

PLANNING & ZONING COMMISSION MEETING

August 31, 2023, at 7:00 P.M.

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, August 31, 2023, at 7:00 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 7:00

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

2. CITIZEN COMMENTS

No citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

Item 3F was moved to first place due to citizens being present to comment.

3F. Hold a public hearing and consider action on a recommendation for the Reed Ranch Zoning Concept Scheme, changing the zoning for 24.04 acres out of the Nancy Blakey Survey from P2 Rural to a Planned Development District (PDD) with a P4 Mix base zoning, as shown on Attachment 2, located at 615 W Highway 71, within the city limits of Bastrop, Texas.

Sylvia Carrillo, City Manager, presented the Reed Ranch rezoning requesting to go from P2 Rural to a Planned Development District (PDD) with a P4 Mix base zoning.

Charley Dorsaneo, with the Drenner Group, presented to the Commission and discussion commenced over the following topics:

1. Connectivity for the area.
2. Safety matches the comprehensive plan to allow for multifamily. They would like to request that they maintain the civic space & the roadways at their cost.
3. The maximum story allowance that would be appropriate next to the pre-existing residential development.
4. This is not a gated community; connectivity is based on the code.
5. They are not committed to being below market rate. The market will set the prices. They would like to get back to us with what the expected rents will be.

Chairman Ishmael Harris opened the public hearing.

Speakers:

Ray Matthews
747 Marino Ct,
Bastrop, Tx 78602

Kelli Werner
749 Bills Circle
Bastrop, TX 78602

Keith Ahlborn
201 Bryant
Bastrop, Tx 78621

Lydia Morrow
750 Caylor Cove
Bastrop, Tx 78621

Commissioner Kristi Koch made a motion to recommend approval of the Reed Ranch Zoning Concept Scheme, changing the zoning for 24.04 acres out of the Nancy Blakey Survey from P2 Rural to a Planned Development District (PDD) with a P4 Mix base zoning with the following modifications to the development:

- The units adjacent to the residential be limited to a max height of 2 stories.
- The connection to Jessica Place be closed.
- The units at the front of the property be allowed a maximum of 4 stories in height.
- The setbacks along the portion of the development that abuts the residential neighborhood be relieved of the B3 requirement.
- Increased landscaping in the setback.

Commissioner Gary Moss seconded the motion, and the motion passed unanimously.

3C. Consider action to approve, the West Bastrop Village, Phase 1, Section 2 Preliminary Plat, consisting of 72.446 acres out of the Nancy Blakey Survey A-98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

City Manager, Sylvia Carrillo, presented to the commission and discussion commenced to consider action to approve, the West Bastrop Village, Phase 1, Section 2 Preliminary Plat, consisting of 72.446 acres out of the Nancy Blakey Survey A-98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2. on the following areas:

- History of the 1445 agreement, the ETJ, along with reviewing the development.
- Wholesale wastewater agreement in which the county must join in
- Street standards.

It was recommended that this item be tabled for a future meeting due to ongoing discussion with the County regarding the maintenance of streets.

Matt Synatschk, Senior Planner from Carlson, Brigance and Doering, the engineering firm of record for this project, expressed they do not have any objections to tabling this item.

Mark Meuth, Bastrop County Commissioner Precinct 3, expressed his understanding was the roads were to be private, and now they are public, and the county is not equipped to maintain storm sewers. He is in favor of tabling this.

Commissioner Kristi Koch made a motion to table this item. Gary Moss seconded it, and the motion passed unanimously.

3A. Consider action to approve meeting minutes from the July 27, 2023, Planning and Zoning Commission Regular Meeting.

Commissioner Gary Moss made a motion to approve the minutes from the July 27, 2023, Planning and Zoning Commission Regular Meeting. Patrice Parsons seconded the motion, and the motion passed unanimously.

3B. Consider action to approve a replat of the Reserve Tract of the Lone Star Storage Subdivision to be called the Pearl River Phase 1, being 11.129 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas.

Planner Kennedy Higgins, presented to the commission, a replat of the Reserve Tract of the Lone Star Storage Subdivision to be called the Pearl River Phase 1, being 11.129 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas.

- This is a part of Pearl River subdivision.
- They are wanting to do a replat to split lot one into two lots.
- The map shows how the roads & utilities will connect.

Commissioner Gary Moss made a motion to approve the replat of the Reserve Tract of the Lone Star Storage Subdivision to be called the Pearl River Phase 1, being 11.129 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas.

Commissioner Judah Ross seconded the motion, and the motion passed unanimously.

3D. Consider action to approve the Colony MUD 1G, Section 1 Preliminary Plat, being 184.259 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, outside of the Statutory ETJ to the north.

Planner, Kennedy Higgins presented to approve the Colony MUD 1G, Section 1 Preliminary Plat, being 184.259 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, outside of the Statutory ETJ to the north.

- The Colony proposed plot to include 266 residential lots, 22 non-residential lots and 11 to drainage. 15 New Streets.

City Manager, Sylvia Carrillo, discussed with commission the following:

- This plat is in the ETJ and due to the 1445 agreement the City has platting authority.
- It is a Municipal Utility District which the city is the wholesale wastewater provider.

Commissioner Judah Ross made a motion to approve the Colony MUD 1G, Section 1 Preliminary Plat, being 184.259 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, outside of the Statutory ETJ to the north.

Commissioner Gary Moss seconded the motion and the motion passed unanimously.

3E. Hold public hearing and consider action on a recommendation for the Burleson Crossing East Zoning Concept Scheme, changing the zoning for 19.81 acres out of the Nancy Blakey Survey from P5 Core to a Planned Development District (PDD) with a P5 Core base zoning, as shown in attached as Attachment 2, located at the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas.

City Manager, Sylvia Carrillo, presented to the commission a recommendation for the Burleson Crossing East Zoning Concept Scheme, changing the zoning for 19.81 acres out of the Nancy

Blakey Survey from P5 Core to a Planned Development District (PDD) with a P5 Core base zoning, as shown in attached as Attachment 2, located at the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas.

- The process and Zoning Concept Plan was reviewed and approved with 25 warrants.
- Discussion between commissioners and staff of changing it to a PDD instead of asking for additional amendments to warrants and right of ways.
- The city recommends accepting as presented.

Commissioner Kristi Koch made a motion to approve 3E as it is written for the Burleson Crossing East Zoning Concept Scheme, changing the zoning for 19.81 acres out of the Nancy Blakey Survey from P5 Core to a Planned Development District (PDD) with a P5 Core base zoning, as shown in attached as Attachment 2, located at the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas.

Commissioner Gary Moss seconded the motion and the motion passed unanimously.

4. UPDATES

4A. Future Development related items

City Manager, Sylvia Carrillo, discussed the plans to re-address the B3 Code in the future. City Hall has purchased new technology to enhance operations.

4B. Building and Planning Department Monthly Projects Volume Report

We will email you the report under separate cover.

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

Patrice Parsons gave a handout on B3 code and history.

Gary Moss asked if we have made progress on cleaning up previously outstanding permits.

Sylvia gave examples of what department permit issues that were being addressed such as permits that needed to be closed out on work that was completed but did not call for final inspection.

There is an updated organizational chart.

Patrice Parsons expressed that the PDD is good.

Attorney Resin expressed thanks to the commissioners for hearing the citizens.

5. ADJOURNMENT

Commissioner Gary Moss made a motion to adjourn the meeting. Patrice Parsons seconded the motion and the motion passed unanimously.

Adjourn Time: 6:49 PM