

**PLANNING & ZONING MEETING
MINUTES**

February 26, 2026, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met on Thursday, February 26, 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
Heather Greene	Present
Keith Ahlborn	Present
Gary Moss	Present
Patrice Parsons	Present
Jordan Scott	Present
David Barrow	Absent

2. CITIZEN COMMENTS

Pablo Serna, resident at 1104 Hill Street, spoke on the pedestrian shed and the intent of the pedestrian shed within the B3 Code.

Karen Knight, resident at 300 Lockwood Rd, spoke on the importance of working as a community and the impact that everyone has on others.

Morris Mach, resident at 1302 State Highway 95, spoke on a concern of his property and

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.

Commissioner Gary Moss made a motion to approve meeting minutes from December 16, 2025, Joint Meeting of the Bastrop City Council and the Planning and Zoning Commission Meeting. Commissioner Heather Greene seconded the motion. The motion passed unanimously.

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

Commissioner Patrice Parsons made a motion to approve meeting minutes from December 18, 2025, Planning and Zoning Commission Meeting. Commissioner Keith Ahlborn seconded the motion. The motion passed unanimously.

- 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.

The Public Hearing opened at 6:14 p.m.

There were no citizen comments.

The Public Hearing closed at 6:15 p.m.

Commissioner Gary Moss made a motion to recommend approval 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. Commissioner Keith Ahlborn seconded the motion. The motion passed unanimously.

- 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.

Presented by James E Cowey, Director of Development Services

Commissioner Gary Moss made a motion to approve 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. Commissioner Heather Greene seconded the motion. The motion passed unanimously.

- 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.

Presented by James E Cowey, Director of Development Services

Commissioner Gary Moss made a motion to recommend approval 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. Commissioner Keith Ahlborn seconded the motion. The motion passed unanimously.

- 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.

Presented by Brittany Epling, Senior Planner

The Public Hearing opened at 7:04 p.m.

Norma Mercado, resident at 806 Water Street, stated her concern about attainable housing and the need for it in the area.

Cecilia Serna, resident at 1104 Hill Street, stated her concern about the restriction about dwellings and limitations of residents in a dwelling.

Pablo Serna, resident at 1104 Hill Street, stated his concern about a few things that he thinks need to be revisited within the District 1832.

Shirley Wallace, resident at 2018 Pecan Street, stated her concerns about the downtown area and the allowance of buildings to be able to be built closer to the roads.

Jimmy Crouch, resident at 605 Buttonwood, spoke on his concern about a few properties that are zoned as residential but stated it should be zoned as commercial or transitional since it fronts a state highway.

The Public Hearing closed at 7:19 p.m.

City Manager, Sylvia Carrillo, spoke on the items that the public had concerns on such as walkability and affordable housing.

Commissioner Patrice Parsons made a motion to recommend approval to the City Council to B3 code and adoption of Bastrop Development Code (BDC) with the amendment to strike out Section 14.02.005 of the code. The motion did not receive a second therefore it failed.

Commissioner Gary Moss made a motion to recommend approval to the City Council to B3 code and adoption of Bastrop Development Code (BDC) as is and move to include on the March 24, 2026, City Council meeting for a first reading. The motion was seconded by Commissioner Heather Greene. The motion passed 4-2.

Commissioner Heather Greene made a motion to revisit section 14.02.005 during the next Planning and Zoning meeting. Commissioner Patrice Parsons seconded the motion. Commissioner Christopher Toth abstained from the vote. The motion passed 4-1.

- 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.

Presented by Brittany Epling, Senior Planner

The Public Hearing opened at 8:02 p.m.

Pablo Serna, resident at 1104 Hill Street, spoke on the importance of the Planning and Zoning Commission and their votes as commissioners.

Robyn Peyson, resident at 1704 Wilson Street, spoke about the new code and the changes that she is looking forward to happening to be able to protect the property in the downtown area.

The Public Hearing closed at 8:08 p.m.

Commissioner Gary Moss made a motion to recommend approval to the City Council on 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. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

- 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.

Presented by Brittany Epling, Senior Planner

The Public Hearing opened at 8:13 p.m.

There were no citizen comments.

The Public Hearing closed at 8:13 p.m.

Commissioner Gary Moss made a motion to recommend approval to the City Council for 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. Commissioner Keith Ahlborn seconded the motion. The motion passed unanimously.

4. UPDATES

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

James E Cowey, Director for Development Services, gave the commission an update of what the city has planned for the downtown area.

- 4B. Future Development Related Items.

James E Cowey, Director for Development Services, gave the commission an update on the dates for the city council meetings pertaining the items that the commission voted on this meeting.

- 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).

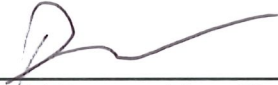
Update on the Old Iron Bridge was requested.

5. ADJOURNMENT

Commissioner Patrice Parsons made a motion to adjourn the meeting at 8:23 PM. The motion passed unanimously.



Jordan Scott, Chair



David Barrow, Vice-Chair