

Planning and Zoning Commission

August 26, 2021

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, August 26, 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	Present
Cheryl Lee	Present
Greg Sherry	Present
Ishmael Harris	Absent
Pablo Serna	Present
Carrie Caylor	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the July 29, 2021 Planning and Zoning Commission Regular Meeting.

Carrie Caylor made a motion to approve the July 29, 2021 meeting minutes. Greg Sherry seconded the motion and the motion carried unanimously.

- 3B. Consider action to approve amended meeting minutes from the April 29, 2021 Planning and Zoning Commission Regular Meeting.

Cheryl Lee made a motion to approve the April 29, 2021 meeting minutes. Cynthia Meyer seconded the motion and the motion carried unanimously.

- 3C. Consider action to approve the Legends Cove, Section Two Preliminary Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to the Commission the Legends Cove, Section Two Preliminary Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Discussion commenced between Commissioners and Staff about the following topics:

1. What is the 720 grid? The 720 grid is the Farm Lot block structure in the B3 Code.
2. Driveway widths and standards for lots located in the ETJ.
3. B³ Code development standards and the permitting process for lots in the ETJ.

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4. Who would be responsible for the maintenance of the roads once they are accepted? Bastrop County would be responsible for the maintenance of the roads once the public improvements are accepted.

Carrie Caylor made a motion to approve the Legends Cove, Section Two Preliminary Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Cynthia Meyer seconded the motion and the motion carried unanimously.

4. WORKSHOP

- 4A. Update on upcoming amendments to the Bastrop Building Block (B³) Code.

Jennifer Bills presented to the Commission the future updates to the Bastrop Building Block B³ Code. She stated language for Wireless Transmission Facilities would be coming before the Commission in the future. And Staff is currently working on a draft B3 Code amendment to present to the Commission at a later date. She presented processes and other future amendments which included platting exemptions, Zoning and Traffic Impact Analysis process to the Commission

Discussion commenced between Commissioners and Staff about the following topics;

1. How drainage is going to be handled in the code for the ETJ.
2. Location of the codes on the website, and how to make the codes easier for people to locate.
3. Why sidewalks are not required in the ETJ/rural areas.
4. Prefabricated houses and how they are addressed in the code.

5. UPDATES

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

Jennifer Bills presented to Commission updates about a developer with property located on FM 812/SH 21 meeting with the City to discuss the possibility of annexing into the ETJ. And at the upcoming City Council meeting Staff would be presenting the Viridian PFA to 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 time shares.

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

Jennifer Bills presented the building and planning departments monthly project volume report for July to the Commission. Commission asked for clarification on what a Will Serve Letter is for. She responded the letter serves as a mechanism to communicate to customers if there is utility availability in the area they are interested in.

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6. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 6:40 p.m. Carrie Caylor seconded the motion, and the motion carried unanimously.



Debbie Moore, Chair



Pablo Serna, Vice-Chair

