

PLANNING & ZONING MEETING

February 23, 2023 at 6:30 P.M.

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, February 23, 2023, at 6:30 p.m. in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602

1. CALL TO ORDER

Debbie Moore called the meeting to order at 6:38 p.m.

Debbie Moore	Present
Cynthia Meyer	Present
Ishmael Harris	Present
Carrie Caylor	Present
Scott Long	Absent
Patrice Parsons	Present
Judah Ross	Present
Kristi Koch	Present
David Barrow	Present

Staff Present:

Jennifer C. Bills, Director of Planning and Development
Melissa Gustafson, Planning Technician/Commission Secretary
Nicole Peterson, Administrative Executive Assistant
Rezzin Pullum, Assistant City Attorney

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the January 26, 2023, Planning and Zoning Commission Regular Meeting

Patrice Parsons made a motion to approve the meeting minutes from January 26, 2023. Cynthia Meyer seconded the motion and the motion passed unanimously.

- 3B. Public hearing and consider action to recommend a Zoning Concept Scheme to change the base zoning district from Place Type 2 Rural to Place Type 5 Core, for 1.998 acres of the Nancy Blakey Survey, located at the northwest corner of FM 969 and SH 71 and forward to the March 28, 2023, City Council meeting.

Director of Planning and Development, Jennifer C. Bills, presented the request for a Zoning Concept Scheme to change the zoning district from Place Type 2 Rural to Place Type 5 Core, for 1.998 acres of the Nancy Blakey Survey, located at the northwest corner of FM 969 and SH 71.

can start at the first layer of the primary frontage and the third layer of the secondary frontage starting at the façade of the house.

3. What is the setback for the 4' or less?
 - The setback is on the property line unless it's located in a site triangle.
4. Previously this was just for the Historic District and the Iredell District. Is this now all of Bastrop that is part of this proposed amendment?
 - Yes, this would include all of Bastrop. The previous Code did not address fences outside of the Iredell District, but it had what was allowed to encroach into the first layer and it did not list fences as something that could encroach. This will provide guidance on what type of fences may encroach.
5. Is this something that HOA regulations would override for a particular neighborhood.
 - We do not enforce deed restrictions or HOA restrictions. Some of our neighborhoods in the area have their own specific zoning districts and they have their own fence standards that are written into their zoning districts. In those instances, their fence standards would apply, not these.
6. If a privacy fence is over 6', it must have the engineering stamp?
 - If the fence is over 7' it must have the engineering stamp. This would also mean there are no height restrictions on fences.

Questions for Planning and Zoning Commission:

1. Are you okay with the locations for the 4' fences? Is the first layer appropriate? Do you want to make some changes if it's the secondary frontage?

Carrie Caylor, Vice Chair, spoke in favor of the 4' fence height stating it is a logical height as it is consistent with the International Code which requires a minimum of 4' around a pool.

Cynthia Meyer, Commissioner, stated she understood the safety issues surrounding barbed wire, however, why would we not allow chain link? There are certain applications where it could be appropriate. What is the reason why we would not want it all? It's typically an aesthetic reason. If there are contextual reasons that we could code in, we could do that. We would have to identify what situations and where those would be appropriate, or you could just allow it by right.

2. Are these material/fence types appropriate? Do you feel chain link is appropriate in the first layer in the front yard? Are there any issues with not allowing barbed wire, razor wire or electric fences?

Debbie Moore, Chair, asked if someone had a chain link and wanted to replace it with another chain link that would be allowed? Yes, because you will not be required to get a permit to replace what is currently there.

Patrice Parsons, Commissioner, asked why would we allow an electrified fence, or a barbed wire fence, or a razor wire fence in an area where people will be? We are not allowing those type fences.

Item 3D was postponed.

4. UPDATES

4A. Update on recent City Council actions regarding Planning Department items.

Director of Planning and Development, Jennifer Bills presented updated on recent City Council actions regarding Planning Department items.

4B. Building and Planning Department Monthly Projects Volume Report.

Director of Planning and Development, Jennifer Bills presented the Building and Planning Department Monthly Projects Volume Report to Commissioners.

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

Commissioner Cynthia Moore – Signs; Commissioner Patrice Parsons – Fire; Commissioner Judah Ross – Workshop for Learning the Code.

5. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 7:13 p.m. Judah Ross seconded the motion, and the motion passed unanimously.


Debbie Moore, Chair


Carrie Caylor, Vice Chair