

**\*\*\*NOTICE\*\*\***

**City of Bastrop**  
**P.O. Box 427**  
**Bastrop, Texas 78602**  
**(512) 332-8842**  
[www.cityofbastrop.org](http://www.cityofbastrop.org)

**BOARD OF ADJUSTMENT MEETING**  
**Wednesday, September 3, 2014**  
**6:00 pm**  
**City Hall Council Chambers**  
**1311 Chestnut Street**  
**Bastrop, Texas 78602**

*(Board of Adjustment, may, at any time, recess the Regular or Workshop Session to convene in Executive Session at the request of the Chair, a Board Member, the Planning Director, or legal counsel concerning any item posted on the agenda, for any purpose authorized by the Texas Open Meetings Act, Texas Government Code Chapter 551.)*

1. Call to Order: Open the regular meeting of the Board of Adjustment and welcome visitors.
2. Roll call and confirmation of a quorum of Board members.
3. Citizen comments.  
*(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. 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 August 6, 2014 Board of Adjustment meeting minutes.
5. Interpretation of Case BOAV13:03: The Board of Adjustment will convene a discussion to interpret and affirm the variance requests previously heard on March 6, 2013, related to property located at 909 Farm Street (and now also 911 Farm Street):

Consideration and possible action on applicability of previously granted Variances to the City of Bastrop Zoning Ordinance to revised project:

- Section 17.4.B1: Minimum Front Yard – Twenty-five feet (25') to allow the existing structure to remain at a 12.5 foot setback on Farm Street and the existing structure on Jefferson to remain anywhere from about 1 to 1.5 feet.
- Section 17.4.A.3: Minimum Lot Depth – One hundred ten feet (110') to allow two of the proposed lots facing Farm Street to have a lot depth of approximately 106 feet.
- Section 9.7.C. To authorize the enlargement, expansion or repair of a nonconforming structure in excess of sixty percent (60%) of its current value, beyond boundary or plat shown at time variance granted. In such instance, current value shall be established at the time of application for a hearing before the ZBA.
- Section 9.7.E. To authorize the occupancy of an abandoned nonconforming structure. Such action by the ZBA shall have due regard for the property rights of the person or persons affected, and shall be considered in regard to the public welfare and safety, character of the area surrounding such structure, and the conservation, preservation and protection of property.

The subject property consists of approximately 0.5830 acres within Building Block 11, East of Water Street commonly known as 909 Farm Street (and now also 911 Farm Street) in an area zoned SF-7, Single Family Residential consists of approximately 0.5830 acres within Building Block 11, East of Water Street commonly known as 909 Farm Street (and now also 911 Farm Street) in an area zoned SF-7, Single Family Residential in the city limits of Bastrop, Texas.

- 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. Board discussion and render decision.

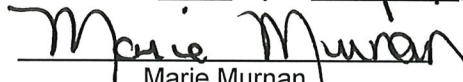
6. Director's Report:

- a. Invite input from the Board related to issues for possible inclusion on future agendas.
- b. Status update on actions taken/completed, to date for the Form Based Code Task Force.
- c. City sponsored board and commission training.

7. Adjourn.

CERTIFICATE

I, Marie Murnan, certify that the above notice of meeting was posted on the bulletin board of City Hall, and on the City's website on the 27<sup>th</sup> day of August, 2014 at 3:20 AM/PM

  
Marie Murnan

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 