

Planning and Zoning Commission
February 24, 2022
Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, February 24, 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	Absent
Carrie Caylor	Present
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 January 27, 2022 Planning and Zoning Commission Regular Meeting.

Carrie Caylor made a motion to approve the January 27, 2022 meeting minutes. Cynthia Meyer seconded the motion and the motion carried unanimously.

- 3B. Consider action to approve The Colony MUD 1C Section 8 Preliminary Plat, being 19.546 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 Commissioners the Colony MUD 1C Section 8 Preliminary Plat, being 19.546 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 comments or questions from the Commissioners.

Cynthia Meyer made a motion to approve The Colony MUD 1C Section 8 Preliminary Plat, being 19.546 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.

- 3C. Consider action to approve The Colony MUD 1F Section 2 Preliminary Plat, being 32.249 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Eight Oaks Drive and west of Republic Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

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Allison Land presented to Commission the Colony MUD 1F Section 2 Preliminary Plat, being 32.249 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Eight Oaks Drive and west of Republic Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no comments or questions from the Commissioners.

Cynthia Meyer made a motion to approve The Colony MUD 1F Section 2 Preliminary Plat, being 32.249 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Eight Oaks Drive and west of Republic Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Ishmael Harris seconded the motion and the motion carried unanimously.

- 3D. Consider action on a Neighborhood Regulating Plan on 3.973 acres of Bastrop Town Tract, A11, located at 2801 E. Loop 150 within the City of Bastrop Texas as attached in Exhibit A as The Hill Food Truck Park & Glamping Community Neighborhood Regulating Plan.

Jennifer Bills presented to Commissioners the Neighborhood Regulating Plan on 3.973 acres of Bastrop Town Tract, A11, located at 2801 E. Loop 150 within the City of Bastrop Texas as attached in Exhibit A as The Hill Food Truck Park & Glamping Community Neighborhood Regulating Plan.

Discussion commenced between Staff and Commissioners over the following topics:

1. Why are there platting requirements with the toad? The intent is to not further fragment property.
2. Is this a City of Bastrop rule? No, this is a Federal Rule.
3. Are there any concerns with a major street cutting across this property? I don't believe it will be an issue unless there is a major backup. The design of this road will encourage slower speed limits.
4. Is it the applicant's responsibility to provide sidewalks? Yes, it will be the applicant's responsibility.
5. How much footage is needed for the sidewalks? The sidewalk will need to span the entire length of the lot along East Loop 150.
6. What is the future planning/development for the land around this it? The last plans were for a restaurant.
7. Have they provided documentation for that development? They have been working on it for years.
8. Why does the applicant want the parking location there? The location can be moved, this is just a conceptual plan.
9. What kind of trees would be required? Shade trees, Live Oaks, Pines, and native Texan trees.
10. How many trees are required per acre? The code is one for every 30 feet, but we can change that depending on the site.
11. Will they be able to consider the trees already in place? Yes.
12. Does the city install the sidewalk? No, the developer is responsible for installing but the city will inspect it and then take over maintenance of the sidewalk.

Deborah Jones, resident at 1606 Pecan Street, had concerns about being forced to put in sidewalks when there were no other sidewalks to connect to. They are proposing the City would step in and do something with the path to make the sidewalks connect. Due to the toad habitat, she would like an alternative surface that fits in with the landscape, maybe a pipe fence with a crushed granite sidewalk with the perimeter of the fence and coordinate with whoever on the other side so that they could make it

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safe to cross. They have been flexible with City, County, State and LCHCP. Concerned about why the city is asking her to pay \$3,000.00 since she is well under their requirements for the toad.

Discussion between the applicant, Staff and Commissioners:

1. How many permanent structures are you going to have? One structure.
2. Does the City have any plans of going up Highway 21? No, not at this time.
3. Are there any sidewalks existing that are not concrete? No, not to my knowledge.
4. Will the County give you a statement in writing stating that they are not going to require a permit? Yes, I have a letter from Cari Croft and I signed it.
5. What is the place type for this property? The zone is P5.
6. Is there a requirement on how sidewalk can be built? It can be made from other materials but must follow the ADA compliance.

Cheryl Lee made a motion to approve Neighborhood Regulating Plan on 3.973 acres of Bastrop Town Tract, A11, located at 2801 E. Loop 150 within the City of Bastrop Texas as attached in Exhibit A as The Hill Food Truck Park & Glamping Community Neighborhood Regulating Plan contingent upon the developer working with the City and TxDOT to develop an agreeable sidewalk plan, and the removal of the platting and permit requirements, contingent on a letter from the County indicating a permit isn't required. Carrie Caylor seconded the motion and the motion carried unanimously.

4. UPDATES

- 4A. Discussion on dates for the upcoming Planning & Zoning Commission Bastrop Building Block (B³) Code Workshop.

Jennifer Bills presented to Commissioners the upcoming Planning & Zoning Commission Bastrop Building Block (B³) Code Workshop. An email will be sent out to Commissioners to pole a date that will work best for everyone.

- 4B. Update on recent City Council actions regarding Planning Department items.

Jennifer Bills presented to Commissioners recent City Council actions regarding Planning Department Items.

1. Bastrop Colorado Bend
 - a. Transportation Master Plan
 - b. Future Land Use Map
 - c. Zoning Concept Scheme

The owner asked to postpone the action on these items. They will need two more meetings to be approved.

- 4C. Building and Planning Department Monthly Projects Volume Report.

Jennifer Bills presented to Commissioners the Building and Planning Department monthly projects volume report and the quarterly updates for the first quarter. Providing the comparison from year to year.

Discussion commenced between the Staff and Commissioner over the following:

1. Are permits denied? No, permitting applications don't get denied.

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2. What is the review cycle for a permit? There is a two-week review cycle. There are times a review might take longer depending on if there are being reviewed by a third party.

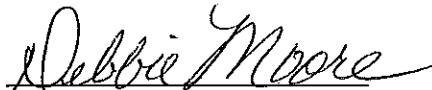
4D. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

Jennifer Bills asked the Commissioners about particular items to be discussed on future agendas.

Ishmael Harris wanted to commend Council for the pay increase to the Public Work Technicians, he stated being in that filed, he knows it is much needed. He hoped they are looking to do this for other departments as well.

5. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 7:16 p.m. Ishmael Harris seconded the motion, and the motion carried unanimously.



Debbie Moore, Chair



Pablo Serna, Vice-Chair