

Planning and Zoning Commission
November 18, 2021
Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, November 18, 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 6:01 p.m.

Debbie Moore	Present
Cynthia Meyer	Present
Matt Lassen	Present
Cheryl Lee	Absent
Greg Sherry	Present
Ishmael Harris	Present – arrived at 6:02 p.m.
Pablo Serna	Present – arrived at 6:16 p.m.
Carrie Caylor	Absent
Scott Long	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the September 30, 2021 Planning and Zoning Commission Regular Meeting.

Cynthia Meyer made a motion to approve the September 30, 2021 meeting minutes. Greg Sherry seconded the motion and the motion carried 6-0 with Pablo Serna absent.

- 3B. Consider action to elect commission officers for the Planning and Zoning Commission.

Matt Lassen made a motion to elect Debbie Moore as Chair and Pablo Serna as Vice Chair. Ishmael Harris seconded the motion and the motion carried 6-0 with Pablo Serna absent.

- 3C. Consider action to approve The Colony MUD 1C, Section 6 Preliminary Plat, being 24.391 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented to Commission The Colony MUD 1C, Section 6 Preliminary Plat, being 24.391 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no comments or questions from Commissioners.

Matt Lassen made a motion to approve The Colony MUD 1C, Section 6 Preliminary Plat, being 24.391 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A. Greg Sherry seconded the motion and the motion carried 6-0 with Pablo Serna absent.

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- 3D. Consider action to approve The Colony MUD 1C, Section 7 Preliminary Plat, being 55.846 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented to Commission The Colony MUD 1C, Section 7 Preliminary Plat, being 55.846 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no comments or questions from Commissioners.

Matt Lassen made a motion to approve the Colony MUD 1C, Section 7 Preliminary Plat, being 55.846 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A. Greg Sherry seconded the motion and the motion carried 6-0 with Pablo Serna absent.

- 3E. Consider action to approve The Colony MUD 1F, Section 1 Final Plat, being 11.984 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Eight Oaks Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented to Commission The Colony MUD 1F, Section 1 Final Plat, being 11.984 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Eight Oaks Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no comments or questions from Commissioners.

Cynthia Meyer made a motion to approve the Colony MUD 1F, Section 1 Final Plat, being 11.984 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Eight Oaks Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A. Ishmael Harris seconded the motion and the motion carried 6-0 with Pablo Serna absent.

- 3F. Public hearing and consider action to recommend approval amendments to Ordinance No. 2015-14, Pecan Park Commercial Planned Development, for 66.494 acres of land out of the Nancy Blakey Survey, Abstract No. 98, located south of State Highway 71, east of Orchard Parkway, west of Hasler Boulevard, located within the City of Bastrop, as shown in Exhibit A, establishing a repealing clause, providing severability, and providing an effective date, and forward to the December 14, 2021 City Council meeting.

Allison Land presented the Pecan Park Commercial Planned Development to Commissioners.

Debbie Moore opened the Public Hearing at 6:13 p.m.

There were no comments from the Public.

Debbie Moore closed the Public Hearing at 6:14 p.m.

Pablo Serna arrived at 6:16 p.m.

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Discussion commenced between Staff and Commissioner over the following topics:

1. What is proposed to go in the space? The proposed development is for a hotel.
2. How many stories are the hotels that are currently developed in that area? The current hotels are 3 stories in height.
3. Do we have enough roads to handle traffic from apartments, hotels and restaurants being developed? Yes, there is an approved preliminary plat that calls for extensions to handle the traffic.
4. Road connectivity to Orchard Parkway.
5. Has there been a 4-story apartment developed with the current B3 code standards? No, there is not.
6. Will these two discussion items be separate in terms of vote? They can be taken separate or together but was presented as one.

Matt Lassen made a motion to approve amendments to Ordinance No. 2015-14, Pecan Park Commercial Planned Development, for 66.494 acres of land out of the Nancy Blakey Survey, Abstract No. 98, located south of State Highway 71, east of Orchard Parkway, west of Hasler Boulevard, located within the City of Bastrop, as shown in Exhibit A. Scott Long seconded the motion, and the motion carried 6-1 with Greg Sherry against it.

- 3G. Public hearing and consider action to recommend approval of amending Bastrop Building Block (B³) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates for Site Plans and Place Type Zoning Changes, and Bastrop Building Block (B³) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A, establishing a repealing clause, providing severability, and providing an effective date, and forward to the December 14, 2021 City Council meeting.

Allison Land presented to Commission the amending Bastrop Building Block (B³) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates for Site Plans and Place Type Zoning Changes, and Bastrop Building Block (B³) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A.

Discussion commenced between Staff and Commissioners on the timeline for how long the process takes to get a plat completed and recorded? She responded we don't bring the plats to Planning and Zoning until they are complete. If the applicant provides everything that is required, we either administratively approve the plat or prepare the plat to be presented at the Planning and Zoning Commission Meeting. If the plat must go to the Planning and Zoning Commission for approval, if the Planning and Zoning Commission approves the plat at the meeting, after the meeting we will obtain the required signatures, and then the plat(s) are taken to be recorded at the County Clerks Office.

Debbie Moore opened the Public Hearing at 6:26 p.m.

There were no comments from the Public.

Debbie Moore closed the Public Hearing at 6:26 p.m.

Matt Lassen made a motion to approve the amending Bastrop Building Block (B³) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates for Site Plans and Place Type Zoning Changes, and Bastrop Building Block (B³) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A. Pablo Serna seconded the motion and the motion carried unanimously.

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4. WORKSHOP

- 4A. Update on upcoming development projects, Bastrop Building Block (B3) Code updates, and Comprehensive Plan Amendments.

Jennifer Bills informed the Commission of future planning cases which would be coming before the Planning and Zoning in December and January which included:

1. Colorado Bend (Bastrop 552)
 - a. Future Land Use Amendment
 - b. Transportation Plan Amendment
 - c. Zoning Concept Scheme
2. Burleson Crossing East
 - a. Zoning Concept Scheme
3. Bastrop Business and Industrial Park
 - a. Zoning Concept Scheme
4. Pecan Park Commercial
 - a. Preliminary Plat (Amended)
5. West Bastrop Village/Adelton
 - a. Development Agreement Amendment
6. Lakeside Medical Neighborhood Regulating Plan

The Commissioners asked if Bastrop 552 had filed for Annexation? Jennifer Bills responded that they have filed for annexation, and the property would be going through the annexation process in January.

Jennifer Bills informed the Commission of the future Bastrop Building Block (B³) Code Amendments which would be coming before the Planning and Zoning next year (2022) which included:

1. Wireless Transmission Facilities
2. Extraterritorial Jurisdiction Subdivision Standards
3. Update Code Format (move Technical Manual into B³ Code)

She also mentioned there would be some changes to existing development processes, and other future amendments which would include the Future Land Use/Comprehensive Plan RFP, Annexations for Colorado Bend and Burleson Crossing East, Floodplain Map and Flood Damage Prevention Updates, BCMUDs #3 and #4 (Creekside MUDs) creation and Voluntary ETJ expansion.

5. UPDATES

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

Jennifer Bills presented to Commission updates about Farm Street Village Zoning Concept Scheme which was recommended for approval by Planning and Zoning and is pending approval or denial from City Council.

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

Pablo Serna asked Staff to add an item for discussion on the next meeting agenda for Traffic Impact Analysis. He would like more information and to know when a TIA will be required.

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Greg Sherry asked for more information on the Pecan Park Development. Stated his concerns were about the road connectivity with all the developments that are being proposed.

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


Jennifer Bills presented the building and planning departments monthly project volume report for September and October to the Commission.

6. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 6:51 p.m. Ishmael Harris seconded the motion, and the motion carried unanimously.



Debbie Moore, Chair



Pablo Serna, Vice-Chair

