

SPECIAL PLANNING & ZONING MEETING
MINUTES

May 1, 2025, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met Thursday, May 1, 2025, at 6:00 PM in the City of Bastrop 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
Jimmy Crouch	Present
Keith Ahlborn	Present
Gary Moss	Present
Jeffrey Estes	Present
Patrice Parsons	Present
Jordan Scott	Absent
David Barrow	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Conduct a public hearing, consider and act on recommendation to the City Council for consenting to the approving creation of a Municipal Utility District (MUD) to be known as Bastrop County Municipal Utility District No. 5, located west of State Highway 304 and North of Lower Red Rock Road, as attached in Exhibit "B". Also commonly known as Ironwood Development.

Presented by Assistant City Manager, Andres Rosales.

The public hearing was opened at 6:18 pm

Ryan Harper spoke on behalf of the developer regarding the MUD and the creation of it.

Bella Smith, resident at 138 Eland Avenue, spoke about her concerns regarding drainage and the flooding issues that are already existing and is not in support.

Ross Davidson, resident at 197 Bobs Trail, spoke about his concerns regarding the traffic that the development will bring and the issues with water and is not in support.

Karen Cathey voiced her concerns about the utilization of the resources and stated the boundaries for the MUD were encroaching on neighboring properties.

Gary Wade, resident at 101 Axis Trail, voiced his concerns regarding the traffic issues and the lack of grocery stores. He also asked if it was possible to have a clear distinction of single-family housing compared to multifamily housing.

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Linda Garcia, resident at 102 Axis Trail, voiced her concerns regarding flooding and is not in support.

Patty Moore, resident at 165 Trigg Road, voiced her concerns about water conservation, bird protection and the risks of losing wells that many property owners there use for agricultural use.

Nick D'Alessio, resident at 100 Eland Avenue, stated his concerns about the traffic that is already existent in that area due to commercial development nearby, concerns about the drainage in the area and the water wells that are existent and used for agricultural purposes.

Patricia Jacobs, resident at 510 SH 304, her property is next door, and she wanted to know what the disadvantages/advantages of the MUD are and if what they are building to own or rent and how it will affect the taxes and is not in support.

Ryan Reynolds, resident at 156 Eland Avenue, stated his concerns about having too much missing information and is not in support.

Hayleigh Moore, resident at 165 Trigg Road, stated that there was already a lot of traffic in the area and one of the concerns was overpopulation in Bastrop.

Joe Emmery, resident at 167 Trigg Street, stated his concerns about the erosion there and the effects the erosion is going to have on the city and the people in the area.

Scott Bryant, resident at 103 Fallow Way, stated that he was one of the builders for the Riverside Grove subdivision and he stated that the city will not be able to sustain the development with police and fire.

Garland Stillwell, resident at 246 Bobs Trail, stated his concern about the property line encroaching onto neighboring properties and wants to make sure that it is clarified.

Joan Losiewicz, resident at 119 Eland Avenue, wanted the ability for the developers with the MUD to reach out to interested parties and wanted more information regarding the process if the MUD does not get approved.

The public hearing was closed at 7:35 pm

Discussion began amongst commissioners regarding the concerns of the neighboring properties.

Commissioner Gary Moss made a motion to recommend to the City Council for consenting to the approving creation of a Municipal Utility District (MUD) to be known as Bastrop County Municipal Utility District No. 5, located west of State Highway 304 and North of Lower Red Rock Road, as attached in Exhibit "B". Also commonly known as Ironwood Development with the amendment for them to add metes and bounds

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description to make sure there is no encroachment on neighboring properties. Commissioner Jimmy Crouch seconded the motion. The motion passed 6-1.

- 3B. Conduct a public hearing, consider and act to approve an amendment to the Comprehensive Plan's, Chapter 2 and Chapter 5 as it relates to the Growth Potential Map, Community Growth Text revisions, Land Use Categories and the Future Land Use Map.

Presented by Development Director, James E Cowey.

The public hearing was opened at 8:00 pm.

Heather Greene, resident at 2007 Main Street, spoke on how important the decision of the amendments to the comprehensive plan were and thanked the commission and city council for all the changes happening to help the residents.

The public hearing was closed at 8:07 pm.


Commissioner Gary Moss made a motion to approve an amendment to the Comprehensive Plan's, Chapter 2 and Chapter 5 as it relates to the Growth Potential Map, Community Growth Text revisions, Land Use Categories and the Future Land Use Map. Commissioner Jeffrey Estes seconded the motion. The motion passed unanimously.

5. **ADJOURNMENT**

Commissioner Gary Moss made a motion to adjourn the meeting at 8:13 PM. Commissioner Jeffrey Estes seconded the motion. The motion passed unanimously.



Jordan Scott, Chair



David Barrow, Vice Chair

