

*****NOTICE*****

City of Bastrop
P.O. Box 427
Bastrop, Texas 78602
(512) 332-8840
www.cityofbastrop.org

**BOARD OF ADJUSTMENT MEETING/
MUNICIPAL SIGN REVIEW BOARD**
Wednesday, May 4, 2016
6:00 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 April 6, 2016, Board of Adjustment meeting minutes.
5. Continuation of the April 6, 2016 Board of Adjustment meeting.

Public Hearing Case BOAV16:03: The Board of Adjustment will convene a public hearing on a variance request as follows: (tabled at the April 6, 2016 meeting)

Variance to Zoning Ordinance, Section 28.4.B.1, and 28.4.B.3, to allow a 10 foot setback where 25 feet is required for the front and exterior side yard setback for 901 College being +/-0.29 acres within Building Block 18 East of Water Street located between College, Gutierrez, and Paul C. Bell Streets within the City Limits.

- 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. Continuation of April 6, 2016 Board of Adjustment meeting.

Public Hearing Case BOAV16:04: The Board of Adjustment will convene a public hearing on variances requested as follows: (tabled at the April 6, 2016 meeting)

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:

- 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. Continuation of April 6, 2016 Board of Adjustment meeting.

Public Hearing Case BOAV16:05: The Board of Adjustment will convene a public hearing on variances requested as follows: (tabled at the April 6, 2016 meeting)

Variance to Zoning Ordinance, Section 28.4.B.1, and 28.4.B.3, to allow a 10 foot setback where 25 feet is required for the front and exterior side yard setback for 907 College being +/-0.206 acres within Building Block 18 East of Water Street located between College and Gutierrez (Jefferson) Streets within the City Limits:

- 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.

8. Public Hearing Case BOAV16:06: The Board of Adjustment will convene a public hearing on the variance requests as follows:

Variance to Zoning Ordinance, Section 28.4.B.1, and 28.4.B.3, to allow a 10 foot setback where 25 feet is required for the front, and exterior side yard setback for all properties fronting on public Right of Way (ROW) for the following properties zoned C-1, Commercial -1 (light) located within the City Limits; located between Water Street and Lovers Lane South of Highway 71.

City initiated setback changes for the following 12 parcels along Highway 71/College Street:

1. 803 College for +/-0.3190 acres within BB 3, East of Water Street (R45734)
2. 807 College for +/-0.318 acres within BB 3, East of Water Street (R33031)
3. 901 College for +/-0.29 acres within BB 18, East of Water Street (R47621) (tabled at April BOA continuation separate BOA item 5)
4. 905 College for +/-0.137 acres within BB 18, East of Water Street (R32963) (tabled at April BOA, continuation separate BOA item 6)
5. 907 College for +/-0.206 acres within BB 18, East of Water Street (R47622) (tabled at April BOA, continuation separate BOA item 7)
6. 1011 College for +/-0.1 acres within BB 23, East of Water Street (R47625)
7. 1003 College for +/-0.098 acres within BB 23, East of Water Street (R34481)
8. 1007 College for +/-0.2440 acres within BB 23, East of Water Street (R34513)
9. 1001 College for +/-0.098 acres within BB 23, East of Water Street (R39271)
10. 1013 College for +/-0.095 acres within BB 23, East of Water Street (R47626)
11. For lot described as +/-0.647 acres within BB 38, East of Water Street (between Hill Street and Lovers Ln)
12. 1215 College for +/-0.306 acres within BB 43, East of Water Street (R47700)

- a. City initiated.
 - b. Receive other verbal and written testimony, including public Input, if any.
 - c. Response by Applicant and/or Staff.
 - d. Close public hearing.
 - e. Board discussion and render decision.
9. The Board of Adjustment will adjourn its regular session and convene as the Municipal Sign Review Board.
10. Public Hearing Case MSRBV 16:01: The Municipal Sign Review Board will convene a Public Hearing on a Sign Variance request as follows:
- Variance to Sign Ordinance, Section 3.20.016 to allow an additional 33 square feet (drive through sign) to an already existing 159 square foot pole sign where 160 square feet is allowed for property located at 534 Highway 71 West/Southside BBQ, in Pecan Park Commercial, Phase 1, Block A, Lot 1 being +/- 2.205 acres within the city limits.
- 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.
11. The Municipal Sign Review Board will adjourn as the Municipal Sign Review Board and will reconvene into Regular Board of Adjustment session.
12. Director's Report:
- a) Comprehensive Plan and Form Based Code Task Force- North Area update.
 - b) Direction from the Board of Adjustment on any items to be included on any future agendas.
13. Adjourn.

CERTIFICATE

I, Marie K. 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 29th day of April, 2016 at 3:16 AM/PM

Marie Murnan
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

[Signature]
Posted/Confirmed