

**Planning and Zoning Commission**  
**December 16, 2021**  
**Meeting Minutes**

The City of Bastrop Planning and Zoning Commission met Thursday, December 16, 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	Absent
Cynthia Meyer	Present
Matt Lassen	Present
Cheryl Lee	Present
Greg Sherry	Absent
Ishmael Harris	Present
Pablo Serna	Present
Carrie Caylor	Present - Arrived 6:22 p.m.
Scott Long	Present

**2. CITIZEN COMMENTS**

There were no citizen comments.

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 3A. Consider action to approve meeting minutes from the November 18, 2021 Planning and Zoning Commission Regular Meeting.

Cynthia Meyer made a motion to approve the November 18, 2021 meeting minutes. Cheryl Lee seconded the motion and the motion carried 6-0 with Carrie Caylor not yet present at the meeting.

- 3B. Hold public hearing and consider action on a recommendation for the Burleson Crossing East Zoning Concept Scheme, changing the zoning for 12.95 acres out of the Nancy Blakey Survey from P2 Rural to P5 Core and establishing a plan on 19.81 acres, attached as Exhibit A, located at the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas and forward to the January 11, 2022 City Council meeting.

Jennifer Bills informed the Commissioners the Burleson Crossing East Zoning Concept Scheme, proposing to change the zoning for 12.95 acres out of the Nancy Blakey Survey from P2 Rural to P5 Core and establishing a plan on 19.81 acres, attached as Exhibit A, located at the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas was going to be postponed to the February 2022 meeting.

There were no comments or questions from Commissioners.

- 3C. Consider action on the Lakeside Medical Campus Neighborhood Regulating Plan, located on Lakeside Phase 1 & 2, Lots 1, 2, and 3, Lakeside Phase 2 Lot 1A and 1BR (11.136 acres), within the City of Bastrop, Texas as attached in Exhibit A as the Lakeside Medical Campus Neighborhood Regulating Plan.

**Planning and Zoning Commission**  
**December 16, 2021**  
**Meeting Minutes**

Jennifer Bills presented to Commission the Lakeside Medical Campus Neighborhood Regulating Plan, located on Lakeside Phase 1 & 2, Lots 1, 2, and 3, Lakeside Phase 2 Lot 1A and 1BR (11.136 acres), within the City of Bastrop, Texas as attached in Exhibit A as the Lakeside Medical Campus Neighborhood Regulating Plan.

Discussion commenced between Staff and Commissioners over the following topics: parking location at this site, road access, trees, sidewalks, and walkability. The B<sup>3</sup> Code process and the limitations it has on medical facilities.

Cynthia Meyer made a motion to approve the Neighborhood Regulating Plan with conditions that future development on the site will have to follow the adopted development process in the B<sup>3</sup> Code. Cheryl Lee seconded the motion and the motion carried unanimously.

- 3D. Hold public hearing and consider action on a recommendation for the Bastrop Business and Industrial Park Zoning Concept Scheme, changing the zoning for 78.128 acres out of land out of Bastrop Business and Industrial Park, Phase 1, Block A, Lot 1, and establishing a plan on 146.213 acres in the Bastrop Business and Industrial Park Subdivision from P2 Rural to P-EC Employment Center, located south of SH 71, within the city limits of Bastrop, Texas and forward to the January 11, 2022 City Council meeting.

Jennifer Bills presented to Commission the Bastrop Business and Industrial Park Zoning Concept Scheme, changing the zoning for 78.128 acres out of land out of Bastrop Business and Industrial Park, Phase 1, Block A, Lot 1, and establishing a plan on 146.213 acres in the Bastrop Business and Industrial Park Subdivision from P2 Rural to P-EC Employment Center, located south of SH 71, within the city limits of Bastrop, Texas

Discussion commenced between Commissioners and Staff about the following topics:

1. Issues with the existing infrastructure.
2. Road connectivity and the connection point to the East for Technology Drive.
3. What is happening with the unnamed street in the South, which is not in the City limits? That street is a conceptual street which lines up with vacant lots and will need future plans submitted to obtain the road connectivity.
4. What is the replacement size for the trees? They are 3 inches.
5. What is the size of the parcel? 78 acres total and the site is currently broken down into blocks.
6. Will there be studies on how this impacts traffic? Yes, there will be a TIA required for development.

Pablo Serna opened the Public Hearing at 7:14 p.m.

Denise Smith, resident at 208 Keanahalululu Lane, expressed her concern about how they will be impacted by this development, the impact it will have on the trees in that area, and her desire to not have to look at an industrial park building.

Pablo Serna closed the Public Hearing at 7:24 p.m.

Carrie Caylor made a motion to approve the Bastrop Business and Industrial Park Zoning Concept Scheme with the condition a 75-ft South and East buffer between this development and residential neighborhood would be put in place to prohibit the removal of trees within that designated 75-ft green

**Planning and Zoning Commission**  
**December 16, 2021**  
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belt space. Ishmael Harris seconded the motion and the motion carried 6-1 with Matt Lassen voting against the motion.

**4. UPDATES**

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

Jennifer Bills presented to Commission updates about the Farm Street Village Zoning Concept Scheme which had its second reading on December 14, 2021 and was denied by City Council. She also informed them of the Pecan Park Commercial rezoning which had its first and second reading on December 14, 2021, and was approved by City Council.

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

Jennifer Bills presented to Commission more information about the future workshop that would be held to discuss the function of a Traffic Impact Analysis. She stated her intentions are to have a consultant at the meeting to go over the information and to answer any questions the Commissioners may have.

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

Jennifer Bills presented the building and planning departments monthly project volume report for November to the Commission.

**5. ADJOURNMENT**

Cynthia Meyer made a motion to adjourn at 7:50 p.m. Matt Lassen seconded the motion, and the motion carried unanimously.

  
Debbie Moore, Chair

  
Pablo Serna, Vice-Chair

