

Board of Adjustment

The Board of Adjustment met Wednesday, November 6, 2013 at 6:30 p.m. in the City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. Call to Order: Open the regular meeting of the Board of Adjustment and welcome visitors.

Dan Hays-Clark called the meeting to order at 6:30 p.m.

2. Roll call and confirmation of a quorum of Board members.

Blas Coy	- present
Michael Gibbons	- present
Dan Hays-Clark	- present
Clifford Wright	- present
Herb Goldsmith	- present

3. Citizen comments.

There were no citizen's comments.

4. Consideration and approval of the October 2, 2013, Municipal Sign Review Board meeting minutes.

Clifford Wright made a motion to approve the meeting minutes. Seconded by Blas Coy and the motion passed unanimously.

5. Public Hearing Case BOAV13:06: The Board of Adjustment will convene a public hearing on a variance request as follows:

Section 39.6.C Minimum Landscaping Requirements for Nonresidential and Multi-Family, to allow the construction of a chain link fence at 409 Technology Drive, Phase 1, Lot 4, 11.391 acres for Johnson Architectural Metals Company (JAMCO) within the Bastrop Business and Industrial Park.

Melissa McCollum addressed the Board stating this is a proposed 45,632 square foot facility that will be located on 11.391 acres within the BEDC Industrial Park. Melissa gave a brief history of JAMCO stating it is a commercial construction contractor founded in 1981 and has designed, fabricated and installed custom curtain wall systems on some of the largest commercial buildings in the southeast. Melissa stated Technology Drive will be extended. The applicant is requesting a variance to use chain link fencing instead of the required opaque or masonry wall screening as described in Section 39.6.C of the City's Code of Ordinances. She stated the chain link security fencing is needed to protect goods stored onsite.

Dan Hays-Clark asked Melissa if BEDC wrote a letter in support and she replied they had not but stated BEDC is in favor of this request. She stated staff recommends approval of the variance to allow the chain link fence with no landscaping along the side property lines.

Blas Coy discussed this portion of our code and would like staff to look at potentially revising this code for some areas of our City.

Michael Gibbons asked Melissa why commercial zones are not allowed chain link fencing and Melissa stated there is no distinction in our Code between Commercial and Light Industrial.

Robert Machol addressed the Board stating he is the senior project manager for this project and this request is mainly for security purposes as well as an existing facility in the BEDC Industrial Park was granted a similar request and his company is seeking equal consideration. Mr. Machol did state there will be a string of barbed wire along the top of the proposed fencing

Herb Goldsmith inquired of Mr. Machol if they had looked into other options or another type of fencing. Mr. Machol stated this is what they have done at all of their previous JAMCO locations and would very much like to be consistent as this type of fencing has kept their sites protected.

Dan Hays-Clark closed the public hearing.

Herb Goldsmith made a motion to approve the variance request. Michael Gibbons seconded the motion. The vote went as follows:

Blas Coy	- approve
Dan Has-Clark	- approve
Herb Goldsmith	- approve
Michael Gibbons	- approve
Clifford Wright	- approve

6. Director's Report.

Melissa gave a brief update on actions taken and/or completed to date for the Form Based Code Task Force. She also reminded the entire Board to please come to the City's Christmas Party at the Bastrop Convention Center on December 13th at 6:00 p.m. Board members requested a fence code for industrial design standard changes to be emailed to them.

7. Adjourn.

Clifford Wright made a motion to adjourn. Seconded by Herb Goldsmith and the meeting adjourned at 7:03 p.m.



Dan Hays-Clark, Chair