

# Planning and Zoning Commission

May 27, 2021

## Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, May 27, 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	Absent
Matt Lassen	Present
Cheryl Lee	Present
Greg Sherry	Present
Ishmael Harris	Present
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 April 29, 2021 Planning and Zoning Commission Regular Meeting.

Greg Sherry made a motion to recommend approval of the April 29, 2021 meeting minutes. Pablo Serna seconded the motion and the motion carried unanimously.

- 3B. Consider action to approve The Colony MUD 1E, Section 2 Phase B Final Plat, being 23.918 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented to the commission. There were no comments from Commission.

Consider action to approve The Colony MUD 1E, Section 2 Phase B Final Plat, being 23.918 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, located west of FM 969, within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Greg Sherry seconded the motion and the motion carried unanimously.

- 3C. Consider action to approve Pecan Park Section 1B Final Plat, being 16.300 acres out of the Mozea Rousseau Survey, Abstract No. 56, located south of Childers, within the city limits of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented to the commission. There were no comments from Commission.

# Planning and Zoning Commission

May 27, 2021

## Meeting Minutes

Pablo Serna made a motion to approve Pecan Park Section 1B Final Plat, being 16.300 acres out of the Mozea Rousseau Survey, Abstract No. 56, located south of Childers, within the city limits of Bastrop, Texas, as shown in Exhibit A. Carrie Caylor seconded the motion and the motion carried unanimously.

- 3D. Public hearing and consider action to approve the Viridian Development Agreement with Continental Homes of Texas, L.P. for 400 +/- acres of land in the Nancy Blakey Survey, Abstract 98, to the west of SH 969, located within the City of Bastrop Extraterritorial Jurisdiction.

Trey Job presented to the Commission. Discussion commenced between the Commission and Staff over the following topics: Modular homes, layout of the houses and direction they will be facing, drainage regulations and state/City regulations, roadway concerns, how the roads are being integrated with the other subdivision being developed, water/wastewater resources, development, and regulations within the ETJ and the possibilities of what could be developed if they did not develop now.

Anthony Urtesi, resident of Woodland Drive is opposed to the development, has concerns over traffic issues and connectivity, impact on the environment, water resources and would like to know the plan for safety.

Rick Neff, Developer with Colony Hunt Communities, concerns with this plan that include connections to the north, how private roads are becoming public, drainage, water/wastewater resources.

Dwan Fields, 105 George Kimble Cove, has same concerns as already heard, would like to know if board has a plan on how they are going to handle drainage for this development, conception to widening and what City resources are going to be affected because of this development.

Pablo Serna made a motion to approve the Viridian Development Agreement with Continental Homes of Texas, L.P. for 400 +/- acres of land in the Nancy Blakey Survey, Abstract 98, to the west of SH 969, located within the City of Bastrop Extraterritorial Jurisdiction. Carrie Caylor seconded the motion and the motion carried six to one with Cheryl Lee against it.

#### 4. WORKSHOP

- 4A. Discussion on Comprehensive Plan Chapter 7 – Parks & Recreation and Chapter 8 – Cultural Arts & Tourism.

Jennifer Bills presented to the Commission. Discussion commenced between Staff and Commission on the following topics: catering to different lifestyles with new parks, more recreation and community engagement, trails, more ways to get more use out of Mayfest Field, and the plans for Bastrop City Park.

#### 5. UPDATES

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

Jennifer Bills presented to Commission the Sign Code amendments and added clarification on sight triangles, A frame sign and temp banner signs. Discussion commenced between Staff and Commission

# Planning and Zoning Commission

May 27, 2021

## Meeting Minutes

about implementation of code enforcement on signs, multiple banners for advertisement and how the time frame is prohibiting promotion of businesses. Commission asked about status of the Plan Director.

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

Commission would like an update on sign regulations for the ETJ.

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

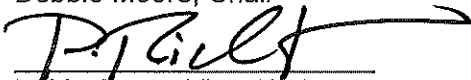
Jennifer Bills presented to Commission the monthly project volume report for April. No comments were made from Commission.

### 6. ADJOURNMENT

Cheryl Lee made a motion to adjourn at 7:17 p.m. Matt Lassen seconded the motion, and the motion carried unanimously.



Debbie Moore, Chair



Pablo Serna, Vice-Chair

