

Bastrop Planning and Zoning Commission

Agenda

Bastrop Convention Center

1408 Chestnut

Bastrop, TX 78602

(512) 332-8800



November 21, 2024

Agenda - 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**

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. **INTRODUCTION OF NEW MEMBER, Jeffrey Estes appointed November 12, 2024.**

4. **ITEMS FOR INDIVIDUAL CONSIDERATION**

- 4A. Consider action to approve meeting minutes from the September 26, 2024 and October 30, 2024, Planning and Zoning Commission Meetings.

Alondra Macias, Development Services Planner I

- 4B. **1. Hold public hearing, consider, and act to amend section 6.3.005 ALLEYS & DRIVEWAY LOCATIONS (a) to clarify the intent, (b) to remove alley entrance as the preferred means of vehicular access, (c) remove text related to the benefits of alleys.**

This amendment seeks to (a) clarify the intent of the code, (b) 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; and (c) remove text reference to the perceived benefits of alleys.

- 2. Hold public hearing, consider and act to amend section 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 amendment 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. Hold public hearing, consider and act to amend the B3 Technical Manual SEC. 2.1.006 PARKING AREAS to allow for parking in the first layer.**

This amendment 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. Hold a public hearing, consider and act to amend SEC. 6.3.003 BUILDING PLACEMENT(a) (3)(A) to allow parking in the first layer.**

This amendment 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.

- 5. Hold public hearing, consider and act to amend section 6.3.006 PARKING, (a), (b)(1) and (b)(2) to allow shared parking and create onsite parking requirements.**

This amendment seeks to clarify the intent of the parking regulations, clarify where shared parking is allowed; (where it does not create undue hardship as referenced in other areas of the code), and it also seeks to require a minimum of two (2) parking spaces per dwelling unit 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.

6. 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

4C. Hold public hearing, consider, and act to amend section 6.5.003 BUILDING STANDARDS PER PLACE TYPE A- LOT OCCUPACTION (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

4D. Hold a public hearing, consider, and act on section 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.

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

4E. 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 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.

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

- 4F. Hold a public hearing, consider and act on a recommendation for the Zoning Concept Scheme for the FM 969 retail center, changing the zoning of 10.56 acres out of the Nancy Blakey Survey Abstract 98, located west of FM 969 - R30094, within the City of Bastrop from P2 Rural to P5 Core, as shown on Attachment 1.

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

5. **UPDATES**

- 5A. Update on the DRAFT Community Enrichment Fund for Public Open Space Ordinance.

- 1. Discuss the intent of the ordinance to fund parks and open spaces by development projects.

- 2. Request input from the Commission.

- 5B. Future development related items.

- 5C. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

- 5D. Development Services Department Monthly Project Volume Report.

- 5E. Update on the status of the Certified Local Government (CLG).

6. **ADJOURNMENT**

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.

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: November 15, 2024 at 5:30 p.m. and remained posted for at least two hours after said meeting was convened.

Kennedy Higgins, Senior Planner, Development Services Department