

**\*\*\*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, March 6, 2013**  
**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 February 6, 2013, Board of Adjustment/Municipal Sign Review Board meeting minutes.
5. Public Hearing Case BOAV13:02: The Board of Adjustment will convene a public hearing on a variance request as follows:

Variations to Zoning Ordinance Section 17.4.B.3 to the exterior side yard setback, to have 2.5 foot setback where 15 feet is required; and Section 17.4.D.1 which requires parking to be located behind the front building line. The subject property consists of approximately 0.2931 acres within Farm Lot 1, East of Main Street commonly known as 709 Buttonwood Street in an area zoned SF-1, Single Family Residential District 7 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 BOAV13:03: The Board of Adjustment will convene a public hearing on a variance request as follows:

Consideration and possible action on Variations to the City of Bastrop Zoning Ordinance

- 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.

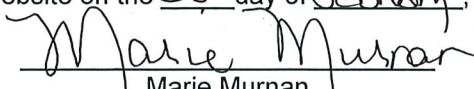
- Section 17.4.A.3: Minimum Lot Depth – One hundred ten feet (110') to allow two of the proposed lots facing Farm Street to have a lot depth of approximately 106 feet.
- Section 9.7.C. To authorize the enlargement, expansion or repair of a nonconforming structure in excess of sixty percent (60%) of its current value. 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 in an area zoned SF-7, Single Family consists of approximately 0.5830 acres within Building Block 11, East of Water Street commonly known as 909 Farm Street in an area zoned SF-1, Single Family Residential District 7 in the city limits of Bastrop, Texas.

- Presentation by Staff.
  - Presentation by Applicant.
  - Receive other verbal and written testimony, including public Input, if any.
  - Response by Applicant and/or Staff.
  - Close public hearing.
  - Board discussion and render decision.
- Discussion, consideration and possible action regarding a Resolution of Support of Form Based Code by the Bastrop Zoning Board of Adjustment to be forwarded to City Council.
  - Director's Report:
    - Invite input from the Board related to issues for possible inclusion on future agendas.
  - 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 28<sup>th</sup> day of February, 2013 at 3:40 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 