



---

**June 01, 2022 at 6:00 P.M.**

---

*City of Bastrop Zoning Board of Adjustment meetings are available to all persons regardless of disability. If you require special assistance, please contact the Board Secretary at (512) 332-8840 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.*

---

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Bastrop reserves the right to reconvene, recess, or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

- 1. CALL TO ORDER**
  
- 2. CITIZEN COMMENTS**

At this time, comments will be taken from the audience on any topic.

In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board cannot discuss issues raised or make any decision at this time. Instead, city Boards are limited to making a statement of specific information or a recitation of existing policy in response to the inquiry. Issues may be referred to the Staff Liaison for research and possible future action.

It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Board to allow a member of the public to slur the performance, honesty, and/or integrity of the Board, as a body or any member or members of the Board, individually or collectively, nor any members of the city's staff. Accordingly, profane, insulting, or threatening language directed toward the Board and/or any person in the Board's presence will not be tolerated.

### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

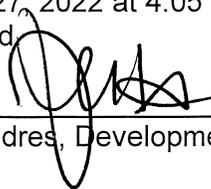
- 3A. Consider action to approve meeting minutes from the March 23, 2022 Zoning Board of Adjustment Meeting.
- 3B. Hold public hearing and consider action pursuant to B3 Code, Chapter 2, Zoning, Section 2.4.003 (c), to continue the non-conforming site, that previous received variances to Chapter 14, Zoning Ordinance, Exhibit B Downtown Bastrop Form-Based Code, Section 7.3 Façade Composition, Section 7.6 Exterior Building Materials, Section 8.0 Streetscape and Landscape Standards, which end in 2022, to allow the continued use of a temporary modular building for 0.194 acres of Building Block 8 West of Water Street, located at 1006 Alley A, in the city limits of Bastrop, Texas.

### 4. UPDATES

- 4A. Picture of the Zoning Board of Adjustment

### 5. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, [www.cityofbastrop.org](http://www.cityofbastrop.org) and said Notice was posted on the following date and time: Friday, May 27, 2022 at 4:05 p.m. and remained posted for at least two hours after said meeting was convened.

  
\_\_\_\_\_  
Viviana Andres, Development Coordinator



# STAFF REPORT

**MEETING DATE:** June 1, 2022

**AGENDA ITEM:** 3A

**TITLE:**

Consider action to approve meeting minutes from the March 23, 2022 Zoning Board of Adjustment Meeting.

**STAFF REPRESENTATIVE:**

Nicole Peterson, Planning Technician

**ATTACHMENTS:**

Meeting Minutes



# Zoning Board of Adjustment

## March 23, 2022 Meeting Minutes

The City of Bastrop Zoning Board of Adjustment met Wednesday, March 23, 2022, 2021 at 3:00 p.m. in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

### 1. CALL TO ORDER

Scot Robichaud called the meeting to order at 3:01 p.m.

Scott Robichaud	Present
Gary Moss	Present
Jeffery Hala-dyna	Present
Richard Smarzik	Present
Scott Long	Present
David Lowden	Present

### 2. CITIZEN COMMENTS

There were no comments from citizens.

### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the October 6, 2021 Zoning Board of Adjustment Meeting.

Richard Smarzik made a motion to approve the October 6, 2021 Zoning Board of Adjustment Meeting. Gary Moss seconded the motion and the motion carried unanimously.

- 3B. Public Hearing and consider action on variances from the Bastrop Building Block (B<sup>3</sup>) Code, Chapter 8 – Signs, Article 8.3 (L) Pylon Signs for the number of signs, sign height, sign width, and expansion of the existing non-conforming internally illuminated pole sign on Bastrop West Commercial, Section 2, Lot 2A Resubdivision, located at 460 State Highway 71, within the City Limits of the City of Bastrop, Texas.

Allison Land presented the Bastrop Building Block (B<sup>3</sup>) Code, Chapter 8 – Signs, Article 8.3 (L) Pylon Signs for the number of signs, sign height, sign width, and expansion of the existing non-conforming internally illuminated pole sign on Bastrop West Commercial, Section 2, Lot 2A Resubdivision, located at 460 State Highway 71, within the City Limits of the City of Bastrop to the Board members.

She mentioned the existing sign is 60' tall and 35' wide along with the cabinet being 8' tall and that its currently occupied by GameStop and T-Mobile. The applicant is proposing a 4' tall by 23' wide additional cabinet space for two additional signs. The applicant has divided the building into 4 tenant spaces.

Scot Robichaud opened the public hearing at 3:19 p.m.

Steve Durso, the applicant wanted to clarify that the sign is not illuminated, and it won't be, it does not have any power to it right now. In his opinion the sign is one sign that has been divided into

# Zoning Board of Adjustment

## March 23, 2022 Meeting Minutes

two. The reason we are here today is because he got a new tenant, and they would like to have the name of their business displayed. He would also like to take the satellite down and repaint the poles.

Discussion commenced between the applicant and Board members over the following topics:

1. What is the circular thing on the sign now? It is a satellite that is not currently active.
2. Who is the new tenant? Vapor Maven, it is a vape store.
3. The bottom portion of the sign is going to be for two businesses? Yes, that is correct.
4. That will be a total of four tenants? Yes, that is correct.

Scot Robichaud closed the public hearing at 3:32 p.m.

Discussion commented between Staff and Board Members over the following topics:

1. The master sign plan is in compliance with the current code? Yes, it meets the current code.
2. What is the number of signs allowed in the current code? One sign is allowed.
3. The Board approved this back in 2017? Yes, under the previous code.
4. If it expired in 2017, how long did he have to act on the approval? He has 6 months to pull a permit.
5. Would he have had to have tenants in order to apply for the sign permits? Yes, our code requires the signs to be occupied.
6. How would he keep this from expiring if he didn't have a tenant? The variance would need to be applied for when he had the need for the new tenant.
7. Are there any revisions in place for this? No, there are no revisions.
8. When was the variance requested? January 24<sup>th</sup> for the variance, we did have discussions with the applicant for his variance back in the fall.
9. Why did it take 3 months for this variance? We have a process that we must follow which includes, notifying, confirmation of quorum, to confirm we have a complete application and all fees have been paid.

Discussion commenced amongst the Board members regarding the merit of the applicant's request that included the following topics:

1. In the interest of consistency, would they be faced to make a similar decision for another business that has a large sign.
2. All the signs that exist are not going to be coming down.
3. If I were a business and I was not allowed to have a sign up, I would not want to have my business in that location.
4. The fact that the sign is not going to be coming down and will remain as is.
5. No visibility of the building would be considered a hardship.

Gary Moss made a motion to allow the applicant to have his variance based on the size and sign dimensions as mentioned with the compliance of the non-lite cabinet and inclusion of the numbers on the pole as listed. Richard Smarzik seconded the motion and the motion carried unanimously.

# Zoning Board of Adjustment

## March 23, 2022 Meeting Minutes

### 4. ADJOURNMENT

Richard Smarzik made a motion to adjourn the meeting at 3:36 pm. Gary Moss seconded the motion and the motion carried unanimously.

---

Chair

---

Vice-Chair



# STAFF REPORT

**MEETING DATE:** June 1, 2022

**AGENDA ITEM:** 3B

**TITLE:**

Hold public hearing and consider action pursuant to B3 Code, Chapter 2, Zoning, Section 2.4.003 (c), to continue the non-conforming site, that previous received variances to Chapter 14, Zoning Ordinance, Exhibit B Downtown Bastrop Form-Based Code, Section 7.3 Façade Composition, Section 7.6 Exterior Building Materials, Section 8.0 Streetscape and Landscape Standards, which end in 2022, to allow the continued use of a temporary modular building for 0.194 acres of Building Block 8 West of Water Street, located at 1006 Alley A, in the city limits of Bastrop, Texas.

**STAFF REPRESENTATIVE:**

Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development

**ITEM DETAILS:**

Site Address: 1006 Alley A (Attachment 1)  
Total Acreage: 0.194 acres  
Legal Description: Building Block 8, west of Water Street, 0.194 acres

Property Owner: Calvary Episcopal Church  
Applicant Contact: Chase McDonald

Existing Use: Private school  
Existing Zoning: Place Type 5 - Core  
Future Land Use: Downtown Bastrop

**BACKGROUND/HISTORY:**

Calvary Episcopal Church has private school located at 603 Spring Street and other properties along Alley A. The private school was created in 2008 and started as a Pre-Kindergarten through sixth grade. In a previous request, the school stated they had expanded to offer seventh and eighth grade classes and to continue to expand this enrollment into 2018. The current request states that they will begin to offer seventh and eighth grade on a satellite campus in 2022 and 2023.

Temporary buildings are not allowed to be used on a permanent basis. A modular building may be considered if it can meet all of the Building Code and Site Development Plan requirements. On April 3, 2013, a variance was granted to allow a temporary building that did not meet the Site Development Plan requirements of the Zoning Ordinance (Attachment 3). A Site Development Plan was approved on July 17, 2013 that shows the location of the building but does not address all of the required site plan elements.



*Existing Temporary Building*

One of the conditions of the 2013 approval was the building be removed 60 days after the end of the school year in May 2018, and future development is to come into compliance with site requirements (Attachment 3). In March 2018, the owner made a request to the ZBA to continue the use of the building until May 2024. At the March 7, 2018 meeting, the Board allowed the use of the temporary building for an additional four years, to continue until June 2022 (Attachment 4). Currently, the building is used for private school classrooms during the week and for Sunday school classes on the weekends.

The applicant is requesting an extension of the temporary building usage until December 31, 2025, while they explore funding and plan construction on a new 20-acre campus site that was donated to Calvary Episcopal School in 2019. The applicant states that they do not intend to use this site as the permanent school location. The justification for the need for a temporary building is that they need time for a capital campaign to raise funds for the new campus (Attachment 2).

The building was legally placed at the time of construction, but as of July 2018 was considered a non-conforming structure after the expiration of the variance.

Staff is recommending that the Board uphold the previous extension deadline and the structure either be removed or be brought into compliance with the current codes.

**PUBLIC COMMENTS:**

Notifications were sent to 15 adjacent property owners. At the time of this report, no responses were received.

**POLICY EXPLANATION:**

The Zoning Board of Adjustment may authorize the continuation of a nonconforming structure, per Section 2.4.003 (C) – Authority of the Board. To approve the extension of the use of the temporary building, the following findings shall be provided.

1. Will not be detrimental to the health, safety and welfare, or injurious to other property owners in the area.

*The building does not provide an immediate detriment to other property; however, the P-5 Core Place Type is intended to encourage compatible mixed-use redevelopment. As other property continues to develop and redevelop, the structure's nonconformity will become more obvious since it does not mirror the historic downtown appearance.*

2. Will not have the effect of preventing orderly development.

*This structure is not currently preventing the orderly development of other property. A time limit on the continuance will ensure that the site will further the P-5 Core Place Type in the near future.*

3. Is harmonious with the surrounding area.

*The installation of an evergreen vegetative screening along the south side of the structure will provide a more appealing view from Chestnut Street, which is a primary entrance into historic downtown Bastrop from SH 71.*

**RECOMMENDATION:**

Hold public hearing and consider action pursuant to Chapter 2, Zoning Ordinance, Section 2.4.003 (c), to deny the request to continue the non-conforming site, that previous received variances to Chapter 14, Zoning Ordinance, Exhibit B Downtown Bastrop Form-Based Code, Section 7.3 Façade Composition, Section 7.6 Exterior Building Materials, Section 8.0 Streetscape and Landscape Standards, which end in 2022, to allow the continued use of a temporary modular building for 0.194 acres of Building Block 8 West of Water Street, located at 1006 Alley A, in the city limits of Bastrop, Texas.

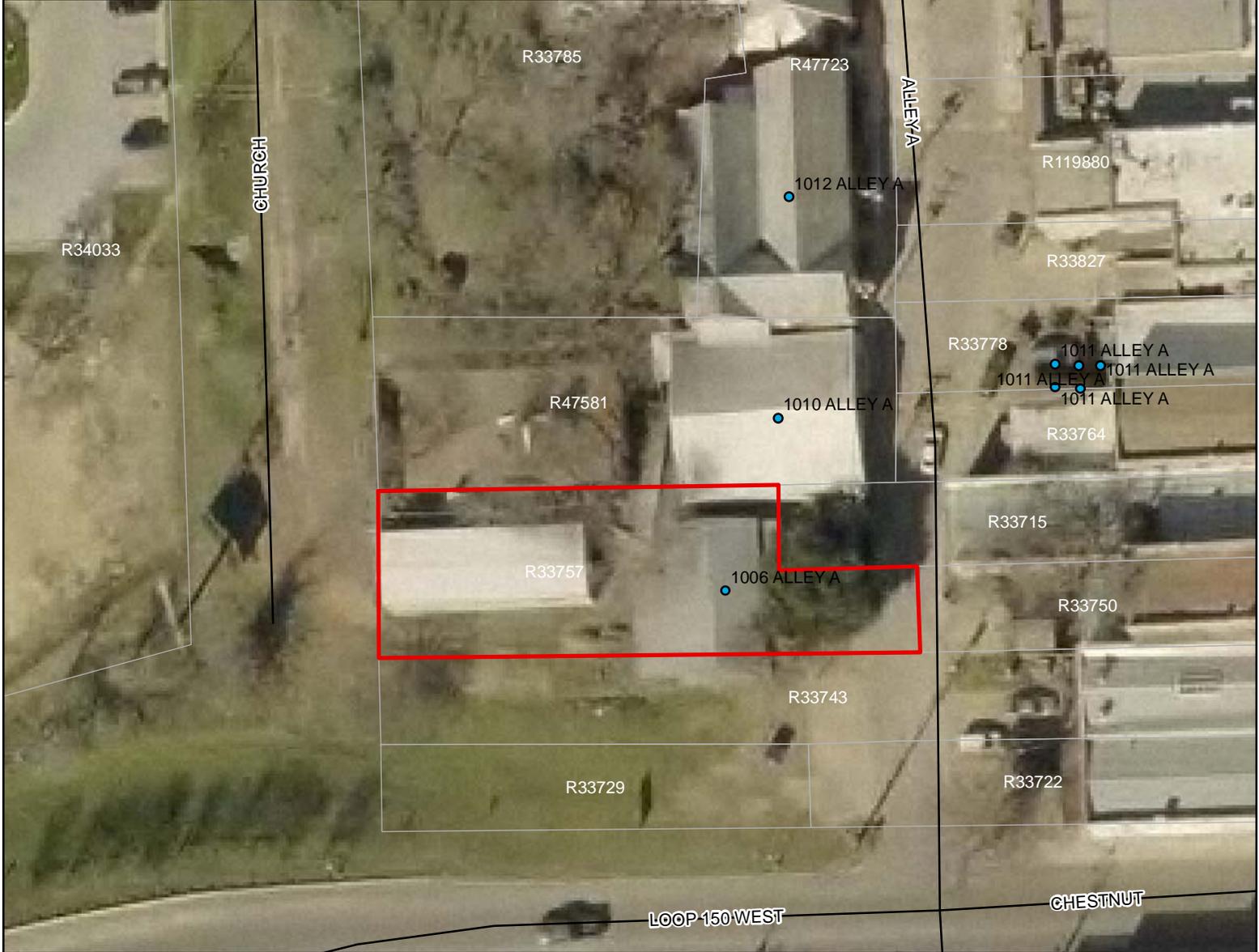
**ATTACHMENTS:**

Attachment 1: Location Map

Attachment 2: Letter from Applicant

Attachment 3: April 3, 2013 Variance

Attachment 4: March 7, 2018 Continuance to 2022



1 inch = 50 feet

### Location Map Calvary Episcopal School

Date: 5/19/2022



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.

Mar 25, 2022

Board of Adjustment  
1311 Chestnut Street  
Bastrop, TX 78602

Re: Calvary Episcopal Church and School

Chairman and Board,

We are requesting a continuation of a non-conforming use for the modular building within the Old Town Character District and Civic Place Type through December 31, 2025. The address of the lot and placement of the existing modular building is 1008 Alley A. Approval for the placement of the building was previously granted April 3, 2013. The building will continue to be used primarily by Calvary Episcopal School for classrooms and will be available for use by Calvary Episcopal Church for Sunday School Classes or other purposes.

**Background:**

Calvary Episcopal School (CES) remains a viable education option for families in Bastrop. Since the school was established in 2003, CES has been growth minded and actively seeking opportunities for expansion.

Episcopal schools across the country, like CES, are known for educational excellence. CES's alumni have consistently gone on to success in higher levels of education. CES matriculates students who go on to the highest levels of success in Jr. High, High School, and Colleges across the country. CES currently offers Pre-K3 through sixth grade between the downtown and satellite campuses. Beginning in the 2022-2023 school year, CES will offer seventh grade on the satellite campus with eighth grade to follow in fall of 2023. Clearly, CES fills a need within the Bastrop community with a demand that is increasing as our community grows.

In November 2019, a gracious school family committed to donating 20 acres to CES for a new school site. Given the amazing opportunity, CES engaged Heimsath Architects to complete the master planning process for a new campus on the donated site. Following community input sessions, smaller group planning, and extensive work from Heimsath's team, CES received the new campus master plan in May 2020. Despite experiencing COVID-related delays, CES engaged GSB and local fundraising expert, Evan Moilan, to conduct a feasibility study for the new campus build. Upon receiving the results of the feasibility study, CES learned that over 50 stakeholders in the community support the effort and that fundraising \$5,000,000-\$6,000,000 is feasible for the project. In January 2022, under the guidance of Evan and GSB, the Capital

Campaign Steering Committee was established and CES entered into the silent (initial) phase of the capital campaign seeking \$6,000,000 to build on the donated school site. Following CES's first campaign cultivation event, the steering committee received over 10% of the total campaign goal in pledges. In addition to positive traction in initial pledging, CES leadership is communicating with the Episcopal Diocese of Texas regarding lending possibilities for the school. The meeting with the Diocesan representative is tentatively scheduled for March 30th. During this interim time of fundraising and eventual construction, the modular building provides the required space for the current enrollment and growth. The continued use of the modular building is necessary for the amount of time required for the capital campaign and phase one construction.

**Special Circumstances:**

The community demand for private, Christian education has outpaced the rate at which the school has been able to raise funds and construct facilities. The only viable option is the use of the modular building until the permanent campus is funded and constructed.

**Preservation of Property Rights:**

Calvary Episcopal Church has been a part of the downtown Bastrop community for over a century and a half. In the last 12 years, CES has made a significant impact educating the youth of our local and surrounding areas families.

In order to continue to grow and meet its mission of providing a private, Christian education to the community of Bastrop, CES needs the modular building for classroom space for three years while fundraising and construction are completed.

**Detrimental to Public Health, Safety, or Welfare:**

The modular building at CES complies with all health and safety regulations.

**Orderly Use of Land in the Area:**

Landscaping, ground maintenance, and general building maintenance have kept the land and surrounding areas in compliance with the requests made during the 2108 extension.

**Public Health, Safety and Welfare:**

The modular building was purchased new, by CES, and was installed in 2013 to meet the codes of that time. No changes have been made to the structure other than general repairs and maintenance. New code changes and requirements will be met as needed.

**Secondary Variances:**

Being a temporary facility, strict application of several requirements of the City of Bastrop code would be injurious to CES and not serve a practical purpose.

*Landscaping.* Per the City's request, CES planted a vegetative screen consisting of Wax Myrtle trees as indicated in the approved trees/shrubs list.

*Detention.* No detention was required as part of the initial installation of the modular building. The property drains directly to an area inlet located at the end of Church Street at Loop 150. In existing conditions, the 100-year storm water runoff to the drain is approximately 10-cubic feet per second (cfs). The addition of the modular building over the existing gravel loading area has increased the total run off to this area inlet by 0.1-cfs or less (an inconsequential increase). Coincidentally, CES completed improvements to a grass playing field adjacent to the shared library/Calvary parking lot in 2012 that resulted in decreased storm water runoff to the same area inlet that the storm water from the temporary building drains to; essentially offsetting any increased flows. In the event runoff that exceeds the capacity of this area inlet, it will drain across property owned by the church and the Loop 150 embankment to reach the 100-year floodplain of the Colorado River.

Thank you for your consideration,

[Chase McDonald](#)

Agent for Calvary Episcopal Church

Trustee, Board of Trustees -- Calvary Episcopal School



**ACTION OF THE CITY OF BASTROP  
ZONING BOARD OF ADJUSTMENT**

**GRANTING VARIANCE**

---

WHEREAS, Calvary Episcopal Church, ("Applicant") of Bastrop, Texas, is the owner of the property legally described as being approximately 0.1945 acres within Building Block 8, West of Water Street, commonly known as 603 Spring Street (1008 Alley A); Bastrop, Bastrop County, Texas ("Property"); and

WHEREAS, said Property is located in an area zoned under the City's Zoning Ordinance as CBD, Central Business District; and

WHEREAS, Applicant has applied for a variance to the City of Bastrop Zoning Ordinance, for the Property within the CBD, Central Business Zoning District, in accordance with Section 9.8 of the City's Zoning Ordinance; and

WHEREAS, Applicant desires a variance be granted to allow "temporary" building and site construction for a total of 5 years until the end of school year 2017/2018 and variances to landscaping and site plan detail for a 3,150 square foot building located at 603 Spring Street (1008 Alley A); and

WHEREAS, Applicant has filed a proper request for such variance; and

WHEREAS, Applicant alleges that strict compliance with the City's Zoning Ordinance would result in undue hardship to Applicant, pursuant to Section 9.8 of the City's Zoning Ordinance; and

WHEREAS, public notice has been given and a public hearing was held on April 3, 2013 before the Bastrop Zoning Board of Adjustment, with at least the statutory required 75% of members being present.

**NOW THEREFORE, THE BASTROP ZONING BOARD OF ADJUSTMENT FINDS THAT:**

1. The circumstances required for granting approval of the above described variance, as set out in Section 39 and Section 42.1 C of the City's Zoning Ordinance, do exist on the property legally described as being approximately 0.1945 acres within Building Block 8, West of Water Street, commonly known as 603 Spring Street (1008 Alley A);

CRITERIA for Findings	
1.	<p>Special circumstances or conditions exist which affect the land involved such that the strict application of the provisions of this ordinance would deprive the applicant of reasonable use of the land;</p> <p><i>The proposed "temporary" structure is to facilitate an immediate need for the Calvary Episcopal Church and School but will be removed after the 5<sup>th</sup> year of use. The authorizations provided by this order for the "temporary" building structure and variances will expire at the end of the 2017/2018 Calvary Episcopal School Year and the future site will come into full compliance with site development standards at the time of development.</i></p>
2.	<p>The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;</p> <p><i>The owner will be using this building on a "temporary" basis and is not asking for variances to any final construction or designs for this site.</i></p>
3.	<p>Granting the variance will not be detrimental to the public health, safety or welfare or injurious to other property in the area, and the spirit of the ordinance will be observed. [Variances may be granted only when in harmony with the general purpose and intent of this ordinance];</p> <p><i>The "temporary" building will follow all life and safety building code requirements. The City Engineer and Planning and Development Department will inspect and accept the "temporary" building and site if they meet the safety or welfare concerns.</i></p>
4.	<p>Granting of the variance will not have the effect of preventing the orderly use of other land in the area in accordance with the provisions of this ordinance;</p> <p><i>Although not in the final design, the "temporary" structure and site will not prevent the orderly use or any of the neighboring property owners.</i></p>
5.	<p>The applicant's practical difficulties or unnecessary hardship arise from unusual conditions or circumstances, which are not shared generally by other parcels in the neighborhood or district; and</p> <p><i>The building will serve as a "temporary" classroom facility until permanent facilities can be acquired.</i></p>
6.	<p>The conditions or circumstances relied on for the variance were <b>NOT</b> created by a person having an interest in the property.</p>
7.	<p>Financial hardship to the applicant, standing alone, has <b>NOT</b> been claimed.</p>

2. Therefore, the request to grant the variance to the landscape and site development standards as noted herein, IS HEREBY GRANTED, with the following conditions, if any:

- (a) The authorizations provided by this order for the "temporary" building structure and variances will expire at the end of the 2017/2018 Calvary Episcopal School Year and the future site will come into full compliance with site development standards at the time of development.
- (b) Applicant will remove the temporary structure from the property within sixty (60) days of the final day of the 2017/2018 Calvary Episcopal School Year.

3. This matter was heard by at least 75% of the members of the Board who voted as follows:

- |                         |                         |
|-------------------------|-------------------------|
| A. Dan Hays-Clark       | <u>approve variance</u> |
| B. Blas Coy             | <u>approve variance</u> |
| C. Michael Gibbons      | <u>approve variance</u> |
| D. Clifford Wright      | <u>approve variance</u> |
| E. Debra Thorne-Francis | <u>approve variance</u> |

4. The action of the Bastrop Zoning Board of Adjustment, concerning this request for a variance to the City's Zoning Ordinance, was approved by a minimum of at least four (4) members of the Board, in full compliance with the Local Government Code, Section 211.009(c)(3).

5. As required by the Local Government Code, Section 211.008(f), minutes of this proceeding shall be kept on file in the Board's office, and are public records.

NOW THEREFORE, the above request for a variance was heard and granted on April 3, 2013 by the Bastrop Zoning Board of Adjustment.

  
By: Presiding Officer

STATE OF TEXAS

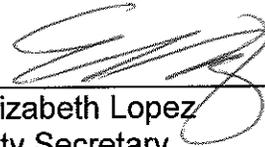
§

COUNTY OF BASTROP

§

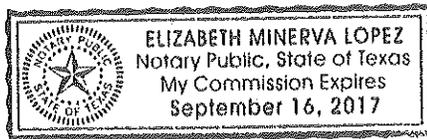
**CERTIFICATE OF AUTHENTICITY OF  
VARIANCE FROM CITY OF BASTROP ZONING REQUIREMENTS**

I, Elizabeth Lopez, City Secretary of the City of Bastrop, hereby certify that the attached "Action of the City of Bastrop Zoning Board of Adjustment Granting Variance" is a true and correct copy of the original document in the Board of Adjustment Office, and I further certify that such document accurately reflects the action granting a variance taken by the Board on April 3, 2013.



Elizabeth Lopez  
City Secretary  
City of Bastrop

Subscribed and sworn to before me on this the 30 day of March, 2015 to certify which witness my hand and official seal.



Notary Public in and for the State of Texas

My Commission Expires: sep 16, 2017

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Rose Pietsch*

March 30, 2015 02:23:52 PM  
KRISTAB FEE: \$28.00  
ROSE PIETSCH, County Clerk  
Bastrop, Texas  
201503798

VAR

Zoning Board of Adjustment Agenda  
Bastrop City Hall City Council Chambers  
1311 Chestnut Street  
Bastrop, TX 78602  
(512) 332-8840



---

**March 7, 2018 at 6:00 P.M.**

---

**1. CALL TO ORDER**

Scott Bryant arrived at 6:35pm. (Not enough voting members without Bryant once Dan Hays-Clark recused himself from the item).

Dan Hays-Clark called the meeting to order at 6:40 p.m.

Dan Hays-Clark	PRESENT
Blas Coy	PRESENT
Bob Rogers	PRESENT
Scott Bryant	PRESENT
Jimmy Crouch	PRESENT
Pablo Serna	PRESENT

**2. CITIZEN COMMENTS**

No citizen comments.

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

**3A. Consider action to approve meeting minutes from the February 7, 2018 Zoning Board of Adjustment Meeting.**

Blas Coy made a motion to approve the meeting minutes from the February 7, 2018 Zoning Board of Adjustment Meeting, with correction of typo. Jimmy Crouch seconded the motion and the motion carried unanimously.

**3B. Public Hearing and consider action to approve an extension of the use of a non-conforming structure (temporary building), with conditions, pursuant to Chapter 14, Zoning Ordinance, Section 9.7 – Nonconforming Uses and Structures, for 0.194 acres of Building Block 8 West of Water Street, located at 1006 Alley A, in the city limits of Bastrop, Texas.**

Dan Hays-Clark recused himself from the hearing and action due to a conflict of interest. Pablo Serna, alternate, joined the dais to vote on the item.

Applicant representative, Justin Vaughn presented the reasoning behind the applicant request to continue the use of the non-conforming structure for an additional six (6) years.

Staff representative, Jennifer C. Bills, Assistant Planning Director, presented the history of the variance granted at this location on April 13, 2013 and the applicants request to continue the non-conforming use of the structure with conditions to add landscape screening from an approved list of plant types.

Bob Rogers made a motion to approve the extension for four (4) years with the conditions stated, to provide landscape screening along the south side of the structure and the removal of the temporary building by July 31, 2022. The motion was seconded by Jimmy Crouch. Motion approved 5-0. (Hays-Clark recused).

#### **4. ADJOURNMENT**

The meeting adjourned at 7:43 p.m.

---

Zoning Board of Adjustment Member