

Construction Standards Board

Meeting Minutes

The City of Bastrop Construction Standards Board met Thursday, October 13, 2016 at 5:30 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. CALL TO ORDER

Charles Schroeder called the meeting to order at 5:37 p.m.

Chase McDonald	Absent
Jimmy Crouch	Present (arrived at 6:01pm)
Bruce Kana	Present
Charles Schroeder	Present
Michael Osborn	Present
Joel Bauman	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consideration and approval of the May 19, 2016 meeting minutes.

Bruce Kana, made a motion to approve the meeting minutes of May 19, 2016. Joel Bauman, seconded the motion and the motion carried unanimously.

1. 3B. Review, discuss and interpret Chapter 3, Section 3.16 of the City's Code of Ordinance related to the moving of structures, and how it applies to newly placed modular homes.

Ted Bowers requested an interpretation of a CUP, Conditional Use Permit, in regards to a newly built modular home. Would a CUP be required?

In the past modular type homes were treated as trailer homes and were required to get a CUP to move it into the city. Previous discussions had pertained to older homes or buildings not meeting the present International Building Code as adopted by the City. However, many modular homes are now manufactured in a factory to current IBC standards and inspected onsite by State of Texas Inspectors. Modular homes come in multiple pieces, depending upon square footage of the structure and are then assembled onsite, on a concrete or pier and beam foundation.

The Board and Staff further discussed the pros to considering a modular home exempt from the CUP process. It was determined that because these homes are built to the new building standards adopted by the City of Bastrop and they are considered new structures, built after the date of the ordinance, no CUP would be required. Joel Bauman, asked how building fees would be calculated for the modular homes. Building permit fees will be the same as a new site built structure.

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Michael Osborn, made a motion to accept the bypass of a CUP for newly built modular homes that meet the IBC standards. Bruce Kana, seconded the motion and the motion carried with all four in attendance in favor; Jimmy Crouch, had not yet arrived to vote.

Jimmy Crouch arrived at 6:01 pm.


4. UPDATES

4A. Building Official's Report:

- a) Direction from the Construction Standards Board on any items to be included on future agendas.
Staff asked that if Board members have any items they would like to discuss to please contact Planning Staff to include items on the next meeting's agenda. Staff would like to meet at least quarterly.
- b) Update regarding building fees for City Council consideration.
New building permit fee's were taken to Council along with new zoning fee's. Council wanted adjustments to be made to the fee schedules and brought back at a later date.
- c) Comprehensive Plan and Form Based Code for the North Area update.
The Comprehensive Plan Chapters 1-9 have been uploaded to the City of Bastrop website, or can be located at planbastrop.org. Planning Department Staff will be holding an Open House for the Comprehensive Plan on October 27, 2016 at 5:30 to 7:30pm. Feedback is welcomed.

The Form Based Code Task Force has created a slide show presentation that will be presented to the City Council regarding the North Area, in November.

Bruce Kana made a motion to adjourn the meeting. The motion was seconded by Jimmy Crouch and the meeting adjourned at 6:20 p.m.



michael Osborn, Chair