

# Planning and Zoning Commission

June 7, 2022

## Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, June 7, 2022 at 6:00 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 6:00 p.m.

Debbie Moore	Present
Cynthia Meyer	Present
Greg Sherry	Absent
Ishmael Harris	Present
Pablo Serna	Present
Carrie Caylor	Present
Scott Long	Present
Judah Ross	Present

1A. Introduction of new Commissioner Judah Ross.

Judah Ross formally introduced himself to the Commissioners.

### 2. CITIZEN COMMENTS

There were no citizen comments.

### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the April 28, 2022 Planning and Zoning Commission Regular Meeting.

Cynthia Meyer made a motion to approve the April 28, 2022 meeting minutes. Pablo Serna seconded the motion and the motion carried unanimously.

3B. Hold public hearing and consider action to approve Lot 2-565-A, Block 5, Replat of Lot 2-565, Block 5, Tahitian Village Unit 2 & Lot 29, Block 2, Pine Forest Phase III, Amended Plat of Lot 9, being 1.438 acres out of Lot 2-565, Block 5, Tahitian Village Unit 2, and Lot 29, Block 2, Pine Forest Phase III, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to Commissioners the Lot 2-565-A, Block 5, Replat of Lot 2-565, Block 5, Tahitian Village Unit 2 & Lot 29, Block 2, Pine Forest Phase III, Amended Plat of Lot 9, being 1.438 acres out of Lot 2-565, Block 5, Tahitian Village Unit 2, and Lot 29, Block 2, Pine Forest Phase III, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Debbie Moore opened the public hearing at 6:04 p.m.

There were no citizen comments.

Debbie Moore closed the public hearing at 6:04 p.m.

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Discussion commenced between Commissioners and Staff about the following topics:

1. Where there any warrants requested for this plat? No, there were no warrants requested.

Carrie Caylor made a motion to approve Lot 2-565-A, Block 5, Replat of Lot 2-565, Block 5, Tahitian Village Unit 2 & Lot 29, Block 2, Pine Forest Phase III, Amended Plat of Lot 9, being 1.438 acres out of Lot 2-565, Block 5, Tahitian Village Unit 2, and Lot 29, Block 2, Pine Forest Phase III, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Cynthia Meyer seconded the motion and the motion carried unanimously.

- 3C. Hold public hearing and consider action to approve Replat of Lot 1, Lot 2, and Lot 3 of Washington Subdivision No. 2 being 2.771 acres out of Washington Subdivision No. 2, located north of Mesquite Street, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to Commissioners the Replat of Lot 1, Lot 2, and Lot 3 of Washington Subdivision No. 2 being 2.771 acres out of Washington Subdivision No. 2, located north of Mesquite Street, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

Discussion commenced between Commissioners and Staff about the following topics:

1. Where there any warrants requested for this plat? No, there were no warrants requested.
2. Will two of the lots share a driveway? Yes, they will share an existing driveway onto Mesquite Street. Lot 3 will take access off the unopened Hill Street right-of-way, and the owner will have to build the improvements for the street.

Debbie Moore opened the public hearing at 6:08 p.m.

There were no citizen comments.

Debbie Moore closed the public hearing at 6:08 p.m.

Carrie Caylor made a motion to approve the Replat of Lot 1, Lot 2, and Lot 3 of Washington Subdivision No. 2 being 2.771 acres out of Washington Subdivision No. 2, located north of Mesquite Street, within the City Limits of Bastrop, Texas, as shown in Exhibit A. Cynthia Meyer seconded the motion and the motion carried unanimously.

- 3D. Consider action to approve Valverde Section 1 Preliminary Plat, being 87.260 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to Commissioners the Valverde Section 1 Preliminary Plat, being 87.260 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Discussion commenced between Commissioners and Staff over the following topics:

1. This development is located in the ETJ but the applicant elected to follow the B3 Code? Yes, the applicant agreed to let the City annex as part of the Development Agreement.
2. What are the plans for the traffic on FM 969? They are in the process of working with TxDOT on their TIA which will determine what improvements will be needed, and the cost of those

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improvements. Staff will need to know what those improvements will be before seeking approval on the final plat.

3. The lots seem smaller, will they be adjusting the layout for the garages? The lots meet their development agreement and the B3 Code.
4. What the alleys on the plan be public or private? They will be publicly dedicated alleys.
5. Will the parking and garages all be alley loaded? Yes, they will be alley loaded.
6. Are all the utilities going to be in the Alleys or streets? That will be determined during the review of the Public Improvement Plans.

Judah Ross made a motion to approve the Valverde Section 1 Preliminary Plat, being 87.260 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Ishmael Harris seconded the motion and the motion carried unanimously.

- 3E. Consider action to approve Bastrop Colorado Bend, Phase 1 Preliminary Plat, being 312.591 acres out of Stephen F. Austin Survey, Abstract Number 2, located west of Lovers Lane, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to Commissioners the Bastrop Colorado Bend, Phase 1 Preliminary Plat, being 312.591 acres out of Stephen F. Austin Survey, Abstract Number 2, located west of Lovers Lane, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

The Commissioners asked if the correct name will be Bastrop Colorado Bend? Yes, Bastrop Colorado Bend is the name they established.

Carrie Caylor made a motion to approve the Bastrop Colorado Bend, Phase 1 Preliminary Plat, being 312.591 acres out of Stephen F. Austin Survey, Abstract Number 2, located west of Lovers Lane, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Scott Long seconded the motion and the motion carried unanimously.

- 3F. Consider action to approve The Colony MUD 1B Amended Preliminary Plat, being 12.000 acres out of Jose Manuel Bangs Survey, Number 5 (out of the total 155.959 for The Colony MUD 1B Preliminary Plat), located south of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to Commissioners The Colony MUD 1B Amended Preliminary Plat, being 12.000 acres out of Jose Manuel Bangs Survey, Number 5 (out of the total 155.959 for The Colony MUD 1B Preliminary Plat), located south of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no questions or comments from Commissioners.

Pablo Serna made a motion to approve the Colony MUD 1B Amended Preliminary Plat, being 12.000 acres out of Jose Manuel Bangs Survey, Number 5 (out of the total 155.959 for The Colony MUD 1B Preliminary Plat), located south of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Judah Ross seconded the motion and the motion carried unanimously.

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- 3G. Consider action to approve The Colony MUD 1C, Section 6 Final Plat, being 24.391 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to Commissioners the Colony MUD 1C, Section 6 Final Plat, being 24.391 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no questions or comments from Commissioners.

Scott Long made a motion to approve the Colony MUD 1C, Section 6 Final Plat, being 24.391 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Ishmael Harris seconded the motion and the motion carried unanimously.

- 3H. Consider action to approve The Colony MUD 1C, Section 7 Final Plat, being 55.846 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to Commissioners The Colony MUD 1C, Section 7 Final Plat, being 55.846 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no comments or questions from Commissioner.

Pablo Serna made a motion to approve The Colony MUD 1C, Section 7 Final Plat, being 55.846 acres out of Jose Manuel Bangs Survey, Number 5, located west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Carrie Caylor seconded the motion and the motion carried unanimously.

- 3I. Consider action to approve Bastrop Grove, Section 3, Lot 8 Final Plat being 1.146 acres out of Nancy Blakey Survey, Abstract Number 98, located south of State Highway 71, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to Commissioners the Bastrop Grove, Section 3, Lot 8 Final Plat being 1.146 acres out of Nancy Blakey Survey, Abstract Number 98, located south of State Highway 71, within the City Limits of Bastrop, Texas, as shown in Exhibit A.

Discussion commenced between Commissioners and Staff over the following topics:

1. Is this plat connected to the Lakeside Hospital? No, this site is located next to Seton Hospital off SH 71 W.
2. Where is Agnes located in relation to this site? Agnes is located south of this tract of land.
3. What is the timeline for Agnes to go East? I believe we have until 2025 to obtain the grant money, currently the City is in the design phase of the project.

Carrie Caylor made a motion to approve the Bastrop Grove, Section 3, Lot 8 Final Plat being 1.146 acres out of Nancy Blakey Survey, Abstract Number 98, located south of State Highway 71, within the City Limits of Bastrop, Texas, as shown in Exhibit A. Cynthia Meyer seconded the motion and the motion carried unanimously.

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### 4. UPDATES

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

Jennifer Bills presented to Commissioners recent updates on City Council Actions.

Burleson East was heard at City Council on May 24, and approved all 28 Warrants for this project

The Commissioners asked what was the vote count? Jennifer said it was a unanimous vote of 5-0.

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

Jennifer Bills presented to commissioners the monthly projects volume report.

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

Jennifer Bills asked the Commissioners about particular items to be discussed on future agendas.

Ishmael Harris mentioned his concern about the traffic on Chestnut and asked what the City is doing to prepare for the increase of traffic? Jennifer Bills said Chestnut Street is maintained by TxDOT, but the City is working with Capital Metro to do a corridor study to develop a plan to address Chestnut Street.

Pablo Serna asked if there were any future plans for installing a parking lot next to the Soccer fields? Jennifer Bills said there are no plans at this time and the property is owned by the Bastrop Independent School District.

### 5. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 6:33 p.m. Ishmael Harris seconded the motion, and the motion carried unanimously.