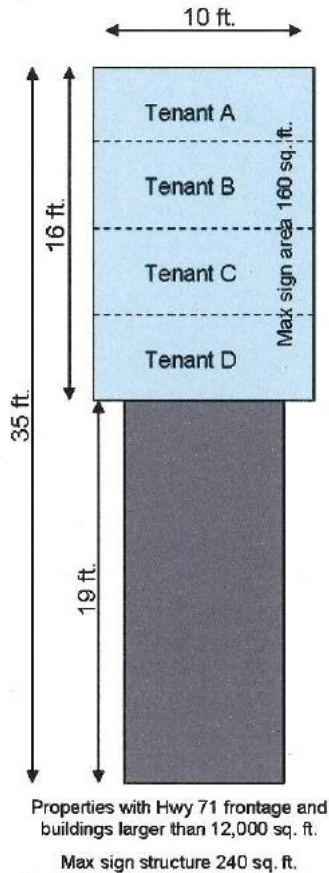
### Request:

Southside BBQ is requesting to add a "Drive-Thru" cabinet onto an existing pole sign. Southside BBQ, is located on Highway 71 and is requesting a variance from the City's Sign Standards, to install an additional 33 square foot sign, to an already existing 159 square foot pole sign. The top portion of the sign will remain unchanged but the "drive-thru" cabinet is proposed to be added and will increase the sign area to 192 square feet, 32 square feet larger than allowed. For businesses along Highway 71, City Code, Section 3.20.016, (4)(D)(i), (a), controls total sign area and limits same to 160 square feet; and related subsection (ii), states that the maximum height of such signs is 35 feet.

(4) Pylon.

(D) Business. For lots that have frontage on Highway 71 and where the cumulative size of one or more buildings on the lot is greater than 12,000 square feet. See Section 3.20.015 (13) for additional pylon sign criteria.

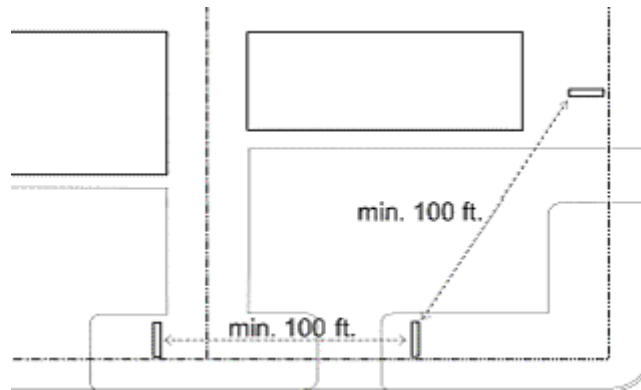
- (i) Area:
  - a. Sign area: 160 square feet.
  - b. Sign structure area: 240 square feet.
- (ii) Height: 35 feet.
- (iii) Quantity: 1 per lot.
- (iv) Spacing: 100 feet.



### **Sec. 3.20.015 Standards for permanent signs**

#### **(13) Pylon signs on Hwy 71.**

- (A) A maximum of one (1) pylon sign, shall be permitted along Hwy. 71, per lot, and only if the building(s) on the lot meet the minimum size requirements as described in Section 3.20.016(4)(D). (Ordinance 2011-12 adopted 4/26/11)
- (B) The maximum area of a pylon sign is one hundred sixty (160) square feet; maximum allowable height is 35 feet. (Ordinance 2006-21, Sec. 14, adopted 7/11/06)
- (C) Multiple tenants may be listed on a pylon sign so long as the maximum sign area of 160 square feet is not exceeded. (Ordinance 2011-12 adopted 4/26/11)
- (D) Signage shall be spaced a minimum of 100 feet apart from any other type of sign excluding government signs.



### Background:

Southside BBQ, opened in Bastrop in November, 2014. This is the first time this business has had a drive-through service. With the original sign application this “drive-thru” cabinet wasn’t proposed. They have since evaluated their business and realize the need to add “drive-thru” as a prominent option. They would like to keep and use the existing sign and add the cabinet.

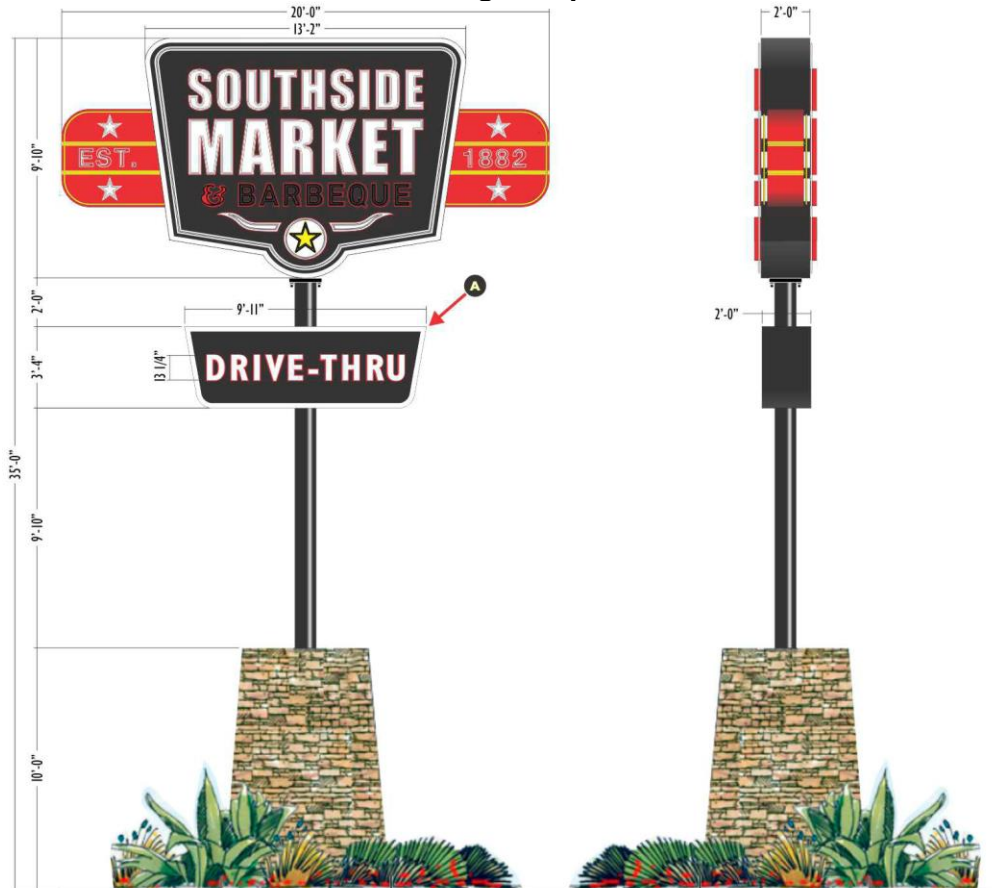
### Existing Site and Signage Location



## Proposed Signage



## Entire Sign Proposed with Rock



### **Variance Criteria:**

Variances to the City's sign standards are allowed under City Code, Section 3.20.022. The Municipal Sign Review Board, comprised of all BOA members (members and alternates), hear requests for such variances and may authorize variances to the City's sign regulations when application of the Code would result in undue hardship to the applicant, and the applicant proves a non-economic hardship is posed that is not of the applicant's making. [Note: The Criteria for making Findings, when determining whether to allow a variance, is different for the Municipal Sign Review Board, than for the Board of Adjustments.]

### **3.20.022 Municipal Sign Review Board; variances**

- (b) Variances. A variance to the provisions of this article shall be considered an exception to the regulations, rather than a right. The Municipal Sign Review Board may authorize a variance from the regulations of this article by a majority vote when, in its opinion, **undue hardship will result from requiring strict compliance**. The following limitations and criteria shall be used by the board to evaluate, "grant" or "deny" any sign variance request:

#### **Criteria for Findings**

1. **Undue hardship**: Special circumstances exist which affect the land and development involved such that the strict application of the provisions of this Article:
  - a. **Would deprive the owner or applicant of the ability to advertise the business or a product**; *In this case, the Owner has stated that the placement of the proposed, 33 square foot "drive-thru" cabinet will help patrons know about their take away service. This was not thought about initially with the sign, but the proposed signage would allow the existing sign to remain with no other alterations. This does not increase height of sign.*
  - b. **Granting of a variance shall be based on a finding that the applicant's difficulties or hardship are due to unusual conditions or circumstances, such as irregularly shaped parcel of land**; *Although the site is not irregularly shaped, Southside BBQ developed the site with a great deal of planning and made ingress and egress safe for the patrons. The "drive-thru" window is on the east side of the building and is not visible to the "one way" traffic on the frontage road.*
  - c. **Granting of a variance will not adversely affect surrounding property owners and use**; *The Owner has received approval from the Property Owner Association (POS) of Pecan Park for the additional signage.*
  - d. **Granting a variance shall not be detrimental to the public health, safety or welfare**; *The variance will allow the site to remain "uncluttered" without the addition of "temporary banners" that could help with drive-thru service.*
  - e. **Financial hardship alone shall not be grounds for a variance**. *Financial consideration has not been identified by the Applicant as a reason for the variance request. In fact, they are proposing to add rock to the sign at this point in time to beautify the pole sign.*

2. **A variance shall not be approved if the circumstance for the hardship were caused or created by the owner of the property or the applicant seeking the variance. *The Applicant did not create the issues/hardships.***

**Comments:**

Notifications of the requested variances were mailed on April 21, 2016 to three (3) adjacent property owners, which own property within 200 feet of the affected property, i.e., the Southside BBQ site. No comments have been received from any of the property owner's notified at the time of this report.

**Recommended Action:**

Staff believes that the proposed signage is only adding an additional 33 square feet, and is proportionate to the existing sign. It also works with the existing sign that is in place and does not increase the height and will also beautify the base of the sign. Therefore, Staff is recommending that the Municipal Sign Review Board approve the requested variance.

**City Contact:**

Melissa M. McCollum, AICP, LEED AP, Director Planning and Development Department

**Attachments:** Location map, Southside Hardship Letter, Notices, Findings of Fact.





March 4, 2016

To the Bastrop Board of Adjustments,

We opened our restaurant, Southside Market & Barbeque, in Bastrop, Texas on November 4, 2014. After over 130 years in business in Elgin, we were, and continue to be excited to be part of the Bastrop community. Our location at 534 Highway 71 is ideal; however, we did not anticipate how challenging it would be to direct traffic to our drive-thru service. Over the past seventeen months, our drive-thru business has struggled to gain traction and we have not seen the expected growth in this service that other businesses in our area enjoy. As our team has worked to determine what factors might be impairing success, it has come to our attention that the public is simply not aware that we have a drive-thru available. Firstly, our building completely hides our drive-thru window from all eastbound traffic. Situated as we are on the frontage road for Highway 71, all vehicles are moving in an eastbound direction. There are no westbound lanes available in front of our location where drivers could see the east side of our building. Additionally, the only entrance to our property is currently at the northwest corner. Entering from that direction, the view of our drive-thru window continues to be obscured by our building. In the planning stages with our architect we did not consider the importance of making our drive-thru so prominently visible to passing cars. We did not have a previous example to learn from as our original location in Elgin, Texas does not include a drive-thru. We have since learned through evaluation and customer feedback that we need to work harder to make potential customers aware of this quick service feature. In this effort, we would like to add the described "Drive-Thru" sign to our already existing store sign. The dimensions of which do not exceed, overlap, or grossly expand upon our current store sign and would be mounted utilizing the sign pole we already have in position. While we could post banners, flags, or other temporary signs along our curbside, we do not feel that these are acceptable alternatives. They would not be clearly visible to passing cars in time for travelers to stop safely. Further, we feel this type of signage diminishes the appearance of our property, adversely affecting our business and community neighbors. For these reasons, we request your consideration of the Drive-Thru addition to our Southside Market & Barbeque sign.

Sincerely,

Bryan Bracewell  
Owner/CEO  
Southside Market & Barbeque, Inc.  
512-285-6830



RECEIVED  
MAR 07 2016  
By mm





**A ILLUMINATED POLE SIGN** SCALE: 3/8" = 1'-0"  
FONT: IMPACT, DIN NEXT, HUMANST521 CN BT SQ. FT: 33

SCOPE OF WORK:	FABRICATE AND INSTALL DOUBLE FACE DRIVE-THRU CABINET
QUANTITY:	ONE (1)
CABINET:	ALUMINUM SKINNED CABINET WITH WELDED INNER ANGLE FRAME. CABINET PAINTED BLACK WITH WHITE FABRICATED 2.5" REMOVABLE RETAINERS, BLACK 24" RETURNS. 7328 WHITE PLEX FACE WITH FIRST SURFACE ARLON 33 RED, 03 BLACK AND 15 YELLOW VINYL.
ILLUMINATION:	WHITE LEDS
MOUNTING:	MOUNTED TO EXISTING POLE 24" BENEATH BOTTOM OF EXISTING SIGN. SIDES, TOP, BOTTOM ENCLOSED.



NIGHT VIEW

LANDLORD APPROVAL: \_\_\_\_\_

CLIENT APPROVAL: \_\_\_\_\_



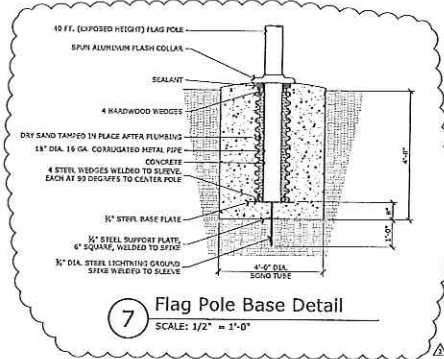
SOUTHSIDE MARKET & BBQ	CUSTOMER	ACCT. EXEC.	11-037 R2	DWG #
BASTROP, TX	LOCATION	L. APOSTOLO	1 OF 1	PAGE
	CITY, ST	A. FIDDLER	11/24/14	ORIG. DATE

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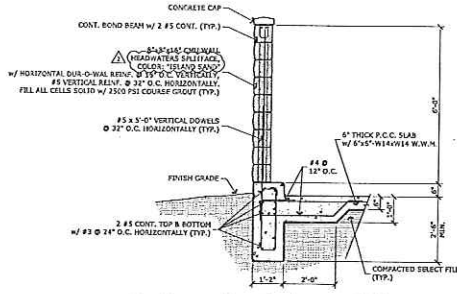
NO.	DATE	BY	DESCRIPTION
1	12/4/14	AF	REVISE
2	03/07/16	HCB	DELETE "BREAKFAST TACOS"; CHANGE "DRIVE THRU" FONT AND ADJUST ACCORDINGLY TO FIT CABINET

**MANDATED BY STATE STATUTE**  
Anyone selling, installing or servicing electrical signs, outline lighting, lighted awnings, signals, LEDs and existing outdoor electric discharge lighting must be licensed individually and the company they represent must maintain an Electric Sign Contractors License.  
These license holders are regulated by the Texas Department of Licensing and Regulation. For complete verification or complaints contact TDLR in Austin at 1-800-803-9200, 512-463-6599 or online.  
This firm's license is **TSLC 18067 & SIGN MASTERS LICENSE 7312**  
To verify a company's license, log onto [www.license.state.tx.us/licensesearch](http://www.license.state.tx.us/licensesearch)  
Enter the company's name in the "Inquire by Name" field.  
**ELECTRICAL CONNECTION:** IF PRIMARY POWER/BOX IS WITHIN 10' OF SIGN FINAL CONNECTION BY LEWIS SIGN. IF PRIMARY POWER/BOX IS FURTHER THAN 10'-0", FINAL CONNECTION TO BE BY CLIENT'S ELECTRICIAN.  
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

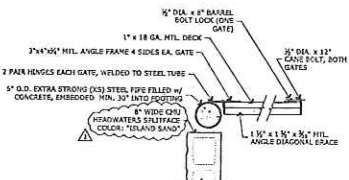




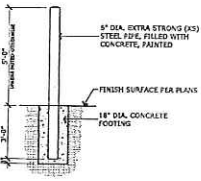
**7 Flag Pole Base Detail**  
SCALE: 1/2\"/>



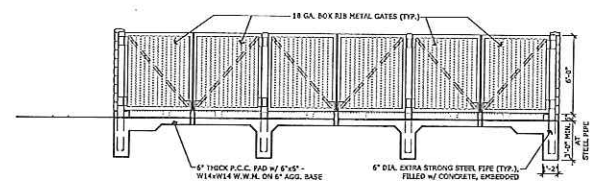
**6 Dumpster Enclosure Wall Section**  
SCALE: 1/2\"/>



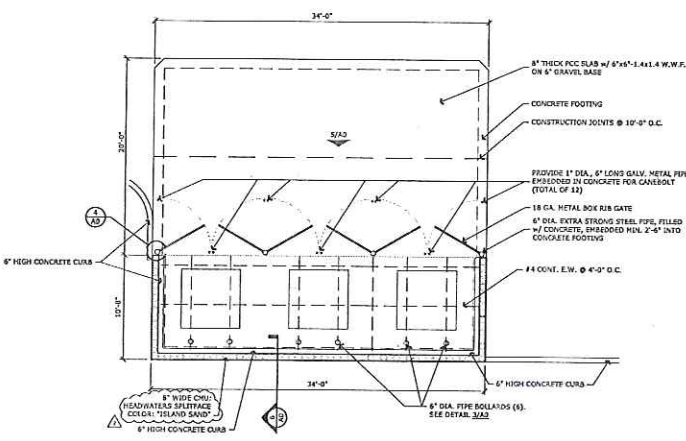
**4 Enclosure Gate Detail**  
SCALE: 1\"/>



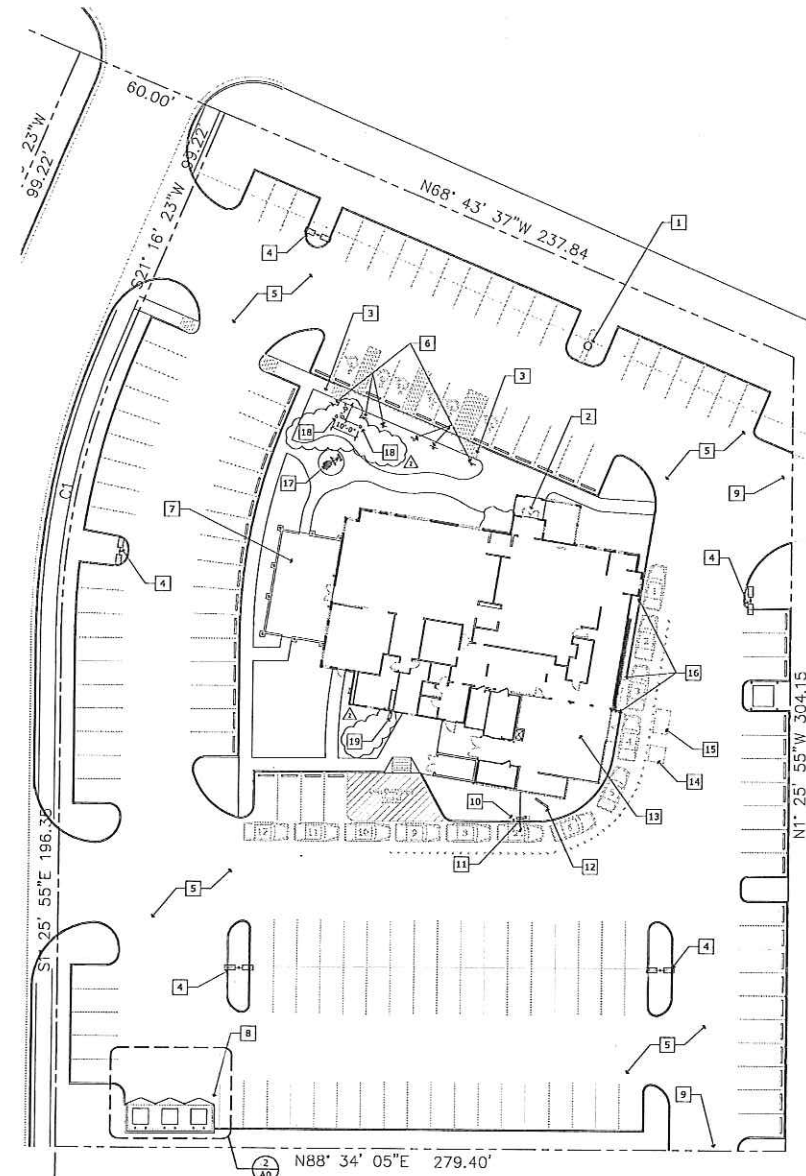
**3 Bollard Detail**  
SCALE: 3/8\"/>



**5 Dumpster Enclosure Elevation**  
SCALE: 1/4\"/>



**2 Dumpster Enclosure Plan**  
SCALE: 3/16\"/>



**1 Site Information**  
SCALE: 1\"/>

- KEYED NOTES \*\*\***
- 1 POLE SIGN
  - 2 MAIN BUILDING ENTRANCE
  - 3 SLOPING WALKWAY, STAINED MAX SLOPE 1:20
  - 4 LIGHT POLE PER MEP
  - 5 CONCRETE PAVING
  - 6 HANDICAP PARKING SIGN (6)
  - 7 COVERED OUTDOOR PATIO
  - 8 CHU DUMPSTER ENCLOSURE SEE DETAILS 2, 4, 5 & 6/AD
  - 9 COORDINATE PARKING LOT TIE-INS & WORK W/ CIVIL
  - 10 36\"/>
  - 11 SPEAKER BOX & CANOPY, SUPPLIED BY OWNER, INSTALLED BY G.C.
  - 12 MENU BOARD, SUPPLIED BY OWNER, INSTALLED BY G.C.
  - 13 COVERED OUTDOOR BARBEQUE PIT AREA
  - 14 GREASE TRAP, SEE MEP FOR LOCATION AND SPECIFICATIONS.
  - 15 GREASE RECYCLING HOLDING TANK, SEE MEP FOR LOCATION AND SPECIFICATIONS
  - 16 5\"/>
  - 17 YARD ART, SUPPLIED AND INSTALLED BY OWNER
  - 18 40\"/>
  - 19 5\"/>
- \*\*\* UNLESS NOTED OTHERWISE, ALL ITEMS ARE TO BE SUPPLIED AND INSTALLED BY G.C.

**HOOVER & ASSOCIATES, INC.**  
ARCHITECTS & PLANNERS  
1407 W. 46th Street  
Austin, TX 78756  
512/457-2525  
FAX 512/457-2555



**Southside Market**  
534 Highway 71 West  
Bastrop, Texas 78602

# REVISIONS

DATE

City of Boulder, Colorado 5/15/14

Architectural Services 5/15/14

PROJECT NO. 1008

CAO FILE 1300 A3

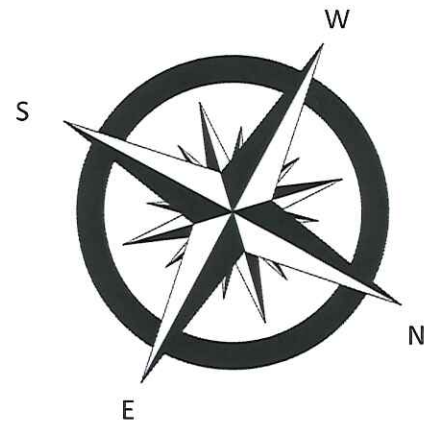
DRAWN BY TDW/MQ/SH

CHECKED BY RWH

DATES 6-18-14

SCALE: AS NOTED





RECEIVED  
MAR 07 2016  
By MM



EXISTING CABINET

NIGHT VIEW



DRIVE-THRU

**A ILLUMINATED POLE SIGN**  
 FONT: IMPACT, DIN NEXT, HUMANSST21 CN BT

SCALE: 3/8" = 1'  
 SQ. FT. 33

**SCOPE OF WORK:** FABRICATE AND INSTALL DOUBLE FACE DRIVE-THRU CABINET

**QUANTITY:** ONE (1)

**CABINET:** ALUMINUM SKINNED CABINET WITH WELDED INNER ANGLE FRAME. CABINET PAINTED BLACK WITH WHITE FABRICATED 2.5" REMOVABLE RETAINERS, BLACK 24" RETURNS.  
 7328 WHITE PLEX FACE WITH FIRST SURFACE ARLOM 33 RED, 03 BLACK AND 15 YELLOW VINYL GRAPHICS.

**ILLUMINATION:** WHITE LEDS

**MOUNTING:** MOUNTED TO EXISTING POLE 24" BENEATH BOTTOM OF EXISTING SIGN. SIDES, TOP, BOTTOM ENCLOSED.

LANDLORD APPROVAL:

CLIENT APPROVAL:

**LEWIS SIGN**  
 ESTABLISHED 1977

SOUTHSIDE MARKET & BBQ  
 BASTROP, TX

DESIGNER  
 A. FIDDLER

DATE  
 11-03-12

PAGE  
 1 OF 1

DATE  
 11/24/14

NO.

DATE

BY

DESCRIPTION

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**RECEIVED**  
 MAR 07 2016

By MM



# **ACTION OF THE CITY OF BASTROP MUNICIPAL SIGN REVIEW BOARD**

## **GRANTING VARIANCE**

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WHEREAS, 169 Properties, LTD aka Southside Market & Barbeque, Inc. ("Applicant") of Bastrop, Texas, the owner of the property legally described as being approximately 2.205 acres within Pecan Park Commercial Phase 1, Block A, Lot 1, located at 534 Highway 71 West. The subject property is in the City of Bastrop, Bastrop County, Texas ("Property"); and

WHEREAS, said Property is zoned PP-PD – Pecan Park Planned Development and is classified in the Business sign category; and

WHEREAS, Applicant has applied for a variance to the City of Bastrop Sign Ordinance, for the Property within the Business sign category, in accordance with Section 3.20.022; and

WHEREAS, Applicant desires a variance be granted as follows:

Section 3.20.016 to allow an additional 33 square feet (drive through sign) to an already existing 159 square foot pole sign where 160 square feet is allowed for property located at 534 Highway 71 West/Southside BBQ, in Pecan Park Commercial, Phase 1, Block A, Lot 1 being +/- 2.205 acres within the city limits.

WHEREAS, Applicant has filed a proper request for such variance; and

WHEREAS, Applicant alleges that strict compliance with the City's Sign Ordinance would result in undue hardship to Applicant, pursuant to Section 3.20.022(b)(1) of the City's Sign Ordinance; and

WHEREAS, public notice has been given and a public hearing was held on May 4, 2016 before the Bastrop Municipal Sign Review Board, with at least the statutory required 75% of members being present.

NOW THEREFORE, THE BASTROP MUNICIPAL SIGN REVIEW BOARD FINDS THAT:

1. The circumstances required for granting approval of the above described variance, as set out in Section 3.20.022(b) of the City's Sign Ordinance, do exist on the property legally described as being approximately 2.205 acres within Pecan Park Commercial Phase 1, Block A, Lot 1, located at 534 Highway 71 West, City of Bastrop, Bastrop County, Texas:

<b>FINDINGS</b>
<p>1. Undue Hardship. Special circumstances exist which affect the land and development involved such that the strict application of the provisions of this article: (a) would deprive the owner or applicant of the ability to advertise the business or a product:</p> <p><i>In this case, the Owner has stated that the placement of the proposed, 33 square foot “drive-thru” cabinet will help patrons know about their take away service. This was not thought about initially with the sign, but the proposed signage would allow the existing sign to remain with no other alterations. This does not increase height of sign.</i></p>
<p>2. Granting of the variance is based on a finding that the applicant’s difficulties or hardship are not due to unusual conditions or circumstances, such as irregularly shaped parcel of land; and</p> <p><i>Although the site is not irregularly shaped, Southside BBQ developed the site with a great deal of planning and made ingress and egress safe for the patrons. The “drive-thru” window is on the east side of the building and is not visible to the “one way” traffic on the frontage road.</i></p>
<p>3. Granting of the variance is based upon the determination that the variance would adversely affect surrounding property owners and use; and</p> <p><i>The Owner has received approval from the Property Owner Association (POS) of Pecan Park for the additional signage.</i></p>
<p>4. Granting the variance would not be detrimental to the public health, safety or welfare; and</p> <p><i>The variance will allow the site to remain “uncluttered” without the addition of “temporary banners” that could help with drive-thru service.</i></p>
<p>5. Financial hardship to the applicant, standing alone, has <b>NOT</b> been claimed.</p> <p><i>Financial consideration has not been identified by the Applicant as a reason for the variance request. In fact, they are proposing to add rock to the sign at this point in time to beautify the pole sign.</i></p>
<p>6. A variance shall not be approved if the circumstance for the hardship is caused or created by the owner of the property or the applicant seeking the variance.</p> <p><i>The Applicant did not create the issues/hardships.</i></p>

2. Therefore, the request to grant the variance to the Sign Standards, as noted herein, IS HEREBY GRANTED.

3. This matter was heard by at least 75% of the members of the Municipal Sign Review Board who voted as follows:

A. Blas Coy	_____
B. Dan Hays-Clark	_____
C. Herb Goldsmith	_____
D. Michael Gibbons	_____
E. Matthew Lassen	_____

4. The action of the Bastrop Municipal Sign Review Board, concerning this request for a variance to the City's Sign Ordinance, was approved by a majority vote of the Board, as required by Section 3.20.022(b).
5. Minutes of this proceeding shall be kept on file in the Municipal Sign Review Board's office, and are public records.

NOW THEREFORE, the above request for a variance was heard and granted on May 4, 2016, by the Bastrop Municipal Sign Review Board.

\_\_\_\_\_  
By: Presiding Officer



STATE OF TEXAS

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COUNTY OF BASTROP

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**MUNICIPAL SIGN REVIEW BOARD  
CERTIFICATE OF AUTHENTICITY OF  
VARIANCE FROM CITY OF BASTROP'S SIGN CODE REQUIREMENTS**

I, Marie Murnan, Planning Technician of the City of Bastrop, hereby certify that the attached "Action of the City of Bastrop Municipal Design Review Board Granting Variance" is a true and correct copy of the original document in the Municipal Sign Review Board Office, and I further certify that such document accurately reflects the action granting a variance taken by the Municipal Sign Review Board on May 4, 2016.

---

Marie Murnan  
Planning Technician  
City of Bastrop

Subscribed and sworn to before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016  
to certify which witness my hand and official seal.

---

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_, 20\_\_

# **ACTION OF THE CITY OF BASTROP MUNICIPAL SIGN REVIEW BOARD**

## **DENYING VARIANCE**

---

WHEREAS, 169 Properties, LTD aka Southside Market & Barbeque, Inc. ("Applicant") of Bastrop, Texas, the owner of the property legally described as being approximately 2.205 acres within Pecan Park Commercial Phase 1, Block A, Lot 1, located at 534 Highway 71 West. The subject property is in the City of Bastrop, Bastrop County, Texas ("Property"); and

WHEREAS, said Property is zoned PP-PD – Pecan Park Planned Development and is classified in the Business sign category; and

WHEREAS, Applicant has applied for a variance to the City of Bastrop Sign Ordinance, for the Property within the Central Business sign category, in accordance with Section 3.20.022; and

WHEREAS, Applicant desires a variance be granted as follows:

Section 3.20.016 to allow an additional 33 square feet (drive through sign) to an already existing 159 square foot pole sign where 160 square feet is allowed for property located at 534 Highway 71 West/Southside BBQ, in Pecan Park Commercial, Phase 1, Block A, Lot 1 being +/- 2.205 acres within the city limits.

WHEREAS, Applicant has filed a proper request for such variance; and

WHEREAS, Applicant alleges that strict compliance with the City's Sign Ordinance would result in undue hardship to Applicant, pursuant to Section 3.20.022(b)(1) of the City's Sign Ordinance; and

WHEREAS, public notice has been given and a public hearing was held on May 4, 2016 before the Bastrop Municipal Sign Review Board, with at least the statutory required 75% of members being present.

NOW THEREFORE, THE BASTROP MUNICIPAL SIGN REVIEW BOARD FINDS THAT:

1. The circumstances required for granting approval of the above described variance, as set out in Section 3.20.022(b) of the City's Sign Ordinance, do not exist on the property legally described as being approximately 2.205 acres within Pecan Park Commercial Phase 1, Block A, Lot 1, located at 534 Highway 71 West, City of Bastrop, Bastrop County, Texas:

FINDINGS	
1. Undue Hardship. Special circumstances exist which affect the land and development involved such that the strict application of the provisions of this article: (a) would deprive the owner or applicant of the ability to advertise the business or a product;	<hr/> <hr/>
2. Granting of the variance is based on a finding that the applicant's difficulties or hardship are not due to unusual conditions or circumstances, such as irregularly shaped parcel of land; and	<hr/> <hr/>
3. Granting of the variance is based upon the determination that the variance would adversely affect surrounding property owners and use; and	<hr/> <hr/>
4. Granting the variance would not be detrimental to the public health, safety or welfare; and	<hr/> <hr/>
5. Financial hardship to the applicant, standing alone, has <b><u>NOT</u></b> been claimed.	<hr/> <hr/>
6. A variance shall not be approved if the circumstance for the hardship is caused or created by the owner of the property or the applicant seeking the variance.	<hr/> <hr/>

2. Therefore, the request to grant the variance to the Sign Standards, as noted herein, IS HEREBY DENIED.

3. This matter was heard by at least 75% of the members of the Municipal Sign Review Board who voted as follows:

- A. Blas Coy 

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 B. Dan Hays-Clark 

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C. Herb Goldsmith  
D. Michael Gibbons  
E. Clifford Wright

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. The action of the Bastrop Municipal Sign Review Board, concerning this request for a variance to the City's Sign Ordinance, was not approved by a majority vote of the Board, as required by Section 3.20.022(b).
5. Minutes of this proceeding shall be kept on file in the Municipal Sign Review Board's office, and are public records.

NOW THEREFORE, the above request for a variance was heard and granted on May 4, 2016, by the Bastrop Municipal Sign Review Board.

\_\_\_\_\_  
By: Presiding Officer

STATE OF TEXAS

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COUNTY OF BASTROP

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**MUNICIPAL SIGN REVIEW BOARD  
CERTIFICATE OF AUTHENTICITY OF  
VARIANCE FROM CITY OF BASTROP'S SIGN CODE REQUIREMENTS**

I, Elizabeth Minerva Lopez, City Secretary of the City of Bastrop, hereby certify that the attached "Action of the City of Bastrop Municipal Design Review Board Granting Variance" is a true and correct copy of the original document in the Municipal Sign Review Board Office, and I further certify that such document accurately reflects the action denying a variance taken by the Municipal Sign Review Board on October 2, 2013.

---

Elizabeth Minerva Lopez  
City Secretary  
City of Bastrop

Subscribed and sworn to before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2013  
to certify which witness my hand and official seal.

---

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_, 20\_\_