

*****NOTICE*****

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

BOARD OF ADJUSTMENT MEETING
Wednesday, November 7, 2012
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 October 18, 2012, Board of Adjustment's "workshop" minutes.
5. **Executive Session:** The Bastrop Board of Adjustment will meet in closed/executive session pursuant to the Texas Government Code, Chapter 551, Section 551.71, *et seq.* (Consultation with Attorney) to discuss the following:
 - a. Consultation with City Attorney regarding matters upon which the attorney has a duty to advise the Board – including, but not limited to, legal advice concerning State laws and judicial precedence related to Board of Adjustment action(s) on variance requests/decisions.
6. **Public Hearing:** The Board of Adjustment will Convene a Public Hearing on Variance Request, BOAV 11:05 as follows:
Variance to Zoning Ordinance Section 38.2.B to allow the use of decomposed granite rather than asphalt or Portland cement binder pavement consistent with the City of Bastrop Construction Standards for the driveway. The subject property consists of +/- 0.466 acres on a Farm Lot, Block 18, West of Main Street commonly known as 1316 Wilson Street in an area zoned SF7, Single Family Residential within 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. **Public Hearing:** The Board of Adjustment will Convene a Public Hearing on Variance Requests, BOAV 12:03 as follows:
Three Variances to Zoning Ordinance: Sections 40.7.A.1, 40.7.A.2, 17.4.B.1 and 17.4.B.2.

1. Variance to Section 40.7.A.1, to allow a detached accessory building to be located in front of the main building.
2. Variance to Section 40.7.A.2 and 17.4.B.2 to allow a reduction to the interior side yard setback, allowing a 6 foot setback, where 10 feet are required.
3. Variance to Section 17.4.B.1, to allow a reduction in the front yard setback, allowing a 17 foot setback, where 25 feet are required.

The subject property consists of +/- 0.466 acres on a Farm Lot, Block 18, West of Main Street commonly known as 1316 Wilson 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 decisions on three variances.

8. **Public Hearing:** The Board of Adjustment will Convene a Public Hearing on Applicant Request, BOAV 12:07 as follows:

Zoning Board of Adjustment consideration of status of potential nonconforming structure that has been destroyed by fire, potential approval of reconstruction and expansion of a nonconforming structure in accordance with Section 9.7.B , and/or potential variance in front yard set-back for construction on the subject property consisting of +/- 0.183 acres on a Farm Lot, Block 1 West of Main Street commonly known as 1305 Wilson 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.

9. **Director's Report:**

- a. Update on absence reporting.
- b. City Christmas Party, Friday, December 14th at the Convention Center.
- c. Invite input from the Board related to issues for possible inclusion on future agendas.

10. **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 2nd day of November, 2012 at 3:15 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 X