

Bastrop Special Historic Landmark Commission

Meeting Agenda

Bastrop City Hall City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



May 29, 2026

Agenda - Special Historic Landmark Commission Meeting at 1:00 PM

Bastrop Historic Landmark Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

1. **CALL TO ORDER**

2. **CITIZEN COMMENTS**

At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to the City Manager for research and possible future action. Profanity, physical or other threats are not allowed and may subject the speaker to loss of the time for comment, and if disruptive to the conduct of business, could result in removal of the speaker.

3. **DISCUSSION**

3A. Discussion pertaining to the Allen - Bell house located at 1408 Church Street, Bastrop, TX 78602.

Submitted by: James E. Cowey, Director of Development Services

4. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place convenient and readily accessible to the general public,

as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Friday, May 22, 2026 at 4:30 p.m. and remained posted for at least two hours after said meeting was convened.

/s/James E. Cowey
James E. Cowey, Director of Development Services

TO: Sylvia Carrillo-Trevino, City Manager
From: James E. Cowey, Director of Development Services
Date: May 22, 2026
Subject: Allen – Bell House - 1408 Church Street



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ITEM DETAILS:

Site Address: 1408 Church Street
Total Acreage: 1.136 acres
Legal Description: 1.136 acres out of Farm Lot 2 West of Main Street
Property Owner/Agent: Patrick Connell/PROBITY INVESTOR GROUP LLC
Existing Use: Residential-Existing Home on site
Existing Zoning: SF-1 – Low Density Single Family Residential
Historic Designation: Local, State, and National

BACKGROUND:

The applicant has submitted applications related to the property, including a Minor Plat, Roofing Permit, and Tree Removal Permit. The property’s existing SF-1 zoning district is intended for detached single-family dwellings on larger lots, providing a spacious, low-intensity residential setting with a suburban-to-rural character. Typical uses in the SF-1 district include detached single-family dwellings and no-impact home-based businesses.

The MyGov permit for the Roofing Permit is #25-001555 and it was Approved/Completed. The permit was for a new roof that was installed on the main structure by the previous owner in August 2025.

Tree Removal Permit #26-000279 for 1408 Church Street is also Approved/Complete. That approval addressed the “removal of eleven diseased, dying, or falling trees that posed a significant hazard to the public and the property”. The owner provided an arborist tree risk assessment, and City staff, with the City arborist verified the condition of the trees and the removal of them.

The MyGov permit for the Aydan & Parker Estates Minor Plat is #26-000071 and it remains In Review. The request proposes to subdivide the approximately 1.136-acre lot into three lots, with each lot meeting the one-third-acre minimum lot size. The minor plat has been denied with items required because accessory structures located on a lot by themselves will need to be demolished or the lot configuration will need to change, and demolition of the outbuilding and house will require a Certificate of Appropriateness. A drainage comment also requires a Final Drainage Plan if 10,000 square feet is disturbed collectively.

The MyGov permit for Aydan & Parker Estates – Minor Plat Waiver is #26-000072 and has been completed. This application waives the standard 30-day “shot clock” for plat review, which is the timeframe within which the City is required to take action to approve or deny a plat. Approval of the waiver allows the applicant to submit corrections multiple times and provides additional flexibility by allowing resubmittals on any Monday, rather than only on the first Monday of the month.

There have been no demolition or Certificate of Appropriateness permits applied for at this time.

Historic Designation Status:

The main structure and the southwest outbuilding are registered historic structures at the national, state, and local levels. Demolition of historic structures requires a Certificate of Appropriateness for demolition, notification to property owners within 200 feet, a public hearing before the Historic Landmark Commission, and a mandatory 60-day stay on demolition beginning at the time of application. If the Historic Landmark Commission approves the request, the structures may be demolished after the 60-day period. If the request is denied, the applicant may appeal the decision to City Council.

DIRECTOR ANALYSIS:

The minor plat remains in review and has been denied with items required. Based on the current status of the application, staff should continue coordinating with the applicant to address all outstanding plat comments, including the implications of accessory structures being located on a lot by themselves, the potential need for demolition review, and the requirement for a Final Drainage Plan if 10,000 square feet is disturbed collectively.

Any demolition involving historic structures on the property must follow the required Certificate of Appropriateness process, including required notifications, Historic Landmark Commission public hearing review, and the mandatory 60-day stay on demolition.

Staff will continue to review and coordinate with the applicant and the commission until the outstanding plat, drainage, accessory structure, and historic review issues are resolved. The application should continue to be evaluated for compliance with P3-Residential zoning requirements and all applicable historic preservation procedures.