

**REGULAR PLANNING & ZONING MEETING
MINUTES**

May 28, 2026, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met on Thursday, May 28, 2026, at 6:00 PM in the City Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Chairman Jordan Scott called the meeting to order at 6:00 PM.

Christopher Toth	Present	Came in at 6:23 pm
Heather Greene	Present	
Keith Ahlborn	Present	
Gary Moss	Present	
Patrice Parsons	Absent	
Jordan Scott	Present	
David Barrow	Present	

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider and act to approve meeting minutes from the April 16, 2026, Special Planning and Zoning Commission Meeting.

Commissioner Gary Moss made a motion to approve meeting minutes from the April 16, 2026, Special Planning and Zoning Commission Meeting. Vice-chairman David Barrow seconded the motion. The motion passed unanimously.

3B. Consider and act on The Colony Commercial Final Plat, being 7.052 acres out of the Jose Manuel Bangs Survey Abstract Number 5 located south of Sam Houston Dive and west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Jon Button, resident at 102 Lemuel Crawford Trail, spoke on the concerns about the noise that will be carried and the possibility of the development adding a sound wall.

Anne Botelho, resident at 114 Lemuel Crawford Trail, spoke on the concerns of the bird city designation that the city has and how this development may affect that, and the desire for a sound wall to help with the noise.

Jim Boone, resident at 119 Thurston Drive, spoke on the concerns of the traffic problems that might be expected with the new signal lights that TxDOT has installed at the intersection of Sam Houston and FM 969.

Sherree Subramanyan, resident at 108 Lemuel Crawford Trail, spoke on the concerns of traffic and accidents that can happen with an entrance from FM 969 into the commercial lot and the use of the lot.

Commissioner Gary Moss made a motion to approve The Colony Commercial Final Plat, being 7.052 acres out of the Jose Manuel Bangs Survey Abstract Number 5 located south of Sam Houston Drive and west of FM 969, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A. Vice-chairman David Barrow seconded the motion. Commissioner Christopher Toth abstained from the vote because he was not present for the entire discussion. The motion passed 5-0.

- 3C. Consider and act on a Partial Replat No 1 of Replat of Lone Star Storage, being 33.971 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas as shown in Exhibit A.

Commissioner Gary Moss made a motion to approve the Partial Replat No 1 of Replat of Lone Star Storage, being 33.971 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas as shown in Exhibit A. Vice-chairman David Barrow seconded the motion. The motion passed unanimously.

- 3D. Conduct a public hearing, consider and act on a recommendation to City Council regarding a City-initiated zoning map amendment, as shown in Exhibit A, to rezone a portion of a block of properties located northeast of Fayette Street and Farm Street, within the city limits of Bastrop, Texas, from P1, Public and Institutional, to SF-1, Single Family Residential Low Density, for the following properties: PID Nos. 322234, 322243, 322279, 32333, 322288, 32324, 32315, 8736625, 49236, 32306, 32261, 32297, 32270, 53104, 36833, and 32342; and move to include on the June 9, 2026, City Council meeting for a first reading.

Chairman opened the public hearing at 6:38 pm.

Elisa Puentes, resident at 1306 Farm Street, submitted her response in favor of the request.

Allison Burnsted, resident at 1316 Farm Street, did not wish to speak but is in support of the item.

Michael Wane, resident at 1316 Farm Street, did not wish to speak but is in support of the item.

Chairman closed the public hearing at 6:39 pm.

Vice-chairman David Barrow made a motion to recommend approval to the City Council regarding a City-initiated zoning map amendment, as shown in Exhibit A, to rezone a portion of a block of properties located northeast of Fayette Street and Farm Street, within the city limits of Bastrop, Texas, from P1, Public and Institutional, to SF-1, Single Family Residential Low Density, for the following properties: PID Nos. 322234, 322243, 322279, 32333, 322288, 32324, 32315, 8736625, 49236, 32306, 32261, 32297, 32270, 53104, 36833, and 32342; and move to include on the June 9, 2026, City Council meeting for a first reading. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

- 3E. Conduct a public hearing, consider and act on a recommendation to City Council regarding a City-initiated zoning map amendment, as shown in Exhibit A, for two City of Bastrop properties located on Grady Tuck Lane and south of Old Austin Highway, within the City limits of Bastrop, Texas. The request is to rezone the properties identified as PID 66319 and PID 35527 from P1, Public Institutional to P/OS, Parks and Open Space; and move to include on the June 9, 2026, City Council meeting for a first reading.

Chairman opened the public hearing at 6:43 pm.

Chairman closed the public hearing at 6:43 pm.

Commissioner Heather Greene made a motion to recommend approval of the City Council regarding a City-initiated zoning map amendment, as shown in Exhibit A, for two City of Bastrop properties located on Grady Tuck Lane and south of Old Austin Highway, within the City limits of Bastrop, Texas. The request is to rezone the properties identified as PID 66319 and PID 35527 from P1, Public Institutional

to P/OS, Parks and Open Space; and move to include on the June 9, 2026, City Council meeting for a first reading. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

4. UPDATES

4A. Future Development Related Items.

There were no future development related items discussed.

4B. Development Services Department Monthly Project Volume Report.

James E Cowey, Development Services Director, presented the Building and Planning Development Services Department Monthly Project Volume Report for April.

The commission had questions about any possible expansion to existing hospitals and businesses in the downtown area.

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

There were no individual requests from Planning & Zoning Commissioners that particular items to be listed on future agendas.

5. ADJOURNMENT

Commissioner Gary Moss made a motion to adjourn the meeting at 6:51 PM. Commissioner Heather Greene seconded the motion. The motion passed unanimously.



Jordan Scott, Chair

David Barrow, Vice-Chair