

**REGULAR PLANNING & ZONING
MEETING MINUTES**

November 20, 2025, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met Thursday, November 20, 2025, 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 6:01 PM.

Christopher Toth	Present	
Keith Ahlborn	Present	
Gary Moss	Present	
Jeffrey Estes	Present	
Patrice Parsons	Present	Arrived at 6:06 pm
Jordan Scott	Present	
David Barrow	Present	

2. CITIZEN COMMENTS

Steve Hipe, owner of property located at 240 Earhardt Road, spoke on the concern of drainage and the proximity of his business to The Colony MUD development.

Pamela Vear, resident at 402 Oak Street, spoke on her concern of the Colorado River and the environment with The Colony MUD development.

Jack Richards, property manager at 807 SH 71, spoke his concerns for the warrant request for the Alta Trails Apartments and the effect it will have on the area.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider and act to approve meeting minutes from September 25, 2025, Planning and Zoning Commission Meeting.

Commissioner Gary Moss made a motion to approve meeting minutes from the September 25, 2025, Regular Planning and Zoning Commission Meeting. Commissioner Heather Greene seconded the motion. The motion passed unanimously.

- 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.

Presented by Brittany Epling, Senior Planner for Development Services

Commissioner Gary Moss made a motion to recommend approval 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. Commissioner Heather Greene seconded the motion. The motion passed 6-1.

- 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.

Presented by Brittany Epling, Senior Planner for Development Services

Steve Hipe, owner of property located at 240 Earhardt Road, spoke on the concern of the drainage around his property and the effect that the Boring Company, the gravel pit near his property, and The Colony MUD development will have on the water flow in the area.

Commissioner David Barrow made a motion 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. Commissioner Heather Greene seconded the motion. The motion passed unanimously.

- 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.

Presented by Brittany Epling, Senior Planner for Development Services

Commissioner David Barrow made a motion 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. The motion was seconded by Commissioner Patrice Parsons. The motion passed unanimously.

- 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.

Presented by Brittany Epling, Senior Planner for Development Services

Commissioner Patrice Parsons made a motion 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. The motion was seconded by Commissioner Gary Moss. The motion passed unanimously.

4. UPDATES

- 4A. Future Development Related Items

The commissioners were informed of the code rewriting that city staff are working on and the following meeting date for City Council and Planning and Zoning Commission.

- 4B. Development Services Department Monthly Project Volume Report.

James E Cowey, Development Services Director, presented the monthly project volume report for the month of September to the commission.

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

James E. Cowey, Development Services Director, informed the commission that city staff will come back with an informational session for drainage. There were no individual requests from the Planning and Zoning Commissioners.

5. ADJOURNMENT

Commissioner Patrice Parsons made a motion to adjourn the meeting at 7:03 PM. Commissioner Heather Greene seconded the motion. The motion passed unanimously.



Jordan Scott, Chair



David Barrow, Vice-Chair

