

ORDINANCE 2019-47

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR THE EXPANSION OF A CHURCH USE FOR FRIENDSHIP BIBLE BAPTIST CHURCH IN FRIENDSHIP BIBLE SUBDIVISION, LOCATED AT 1903 PECAN STREET, WITHIN THE CITY LIMITS OF BASTROP, TEXAS; AS ATTACHED IN EXHIBIT A AND EXHIBIT B; SETTING OUT CONDITIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Friendship Bible Baptist Church (the "Applicant") submitted a request for a Conditional Use Permit (CUP) for a church use in Friendship Bible Subdivision, located at 1903 Pecan Street, within the City limits of Bastrop, Texas, hereinafter referred to as "the Property"; and

WHEREAS, a location map is attached hereto as Exhibit "A" (the "Property"); and

WHEREAS, a conceptual site plan has been provided to depict the proposed expansion of the building and parking lot, attached hereto as Exhibit "B"; and

WHEREAS, the Property is currently zoned as Single-Family 7 (SF-7); and

WHEREAS, pursuant to Section 10.4 of the City's Zoning Ordinance, notice of the CUP was given to all property owners located within two hundred (200) feet of the Property, and the Planning and Zoning Commission of the City of Bastrop held a public hearing on the CUP request on September 26, 2019; and

WHEREAS, after notice and hearing, the Planning and Zoning Commission, by a unanimous vote, recommended approval of the proposed request; and

WHEREAS, after consideration of public input received at the hearing, the information provided by the Applicant, and all other information presented, City Council finds by a majority vote of all members that it is in the public interest to approve the CUP.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS THAT:

Section 1: A Conditional Use Permit for a church use, situated in Friendship Bible Subdivision, located at 1903 Pecan Street, within the city limits of Bastrop, Texas as more particularly shown on Exhibit "A", and Exhibit "B" shall be and is hereby approved with the following conditions to:

- a. Construction shall be in conformance with the City of Bastrop regulations.

- b. All necessary permits for the proposed development shall be acquired prior to occupying the building.
- c. A Building Permit shall be applied for and secured within one year from the date the Conditional Use Permit is granted (second reading of the ordinance).

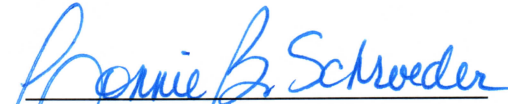
Section 2: If any provision of this ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this ordinance, which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

Section 3: This ordinance shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, Code of Ordinances, and the laws of the State of Texas.

READ and ACKNOWLEDGED on First Reading on the 8th day of October 2019.

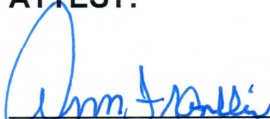
READ and APPROVED on the Second Reading on the 22nd day of October 2019.

APPROVED:



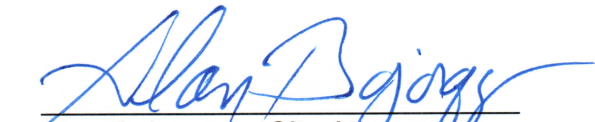
Connie B. Schroeder, Mayor

ATTEST:



Ann Franklin, City Secretary

APPROVED AS TO FORM:

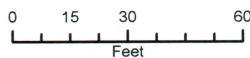


Alan Bojorquez, City Attorney

Exhibit A Location Map



1903 Pecan St Friendship Bible Baptist Church Conditional Use Permit



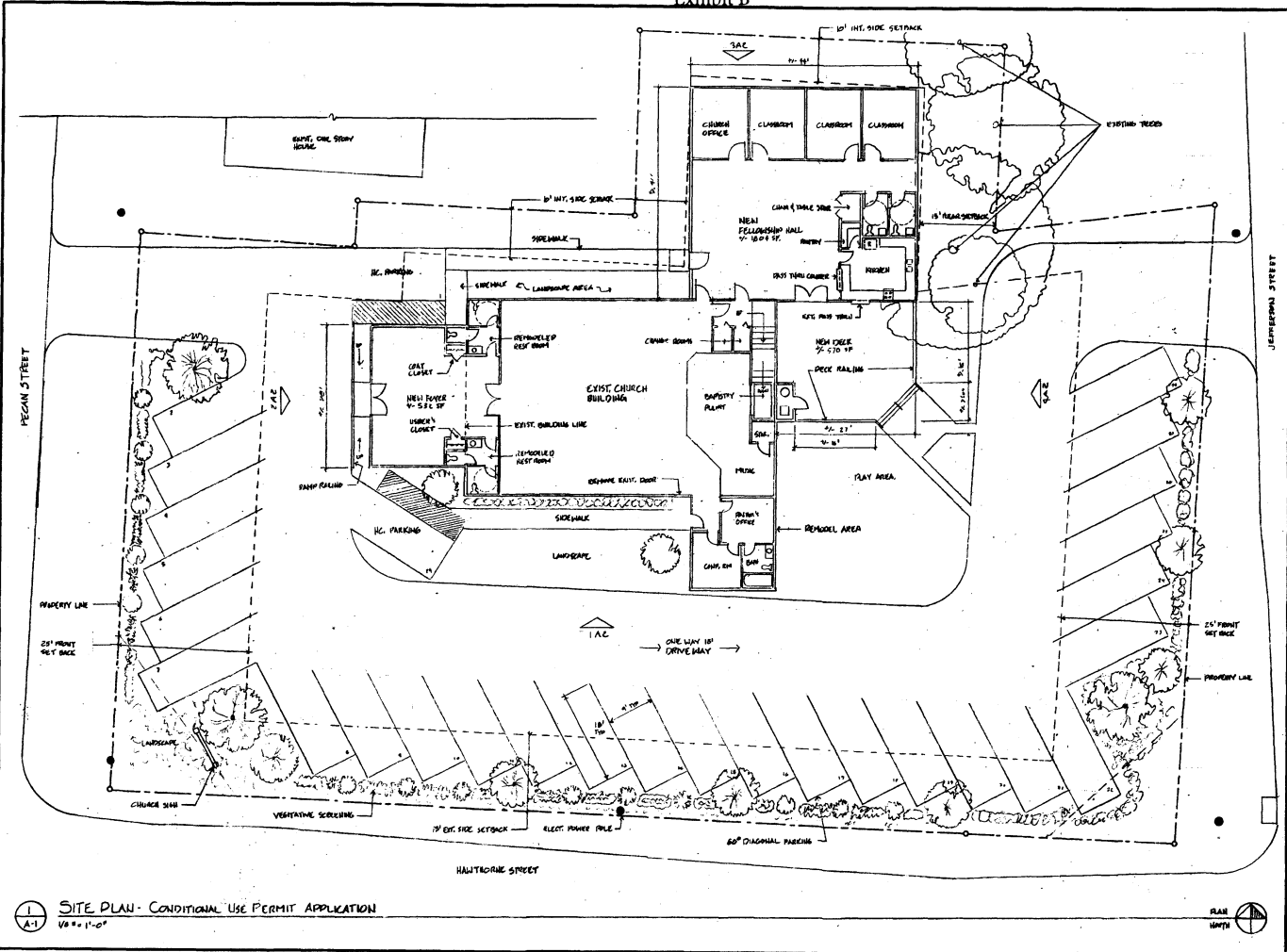
1 inch = 50 feet



Date: 9/11/2019

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.

Exhibit B



Jeff Jack
Architect
2008 N. Main St.
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(512) 798-8888 (C)
jjack@jeffjack.com



Friendship Bible Baptist Church
1903 North Pecan Street, Bastrop Texas 78602

PROJECT #	ISSUE DATE	BY	IN	REVISION	DATE	BY	IN	REVISION

C.D.P. SITE PLAN
A-1-MAY 1 1976
A-1

1 SITE PLAN - CONDITIONAL USE PERMIT APPLICATION
A-1
1/8" = 1'-0"



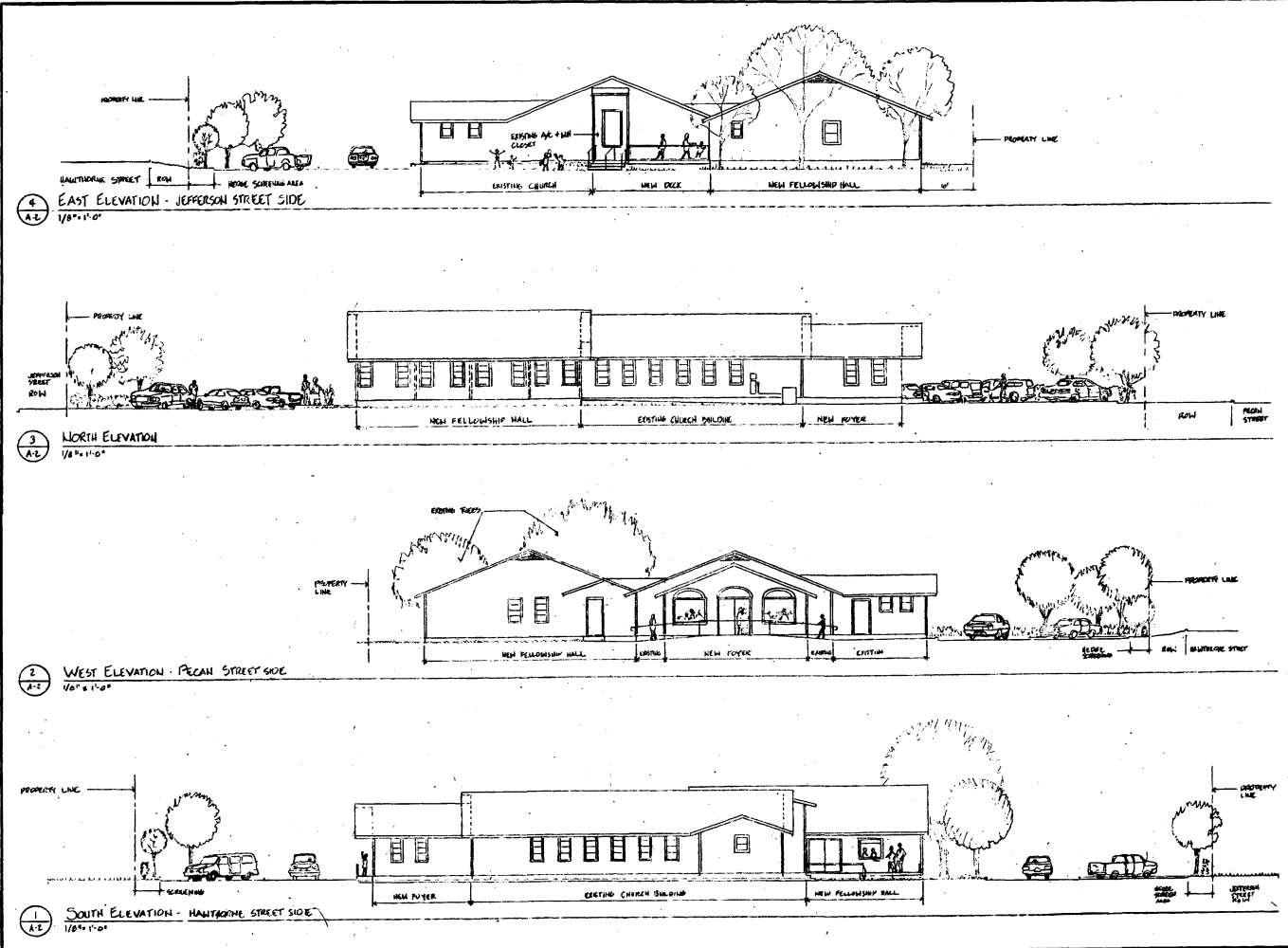
Jeff Jack
 Architect
 2008 S. Bank Street
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 jeff@jeffjack.com

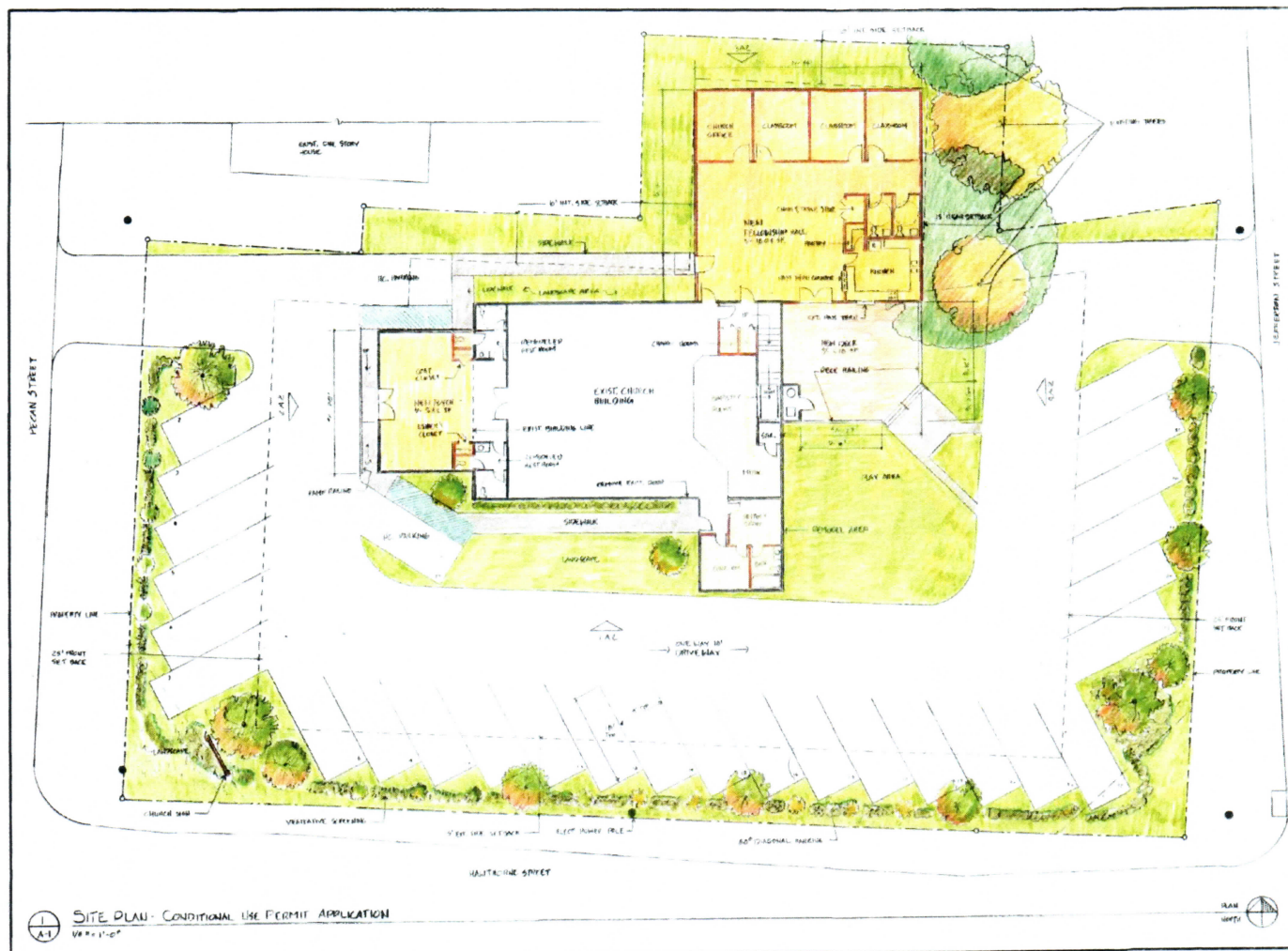


Friendship Bible Baptist Church
 1903 North Pecan Street, Bastrop Texas 78602

PROJECT #	18-006
ISSUE DATE	12/14/11
DATE PREPARED	12/14/11
DATE CHECKED	12/14/11
DATE APPROVED	
DATE REVISION	
DATE REVISION	
DATE REVISION	
DATE REVISION	
DATE REVISION	
DATE REVISION	

CAD ELEVATIONS
 A-E of A-D 1/8" = 1'-0"
A-2





Jeff Jack
 Architect
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 North Texas 75246
 409.443.4474
 1625 W. Park Ave.
 Dallas, TX 75210



Friendship Bible Baptist Church
 1903 North Pecan Street, Bastrop Texas 78602

PROJECT #	DATE

CDD SITE PLAN
 ALL WORK IS TO BE
 IN ACCORDANCE WITH
A-1



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Friendship Bible Baptist Church
 1903 North Pecan Street, Bastrop, Texas 78602

PROJECT #	W-1050
ISSUE DATES	
BY	W/J/J
DATE	10/27/14
BY	J/J
DATE	11/10/14

CAD ELEVATIONS
 A1-A4 1 of 1
A-2