

**PLANNING & ZONING MEETING
MINUTES**

December 19, 2024, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met Thursday, December 19, 2024, at 6:04 PM in the City of Bastrop Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Chairman Ishmael Harris called the meeting to order at 6:04 PM.

Ishmael Harris	Present
Christopher Toth	Present
David Barrow	Present
Gary Moss	Present
Jordan Scott	Present
Patrice Parsons	Present
Keith Ahlborn	Present
Joshua Bingaman	Absent
Jeffrey Estes	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

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

Presented by Alondra Macias, Development Services Planner I

Commissioner Gary Moss made a motion to approve the meeting minutes from the November 21, 2024 Planning and Zoning Commission Meeting. Vice-chairman David Barrow seconded the motion. Commissioner Patrice Parsons abstained from voting on the item as she was not present in the meeting. The motion passed 7-0.

- 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.

Presented by Sylvia Carrillo, City Manager

Commissioner Patrice Parsons made a motion to approve the 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. Commissioner Jeffrey Estes seconded the motion. The motion passed unanimously.

PLANNING & ZONING MEETING
MINUTES

December 19, 2024, at 6:00 P.M.

- 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.

Presented by Sylvia Carrillo, City Manager

Public Hearing was opened at 6:27 pm.

Public Hearing was closed at 6:29 pm.

Commissioner Jeffrey Estes made a motion to approve the amendment to section 6.3.007 CROSS ACCESS CONNECTIONS (a) to allow no cross access where a hardship or inappropriate traffic flow would exist. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

- 3D. 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.

Presented by Sylvia Carrillo, City Manager

Public Hearing was opened at 6:31 pm.

Pablo Serna, resident at 1104 Hill St, stated his concern about ADU's and looking at drainage in a greater scale.

Discussion began amongst the commissioners and the impact that the code currently has on the neighborhoods and how the additional dwelling units affect the density in the city.

Public Hearing was closed at 6:52 pm.

Commissioner Patrice Parsons made a motion to approve the amendment to 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. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

- 3E. 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.

PLANNING & ZONING MEETING
MINUTES

December 19, 2024, at 6:00 P.M.

Presented by Sylvia Carrillo, City Manager

Public Hearing was opened at 6:54 pm

Pablo Serna, resident at 1104 Hill St, stated his concern about drainage and the changes that need to be done are through a regional drainage per acreage.

Discussion amongst commissioners began as it pertained to the possibility of adding a credit option for developers.

Public Hearing was closed at 7:10 pm

Commissioner Jordan Scott made a motion 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. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

Commissioner Jordan Scott made a motion to direct staff to do some due diligence and research on adding credit towards lot coverage towards water conservation as a whole. Discussion began amongst commissioners to make sure that the understanding is clear that there are many water conservation techniques. Commissioner Jeffrey Estes seconded the motion. The motion passed unanimously.

- 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.

Vice-Chairman David Barrow made a motion to table the item to date certain. Commissioner Christopher Toth seconded the motion. The motion passed unanimously. Item was tabled to date certain. Item was tabled to the January 30, 2025, Regular Planning and Zoning Meeting.

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.

Vice-Chairman David Barrow made a motion to table the item to date certain. Commissioner Christopher Toth seconded the motion. The motion passed unanimously. Item was tabled to date certain. Item was tabled to the January 30, 2025, Regular Planning and Zoning Meeting.

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.

Vice-Chairman David Barrow made a motion to table the item to date certain. Commissioner Christopher Toth seconded the motion. The motion passed unanimously.

**PLANNING & ZONING MEETING
MINUTES**

December 19, 2024, at 6:00 P.M.

Item was tabled to date certain. Item was tabled to the January 30, 2025 Regular Planning and Zoning Meeting.

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

Vice-Chairman David Barrow made a motion to table the item to date certain. Commissioner Christopher Toth seconded the motion. The motion passed unanimously. Item was tabled to date certain. Item was tabled to the January 30, 2025, Regular Planning and Zoning Meeting.

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

Vice-Chairman David Barrow made a motion to table the item to date certain. Commissioner Christopher Toth seconded the motion. The motion passed unanimously. Item was tabled to date certain. Item was tabled to the January 30, 2025, Regular Planning and Zoning Meeting.

4. UPDATES

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.

Presented by Vivianna Nicole Andres, Assistant to the City Manager

Discussion amongst commissioners began regarding the fees that are going to be added to the development and the effect it may have on the residents.

City Attorney Rezzin Pullum, staff and commissioners discussed the fees and the possibility of a hybrid option for developers to do both fee in lieu of and dedication.

4B. Future Development Related Items

Assistant City Manager Andres provided some information regarding some of the City projects such as the extension of Blakey Lane and Agnes Street.

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

Commissioner Keith Ahlborn would like an update on the bridge.

PLANNING & ZONING MEETING
MINUTES

December 19, 2024, at 6:00 P.M.

Chairman Ishmael Harris would like the discussion of signs in the main street area.

Commissioner Keith Ahlborn would like to bring the discussion of splash pads to be added to other parks other than Fisherman's Park.

4D. Development Services Department Monthly Project Volume Report.

James Cowey, Director of Development Services and Building Official presented the report to the commissioners and went into detail on some projects that the city is working with developers on.

5. **ADJOURNMENT**

Commissioner Gary Moss made a motion to adjourn the meeting at 7:49 PM.
Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.



Ishamel Harris, Chair



David Barrow, Vice Chair