

PLANNING & ZONING SPECIAL MEETING
MINUTES

October 30, 2024, at 5:00 P.M.

The City of Bastrop Planning and Zoning Commission met Thursday, October 30, 2024, at 5:20 PM in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Chairman Ishmael Harris called the meeting to order at 5:20 PM. The delay was to ensure the City Attorney was present.

Ishmael Harris	Present
Christopher Toth	Present
David Barrow	Present
Gary Moss	Present
Jordan Scott	Present
Patrice Parsons	Present
Keith Ahlborn	Present
Joshua Bingaman	Present

1A. WELCOME NEW MEMBERS

City Manager Sylvia Carrillo welcomed the new members that joined the Planning and Zoning Commission

1B. DISCUSS "WHY AN AMENDED AGENDA"

City Manager Sylvia Carrillo explained the reasoning behind the amendment of the agenda for the workshop.

2. CITIZEN COMMENTS

Mayor Lyle Nelson, as mayor, wanted to welcome the new members and returning members that joined the Planning and Zoning Commission.

Judith Hoover, resident at 1316 Wilson St, spoke in favor for the amendments that were brought forward.

Debbie Moore, resident at 1306 Church St, stated her concerns regarding the amendments that were brought forward.

Jimmy Crouch, resident at 605 Buttonwood St, stated his concerns about the trees that are too close to the Right of Way area and drainage issues.

Cecilia Serna, resident at 1104 Hill St, stated her concern about the understanding of the B3 Code and the changes proposed.

Debra Jones, chair of the Parks Board, stated that there are amendments to the trees and parkland that their board will be working on with the Planning and Zoning Commission

Mike Goobel, resident at 136 Carriage Court, discussed the plant list and stated some concerns with some of the trees added into the preferred plant list.

Jerod Hruska, resident at 1105 Buttonwood St, spoke in favor of the amendments that are proposed.

Tom Dickey, resident at 601 Chestnut St, stated his concern about decreasing the number of dwelling units allowed and the impact it can have on the community.

Richard Smarzik, resident at 925 Main St, spoke in favor of the amendments and stated that the changes needed to be made already.

Terry Beattie, resident at 616 Rebecca Ln, stated his concern about decreasing the number of dwelling units and the impact it will have on the residents.

Jen Lucas, resident at 1709 Garfield St, stated her concern about decreasing the number of dwelling units and property rights.

Tom Leibowitz, resident at 1909 Main St, stated his concerns about decreasing the number of dwelling units and believes the right to build those ADUs needs to be taken advantage of.

Jodie Smith, resident at 1909 Main St, stated her concerns about decreasing the number of dwelling units and the effect it will have on the current residents and affordability and the addition of hackberry trees in the plant list and is interested in seeing the caliper inch of the trees being planted to be decreased to 2 inches.

Luke Thompson, resident at 216 Waikakaaua, stated his concerns about decreasing the number of dwelling units and stated he is in favor of adding reinforcements to the tree ordinance.

Courtney Dyer, resident at 234 Antioch Rd, spoke in favor of the plants added to the plant list and stated that there are many pollinators to the list.

Patricia Raine, resident at 428 Gotier Trace, the tree list should only include native trees to the area, and include assistance from the master gardeners for advice.

Patricia Todd, resident at 608 Pecan, stated her concern about the current list and needs some work.

Laura Munoz, works at 702 Chestnut St, stated her concern about decreasing the number of dwelling units and the effect that it will have on the affordability of living.

3. WORKSHOP

- 3A. **PARKING REQUIREMENTS** – Altogether, these proposals seek to allow residents the flexibility to continue to park in the “first layer”, give options to developers on whether or not they’d like to create alley entrances in new subdivision developments, and more importantly, to ease vehicular congestion in city streets.

1) Proposal to amend section SEC. 6.3.005 ALLEYS & DRIVEWAY LOCATIONS to remove alley entrance as the preferred means of vehicular access.

This proposal seeks to allow residents the flexibility to create or construct parking in the area between the street and the front façade of their home and gives an option to developments who do not want to create alley entrances.

2) Proposal to amend section SEC. 6.3.006 PARKING to remove parking maximums, allow residential garage facades to begin in the first layer, and allow parking in the first layer.

This proposal seeks to allow residents the flexibility to continue to park in the “first layer”, the area between the street and the front façade of their home, build a garage façade facing the street within required building setbacks, and allow for parking on the garage driveway in the first layer.

3) Proposal to amend the B3 Technical Manual SEC. 2.1.006 PARKING AREAS to allow for parking in the first layer. This proposal seeks to allow residents or developments to park in the area between the house and the street. Parking in the first layer is currently not allowed in the B3 code.

4) Proposal to amend section SEC. 6.3.006 PARKING to create onsite parking requirements.

This proposal seeks to require parking to be included on the site, as opposed to placing all parking on the street causing street congestion and making it difficult for first responders to navigate congested streets.

Proposal to amend section SEC. 6.5.003 BUILDING STANDARDS PER PLACE TYPE A- LOT OCCUPATION (table) to reduce lot occupation standards also known as impervious cover ratios to reduce flooding risk. This proposal seeks to reduce the impervious cover (the amount of area that water cannot travel through) on a lot in order to minimize the impact of water and flooding on the drainage system. Current maximums reach 80% in the commercial areas.

Presented by: Sylvia Carrillo-Trevino, City Manager, ICMA-CM, CPM

Discussion was had amongst commissioners.

No action was taken.

- 3B. Proposal to amend section SEC. 6.5.003 BUILDING STANDARDS PER PLACE TYPE A- LOT OCCUPATION (table) to reduce lot occupation standards also known as impervious cover ratios to reduce flooding risk. This proposal seeks to reduce the impervious cover (the amount of area that water cannot travel through) on a lot in order to minimize the impact of water and flooding on the drainage system. Current maximums reach 80% in the commercial areas.

Presented by: Sylvia Carrillo-Trevino, City Manager, ICMA-CM, CPM

Discussion was had amongst commissioners.

No action was taken.

- 3C. Proposal to amend section SEC. 6.5.003 BUILDING STANDARDS PER PLACE TYPE A – LOT OCCUPATION (table) by adding additional dwelling unit category and to reduce the number of dwelling units allowed by right from two (2) to one (1) unless authorized by the Development Review Committee and/or the Planning Commission.

This proposal seeks to limit the number of additional dwelling units on a lot where the existing infrastructure or impervious cover (drainage) cannot be met. It allows relief from the code if the property owner can show the existing infrastructure can meet the necessary requirements.

Presented by: Sylvia Carrillo-Trevino, City Manager, ICMA-CM, CPM

Discussion was had amongst commissioners.

No action was taken.

- 3D. TREE PROTECTION – Altogether these proposals seek to amend the B3 code by increasing tree protections through decreased caliper requiring protection and decreasing the caliper required for a tree survey. It also adds additional species for protection.

1) Proposal to amend section SEC 6.3.004 PROTECTED & HERITAGE TREES to decrease the caliper per tree that will be protected from future development. This proposal seeks to decrease the tree caliper from 13” to 10” requiring protection.

2) Proposal to amend section SEC 6.3.004 PROTECTED & HERITAGE TREES to add the requirement of a tree survey, add 2. penalties, and further explanation of the requirements for tree protection. This proposal seeks to improve tree protections by adding requirements for a tree survey and also adding penalties when not followed.

3) Proposal to amend TABLE 2.1.003 PREFERRED PLANT LIST to add the Pecan Tree amongst others and remove some current trees. This proposal adds additional species to the existing plant list.

Presented by Kennedy Higgins, Senior Planner

Discussion was had amongst commissioners.

No action was taken.

- 3E. Proposal to amend the B3 Development Code by adding a section to create a Community Enrichment Fund to be used to fund park development, improvement, and art in parks.

This proposal seeks to add a fee in lieu of land dedication for park development.

Presented by Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

Discussion was had amongst commissioners.

No action was taken.

4. UPDATES

4A. Future development related items

4B. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

There were no requests from the Planning and Zoning Commissioners.

4C. Development Services Department Monthly Project Volume Report

Development Director James E Cowey presented the monthly project volume report to the commission.

5. ADJOURNMENT

Vice-chairman David Barrow made a motion to adjourn the meeting at 7:40 PM. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

Ishamel Harris, Chair

David Barrow, Vice Chair