

**PLANNING & ZONING MEETING  
MEETING MINUTES**

**March 28, 2024, at 6:00 P.M.**

The City of Bastrop Planning and Zoning Commission met Thursday, March 28, 2024, at 6:00 PM in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

**1. CALL TO ORDER**

Vice-Chairman Judah Ross called the meeting to order at 6:07 pm.

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

**2. CITIZEN COMMENTS**

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

3A. Consider action to approve meeting minutes from the January 25, 2023, Planning and Zoning Commission Meeting.

Commissioner Gary Moss made a motion to approve the minutes. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

3B. Consider action to approve Lovers Lane Final Plat, being 25.01 acres situated in Stephen F. Austin Survey, Abstract No. 2, located West of Lovers Lane and South of Margie's Way Bastrop, Texas.

The presentation was made by Kennedy Higgins, Senior Planner.

Commissioner Gary Moss made a motion to approve the Lovers Lane Final Plat, being 25.01 acres situated in Stephen F. Austin Survey, Abstract No. 2, located West of Lovers Lane and South of Margie's Way Bastrop, Texas. Commissioner David Barrow seconded the motion. The motion passed unanimously.

3C. Public hearing and consider action to recommend approval 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, as shown on Attachment 2, located at the corner of Pitt Street and Highway 71, within the city limits of Bastrop, Texas.

The presentation was made by Kennedy Higgins, Senior Planner.

Discussion amongst commissioners began.

Vice-Chair, Judah Ross, opened the Public Hearing at 6:58 pm.

John Eberle Jr, resident at 20 Lost Pines Ave, was in opposition, and stated his concerns about the traffic and trees.

Shannon Day, resident at 13 Lost Pines Ave, was in opposition, and stated her concerns about the trees and the effects on the character of the area.

Stewart Bridges, resident at 12 Lost Pines Ave, was in opposition, and stated his concerns about the development, the hillside, and the Houston Toad habitat.

Ian Reichert-Watts, resident at 13 Lost Pines Ave, was in opposition, and stated his concerns regarding the trees and stress it will cause to the environment.

Discussion amongst commissioners began.

Tracy Clevenger, property manager of Walnut Ridge Apartments at 1900 Walnut St. and stated her concerns regarding the effect it will have on the community, traffic, accessibility, and noise level.

Vice-Chair, Judah Ross, closed the Public Hearing at 7:42 pm.

Discussion amongst commissioners began.

Commissioner Gary Moss made a motion to approve 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, located at the corner of Pitt Street and Highway 71, within the city limits of Bastrop, Texas. Commissioner Judah Ross seconded the motion.

Discussion amongst commissioners began.

The motion passed unanimously.

#### **4. UPDATES**

4A. Discussion on upcoming walking tour and joint workshop.

The discussion was to remind the board of the joint walking tour meeting that was set for April 6, 2024, at 10:00 am.

Community meeting between the developer and community to discuss the Gateway Zoning Concept Scheme was set up for April 2, 2024, at 6:00 pm.

4B. Future Development related items.

4C. Development Services Department Monthly Project Volume Report.

The presentation was made by James Cowey, Director of Development Services.

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

Commissioner David Barrow discussed his concern with the Historic Main Street and the growth in the downtown area.

Sylvia informed the commissioners that a Main Street Manager was recently hired and will help with growth of the downtown area.

Main Street Board has discussed in previous meetings to beautify the Main Street businesses and educating the businesses about the financial programs offered to assist.

## **5. ADJOURNMENT**

Commissioner Gary Moss made a motion to adjourn the meeting at 8:08 p.m. Commissioner David Barrow seconded the motion. The motion passed unanimously.

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Ishmael Harris, Chair

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Vice-Chair