



November 20, 2025

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 September 25, 2025, Planning and Zoning Commission Meeting.

Alondra Macias, Development Services Planner I

- 3B.** Consider and act on a recommendation to the City Council regarding a Warrant request to allow up to 70% lot coverage on the Blakey Site (Alta Trails Apartments) zoned P4 Mix on the north side of the Sendero master planned development, in deviation from the 60% maximum lot coverage currently required by the B3 Code.

Submitted by: Brittany Epling, Senior Planner

- 3C.** Consider and act to approve The Colony MUD 1F, Section 6 Final Plat, consisting of 25.893 acres out of the Jose Manuel Bangs Survey, Abstract 5, located north of Sam

Houston Drive and accessed via the extension of Republic Drive, within the Statutory Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, Texas, as shown in Attachment 2.

Submitted by: Brittany Epling, Senior Planner

- 3D. Consider and act to approve The Colony MUD 1G, Section 4 Preliminary Plat, being approximately 88.014 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, accessed by the extension of Republic Drive, within the Statutory ETJ of the City of Bastrop, Texas, as shown in Exhibit A.

Submitted by: Brittany Epling, Senior Planner

- 3E. Consider and act to approve The Colony MUD 1G, Section 5 Preliminary Plat, being approximately 58.161 acres out of the Jose Manuel Bangs Survey, Abstract No. 5, accessed by the extension of Republic Drive, within the Statutory ETJ of the City of Bastrop, Texas, as shown in Exhibit A.

Submitted by: Brittany Epling, Senior Planner

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 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: Wednesday, November 12, 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