

Bastrop Zoning Board of Adjustments Agenda

Bastrop City Hall City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



July 16, 2026

Agenda - Zoning Board of Adjustments at 6:00 PM

Bastrop Zoning Board of Adjustments meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 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.

1. CALL TO ORDER

2. CITIZEN COMMENTS

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider and act to approve meeting minutes from the May 14, 2026 Zoning Board of Adjustment Meeting.

Submitted by: Alondra Macias, Planner I

3B. Consider and act to approve meeting minutes from the June 18, 2026 Zoning Board of Adjustment Meeting.

Submitted by: Alondra Macias, Planner I

3C. Consider and act on a request for a zoning variance from Section 14.04.006, Accessory Units and Structures, Subsection (G)(3)(b), of the Bastrop Development Code, which limits RR-Rural Residential lots of accessory dwelling units to 1,500 square feet of gross floor area allowance. The applicant is requesting approval to allow an additional 788 square feet of conditioned space for a total of 2,288 square feet of gross floor area allowance for the property being 123.03 acres out of the Abstract 11, Bastrop Town Tract, located at 147 Tonkawa Hills Drive, within the city limits of Bastrop, Texas.

Submitted by: James E. Cowey

4. 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 convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: July 9, 2026 at 3:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ James E. Cowey
James E. Cowey, Director of Development Services



STAFF REPORT

MEETING DATE: July 16, 2026

TITLE:

Consider and act to approve meeting minutes from the May 14, 2026 Zoning Board of Adjustment Meeting.

STAFF REPRESENTATIVE:

Alondra Macias, Planner I

ATTACHMENTS:

Meeting Minutes

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
May 14, 2026, at 6:00 P.M.**

The City of Bastrop Zoning Board of Adjustment met Thursday, May 14, 2026, at 6:00 PM in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Vicechair woman Judith Hoover called the meeting to order at 6:03 pm.

David Lowen	Present
David Cruz	Present
Judith Hoover	Present
Dock Jackson	Present

2. CITIZEN COMMENTS

There were no citizen comments at this time.

3. PRESENTATION

- 3A. Presentation regarding the Zoning Board of Adjustments authority, purpose and applicability.

Presented by Charles Zech, City Attorney

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- 4A. Consider and act to elect the Zoning Board of Adjustments Chair and Vice Chair.

Board member Dock Jackson motioned to vote for David Cruz as the new board chair and Judith Hoover as the new vice chair. Judith Hoover seconded the motion. The motion passed unanimously.

- 4B. Consider and act to adopt the 2026 Zoning Board of Adjustment Meeting Calendar.

The board members discussed amongst each other and the third Thursday of the month was voted to be the regular meeting date for the board.

- 4C. Consider and act on a request for a zoning variance from the Bastrop Building Block Code, Section 6.5.003, Building Standards per Place Type for the P5 Core zoning district, to allow an existing nonconforming lot to be subdivided into three lots to accommodate two new businesses on a portion of the existing parking lot. The resulting lots would exceed the district's maximum impervious cover requirement of 65 percent, with proposed impervious cover percentages of approximately 91.9 percent, 77.7 percent, and 72.4 percent, respectively.

Presented by Brittany Epling, Senior Planner

The property owner spoke to the board about the item and answered some of the questions that the board members had about the impervious cover. The board members requested the applicant to reconsider lowering the impervious cover of the new lots that were being created and come back with those changes.

Board member Dock Jackson motioned to postpone the item to the June 18, 2026, meeting. David Cruz seconded the motion. The motion passed unanimously. The item was postponed.

5. ADJOURNMENT

Board member David Cruz motioned to adjourn. Judith Hoover seconded the motion. The meeting was adjourned at 8:16 pm with a unanimous vote from the board members.

David Cruz, Chair

Judith Hoover, Vice-Chair



STAFF REPORT

MEETING DATE: July 16, 2026

TITLE:

Consider and act to approve meeting minutes from the June 18, 2026 Zoning Board of Adjustment Meeting.

STAFF REPRESENTATIVE:

Alondra Macias, Planner I

ATTACHMENTS:

Meeting Minutes

ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
June 18, 2026, at 6:00 P.M.

Item 3B.

The City of Bastrop Zoning Board of Adjustment met Thursday, June 18, 2026, at 6:00 PM in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Vicechair woman Judith Hoover called the meeting to order at 6:02 pm.

David Lowen	Present
David Cruz	Absent
Vicky Lindsey	Present
Judith Hoover	Present
Dock Jackson	Present

2. CITIZEN COMMENTS

There were no citizen comments at this time.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider and act on a request for a zoning variance from the Bastrop Building Block Code, Section 6.5.003, Building Standards per Place Type for the P4 Mix zoning district, to allow the subject property to exceed the maximum impervious cover requirement of 60 percent. The variance would allow up to 62% percent impervious cover to accommodate a new paved parking lot, utilizing permeable pavers, in place of the existing gravel parking lot.

Presented by Brittany Epling, Senior Planner

Public Hearing Opened: 6:17 pm

Delma Soriano, resident at 707 Water Street, spoke about her concerns on the noise and sound pollution that will be caused. She stated that she was not opposed to the property being developed into a parking lot but wanted some protection such as a guardrail to prevent any vehicle hitting any of the neighboring properties.

The applicant, Gilber Vargas, spoke on behalf of Bastrop County and answered questions that the board members had such as the possibility of decreasing impervious coverage.

Public Hearing Closed: 6:26 pm

Board member Vicky Lindsey made a motion to deny the variance from the Bastrop Building Block Code, Section 6.5.003, Building Standards per Place Type for the P4 Mix zoning district, to allow the subject property to exceed the maximum impervious cover requirement of 60 percent. Board member Dock Jackson seconded the motion. The motion passed unanimously.

- 3B. Consider and act on a request for a zoning variance from the Bastrop Development Code Section 14.04.005, Access and Connectivity for Single Family zoning district, to allow the subject property to exceed the maximum number of driveways allowed. The variance would allow up to 2 driveway accesses with up to 36' width in total.

Public Hearing Opened: 6:23 pm

The property owner and applicant Stuart Williams explained to the board members the current issues he is facing with his property and the parking situation for him and his family.

Public Hearing Closed: 6:35 pm

The board members discussed the item amongst themselves as to the parking and exiting driveways risks in Tahitian Village due to the topography and visibility impairment.

Board member Dock Jackson made a motion to approve the zoning variance from the Bastrop Development Code Section 14.04.005, Access and Connectivity for Single Family zoning district, to allow the subject property to exceed the maximum number of driveways allowed. The variance would allow up to 2 driveway accesses with up to 36' width in total.

4. ADJOURNMENT

The meeting was adjourned at 6:51 pm with a unanimous vote from the board members.

David Cruz, Chair

Judith Hoover, Vice-Chair



STAFF REPORT

MEETING DATE: July 16, 2026

TITLE:

Consider and act on a request for a zoning variance from Section 14.04.006, Accessory Units and Structures, Subsection (G)(3)(b), of the Bastrop Development Code, which limits RR-Rural Residential lots of accessory dwelling units to 1,500 square feet of gross floor area allowance. The applicant is requesting approval to allow an additional 788 square feet of conditioned space for a total of 2,288 square feet of gross floor area allowance for the property being 123.03 acres out of the Abstract 11, Bastrop Town Tract, located at 147 Tonkawa Hills Drive, within the city limits of Bastrop, Texas.

AGENDA ITEM SUBMITTED BY:

James E Cowey, Director of Development Services

PROPERTY INFORMATION:

Applicant:	Calyn Clardy
Property Owner:	Carl and Becky Clardy
PID #	744273
Acreage:	123.0280 Total Acres/5,233,908.24 SF
Request:	Increase in Size of Accessory Dwelling Unit
Current Zoning:	Rural Residential (RR)
Existing Use:	Rural Residential
Proposed Use:	Rural Residential
Requested Size of Accessory Dwelling Unit:	2,288 square feet
Maximum Allowed Size of Accessory Dwelling Unit:	1,500 square feet

BACKGROUND/HISTORY:

The applicant is requesting a variance to exceed the maximum square footage for an accessory dwelling unit allowed by the applicable zoning district. The current zoning district is Rural Residential under the Bastrop Development Code. Currently the allowed square footage for an accessory dwelling unit in Rural Residential zoned lots that are over an acre in size is up to 1,500 square feet.

The subject property consists of one lot currently used as a rural residency. The applicant is proposing to add an accessory dwelling unit of the size of 2,288 square feet.

VARIANCE CRITERIA FOR ZBA CONSIDERATION:

Zoning Variances are considered under **Article 14.12, ZONING BOARD OF ADJUSTMENTS, Sec. 14.12.005 Variances**, of the Bastrop Development Code, and as authorized under Chapter 211 of the Texas Local Government Code.

"In order to grant a variance from these zoning standards, the ZBA must make written findings that unnecessary hardship exists, using the criteria listed below."

1. *The variance is not contrary to the public interest and will not be detrimental to the public health, safety, or welfare or injurious to other property in the area.*

Information for Consideration:

The added accessory dwelling unit will still be required to follow site design standards and meet building code regulations.

Examples of factors the ZBA may consider include:

- Whether the requested driveway could affect stormwater runoff, downstream drainage, or nearby properties.
 - Whether required drainage improvements, detention, or detention standards adequately address potential impacts.
 - Whether the proposed site improvements protect public health, safety, and welfare.
 - Whether the increase in impervious cover could positively or negatively affect site design to reduce traffic, on street parking, and neighborhood compatibility.
2. *Due to special conditions peculiar to the property, a literal enforcement of this Code would result in unnecessary hardship as applied to the property.*

Information for Consideration:

The subject property consists of one lot currently used as a rural residence that is 123.028 acres in size. The applicant will still be required to meet impervious cover regulations.

Examples of factors the ZBA may consider include:

- Whether the size, configuration, location, or existing condition of the property creates a special condition peculiar to the property.
 - Whether the property has unusual physical conditions not generally shared by nearby properties.
 - Whether the reduction in parking spaces is a result of a special condition of the property or the proposed site design.
 - Whether reasonable use of the property remains available if the variance is not granted.
3. *The variance is necessary to permit the applicant to preserve and enjoy a substantial property right, and the spirit and intent of this Code are observed and substantial justice is done.*

Information for Consideration:

The variance requested would allow for an increase in square footage in the accessory dwelling unit for family members to use. The use will not be increasing intensity.

Examples of factors the ZBA may consider include:

- Whether the ability to add the second driveway entrance is necessary to preserve and enjoy a substantial property right.
- Whether the property can continue to serve its function without the requested variance.
- Whether approval of the variance would observe the spirit and intent of the Code.

- Whether granting or denying the variance would result in substantial justice based on the facts in the record.
4. *The unnecessary hardship is based on conditions related to the property, including exceptional narrowness, shallowness, shape, topography, or similar extraordinary physical conditions, and is not shared generally by other property in the same district or vicinity.*

Information for Consideration:

The record may be reviewed to determine whether the property has extraordinary physical conditions, such as exceptional narrowness, shallowness, shape, topography, drainage constraints, or other site-specific characteristics.

Examples of factors the ZBA may consider include:

- Whether the lot has exceptional narrowness, shallowness, shape, topography, or similar extraordinary physical conditions.
 - Note: The typical minimum lot size for Single-Family Zoning is 1/3 acre. The lot is less than 1/3 acre.
 - Whether the conditions relied on for the variance are related to the property itself.
 - Whether similar conditions are generally shared by other properties in the same zoning district or vicinity.
 - Whether other small or infill residential lots in the area face similar constraints.
 - Whether the hardship arises from the property characteristics or from the proposed development layout.
5. *The unnecessary hardship is not self-created. The Board shall deny a variance if the requested relief is based on a condition created by a person with an interest in the property.*

Information for Consideration:

The variance request is associated with the proposed accessory dwelling unit and layout for the second dwelling on the property.

Examples of factors the ZBA may consider include:

- Whether the need for the variance results from the physical characteristics of the property.
 - Whether the need for the variance results from the proposed site design or desired number of parking spaces.
 - Whether alternative layouts, materials, parking counts, or site improvements could reduce or eliminate the need for the variance.
 - Whether the circumstances supporting the request were created by the applicant, property owner, or proposed development plan.
 - Whether the requested relief is necessary due to existing conditions or due to the proposed redevelopment plan.
6. *Financial impact alone, including loss of profits, personal circumstances, or higher development costs typical of the district, does not constitute unnecessary hardship. However, in evaluating unnecessary hardship as applied to a structure, the Board may consider the grounds listed in Texas Local Government Code Section 211.009(b-1).*

Texas Local Government Code Section 211.009(b-1): In exercising its authority under Subsection (a)(3), the board may consider the following as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

- (1) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01, Tax Code;*
- (2) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;*
- (3) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;*
- (4) compliance would result in the unreasonable encroachment on an adjacent property or easement; or*
- (5) the municipality considers the structure to be a nonconforming structure.*

Information for Consideration:

The request is for an increase in size allowance for an accessory dwelling unit in a rural residential zone.

Examples of factors the ZBA may consider include:

- Whether the request is based on financial hardship, operational convenience, parking demand, or site functionality.
 - Whether project impracticality constitutes unnecessary hardship under the criteria.
 - Whether the hardship is based on property-specific conditions rather than financial impact alone.
 - Whether Texas Local Government Code Section 211.009(b-1) applies to the specific facts of the request.
 - Whether any evidence in the record supports a hardship beyond ordinary development costs or project preference.
7. *The applicant bears the burden of proof, and the evidence supporting each finding must be documented in the record.*

Information for Consideration:

The applicant has provided a variance justification letter and supporting site plan materials.

Examples of factors the ZBA may consider include:

- Whether the applicant has provided sufficient evidence to support each required finding.
- Whether the record identifies a property-specific unnecessary hardship.
- Whether the record identifies special conditions peculiar to the property.
- Whether the record includes evidence related to drainage, impervious cover, site constraints, parking needs, and alternative layouts.

- Whether the record supports approval, denial, or the need for additional information.

8. *A variance shall not authorize a use that is not otherwise permitted in the zoning district.*

Information for Consideration:

The property is currently used as rural residence and the use will not be changing. The proposed use is a single-family residence. The request is to allow a larger ADU than what is currently allowed in the rural residential zoning.

ZBA ACTION:

The ZBA may approve, approve with conditions if legally authorized, deny, or postpone the request for additional information.

Any action on the variance request should be based on the ZBA's written findings regarding the applicable variance criteria.

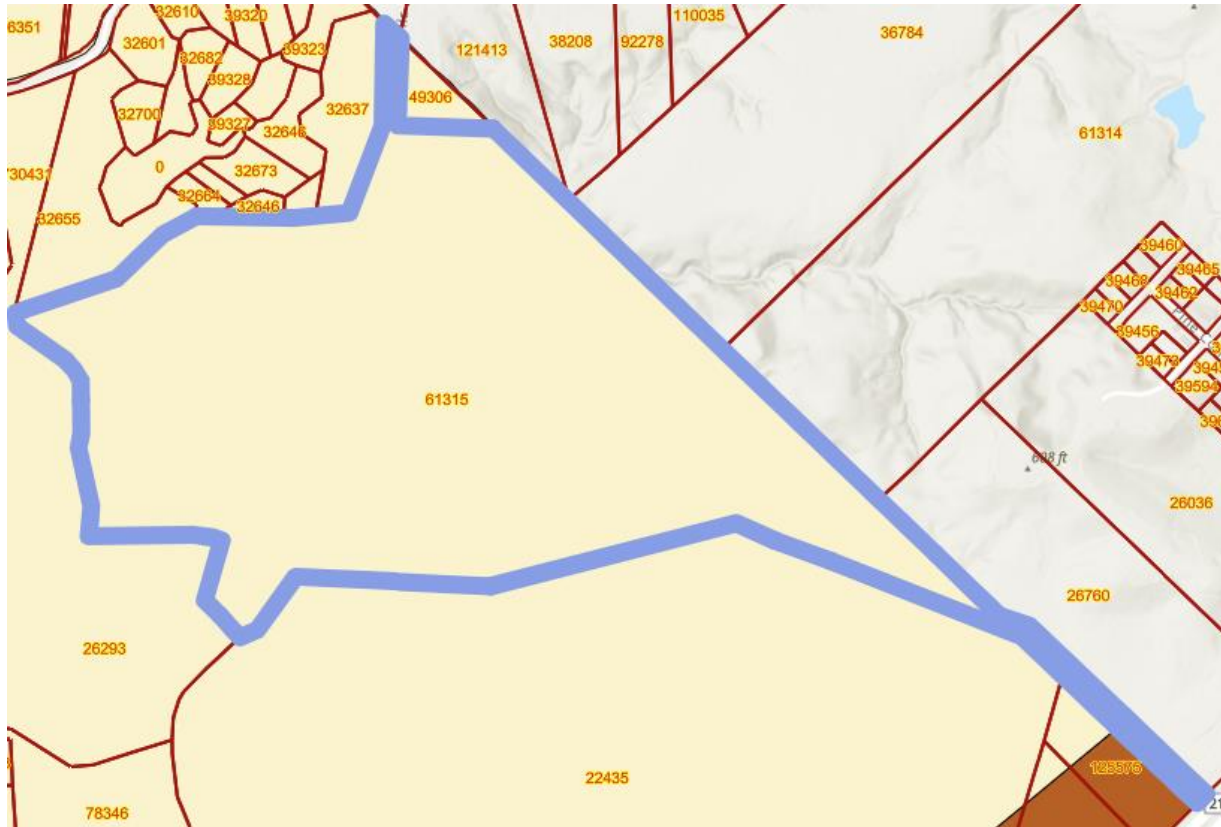
RECOMMENDATION:

Consider and act on a request for a zoning variance from Section 14.04.006, Accessory Units and Structures, Subsection (G)(3)(b), of the Bastrop Development Code, which limits RR-Rural Residential lots of accessory dwelling units to 1,500 square feet of gross floor area allowance. The applicant is requesting approval to allow an additional 788 square feet of conditioned space for a total of 2,288 square feet of gross floor area allowance for the property being 123.03 acres out of the Abstract 11, Bastrop Town Tract, located at 147 Tonkawa Hills Drive, within the city limits of Bastrop, Texas.

ATTACHMENTS:

1. Zoning and Site Map
2. Variance Checklist Responses from Applicant

Zoning Map



Zoning Districts

Zone Type

-  Parks & Open Space
-  Rural Residential
-  Single Family Residential (SF-1)
-  Single Family Residential (SF-2)
-  Single Family Residential (SF-3)
-  Mixed Use
-  General Commercial
-  Public Institutional
-  Industrial
-  Planned Development
-  others

Site Map



Calyn Clardy
 262 FM 20, Bastrop, TX 78602
 (512) 563-1440
Calyn@spbuilds.com

6/7/2026

ZBA & DRC Review Board
 City of Bastrop
 Bastrop Planning Department, 1311 Chestnut st, Bastrop, Tx 78602

Subject: Letter/ Narrative of Variance Request

Dear Members of the Zoning Board,

I am an authorized agent for the property owners located at 147 Tonkawa Hills Drive. I am writing to formally request a variance for the maximum square footage for an accessory dwelling unit zoned for rural residential development; SEC. 14.04.006 Accessory Units and Structures, G- Accessory Dwelling Units, 3b- Rural Residential zoned lots greater than one acre: may increase to 1,500 square feet (regardless of percentage). This variance request will require an additional 788 square feet of conditioned space to build an ADU with a footprint of 2,000 square feet and small loft of 288 square feet. This accessory dwelling unit will be my primary residence for the foreseeable future, I believe this variance is necessary in-order to build a structure large enough for my family to enjoy the property right.

Property Information

Property Address	147 Tonkawa Hills Drive
Legal description:	A11 Bastrop Town Tract, ACRES 123.0280
Parcel/ property ID:	61315
Current zoning district:	RR- Rural Residential
Current use of property:	E1 Real, Farm/Ranch House
Proposed use/ project description:	Residential, House/ ADU
Lot size/ acreage:	123.0280 acres
Existing Structures on property:	Homestead/ House (under construction) & ADU/ Storage Barn
Adjacent Streets/ access points:	Hoffman Rd (easement) & Hwy 21 West

The property is not subject to any overlay, special district, floodplain, historic, sign, tree, or other non-zoning relief request.

Property Owner Information

Property Owners:	Clardy, Carl S & Becky A
Mailing Address:	147 Tonkawa Hills Dr. Bastrop, Tx 78602
Phone Number:	Becky Clardy (512) 563- 4945 Carl Clardy (512) 563- 7840
Email Address:	Becky Clardy: Becky@spbuilds.com Carl Clardy: Spbuilders1@aol.com
Authorized Representative:	Calyn Clardy

Applicant Information

Applicant Name:	Calyn Clardy
Applicant Relationship to property:	Future Beneficiary
Mailing Address:	PO Box 486 Bastrop, Tx 78602
Phone Number:	(512) 563-1440
Email Address:	Calyn@spbuilds.com

Variance Request Information

This variance request does not authorize a use not otherwise permitted for the rural residential zoning district.

Development code section requiring variance:	SEC. 14.04.006 Accessory Uses and Structures
Standard or requirement:	G. Accessory Dwelling Units, 3. Maximum Size, B. RR zoned lots greater than 1 acre
Required Standard:	Maximum of 1,500 square feet (regardless of percentage)
Proposed Standard:	2,288 square feet
Amount of variance:	788 square feet
Reason for variance requested:	Required maximum square footage is too small
Proposed use:	Residential, House

In the following sections I will do my best to explain, exhibit, and reassure that my variance request; if approved, will follow the intent and spirit of the City of Bastrop building code. Demonstrating and displaying evidence of code requirements and hardships created by the unique size and shape of the land parcel. In short, this variance request and following pages are to allow me to build more than one homestead over 1,500 square feet on more than 100-acre parcel of land within the city limits.

Public Interest/ Health, Safety, & Welfare

The variance I am requesting will not interfere with code required setbacks, zoning district requirements, site design standards, or existing roadways and driveways of adjacent properties. It will not interrupt emergency services or limit access, nor will it block natural light or airflow to adjacent properties. The limited amount of runoff from this project's impervious surfaces will not flow to neighboring properties. Also, the proposed residential building is set back into a pine tree forest and is not visible from public right of way or neighboring properties. This ADU would be a barndominium style build; which are permitted under the rural residential zoning and would use natural colors such as tans, browns, & greens, to better fit in with the natural landscape around it.

Special Conditions Peculiar to Property and Property Hardships & Hardship Not Self-Created

The lot size is roughly 123 acres; code only allows for one residence to be built larger than 1,500 square feet, that being the primary residence. No ADU can exceed the 1,500 square foot maximum size. Currently the only right of way is through an entrance from highway 21 west bound and is more than 4,600 feet away. If we were to consider subdividing, it would completely dissolve any right of way to the current property. Due to its restricted access through a single 30-foot easement and 60- foot right of way from highway 21; it is not realistically or legally capable of being further subdivided or developed at a density that would otherwise be possible for land of this size if that right of way was taken away due to subdividing, leaving the current parcel landlocked. Furthermore, you must cross multiple ridges and valleys that change upwards of 20' in elevation over just 50' laterally, in addition to running along steep hillsides and property boundaries causing my road to be seen from neighboring sites. The hardship created by the unique size, shape, and topography of this parcel of land has led us to not be able to subdivide it into multiple pieces allowing for regular permitting and construction processes. Fortunately, we have an easement that comes from Hoffman road and provides access to this part of the property

where the primary dwelling and this proposed ADU will be built. Unfortunately, it does not provide right of way or obtainment of a lot of record. In fact, when the land was purchased, the small 60-foot sliver of land creating the right of way to highway 21 was subdivided and bought from a neighboring piece of property; this allowed for the securing of a lot of record to be able to build on this particular parcel of land. Without it, I'm not sure what the process would be for building on landlocked property.

Substantial Property Right / Spirit and Intent of the Code

This narrative for variance is to allow me the opportunity to build a structure larger than what code allows for ADU's within the city of Bastrop. This requested variance does not increase the number of dwelling units, does not authorize prohibited use, and does not create additional subdivision or development potential. It only allows one ADU to increase from 1,500 square feet to 2,288 square feet, while still being consistent with the intent of the city ordinance since the ADU will remain clearly secondary to the nearly 4,000 square foot principal residence. Currently the primary dwelling is under construction and under current rural residential code for the city of Bastrop, only one primary dwelling over 1,500 square feet can be built per land parcel regardless of acreage size. The intent of the rural residential zoning is to develop in such a way that allows for low density residential dwellings, maintain open areas, provide transitions from natural areas to developed areas, and support homesteads.

My proposal for building and variance request falls in line with the exact intent of the zoning. The property is largely covered by Loblolly pine forest, open grass vistas, and drainage valleys with shrubs and other native trees. As of now the property is approximately 123 acres with a storage barn/shop (3,000 square feet) and a primary dwelling that is under construction. In total less than .01% of the land has been developed and code allows for up to 50% to be developed/ impervious surfaces. The location of this new ADU dwelling would be around 1,000 feet from the existing structures currently on this parcel and over 500 feet from any structures on neighboring properties. This new ADU would be set back into a part of the pine forest and would only need a maximum of 2 pine trees cut down for the building site. No sightlines from nearby structures or properties would be disturbed or would be able to see the proposed site of the new ADU. This ADU would be the last structure allowed to be built under the current code and I'm asking to allow it to be 788 square feet larger than current code restricts.

I believe the site proposed for this ADU to be built upon fully complies with the spirit of the rural residential code, leaving large patches of pine forest between it and neighboring structures. Creating very low-density development and easy transitions from natural areas to dwellings. I understand why the code is written in the way that it is for typical sized homestead lots, but I don't believe this would be considered a typical sized lot within the Bastrop City Limits. Minimum lot sizes for the Rural Residential zoning are 1 acre, with this lot size being unusually large at approximately 123 acres.

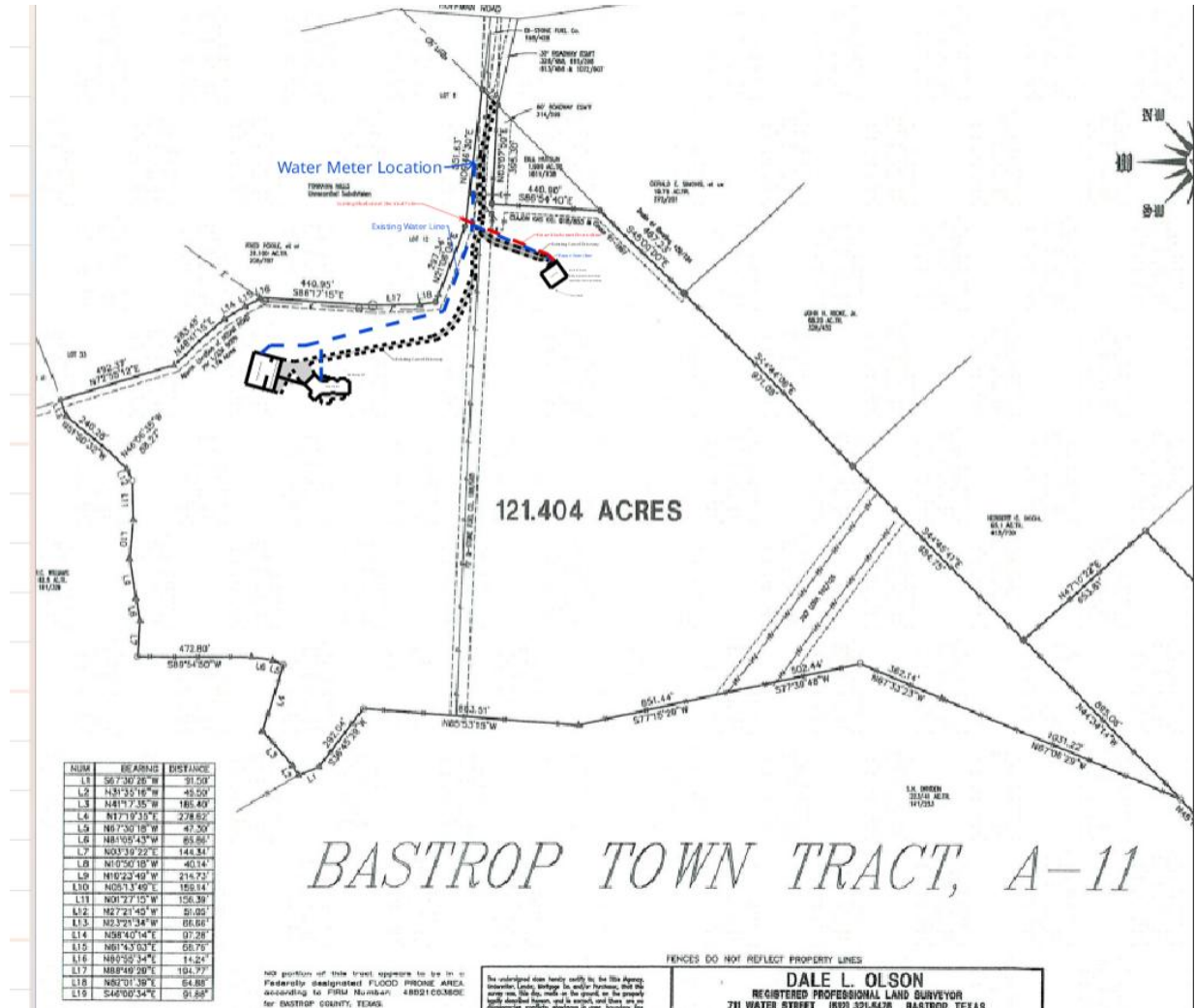
I am a 7th generation Bastrop County resident; I would love to be able to build and live within the city of Bastrop like many of my family before me. My grandparents were business owners within the city for 15 years located where the 602-brewing company now operates, helping build the downtown district. My parents bought this land with the purpose of keeping it natural and being closer to family that already lived within the city limits. I hope to be able to do that too. I would like to be able to raise a family here, have my kids grow up and go to the same high school I attended, and hopefully they enjoy this city enough to stay and become full-time residents.

I plan on making this my home for life and believe this variance is necessary to enjoy a substantial property right enjoyed by other rural residential properties. This will also serve as a place for my family from out of town to come and stay to enjoy outdoor activities this land has to offer, such as hunting, hiking, camping, and proximity to Lake Bastrop for fishing. The average size of a 3-bedroom 2 bath house is 2,000-2,500 square feet. The floor plan that I am proposing is roughly 2,288 square feet of conditioned space, which falls in line with the City of Bastrop average.

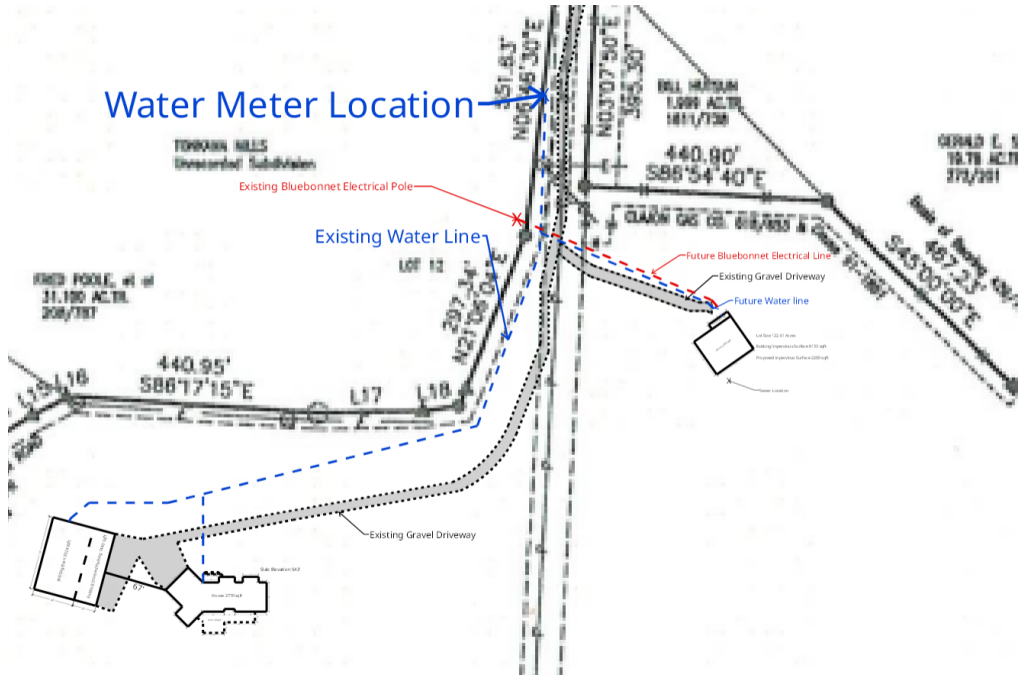
Burden of Proof and Record Evidence

Overall Plat Plan

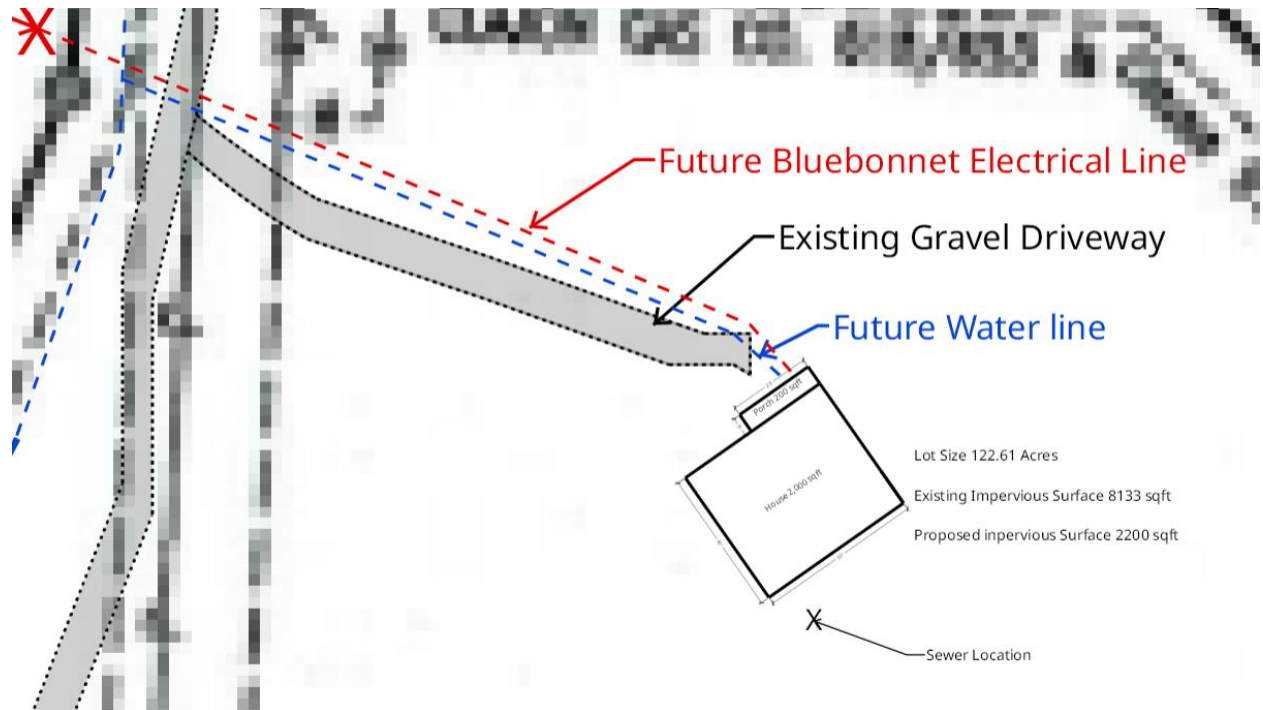
Shows both existing structures (Shop/Storage & Primary Dwelling) plan west & proposed new ADU plan northeast



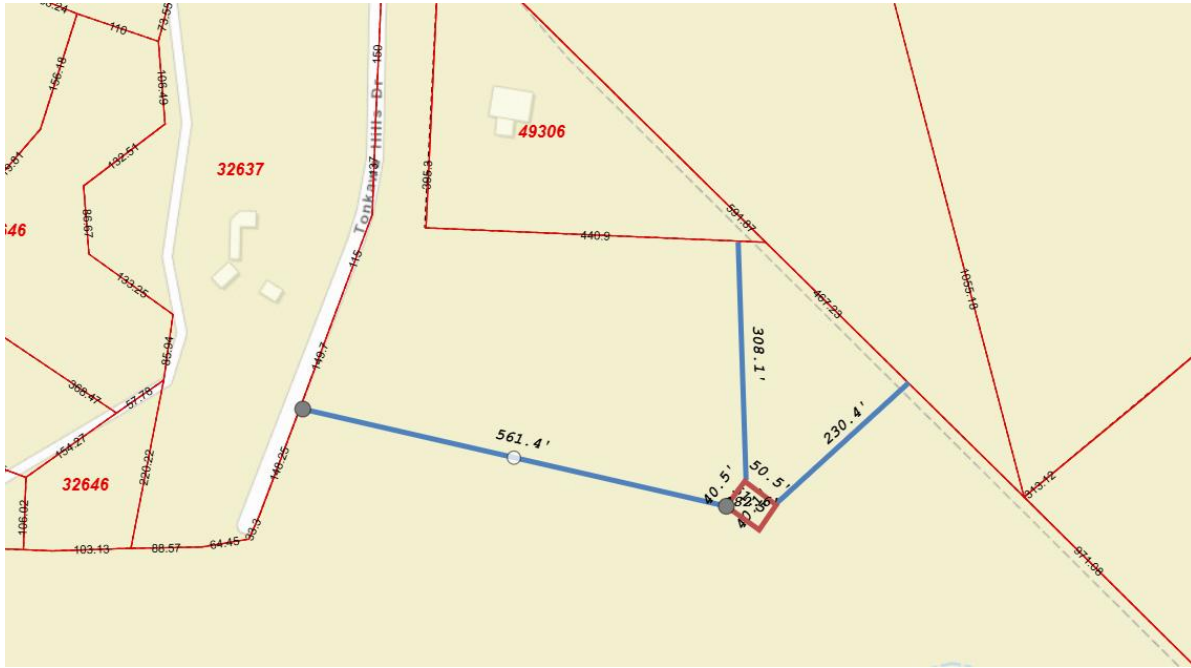
Plat Plan Zoomed



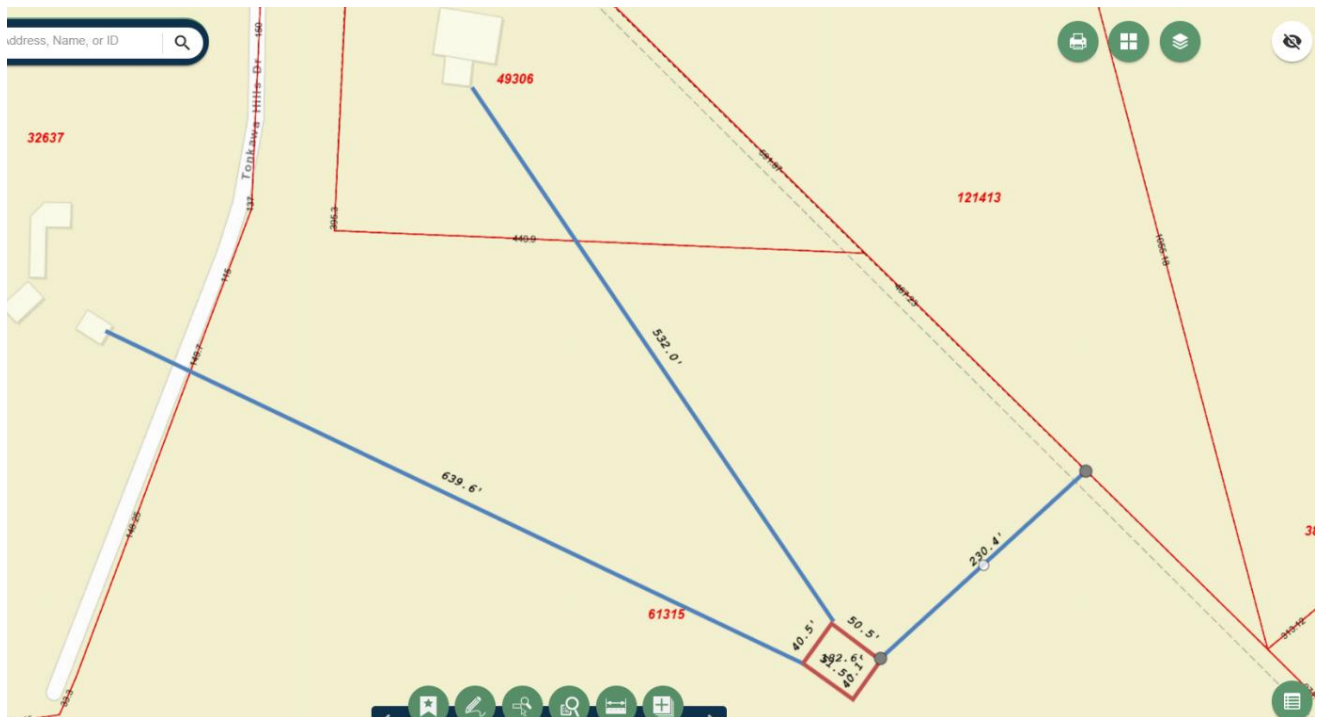
Site Plan for Proposed New ADU



Setbacks from Property Lines

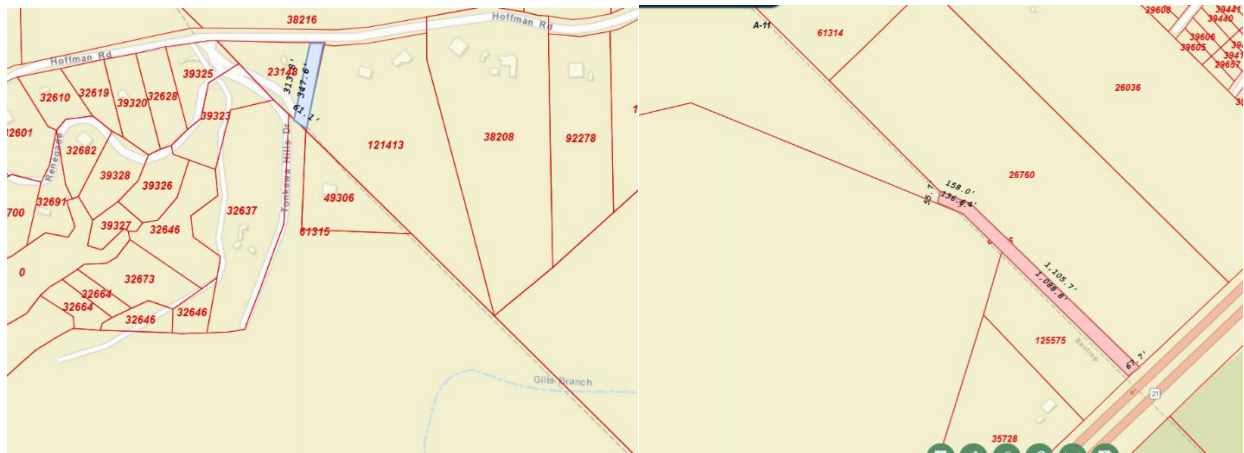
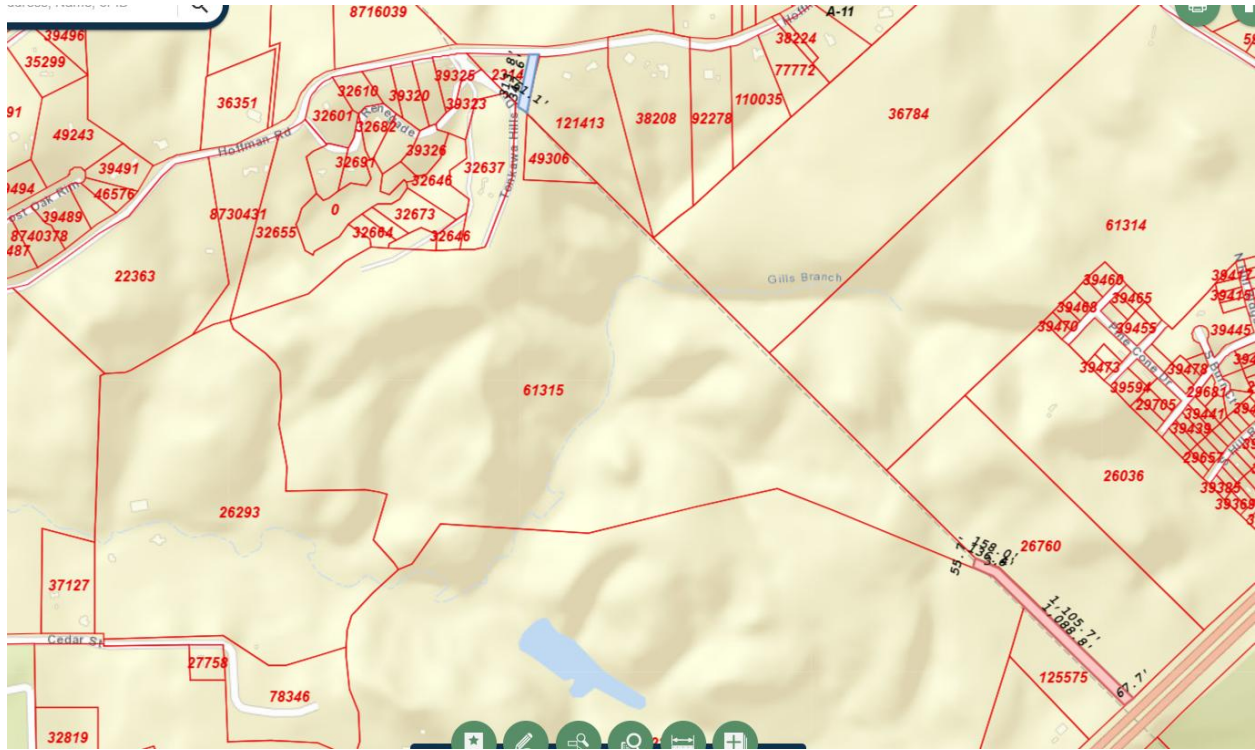


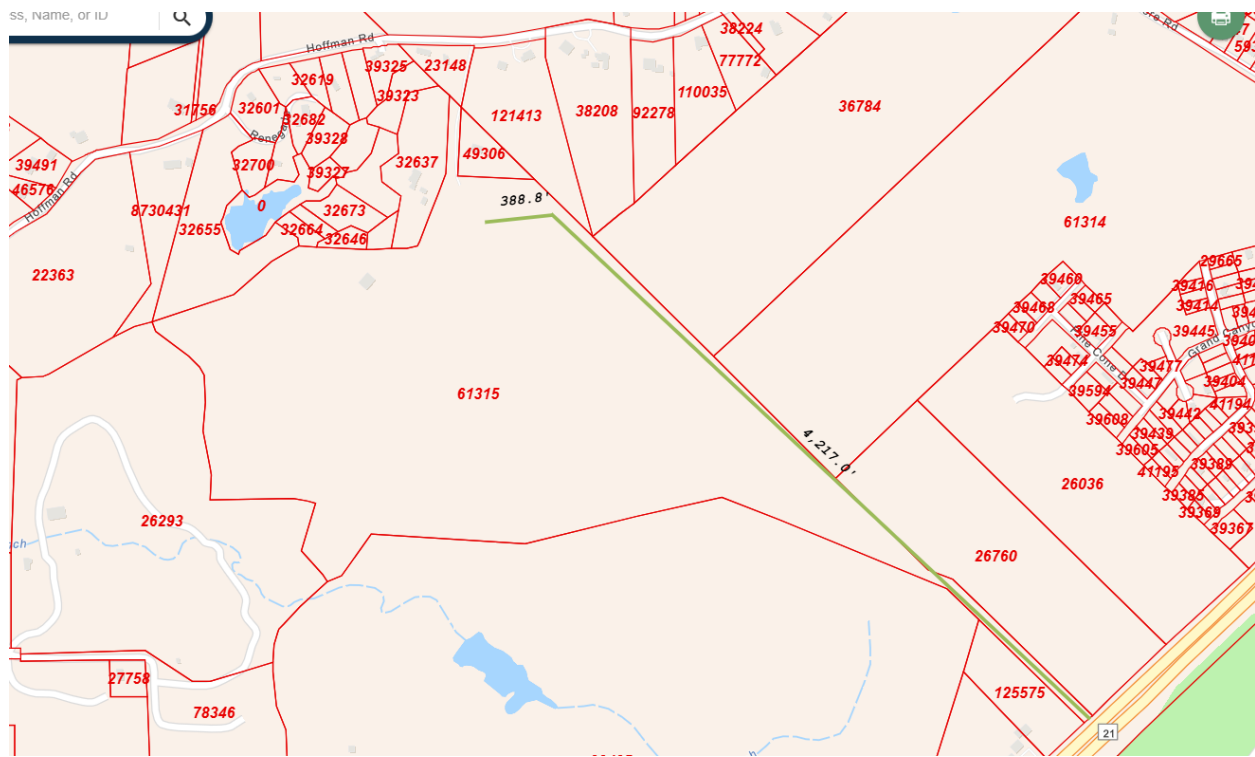
Setbacks from Neighboring Structures



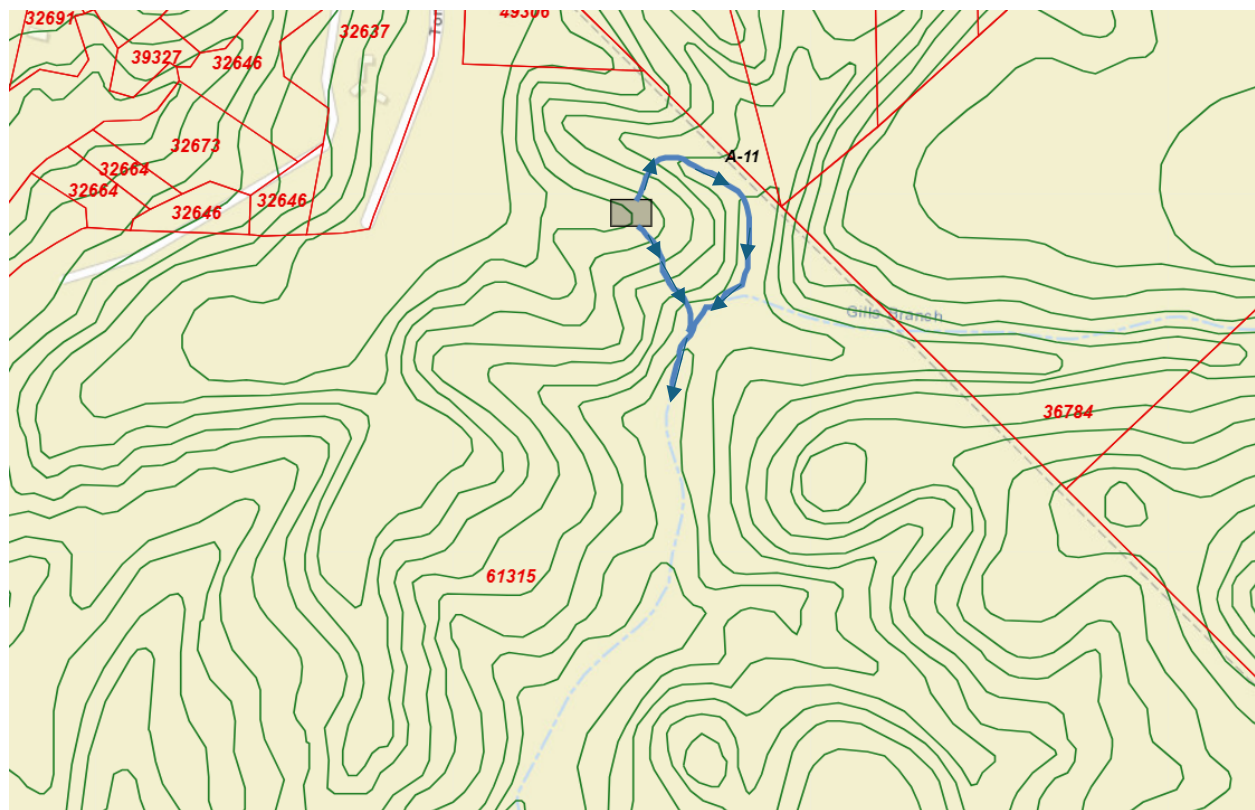
Easement & ROW

Blue section (Plan North) is the existing easement & Red section (Plan Southeast) is the existing ROW from highway 21 west bound

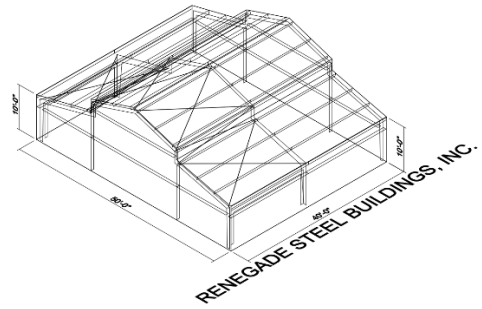


Distance to ROW

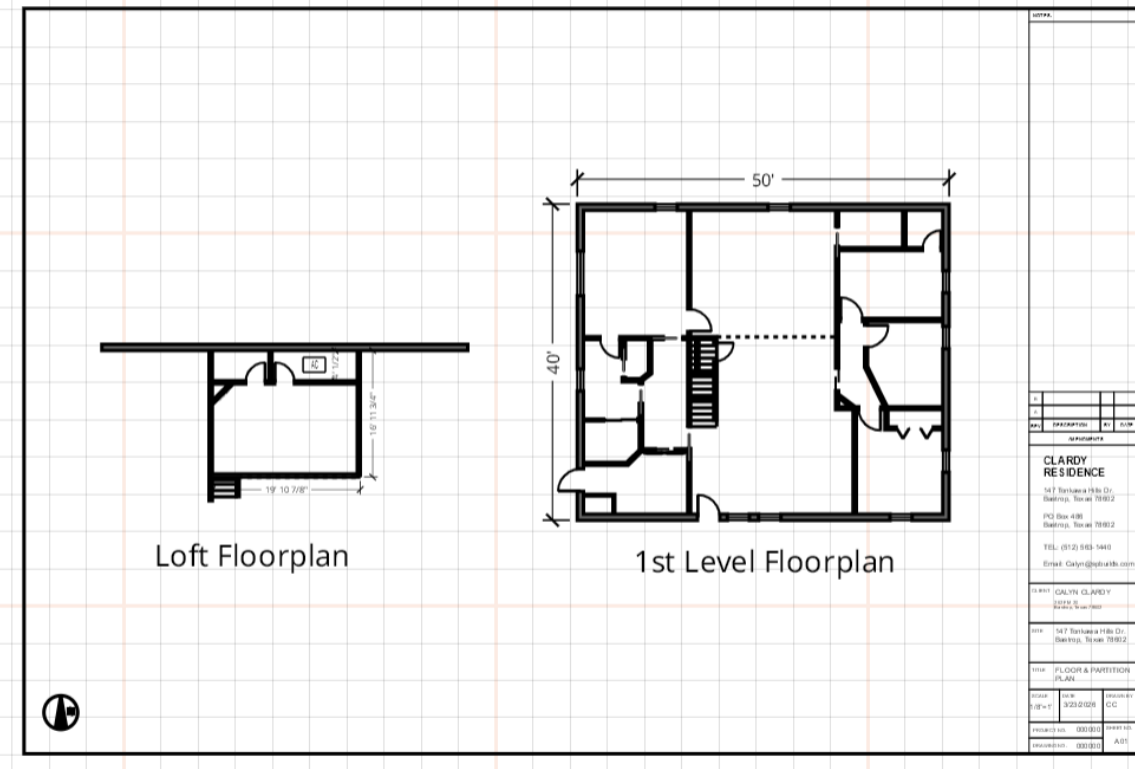
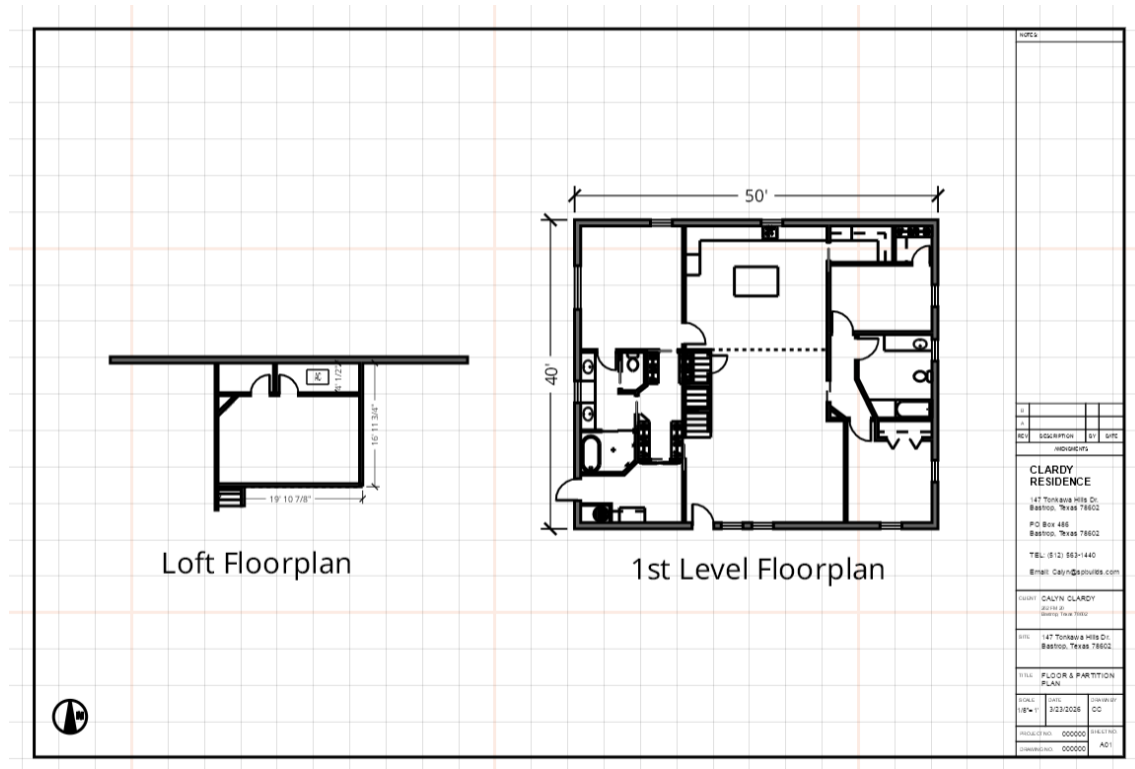
Runoff/ Topo map



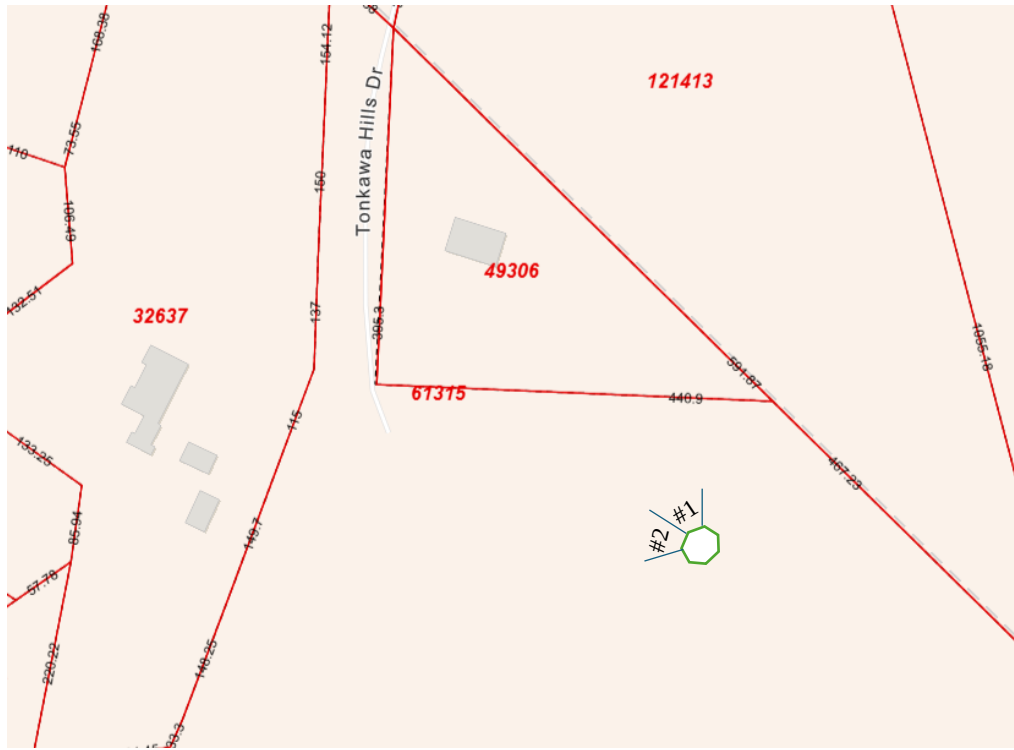
Building Design



Proposed Floorplan



Perspective from Proposed Site to Neighboring Structures



#1

#2

