

**Planning and Zoning Commission**  
**January 28, 2021**  
**Meeting Minutes**

The City of Bastrop Planning and Zoning Commission met Thursday, January 28, 2021 at 5:30p.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 5:30 p.m.

Pablo Serna	Present
Matt Lassen	Present
Debbie Moore	Present
Cynthia Meyer	Present
Glenn Johnson	Present
Ishmael Harris	Absent
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 December 17, 2020 Planning & Zoning Commission meeting.

Matt Lassen made a motion to recommended approval of the December 17, 2020 meeting minutes. Cynthia Meyer seconded the motion and the motion carried unanimously.

- 3B. Consider action to approve The Colony MUD 1C, Section 5 Preliminary Plat, being 16.930 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.

Jennifer Bills presented the information sent to the Commission in the Planning and Zoning Commission Agenda packet for The Colony MUD 1C, Section 5 Preliminary Plat. She concluded the presentation stating Staff was recommending approval at this time.

Discussion commenced between Staff and the Commission regarding drainage and the overall phasing of the development.

There were no comments from the public.

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Cynthia Meyer made a motion to recommend approval of The Colony MUD 1C, Section 5 Preliminary Plat, being 16.930 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. Glenn Johnson seconded the motion and the motion carried unanimously.

- 3C. Consider action to approve The Colony MUD 1B, Section 1 Final Plat, being 22.419 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.

Jennifer Bills presented the information sent to the Commission in the Planning and Zoning Commission Agenda packet for The Colony MUD 1B, Section 1 Final Plat. She concluded the presentation stating Staff was recommending approval at this time.

Discussion commenced between Staff and the Commission regarding how the drainage was addressed during the review of Public Improvement Plans, Atlas 14 data was used when evaluating the drainage for that section of the Colony, and how The Colony MUD 1B, Section 1 Final Plat would not trigger any public improvements to FM 969 at this time.

There were no comments from the public.

Glenn Johnson made a motion to recommend approval of The Colony MUD 1B, Section 1 Final Plat, being 22.419 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. Pablo Serna seconded the motion and the motion carried unanimously.

- 3D. Consider action to approve The Colony MUD 1B, Section 2 Final Plat, being 16.076 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.

Jennifer Bills presented the information sent to the Commission in the Planning and Zoning Commission Agenda packet for The Colony MUD 1B, Section 2 Final Plat. She concluded the presentation stating Staff was recommending approval at this time.

There were no comments from the public.

Glenn Johnson made a motion to recommend approval of The Colony MUD 1B, Section 2 Final Plat, being 16.076 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.

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- 3E. Consider action to approve The Colony MUD 1B, Section 3 Final Plat, being 17.762 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

Jennifer Bills presented the information sent to the Commission in the Planning and Zoning Commission Agenda packet for The Colony MUD 1B, Section 3 Final Plat. She concluded the presentation stating Staff was recommending approval at this time.

Discussion commenced between Staff and the Commission regarding the connectivity and exits available for this section, the impact of allowing a section to be platted with limited connectivity, potential problems that could arise from the limited connectivity if the subdivision failed to develop any further, and The Colony MUD 1B, Section 3 Final Plat compliance with The Colony Consent Agreement.

There were no comments from the public.

Cheryl Lee made a motion to recommend approval of The Colony MUD 1B, Section 3 Final Plat, being 17.762 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. Cynthia Meyer seconded the motion and the motion carried unanimously with Glenn Johnson and Carrie Caylor abstaining.

- 3F. Consider action to approve The Colony MUD 1A-West Amenity Site Final Plat, being 5.199 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.

Jennifer Bills presented the information sent to the Commission in the Planning and Zoning Commission Agenda packet for The Colony MUD 1A-West Amenity Site Final Plat. She concluded the presentation stating Staff was recommending approval at this time.

Discussion commenced between Staff and the Commission regarding the development process and requirements for the Amenity Center, and the features it would offer to the community.

Joey with Hunt Communities informed the Commission the actual Amenity Center structure itself is already under construction and was projected to be completed within the next 60 days.

There were no comments from the public.

Glenn Johnson made a motion to recommend approval of The Colony MUD 1A-West Amenity Site Final Plat, being 5.199 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. Cynthia Meyer seconded the motion and the motion carried unanimously.

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4. UPDATES

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

The Commission and Staff discussed the process for updating the Comprehensive Plan. The Commission was asked to send all observations and topics for discussion to Jennifer Bills.

Jennifer Bills informed the Commission the level of public outreach needed for revising the Comprehensive Plan will be determined by the outcome of the review from the Planning and Zoning Commission.

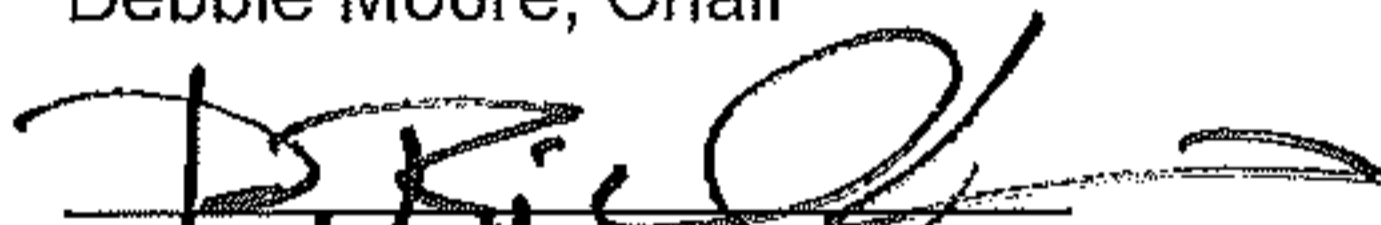
4B. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

The Commission asked Staff if they could provide them city and departmental updates from time to time to keep them abreast of current activities within the city. Jennifer Bills agreed to the request.

5. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 6:06 p.m. Cheryl Lee seconded the motion, and the motion carried unanimously.

  
Debbie Moore, Chair

  
Pablo Serna, Vice-Chair