

# City of Bastrop



## Agenda Information Sheet:

**Zoning Board of Adjustment Meeting Date:**  
**BOAV16:03**

**May 4, 2016**  
**Agenda Item #6**

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### Public Notice Description:

Consideration and possible action on a Variance to Zoning Ordinance, Section 28.4.B.1, to allow a 10 foot setback where 25 feet is required for the front yard setback for 905 College being +/-0.137 acres within Building Block 18 East of Water Street located between College and Gutierrez Streets within the City Limits,

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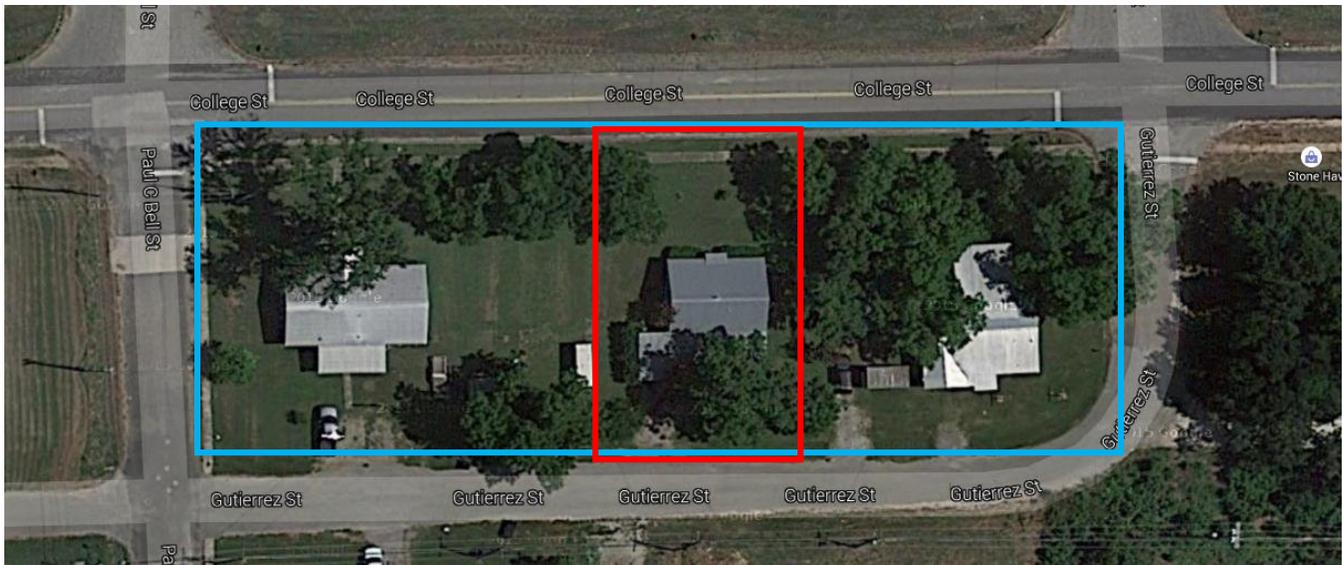
**Owner/Applicant:** Lenor DeLaRosa and Rosa Molloy

**Location:** 905 College Street

**Utilities:** City water, sewer, and electric

**Zoning:** C-1, Commercial-1, Light

**Existing +/- 0.137 acres, lot location**



### Background:

This item was tabled at the April 6<sup>th</sup> BOA meeting. The applicant would like to proceed with the agenda item and the staff report remains unchanged from the April meeting.

The setback variances of 10' (ten feet) are consistent with the Form Based Code (FBC) area across Highway 71/North College Street, of the Commercial Mixed Use (CMU) Character Zone of Secondary/Build to Zone (BTZ) and General Frontage setbacks of 10' (ten feet) minimum.

Since the April 6<sup>th</sup> meeting, Staff has evaluated the properties in the general area and is requesting variances, separate agenda items (City initiated) for a total of 12 (twelve) properties within Building Block, (BB) 3, BB18, BB23, BB38, and BB43 with frontage on Water, College, Gutierrez/Newton, Paul C. Bell, Jefferson, Hill and Lovers Lane. All of these properties were rezoned (City initiated) to C-1, Light Commercial-1 on May 27, 2014.