

Planning and Zoning Commission
January 27, 2022
Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, January 27, 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	Absent
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 December 16, 2021 Planning and Zoning Commission Regular Meeting.

Pablo Serna made a motion to approve the December 16, 2021 meeting minutes. Cheryl Lee seconded the motion and the motion carried 4-1 with Debbie Moore abstaining her vote since she was not present at the December 16, 2021 meeting.

- 3B. Public hearing and consider action to recommend approval for an amendment to the Comprehensive Plan to change the Future Land Use designation from Rural Residential to Industry for Bastrop Colorado Bend, LLP for 312.591 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction, and forward the recommendation to the City Council.

Jennifer Bills presented to Commissioners the amendment to the Comprehensive Plan to change the Future Land Use designation from Rural Residential to Industry for Bastrop Colorado Bend, LLP for 312.591 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction, and forward the recommendation to the City Council.

Discussion commenced between Staff and Commissioners over the following topics:

1. Where on the map will the soccer fields be? It's the dark green square that equals 25 acres.
2. If this was changed to industrial, what would be acceptable for this lot? The Future Land Use Map allows business park offices (large campus sites), warehouses, and food service for employees. The idea is not to have hotels or Airbnb's in this area.
3. Will there be a lot of connections with the surrounding neighborhood? No, it is intended to be its own campus.

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4. How much more information will they be providing to the City for approval? Preliminary and Final Plats will also need to be submitted in the future.
5. What plans are being proposed to improve the infrastructure to handle the increase in traffic? The TIA is under review at this time and being discussed with TxDOT, most of the impact will be on Highway 71 at the intersection of HWY 71 and Lovers Lane.
6. How many more times will this development be coming in front of the Planning and Zoning Commission for a hearing? At least one more time.

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

Debbie Moore read aloud a concern from Michele Anderson, a resident at 103 Kauai Court. Her concerns were about the perimeter road, the construction of the future bridge, sound survey requirements, the impact the noise will have on the surrounding neighborhood, and how this development should benefit the City and County with allowing them to host certain events a set number of times throughout the year.

Debbie Moore closed the public hearing at 6:20 p.m.

Pablo Serna made a motion to recommend approval for an amendment to the Comprehensive Plan to change the Future Land Use designation from Rural Residential to Industry for Bastrop Colorado Bend, LLP for 312.591' +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction to City Council. Cheryl Lee seconded the motion and the motion had a vote of 3-2, with Cynthia Meyer and Ishmael Harris against it, therefore no recommendation from the Planning and Zoning Commission was forwarded to Council.

- 3C. Public hearing and consider action to recommend approval for an amendment to the Transportation Master Plan for the Master Thoroughfare Plan and Street Grid for Bastrop Colorado Bend, LLP for 546.364 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction, and forward the recommendation to the City Council.

Jennifer Bills presented to Commission the amendment to the Transportation Master Plan for the Master Thoroughfare Plan and Street Grid for Bastrop Colorado Bend, LLP for 546.364 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction, and forward the recommendation to the City Council.

Discussion commenced between Staff and Commissioners over the following topics:

1. Was the road discussed at the start of the project? Yes, it is also referenced in the Development Agreement.
2. Is part of the recommendation to have the proposed perimeter road connect to El Camino road? Yes, it would connect. However, no construction plans have been submitted at this time.
3. Could this change affect someone's house or property? Yes, potentially.
4. Will this remain a dead-end street until the bridge is built? Yes.

Debbie Moore opened the public hearing at 6:36 p.m.

There were no comments or concerns from citizens.

Debbie Moore closed the public hearing at 6:36 p.m.

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Pablo Serna made a motion to approve recommendation for an amendment to the Transportation Master Plan for the Master Thoroughfare Plan and Street Grid for Bastrop Colorado Bend, LLP for 546.364 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction to City Council with the condition that the location of the bridge be revised not to impact any existing homes. There was no second for the motion, therefore no recommendation from the Planning and Zoning Commission was forwarded to Council.

- 3D. Public hearing and consider action to recommend approval for the Bastrop Colorado Bend Zoning Concept Scheme, changing the zoning for 312.591 +/- acres out of the Stephen F. Austin Survey from P2 Rural to PEC Employment Center and establishing a plan on 312.591 acres, located west of Lovers Lane, within the city limits of Bastrop, Texas, attached as Exhibit A, and forward the recommendation to the City Council.

Jennifer Bills presented to Commissioners the Bastrop Colorado Bend Zoning Concept Scheme, changing the zoning for 312.591 +/- acres out of the Stephen F. Austin Survey from P2 Rural to PEC Employment Center and establishing a plan on 312.591 acres, located west of Lovers Lane, within the city limits of Bastrop, Texas, attached as Exhibit A, and forward the recommendation to the City Council.

Discussion commenced between Staff and Commissioners over the following topics:

1. Do we currently have any 5 story buildings in the City? No, we currently only have 4 stories within the city limits, but 5 stories is now allowed in our P5 Core Place Type.
2. Was a sound survey conducted for the site? We have no adopted standards for a sound survey, and currently excessive noise is regulated under the public nuisance code.
3. What was the thought process of placing the sound stage close to the River? Brendan McEntee, Engineer for CBD, responded all sounds will be enclosed within the building.
4. What is the purpose of the temporary stage being an amphitheater? The temporary stage is shown in the event the studio needs to do outdoor filming. However, it is a temporary stage that can be put up and taken down.
5. Is there a possibility of concerts being held? Yes, there is, and the owner is aware about the noise restrictions and how it will need to be contained.
6. In terms of the sound, would it go under the noise ordinance and stop at 10:00 p.m.? Yes, if they plan an event, there is a special noise permit they are required to get, and it has an end time and a certain level of decibels the site would be allowed to generate.
7. Has the applicant agreed to meet all the lighting requirements? Yes, all lights must be shielded, have a certain brightness output and be the right temperature of lighting.

Debbie Moore opened the public hearing at 6:54 p.m.

There were no comments or concerns from citizens.

Debbie Moore closed the public hearing at 6:54 p.m.

Pablo Serna made a motion to approve the recommendation for the Bastrop Colorado Bend Zoning Concept Scheme, changing the zoning for 312.591 +/- acres out of the Stephen F. Austin Survey from P2 Rural to PEC Employment Center and establishing a plan on 312.591 acres, located west of Lovers Lane, within the city limits of Bastrop, Texas, attached as Exhibit A to City Council. Cheryl Lee seconded the motion had a vote of 4-1 with Cynthia Meyer against it, therefore no recommendation from the Planning and Zoning Commission was forwarded to Council.

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- 3E. Consider action to approve Bastrop Grove Section 3 Lot 7 Final Plat, being 1.112 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of SH 71, within the city limits of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented to Commissioners the Bastrop Grove Section 3 Lot 7 Final Plat, being 1.112 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of SH 71, within the city limits of Bastrop, Texas, as shown in Exhibit A.

There were no comments or questions from the Commissioners.

Pablo Serna made a motion to approve the Bastrop Grove Section 3 Lot 7 Final Plat, being 1.112 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of SH 71, within the city limits of Bastrop, Texas, as shown in Exhibit A. Cynthia Meyer seconded the motion and the motion carried unanimously.

- 3F. Consider action to approve the Legends Cove, Section Two Final Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented to Commissioners the Legends Cove, Section Two Final Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Discussion commenced between Staff and Commissioners over the following topics:

1. Where do the 3 roads connect right now? The road roads are currently not developed.
2. The back piece of land where the three roads join is a field? Yes, it is a field.
3. What is the plan for the end of the road? All traffic will come out onto Sayers Road, and there will be turnarounds until that road stubs out in the future.
4. Can we assume the property to the North has a different ownership? Yes, it does belong to a different property owner.
5. Are there concerns with the road only having one way out in the event of a fire? Since there will only be 20 lots, it does not need a secondary fire exit.
6. This property is in the ETJ but has met all our requirements? Yes, the plat meets all our requirements.

Alexandria Fite, a resident at 188 Sayers Road, spoke stating she has concern over the development of Section One of this development, because the applicant did not follow the guidelines for the water/wastewater. She mentioned her involvement in several litigations, and that she would like the Commissioners to hold off on approving this section of the development.

Discussion commenced between Commissioners and Ms. Fite regarding the details of Legends Cove Section One.

Pablo Serna made a motion to approve the Legends Cove, Section Two Final Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Ishmael Harris second the motion and the motion carried unanimously.

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4. WORKSHOP

4A. Presentation on Traffic Impact Analysis Best Practices.

Santiago Araque with Kimley Horn gave a presentation on Traffic Impact Analysis to the Commissioners. He discussed the following topics:

1. Policies to deal with Growth
 - a. Transportation Funding
 - b. Funding options
 - c. City Policy Decisions
2. Trip Generation
 - a. Trip Generation Manual – ITE
 - b. Example Trip Generation
 - c. Trip Threshold Discussion
3. Traffic Impact Analysis
 - a. Pro-Rata Share Considerations
 - b. Administrative Side of TIA's
4. Other Important Policy Topics
 - a. Alternate: Border Street Policy
 - b. Interagency Coordination
 - c. Proportionality of Requirements
5. Conclusion

5. UPDATES

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

Jennifer Bills presented an update on recent City Council actions regarding Planning Department Items.

1. The status of the Drainage Master Plan Study Online Survey.
2. Bastrop Business Industry Park Zoning Concept Scheme was approved by City Council on January 25, 2022.

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

Jennifer Bills presented the Building and Planning Department monthly Projects Volume Report to the Commissioners. There were no comments or questions from Commissioners.

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


Jennifer Bills asked the Commissioners if there were any request on particular items they would like to see on the future agenda.

The Commission stated they would like to have a one-on-one workshop to go over the B³ Code to get a better understanding of the processes, as well as the MyGov permitting process.

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6. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 8:07 p.m. Ishmael Harris seconded the motion, and the motion carried unanimously.



Debbie Moore, Chair



Pablo Serna, Vice-Chair