

**Planning and Zoning Commission**  
**September 30, 2021**  
**Meeting Minutes**

The City of Bastrop Planning and Zoning Commission met Thursday, September 30, 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
Carrie Caylor	Present – Arrived at 6:08 p.m.

**2. CITIZEN COMMENTS**

There were no citizen comments.

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 3A. Consider action to approve meeting minutes from the August 26, 2021 Planning and Zoning Commission Regular Meeting

Cheryl Lee made a motion to approve the August 26, 2021 meeting minutes. Cynthia Meyer seconded the motion and the motion carried unanimously.

- 3B. Consider action to approve the Bastrop Grove Section 4 Phase 1A Final Plat, being 15.201 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of Agnes Street and east of State Highway 304, within the city limits of Bastrop, Texas, as shown in Exhibit A.

Allison Land present to Commission the Bastrop Grove Section 4 Phase 1A Final Plat, being 15.201 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of Agnes Street and east of State Highway 304, within the city limits of Bastrop, Texas, as shown in Exhibit A.

There were no questions from Commissioners. Commission commented this is a good representation of what Bastrop is trying to present.

Pablo Serna made a motion to approve the Bastrop Grove Section 4 Phase 1A Final Plat, being 15.201 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of Agnes Street and east of State Highway 304, within the city limits of Bastrop, Texas, as shown in Exhibit A. Cynthia Meyer seconded the motion and the motion carried unanimously.

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- 3C. Consider action to approve the Bastrop Grove Section 4 Section 1B Final Plat, being 14.128 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of Agnes Street and east of State Highway 304, within the city limits of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented to Commission the Bastrop Grove Section 4 Section 1B Final Plat, being 14.128 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of Agnes Street and east of State Highway 304, within the city limits of Bastrop, Texas, as shown in Exhibit A.

There were no questions or comments from Commissioners.

Pablo Serna made a motion to approve the Bastrop Grove Section 4 Section 1B Final Plat, being 14.128 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of Agnes Street and east of State Highway 304, within the city limits of Bastrop, Texas, as shown in Exhibit A. Ishmael Harris seconded the motion and the motion carried unanimously.

- 3D. Consider action to approve The Colony MUD 1D Section 1, Phase B Final Plat, being 30.654 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive and extending Darst Lane, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Allison Land Presented to Commission the Colony MUD 1D Section 1, Phase B Final Plat, being 30.654 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive and extending Darst Lane, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no questions or comments from Commissioners.

Carrie Caylor made a motion to approve The Colony MUD 1D Section 1, Phase B Final Plat, being 30.654 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive and extending Darst Lane, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A. Cynthia Meyer seconded the motion and the motion carried unanimously.

- 3E. Consider action to approve The Colony MUD 1C Section 2 Final Plat, being 21.604 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north 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 2 Final Plat, being 21.604 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no questions or comments from Commissioners.

Cheryl Lee made a motion to approve The Colony MUD 1C Section 2 Final Plat, being 21.604 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A. Carrie Caylor seconded the motion and the motion carried unanimously.

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- 3F. Hold public hearing and consider action to recommend approval of the Farm Street Village Zoning Concept Scheme, changing the zoning for 15.824 acres out of Farm Lot 37 East of Main Street, located at 1500 Farm Street, from P3 Neighborhood to P4 Mix, within the city limits of Bastrop, Texas.

Allison Land presented to Commission the Farm Street Village Zoning Concept Scheme, changing the zoning for 15.824 acres out of Farm Lot 37 East of Main Street, located at 1500 Farm Street, from P3 Neighborhood to P4 Mix, within the city limits of Bastrop, Texas

Discussion commenced between Commissioners and Staff on the following topics:

1. What does a drive aisle mean? If a drive aisle formally meets B3 code, it would be dedicated to public ROW.
2. Two Lots on the end are flex space of the development.
3. The number of stories for each apartment complex? There will be 2-3 story buildings.
4. Is there information on if the apartment will have a fence or be gated? No, not at this time but the applicant is here and able to answer any questions.
5. Questions regarding if an environmental assessment been completed? We do not have information at this time about the environmental assessment.
6. The parking locations would be for residents of the complex.
7. Orientation of the structures to the street.
8. When they develop the two flex spaces, will the development have to face the street? Yes, the one on Cedar Street will face Cedar Street.
9. Drainage requirements in relation to the Gills Branch flood plain at this location
10. What is the Public Trail? There is a proposed public pedestrian in the middle of the creek, we would like to see a trail go along the creek, which would provide connectivity.
11. A Traffic Impact Analysis will be done later in the development process to address the impact in trips generated from this development.
12. Are there plans for future transportation stops? Carts no longer operates on formal bus stops, and also has an on demand feature.

Debbie Moore opened the Public Hearing at 6:46 p.m.

Sonja Mallet, (would not provide address) resident of Bastrop is opposed to the zoning concept scheme, has concerns over flooding, traffic and parking. Understands development will happen to the Farm lot but believes it would better serve the community with duplexes or single-family residents.

Morris Mach, resident at 243 Bluebonnet and owns property on Highway 95 that borders this development, has concerns about flooding and traffic safety.

Charles Meuth, resident at 1303 Cedar Street, concerned with what this development will bring to the neighborhood.

Daniel Smith, resident at 1504 Cedar Street, concerned about street damage from construction vehicles, traffic, flooding, and standing water after heavy rainfalls. Stated pollution is already a concern and by adding apartments he feels it will add more pollution to the area.

Lindy Larson, resident at 1320 Farm Street, concerned about the impact this will cause on Chamber Street, feels this area should be designated historical. Stated the apartment complex is going to devastate the community and be a pollution nightmare.

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Sarah Andre, applicant for Farm Street Village addressed a few concerns and questions from the public and Board. Stated that the Planning Department has been great to work with. She understands the community's concern about parking and traffic and thinks that this site would be wonderful for anyone who has school aged kids to be able to walk them to school.

Debbie Moore closed the Public Hearing at 7:06 p.m.

Pablo Serna made a motion to recommend approval of Farm Street Village Zoning Concept Scheme, changing the zoning for 15.824 acres out of Farm Lot 37 East of Main Street, located at 1500 Farm Street, from P3 Neighborhood to P4 Mix, within the city limits of Bastrop, Texas. Carrie Caylor seconded the motion and the motioned carried **four to two** with Cynthia Meyer and Ishmael Harris against.

#### 4. WORKSHOP

4A. Discussion on timeshares and form-based versus use-based or ownership-based regulations.

Allison Land presented to the Commission information on timeshares, and form-based versus use-base/ownership-based regulations.

Discussion commenced between Commissioners and Staff about the following topics;

1. How our current code does not regulate timeshares.
2. Future plans on updating the current code.
3. Lodging uses require the property to be zoned P4 instead of P3.

#### 5. UPDATES

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

Allison Land presented to Commission updates on recent City Council actions which included Public Improvement Plan agreements for Bastrop Grove that were approved.

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

Carrie Caylor would like to discuss plats, signs and lights being developed on FM 969 and Highway 304. Would like to focus on the image of the corridor.

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

Allison Land presented the building and planning departments monthly project volume report for August to the Commission.

Debbie Moore noted there were public comments she received for Agenda Item 3F that were not read aloud when the Commission was hearing the agenda item, and read aloud for the record the public comments that were sent in prior to the meeting for Farm Street Village;

Katty Albers, strongly opposed the rezoning of this neighborhood and believe that an apartment this size should not be allowed to be built in historic downtown Bastrop.

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Ruth Emanuel, resident at 1510 Farm Street, is opposed to the rezoning of Farm Street.

James and Christy Foreman, resident at 1504 Farm Street is opposed to the rezoning of Farm Street and believes that traffic is already an issue because of Mina Elementary, Family Dollar and the theatre. Does not believe that it can handle extra traffic.

Sherri Hoskins, resident at 1201 Fayette Street, is opposed to the rezoning of Farm Street.

Patrick Jaehne, resident at 1500 Farm Street, is in favor of rezoning Farm Street.

John and Melinda Larson, resident at 1320 Farm Street, is 100 % opposed to rezoning Farm Street.  
Robert Miller, 1204 Highway 95 is in favor of rezoning Farm Street.

Mildred Namken, resident at 1613 Cedar Street, is opposed to rezoning Farm Street, concerned about it changing the nature, causing more road congestion and add to flooding issues.

Linda Smith, resident at 1504 Cedar Street, is opposed to rezoning Farm Street and says it will add more traffic to Cedar Street.

**6. ADJOURNMENT**

Cynthia Meyer made a motion to adjourn at 7:32 p.m. Ishmael Harris seconded the motion, and the motion carried unanimously.

  
Debbie Moore, Chair

  
Pablo Serna, Vice-Chair

