

Zoning Board of Adjustment

June 1, 2022 Meeting Minutes

The City of Bastrop Zoning Board of Adjustment met Wednesday, June 1, 2022 at 6:00 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 6:00 p.m.

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

2. CITIZEN COMMENTS

There were no comments from citizens.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the March 23, 2022 Zoning Board of Adjustment Meeting.

Richard Smarzik made a motion to approve the March 23, 2022 Zoning Board of Adjustment Meeting. Gary Moss seconded the motion and the motion carried unanimously.

- 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.

Jennifer Bills presented the Bastrop Building Block (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 to the Board Members.

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

1. When was the structure placed on this site? It was placed in 2013.
2. What would it entail to bring the current structure into compliance? The structure would need a new façade, meet the standards for street and landscape and a full drainage plan.
3. Does the current structure meet all codes? No, it currently meets building and occupancy codes, but it was not in the zoning codes.

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4. When we are discussing compliance, is this just about the visual aspect of the building? No, it is about the site plan not the building codes.
5. Since it is June 1, will the permitting process cause any delays? It depends, they will need to go through the processes that they did not follow the first time. In 2013 we did not allow portable buildings, but the current code does now.
6. Will parking affect the process? No, we do not regulate parking.
7. What is the issue with the drainage? They did not follow the storm water drainage plan.

Discussion commenced between the Chase McDonald and Board members over the following topics:

1. Do you have any plans with bringing the current structure into compliance? Yes, the school has been given property that they plan on building a new structure on and if the church is allowed to keep the structure, we are more than happy to bring the building into compliance.
2. Why would you spend the money on bringing the structure into compliance if the plan is to build a new school? The current structure meets the school requirements, splitting the grades in two different locations would cause more issues than bringing the current building into compliance.
3. Do you know what it would cost to get the structure into compliance? It would cost between 30-40 thousand.
4. If the structure were compliant, would it be considered a permanent building? The church does not want it to be a permanent structure.
5. Does the school and church have issues with having children in a non-compliance building? I wouldn't say that we do but there are several buildings around Bastrop that are not in compliance.
6. Is there a budget set aside for bringing the structure into compliance? They do have certain budgets but there is nothing specific for this request.
7. The work entailed to bring this building into compliance is all exterior work? Yes, except for adding in the windows.
8. Why has bringing this building into compliance not been considered till now? We were not aware that we could update the structure or if we had brought it into compliance that we would be able to keep the structure.
9. Is there anywhere else the children could go during this time? No, we would lose the children which would result in us losing commission.
10. Were you able to prepare beforehand to see what all would be needed to bring the structure into compliance? No, but windows are accessible right now. It would just depend on the type of masonry they would allow.
11. How long are you wanting to leave the structure in this location? Till December 2025 at the end of the semester.
12. Are you confident that the church is ok with all of these changes happening? Yes, we currently share this building and I believe they would utilize it till their plans change.

Discussion commenced between Evan Moilan, a Member of Bastrop Community and Board Members over the following topics:

1. You are overseeing the plan and design to generate funds for the new structure? Yes, that is correct.

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2. If the current structure is brought up to code with no other extensions but deadlines are missed, are there going to be actions put into place, so the children have a place to continue at the new facility? Yes, there will be several phases of the new structure. We currently have signs up about the new structure happening.

Scot Robichaud opened the public hearing at 6:42 p.m.

There were no comments or questions from citizens.

Scot Robichaud closed the public hearing at 6:43 p.m.

Gary Moss made a motion to approve the temporary structure as presented in the attached staff report under the condition that the site and building is brought into compliance with the currently adopted zoning standards January 31, 2023 or the building is to be removed. Richard Smarzik seconded the motion and the motion carried unanimously.

4. UPDATES

4A. Picture of the Zoning Board of Adjustment

Jennifer Bills asked the Board Members to meet after being adjourned to take a picture in front of the dais.

5. ADJOURNMENT

Gary Moss made a motion to adjourn the meeting at 6:47 pm. Richard Smarzik seconded the motion and the motion carried unanimously.

Chair

Vice-Chair