

Planning and Zoning Commission

June 30, 2022

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, June 30, 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.

1A. Introduction of new Commissioner Patrice Parsons.

Patrice Parsons introduced herself to the Commissioners.

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

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the May 26, 2022 Impact Advisory Fee Meeting

Cynthia Meyer made a motion to approve the May 26, 2022 Impact Advisory Fee meeting minutes. Scott Long seconded the motion and the motion carried unanimously.

3B. Consider action to approve meeting minutes from the June 7, 2022 Planning and Zoning Commission Meeting.

Pablo Serna made a motion to approve the June 7, 2022 Planning and Zoning Commission Meeting minutes. Ishmael Harris seconded the motion and the motion carried unanimously.

3C. Consider action to appoint a Planning & Zoning Commission member as its representative on the Historic Landmark Commission (HLC).

Jennifer Bills presented to Commissioners the role of a Historic Landmark Commission Board member.

Debbie Moore asked to move this item to the next meeting agenda to see if any of the absent Commissioners would be interested in being appointed as representative to the Historic Landmark Commission.

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- 3D. Hold public hearing and consider a recommendation on a rezoning for 2.395 acres out of Farm Lot 10 East of Main Street, located East of Pecan Street from P2 Rural to P4 Mix, within the city limits of Bastrop, Texas, and forward to City Council.

Jennifer Bills presented to Commissioners a rezoning for 2.395 acres out of Farm Lot 10 East of Main Street, located East of Pecan Street from P2 Rural to P4 Mix, within the city limits of Bastrop, Texas. She stated the property adjacent to this property is already zoned P4 Mix.

Discussion commenced between Staff and Commissioners over the following topics:

1. When this development is platted, will this trigger improvements to Pecan Street? Yes, a future neighborhood regulating plan, drainage plan, and site development plan will all be required during the platting process.

Jennifer Bills discussed with the Commission the purpose and function of a Neighborhood Regulating Plan within the B3 Code, and how it would be used in the future to help inform the further development of this property.

Debbie Moore opened the public hearing at 6:17 p.m.

There were no comments or questions from the public.

Debbie Moore closed the public hearing at 6:17 p.m.

Pablo Serna made a motion to approve the rezoning for 2.395 acres out of Farm Lot 10 East of Main Street, located East of Pecan Street from P2 Rural to P4 Mix, within the city limits of Bastrop, Texas. Ishmael Harris seconded the motion and the motion carried unanimously.

- 3E. 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 SH 71 & west of Sterling Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills informed the Commissioners the client would like to postpone the Pecan Park Commercial Amended Preliminary Plat, being 55.355 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of West SH 71 & west of Sterling Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A.

- 3F. Consider action to approve The Colony MUD 1D, Section 2 Preliminary Plat, being 28.673 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to Commissioners the Colony MUD 1D, Section 2 Preliminary Plat, being 28.673 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no questions or comments from Commissioners.

Cynthia Meyer made a motion to approve the Colony MUD 1D, Section 2 Preliminary Plat, being 28.673 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within

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the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A. Patrice Parsons seconded the motion and the motion carried unanimously.

- 3G. Consider action to approve The Colony MUD 1D, Section 3 Preliminary Plat, being 25.416 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to Commissioners the Colony MUD 1D, Section 3 Preliminary Plat, being 25.416 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

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

1. Does this plat show a grid transportation pattern? This plat is under their development agreement which states they have to show future access and connectivity on the plat.
2. Was this subdivision/development in compliance with street connectivity requirements in place prior to the adoption of the Master Transportation Plan grid? Yes, was in compliance with the subdivision regulations and the Consent Agreement approved by City Council.

Pablo Serna made a motion to approve the Colony MUD 1D, Section 3 Preliminary Plat, being 25.416 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A. Cynthia Meyer seconded the motion and the motion carried unanimously.

4. UPDATES

- 4A. 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 rezoning will be taken back to Council, Staff is currently working with the applicant on the standards within the rezone.
2. The Impact Advisory Fee recommendation from the Planning and Zoning Commission will be heard by City Council on July 12, 2022.
3. Colorado Bend will have its second reading on July 12, 2022. They are also working on minor changes to the Development Agreement to ensure they are addressing their impact to the streets from the Traffic Impact Analysis.

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

Jennifer Bills presented to Commissioner the Building and Planning Department Monthly volume projects for May.

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

Pablo Serna asked Jennifer Bills for an update on the Old Iron Bridge. Jennifer Bills stated City Council approved working with an Engineering Consultant to assist with finding Federal Grant Money, and Staff will know by August if the funds were granted.

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Cynthia Meyer asked if there were any plans for a Community Recreation Center? Jennifer Bills stated for this fiscal year the City has been working on a Parks and Recreation Master Plan which will be analyzing recreation opportunities for the City.

Cynthia Meyer asked if the Emile Soccer field will be apart of the plan? Jennifer Bills said no, not that she is aware of.

Pablo Serna asked if there were any plans to address the transportation at Casa Chapala and Bucees due to a lot of people parking on the street and it is becoming a safety issue. Jennifer Bills stated the City and police are aware of the issue, but the road is a TxDOT road, so the City has limited authority over the road. However, the City is working on a Master Transportation Plan in 2023, and the plan should be addressing a lot of those issues at that time.

5. ADJOURMENT

Cynthia Meyer made a motion to adjourn at 6:36 p.m. Pablo Serna seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair