

Planning and Zoning Commission - AMENDED

April 29, 2021

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, April 29, 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	Absent
Cheryl Lee	Present
Greg Sherry	Absent
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 March 25, 2021 Planning and Zoning Commission Regular Meeting.

Debbie Moore made a motion to amend the March 25, 2021 meeting minutes to reflect that Glenn Johnson offered his resignation. The Commission would like to thank him for his time on the Board. Cynthia Meyer made a motion to approve the meeting minutes amended by Debbie Moore. Carrie Caylor seconded the motion and the motion carried unanimously.

- 3B. Consider action on the appeal of an administrative denial a Site Development Plan for First National Bank on Lot 2 of the Main & Spring Subdivision, located at 714 Spring Street, that was previously denied by the Director of Planning & Development due to non-compliance with the Bastrop Building Block (B³) Code Section 6.3.005 Alleys & Driveway Locations.

Jennifer Bills presented to the commission. No agreement was made between staff and applicant which is why it returned to Planning and Zoning.

Safety for pedestrians and traffic were discussed as major concerns. Reed Sharp presented several alternatives to Staff and Commission.

Carrie Caylor made a motion to approve on the appeal of an administrative denial a Site Development Plan for First National Bank on Lot 2 of the Main & Spring Subdivision, located at 714 Spring Street with following conditions:

- Signs for drivers to be aware of pedestrian crossing

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- Site Plan as presented with the 24-foot driveway on Water Street and 12-foot driveway on Spring Street

Cheryl Lee seconded the motion and the motion carried six to one with Pablo Serna opposed.

- 3C. Consider action to approve The Colony MUD 1F, Section 1 Preliminary Plat, being 11.948 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 or questions from Commissioner or citizens.

Cynthia Meyer made a motion to approve The Colony MUD 1F, Section 1 Preliminary Plat, being 11.948 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. Cheryl Lee seconded the motion and the motion carried unanimously.

- 3D. Consider action on the appeal of the administrative denial of the Majestic Pines Neighborhood Regulating Plan and Warrant for Block Size, located on Pine Forest Unit 6, Phase II, Lot Reserve A – Fraction (15.409 acres), within the City of Bastrop Texas as attached in the Neighborhood Regulating Plan with Exhibits A & B.

Jennifer Bills presented the information from the packet to the Commission. Discussion commenced between the Commission and Staff over drainage impact, the number of apartments, the plan to preserve the Natural habitat and the strain the growth will have on the Fire Department.

Elena Sanders, Development Director for Kittle Property Group with the Majestic Pines Neighborhood Regulating Plan, presented information about the shortage of workforce housing within the City limits, the impact of the development on the toad habitat and the connectivity for the project.

Debbie Bresette, a member of Bastrop Community Cares, stated she agreed there is an insufficient amount of workforce housing within the City limits and stated that she was in favor of this project and the housing opportunity she felt it would bring to the community.

Carrie Caylor made a motion to deny the appeal of the administrative denial of the Majestic Pines Neighborhood Regulating Plan and Warrant for Block Size, located on Pine Forest Unit 6, Phase II, Lot Reserve A – Fraction (15.409 acres), within the City of Bastrop Texas as attached in the Neighborhood Regulating Plan with Exhibits A & B. Cynthia Meyer seconded the motion and the motion carried six to one with Pablo Serna against it.

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- 3E. Consider action to deny a Building Placement Warrant Request and Parking Lot Placement Warrant Request for The Leaning Place at Lost Pines being 1.160 acres out of the Riverside Grove Subdivision Phase 1, Block A, Lot 33, located west of Hasler Shores Drive.

Jennifer Bills presented to Commission. Discussion commenced between Staff and Commission on the following topics: Parking and traffic flow, more workshops would be nice because of this being the third denial.

Wayne Arnold and Joann Rountree presented to Commission. Discussion about parking, safety concern, traffic flow and this lot being the last one located on this Drive and wanting the parking lot to be the same as their neighbor.

Pablo Serna made a motion to approve the Building Placement Warrant Request and Parking Lot Placement Warrant Request as submitted for The Leaning Place at Lost Pines being 1.160 acres out of the Riverside Grove Subdivision Phase 1, Block A, Lot 33, located west of Hasler Shores Drive. Cynthia Meyer seconded the motion and the motion carried unanimously.

Break at 8:50 to 8:55

- 3F. Public hearing and consider action to recommend approval of an ordinance for amendments to Chapter 8 – Signs, including, Section 8.1.007 Non-conforming Signs, Section 8.1.009 Signs Requiring a Permit, Section 8.1.011 Sign Permit Requirements, Article 8.2 Master Plans, Article 8.3 On-Premises Sign Types & Standards, and Article

Jennifer Bills presented to the Commission. Discussion commenced between Staff and Commission on the following topics: Existing signs being grandfathered, the code for existing digital flip signs, regulations on sidewalk signs, differences between variances and warrants, internal illumination, fee schedule and grade height for signs. Jennifer stated digital flip signs will not be allowed in the new code and illumination is considered part of the sign package now.

No comments from the public.

Ishmael Harris made a motion to approve the ordinance for amendments to Chapter 8 – Signs, including, Section 8.1.007 Non-conforming Signs, Section 8.1.009 Signs Requiring a Permit, Section 8.1.011 Sign Permit Requirements, Article 8.2 Master Plans, Article 8.3 On-Premises Sign Types & Standards, and Article. Cheryl Lee seconded the motion and the motion carried unanimously.

4. WORKSHOP

- 4A. Discussion on Comprehensive Plan Chapter 5 – Land Use & Community Image and Chapter 6 – Transportation.

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Jennifer Bills presented to the Commission. Discussion commenced between Staff and Commission on the following topics: Center, Civic and public space requirements, off-site tree mitigation and the need for more discussion on these topics and future land use.

5. UPDATES

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

Jennifer Bills updated the Commission on the amount of Public Improvement Plan Agreements that we have received. No comments were made from Commission.

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

No request were made at this time.

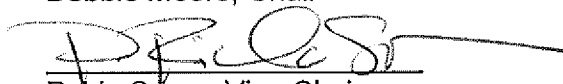
5C. Building Department and Planning Department Monthly Projects Volume Report.

Jennifer Bills presented the Building and Planning Department project report for March. No comments were made from Commission.

6. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 9:41 p.m. Cheryl Lee seconded the motion, and the motion carried unanimously.


Debbie Moore, Chair


Pablo Serna, Vice-Chair