

MINUTES

Bastrop City Council & Form Based Code Task Force Joint Session & Workshop Meeting December 9, 2014 at 5:30 pm

Pursuant to the Texas Government Code, Chapter 551, the City Council, and the Form Based Code Task Force of Bastrop, Texas held a Joint Meeting/Workshop Session on the aforementioned dated at the Bastrop City Hall Council Chambers located at 1311 Chestnut Street in Bastrop, Texas and considered the following matters:

1. CALL TO ORDER THE CITY COUNCIL/FORM BASED CODE TASK FORCE OF BASTROP TO CONVENE THE JOINT SESSION.

A full quorum being present; Mayor Kesselus called the meeting to order at 5:35 pm and adjourned the Joint Meeting and convened into the Workshop Session.

2. WORKSHOP SESSION – THE BASTROP CITY COUNCIL AND THE FORM BASED CODE TASK FORCE OF BASTROP WILL ADJOURN FROM THE JOINT MEETING AND CONVENE INTO A WORKSHOP SESSION TO DISCUSS:

A. A REVIEW AND DISCUSSION REGARDING THE DRAFT DOWNTOWN BASTROP FORM-BASED CODE FOR THE GREATER DOWNTOWN AREA – PRESENTATION BY STAFF SCOTT POLIKOV OF GATEWAY PLANNING.

Gateway Planning Consultant Scott Polikov thanked the City Council, the Form Based Code Task Force and City Manager Talbot for the opportunity of allowing his team to collaborate with city staff on this endeavor.

Mr. Polikov followed a PowerPoint Presentation that reflected the

- Study Area
- Goals for the FBC Initiative
 - Linking the Vision and the Market
 - Leveraging Prior Investments
 - Predictability in neighboring Development
- Form-Based Approach
- Mission, Goals and Objectives of Form Based Code Task Force
 - Goal – with the Assistance of the city staff, the FBC Task Force will begin a planning initiative regarding Form Based Codes
 - Conduct Monthly FBC Task Force Meetings with city staff:
 - Task Force Members – Herb Goldsmith, Michael Talbot, Lisa Patterson, John Koslowske, Shaw Pletsch, Dan Hay-Clark, Kay Garcia-McAnally, and Bill Peterson
- Public Input Meetings
 - Stakeholder Meetings on May 21 and May 22, 2014
 - Design Workshop on July 21 and July 23, 2014

Mr. Polikov continued his review of their approach to build on the initial assessment of existing conditions and stakeholder feedback. Their design focuses on Main Street with a parking strategy, Chestnut Corridor with neighboring transitions, Emile School/College Street Area and consideration to drainage, and State Highway 95 infill opportunities.

The presentation included the Market Summary

- 40-60 unit demand of new rental residential annually for greater downtown (171 city-wide)
- 10 to 20 unit demand of new owner-occupied residential for greater downtown (119 city-wide)
- 5,000 SF small office-professional space demand annually
- Today, unmet total additional retail for City is 152,000 SF

In addition to a review of the City's strengths, weaknesses, opportunities, and threats.

- Strengths
 - Kerr & Fisherman's Parks
 - Proximity to rest of region
 - Historic core
 - River
- Weaknesses
 - Ad hoc public spaces
 - Perception of difficult access
 - Substantial activity
- Opportunities
 - 921 Main Street
 - Gravity between Main St. and Arts & Civic District
 - Gills Branch Improvements
- Threats
 - Loss of affordability
 - Shuttered "homes" at night
 - Failing to understand impacts to redo Hwy 71

The presentation followed with a review of Draft Form-Based Code (FBC) Review of the Components, the Regulating Plan & Frontage Designations, Frontage Types, and how to use of the code /schedule of uses. The presentation concluded with their steps of moving forward and secure public feedback on the Draft Code and a formal adoption of the process.

Mayor Kesselus, Council Members and the Form Based Code Board thanked the Gateway Planning Consultants for their in depth insight and review of the draft Form Based Code.

Mayor Kesselus thanked Planning and Development Director Melissa McCollum, her team and City Manager Talbot for all their hard work.

3. **THE BASTROP CITY COUNCIL AND THE FORM BASED CODE TASK FORCE OF BASTROP WILL ADJOURN THE WORKSHOP SESSION** - At 6:20 pm, Mayor Kesselus adjourned the Workshop Session and reconvened into the Joint Meeting.

4. **THE BASTROP CITY COUNCIL AND FORM BASED CODE TASK FORCE WILL RECONVENE INTO THE JOINT MEETING TAKE ANY NECESSARY ACTION(S)**

City Manager Talbot recommended to the Council express their consensus of support for to move forward on this project.

Council Member Gilleland abstained from voting due to a conflict of interest and filed an affidavit with the City Secretary to support her abstention.

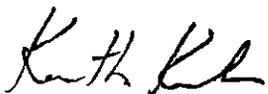
Motion – Council Member McAnally made a motion to accept City Manager Talbot's recommendation and express support and continue the process for this project.

Second – Council Member Jackson seconded the motion

Vote – Motion passed with a majority vote 4-0; Yay – McAnally, Jackson, Beal, DeLaRosa
Abstention - Gilleland

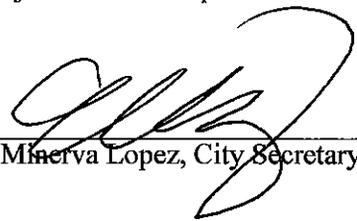
5. **ADJOURN** - Mayor Kesselus requested a motion to adjourn. Motion made by Council Member Beal and seconded by Council Member McAnally and the meeting adjourned at 6:26 pm.

Approve



Kenneth W. Kesselus, Mayor

Attest



Elizabeth Minerva Lopez, City Secretary