

# PLANNING & ZONING COMMISSION MEETING

August 31, 2023, at 7:00 P.M.

## Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, August 31, 2023, at 7:00 PM in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602

### 1. CALL TO ORDER

Ismael Harris called the meeting to order at 7:00

Ishmael Harris	Present
Judah Ross	Present
Ashleigh Henson	Absent
Patrice Parsons	Present
Gary Moss	Present
Kristi Koch	Present
David Barrow	Present

### 2. CITIZEN COMMENTS

No citizen comments.

### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

Item 3F was moved to first place due to citizens being present to comment.

3F. Hold a public hearing and consider action on a recommendation for the Reed Ranch Zoning Concept Scheme, changing the zoning for 24.04 acres out of the Nancy Blakey Survey from P2 Rural to a Planned Development District (PDD) with a P4 Mix base zoning, as shown on Attachment 2, located at 615 W Highway 71, within the city limits of Bastrop, Texas.

Sylvia Carrillo, City Manager, presented the Reed Ranch rezoning requesting to go from P2 Rural to a Planned Development District (PDD) with a P4 Mix base zoning.

Charley Dorsaneo, with the Drenner Group, presented to the Commission and discussion commenced over the following topics:

1. Connectivity for the area.
2. Safety matches the comprehensive plan to allow for multifamily. They would like to request that they maintain the civic space & the roadways at their cost.
3. The maximum story allowance that would be appropriate next to the pre-existing residential development.
4. This is not a gated community; connectivity is based on the code.
5. They are not committed to being below market rate. The market will set the prices. They would like to get back to us with what the expected rents will be.

Chairman Ishmael Harris opened the public hearing.

#### Speakers:

Ray Matthews  
747 Marino Ct,  
Bastrop, Tx 78602

Blakey Survey from P5 Core to a Planned Development District (PDD) with a P5 Core base zoning, as shown in attached as Attachment 2, located at the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas.

- The process and Zoning Concept Plan was reviewed and approved with 25 warrants.
- Discussion between commissioners and staff of changing it to a PDD instead of asking for additional amendments to warrants and right of ways.
- The city recommends accepting as presented.

Commissioner Kristi Koch made a motion to approve 3E as it is written for the Burleson Crossing East Zoning Concept Scheme, changing the zoning for 19.81 acres out of the Nancy Blakey Survey from P5 Core to a Planned Development District (PDD) with a P5 Core base zoning, as shown in attached as Attachment 2, located at the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas.

Commissioner Gary Moss seconded the motion and the motion passed unanimously.

#### 4. UPDATES

##### 4A. Future Development related items

City Manager, Sylvia Carrillo, discussed the plans to re-address the B3 Code in the future. City Hall has purchased new technology to enhance operations.

##### 4B. Building and Planning Department Monthly Projects Volume Report

We will email you the report under separate cover.

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

Patrice Parsons gave a handout on B3 code and history.

Gary Moss asked if we have made progress on cleaning up previously outstanding permits.

Sylvia gave examples of what department permit issues that were being addressed such as permits that needed to be closed out on work that was completed but did not call for final inspection.

There is an updated organizational chart.

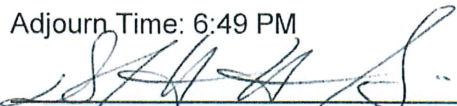
Patrice Parsons expressed that the PDD is good.

Attorney Resin expressed thanks to the commissioners for hearing the citizens.

#### 5. ADJOURNMENT

Commissioner Gary Moss made a motion to adjourn the meeting. Patrice Parsons seconded the motion and the motion passed unanimously.

Adjourn Time: 6:49 PM

  
Ishmael Harris, Chair

  
Judah Ross, Vice-Chair