

**PLANNING & ZONING SPECIAL MEETING**  
**MEETING MINUTES**  
**May 9, 2024, at 6:00 P.M.**

The City of Bastrop Planning and Zoning Commission met Thursday, May 9, 2024, 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
David Barrow	Present
Ashleigh Henson	Present
Gary Moss	Present
Jordan Scott	Present
Patrice Parsons	Present
Keith Ahlborn	Present
Scot Robichaud	Present

**2. CITIZEN COMMENTS**

Pablo Cerna, resident at 1104 Hill St spoke to the role of government and civic leadership.

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 3A. Consider action to approve meeting minutes from the April 25, 2024, Planning and Zoning Commission Meeting.

Commissioner Gary Moss made a motion to approve the meeting minutes from the April 25, 2024, Planning and Zoning Commission Meeting. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

- 3B. Hold public hearing and consider action on a recommendation for the Bastrop Gateway Zoning Concept Scheme, changing the zoning for 31.4559 +/- acres out of the A11 Bastrop Town Tract from P2 Rural and P5 Core to a Planned Development District (PDD) with a base district of P5 Core, as shown on Attachment 2, located at the corner of Pitt Street and Highway 71, within the city limits of Bastrop, Texas.

Presented by: Kennedy Higgins, Senior Planner, Development Services Department

Commissioners began discussion regarding the proposed project.

Commissioner Patrice Parsons stated her concerns about the trees and the traffic impact.

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Commissioner Jordan Scott expressed his questions about the height of the buildings and the conditions they can request.

Commissioner Ashleigh Henson expressed her concern on proceeding with a decision on this development without more information.

Commissioner Scot Robichaud expressed his concerns about the fires and the effect this development may have.

Commissioner Gary Moss stated his question about the plans being approved.

Vice-chairman David Barrow expressed his concerns about the trees, the property, and the code and the effect the approval of this development would have on these items.

The public hearing opened at 7:26.

John T Eberle Jr, resident at 20 Lost Pines Ave, was in opposition, and stated his concerns about the traffic impact the development will cause, the responsibility that the board has, the 50' buffer by the residences, and the existing pines.

Donna Eberle, resident at 20 Lost Pines Ave, spoke in opposition, and did not wish to speak.

Stewart Bridges, resident at 12 Lost Pines Ave, spoke in opposition, and stated his concerns about the traffic it will cause, the Houston toads, and the hill.

Katherine Albers, resident at 1307 Pecan St, spoke in opposition, and did not wish to speak.

Michael Egan, resident at 135 Carriage Ct, spoke in opposition and stated his concerns about the development and the impact it will have on the community.

Carolyn Wigginton, resident at 413 Cedar St, spoke in favor and stated her interest in the development, and also stated her concerns on the traffic.

Ian Reichert-Watts, resident at 13 Lost Pines Ave, spoke in opposition, and stated his concerns about the changes not happening to the PDD packet and the consequences the developers should have.

Shannon Day, resident at 13 Lost Pines Ave, spoke in opposition, and stated her concerns about the precedent that this sets for the future, the PDD packet not changing, and the preservation of the trees.

Jeff Bauknecht, resident at 413 Patton Cove, spoke in opposition, and stated his concerns about the neighboring properties and the effect that it will have on the residents and the city.

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Pablo Cerna, resident at 1104 Hill St spoke, spoke in opposition, and stated his concern about the Exhibits.

Georgeann Shockley, resident at 630 E Riverside Dr, spoke in opposition, and stated her concerns about the location and name of the development and the trees.

Robert Felps, resident at 16 Lost Pines Ave, spoke in opposition, and stated his concerns about the drainage, buildings, and the traffic.

Jennifer Felps, resident at 16 Lost Pines Ave, spoke in opposition, and stated her concerns about the traffic, fires, and the impact of the development.

Linda Curtis, resident at 150 S Shore Rd, stated her concerns about the pines and the effect that the development will have, and the B3 Code.

Commissioner David Barrow and Ishmael Harris expressed their concerns about the traffic impact that the change in zoning would create.

Chairman Harris closed the Public Hearing at 8:05 pm.

Chairman Ishamel Harris stated his concern about the site for the development.

Commissioner Patrice Parsons made a motion to recommend denial of the Bastrop Gateway Zoning Concept Scheme, changing the zoning for 31.4559 +/- acres out of the A11 Bastrop Town Tract from P2 Rural and P5 Core to a Planned Development District (PDD) with a base district of P5 Core. Commissioner Keith Ahlborn seconded the motion. The motion passed 6-2.

**4. UPDATES**

4A. Future Development related items.

4B. Development Services Department Monthly Project Volume Report.

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

Commissioner Jordan Scott was interested in changing the future land use map to reflect what the community believed it needed to be.

Vice-chairman David Barrow was interested in receiving information of the new council and the visions they have for the city and how the two boards can work together moving forward.

**5. ADJOURNMENT**

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Vice-chairman David Barrow made a motion to adjourn the meeting at 8:13 p.m.  
Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

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Ishmael Harris, Chair

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David Barrow, Vice-Chair