

Planning and Zoning Commission

September 24, 2020

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, September 24, 2020 at 6:00 p.m. online and 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.

Pablo Serna	Present
Matt Lassen	Absent
Debbie Moore	Present
Cynthia Meyer	Absent
Glenn Johnson	Present
Ishmael Harris	Present
Cheryl Lee	Present
Greg Sherry	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 August 27, 2020 Planning & Zoning Commission meeting.

Pablo Serna made a motion to recommended approval of the August 27, 2020 meeting minutes. Glenn Johnson seconded the motion and the motion carried unanimously with Carrie Caylor abstaining.

- 3B. Consider action to approve the Revised Preliminary Plat for The Colony MUD 1B, Section 5 & 6, being 31.583 acres out of the Jose Manuel Bangs Survey, Abstract 5, located west of FM 969, at the west extension of Sam Houston Boulevard within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented the information sent out to the Commission in the Planning and Zoning Commission Agenda packet for the Revised Preliminary Plat for The Colony MUD 1B, Section 5 & 6, being 31.583 acres out of the Jose Manuel Bangs Survey, Abstract 5, located west of FM 969, at the west extension of Sam Houston Boulevard. She concluded the presentation stating Staff was recommending approval at this time.

Discussion commenced between Staff and the Commission regarding the overall connectivity of the subdivision, platting standards in the ETJ, history of the project, drainage for the overall subdivision, and the total lot count for the revised Preliminary Plat.

Planning and Zoning Commission

September 24, 2020

Meeting Minutes

Glenn Johnson made a motion to recommend approval of Revised Preliminary Plat for The Colony MUD 1B, Section 5 & 6, being 31.583 acres out of the Jose Manuel Bangs Survey, Abstract 5, located west of FM 969, at the west extension of Sam Houston Boulevard within the Statutory Extra-Territorial 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 West Bastrop Village, Phase 1, Section 1 Preliminary Plat, consisting of 25.557 acres out of the Nancy Blakey Survey No. 98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented the information sent out to the Commission in the Planning and Zoning Commission Agenda packet for the West Bastrop Village, Phase 1, Section 1 Preliminary Plat, consisting of 25.557 acres out of the Nancy Blakey Survey No. 98, located west of F.M. 20. She concluded the presentation stating Staff was recommending approval at this time.

Discussion commenced between Staff and the Commission regarding the old development rules which were in place when the project originally began, parts of the development that are vested, how this current plat is focused on the residential portion of the development, utility plans for the development, total unit count for the development at full build out, drainage, overall connectivity for the project, fire protection, and the proposed alley loaded product to be constructed in this portion of the project.

Carrie Caylor made a motion to recommend approval of the West Bastrop Village, Phase 1, Section 1 Preliminary Plat, consisting of 25.557 acres out of the Nancy Blakey Survey No. 98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Exhibit A. Glenn Johnson seconded the motion and the motion carried unanimously.

4. WORKSHOP SESSION

- 4A. Discussion on Bastrop Building Block (B³) Code, related to subdivision authority, including, but not limited to:
- Why is it important?
 - Local Government Code Chapter 212 – Municipal Regulations of Subdivisions and Property Development
 - 1445 Interlocal Agreement with Bastrop County for Extraterritorial Jurisdiction Subdivision Review
 - Platting Exemptions and Exception
 - Major Thoroughfare Map and Grid System
 - Direction for B³ Code Updates

Jennifer Bills and Matt Lewis, of Simplecity Design, presented to the Commission a PowerPoint presentation they had created regarding the proposed changes to the B3 Code.

Planning and Zoning Commission

September 24, 2020

Meeting Minutes

The Commission and Staff held a discussion over platting/development pattern regulations in the ETJ, platting exemptions/exceptions in the ETJ, street standards in rural developments, and the adopted thoroughfare and grid system.

The Commission asked Staff to look into creating subdivision standards/regulations in the ETJ (1-mile and statutory) that would tie into Bastrop County's stormwater/drainage/septic regulations, road cross sections for rural developments in the ETJ, adopting appropriate platting exemptions in the ETJ, and encouraging a diversity of uses along outlying thoroughfare corridors by designating scenic corridors to encourage specific development patterns, driveway standards in the ETJ, and block standards in the ETJ to help guide development in the ETJ.

The workshop concluded.

5. UPDATES

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

Jennifer Bills informed the Commission the Amendment for the Grove Planned Development had been approved by City Council.

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


The Commission inquired into the status of the Planning Director position being filled. Jennifer Bills responded that vacancy would not be filled until sometime in 2021. She also informed the Commission the Planning Department would be hiring an additional Planning Technician in the future, and the launch of MyGov was going well.

6. ADJOURNMENT

Glenn Johnson made a motion to adjourn at 7:10 p.m. Ishmael Harris seconded the motion, and the motion carried unanimously.



Debbie Moore, Chair



Pablo Serna, Vice-Chair