

PLANNING & ZONING SPECIAL MEETING
MEETING MINUTES
October 5, 2023, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met Thursday, October 5, 2023, at 6:00 PM in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Chairman Ishmael Harris called the meeting to order at 6:00 pm.

Ishmael Harris	Present
Judah Ross	Present
Ashleigh Henson	Present
David Barrow	Present
Gary Moss	Present
Gary Schiff	Absent
Jordan Scott	Present
Patrice Parsons	Present

2. CITIZEN COMMENTS

There were no citizen comments at this time.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Receive training by the City Secretary

Commissioners and staff received training from the City Secretary, Ann Franklin, by Zoom regarding the use of Rosenberg's Rules, some of Robert's Rules as well as City Code of Ordinances for the conducting of meetings, attendance of Board and Commission meetings, as well as excused and unexcused absences, and other pertinent information.

3B. Consider action to approve Valverde Section 2 Preliminary Plat, being 294.5 acres out of Nancy Blakey Survey, Abstract Number 98, located West of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1.

Presentation was made by Kennedy Higgins, Development Services Planner, requesting the Commissioners consider the approval of Valverde Section 2, Preliminary Plat, being 294.5 acres out of Nancy Blakey Survey, Abstract Number 98, located West of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1.

Commissioner Gary Moss made a motion to approve the presented action based on the recommendations of staff. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

3C. Consider action to approve Valverde South Subdivision Final Plat, being 12.034 acres out of Nancy Blakey Survey, Abstract Number 98, located West of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1.

Presentation was made by Kennedy Higgins, Development Services Planner, requesting the Commissioners consider the approval of Valverde South Subdivision Final Plat, being 12.034 acres out of Nancy Blakey Survey, Abstract Number 98, located West of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1.

Discussion commenced between Commissioners and staff regarding the development and transportation impact.

Commissioner Gary Moss made a motion to approve the action based on staff recommendations. Commissioner Ashleigh Henson seconded the motion. The motion passed unanimously.

3D. Hold public hearing and consider action on a recommendation for the Reed Ranch Zoning Concept Scheme, changing the zoning for 24.462 acres out of the Nancy Blakey Survey from P2 Rural to a Planned Development District (PDD) with a P4 Mix base zoning, as shown on Attachment 4, located at 615 W Highway 71, within the city limits of Bastrop, Texas.

Presentation was made by Kennedy Higgins, Development Services Planner, requesting the Commissioners hold a public hearing and consider action on a recommendation for the Reed Ranch Zoning Concept Scheme, changing the zoning for 24.462 acres out of the Nancy Blakey Survey from P2 Rural to a Planned Development District (PDD) with a P4 mix base zoning, as shown in Attachment 4, located at 615 W Highway 71, within the city limits of Bastrop, Texas.

The Public Hearing opened at 6:33 PM.

Citizen comments were made by:

Keith Ahlborn – Opposed
201 Bryant Dr
Bastrop TX

James Ahlborn - Opposed
748 Morning Ct
Bastrop TX

The Public Hearing was closed at 6:35 PM.

Discussion ensued between Commissioners, Staff, and the Developers of Reed Ranch. Developers requested the Commissioners consider their request to have the Transportation Impact Fees waived or to have a longer grace period if the fees are passed by the City Council in the future.

A motion was made by Commissioner Patrice Parsons to extend the grace period to 18-months and to accept all other aspects of the PDD. Commissioner Ashleigh Henson seconded the motion. The vote was 4-3 with Commissioner Judah Ross, Commissioner David Barrow and Commissioner Gary Moss against the motion. The motion did not pass.

A motion was made by Commissioner Gary Moss to accept the action to approve the PDD as presented by staff. Commissioner Ashleigh Henson seconded the motion. The motion passed with a vote of 6-1 with Commissioner Judah Ross against the motion.

A motion was made by Commissioner Gary Moss to allow an extension for up to 18 months regarding the payment of the Transportation Impact Fees if approved by City Council.

Commissioner Ashleigh Henson seconded the motion. The motion passed with a vote of 5-2 with Commissioner Judah Ross and Commissioner David Barrow against the motion.

4. UPDATES

4A. Items or topics requested by Planning and Zoning Commissioners for future agendas.

Commissioner Patrice Parsons requested the Commissioners appoint a replacement liaison for her position on the Historic Landmark Commission.

5. ADJOURNMENT

Commissioner Gary Moss made a motion to adjourn the meeting at 7:16 p.m. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

Ishmael Harris, Chair

Judah Ross, Vice-Chair