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**August 28, 2025**

**Agenda - Planning and Zoning Commission at 6:00 PM**

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*Bastrop Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.*

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**1. CALL TO ORDER**

**2. CITIZEN COMMENTS**

*At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to the City Manager for research and possible future action. Profanity, physical or other threats are not allowed and may subject the speaker to loss of the time for comment, and if disruptive to the conduct of business, could result in removal of the speaker.*

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 3A.** Consider and act to approve meeting minutes from June 26, 2025, Regular Planning and Zoning Commission Meeting.

Submitted by: Alondra Macias, Development Services Planner I

- 3B.** Consider and act to approve meeting minutes from July 1, 2025, Special Planning and Zoning Commission Meeting.

Submitted by: Alondra Macias, Development Services Planner I

- 3C.** Consider and act on a recommendation to the City Council regarding a Warrant request to allow up to 80% lot coverage on 43.8176 acres zoned P5 Core in the Sendero development, in deviation from the 65% maximum lot coverage currently required by the B3 Code.

Submitted by: Brittany Epling, Senior Planner

- 3D. Consider and act on a recommendation to the City Council regarding a Warrant request to allow up to 80% lot coverage on a 7.27-acre lot zoned P5 Core, located at the existing Lone Star Storage Complex. The request seeks to deviate from the current 65% maximum lot coverage requirement established by the B3 Code in order to accommodate an expansion that includes two new buildings and additional pavement.

Submitted by: Brittany Epling, Senior Planner

- 3E. Conduct a public hearing, consider and act on a recommendation for the request for a Zoning Concept Scheme to rezone the project site from P-EC Employment Center to Planned Development District ("PDD") with a base district of P4 for the area described as being 7.398 +/- acres out of the Steel Yard Subdivision, Lot 3, located at 2002 SH 95, Bastrop, TX 78602. This development is more commonly known as the Crossings at 95.

Submitted by: James E. Cowey, Director of Development Services

4. **WORKSHOP**

- 4A. Review and discuss a presentation on the Bastrop Building Block (B3) Code amendments proposing to change the P1 Nature Place Type to P1 Parks and Open Space Place Type, and the adoption of new and revised code provisions related to the P1 Parks and Open Space Place Type and Civic Space.

Submitted by: Vivianna Nicole Andres, Interim Development Services Assistant City Manager

- 4B. Consider and provide feedback on a proposed amendment to Chapter 10 of the Code of Ordinances to revise the minimum number of residential lots or lot size that trigger parkland dedication requirements and to establish minimum park improvement standards as an alternative to park enrichment fee contributions.

Submitted by: Brittany Epling, Senior Planner

5. **UPDATES**

- 5A. Discussion on findings for the PIE CHARM.
- 5B. Future Development Related Items
- 5C. Development Services Department Monthly Project Volume Report.
- 5D. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

6. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place convenient and readily accessible to the general public, as well as to the City's website, [www.cityofbastrop.org](http://www.cityofbastrop.org) and said Notice was posted on the following date and time: Friday, August 22, 2025 at 5:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/Nicole Peterson  
Nicole Peterson, Development Coordinator