

PLANNING & ZONING COMMISSION MEETING

December 21, 2023, at 6:00 P.M.

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, December 21, 2023, at 6:00 PM in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602

1. CALL TO ORDER

Ismael Harris called the meeting to order at 6:00

Ishmael Harris	Present
Judah Ross	Present
Ashleigh Henson	Absent
Patrice Parsons	Present
Gary Moss	Present
Gary Schiff	Absent
David Barrow	Present

2. CITIZEN COMMENTS

No citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the October 5, 2023, Planning and Zoning Commission Meeting.

Gary Moss made a motion to approve the meeting minutes from the October 5, 2023, Planning and Zoning Commission Regular Meeting. Judah Ross seconded the motion. The motion passed unanimously.

3B. Consider action to appoint a Planning and Zoning Commission member as its representation on the Historic Landmark Commission (HLC)

Kennedy Higgins, Planner presented to Commissioners that HLC is required to have a P&Z representative. Gary Moss had volunteered. Judah Ross made a motion to accept Gary Moss as the P&Z representative to the HLC and David Barrow seconded the motion, the motion carried with five Commissioners in favor and one opposed.

3C. Hold Public Hearing and Consider action to approve the request for a Zoning Concept Scheme from P4 Mix to P-CS Civic Space for the area described as 1.08 +/- acres of land out of the Farm Lot 67 east of Main Street located at the northeast corner of State Highway 95 and Farm Street, within the city limits of Bastrop, Texas.

Kennedy Higgins, Planner presented to Commissioners the proposed request to change two lots owned by the City from P4 Mix to P-CS. The proposed change would then match the surrounding area. She stated the lots could be used to expand the cemetery in the future, but that has not been decided at this point.

The city is not currently looking to acquire any other parts of the cemetery to purchase.

Discussion between Staff and Commissioners commenced on the following items:

- Civic Space is considered open space, public space, parks, recreation as well as cemeteries.
- Renovations are currently going on at the cemetery. There are less than 40 spaces currently available.
- There is expansion toward the rear and if more is needed, move toward the front.
- The protection and beautification of the cemetery is all that is planned at this time.
- The city is responsible for upkeep and beautification.

Judah Ross made a motion to recommend approval of the request for a Zoning Concept Scheme from P4 Mix to P-CS Civic Space for the area described as 1.08 +/- acres of land out of the Farm Lot 67 east of Main Street located at the northeast corner of State Highway 95 and Farm Street, within the city limits of Bastrop, Texas. David Barrow seconded the motion. The motion was passed unanimously.

3D. Consider action to approve Valverde Section 1, Phase 1 and 2 Final Plat, being 47.745 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1.

Kennedy Higgins, Planner, presented the final plat and how the development will take place. Discussion commenced between Staff and Commissioners on the following items:

- 1st phase will be residential. 19 of the 47 acres will go to residential lots, 15 or so acres will go to Right of Way.
 - 2 lots are for open space, and 10 for open space/drainage.
 - There will be 12 streets, 7 alleys. Street A will be the main access off FM 969, Street E will be the main connector with the rest of the subdivision.
 - The majority of the lots will be alley-loaded instead of having parking of the street frontage.
 - Water will be provided by the city. The developer is connecting to the water line on the south side of SH 71,
 - Wastewater will be provided via a new lift station and line extensions along FM 969. They are proposing surface and underground drainage and existing detention ponds on site.
 - Clarification of the bond was explained by Staff that before a plat can be recorded, 2 things must happen:
 - Infrastructure has to be built or they put up a bond for the cost of 125% of the construction.
 - To move the plat forward, the developer chose to put up a bond.
 - The city recently annexed 399 acres as part of the Development Agreement so they will meet city standards.
 - This plat does not meet county standards as the County would prefer ditch and culvert sections instead of underground drainage.
 - This is adjacent to FM 969 and everything on the west side of it has not been annexed.
 - This is only Phase 1 and 2 of multiple phases, similar to The Colony.
 - The city just acquired Vista Puente Rd which will ultimately connect down into the subdivision, that's SH 21, creating multiple exits to relieve FM 969.
 - Commissioners and Staff further discussed roads, traffic and exits.
 - Staff expressed relief is met due to the acquisition of Vista Puente.
 - As for Fire, EMS, and more staff, this development will come onto city proper. We will look at staffing at that time.
- This is a Lennar Subdivison, some of it is D.R, Horton, there will be about 10 homes a week in production. This development will be single-family with a little mixed use.

Judah Ross made a motion to approve Valverde Section 1, Phase 1 and 2 Final Plat, being 47.745 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City

of Bastrop, Texas, as shown in Attachment 1. David Barrow seconded the motion, and it was approved unanimously.

3E. Consider action to approve Lovers Lane Preliminary Plat, being 25.01 acres situated in Stephen F. Austin Survey, Abstract No. 2, located West of Lovers Lane and South of Margie's Way Bastrop, Texas, as shown in Attachment 1.

Kennedy Higgins, Planner presented the preliminary plat that is subdividing into eight, half acre lots and the rest left undeveloped until utilities are extended.

Discussion commenced between Staff and the Commissioners on the following items:

- Right of Way dedication for future extension of Lover's Lane.
- Water will be provided by Bastrop WCID#2, Wastewater will be septic.
- This property was previously owned by the city & located in front of the new movie studio and next door to Tahitian Village. It is currently vacant.
- Only a small portion at the edge is in the 100-year floodplain.
- Dedication to parks is unknown at this time; however, it is in our city ordinance that it is required, and the developer will be putting in townhomes and at that time we will not know if they are putting in a public park, playscape, or contribute to the city's park fund.
- Traffic impact, potential 100 extra vehicles a day.
 - There is currently Right of Way dedication to Lover's Lane and that is a County road. Twenty feet on both sides with room for expansion.
 - The traffic impact fee was just approved with a maximum amount and a two-year grace period. At permit phase there will be an exaction.
 - The city eliminated the movie studio access through their property off Margie's Way.
 - Their access is further up on Lover's Lane with a driveway over 300 feet to prevent stacking.

Judah Ross made a motion to approve Lovers Lane Preliminary Plat, being 25.01 acres situated in Stephen F. Austin Survey, Abstract No. 2, located West of Lovers Lane and South of Margie's Way Bastrop, Texas, as shown in Attachment 1. David Barrow seconded the motion. The motion was approved unanimously.

3F. Consider action to approve the EDC Industrial Park Replat of Lot 1 Conservation Area and Reserve Area "D" Business and Industrial Park Phase 1, being 148.13 and 27.954 acres of land situated in the Stephen F. Austin Survey, Abstract Number 2 and the Bastrop Town Tract Survey, Abstract Number 11 out of the Bastrop Business and Industrial Park, Phase 1, within the City of Bastrop, Texas, as shown in Attachment 1.

Kennedy Higgins, Planner presented the Replat to the Commission and discussion commenced between the Commission and Staff on the following items:

- The easement shown in red was being combined into the parcels being created.
- The easement requires perpetual maintenance by the Economic Development Corporation (EDC) and by replatting it would alleviate this from the EDC.
- The Utilities are served by City,
- This plot will open a lot of connections, so that connectivity within the park can be created.
 - Tahitian Village
 - Tracks 8 & 9
- Drainage will be Northeast to Southeast at the highest level.
- Each site as they develop, will be required to do their own drainage study & plan.

- The City has an agreement with Accutronic, additional three acres was added to make it a thirteen-acre parcel. Accutronic's would be responsible for the maintenance.

Tracy Bratton, P.E. with Doucet and Associates, engineer for BEDC on this project, explained that the red area is three natural gas pipelines, and the green is LCRA easement.

- This plat was previously seen and approved by P&Z
- The street geometry has not been changed. The tract was adjusted to meet the contract requirements between the Bastrop Development Corporation and Accutronics and the red area was added in to the adjoining tracts.
- The property owners will be responsible for maintenance and that would be just mowing.
- Code enforcement will make sure that maintenance is taken care of.

Judah Ross made a motion to approve the EDC Industrial Park Replat of Lot 1 Conservation Area and Reserve Area "D" Business and Industrial Park Phase 1, being 148.13 and 27.954 acres of land situated in the Stephen F. Austin Survey, Abstract Number 2 and the Bastrop Town Tract Survey, Abstract Number 11 out of the Bastrop Business and Industrial Park, Phase 1, within the City of Bastrop, Texas, as shown in Attachment 1. Patrice Parsons seconded the motion, and it was unanimously approved.

4. UPDATES

Commissioner Schiff has resigned his chair effective immediately. He is assisting the Food Pantry with their building and design and conflicts with being a public official.

4A. Future Development related items:

- Hoffman Rd future development
- SH 95
- Bastrop Gateway, behind Buc-ees,
- Valverde and South Valverde will have 600 Apartments.
- Holt Apartments behind Wendy's
- Hotels, Home 2 Suites, Everhome Suites, Courtyard Marriott
- Pearl River is pouring foundations.
- The Wastewater Treatment Plant is 14 or 15 months overdue.
- Water is on pace.
- Transportation Impact fees were approved on its first reading with some modifications.
 - It will be in place by January timeframe.
 - If Council give a one year, as per statute, we'll see that first 65% begin 2025.
 - The Impact fee to address future streets.
 - The sales tax to address existing streets.
- The council is working through the Master Transportation and Drainage Plan.
- Wastewater, Transportation Plan and Drainage Plan are each over \$100 million.
- B3 Code Rodeo is scheduled for Saturday January 27th 9:00 to be held at the Convention Center with no limit to registration.
- The city will meet with TXDot regarding traffic at McDonalds.

4B. Building and Planning Department Monthly Projects Volume Report

Building Official James "Doc" Cowey presented the total for the Month of November.

a. Building Permits: 139 Planning: 12

- As new developers come on board, we will see 10 -20 houses a week.

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

- Please make sure that anything that the Commissioners voted on or recommended and action was taken by Council, that they are updated in the next meeting.

5. ADJOURNMENT

Commissioner Gary Moss made a motion to adjourn the meeting. Judah Ross seconded the motion and the motion passed unanimously.

Adjourn Time: 6:43 PM

Ishmael Harris, Chair

Judah Ross, Vice-Chair