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**September 25, 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 August 28, 2025, Planning and Zoning Commission Meeting.

Submitted by: Alondra Macias, Development Services Planner I

- 3B.** Conduct a public hearing, consider and act on a recommendation granting an extension of the master plan expiration for the Reed Ranch Planned Development District, being 24.04 acres out of the Nancy Blakey Survey, as shown on Attachment 2, located at 615 W Highway 71, within the city limits of Bastrop, Texas, and move to include on the October 21, 2025, City Council Agenda for the first reading.

Submitted by: James E. Cowey, Development Director

- 3C. Consider and act to approve the Auto Body Shop Final Plat, being 1.19 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop, Texas, as shown in Exhibit A.

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

- 3D. Conduct a public hearing, consider and act on making a recommendation to the City Council to amend the Bastrop Code of Ordinances, Chapter 14, Bastrop Building Block (B3) Code by changing the P1 Nature Place Type to P1 Parks and Open Space, and adopting new and revised code provisions in relation to the P1 Parks and Open Space Place Type and Civic Space; and move to include on the October 21, 2025 City Council meeting agenda for a first reading.

Submitted by: Viviana Andres, Assistant to the City Manager

- 3E. Consider and act on a recommendation to the City Council 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 and move to include on the October 21, 2025 City Council Agenda for a first reading.

Submitted by: Brittany Epling, Senior Planner

- 3F. Conduct a Public Hearing and consider and act on a recommendation to City Council for a request for an amendment to the Comprehensive Plan to change the Future Land Use designation from Neighborhood Residential to Residential Mixed Density for the area described as being 0.431 +/- acres out of the Building Block 12, East of Water Street, located at 1005 Pecan Street, within the city limits of Bastrop, Texas; and move to include on the October 21, 2025 City Council agenda for a first reading. This development is more commonly known as Pecan Place.

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

- 3G. Conduct a public hearing, consider and act on a recommendation to City Council pertaining to a request for a Zoning Concept Scheme to rezone the project site from P3 Neighborhood to P4 Mix, for the area described as being 0.431 +/- acres out of the Building Block 12, East of Water Street, located at 1005 Pecan Street, within the city limits of Bastrop, Texas; and move to include on the October 21, 2025 City Council agenda for a first reading. This development is more commonly known as Pecan Place.

Submitted by James E. Cowey, Director of Development Services

- 3H. Consider and act on a recommendation to the City Council regarding a Warrant request to allow a modified parking space dimension of 9 feet x 18 feet on 0.431 +/- acres out of the Building Block 12, East of Water Street, located at 1005 Pecan Street, within the city limits of Bastrop, Texas. This development is more commonly known as Pecan Place.

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

#### 4. **UPDATES**

- 4A. Updates to the Commission regarding:

Community Gardens in public parks

Library expansion as addressed in the Comprehensive Plan

Submitted by: Vivianna Nicole Andres, Assistant to the City Manager

- 4B. Future Development Related Items.
- 4C. Development Services Department Monthly Project Volume Report.
- 4D. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

5. **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, September 19, 2025 at 4:30 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Nicole Peterson  
Nicole Peterson, Development Coordinator