

**PLANNING & ZONING SPECIAL MEETING
MINUTES**

November 21, 2024, at 5:00 P.M.

The City of Bastrop Planning and Zoning Commission met Thursday, November 21, 2024, at 5:00 PM in the Bastrop Convention Center located at 1408 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Chairman Ishmael Harris called the meeting to order at 5:00 PM.

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

2. CITIZEN COMMENTS

Ian Reichert-Watts, resident at 13 Lost Pines Ave, stated that he is glad that there were changes being made but would like stronger penalties for tree removal

Shannon Day, resident at 13 Lost Pines Ave, stated that the penalties need to be meant to fear cutting trees down and not a minimal fee.

Debbie Moore, resident at 1306 Church St, stated her concerns for changing and the understanding of the code.

3. INTRODUCTION OF NEW MEMBER

The introduction of Jeffrey Estes, appointed November 12, 2024, was done by City Manager Sylvia Carrillo.

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.

Presented by Alondra Macias, Development Services Planner I

Commissioner Gary Moss made a motion to approve the meeting minutes from the September 26, 2024 and October 30, 2024 Planning and Zoning Commission Meetings. Commissioner Jordan Scott seconded the motion. The motion passed unanimously.

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- 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.

Presented by Sylvia Carrillo, City Manager

Public Hearing was opened at 5:19

Jen Lucas, resident at 1709 Garfield Street, stated her concern about the amount of parking spaces required.

Melinda Larson, resident at 1320 Farm Street, did not speak but wanted to record her support.

Jerod Hruska, resident at 1105 Buttonwood Street, did not speak but wanted to record his support

Cheryl Long, resident at 1501 Church St did not speak but wanted to record her support.

Pablo Serna, resident at 1104 Hill St, stated his concern about the changes and encouraged the commissioners to read through the B3 Code in more detail

Cecilia Serna, resident at 1104 Hill St, stated her concern regarding the training or onboarding that the commissioners may need before making amendments.

Public Hearing was closed at 5:30

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

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.

Presented by Sylvia Carrillo, City Manager

Public Hearing was opened at 5:32

Discussion began amongst commissioners, Commissioner Jordan Scott asked about parking requirements currently, and Commissioner Jeffrey Estes clarified the parking maximums.

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Pablo Serna, resident at 1104 Hill St, stated his concern about allowing parking structures beginning in the first layer and suggested to allow surface parking in the first layer but keep garage facades to begin in the second layer.

Melinda Larson, resident at 1320 Farm Street, did not speak but wanted to record her support.

Jerod Hruska, resident at 1105 Buttonwood Street, did not speak but wanted to record his support

Cheryl Long, resident at 1501 Church St did not speak but wanted to record her support.

Public Hearing was closed at 5:39

Commissioner Jordan Scott made a motion to section 6.3.006 PARKING to remove parking maximums, allow residential garage facades to begin in the second layer, and allow parking in the first layer. Commissioner Jeffrey Estes seconded the motion. The motion passed unanimously.

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.

Presented by Sylvia Carrillo, City Manager

Public Hearing was opened at 5:40

Pablo Serna, resident at 1104 Hill St, stated his concern with the definitions and wanted to explain the

Melinda Larson, resident at 1320 Farm Street, did not speak but wanted to record her support.

Jerod Hruska, resident at 1105 Buttonwood Street, did not speak but wanted to record his support

Cheryl Long, resident at 1501 Church St did not speak but wanted to record her support.

Public Hearing was closed at 5:42

Commissioner Jordan Scott made a motion to the B3 Technical Manual SEC. 2.1.006 PARKING AREAS to allow for parking in the first layer. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

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.

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Presented by Sylvia Carrillo, City Manager

Public Hearing was opened at 5:42

Melinda Larson, resident at 1320 Farm Street, did not speak but wanted to record her support.

Jerod Hruska, resident at 1105 Buttonwood Street, did not speak but wanted to record his support

Cheryl Long, resident at 1501 Church St did not speak but wanted to record her support.

Pablo Serna, resident at 1104 Hill St, stated the intent of the code and explained the B3 Code as explained previously.

Discussion began amongst commissioners, Commissioner Jordan Scott requested clarification regarding the placement of the parking in the first layer.

Public Hearing was closed at 5:52.

Commissioner Gary Moss made a motion to amend SEC. 6.3.003 BUILDING PLACEMENT(a) (3)(A) to allow parking in the first layer. Jeffrey Estes seconded the motion. The motion passed unanimously.

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.

Presented by Sylvia Carrillo, City Manager

Public Hearing was opened at 6:06

Jodie Smith, resident at 1909 Main St, stated her concern regarding parking requirements and suggested the amendment to follow an equation.

Pablo Serna, resident at 1104 Hill St, stated his concern regarding parking requirements and suggested lowering the requirement for ADUs.

Discussion amongst commissioners began, commissioner Jeffrey Estes and Commissioner Gary Moss stated their concern about on street parking.

Debrah Jones, resident at 1606 Pecan St, stated her concern about the parking requirements

Jen Lucas, resident at 1709 Garfield Street, stated her concern about parking requirements and the issues that may come with it.

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Melinda Larson, resident at 1320 Farm Street, did not speak but wanted to record her support.

Jerod Hruska, resident at 1105 Buttonwood Street, did not speak but wanted to record his support

Cheryl Long, resident at 1501 Church St did not speak but wanted to record her support.

Public Hearing was closed at 6:24

Commissioner Gary Moss made a motion to amend section 6.3.006 PARKING, (a), (b)(1) and (b)(2) to allow shared parking and create onsite parking requirements to require 2 parking spaces per primary dwelling unit and one per ADU. Vice-Chairman David Barrow seconded the motion. The motion passed unanimously.

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.

Commissioner Christopher Toth made a motion to table the item to date certain. Commissioner Gary Moss seconded the motion. The motion passed unanimously. The item was tabled to the December 19, 2024 Regular Planning and Zoning Meeting.

- 4C. Hold public hearing, consider, and act to amend section 6.5.003 BUILDING STANDARDS PER PLACE TYPE A- LOT OCCUPATION (table) to reduce lot occupation standards also known as impervious cover ratios to reduce flooding risk.

Vice-Chairman David Barrow made a motion to table the item to date certain. Commissioner Gary Moss seconded the motion. The motion passed unanimously. Item was tabled to date certain. Item was tabled to the December 19, 2024 Regular Planning and Zoning Meeting.

- 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.

Vice-Chairman David Barrow made a motion to table the item to date certain. Commissioner Gary Moss seconded the motion. The motion passed unanimously. Item was tabled to date certain. Item was tabled to the December 19, 2024 Regular Planning and Zoning Meeting.

- 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.

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Vice-Chairman David Barrow made a motion to table the item to date certain. Commissioner Gary Moss seconded the motion. The motion passed unanimously. Item was tabled to date certain. Item was tabled to the December 19, 2024 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 Gary Moss seconded the motion. The motion passed unanimously. Item was tabled to date certain. Item was tabled to the December 19, 2024 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 Gary Moss seconded the motion. The motion passed unanimously. Item was tabled to date certain. Item was tabled to the December 19, 2024 Regular Planning and Zoning Meeting.

- 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.

Presented by Kennedy Higgins, Senior Planner, Development Services Department

Public hearing was opened at 6:32

There were no citizen comments

Public Hearing was closed at 6:33

Commissioner Jeffrey Estes made a motion to recommend approval 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. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

5. ADJOURNMENT

Commissioner Gary Moss made a motion to adjourn the meeting at 6:35 PM. Commissioner Jeffrey Estes seconded the motion. The motion passed unanimously.

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Ishamel Harris, Chair



David Barrow, Vice Chair