

Board of Adjustment

The Board of Adjustment met Wednesday, April 3, 2013 at 6:30 p.m. in the City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. Call to Order.

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
Debra Thorne-Francis	- present
Clifford Wright	- present
Drew Pickle	- present
Herb Goldsmith	- present

3. Citizen's comments.

There were no citizen's comments.

4. Consideration and approval of the March 6, 2013, Board of Adjustment meeting minutes.

Blas Coy pointed out a correction was needed on page two. Debra Thorne-Francis made a motion to approve the meeting minutes with the correction. Seconded by Blas Coy and the motion passed unanimously.

5. Public Hearing Case BOAV13:04: The Board of Adjustment will convene a public hearing on a variance request as follows:

Sections 39 Landscaping Requirements; and Section 42.1.C Site Development, Site Plan Details to allow approximately 3,150 square feet of area to be used for temporary building/classroom facilities for the Calvary Episcopal School and Church in Building Block 8, West of Water Street on approximately 0.1945 acres located at 603 Spring Street (1008 Alley A).

Drew Pickle addressed the Chair requesting to recuse himself from voting on this variance as he is a school board member for Calvary Episcopal School.

Melissa McCollum addressed the Board stating the property owner is requesting a variance for a "temporary" modular building to be used by the Calvary Episcopal School for classrooms. Melissa referenced the projection screen showing the layout of the proposed location for the modular building. She stated the applicant would like to use this modular structure on a "temporary" basis until the 2017/2018 school year, a total of 5 years, to be removed in the summer of 2018 after the finish of the 2017-2018 school year. She stated since the building is "temporary" in nature, the applicants would also like a variance from drainage/site development standards and from landscaping requirements.

Melissa said our current code does not allow for "temporary" structures to be located within the CBD or any zoning district and a variance is needed because the owner does not want to install landscaping that will be destroyed or removed as part of the "temporary" building construction. The owner is asking for relief from the landscaping requirements with the "temporary" structure allowance. Melissa stated an additional variance is also needed for the "temporary" nature of the building/site for detention/drainage to be postponed until the site is permanently developed. The additional building is approximately 3,150 square feet.

Melissa read over the criteria of findings for the Board. Several discussions were held between Board members and Melissa in relation to drainage, terrain of the property, visibility into our historic district and clarification on the exact variance requests. It was confirmed that BISD continues to use portable buildings as well as other churches in town for the same purposes.

Tracy Bratton addressed the Board stating he is with Loomis & Partners representing the applicants, and stated Ms. Sara Clayton, Director of the Episcopal Church, was in attendance as well. Mr. Bratton referenced the projection screen that showed the proposed layout of the modular building in relation to the Bastrop Public Library, their parking lot and the church's playing field. Mr. Bratton stated research was done regarding the drainage and this would increase it but that it was off-set by the embankment of Loop 150/Chestnut Street. Mr. Bratton addressed the landscaping portion of the variance request stating code requires little short bushes or shrubs and trees be planted. He stated if trees were planted, they would not be fully grown within 5 years and would end up being removed during the removal of the modular building.

Discussions were held between the Board, Applicant and Staff inquiring if the property could currently sustain another permanent structure and Staff stated it is a definite possibility to eventually place a permanent building on their site. Mr. Bratton stated the church had an architect look at all their property to see where they could increase their grades/classrooms; they looked at other facilities downtown and then the fires happened. He stated this is how they have ended up having classrooms on the Alley side of their building as enrollment increased, therefore having to locate a place of education for the higher grades they teach. Discussion was also held regarding what constitutes a school year for Calvary Episcopal School and Mr. Bratton stated they coincide with BISD's school year.

Dan Hays-Clark closed the public hearing.

Blas Coy made a motion to approve the variance with Staff's findings to include the date of June 15, 2018 the variance will expire with an additional 60 days from that date to remove and clear the property.

The proposed "temporary" structure is to facilitate an immediate need for the Calvary Episcopal Church and School but will be removed after the 5th year of use. After years 2017/2018 time slot allotted, the "temporary" building structure and variances will expire and future site will come into full compliance with site development standards at the time of development.

The owner will be using this building on a "temporary" basis and is not asking for variances to any final construction or designs for this site.

The "temporary" building will follow all life and safety building code requirements. The City Engineer and Planning and Development Department will inspect and accept the "temporary" building and site if they meet the safety or welfare concerns.

Although not in the final design, the "temporary" structure and site will not prevent the orderly use or any of the neighboring property owners.

The building will serve as a "temporary" classroom facility until permanent facilities can be acquired.

Seconded by Debra Thorne-Francis and the motion passed unanimously with conditions listed above. The members voted as follows:

Blas Coy	In favor
Dan Hays-Clark	In favor
Michael Gibbons	In favor
Clifford Wright	In favor
Debra Thorne-Francis	In favor

6. Director's Report.

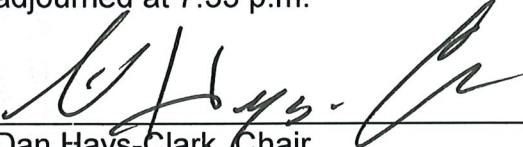
Melissa addressed the Board stating the Household Hazardous Waste cleanup event will be held May 4, 2013.

Clifford Wright suggested it would be helpful to citizens to know exactly what Allied Waste will and will not pick up.

Melissa stated City Council was very receptive and in support of the Form Based Code Resolution and it was stated to have representation of the Main Street Board, Planning & Zoning Commission, Historic Landmark Commission as well as this Board elect a representative to be on the Form Based Code Task Force. Ken Kesselus will be the council representative.

7. Adjourn.

Clifford Wright made a motion to adjourn. Seconded by Blas Coy and the meeting adjourned at 7:33 p.m.



Dan Hays-Clark, Chair