

Planning and Zoning Commission

June 3 2021

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, June 3, 2021 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 Arrived at 6:13 p.m.
Carrie Caylor	Absent

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Public hearing and consider action to recommend approval of the Bastrop 552 Development Agreement Concept Plan for Bastrop 552, 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.

Trey Job presented to Commission. Staff and Commission commenced about the following road connectivity, the filming and how often it would take place, noise control, the fence between properties, proposed road connectivity and the 546+/- acres being annexed into the City.

Bill McClain, Attorney for Alton Butler commenced with staff about the proximity of the fence to residences, no plans for public events and the outdoor activity and noise not being an issue.

Alton Butler, Line 204 commenced with staff about this project mainly being for the actors/actresses to be able to film, play while they are there on set and to stay at the studio.

Jessica Zamora located at 111 Koele Court mentioned that she appreciates LA coming to Texas but she loves the wildlife, the country living and to have her neighbors not be on top of her, she does not want all the traffic, or the wildlife to go away, does not want the 14ft wall and she said that she has already asked her neighbors not to build a fence, concern about the roads and wanted to know how many movies are filmed in Texas.

Liz Wysocki located at 111 Kaylyn Court talked about welcoming new business but had some concerns about portions of this plan that included noise and light issues. Would like to see more information about the noise, number of events and hours they would be held, outdoor lighting and how it complies with the Bastrop Code.

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Kevin Plunkett, stated that this is the type of development that we want, one that would bring in money from other areas and thinks that it will be a great project.

Garrett Thompson located at 211 Margie's Way as a neighborhood and property owner he wants to know what is in it for him. Mentioned that there was not anything stated about neighborhoods, public right of way, over passes on Highway 71, wildlife. He said that he was not against it but just had a few concerns.

Sunday Thompson located at 211 Margie's Way mentioned concerns that included, the lack of sidewalks already in the neighborhood, concern about the transportation master plan, wildlife and the view of the fence, noise, lights, and the lack of consideration of the people.

Joanne Egifto located at 131 Manuela is concerned about the impact that this development will have on everyone and the traffic issues that it will cause.

George Piazza located at 127 Eleanor Lane mentioned concerns that include access from Margie's Way and traffic, about the wall and the drainage, how this will affect the river. The impact on the area, said he likes the idea but worried about how they are going to handle the project when there has been no mention of how they plan to minimize the traffic, handle the drainage and how its going to be regulated.

Adam Want located at 146 Margie's Way has concerns about adding a development without proper drainage plans, traffic issues on Margie's Way because of the already deteriorated roads, questions about if a soil erosion plan has been completed and if they plan to fix the roads on Margie's Way and Lovers Lane after the project id completed.

Jane Kuchel located at 116 Konahuaneie has concerns about there being a wall on the river and how it will change the views of the river, the impact on the trees and how many will be cut down due to the project, noise concern, the use of dark light, concern for wildlife. Wants to know when they will get answers to their questions.

Janie Villanuera located at 359 Nene Lane said that she knows that a lot of Californians are moving to Texas but that she hopes that everyone takes listening to their neighbor into consideration.

Sherry Beusarghin located at 121 Eleanor Lane talked about the wonderful community they have and live in and wanted to know if they would consider going another way into the property because of their little community and how the kids and elderly love to get out and walk.

David Jenkins located at 105 Eleanor Lane mentioned that he is for the development and wanted everyone to really think about if they added more houses, how many more vehicles that would add, talked about other alternatives to please the people that included turning the building because of the sound, the wall and how its debatable, how the roads will be updated along with the drainage. Thinks that its good for the economy in Bastrop.

Michelle Brown located at 167 El Camino Road mentioned concerns that included; wildlife, one entrance from Highway 71, the impact if there is a fire/flood and concerns on how they are going to get more people out, bad idea to have all the entrances to the project, the fertilizer that they are going to use on the golf course that is close to the river, trash in their yards and noise from the parties that might occur. Proposing that they make a new entrance off of Highway 304, shut down El Camino and make it a dead end.

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Michele Anderson located at 103 Kauai Court mentioned concerns about noise and lights and how they will travel, and it will affect them and the wildlife and how they are dependent on the field, what will happen to the project if it doesn't succeed, talked about the studio out on FM 969. Wants to be in nature.

Cary Champagne located at 162 Margie's Way is not opposed to progress in the City or any City that he lives in, knows that projects are going to come in and believes that people are scared of what is going to happen. Concerned about having access point on Margie's Way and the traffic issues.

Jimmy Barker located at 261 El Camino Road has concerns about tax issues, the road conditions already on El Camino, wildlife and how the noise will affect them. Questions about how there is no mention of the Houston Toad, but he recalls having to do a study when he first moved there.

Mark Nunnelee located at 193 El Camino Road talked about when he first lived there, concerns about when the construction starts with heavy equipment and how they are going to come in. Stated that they just had a new road put in and wanted to know if there is another way for them to enter their property.

Susan Blume located at 109 Eleanor Lane has concerns about the timeline for the construction, existing trees on Lovers Lane, drainage issues, how lots of items are crossed out and wants to know what they are going to do and what they are not going to do. Worried about how the development will affect many.

Christopher Huegel located at 236 El Camino Road mentioned that the land is AG Exempt, how he raises several animals for his family business, worried about his bee population with this development and how this proposal has turned their lives upside down and their neighbors, believes that the decision to rezone is inexcusable. He appreciates what Mr. Butler is doing because its his dream but how this is affecting their dream and the life that they planned for.

Kira Brown located at 1309 Lovers Lane is concerned about the entrance to Phase 3 being right in front of her house, how the road is already narrow, how the rain that already has an impact on the road and that her neighbor has already flooded twice. Concern for the safety of her little boy and how she wants them to be able to go outside and be kids without worrying about what could happen, the fact that there is only one way in and one way out, she does not want to wake up to a 14 ft wall and feel like she lives in Baghdad. Would like them to do a little research and look at what they are doing to them on that road flood wise.

James Brown located at 167 El Camino Road appreciates that Mr. Butler is trying to bring growth to Bastrop but doesn't think that the 552 Development is going to be happen without bringing some kind of environmental noise and pollution, believes that the venue is going to generate a lot of business but concerned about where they are going to park, doesn't think that it's a great spot for the neighborhoods that are already there, concerned about the one entrance they have already to get in and out and thinks that they need to have another one on Highway 304, safety concerns if it floods or burns again and how to get the people out, believes that the wall is a terrible idea for the wildlife and the residence.

Philip Lawhon located at 196 Margie's Way has been a resident for 16 years, likes the small town secluded royal community feel, just outside of Bastrop City limits and still close to Austin that is not like most neighborhoods. Talked about how the kids go out and play, ride their bikes, walk their dogs, handicap children to out and ride the streets, elderly people that are retired go out and exercise. Concerns about the little to no maintenance on the roads out there already. Thinks that they need to build their own

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roads, their own neighborhood and that this neighborhood is not built for commercial, that they do not want it or need it. Asked to be a good neighbor and to take into consideration their people.

Discussion commenced between staff and commission over the following: nuisance and how it will be enforced by code and City standards that are in place, noise ordinance and the time frames, examples of that the venue is used for, economic impact. More information on property owner association and what they will maintain, building on the property, changing the use of the area, and having some protection in place of it becoming an industrial place, talk about the wildlife and wanted to know the number of movies being filmed in Texas.

Cheryl Lee made a motion to consider action to recommend approval of the Bastrop 552 Development Agreement Concept Plan for Bastrop 552, 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. Pablo Serna seconded the motion and the motion carried six to one with Cynthia Meyer against it.

- 3B. Public hearing and consider action to approve an amendment to the Comprehensive Plan to change the Future Land use designation from Rural Residential to Industry for Bastrop 552, 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.
- 3C. Public hearing and consider action to approve an amendment to the Transportation Master Plan for the master Thoroughfare Plan with Bastrop 552, 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.

Matt Lassen made a motion to amend discussion items 3B. Public hearing and consider action to approve an amendment to the Comprehensive Plan to change the Future Land use designation from Rural Residential to Industry for Bastrop 552, 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 3C. Public hearing and consider action to approve an amendment to the Transportation Master Plan for the master Thoroughfare Plan with Bastrop 552, 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. for Bastrop 552, 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. Ishmael Harris seconded the motion and the motion carried unanimously.

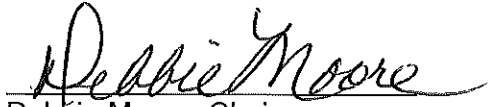
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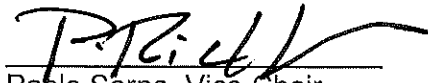
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6. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 8:17 p.m. Pablo Serna seconded the motion, and the motion carried unanimously.



Debbie Moore, Chair



Pablo Serna, Vice-Chair

