

Bastrop Planning and Zoning Commission Agenda

Bastrop City Hall City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8800



December 19, 2024

Agenda - Planning and Zoning Commission at 6:00 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**

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. **ITEMS FOR INDIVIDUAL CONSIDERATION**

- 3A. Consider action to approve meeting minutes from the November 21, 2024, Planning and Zoning Commission Meeting.

Alondra Macias, Development Services Planner I

- 3B. Consider action on a commercial replat of the Reserve Tract of the Lone Star Storage Subdivision to be called Sendero, being 49.78 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas.

Submitted by: Kennedy Higgins, Senior Planner, Development Services Department

- 3C. **Hold a public hearing, consider, and act on amending section 6.3.007 CROSS ACCESS CONNECTIONS (a) to allow no cross access where a hardship or inappropriate traffic flow would exist.**

This amendment would allow staff the flexibility to incorporate safe connectivity if cross access connections would create unsafe conditions.

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

- 3D. **Hold a public hearing, consider, and act on section SEC. 6.5.003 BUILDING STANDARDS PER PLACE TYPE A – LOT OCCUPATION (table) by adding additional dwelling unit (ADU) category; and to modify the number of ADUs allowed by right shall be one, and two ADUs shall be allowed subject to meeting Section 6.3.006 Parking (as amended) and Section 6.5.003 (A) – Lot Occupation Standards, unless authorized by the Development Review Committee and/or the Planning Commission. And Section 6.3.008 LOT OCCUPATION**

This amendment seeks to allow one (1) ADU by right, and administratively allow two (2) if the onsite parking and drainage requirements can be met. Additionally, water, sewer, and other infrastructure considerations must also be met.

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

- 3E. **Hold public hearing, consider, and act 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 amendment seeks to reduce impervious cover (concrete, asphalt, other) that water cannot travel through, and require more greenspace on lots to reduce flood risk throughout the city.

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

- 3F. **1. Hold public hearing, consider, and act to amend section 6.3.004 PROTECTED & HERITAGE TREES to decrease the caliper per tree that will be protected from future development.**

This amendment seeks to increase protection of trees by reducing the caliper inch for when mitigation begins from 13 caliper inches.

- 2. Hold public hearing, consider, and act to amend section 6.3.004 PROTECTED & HERITAGE TREES to add the requirement of a tree survey, add penalties, and further explanation of the requirements for tree protection.**

This amendment seeks to improve tree protections by adding requirements for a tree survey and also adding penalties when not followed.

3. Hold public hearing, consider, and act to amend TABLE 2.1.003 PREFERRED PLANT LIST in the Technical Manual to add the Pecan Tree amongst others and remove some current trees.

This amendment seeks to additional species to the existing plant list and remove some trees based on recommendations from the native plant society and independent arborists.

4. Hold public hearing, consider, and act to amend Chapter 10, Definitions to include definitions of ISA-Certified Arborist, Native Plants and others.

This amendment seeks to clarify definitions

4. Hold public hearing, consider, and act to amend Appendix A, Fee Schedule for tree mitigation fees, and establish penalty for violation.

This amendment seeks to clarify the cost of mitigation, and introduce a penalty for violation.

Submitted by: Kennedy Higgins, Senior Planner, Development Services Department

4. ITEMS FOR INDIVIDUAL CONSIDERATION

4A. Update on the DRAFT Community Enrichment Fund for the Public Open Space Ordinance

- 1. Discuss the intent of the ordinance as it relates to the creation of parks and open spaces, assessing a fee-in-lieu of dedication, and the creation of a park development fund.
- 2. Request input and direction from the Commission on the content of the ordinance.

Submitted by: Vivianne Nicole Andres, Assistant to the City Manager

4B. Future Development Related Items

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

4D. Development Services Department Monthly Project Volume Report.

5. ADJOURNMENT

6.

Notice is hereby given of the possibility of a quorum of any of the City of Bastrop Boards and Commissions and City Council at this Planning and Zoning Commission meeting.

NO Board/Commission/Council action will be taken; NO deliberations will be held; and NO Board/Commission/Council business will be conducted, with the exception of P&Z.

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: 12/13/2024 at 4:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Kennedy Higgins
Kennedy Higgins, Senior Planner