

Agendas for the
Board of Adjustment and Municipal Sign Review Board Meeting
for October 5, 2016

Pursuant to the Texas Government Code, Chapter 551, the City of Bastrop Board of Adjustment will meet Wednesday, October 5, 2016 at 6:00 p. m. in the Bastrop City Council Chambers, located at 1311 Chestnut Street, Bastrop, Texas. The Municipal Sign Review Board will meet immediately after the Board of Adjustment meeting.

(The Board of Adjustment and Sign Review Boards may, at any time, recess the Regular or Workshop Session to convene into an Executive Session at the request of the Chair, a Board Member, the Planning Director, or legal counsel concerning any purpose authorized by the Texas Open Meetings Act, Texas Government Code Chapter 551 pertaining to matters posted on the Commission's and/or Committee's Agenda for this meeting, and may reconvene into Regular Session to take any actions necessary as a result of the Executive Session, if any.)

1. Call to Order.
2. Roll call and confirmation of a quorum of Board members.
3. Citizen comments. *(During this time, persons may address the Board of Adjustment on any issue not otherwise listed on this Agenda. Please observe the time limit of three (3) minutes for general citizen comments. In accordance with the State of Texas Open Meeting Act, the Board may not comment, deliberate or take action on such citizen comments/statements during this meeting, except as authorized by Section 551.042, Texas Government Code.)*
4. Consideration and approval of the September 7, 2016, Board of Adjustment meeting minutes.
5. Introduction of and comments from the new alternate Board member, Alyssa Halle-Schramm.
 - a. Administer Oath of Office for new Board of Adjustments alternate member, Alyssa Halle-Schramm.
6. **BOAV16-09: Public Hearing:** The Board of Adjustment will convene a public hearing on the variance requests as follows:

Variations to the Bastrop Zoning Ordinance requested for 202 Martin Luther King Jr. Drive, within Building Block 60 East of Main St. +/-0.137 acres, considered a legal lot, zoned SF-7 Single Family Residential within the city limits of Bastrop, Texas:

- Section 17.4 Area Regulations B.1. Minimum Front Yard, setback requirements to allow a front setback of ten feet (10') on Mill Street, where 25' is required; and
- Section 17.4 Area Regulations B.4. Minimum Rear Yard, setback requirements to allow a rear setback of twelve feet (12') where 15' is required; and
- Section 40.7 A.3 to allow the carport/ garage to have an approximately eighteen-foot (18') setback on Mill Street where 25' is required.

This property is a corner lot with street frontage on both Mill Street and MLK Jr. Street.

- a) Presentation by City Staff.
- b) Presentation by the Applicant.
- c) Receive verbal/written comments from the public.

- d) Response by Applicant and/or Staff.
 - e) Close the Public Hearing.
 - f) Board discussion and render decision.
7. The Board of Adjustment will recess its regular session and convene as the Municipal Sign Review Board.
8. **MSRBV16-02: Public Hearing:** The Municipal Sign Review Board will convene a Public Hearing on a Waiver "Variance" to the Sign Ordinance request as follows:
- Waiver "Variance" to Sign Ordinance, Section 3.20.016 to allow installation of an approximately 293 square foot wall sign, where 95 square feet is allowed for the tenant property located at 441 Highway 71 West, in Bastrop West Commercial Section 1, Block A, Lot 2 being +/- 5.8467 acres within the Bastrop, Texas city limits.
- a) Presentation by Staff.
 - b) Presentation by Applicant.
 - c) Receive other verbal and written testimony, including public Input, if any.
 - d) Response by Applicant and/or Staff.
 - e) Close public hearing.
 - f) Board discussion and render decision.
9. The Municipal Sign Review Board will adjourn as the Municipal Sign Review Board and will reconvene as the Board of Adjustment.
10. Director's Report:
- a) Status update on actions taken/completed, to date for the Comprehensive Plan.
 - b) Status update on actions taken/completed, to date for the Form Based Code Task Force for the North Area.
 - c) Direction from the Board of Adjustment on any items to be included on any future agendas.
 - d) Workshop for future meetings.

11. Adjourn.

CERTIFICATE

I, Launa Eckert, certify that the above notice of meeting was posted on the bulletin board of City Hall, and on the City's website on the 30th day of September, 2016 at 12:34 a.m./p.m.



Launa Eckert

*The City of Bastrop is committed to compliance with the Americans with Disabilities Act.
Reasonable modifications and equal access to communications will be provided upon request.*

Please call 512-332-8800



Posted Confirmed

	unusual conditions or circumstances, which are not shared generally by other parcels in the neighborhood or district; and
X	6. The conditions or circumstances relied on for the variance were NOT created by a person having an interest in the property.
X	7. Financial hardship to the applicant, standing alone, has NOT been claimed.

2. Therefore, the request to grant the variances for;
- A front setback of ten feet (10') on Mill Street, where 25' is required; and
 - A rear setback of twelve feet (12') where 15' is required; and
 - The approximately eighteen-foot (18') setback on Mill Street where 25' is required for the carport/ garage

as noted herein, IS HEREBY GRANTED, with the following conditions, if any:

- (a) _____
 (b) _____
 (c) _____
 (d) _____
 (e) _____

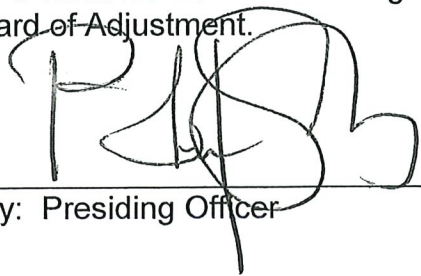
3. This matter was heard by at least 75% of the members of the Board who voted as follows:

A. Alyssa Halle-Schramm	FOR
B. Blas Coy	FOR
C. Matthew Lassen	FOR
D. Bob Rogers	FOR
E. Herb Goldsmith	FOR

4. The action of the Bastrop Zoning Board of Adjustment, concerning this request for a variance to the City's Zoning Ordinance, was approved by a minimum of at least four (4) members of the Board, in full compliance with the Local Government Code, Section 211.009(c)(3).

5. As required by the Local Government Code, Section 211.008(f), minutes of this proceeding shall be kept on file in the Board's office, and are public records.

NOW THEREFORE, the above request for a variance was heard and granted on October 5, 2016 by the Bastrop Zoning Board of Adjustment.



 By: Presiding Officer