

Planning and Zoning Commission

July 28, 2022

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, July 28, 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.

Commissioners:

Debbie Moore	Present
Cynthia Meyer	Present
Greg Sherry	Present
Ishmael Harris	Absent
Pablo Serna	Absent
Carrie Caylor	Present
Scott Long	Absent
Judah Ross	Present
Patrice Parsons	Absent
Gary Moss (Alternate)	Present

Staff Present:

Jennifer Bills, Planning Director
Nicole Peterson, Planning Technician

2. CITIZEN COMMENTS

There were no citizen comments.

3. CONSENT AGENDA

- 3A. Consider action to approve meeting minutes from the June 30, 2022 Planning & Zoning Commission Meeting.
- 3B. Consider action to approve Pecan Park Commercial Amended Preliminary Plat, being 55.355 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of West SH71 & west of Sterling Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A.
- 3C. Consider action to approve The Colony MUD 1D, Section 4 Preliminary Plat, being 25.647 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located north of Sam Houston Drive and east Republic Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.
- 3D. Consider action to approve the Bastrop Grove Section 4 Phase 2 Final Plat, being 37.781 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of Agnes Street and east of State Highway 304, within the city limits of Bastrop, Texas, as shown in Exhibit A.
- 3E. Consider action to approve The Colony MUD 1B Section 7 Final Plat, being 12.000 acres out of Jose Manuel Bangs Survey, Number 5, located south of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

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Carrie Caylor made a motion to approve items 3A through 3E on the consent agenda. Judah Ross seconded the motion and the motion carried unanimously.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- 4A. Consider action to appoint a Planning & Zoning Commission member as its representative on the Historic Landmark Commission (HLC).

Debbie Moore asked that we postpone this item until next month to have more of the Commissioners present.

- 4B. Hold public hearing and consider action on a Zoning Concept Scheme, rezoning 42.697 acres out of the Nancy Blakey Survey, Abstract 98. located at 151 FM 20, from P2 Rural to P1 Nature, P4 Mix, P5 Core, and PCS Civic Space, as shown in Exhibit A, within the city limits of Bastrop, Texas and forward to the August 23, 2022 City Council meeting.

Jennifer Bills presented the Zoning Concept Scheme, rezoning 42.69 acres out of the Nancy Blakey Survey, Abstract 98. located at 151 FM 20, from P2 Rural to P1 Nature, P4 Mix, P5 Core, and PCS Civic Space, as shown in Exhibit A, within the city limits of Bastrop.

Discussion commenced between Commissioners and Planning Staff over the following topics:

1. Did the applicant apply for any Warrants? They currently have three Warrants staff is working administratively on at this time but are not a factor for the rezoning.
2. Will the main entrance to the development be off Highway 20? Yes, depending on what TxDOT says about the entrance, the plan might need to be modified.
3. Is the applicant planning on developing the whole property? Yes, that is the plan.

Adam Reed, Senior Vice President of Senior Homes spoke in regard to Bridge Town Homes and their development they are interested in bringing to Bastrop. He voiced the company's focus on how important community is, what they value and their mission for this development.

Discussion commenced between the applicant and Commissioners over the following topic:

1. Will the acreage in the back of the property be developed?
 - The area will not be developed but it will be open to allow the kids to play ball. When it rains, it will get wet, but it won't be turned into a swamp.
 - The .73 acres you see on the plan is going to be designed as a play space.
 - The idea behind the space is for either a place to host movie nights, maybe a dog park, it will be an open space that might just be for the community or might open it up to the public.

Debbie Moore opened the public hearing at 6:26 p.m.

There were no comments or questions from citizens.

Debbie Moore closed the public hearing at 6:26 p.m.

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Cynthia Meyer made a motion to approve the Zoning Concept Scheme, rezoning 42.697 acres out of the Nancy Blakey Survey, Abstract 98. located at 151 FM 20, from P2 Rural to P1 Nature, P4 Mix, P5 Core, and PCS Civic Space, as shown in Exhibit A, within the city limits of Bastrop, Texas and forward to the August 23, 2022 City Council meeting. Carrie Caylor seconded the motion and the motion carried unanimously.

- 4C. Hold public hearing and consider action on a Zoning Concept Scheme, rezoning the Lone Star Subdivision Reserve 75.140, located at the northeast corner of State Highway 71 and Farm-to Market Road 969 from P2 Rural to P4 Mix and P5 Core, as shown in Exhibit A, within the city limits of Bastrop, Texas, and forward to the August 23, 2022 City Council meeting.

Jennifer Bills presented the Zoning Concept Scheme, rezoning the Lone Star Subdivision Reserve 75.140, located at the northeast corner of State Highway 71 and Farm-to Market Road 969 from P2 Rural to P4 Mix and P5 Core, as shown in Exhibit A, within the city limits of Bastrop, Texas.

Discussion commenced between Commissioners and Planning Staff over the following topics:

1. The Civic Space will be part of their detention pond?
 - Yes, it will be part of their detention pond.
2. Is the applicant requesting any Warrants at this time?
 - No, they are not requesting any Warrants at this time and have followed the B3 Code.
3. We have a proposed Commercial developer building to the current code without warrants?
 - Yes, the general intent of the code is being met, they may need some Warrants at some point but as of right now they are not asking for any.

Debbie Moore opened the public hearing at 6:38 p.m.

There were no comments or questions from citizens.

Debbie Moore closed the public hearing at 6:38 p.m.

Carrie Caylor made a motion to approve the Zoning Concept Scheme, rezoning the Lone Star Subdivision Reserve 75.140, located at the northeast corner of State Highway 71 and Farm-to Market Road 969 from P2 Rural to P4 Mix and P5 Core, as shown in Exhibit A, within the city limits of Bastrop, Texas, and forward to the August 23, 2022 City Council meeting. Cynthia Meyer seconded the motion and the motion carried unanimously.

- 4D. Discussion and possible direction of code requirements for window openings related to internal coverings and signs.

Jennifer Bills presented to Commissioners information on code requirements for window openings related to internal coverings and signs.

She stated that signs in windows tend to be permanent. The intent of the code is to have the window openings visible. Glazing has to be clear, and windows have to be transparent glass.

Discussion commenced between Planning Staff and Commissioners over the following topics:

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1. Could it be a while before signs are revisited?
 - Yes, till we have enough staff and a budget to outsource rewriting the current code.
2. What are the options in the meantime?
 - Commissioners have the option to voice their concerns and make a recommendation to Council.

Jennifer stated that no one has been cited for any window signs at this time.

Cynthia Meyer made a motion to take to Council a recommendation to consider revisions for the sign code for window coverings and to temporarily suspend any citations until the revisions have been made to the sign code referring to windows. Greg Sherry seconded the motion and the motion carried unanimously.

5. UPDATES

5A. Update on recent City Council actions regarding Planning Department items.

Jennifer Bills presented to Commissioners the recent City Council actions on Planning Department items which included:

1. Burleson Crossing East was approved with Warrants at their second reading.
2. 2.395 acre of Farm Lot 62 Zoning Concept Scheme was approved at the first reading, the second reading will be held on August 9, 2022.

5B. Planning & Development Department Monthly Project Volume Report.

Jennifer Bills presented to Commissioner the Planning and Development Monthly Project Volume Report for June.

5C. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

There are no particular items at this time the Planning and Zoning Commissioners would like to be added on future agendas.

6. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 6:52 p.m. Gary Moss seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair