

Bastrop Special Planning and Zoning Commission

Agenda

Bastrop City Convention Center

1408 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



February 24, 2025

Agenda - 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**

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 and act to approve meeting minutes from the January 30, 2025, Planning and Zoning Commission Meeting and review and consider a new draft meeting minute format for future consideration.

Alondra Macias, Development Services Planner I

4. PLATS

- 4A. Consider and act to approve The Colony MUD 1D, Section 2A Final Plat, being 14.996 acres out of the Jose Manual Bangs Survey, Abstract Number 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Submitted by: James E. Cowey, Director of Development Services

- 4B. Consider and act to approve The Colony MUD 1D, Section 2B Final Plat, being 96.173 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Submitted by: James E. Cowey, Director of Development Services

- 4C. Consider and act to approve The Colony MUD 1F Section 4 Preliminary Plat, being 107.351 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Submitted by: James E. Cowey, Director of Development Services

- 4D. Consider and act to approve The Colony MUD 1F Section 5 Preliminary Plat, being 29.413 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Submitted by: James E. Cowey, Director of Development Services

5. ITEMS RECOMMENDED FOR APPROVAL AT THE FEBRUARY 17, 2025 MEETING

6. PARKLAND DEDICATION AND PARK ENRICHMENT FUND

- 6A. Hold a public hearing, consider and act to amend the Bastrop Code of Ordinances, Chapter 10, by enacting Article 10.01 titled "Parkland Dedication and Park Enrichment Fund", Sections 10.01.001 – 10.01.014 and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

This amendment seeks to establish requirements for parkland dedication, standards for a fee in lieu of parkland dedication, and to create a fee for new development as it relates to parkland.

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

7. GRID STREETS

- 7A. Conduct a public hearing, consider, and act to remove all references to the gridded street network and replace with the previously adopted Chapter 5 Thoroughfare Plan, and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

Submitted by: Andres Rosales, Assistant City Manager

These amendments in collective regarding the gridded street network, seek to remove the requirement for a gridded street network, clarify definitions, and remove any reference to the elimination of vehicles.

- 7B. Conduct a public hearing, consider and act to amend the Code of Ordinances, Related to Chapter 14, The Bastrop Building Block (B3) Code, on the following: Article 3.2 Place Type Standards, Section 3.2.001 Allocation & Sequence of Place Type Determination, (A) (2); Article 3.2 Place Type Standards, Section 3.2.002 Neighborhood Regulating Plan, (C); Article 4.1 General, Section .4.2.001 Character Districts Descriptions & Additional Standards, (B) 5,13,17 And 19; Article 5.2 Development Pattern Standards, Sec. 5.2.001 Traditional Neighborhood Development (TND) (B); Article 5.2 Development Pattern Standards, Sec. 5.2.002 TND Standards, (B) (C) (D) And (E); Article 5.2 Development Pattern Standards, Section 5.2.005 Village Center Development (VCD), (B); Article 7.1 Streets & Public Realm, Section 7.1.002 General, (D); Article 7.3 Street Types, (B) (1), Chapter 10, Section 10.1.002 Definitions, American Grid, and mandatory street network and Executive Summary on pages 12 and 22; by removing all references to the mandatory street network and the gridded street network and establishing standards and procedures and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

Submitted by: Andres Rosales, Assistant City Manager

- 7C. Conduct a public hearing, consider and act on the code of Ordinances, related to Chapter 14, the B3 Technical Manual, on the following: Article 1.2 Development Procedures, Section. 1.2.003 Development Process, (C) (1) (C); Article 2.3 Neighborhood Regulation Plans, (E); Article 2.3 Neighborhood Regulation Plans, Section 2.3.001 Stop one: Neighborhood Regulation Plans (A) – (4) A, (5) B, and (6), by removing all references to the Mandatory Street Network and the gridded network and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

Submitted by: Andres Rosales, Assistant City Manager

8. **MINIMUM LOT SIZES**

- 8A. Conduct a public hearing, consider and act to amend the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Section 6.3.008 - Lot Occupation, establishing standards for a minimum lot size in P2 and P3; Section 6.5.003 – Building Standards Per Place Type, by establishing standards for a minimum lot size in P2 and P3; and Section 2.4.001 Nonconforming Uses and Structures, to include Nonconforming Lots and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

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

This amendment seeks to create minimum lot sizes where none currently exist in the P2 and P3 residential areas preventing denser development.

9. **BUILD TO LINE/SETBACKS**

- 9A. Conduct a public hearing, consider and act to amend the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Section 6.3.008 - Lot Occupation, establishing standards for a First Layer Setback in P2 and P3; Section 6.3.003 - Building Placement, by establishing standards for the First Layer Setback in P2 and P3; Section 6.5.003 – Building Standards Per Place Type, by establishing standards

for the First Layer Setback in P2 and P3, and Article 6.4 – Lot Structure Description and Diagram, by adding a clarifying statement and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

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

This amendment seeks to allow the creation of infill development in residential areas that matches the built environment, providing residents with predictability.

10. **ITEMS REQUIRING MORE INFORMATION FROM THE FEBRUARY 17, 2025 MEETING**

11. **TREE PROTECTION**

- 11A. Hold public hearing, consider, and act to amend Appendix A, Fee Schedule for tree mitigation fees and establish penalty for violation, and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

Submitted by: James E. Cowey, Director of Development Services

12. **DUPLEX IN P2 AND P3**

- 12A. Consider and act on amending the Bastrop Building Block (B3) Code by adding Section 2.4.0051 Conditional Use Permit to allow Duplexes in the P3 Zone, where certain conditions can be met, and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

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

This amendment seeks to add a public process for duplexes in the P3 zone where no process exists today.

- 12B. Conduct a public hearing, consider and act to amend the Bastrop Code of Ordinances related to Chapter 14, the Bastrop Building Block (B3) Code, Article 6.5 – Building Types, by removing duplexes as an allowable building type from P2 and P3; Section 6.5.001 – Permitted Building Types Per Place Type, by removing duplexes from P2 and P3.

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

This amendment seeks to remove multifamily uses (duplexes) from the P2 and P3 single family neighborhood zones.

13. **UPDATES**

- 13A. Future Development Related Items

- 13B. Development Services Department Monthly Project Volume Report.

- 13C. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

14. **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: Thursday, February 21, 2025 at 3:00 PM. and remained posted for at least two hours after said meeting was convened.

/s/ James E. Cowey
James E. Cowey, Director of Development Services