

# Planning and Zoning Commission

## Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, May 31, 2018 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

### 1. CALL TO ORDER

Debbie Moore called the meeting to order at 6:00 p.m.

Debbie Moore	Present
Patrick Connell	Present
Dianna Rose	Present
Cynthia Meyer	Present
Matthew Lassen	Present
Sue Ann Fruge	Absent
Richard Gartman	Present
Cheryl Lee	Present

### 2. CITIZEN COMMENTS

There were no citizen comments.

### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

#### **3A. Consider action to approve meeting minutes from the April 26, 2018 Planning & Zoning Commission Regular Meeting.**

Patrick Connell made a motion to approve the meeting minutes from the April 26, 2018 Planning & Zoning Commission Regular Meeting. Richard Gartman seconded the motion and the motion carried unanimously.

#### **3B. Consider action to recommend approval of The Colony MUD 1A, Section 3, Phase A and B Preliminary Plat being 100.289 acres out of the Jose Manuel Bangs Survey, Abstract 5, located east of FM 969 within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas and forward to City Council for consideration at their next meeting.**

Jennifer Bills presented to the Commission the information that was given in the staff report and gave a PowerPoint presentation.

The Commission made the following comments on the Colony MUD 1A, Section 3, Phase A and B Preliminary Plat:

How is drainage being conveyed?

The drainage for this section is being conveyed through the street infrastructure directly to the Colorado River without any detention.

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When are the additional acceleration/deceleration lanes going to be provided?

They are under construction now with the improvements for The Colony MUD 1A, Section 1.

Patrick Connell made a motion to recommend approval of The Colony MUD 1A, Section 3, Phase A and B Preliminary Plat being 100.289 acres out of the Jose Manuel Bangs Survey, Abstract 5, located east of FM 969 within the Statutory Extra-Territorial Jurisdiction of Bastrop, Texas and be forwarded to City Council for consideration at their next meeting. Diana Rose seconded the motion and the motion carried unanimously.

**3C. Public hearing and consider action to recommend approval of a Conditional Use Permit to allow a brewery, distillery and winery use on 0.046 acres of Building Block 3 West of Water Street (809 Main Street), an area zoned HMS, Historic Main Street, and (0.184 acres of Building Block 3 West of Water Street (705 Pine Street), an area zoned DMU, Downtown Mixed Use, within the city limits of Bastrop and forward to City Council for consideration at their next meeting.**

Jennifer Bills presented to the Commission the information that was given in the staff report and gave a PowerPoint presentation.

Discussion commenced between Staff and the Planning and Zoning Commission regarding the Copper Shot Distillery and the proposed location.

Patrick Connell made a motion to recommend approval of a Conditional Use Permit to allow a brewery, distillery and winery use on 0.046 acres of Building Block 3 West of Water Street (809 Main Street), an area zoned HMS, Historic Main Street, and (0.184 acres of Building Block 3 West of Water Street (705 Pine Street), an area zoned DMU, Downtown Mixed Use, within the city limits of Bastrop and be forwarded to City Council for consideration at their next meeting. Cynthia Meyer seconded the motion and the motion carried unanimously.

**3D. Public Hearing and consider action to recommend approval of a rezone for the northeast corner of SH 95 and Chestnut Street to C-1, Commercial 1, consisting of Lots 1 & 2 of the Lee-Jackson & Fowler Subdivision (1.717 acres) currently Form-based Code Character Zone CMU, Commercial Mixed Use, and 0.398 acres of Bastrop Town Tract Abstract 11 and 2.046 acres of Building Block 12 East of Water Street currently C-2, Commercial 2, within the city limits of Bastrop, and forward to City Council for consideration at their next meeting.**

Jennifer Bills presented to the Commission the information that was given in the staff report and gave a PowerPoint presentation.

The Commission made the following comments on the proposed rezone for the northeast corner of SH 95 and Chestnut Street to C-1, Commercial 1:

- The Commission did not want to remove the northeast corner of SH 95 and Chestnut from the Form-based Code area by removing the Commercial Mixed Use zoning.

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- The Commission did not feel that a convenience store/fuel station use was appropriate for a gateway intersection to the city.
- Members of the public stated concerns about the existing traffic and future traffic generated by a fuel station.

Patrick Connell made a motion to recommend denial of a Conditional Use Permit to of a rezone for the northeast corner of SH 95 and Chestnut Street to C-1, Commercial 1, consisting of Lots 1 & 2 of the Lee-Jackson & Fowler Subdivision (1.717 acres) currently Form-based Code Character Zone CMU, Commercial Mixed Use, and 0.398 acres of Bastrop Town Tract Abstract 11 and 2.046 acres of Building Block 12 East of Water Street currently C-2, Commercial 2, within the city limits of Bastrop, and be forwarded to City Council for consideration at their next meeting. Cynthia Meyer seconded the motion and the motion carried with a vote of 5-2.

### **3E. Public Hearing and consider action to recommend approval of a subdivision variance to waive the requirement of Section 5.20 – Streets, to improve or post fiscal surety for the construction of 50 percent of C.P. Johnson Lane, between Farm Street and Fairview Cemetery and forward to City Council for consideration at their next meeting.**

Jennifer Bills presented to the Commission the information that was given in the staff report and gave a PowerPoint presentation.

The Commission made the following comments on the proposed subdivision variance to waive the requirement of Section 5.20 – Streets, to improve or post fiscal surety for the construction of 50 percent of C.P. Johnson Lane:

The Commission questioned if this process would still be necessary under the new subdivision ordinance. Staff clarified that it would, but the final decision would go to Planning & Zoning instead of City Council.

Patrick Connell made a motion to recommend approval of a subdivision variance to waive the requirement of Section 5.20 – Streets, to improve or post fiscal surety for the construction of 50 percent of C.P. Johnson Lane, between Farm Street and Fairview Cemetery and be forwarded to City Council for consideration at their next meeting. Matthew Lassen seconded the motion and the motion carried unanimously.

## **4. UPDATES**

### **4A. Update on the Draft Subdivision Ordinance.**

Jennifer Bills informed the Commission Staff was going to tweak the Lot of Record requirement as suggested by the Commission and was working on determining a new threshold that would trigger platting requirements.

She also informed to the Commission of the upcoming public hearing for the proposed subdivision ordinance.

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## 4B. Update on the Draft Mobile Food Vendor Ordinance

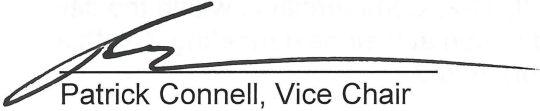
Jennifer Bills stated Staff was still working on developing standards and language for the proposed Mobile Food Vendors Ordinance and was hoping to have a draft ready by July.

## 5. ADJOURNMENT

Patrick Connell made a motion to adjourn at 7:16 pm. Mathew Lassen seconded the motion, and the motion carried unanimously.



Debbie Moore, Chair



Patrick Connell, Vice Chair