



February 26, 2026

Agenda - Planning and Zoning Commission at 6:00 PM

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.

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 December 16, 2025, Joint Meeting of the Bastrop City Council and the Planning and Zoning Commission Meeting.

Submitted by: Nicole Peterson, Development Services Coordinator

- 3B. Consider and act to approve meeting minutes from December 18, 2025, Planning and Zoning Commission Meeting.

Submitted by: Nicole Peterson, Development Services Coordinator

- 3C. Conduct a public hearing, consider and act on a recommendation to the City Council for a request for a Zoning Concept Scheme to rezone the project site from P3 Neighborhood to P5 Core, for the area described as being 2.55 +/- acres out of the Building Block 120,

East of Jackson Street, located at 1811 Jasper Street, within the city limits of Bastrop, Texas.

Submitted by: Brittany Epling, Senior Planner

- 3D. Consider and act on the Pine Creek Final Plat, being 14.107 acres out of the Building Blocks 40F, 41F, 42, 95F, 96F, 144FR, 177F East of Water Street located south of State Highway 71 and west of Lovers Lane within the City of Bastrop, Texas, as shown in Exhibit A.

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

- 3E. Consider and act on a recommendation to the City Council regarding a warrant request to allow 20% of the required parking to be 9 feet x 20 feet, being 14.107 +/- acres out of Building Block 40F, 41F, 42, 95F, 96F, 144FR, 177F east of Water Street, located within the City Limits of Bastrop, Texas.

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

- 3F. Conduct a public hearing, consider and act on the recommendation to repeal the B3 code and adoption of Bastrop Development Code (BDC), as shown in Exhibit A, and move to include on the March 24, 2026, City Council meeting for a first reading.

Submitted by: Brittany Epling, Senior Planner

- 3G. Conduct a public hearing, consider and act on the recommendation to approve a Comprehensive amendment to the official zoning map, as shown in Exhibit A, and move to include on the March 24, 2026, City Council meeting for a first reading.

Submitted by: Brittany Epling, Senior Planner

- 3H. Conduct a public hearing, consider and act on the recommendation to the proposed amendments to subdivision regulations and codification as chapter 10, as shown in Exhibit A, and move to include on the March 24, 2026, City Council meeting for a first reading.

Submitted by: Brittany Epling, Senior Planner

4. **UPDATES**

- 4A. Discussion pertaining to the Downtown Parking Expansion and the possibility of a parking garage.

- 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 and said Notice was posted on the following date and time: Friday, February 20, 2026 at 3:30 p.m. and remained posted for at least two hours after said meeting was convened.

/s/Nicole Peterson
Nicole Peterson, Development Coordinator