

**SPECIAL PLANNING & ZONING MEETING
MINUTES**

March 13, 2025, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met Thursday, March 13, 2025, at 6:00 PM in the City of Bastrop Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Chairman Jordan Scott called the meeting to order at 6:00 PM.

Christopher Toth	Present
Jimmy Crouch	Present
Keith Ahlborn	Present
Gary Moss	Present
Jeffrey Estes	Present
Patrice Parsons	Present
Jordan Scott	Present
David Barrow	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. WELCOME

Introduction of Jimmy Crouch to the Planning and Zoning Commission.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- 4A. Consider and act to approve, the West Bastrop Village, Phase 1, Section 3 Final Plat, consisting of 57.970 acres out of the Nancy Blakey Survey A-98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas.

Presented by James E Cowey, Director of Development Services.

Commissioner Gary Moss made a motion to approve West Bastrop Village, Phase 1, Section 3 Final Plat, consisting of 57.970 acres out of the Nancy Blakey Survey A-98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

- 4B. Consider and act to approve, the West Bastrop Village, Phase 1, Section 4 Final Plat, consisting of 22.036 acres out of the Nancy Blakey Survey A-98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas.

Presented by James E Cowey, Director of Development Services.

Commissioner Jimmy Crouch made a motion to approve, the West Bastrop Village, Phase 1, Section 4 Final Plat, consisting of 22.036 acres out of the Nancy Blakey Survey A-98, located west of F.M. 20, within the Statutory Extraterritorial Jurisdiction (ETJ) of

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the City of Bastrop, Texas. Commissioner Keith Ahlborn seconded the motion. The motion passed unanimously.

- 4C. Conduct a public hearing, consider and act on the request for a Zoning Concept Scheme to rezone the project site from P5 Core to Planned Development District (“PDD”) with a base district of P5 Core, for the area described as being 43.112 +/- acres out of the Nancy Blakey Survey, Abstract 98, located at 540 W SH 71 Bastrop, TX 78602, within the city limits of Bastrop, Texas. This development is more commonly known as the Nixon Tract.

Presented by Andres Rosales, Assistant City Manager

The commissioners had a few questions for the developer and for city staff pertaining to the drainage and traffic impact it will have.

The public hearing was opened at 7:40 pm.

The public hearing was closed at 7:40 pm.

Commissioner Gary Moss made a motion to approve the request for a Zoning Concept Scheme to rezone the project site from P5 Core to Planned Development District (“PDD”) with a base district of P5 Core, for the area described as being 43.112 +/- acres out of the Nancy Blakey Survey, Abstract 98, located at 540 W SH 71 Bastrop, TX 78602, within the city limits of Bastrop, Texas. Commissioner Patrice Parsons offered a friendly amendment to require the developer to submit a Traffic Impact Analysis. Commissioner Jeffrey Estes seconded the motion. The motion passed unanimously.

5. WORKSHOP

- 5A. Update and discussion on tree removals within the city limits and newly adopted standards.

Resident in Tahitian Village, John Wipple, voiced his concern about the trees getting removed in his neighborhood and wanted to advise the commission that enforcement will be key when implementing all the changes that have been passed.

6. ADJOURNMENT

Commissioner Gary Moss made a motion to adjourn the meeting at 7:46 PM. Commissioner Jeffrey Estes seconded the motion. The motion passed unanimously.

Jordan Scott, Chair

David Barrow, Vice Chair