

## Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, January 28, 2016 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

### 1. Call to order.

Lisa Patterson called the meeting to order at 6:00 p.m.

### 2. Roll call and confirmation of a quorum of Commission members.

Richard Kindred	Present
Christy Kosser	Present
David Bragg	Present
Lisa Patterson	Present
Bryan Whitten	Present
Tish Winston	Present
Connie Schroeder	Present
William Ennis	Absent
Debbie Moore	Present

### 3. Citizen comments.

There were no citizen comments.

### 4. Consider, discuss and/or approve the Planning and Zoning Commission meeting minutes of December 3, 2015 and January 14, 2016.

Debbie Moore made a motion to approve the meeting minutes for December 3, 2015. Connie Schroeder seconded the motion and the motion carried. Bryan Whitten abstained from the motion for the December 3, 2015 meeting minutes, and David Bragg abstained from the motion for the January 14, 2016 meeting minutes.

### 5. Nomination of a new Vice-Chair and Secretary.

Bryan Whitten made a motion to nominate Bill Ennis for Vice-Chair. Debbie Moore seconded the motion and the motion carried unanimously.

Debbie Moore made a motion to nominate Connie Schroeder for Secretary. David Bragg seconded the motion and the motion carried unanimously.

### 6. PP: 16-01: Discussion and possible action on a recommendation to the City Council regarding the Preliminary Plat for The Colony MUD 1A, Section 1 being +/-45.487 acres out of the Jose Manuel Bangs Survey A5 within Area A of the Bastrop, Texas, Extra Territorial Jurisdiction (ETJ).

Melissa McCollum addressed the Commission stating Wesley Brandon would be presenting this item.

Wesley Brandon addressed the Commission stating this property is located within the Colony Subdivision north of State Highway 71 and west of FM 969. The developer, Forestar Real Estate

Group, Inc. is proposing to develop raw land that will consist of 143 residential lots, streets, landscape, drainage, P.U.E. and pedestrian access lots.

The subdivision will be developed in accordance with the MUD Consent Agreement approved by City Council. The Consent Agreement required a Master Plan, a Traffic Impact Analysis, as well as, development standards that are generally consistent with City regulations.

Wesley Brandon stated Staff supports the request for approval of the Preliminary Plat. City staff has reviewed the Preliminary Plat and determined that it appears to conform to the approved Consent Agreement for the Colony Municipal Utility District No.1. He stated Staff recommends approval of the Preliminary Plat for The Colony MUD 1A, Section 1 being +/-45.487 acres out of Manuel Bangs Survey A-5 within Area A of the Bastrop, Texas, Extra Territorial Jurisdiction (ETJ).

He also showed the Commission what the proposed layout would look like, and showed they would have two access points in case of an emergency which would eventually be turned into two main arterial roads for the subdivision.

Wesley Brandon then presented on the utilities.

The Commission stated going forward they would like to receive large size copies of the plats, and a summary of the Traffic Impact Analysis in the Staff Reports if possible.

Connie Schroeder made a motion to recommend approval to City Council for the Preliminary Plat for The Colony MUD 1A, Section 1 being +/-45.487 acres out of the Jose Manuel Bangs Survey A5 within Area A of the Bastrop, Texas, Extra Territorial Jurisdiction (ETJ). Bryan Whitten seconded the motion and the motion carried unanimously.

- 7. Workshop Session: The Planning and Zoning Commission will adjourn from the Regular Session and convene into a Workshop Session to discuss the following:**
- a) Hill Park Village development**
  - b) Cottage Home Community**
  - c) Traffic Impact Analysis and the science behind them**

The Commission adjourned from their regular session and convened into Workshop Session.

Melissa McCollum gave a brief introduction on the items that would be discussed during the Workshop Session with the Commission.

Tracy Bratton presented on the proposed Hill Park Village development to the Commission. Discussion commenced in regards to this agenda item. The Commission recommended they take this item before the Form Based Code Task Force for the North-end, to further work through this proposal.

Shelly Ward presented on the proposed Cottage Home Community development to the Commission. Discussion commenced in regards to this agenda item. The Commission recommended they take this item before the Form Based Code Task Force for the North-end, to further work through this proposal.

Wesley Brandon presented to the Commission an in depth look at what a Traffic Impact Analysis is, and how they work. Discussion commenced between Staff and the Commission in regards to this agenda item.

**8. Adjourn from the Workshop Session.**

The Commission adjourned from their Workshop session and reconvened back into their regular session.

**9. Director of Planning and Development report.**

Debbie Moore gave an update on the Main Street Board and stated they would be holding their annual Planning Meeting.

Connie Schroeder gave an update on the Comprehensive Plan Steering Committee and stated they were working on getting updated chapters for the Comp Plan, and were hoping to get a new schedule for the target dates for completion of the various chapters of the plan.

**10. Adjourn.**

Debbie Moore made a motion to adjourn the meeting. Tish Winston seconded the motion and the meeting adjourned at 8:00 p.m.

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Lisa Patterson, Chair

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Bill Ennis, Co-Chair