

*****NOTICE*****

City of Bastrop
P.O. Box 427
Bastrop, Texas 78602
(512) 332-8842
www.cityofbastrop.org

BOARD OF ADJUSTMENT MEETING
MUNICIPAL SIGN REVIEW BOARD
Wednesday, April 2, 2014
6:30 pm
City Hall Council Chambers
1311 Chestnut Street
Bastrop, Texas 78602

(Board of Adjustment as applicable, 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 March 5, 2013, Board of Adjustment meeting minutes.
5. **Public Hearing Case BOAV14:02:** The Board of Adjustment will convene a public hearing on a variance request as follows:

Variance to Zoning Ordinance Section 17.4.B.2, to allow side yard setbacks of eight feet (8') where ten feet (10') is required, and variance to Sections 40.7.A.8 to allow a garage larger than 240 square feet to utilize the smaller setbacks for the side and rear setback of five feet (5'). The subject property consists of +/- 0.2260 acres on Building Block 27, East of Water Street commonly known as 803 Jefferson 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. Close public hearing.
- f. Board discussion and render decision.

6. **Public Hearing Case BOAV14:03:** The Board of Adjustment will convene a public hearing on a variance request as follows:

Variance to Zoning Ordinance Section 40.7.A.4 Area regulations for accessory buildings in residential areas where rear yards shall not be less than five feet (5') and applicant is requesting to expand current garage structure up to the rear property line. The subject property consists of +/- 0.2667 acres in Riverview Heights, Block 7, Lot 31 commonly known as 120 Lincoln Street in an area zoned SF7, 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. Close public hearing.
 - f. Board discussion and render decision.
7. The Board of Adjustment will adjourn its regular session and Convene as the Municipal Sign Review Board.
8. **Public Hearing Case:** The Municipal Sign Review Board will Convene a Public Hearing on Sign Variance Request, MSRBV 14:01 as follows:

Variance to Sign Ordinance Section 3.20.016, (D) Business; (i) Area; b. ratio of 1.25 square feet per linear foot of primary façade, up to a maximum of 75 square feet for buildings or tenant spaces with between 50 and 75 linear feet of primary façade where applicant is requesting a total of 226 square feet where 75 square feet would be allowed. The subject property consists of +/- 1.128 acres in Eastken Place; Lot 2 commonly known as 551 Highway 71 West in an area zoned C1, Commercial 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. 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 into Regular Board of Adjustment session.
10. Director's Report:
 - a. Status update on actions taken/completed, to date for the Form Based Code Task Force.
 - b. Status update regarding City Ordinance to allow chain link fencing for Commercial Zones.
11. Adjourn.

CERTIFICATE

I, Marie K. 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 28th day of March, 2014 at 3:19 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

A handwritten signature in black ink, appearing to be the initials 'EA', written over a horizontal line.