

**Bastrop Special Planning and Zoning  
Commission Agenda**  
Bastrop City Convention Center  
1408 Chestnut Street  
Bastrop, TX 78602  
(512) 332-8800



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**February 17, 2025**

**Agenda - Special Planning and Zoning Commission at 5:00 PM**

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*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.*

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**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 16, 2025, Joint Planning and Zoning Commission Meeting Workshop held with City Council.

Alondra Macias, Development Services Planner I

4. **WORKSHOP AND POSSIBLE ACTION**

5. **Tree Protection**

- 5A. Hold public hearing, consider, and act to amend Appendix A, Fee Schedule for tree mitigation fees and establish penalty for violation.

*These amendments seek to create civil penalties for removal of trees without the required authorization.*

Submitted by: James Cowey, Director of Development Services

6. **Parkland Dedication**

- 6A. Hold a public hearing, consider and act to amend the Bastrop Code of Ordinances, Chapter 10, Article 10.01, Sections 10.01.001 – 10.01.013 titled “Parkland Dedication and Park Enrichment Fund”.

*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: Viviana Nicole Andres, Assistant to the City Manager

7. **Transportation & Gridded Street Network**

- 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.

*These amendments in collective under number 7, seek to remove the requirement for a gridded street network, clarify definitions, and remove any reference to the elimination of vehicles.*

Submitted by: Andres Rosales, Assistant City Manager

- 7B. 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.

Submitted by: Andres Rosales, Assistant City Manager

- 7C. 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.

Submitted by: Andres Rosales, Assistant City Manager

**8. Minimum Lot Size**

- 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.

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

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

**9. Setbacks/Build to Lines**

- 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.

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

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

**10. Residential Uses**

- 10A. 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.

*This amendment seeks to retain single family characteristics in single family zones.*

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

**11. UPDATES**

- 11A. Updates Regarding Upcoming Code Amendments

**12. ADJOURNMENT**

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**Notice is hereby given of the possibility of a quorum of members from any City of Bastrop Council , Boards, and/or Commissions, at this Planning and Zoning Commission Meeting.**

**NO Council/Board/Commission action will be taken; NO deliberations will be held; and NO Council/Board/Commission business will be conducted.**

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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](http://www.cityofbastrop.org) and said Notice was posted on the following date and time: Thursday, February 13, 2025 at 750PM. and remained posted for at least two hours after said meeting was convened.

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James Cowey, Director of Development Services