

# Planning and Zoning Commission

April 28, 2022

## Meeting Minutes

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

Debbie Moore	Present
Cynthia Meyer	Present
Matt Lassen	Absent
Cheryl Lee	Present
Greg Sherry	Present
Ishmael Harris	Present
Pablo Serna	Present
Carrie Caylor	Absent
Scott Long	Absent

### 2. CITIZEN COMMENTS

There were no citizen comments.

### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the March 31, 2022 Planning and Zoning Commission Regular Meeting.

Cheryl Lee made a motion to approve the March 31, 2022 meeting minutes. Cynthia Meyer seconded the motion and the motion carried unanimously.

- 3B. Consider action to approve River Crest Place Preliminary Plat, being 48.74 acres out of Jose Manual Bangs Survey Abstract No. 5, located at 1001 FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented to Commissioners the River Crest Place Preliminary Plat, being 48.74 acres out of Jose Manual Bangs Survey Abstract No. 5, located at 1001 FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Discussion commenced between Staff and Commissioners over the following topics:

1. Will there be a future traffic sign at this location? They are dedicating Right-of-Way and future road connection.
2. Are there extra measures being done to take care of flooding? Yes, they have completed a preliminary drainage plan.
3. What precautions are in place with the river and eroding? The houses along the river are being built up, and there is 12 acres of parkland that is adjacent to the river.
4. Are there any stipulations with fire mitigation? Fire mitigation as a city is being addressed. The Fire Chief is re-evaluating this again, however this particular property does not have any trees on it.

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Cheryl Lee made a motion to approve the River Crest Place Preliminary Plat, being 48.74 acres out of Jose Manual Bangs Survey Abstract No. 5, located at 1001 FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Ishmael Harris seconded the motion and the motion carried unanimously.

### 4. UPDATES

- 4A. Work session to discuss upcoming Bastrop Building Block (B<sup>3</sup>) Code Amendments to adopt subdivision standards in the Extraterritorial Jurisdiction.

Jennifer Bills presented to Commissioners the Bastrop Building Block (B<sup>3</sup>) Code Amendments to adopt subdivision standards in the Extraterritorial Jurisdiction.

1. Subdivision Authority
2. City of Bastrop Subdivision Regulations
3. Proposed Code Amendments – General
4. Proposed Code Amendments – ETJ
5. Street Design and Arrangement
6. Street Arrangement/Connection
7. Street Network Connection
8. Parkland Dedication
9. Heritage Tree Protection

Discussion commenced between Staff and Commissioners over the following topics:

1. Can you give us a general idea where the ETJ ends? Area B ends close to the Shell gas station and McDonalds on Highway 71, Area A ends by Pope Bend Road and Cedar Creek High School and the one mile ETJ is right before the Colony.
2. The Austin 5-mile ETJ is expanding, will it overlap, or does it stop? It will overlap into the gaps that need to be filled. Any areas that are already a part of our ETJ, will stay with the city and anything that is not will be considered Austin.
3. Can they decide which ETJ they would like to be apart of? Yes, they can.
4. How does that work with the new legislation on the river? Most of annexation will be voluntary.
5. When a property is in Bastrop but half of it is in the 5-mile ETJ, who is responsible for that property? Its whoever has the most percentage of land.
6. Is the property owner responsible to have it accessed? We have maps in GIS and usually evaluate it that way.
7. Does the County have authority in Tahitian? Yes, those are 100% in the County.
8. How is the fee determined? The fee is per lot.
9. In the ETJ, zoning standards don't apply? No, we can specify build to lines.
10. Is 2 ft above elevation a FEMA rule? No, this is a City and County rule.

### 5. UPDATES

- 5A. Picture of the Planning and Zoning Commission.

Jennifer Bills informed Commissioners they would need a group photo before June for the Boards Banquet.

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

Jennifer Bills presented to Commissioners the recent City Council actions regarding Planning Department items. The City Council approved the amendment to banner signs with the exception that they cannot exceed the limit in size.

5C. Building and Planning Department Monthly Projects Volume Report.

Jennifer Bills presented the Building and Planning Department Monthly Projects to commissioners.

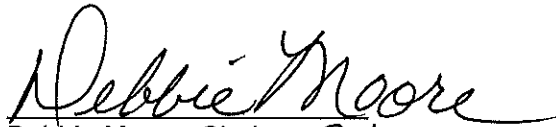
5D. Reminder of Impact Fee Advisory Committee meeting May 26, 2022.

Jennifer Bills informed Commissioners the Impact Fee Advisory Committee meeting will be held on May 25 at 6:00 p.m. followed by the Planning and Zoning Commission meeting at 6:30 p.m.

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

### 6. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 6:44 p.m. Ishmael Harris seconded the motion, and the motion carried unanimously.



Debbie Moore, Chair



Pablo Serna, Vice-Chair

