

PLANNING & ZONING COMMISSION MEETING

June 29, 2023, at 6:30 P.M.

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, June 29, 2023, at 6:30 PM in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602

1. CALL TO ORDER

Interim Chair, Ishmael Harris, called the meeting to order at 6:45 pm.

Ishmael Harris	Present
Patrice Parsons	Present
Judah Ross	Present
Kristi Koch	Present
David Barrow	Present
Ashleigh Henson	Present

2. CITIZEN COMMENTS

Kerry Fossler, resident at 1903 Main Street expressed gratitude to the Planning and Zoning Commissioners and her appreciation regarding her experience of learning through Planning and Zoning meetings.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the May 25, 2023, Planning and Zoning Commission Regular Meeting.

Judah Ross made a motion to approve the meeting minutes from the May 25, 2023, Planning and Zoning Commission Regular Meeting. David Barrow seconded the motion. The motion passed unanimously.

- 3B. Consider action to approve meeting minutes from the May 25, 2023, Impact Fee Advisory Committee Meeting

Judah Ross made a motion to approve the meeting minutes from the May 25, 2023, Impact Fee Advisory Committee Meeting. David Barrow seconded the motion. The motion passed unanimously.

- 3C. Consider action to approve meeting minutes from the June 8, 2023, Planning and Zoning Commission Workshop Meeting.

Judah Ross made a motion to approve the meeting minutes from the June 8, 2023, Planning and Zoning Commission Workshop Meeting. David Barrow seconded the motion. The motion passed unanimously.

- 3D. Consider action on an ordinance amending the Bastrop Building Block (B3) Code, Article 3.1 Place Type Zoning Districts, and Adding Article 3.4 Planned Development Districts, for the purpose of considering Planned Development Districts within the City of Bastrop.

City Manager, Sylvia Carrillo presented information regarding a Planned Development District, it's processes and misconceptions.

Discussion commenced between Commissioners and Staff over the following topics:

1. Does staff have confidence in the team to be able to be creative within this PDD to make things happen efficiently and effectively?
 - Staff stated they do have confidence in the team due to bringing things in house and allowing staff to delve deeply into the process and plans.
2. If the PDD is approved, what sort of timeline or paradigm can we build where the city staff gets information to Planning and Zoning and City Council stating what does and doesn't work so we can come to a resolution together.
 - Staff responded that as we go through the code, and find things that have been an ongoing issue, we need to bring an amendment to the Code to address those issues accordingly.

Judah Ross made a motion to approve the ordinance amending the Bastrop Building Block (B3) Code, Article 3.1 Place Type Zoning Districts, and Adding Article 3.4 Planned Development Districts, for the purpose of considering Planned Development Districts within the City of Bastrop. Patrice Parsons seconded the motion. The motion passed unanimously.

- 3E. Consider action to approve the Casata Preliminary Plat, being 22.64 acres out of Farm Lots 64 & 65, located west of North Main Street within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Discussion commenced between Commissioners and Staff over the following topics:

1. They want to build a new road, correct?
 - There will be multiple housing units inside of the 22-acre area. Access will be taken off two points at North Main, the remainder will be private roads in the interior of the plat.
2. What infrastructure does the city already have in that area?
 - This is in Aqua's territory, so Aqua will provide the water. The developer will extend a sewer line all the way to the City Limits, and they will be taking their wastewater from the city. The developer will come back with more detail before the Final Plat.
3. Is this development for short term rentals?
 - No, these will be for long term rentals.
4. Will this development include affordable housing?
 - This development is for site built micro homes for more affordable housing. There will be one-bedroom as well as two-bedroom units.
5. What type of impact can we expect for the community around this development?

- The City is only responsible for the platting process. The roads for this project are in the County, so we do not have the impact information for roads connected to this project. (Nicole – I accidentally deleted your edit response.)

Judah Ross made a motion to approve the Casata Preliminary Plat, being 22.64 acres out of Farm Lots 64 & 65, located west of North Main Street within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Kristi Koch seconded the motion. The motion passed unanimously.

4. UPDATES

4A. Future development related items

- June - Iredell District Suspension Memo
- July - Elimination/Amendment of the grid street requirement
- August - Reduction of the B3 (form-based code) area boundary
- Development of a new code replacing the B3 in the new boundary areas

4B. Development Services Department Monthly Projects Volume Report.

Sylvia Carrillo presented the Monthly Projects Volume report to the Commissioners.

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

David Barrow requested a dual session with City Council as well as Orientation, which has been requested several times in this forum. He would like to see the support of City Staff and City Council.

Ashleigh Henson requested a better onboarding education process for new commissioners.

Ishmael Harris requested that everyone takes time to get to know each other on the Commissions and Council. He would like to see the work put in to build relationship and trust between Planning and Zoning Commissioners and City Council members. He also requested a better onboarding education process for new commissioners.

Sylvia Carrillo will work on scheduling a joint meeting between Planning and Zoning Commissioners and City Council members as requested by Commissioners.

5. ADJOURNMENT

David Barrow made a motion to adjourn at 7:53 pm. Judah Ross seconded the motion. The motion passed unanimously.