

**Bastrop Special Planning and Zoning
Commission Agenda**
Bastrop City Hall City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8800



October 30, 2024

AMENDED AGENDA – ITEMS in RED are AMENDED

Special Planning and Zoning Commission at 5:00 PM

Bastrop Planning and Zoning Commission 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**
 - 1A. WELCOME NEW MEMBERS
 - 1B. DISCUSS "WHY" AN AMENDED AGENDA

 2. **CITIZEN COMMENTS**

At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to City Manager 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/Commission to allow a member of the public to slur the performance, honesty and/or integrity of the Board/Commission, as a body, or any member or members of the Board/Commission individually or collectively, or members of the City's staff. Accordingly, profane, insulting or threatening language directed toward the Board/Commission and/or any person in the Board/Commission's presence will not be tolerated.

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.

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

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.

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

- 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.

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

- 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.

Submitted by: Kennedy Higgins, Senior Planner

- 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.

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

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).
- 4C. Development Services Department Monthly Project Volume Report.

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 and said Notice was posted on the following date and time: Sunday, October 27, 2024 at 2:00 p.m. and remained posted for at least two hours after said meeting was convened.

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